

Environmental and Social Data Sheet

Overview

Project Name:	REHABILITATION URBAINE GRENOBLE
Project Number:	20210162
Country:	France
Project Description:	Le projet consiste à réaliser un ensemble bâtementaire comprenant la réhabilitation des 13000 m2, et la construction de surfaces neuves en extension à hauteur de 7000 m²
EIA required:	no
Project included in Carbon Footprint Exercise ¹ :	no

Environmental and Social Assessment

Environmental Assessment

The project consists of creating a public building complex of 20,000 m² comprising:

- The rehabilitation of the 13,000 m² made up of the Forum building and the "Orange" building adjacent to the Forum, which Grenoble Alpes Métropole acquired in 2020
- The construction of new areas in extension of 7,000 m²

The project is located at the entrance of Grenoble city, in connection between the park "des Berges" to the east and the Paul Mistral park to the west, and in the "square of institutions" (Town hall, Hôtel du Département, Prefecture and other public services. and thus benefits from very good public transport links and the network of cycle paths.

The project is part of a model approach in several ways:

- Urban integration: city park by taking in consideration the green area in the design of the public building.
- Energy performance: Passivhaus labelled building
- Grey energy: rehabilitation, management of site waste & reuse in the circular economy, high use of wood
- Operational approach: BIM (Building Information Modeling), which ensure efficient management of the building during its life cycle.
- Adaptability: Flexible design of interior fittings and technical installations

The operational perimeter includes the roads and public green spaces directly linked to the building.

¹ Only projects that meet the scope of the Carbon Footprint Exercise, as defined in the EIB Carbon Footprint Methodologies, are included, provided estimated emissions exceed the methodology thresholds: 20,000 tonnes CO₂e/year absolute (gross) or 20,000 tonnes CO₂e/year relative (net) – both increases and savings.

Luxembourg, 10 December 2021

The project is located in developed urban areas, and will be implemented by a well-experienced Promoter. The Project is not expected to have any major impact in the environment apart from temporary disturbances during civil works construction, which can be mitigated by appropriate measures.

The operation will contribute to the EU energy and climate objectives and support the implementation of the EU Energy Performance of Buildings Directive (EPBD) and the Energy Efficiency Directive (EED).

At operation stage, the Project will have a positive environmental impact by reducing energy consumption thanks to its comprehensive approach to thermal efficiency in buildings, therefore contributing to climate change mitigation.

The Project is not expected to have impacts on Natura 2000 areas since the project is going to be located in already built-up areas. The project does not require an environmental impact assessment (EIA). The buildings permission approval processes include environmental impact assessment procedures.

The energy efficiency measures will contribute to reducing energy consumption and subsequent running costs of the buildings. Therefore, the project will contribute to climate change mitigation with estimated yearly primary energy savings of 3,690 MWh.

The Project is deemed aligned to a low carbon and consistent with the Paris Agreement goals and principles. Its contribution to the Bank's Climate Action & Environmental Sustainability objectives is estimated at approx. 86.6% of the total cost.

Social Assessment,

Overall, the social impact is expected to be positive, as the project will result in productivity gains and a reduction in work stoppages, thanks to the improvement of working conditions, the strengthening of synergies between departments and the reduction of trips between sites.

Public Consultation and Stakeholder Engagement

Public Consultation will be carried out as part of the planning and urban process, in conformity with EU Directives and French Legislation. The public consultation will be taking place on the premises of the town hall of Grenoble and also available for consultation at the headquarters of Grenoble Alpes Métropole. The consultation document can also be viewed and downloaded throughout the consultation period on the website of the town hall of Grenoble and on the participatory platform of Grenoble Alpes Métropole. The duration of the consultation is 15 days. At the end of this period, the register is closed and signed by the investigating commissioner. The investigation commissioner must then write a report specifying whether his conclusions are favourable or not to the project.

Other Environmental and Social Aspects

An ecological diagnosis of the project site was established in June 2021, for which the main conclusion stated that the project reinforces the local ecological network by offering spaces consistent with the context and by protecting elements of ecological interest. The roof spaces will have to be specified to guarantee the ecological interest of recreated habitats. Particular attention should be paid to the large glass surfaces of the ground floor (avoid excessively reflective surfaces), which are largely unfavourable to avifauna, which risk making the site dangerous for these species.

The promoter has confirmed its commitment to follow the conclusion of this study in the implementation of the project.

Luxembourg, 10 December 2021

The promoter has a strong environmental and climate governance, and his capacity to manage the environmental and social issues is deemed good.

Conclusions and Recommendations

The promoter will be required to act according to the provisions of the relevant EU Directives, including SEA (2001/42/EC), EIA (2014/52/EU amending 2011/92/EU), Habitats (92/43/EEC) and Birds (2009/147/EC) Directives and Water Framework Directive (2000/60/EC) as transposed into national law.

The project is expected to result in a number of positive economic and social externalities. Any negative environmental impacts such as temporary disturbances during construction works should be mitigated by appropriate measures.

The Promoter will be requested to provide selected Energy Performance Certificates obtained in line with the EU Directive 2010/31/EU during implementation or after completion of works to show the achievement of the Passivhaus label.

The capacity of the Promoter to address and manage environmental and social issues was assessed during appraisal and is deemed good. Therefore, and subject to the conditions mentioned above, the Project is acceptable for the Bank in environmental and social terms.