



SUPERMALLS

# SM CITY LA UNION

Barangay Biday, San Fernando, La Union



## Environmental Impact Statement

Prepared by:



Submitted to:





## BASIC PROJECT DESCRIPTION

<b>Name of Project</b>	SM City La Union											
<b>Location</b>	The project site shall be developed at Brgy. Biday, San Fernando City, La Union.											
<b>Project Size</b>	The total lot area is <b>61,293 sq.m.</b>											
<b>Project Components</b>	<p>The proposed commercial development shall compose a <i>2-storey level commercial mall with roof deck and on-site parking</i> on a <b>lot area of 61,293 sq.m.</b> and a <b>gross floor area of 58,864.30 sq.m.</b> The area breakdown are as follows:</p> <table border="1"> <thead> <tr> <th>Floor Level Description</th> <th>Gross Floor Area in sqm.</th> </tr> </thead> <tbody> <tr> <td> <b>Ground Floor</b> <ul style="list-style-type: none"> <li>Shops / Restaurants</li> <li>ATM Center</li> <li>Hypermarket</li> <li>SM Store</li> <li>Common Areas including Openings</li> <li>Utility Area</li> </ul> </td> <td>29,432.15</td> </tr> <tr> <td> <b>Second Floor</b> <ul style="list-style-type: none"> <li>Shops / Restaurants</li> <li>SMLI (Cinema)</li> <li>Food Court</li> <li>Dept. Store</li> <li>Cyberzone</li> <li>Common Areas including Openings</li> </ul> </td> <td>29,432.15</td> </tr> <tr> <td><b>Roof Deck</b></td> <td>0.00</td> </tr> <tr> <td><b>Total GFA</b></td> <td><b>58,864.30</b></td> </tr> </tbody> </table>		Floor Level Description	Gross Floor Area in sqm.	<b>Ground Floor</b> <ul style="list-style-type: none"> <li>Shops / Restaurants</li> <li>ATM Center</li> <li>Hypermarket</li> <li>SM Store</li> <li>Common Areas including Openings</li> <li>Utility Area</li> </ul>	29,432.15	<b>Second Floor</b> <ul style="list-style-type: none"> <li>Shops / Restaurants</li> <li>SMLI (Cinema)</li> <li>Food Court</li> <li>Dept. Store</li> <li>Cyberzone</li> <li>Common Areas including Openings</li> </ul>	29,432.15	<b>Roof Deck</b>	0.00	<b>Total GFA</b>	<b>58,864.30</b>
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<b>Project Type</b>	<p>EMB MC 2014-05 Revised Guidelines for Coverage Screening and Standardized Requirements under the Philippine EIS System – 3.6 Buildings including Housing, Storage Facilities, and Other Structures</p> <p><i>3.6.1 Commercial [business centers with residential units (mixed use), malls, supermarkets, and public markets</i></p>											
<b>Proponent's Name and Profile</b>	<p><b>SM Supermalls</b> is one of Southeast Asia's biggest developers and the operator of 79 malls in the Philippines, and 8 malls in China. With an average foot traffic of 4.2 million daily in the Philippines, 300,000 in China and over 20,000 tenant partners, SM Supermalls provides family fun experiences as it partners with the best-loved brands and events. SM Supermalls is owned by SM Prime Holdings, Inc., a publicly-listed company and is one of the largest integrated property developers in Southeast Asia.</p>											
<b>Proponent's Address</b>	<p><b>SM Supermalls</b> 10th Floor, Mall of Asia Arena Annex Building, Coral Way cor. J.W. Diokno Blvd., Mall of Asia Complex, Pasay City, Philippines</p>											
<b>Contact Person</b>	<p><b>Ar. Geraldine D. Almonte</b> Regional Design Manager SMEDD CORP.</p>											



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<b>EIA Consultant</b>	<p><b>ENGR. ALLAN PLETE</b>          Vice President/Overall EIA Team Director          Telephone: (+632) 8865-1223          Mobile: 0915 789 6907          E-mail: allanplete@yahoo.com</p> <p><b>PRISM EXPRESS CONSULTING, INC.</b>          Unit A-11 G/F, Kingswood Arcade,          Cor. Pasong Tamo and Vito Cruz Extension, Makati City 1204</p>

## BASIC PROJECT BACKGROUND AND INFORMATION

The proposed project is an ECC acquisition of the new SM development shall rise a 2- storey level commercial mall with roof deck and on-site parking in a total of 61,293 sq.m. land area. The establishment has a total gross floor area of 58,864.30 sq.m. that will serve premium shopping services and other amenities for the local community.

In compliance with PD 1586 and consistent with DAO 2014-05 guidelines, the proposed project is classified under 3.6.1 Commercial, Business Centers with residential units, mall, supermarkets, and public markets.

## PROJECT RATIONALE

The Province of La Union is one of the developing and progressing province of Ilocos Region. Its capital the City of San Fernando becomes the development center of the province. Being the central business district of the province, the city is comprised of different establishments – government and private offices, commercial, residential, institutional and some industrial and warehouses, and transportation facilities (i.e. port, bus terminals, airport). Having the center of trading and services sector the city contributes a large investment in the province.

San Fernando City’s economic supports are tourism, industrial, commerce, trade, and services that led to the city’s development and demand for affordable and accessible commodities for its growing population. This growth agrees with the establishment of the “SM City La Union” for it provides affordable, convenient and safe commodities as well as enriching social interactions of the community and boost the city’s performance in local commerce.

The need of the City of San Fernando and the Province of La Union for providing jobs for community and generation of economic activity will be aided by the establishment of SM mall within the Province capital. Economic growth will improve as well as penetration of investors as affordable goods and supplies will be available within the city.



## PROJECT LOCATION

The proposed project "SM City La Union" will be situated in Barangay Biday, City of San Fernando, La Union. The project site is bounded in the east by San Fernando Diversion Road, in the west by the existing "Biday Creek", in the north warehouse and subdivision, and in the south by vacant lot and "April Joy Home Decors and Furniture". The project site is composed of vacant lots with few residential houses. Figures 1 and 2 below are the location and vicinity maps showing the proposed project site.



Figure 1 – Location Map of the proposed SM City La Union Project

The central section of the project site approximately falls within the geographical coordinates: N16°37'32.82" and E120°19'17.88". The project site sits along a flat terrain with a surface water body (Biday Creek) within its 1-km impact radius of the project site.





Figure 2 – Vicinity Map of the proposed SM City La Union Project

## PROJECT ALTERNATIVES

Project alternatives provide design concepts and options encountered at the early stages of project design development that require management decisions. The project primarily starts with a detailed description and comparison of the various alternative plans that were considered in the feasibility study and project impact analysis as the basis for final approved plans.

The EIA guidelines require that SM City La Union provide a discussion of the consequences of not carrying out the project as against full project implementation as to the proposed project development plan.

### *No action, No use for the Area*

The “no action – no use of the area” in this scenario the project site will be raw land in nature. The proposed commercial development will not proceed for construction and implementation. There is no expected deterioration in the land, water, and air environment under this scenario. Such an action conversely links to lost opportunity, not only for the LGU and local community of the City but in the entire Province.



## *Full Project as to the Proposed Project Development Plan*

The proposed commercial development aims to provide, supply and serve premium shopping services and other amenities for the local community. It will also provide an avenue for its nearby properties to increase their property values increasing also the demand for urban lifestyle. The project will provide the City and the Province an affordable, diverse and easily accessible source of goods and suppl, that will enhance and improve the local economic growth.

## *Comparison of the Project Alternatives*

Both no action and full implementation options are satisfactory to the current development actuality. No action shall leave the land unmoved, and it may diminish its potential economic yield improvement since the property is declared for appropriate land use. However, environmental conditions will not be altered or disturbed with any built-up. On the other note, full implementation raises the productivity of labor and capital, and infrastructure contributes to the welfare of households.

## **PROJECT COMPONENTS**

The proposed SM City La Union project is a commercial mall consists of the following components:

### **Ground Floor**

- Shops / Restaurants
- ATM Center
- Hypermarket
- SM Store
- Common Areas including Openings
- Utility Area

### **Second Floor**

- Shops / Restaurants
- SMLI (Cinema)
- Food Court
- Dept. Store
- Cyberzone
- Common Areas including Openings

### **Process Technology**

A shopping center is defined as a group of retail stores and other service-providing establishments usually dedicated to supporting and serving a particular neighborhood or community. Shopping centers play an important role in communities by providing a central location for people to shop, socialize, and access services. They can serve as a hub for local businesses, creating jobs and



# SM City La Union

Proposed Commercial Mall

supporting the local economy. Shopping centers can also provide community services such as healthcare clinics, libraries, and government offices.<sup>1</sup>

Commercial mall management is done for overall operation and maintenance to execute its focal function. This kind of business enterprise covers positioning, zoning, facility management, promotions and marketing, and financial management. In relation to environmental management systems, the proponent centers its operations and maintenance with their own facility management. Facility management companies provide specialized services to malls ranging from parking, security, to housekeeping and cash management. This embraces electrical, mechanical maintenance and civil works, janitorial services and waste management, landscape maintenance, pest control, and security services.

## Project Size

Lot Area – 61,293 sq.m.

Gross Floor Area – 58,864.30 sq.m.

Number of Building – 1 building

Floor Levels – 2 Levels

Building Footprint - 29,432.15 sq.m.



Figure 3 – Aerial View Looking Toward Front Entry

<sup>1</sup> Canon Central Shopping Centre Importance Of Shopping Centres In A Community: <https://cannoncentral.com.au/here-are-advantages-and-contributions-of-shopping-centers-to-the-community/>



# SM City La Union

Proposed Commercial Mall



Figure 4 – Aerial View Looking Southeast



Figure 5 – Aerial View Looking Northwest





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Proposed Commercial Mall

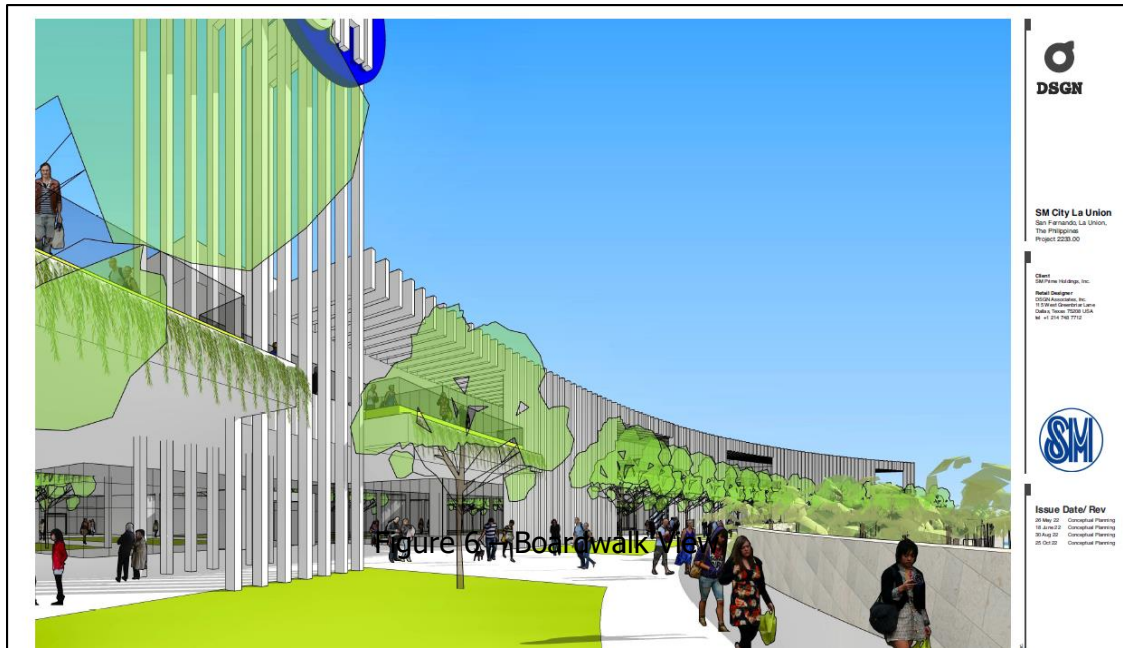


Figure 7 – The River Walk View





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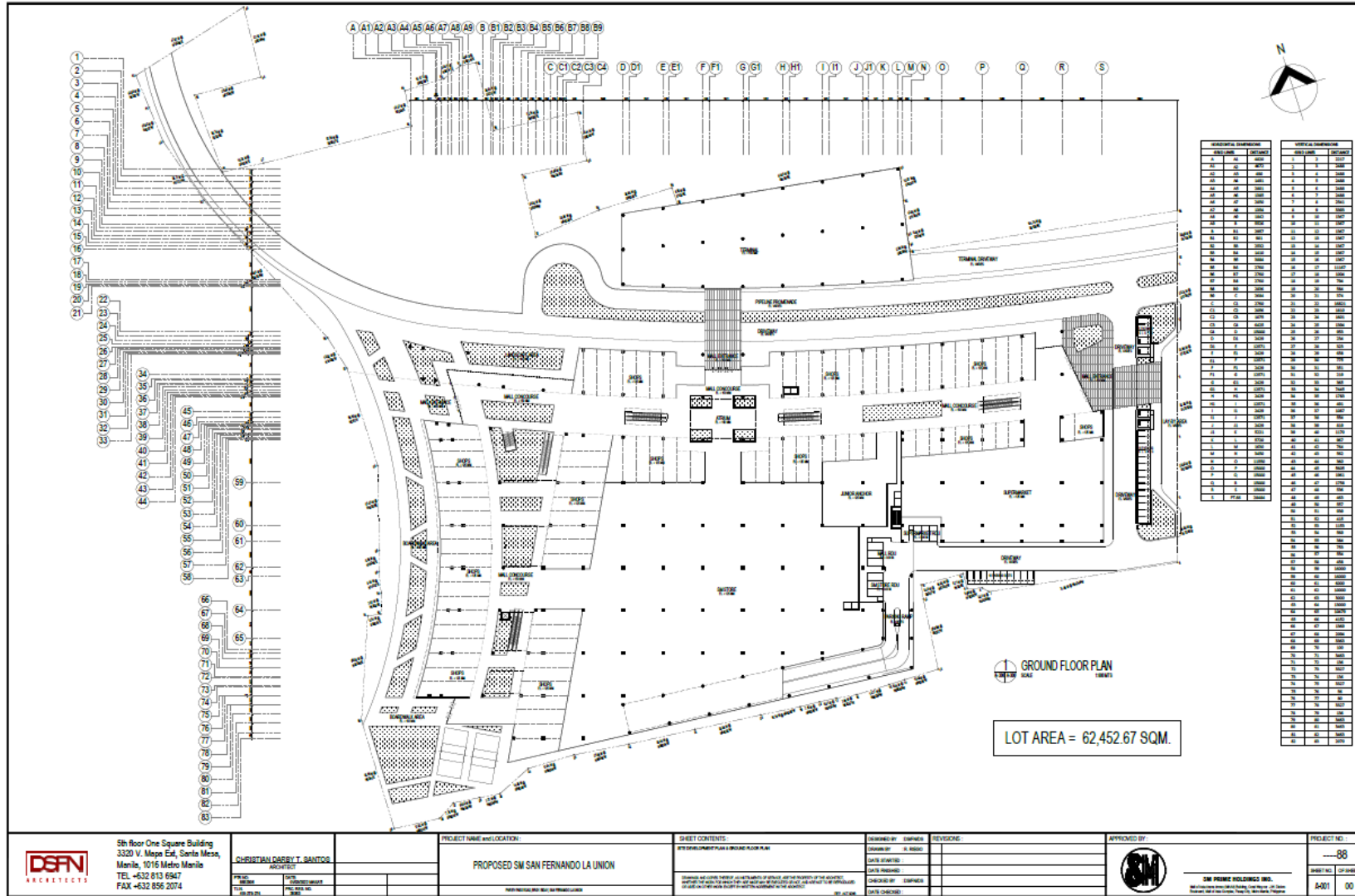


Figure 9 – Site Development Plan of the proposed SM City La Union Project



## *Construction*

During this phase, the mall building will be constructed based on approved architectural design and engineering plan layouts. The activities during construction phase include:

1. Mobilization of construction personnel and equipment
2. Site clearing
3. Grading and soil compacting
4. Site development
5. Structural excavation, backfilling, and compaction
6. Concrete Works on substructure and superstructures
7. Road network and drainage construction
8. Architectural finishing works
9. Installation of power and water system
10. Installation of air conditioning system and similar utilities

In any development, particularly in vertical construction, land preparation is immediately done. This involves clearing and grubbing of the ground cover and soil base stabilization. Given that the area is generally flat, very minimal grading will be done to attain desired ground level. It should be noted however, that pile driving will be done purposely for substructure stabilization prior to actual construction of planned structures.

The building will be erected and assembled made from construction materials and products specified for each of the compartments such as concrete walling and panels, roofing, trusses and beams, claddings and fixtures.

The most likely environmental impacts during this phase are dust, construction wastes, noise and vibrations from various activities from the construction works. Visual blight is expected with an unsightly condition which degrades the physical appearance of a property or properties, thus adversely affecting the well-being and values of the surrounding neighborhood. However, all these impacts are expected to be short-term and limited to the construction timeframe and will be at tolerable levels.

## *Operation*

The proposed SM City La Union will sustain operation and maintenance of the entire building infrastructure, including the additional services and utilities, ensuring that they are used in a way that are consistent with the purpose for which it was acquired.

The mall administration retains its efficient energy management systems to consistently supervise energy measurement data from the overall operations and making it available to users through graphics, online monitoring tools, and energy quality analyzers, thus enabling the productive management of available energy resources in the locality. Likewise, waste management shall be regularly prompted to all retail stores for waste reduction and recycling.

## *Abandonment/Decommissioning Plan*

The project is purposely designed for a long-term operation. Considering the growing need for a location highly accessible to residential and commercial establishments, the project is not foreseen to be abandoned.





In the event that decommissioning cannot be avoided and given the fact that the building will mostly utilize pre-fabricated materials, it can easily be disassembled and removed from the site for intended reuse. Thus, abandonment of the building can be easily accomplished. Combine it with the proposed environmental management plan where all wastes are handled on-site or treated by an authorized (recognized by DENR-EMB) waste treater, then minimal clean-up is necessary. Impacts of the abandonment activity would be noise, dust and solid wastes.

## **Manpower Requirements**

The estimated total manpower needed for the construction phase is still to be determined while the operation phase of the project will require manpower to monitor, maintain and secure the commercial mall.

## **Indicative Project Investment Cost**

The development and implementation costs required to establish the proposed expansion is to be determined prior to pre-construction.