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Public

Environmental and Social Data Sheet

Overview

Project Name:	INNOVATION CAMPUS FOR UKRAINE
Project Number:	2017-0399
Country:	Ukraine
Project Description:	The project is part of an urban development and comprises the design, renovation and construction of carefully selected sub-projects that are part of the innovation campus. The project includes the extension of a private non-profit IT training facility, multifunctional flexible floor space offering a variety of office accommodation, fablabs, communal and interaction spaces as well as seminar and meeting room spaces for events plus other supporting facilities and infrastructures. The variety of spaces and services aim to create and sustain an innovation eco-system that supports technology driven innovative companies and global market leaders to further strengthen and enhance the IT sector in Ukraine.
EIA required:	no
Project included in Carbon Footprint Exercise[1]:	no

Environmental and Social Assessment

Environmental Assessment

The project comprises the development of a new innovation campus and residential community on a brownfield former motorcycle factory on an inner-city site in Kyiv, Ukraine. The EIB's financing will be restricted to those components of the overall project, which are foreseen to support innovative activities within the campus and no residential development. The EIB financed project comprises the construction of buildings B11, B15, B16, B17, B4, B6 and U1 (an extension to the existing IT coding school). In addition, the renovation of building B10 is also included in the EIB project. The new buildings will provide various types of office and commercial spaces to support start-ups and R&D centres locating themselves in the innovation campus. The campus offers flexible individual workstations, small offices as well as larger floor plates for larger companies and R&D activity.

Most of the former motorcycle factory buildings had to be demolished as their structures were not appropriate for the innovation campus and residential developments. Some of the former buildings contained asbestos. This has been removed in accordance with local regulations and using practices, which are in line with European practices and standards. Furthermore, some isolated spots of soil contamination was discovered due to the former use. These were tested and none of the tests showed levels harmful to human health. These contamination spots were either treated or removed and disposed of in accordance with local regulations

[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.

that are in line with European practices and standards. The former chimneystack from the motorcycle factory, an iconic piece of the site's past, though not protected, has been retained in the innovation campus as a luminous symbol of the site's new use.

The new and renovated buildings will seek to have an energy performance significantly lower than current building regulations in Ukraine. Buildings B10, B11, B4 and B6 will be certified LEED Silver while the remaining new buildings will seek to achieve Excellence in Design and Greater Efficiencies (EDGE) certification for their design and construction. EDGE certification supports better design against local building codes and norms thus stimulating more sustainable design through improving energy performance, water usage and embodied carbon in construction materials. This certification aims to reduce carbon emissions in the processing of construction materials as well during the operation of the buildings. During the certification process, an EDGE Adviser will assist the promoter to improve energy efficiency, the use of water resources and promote the use of construction materials with lower embodied carbon. The overall aim is to create internal environments that are conducive to promoting stimulating work places for the R&D and innovation activities as well as create external environments that are pedestrian friendly through the restriction of vehicles within the site and the introduction of green spaces and landscaping.

The project as such is not specifically mentioned in the current or former Ukrainian law on EIA. The project is fully covered by a land use plan (approved in 2013). However, due to the scale of the development, the EIB has requested an enhanced environmental assessment to address, mainly, the cumulative impact of the development and the impact of traffic to/from and around the development site. The traffic impact assessment will be finalised in March 2020 and is a condition for disbursement.

Social Assessment, where applicable

There is no involuntary resettlement within the project, the buildings were empty upon their demolition and the site was not used for residential purposes. The handling of identified potentially harmful materials such as asbestos, PCBs and other pollutants within the soil shows that the promoter has managed such issues responsibly. The project will create a new community within the Kyiv landscape, providing quality internal work environments, new amenity and green space alongside new residential buildings. The project will also continue to support the creation of high value-added employment in the knowledge sector and through the IT coding school develop people with new skills for working in the IT sector.

Public Consultation and Stakeholder Engagement

The promoter has informed the EIB that it has completed a series of public engagement during the development of the detailed design of the innovation campus site following the approval of the development plan of the territory. The public engagement took place during late 2017. The requested environmental assessment has been published on the promoter's website in February 2020.

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Conclusions and Recommendations

The project is enabling the creation of an innovation campus in the heart of Kyiv, that is supporting the continued growth of the Ukrainian IT sector and intending to generate many new jobs in R&D and innovation based companies. The project will also seek to create modern high-quality internal work environments while designing and constructing high energy performing buildings with improved water resource usage and using materials with lower embodied carbon. Due to the investment and use of new materials and technologies, the new and renovated buildings will have a performance that will be better than the local building code requirements in respect of energy efficiency of buildings in Kyiv.

Prior to contract signature, the EIB has requested that the environmental assessment be updated to address traffic impacts of the development. As a condition to first disbursement, the promoter will be required to provide a copy of its traffic impact assessment. As a condition to the second disbursement, the promoter will be required to provide an action plan to implement any recommendations from the traffic impact assessment. The Bank will also require the following reporting requirements:

- evidence of the appropriate disposal of asbestos and PCB containing materials;
- copies of the energy audits, models or EDGE/LEED assessments before and after construction;
- copies of the LEED or EDGE certifications, as applicable, be provided on completion of all of the project components; and
- copies of the energy performance certificates (EPC) or equivalent for each building.

In light of the above, the overall environmental and social rating of the project is therefore considered to be acceptable for the Bank's financing.