

# IEE Urban Dreams Residential Project Beirut, Lebanon

EDESSA was commissioned by CGI Saradar Group to undertake an Initial Environmental Examination (IEE) for the construction and operation of the Urban Dream residential. The proposed project consists of developing a mixed-use commercial and residential development on Plot No.4368 in the area of Corniche el Nahr in Beirut, Lebanon. The plot has a total area of 3,972 m<sup>2</sup>.

The project will consist of four blocks (A, B, C, and D) ranging from six to 14 floors above ground level, with offices and residential units of various sizes. This is in addition to four underground basements with parking spaces, service floors, technical storage, and a ground floor with commercial areas.

The proposed project will include the following components:

- Total built up area of around 32,000m<sup>2</sup> including some 12,000m<sup>2</sup> of basement floors (four basements);
- Block A with 14 floors (among which part of them are double height ceilings) with offices and apartments of various sizes;
- Block B with 11 floors with offices and apartments of various sizes;
- Block C with nine floors with offices and apartments of various sizes;
- Block D with six floors with offices and apartments of various sizes;
- A retail and commercial area on the ground floors of all blocks;
- Around 8,000m<sup>2</sup> of offices area and 12,000m<sup>2</sup> of residential area.
- Around 1,000 m<sup>2</sup> of landscaped areas (green facades and terraces);
- 260 parking spaces (exceeding the Municipality's requirements of 215 parking spaces) distributed over four basement floors;

EDESSA's initial impacts assessment indicates that negative impacts should be manageable provided that recommended mitigation measures are properly implemented.



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