

PORTA NUOVA – MILAN, ITALY

Gateway to the new Milan

A high-rise hub worthy of Milan's reputation for style has sprung up in a formerly neglected space in the heart of the city. It is arguably the most ambitious urban renewal project Italy has ever seen and KONE played an integral role in three of its impressive new landmarks.

FAST FACTS

Porta Nuova Varesine

- Completed: 2012
- Floors: Building 1: 10, Building 2: 10; Building 3: 29
- Certification: LEED Gold
- Building owner: Hines Italia SGR S.p.A.
- Developer: Hines Italia SGR S.p.A.
- Architect: Kohn Pedersen Fox Associates
- Contractor: Covar (A.T.I. Cmb and Unieco)

KONE Solutions

- 11 KONE MiniSpace™ elevators
- 15 KONE MonoSpace® Special elevators
- KONE E-Link™ monitoring system
- KONE Care™ Maintenance Service



SUMMARY

Challenge

- To provide efficient people flow solutions in a multi-phase, multi-partner project of unprecedented scale in Italy
- To integrate the varying demands of the client, constructor, architects and other consultants
- To provide a unique customized visual solution for all projects

Solution

- KONE's involvement in pre-design one year before securing the order and design support four years before construction
- Systematic project management with the designers and contractors to keep the schedule, while also ensuring safety on site
- Tailor-made elevator interiors and landing signalization to comply with architectural specifications

FAST FACTS

Porta Nuova development

- Completed: 2011-2015
- Size: 290,000 sqm

A cluster of stunning skyscrapers adds a unique edge to the Milan skyline as the city gears up to host Expo Milano 2015. After a long period of decline, Milan's Porta Nuova district has undergone a dramatic makeover in what is widely hailed as Italy's biggest-ever urban revitalization scheme.



Named 'New Gate' after the Napoleonic arch built on the site in the early 19th century, Porta Nuova is one of Europe's largest rehabilitation sites, comprising 290,000 square meters in the districts of Garibaldi, Isola and Varesine. Launched in the late 2000s, the project comprises prestigious office towers, high- and low-rise residential buildings, green spaces and pedestrian precincts that will connect Porta Nuova with Milan's oldest business district, the Centro Direzionale di Milano.

High stakes, huge scale

Given the ambitious scale and tight Expo schedule, the customer insisted on working only with reliable suppliers. KONE was selected on the basis of a strong existing partnership with the contractors. Proven reliability and flexibility then led to KONE's deepening involvement in the project.

"Our previous cooperation made the difference from the onset, and our competence during the long fine-tuning process gained us further trust. We began providing design support four years before the start of construction," says **Danilo Cozzi**, New Equipment Business Director for KONE Italy.

KONE provided equipment and design support for the UniCredit Tower area in Garibaldi, the three buildings in Varesine and for the two Bosco Verticale residential towers in Isola.





FAST FACTS

Porta Nuova Isola – Bosco Verticale

- Completed: 2014
- Floors: Building D: 20, Building E: 28
- Certification: LEED Gold
- Building owner: Hines Italia SGR S.p.A.
- Developer: Hines Italia SGR S.p.A.
- Architect: Boeri Studio
- Contractor: Hines Italia SGR S.p.A. and Colombo Costruzioni S.p.A.

KONE Solutions

- 8 KONE MonoSpace® Special elevators
- KONE E-Link™ monitoring system
- KONE Care™ Maintenance Service



Tallest in Italy

“The main challenge was to match the expectations of the customer, the contractor and the consultants in terms of customization and system integration. Strong commitment and effective communication were critical to our successful cooperation,” notes Cozzi.

Porta Nuova’s crowning visual symbol is the UniCredit Tower designed by Pelli Clarke Pelli Architects. Incorporating offices, retail and a pedestrian zone, the mixed-use development comprises three towers. The 31-story asymmetrical glass-encased tower is the tallest in Italy, attracting the eye from miles around with its dynamic, spiraling shape.

KONE worked closely with the architect to design wide cars with customized interiors and stylish landing signalization, featuring glass blade lanterns that were assembled according to the architects’ fastidious specifications.

“Our solutions were optimized to meet the needs of the architects. We offered flexibility, reliability and safe, smooth people flow combined with superior ride comfort, including access-integrated solutions and a KONE Destination Control System.”

The Porta Nuova complex is LEED Gold certified. The towers are equipped with eco-efficient KONE elevators, all with energy-conserving regenerative drives.

“We are really pleased to have taken part in this milestone project on the eve of Expo Milano 2015,” adds Cozzi. “Our solutions, expertise and Major Projects management capabilities made a definitive contribution to its success.”





FAST FACTS

Porta Nuova Garibaldi - UniCredit Tower

- Completed: 2012
- Floors: Tower A: 32, Tower B: 23, Tower C: 12
- Certification: LEED Gold
- Building owner: Hines Italia SGR S.p.A.
- Developer: Hines Italia SGR S.p.A.
- Architect: Pelli Clarke Pelli Architects
- Contractor: Colombo Costruzioni S.p.A.

KONE Solutions

- 13 KONE MiniSpace™ elevators
- 18 KONE MonoSpace® Special elevators
- 3 KONE TranSys™ elevators
- 8 KONE TransitMaster™ escalators
- KONE Polaris™ Destination Control System
- KONE E-Link™ monitoring system
- KONE Care™ Maintenance Service