

## Environmental and Social Data Sheet

### Overview

Project Name: TRIPLA NEAR-ZERO ENERGY BUILDING PROJECT  
 Project Number: 2015-0840  
 Country: Finland  
 Project Description: The first phase of the Tripla project, comprising a shopping centre, a train station hall and a parking garage. The project will be constructed as a near-zero energy project.

EIA required: No

Project included  
 in Carbon Footprint Exercise<sup>1</sup>: No

(Details for projects included are provided in section: "EIB Carbon Footprint Exercise")

### Summary of Environmental and Social Assessment, including key issues and overall conclusion and recommendation

Overall, the project is expected to have positive environmental and social impacts. The main negative impacts are related to construction works, including the treatment of the contaminated soil from previously stored railway machinery and to the increase of traffic and waste generated by the commercial activities. These are deemed to be limited and/or are appropriately mitigated with no significant residual effects. The promoter with the assistance of an environmental consulting company is deemed to have sound environmental and social capacity, well proven in the construction and operation of similar buildings.

The project will contribute to climate change mitigation (i.e. energy efficiency) by supporting the implementation of the first building in line with the proposed nearly zero-energy building (NZEB) definition in Finland. The building will be environmentally certified and its current estimated energy consumption is 37% below the Finnish requirements for new commercial buildings.

The project is located in a former railyard that is being transformed into a modern and sustainable district in accordance with the Central Pasila Masterplan prepared by the City of Helsinki. The Masterplan for this district was subject to a series of environmental assessments, which provides the environmental and social framework for the project. The Masterplan is fully approved and is not expected to have a significant impact on any site of nature conservation importance.

The project is therefore considered to be acceptable for Bank financing from an environmental perspective.

### Environmental and Social Assessment

#### Environmental Assessment

The project concerns urban development operations and therefore falls under Annex II of the EIA Directive 2011/92/EC. However, the City of Helsinki has carried out extensive assessments on all relevant aspects of the environment and has confirmed that the proposed development is in accordance with the requirements of Finnish environmental law. The Bank will require written confirmation for screening out the EIA at the stage two of appraisal.

The main negative impacts are related to land preparation, construction works and to the increase of traffic and waste during operation. These risks and corresponding mitigants are summarised below:

<sup>1</sup> 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 CO<sub>2</sub>e/year absolute (gross) or 20,000 tons CO<sub>2</sub>e/year relative (net) – both increases and savings.

- During construction, the main environmental impacts expected are temporary nuisance due to construction works (e.g. noise, dust, waste). These will be mitigated through the implementation of best construction practices and limitation of noise levels. To this end, environmental management plan for the excavation and earth works has been prepared including remediation plan of soil and water contamination by an independent consultant. Environmental management plans for the shopping centre and the multi-storey parking are under preparation and will be requested from the Bank. The implementation of the measures will be monitored by the municipal and independent supervising engineers.
- The soil and underground water have been contaminated by previously stored railway machinery and equipment. Permits for soil remediation and treatment of excavated waters were obtained by the Environment Centre of the City of Helsinki in July and August 2015 respectively. The promoter has engaged an independent consultant specialised in environmental monitoring and remediation of contaminated soil. The consultant has prepared the remediation plans and is supervising the remediation process. The Bank will require the promoter to transmit a certificate of soil decontamination issued by the competent authority as a disbursement condition.
- A vacuum waste system and a separate bio waste system will be provided for the sole use of the shopping mall and in line with the City of Helsinki's requirements.
- During operation, the project will result in increased vehicular traffic in the area. However transport impact assessments carried out on the project have shown that this traffic will not exceed the capacity of the local road network. Furthermore, the existing and planned future public transport connections, which will be further enhanced through the renovation and extension of the new train station, will provide a viable and greatly increased alternative to the private car. The planned 2,300 parking spaces are primarily designated for the residents of the apartments.

### **Other Environmental and Social Aspects**

The project is expected to generate additional positive impacts from the economic and social perspective by making the area more attractive to mixed-use activities including residential, offices and hotel. Energy savings of 15,870 MWh/y of primary energy are expected, corresponding to 1,707 ton/y CO<sub>2</sub> savings