

Investment Fiche

Investment title: Interventions in residential areas and in the building stock

Unique ID: 16873

NRRP Pillar: Green

Component: 1.2 Renovate

The investment aims to enhance the urban environment by improving the quality of urban space and attract new functions of economic activities while making a positive impact on the natural environment of urban centers, creating new jobs and achieving significant energy savings that will lead to a low carbon economy. The investment comprises of 4 subprojects: (a) interventions aiming to improve urban environment and public space targeting 16 urban areas to complete climate change adaptation works that will also improve the wellbeing of the citizens; (b) urban regeneration of the ex-industrial area of Votanikos / Elaionas that will create a network and road infrastructure, parks / green areas and sustainable athletic facilities for public use together with private mixed-use energy efficient real estate developments; (c) development of an uninterrupted waterfront promenade at the Athenian Riviera, aiming to create the longest unified and accessible seafront in Europe of approximately 70km shoreline at the south-eastern part of the Attica prefecture; (d) other strategic interventions, including the adaptive re-use of the former Ladopoulos paper-factory in Patras. The investment will commence in 2021 and will run until Q4 of 2025. The total cost for the investment including VAT is 1035 million EUR, out of which 589 million EUR (475 million EUR excluding VAT) will be funded by the Recovery and Resilience Facility.

Addressing challenges:

The investment concerns the implementation of interventions in different urban areas that can have multilevel effects in the economic, environmental, functional and social revitalization of urban space. The proposed interventions aim to increase the quality of urban space, provided services, attract new functions and economic activities, transform local economies and promote the natural environment as well as climate change adaptation measures.

The proposed investments address challenges related to the resilience of urban and coastal areas to climate change phenomena (adaptation / mitigation), the protection of urban landmarks of significant importance due to their historic or cultural character, the promotion of climate neutrality of cities and the upfront costs and increased payback period related to the energy upgrade of the building stock.

Objectives:

The investment aims to accelerate economic and sustainable growth and wellbeing, both in local and national level, as its implementation will contribute to the development of productive activities especially on the sectors of renewable energy sources, circular economy, territorial cohesion and convergence, construction of "green" materials, digital applications and products etc.

The investment is in line with the country specific recommendations (CSRs) for the country for years 2019 and 2020, as also analyzed in the related CSR Recitals which call for the promotion of urban regeneration as well as small-scale projects in the area of energy efficiency and building renovations that could be front-loaded and contribute to the post-COVID-19 economic recovery. More specifically the investment aims at addressing recommendations 2:2019 and 3:2020 by focusing on the regeneration of urban areas and promoting energy efficiency while considering regional disparities and the need to ensure social inclusion.

The investments will promote green transition and more specifically all the projects that will be implemented will tackle climate change and aim to minimise GHG emissions. Eligible interventions to be applied indicatevely include:

- Energy efficiency and demonstration projects in SMEs or large enterprises and supporting measures compliant with energy efficiency criteria.
- Energy efficiency renovation of existing housing stock, demonstration projects and supporting measures compliant with energy efficiency criteria.
- Energy efficiency and demonstration projects in large enterprises and supporting measures.
- Support to enterprises that provide services contributing to the low carbon economy and to resilience to climate change including awareness-raising measures.
- Energy efficiency renovation of existing housing stock, demonstration projects and supporting measures.
- Smart Energy Systems (including smart grids and ICT systems) and related storage.
- Use of recycled materials as raw materials compliant with the efficiency criteria.
- Cycling infrastructure.
- Contributing to green skills and jobs and the green economy.
- Adaptation to climate change measures and prevention and management of climate related risks: floods (including awareness raising, civil protection and disaster management systems, infrastructures and ecosystem based approaches).
- Adaptation to climate change measures and prevention and management of climate related risks: fires (including awareness raising, civil protection and disaster management systems, infrastructures and ecosystem based approaches).
- Adaptation to climate change measures and prevention and management of climate related risks: others, e.g. storms and drought (including awareness raising, civil protection and disaster management systems, infrastructures and ecosystem based approaches).
- Research and innovation processes, technology transfer and cooperation between enterprises focusing on the low carbon economy, resilience and adaptation to climate change.

The investment consists of five (5) sub-investments:

(a) Interventions aiming to improve urban environment and public space

Concerns interventions: (a) in selected urban areas of Greece, of special cultural and / or historical importance that can function as "urban landmarks" or reference points of the urban space and (b) within the urban space or in coastal residential areas for implementing measures of prevention and adaptation to climate change (taking into consideration the country's commitments to the European Green Agreement). These interventions may include, indicatively, projects and measures: (i) for the reduction of the thermal islands, (ii) for the protection of the coastal zones that are endangered by the rise of the water level (alteration),(iii) for the protection from extreme weather phenomena (case of floods), (iv) for the

increasement of resilience of urban areas towards the green and digital transition, by encouraging the use of renewable sources and the reuse of natural resources, the energy management of building stock and public space (bioclimatic design), the protection of urban biodiversity, the promotion of clean and circular economy and clean transport, e.t.c. The above-mentioned interventions will be performed in 16 predefined urban areas in Greece. The type of interventions applicable for each area have already been determined (or are due to be determined) through preparatory studies, prepared by the local authorities. The studies and interventions consider climate specific characteristics (i.e. thermal islands) of each area, as these have already been analyzed by regional or national academic institutions (i.e. universities) and will lead to a low carbon and resilient economy.

The essential selection criteria to be used to select the proposals that will be submitted by the municipalities are, among others, the following:

- The evaluation and measurement of the achievement of SDGs 7 (clean and affordable energy), 11 (sustainable cities and communities), 12 (circular economy), 13 (climate action) and 15 (life on land) in the intervention area, through the submission of a relevant study, methodology or technical report
- The evaluation and measurement of the achievement of the SDGs objectives of the intervention area, through the submission of a relevant study, methodology or technical report
- The correlation of the regeneration proposal with the approved overhead strategic and operational planning of the Municipality, which is related to the issues of adaptation to climate change and the issues of green transition
- The approved urban planning and the relevant authorizations given by the responsible departments related to the watercourses, the flood zones, the shoreline, the forest areas, etc.
- The Environmental Impact Study whenever required by current legislation

Based on the above mentioned the subproject qualifies for a climate tagging of 100% under intervention field 37.

(b) Urban regeneration of the ex-industrial area of Votanikos / Elaionas

The area of Votanikos / Elaionas is a c. 1,500 acres ex industrial area partially covering four Municipalities within the greater Athens area. The Athenian part covers c. 450 acres starting 3km from the city Centre (Syntagma Square) and extending to the national road. Despite its proximity to the Centre of the city, the area looks like a black hole within the urban context with plenty of empty, non-operational industrial premises and most probably soil contamination and hazardous materials. The area lacks green spaces and basic infrastructure such as sewage and other networks. Hence Votanikos / Elaionas area has few, if any, inhabitants and life is limited in the working hours. The de-industrialization of the area was decided in 1985 and reflected in the master zoning plan of Athens. In the past 35 years the only significant intervention was the approval of the Double Regeneration program in 2006, which was challenged in the High Court and subsequently never materialized.

The investment concerns the development swap between the 3 city blocks in Votanikos / Elaionas and one city block in Alexandras Ave., all within the Municipality of Athens. More specifically the program involves:

- The redevelopment of three city blocks with a total surface area of 221,500 sqm into green areas, with energy efficient public athletic facilities (including a football stadium) and commercial developments, together with the broader area's infrastructure development. The new developments will promote a circular economy and through the chosen equipment and materials will target low carbon operating infrastructure that will establish a low carbon economy.
- The demolition of Alexandras Ave. football stadium and the creation of a c. 17,000 sqm park with a c. 700 slots parking underneath, designed in a sustainable and energy efficient manner.

The Double Regeneration Program is the focal point of the broader urban regeneration of the Votanikos / Elaionas area.

Along with the Double Regeneration Program there are complementary projects involving the public re-use of the Navy military camp, the restoration of the Agricultural University campus, the relocation of the logistics carriers hub and other area connectivity works. In more detail, the projects include:

- The transformation of the 30-acre Navy military camp into a park with cultural-use green buildings
- The restoration of buildings within the Agricultural University
- The relocation of the logistics carriers hub from Votanikos to the Thriasio area in western Attica, in order to eliminate heavy trucks' traffic and emissions from the regenerated urban environment.
- The creation of a c. 3 km pedestrian and bike lane at Iera Odos str. connecting the Votanikos / Elaionas area to the historic city of Athens (Kerameikos area) and the extension of the network infrastructure up to Petrou Ralli str.

The Double Regeneration program is the cornerstone of the Votanikos / Elaionas urban regeneration and is composed of 7 subprojects:

- Subproject 1: Infrastructure works in Votanikos / Elaionas.
- Subproject 2: Park creation in Athens.
- Subproject 3: Athletic facilities in Votanikos / Elaionas.
- Subproject 4: Commercial real estate development in Votanikos / Elaionas.
- Subproject 5: Public re-use of the Navy military camp.
- Subproject 6: Renovation of the Agricultural University of Athens (AUA) campus.
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- Subproject 7: Connecting Votanikos / Elaionas to the historic city centre through a pedestrian / bike lane corridor.

The satisfaction of the above, together with the complementary projects will provide a solid framework for the area urban regeneration with a very high green-to-built area ratio. A lively neighborhood will emerge with an active business community and inhabitants. Macro and micro economy will flourish, new permanent jobs will be created and a high social, economic and environmental multiplier will be achieved.

The public investment for the program includes the following works per subproject.

- Subproject 1, the infrastructure works in Votanikos / Elaionas includes the restoration, rehabilitation, and remediation of the Profitis Daniil stream, the construction and connection of the area's sewage network, the reconstruction and broadening of road network, the partial submersion of Profitis Daniil Ave., the landscaping / hardscaping of green & open public use areas of c. 103,500 sqm.

- Subproject 2, the infrastructure works in the Alexandras Ave. plot including the demolition of the existing football stadium, the landscaping / hardscapping of green areas of c. 17,000 sqm

Other public investments in the area, complementary to the Double Regeneration Program are as follows:

- Subproject 5, the public re-use of the Navy military camp which includes the relocation of military units to other camps, the creation of a c. 103.000 sqm park by demolition of most buildings, the conversion of some buildings to cultural destinations.
- Subproject 6, the renovation of 28 buildings of the Agricultural University of Athens (AUA) campus. Works also include maintenance of the University campuses of c. 250.000 sqm road and pavilion / trail network and the opening of the green areas and fields, equivalent to 50% of the campus green space for public use.
- Subproject 7, the connection of the Votanikos / Elaionas area and aforementioned subprojects to the historic city centre through a pedestrian / bike corridor / lane which includes the creation of pedestrian corridor and bike lanes at Iera Odos str. connecting to the area of Kerameikos and the archaeological site leading to the Acropolis, the extension of all network infrastructure up to Petrou Ralli str. which is the southern main border.

The private investment for the program includes the private investor's contribution in the public works and a private development within the same plot (subproject 4) as follows:

- Funding of infrastructure works designs.
- Part of subproject 3, Athletic facilities in Votanikos / Elaionas. Funding of Panathinaikos AAC athletic facilities with a total gross built area (GBA) of 7,500 sqm, including indoor sports hall of 2.000 seats, indoor training hall, indoor Gymnastics hall 200 seats, outdoor swimming pool olympic size 25m x 50m.
- Part of subproject 3, Athletic facilities in Votanikos / Elaionas. Funding of Municipal athletic facilities which include outdoor facilities and indoor facilities of up to 4,800 sqm GBA.
- Subproject 4, the development of a mixed-use commercial complex with a GBA of c. 51.800 sqm and c. 1,500 parking slots, to be also used by the stadium visitors on match days.

Indirect private investment in nearby real estate developments in the area Votanikos / Elaionas triggered by the Double Regeneration program; such developments are:

- The conversion of the ex Athinaiki Hartopoiia SA (Softex) paper factory into an office and residential camp
- The re-development of the ex Soulis (electric appliances producer) warehouse into a modern city logistics / delivery center
- The development of the 160.000 sqm plot of the Public Power Corporation into a mixed-use project

- The conversion of the Bolton Group warehouse into commercial real estate.

(c) Athenian Riviera

The Athenian Riviera is an approx. 70km shoreline at the south-eastern part of the Attica prefecture, extending from the Piraeus Port to the cape of Sounio. The urban part starts at the Piraeus port and ends at Vouliagmeni bay and the natural part, starts at Vouliagmeni bay and ends at the cape of Sounio, with some villages and sub-urban areas in between. The biggest landowner of the shoreline is the Greek Public, directly or indirectly through the Hellenic Public Properties Company. The shoreline extends in eight Municipalities six of which have waterfront in the urban part and two in the natural part. Along the coastline many private real estate and hospitality projects exist in various stages of development, i.e. completed, in progress or about to start. As of today, a significant part of the riviera has limited access and developed / accessible parts do not communicate with each other as both structures, roads & intersections, light railway, channels and physical barriers exist. The seafront has many unauthorized structures and or buildings erected in the past 50 years. The private developments are dispersed and unless a unification and restoration plan is created and materialized in the public space, huge traffic and operational issues will emerge in the short future.

The objective of the project is to create the longest unified and accessible seafront in Europe, similar to the French riviera, the Italian riviera, Barcelona, Tel Aviv, Istanbul etc. and to provide additional open space and encourage public access.

The investment is divided in two subprojects:

- i. **The Urban Promenade:** Concerns the unification of the Attica Prefecture urban shoreline, stretching from the port of Piraeus to the bay of Vouliameni. The key features of the promenade are the following:

- Approx. 22 km in length
- Crossing six Municipalities (from west to east: Piraeus, Moschato-Tavros, Kallithea, Alimos, Hellinikon-Argyroupolis and Vari-Voula-Vouliagmeni)
- Two rivers (Kifissos and Ilissos) and various streams (Pikrodafnis, Trahonon etc.) and channels and floodways disemogue to the sea
- Seafront highway (Poseidonos Ave.) covering most part of it
- Highway and avenue intersections (Thivon str. National highway, Syngrou Ave., Amiphtas str. Alimou str., Vouliagmenis str.
- Seafront light rail (tram) line along Poseidonos Ave.
- Minor roads and pavement extending in parts of the shoreline.
- Various marinas (Pasalimani, Microlimano, Athinon, Flisvos, Alimos, Ag. Kosmas, Glifada) along the shoreline
- Various organized beaches (Alimos, Glyfada, Voula, Vouliagmeni)
- Athletic facilities (SEF Indoor Stadium, Olympic Teakwondo Stadium etc.)
- Major public developments in progress (Faliron Delta park and green areas)

- Major private projects: Alimos marina redevelopment (about to start), Hellinikon (former airport) development (about to start), Asteria Hospitality project (in progress)

The fragmented nature of the shoreline and its components restrict accessibility and an uninterrupted walk / riding experience.

- ii. **The Natural Coastline:** Extends from Vouliagmeni Bay to the Cape of Sounio, a winding road (Athens – Sounion Ave.) of approx. 48km.

Along the way many villages and settlements lie such as: Varkiza, Ag. Marina, Galazia Akti, Lagonisi, Saronida, Anavissos, Palaia Fokaia, Thymari, Legrena. All other areas are mostly free with rocky parts and small gulfs with sandy beaches.

The shoreline has also many hotels, such as the Lagonissi Grand resort, Eden Beach, Plaza Resort, Cape Sounio etc. while the Hellenic Republic Asset Development Fund owns a seafront c. 600.000 sqm ex salt flat plot at Anavissos, which will be tendered for sale and development.

(d) Other strategic interventions

The completion of other strategic interventions is also included as part of the investment. The investments will promote green transition and more specifically all the projects that will be implemented will tackle climate change and aim to minimise GHG emissions. Eligible interventions for the strategic intervention projects will have a climate tagging of 40% to 100% and indicatively , include:

- Energy efficiency and demonstration projects in SMEs or large enterprises and supporting measures compliant with energy efficiency criteria.
- Energy efficiency renovation of existing housing stock, demonstration projects and supporting measures compliant with energy efficiency criteria.
- Support to enterprises that provide services contributing to the low carbon economy and to resilience to climate change including awareness-raising measures.
- Smart Energy Systems (including smart grids and ICT systems) and related storage.
- Use of recycled materials as raw materials compliant with the efficiency criteria.
- Cycling infrastructure.
- Contributing to green skills and jobs and the green economy.
- Adaptation to climate change measures and prevention and management of climate related risks: floods (including awareness raising, civil protection and disaster management systems, infrastructures and ecosystem based approaches).
- Adaptation to climate change measures and prevention and management of climate related risks: fires (including awareness raising, civil protection and disaster management systems, infrastructures and ecosystem based approaches).

- Adaptation to climate change measures and prevention and management of climate related risks: others, e.g. storms and drought (including awareness raising, civil protection and disaster management systems, infrastructures and ecosystem based approaches).
- Research and innovation processes, technology transfer and cooperation between enterprises focusing on the low carbon economy, resilience and adaptation to climate change.

An open call to municipalities will be performed in order to submit potential strategic intervention projects, meeting the above mentioned criteria. Indicatively (however non binding), the investment might include the adaptive re-use of the former Ladopoulos paper-factory in Patras. The former paper-factory was established in 1927 and ceased operations in 1991. The factory depicts of a 47.788 sqm property facing the seafront (Akti Dimeon) including 46 buildings (including some listed ones) with 33.382 sqm of gross built areas (GBA). Owner of the property is the Municipality of Patras. The Prefecture of Western Greece and the Municipality of Patras have a plan to redevelop the property and host / consolidate various public administration functions, while at the same time allocate part of the property to private use / investment.

The overall RRF budget for strategic interventions is 155€ that will be allocated through public calls. The total amount will be allocated to the following categories which shall also act as climate eligibility criteria during the public calls:

50% of total budget - 77,57€ will finance the renovation of existing buildings, that will all qualify for 100% tagging under intervention field 24ter. More specifically eligibility criteria (also to be included in relevant calls) will include at least a medium-depth level renovation as defined in Commission Recommendation on Building Renovation (EU) 2019/786 or (b) if the objective of the measures is to achieve, on average, at least a 30% reduction of direct and indirect GHG emissions compared to the ex-ante emissions.

30% of total budget - 46,54 € will finance the construction of new buildings, that will all qualify for 40% tagging under intervention field 025ter. More specifically eligibility criteria (also to be included in relevant calls) will include a Primary Energy Demand (PED) that is at least 20% lower than the NZEB requirement (nearly zero-energy building, national directives).

20% of total budget - 31,03 € will finance green interventions in open space areas and landscaping activities, that will all qualify for 40% tagging under intervention field 050.

Implementation:

For subprojects (a) the Ministry of Environment has in general the main responsibility for the implementation of all the proposed interventions as it is the Ministry in charge to set the strategic and policy objectives that have to be achieved by these. For this reason, it will be the overseeing authority while the implementation of the interventions will be done in close cooperation with the relevant stakeholders.

For subproject (b) the Municipality of Athens and Attico metro will monitor the progress and implementation of proposed interventions.

For subproject (c) the Prefecture of Attica and the Ministry of Infrastructure and Transport will be responsible for the implementation of the investment.

For subproject (d) the Prefecture of Western Greece and the Municipality of Patras will be responsible for the implementation of the investment.

State Aid:

For the subprojects 1 to 3, the interventions will not entail any commercial exploitation and therefore the relevant financing does not constitute state aid. For subproject 4, the projects to be financed will be examined for State aid compliance on a case by case basis. A notification will be submitted for approval if there is aid that does not fall under the General Block Exemption Regulation 651/2014 as in force.

Stakeholder involvement:

For subprojects (a) key stakeholders of the investment are the Ministry of Environment & Energy, Ministry of Interior, the Technical Chamber of Greece and the private sector.

For subproject (b) stakeholders of the program are the Municipality of Athens, the Prefecture of Attica, a private development special purpose entity named AEP Elaionas SA owned by Alpha Bank (50%) and Piraeus Bank (50%) following a NPL restructuring and the Panathinaikos football club (FC) and athletic amateur club (AAC), the Greek Navy, the Agricultural University of Athens and Attico Metro SA.

For subproject (c) stakeholders include the prefecture of Attica and Ministry of Infrastructure and Transport as well as private companies that own and build large scale developments in the area.

For subproject (d) the Prefecture of Western Greece, the Municipality of Patras and private investors are the main stakeholders.

Impediments:

There are no significant impediments to the investment. Minor risks include the involvement of multiple stakeholders and possible delays in the associated processes.

Link to reform:

This investment is not linked to any reforms.

Target population:

Beneficiaries of the proposed investments are both the public and private sector as well as the individual property owners. The general public will be a major beneficiary of the investments with the generation of green, open spaces and athletic facilities, contributing to their wellbeing and improvement to their quality of life. The improvements in the areas will also attracting SMEs and create a microeconomies with all supporting functions and facilities.

Timeline:

The implementation time is per each investment is as follows:

- (a) Interventions aiming to improve urban environment and public space**
Expected to start in Q4 of 2022 and will run until Q4 of 2025.

(b) Urban regeneration of the ex-industrial area of Votanikos / Elaionas

Expected to start in Q4 of 2021 and will run until Q3 of 2025.

(c) Athenian Riviera

Expected to start in Q2 of 2022 and will run until Q2 of 2024.

(d) Other strategic interventions

Expected to start in Q1 of 2022 and will run until Q4 of 2025.

Budget:

The total cost for the investment including VAT is 1035 million EUR, out of which 589 million EUR (475 million EUR excluding VAT) will be funded by the Recovery and Resilience Facility, 186.1 million EUR from private contribution and 117.3 million EUR from national budget. For strategic intervention additionally 362 million EUR plus VAT of private funds will be mobilized assuming 30% RRF contract.

Contribution to six pillars:

- Green transition by addressing challenges related to the resilience of urban and coastal areas to climate change phenomena including the reduction of the thermal islands, the protection of the coastal zones that are endangered by the rise of the water level and the protection from extreme weather phenomena.

Climate tagging: The overall RRF budget for strategic interventions is 155€ that will be allocated through public calls. The total amount will be allocated to the following categories which shall also act as climate eligibility criteria during the public calls:

50% of total budget - 77,57€ will finance the renovation of existing buildings, that will all qualify for 100% tagging under intervention field 24ter.

30% of total budget - 46,54 € will finance the construction of new buildings, that will all qualify for 40% tagging under intervention field 025ter.

20% of total budget - 31,03 € will finance green interventions in open space areas and landscaping activities, that will all qualify for 40% tagging under intervention field 050.

- Smart, sustainable and inclusive growth as the proposed subprojects will increase the quality of urban space, attract new functions and economic activities and transform local economies. Lively neighborhoods will emerge with active business communities where macro and micro economy will flourish, and new permanent jobs will be created.
- Social and territorial cohesion by creating a network and road infrastructure, parks / green areas and athletic facilities for public use targeting more than 16 municipalities across Greece.
- Health, economic, social and institutional resilience, as the revitalization of urban space and the additions of green spaces will improve air quality and enhance wellbeing.

Lasting impact:

The investment will have a lasting impact on economic and social resilience, growth and sustainability as it will enhance the urban environment by improving the quality of urban space and attract new functions of economic activities.