

PORTA NUOVA ISOLA

MILAN ITALY

Part of a mixed-use urban redevelopment on a 34.3-acre site, the architecture of this component seeks to be a transition between the existing environmental context and the new buildings and park. The long and narrow building footprint is comprised of two low-rise luxury residential structures and one low-rise affordable residential structure.

Designed to achieve LEED certification, the buildings are oriented to take advantage of natural light, while incorporating terracing and brise soleil to reduce heat gain during the summer months. This design also affords residents large expanses of glass with views of the public garden, a 5,545 square meter green roof over the parking structure, reducing its heat island effect. Windows and unit layouts are arranged to take advantage of cross ventilation, and use of vegetation and landscaping further enhances the methods of natural energy management.

Solar panels incorporated into the roof and brise soleil are used for energy and hot water production. The use of materials such as low-E glass, locally-sourced materials, and a cradle-to-cradle approach to materials application also contribute to the reduction of the project's environmental impact.

CLIENT Hines Italy

SIZE 6,000 square meters, including 250 square meters of retail
27 residential units distributed among:
7 three-story town homes, each with 2 parking spaces
6 market rate units on floor 2/4 duplex units on floors 3 and 4
10 affordable apartments; 5 one-bedroom, one-bath and 5 three-bedroom,
two-baths

ROLE Design Architect

COMPLETION study completed 2007