

Environmental and Social Data Sheet

Overview

Project Name:	ARTNORBLIN BUILDING PROJECT
Project Number:	2018-0432
Country:	Poland
Project Description:	Redevelopment of a brownfield site and construction of a mixed-use complex (offices/retail/culture function) in Warsaw, Poland.
EIA required:	no
Project included in Carbon Footprint Exercise ¹ :	no

Environmental and Social Assessment

Environmental Assessment

The Project will comprise development of an exemplary mixed-use urban regeneration on the site of a former metallurgical industrial plant, where production stopped in 1982 and some of the buildings have since been listed as of historical importance. The Project is subject to a local zoning plan that was adopted on July 3, 2014, by the Council of the City of Warsaw in relation to the area surrounding Żelazna Street. The building permit was issued on August 24, 2014.

Relevant environment EU Directives have been transposed into national legislation (SEA Directive, EIA Directive, Birds and Habitats Directives, Energy Performance of Buildings Directive). Given the industrial activities on the site, soil samples and groundwater samples were tested for environmental contamination and levels of TPH and metals were discovered. An Environmental Study was carried out and submitted to the competent authority and was made available for the public which was invited to submit comments. Subsequently the project was "screened out" from the need to carry out the EIA. As part of the environmental permit, a remediation plan was presented to and approved by the Warsaw Directorate of the Environment. The remediation of the contaminated soil will be managed and carried out by the main contractor of the Project and monitored by an independent environmental expert.

No components of the project are close to Natura 2000 or other protected sites and the project it is not expected to have significant negative impacts. The flood risk assessment indicated the project is not affected by the risk of flooding.

¹ Only projects that meet the scope of the Pilot Exercise, as defined in the EIB draft Carbon Footprint Methodologies, are included, provided estimated emissions exceed the methodology thresholds: above 100,000 tons CO₂e/year absolute (gross) or 20,000 tons CO₂e/year relative (net) – both increases and savings.

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Social Assessment

The Project generates a number of social benefits. It follows directly from the Warsaw local development plan that was developed with a focus on urban social issues. Specifically, the Project supports implementation of the strategy by enabling re-use of a former brownfield site and countering the former trends of suburbanization by bringing high quality jobs to the city centre and by creating high quality public, pedestrianized space, with linkages to other priority areas of the city, thus improving the quality of life of existing residents.

The Polish Law provides for adequate labour standards and occupational health and safety provisions. This law will apply for the construction and subsequent operation of the project.

Public Consultation and Stakeholder Engagement

The Project planning process includes public consultation according to the laws of Poland that has adequate provision for protection of interest of all involved stakeholders including vulnerable groups.

Other Environmental and Social Aspects

In addition, the Promoter has developed its proprietary 'Office Plus' concept. The concept is customised for each project, but at its core there is always high-quality architecture, care for the environment and sustainable development, green areas and high quality of surroundings, promotion of sports and physical activity, art and culture in common areas, a wide range of services, and creative approach to asset management.

The Project has been designed with attention to sustainable building practices and operations and has been designated as a BREEAM-certified green building with a 'Very Good' rating for both the retail and office components of the mixed-use complex.

Conclusions and Recommendations

In conclusion, the Project supports the re-use of a former brownfield site and countering the former trends of suburbanization by bringing high quality jobs to the city centre and by creating transformative public space and improving the quality of life of existing residents.

The Promoter's capacity to manage and minimise the remaining impacts is deemed good, thanks to its significant experience in the sector.

The Bank will require that a remediation completion report be submitted after final works are completed for the Project.

Against this background, and subject to the conditions mentioned above, the Project is deemed acceptable for EIB financing in environmental and social terms.