



Green
Building
Council
Italia

23 aprile 2024

SEMINARIO TEMATICO

L'edificio e il suo contesto urbano per una migliore qualità della vita

Angelo Briancesco

Development Manager Villaggio Olimpico, COIMA

Il caso di Scalo Porta Romana e la certificazione LEED® for Community per una rigenerazione virtuosa

Con il supporto di:



INFOWEB



In collaborazione con:

PROSPECTA
FORMAZIONE
Alta formazione Architetti Ingegneri Geometri

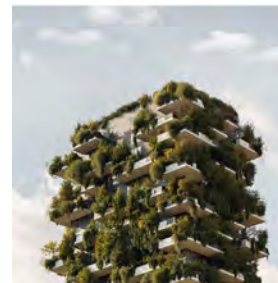
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MILANO OLYMPIC & PARALYMPIC VILLAGE



April 23rd, 2024



01

1. Porta Romana Masterplan

2. Olympic Village



3. Construction update

4. Community engagement



PORTA ROMANA

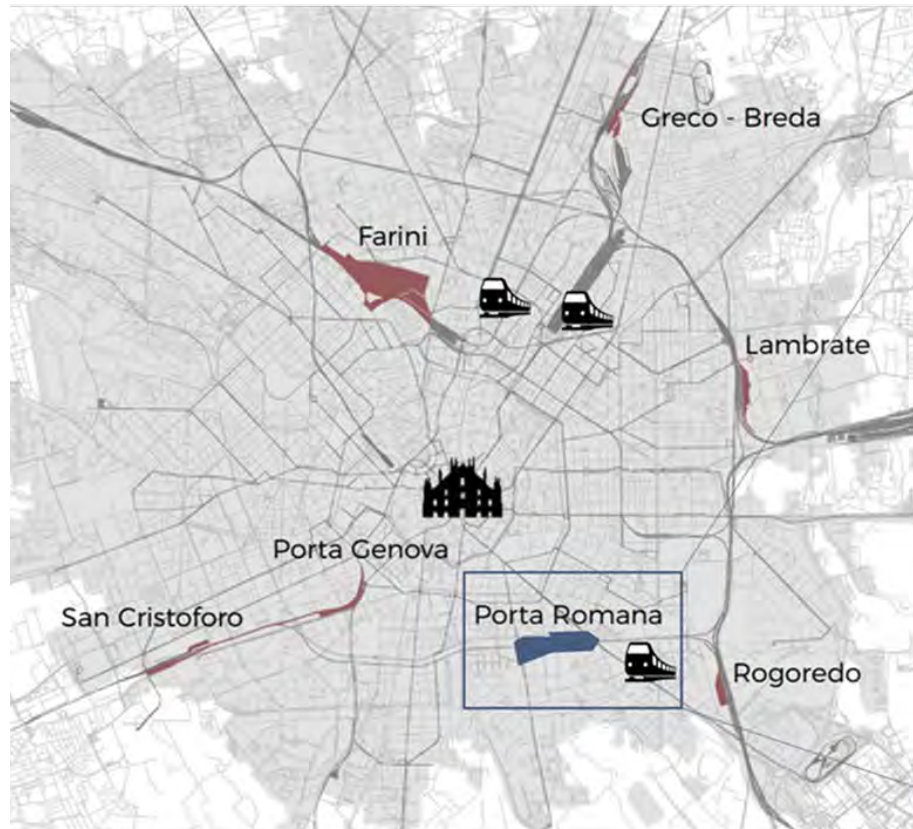
Key Milestone

DEVELOPER	PORTA ROMANA FUND managed by COIMA COIMA is a leading platform for the investment, development and management of real estate assets on behalf of institutional investors
INVESTORS	  PRADA Holding S.p.A.
LAND PLOT	~ 216.000 sqm
BUILDING RIGHTS	~164.000 sqm
DESTINATION OF USE	Residential: ~ 106.000 sqm Office: ~ 58.000 sqm
OLIMPIC VILLAGE – STUDENT HOUSING	Designed to host the Olympic Event and to be become a student accommodation with a sustainable retrofitting
TIMELINE	July 2025 Delivery of the Olympic Village to the MiCo Foundation and return to the Fund in July 2026 September 2026 student opening for the a.y. 2026/27 2028 Completion of the private works project



PORTA ROMANA

Accordo di programma



PORTA ROMANA

Accordo di programma



CAMPUS BOCCONI

IED - UNIVERSITA' EUROPEA DEL DESIGN

FONDAZIONE PRADA E SYMBIOSIS

TALENT GARDEN - WORKING

METRO LODI

STAZIONE PORTA ROMANA

PORTA ROMANA

Partnership between private and public operators


COIMA ESG
City Impact Fund
Focus on residential

COVIVIO
Focus on office

PRADA Holding S.p.A.
Focus on exhibition




Repubblica Italiana

 Regione Lombardia

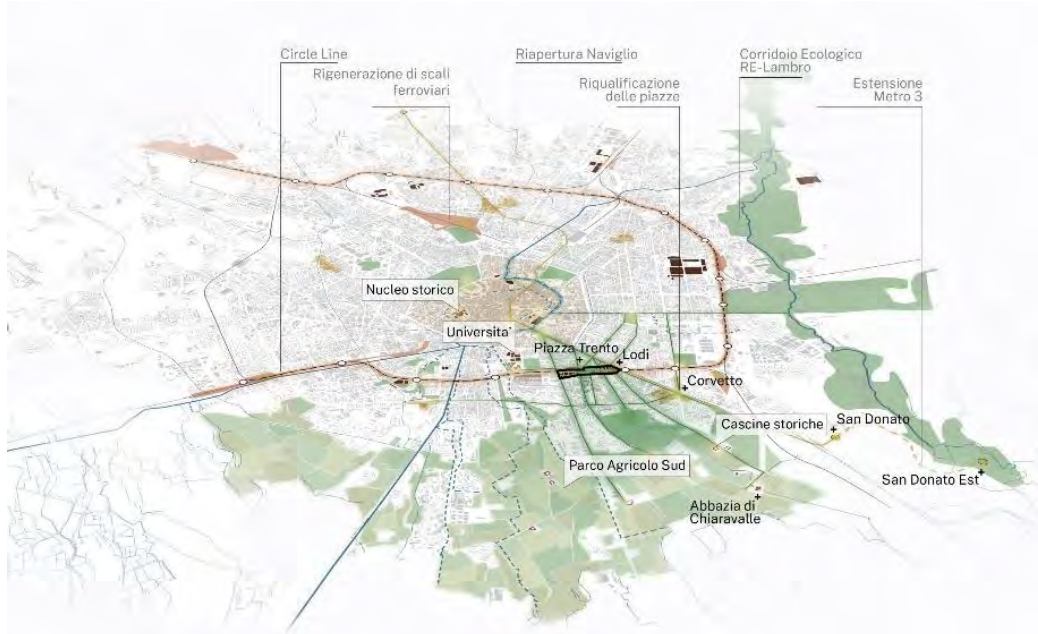
Milano

Comune di Milano

 MILANO CORTINA 2026

 MILANO CORTINA 2026

PROTOTYPE DISTRICT OF POST-COVID URBAN REGENERATION IN LINE WITH THE MISSIONS OF THE PNRR



- 100% certified properties
- Integrated sustainable mobility
- Conversion of the Olympic Village into a student residence as a definitive function
- Public park for the community
- Digitization of the masterplan



MASTERPLAN

OUTCOMIST: Winning group of the Masterplan's competition

MASTERPLAN TEAM COORDINATOR



Chris Choa
Outcomist

ESG POLICIES
COORDINATOR

ARUP

SUSTAINABILITY

DESIGN PRINCIPALS



Elizabeth Diller
DS+R

PUBLIC REALM



LANDSCAPE
DESIGN



Lee Polisano
PLP Architecture

MASSING & FOCUS ON
RESIDENTIAL



MOBILITY
CONSULTANT



Carlo Ratti
CRA

FOCUS ON
OFFICES



GROUND
FLOOR
ACTIVATION

PARTICIPANTS AT THE COMPETITION:

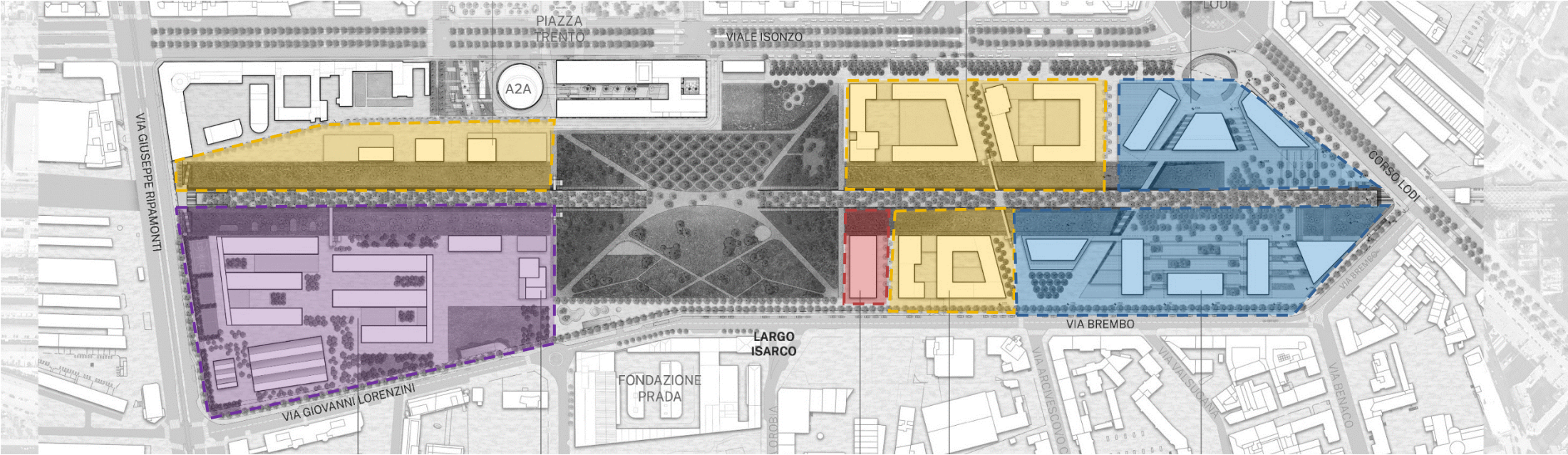
- 47 multidisciplinary groups
- 329 companies
- 14 countries of origin





FINALISTS:

1. BIG - Bjarke Ingels Group (*Denmark*)
2. Cobe (*Denmark*)
3. John McAslan + Partners (*UK*)
4. OUTCOMIST - Diller Scofidio + Renfro, PLP Architecture, Carlo Ratti Associati (*UK, US, Italy*)
5. SOM - Skidmore, Owings & Merrill (*UK, US*)
6. Studio Paola Viganò (*Italy*)




MASTERPLAN



	OFFICE	→ CA. 5,000 EMPLOYEES
	RESIDENTIAL	→ CA. 3,000 NEW RESIDENT IN CA. 1,300 APARTMENTS → CA. 1,000 NEW SOCIAL RESIDENT (400 APARTMENTS)
	STUDENT HOUSING	→ CA. 1,700 BEDS
	OFFICE/EXHIBITION	
TOTAL		→ > 10,000 NEW RESIDENT

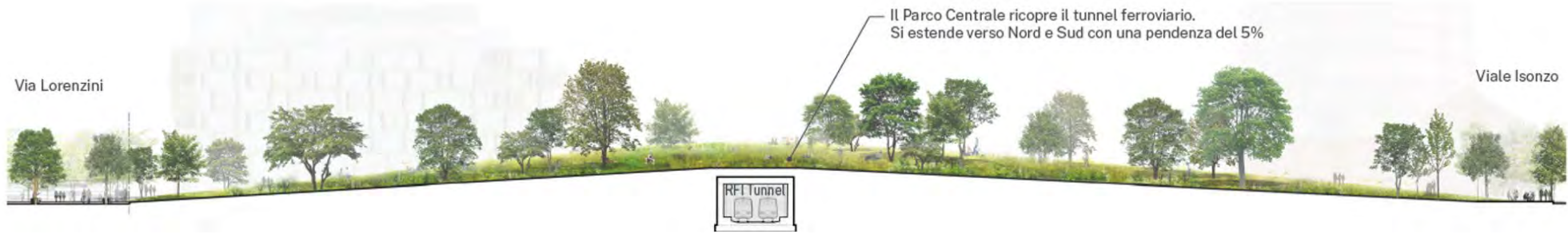
MASTERPLAN



 Olympic Village Area

MASTERPLAN

Central park



02

1. Porta Romana Masterplan

2. Olympic Village

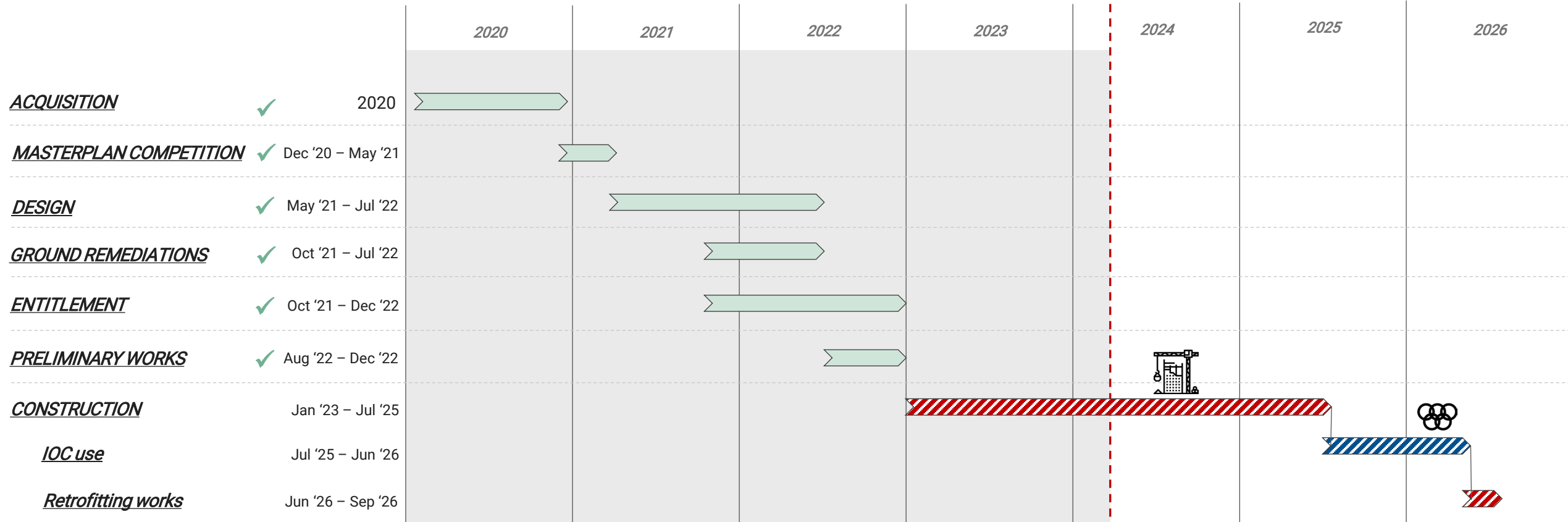
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OLYMPIC VILLAGE

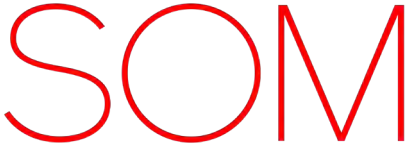
Time schedule



OLYMPIC VILLAGE

Design team

DESIGN ARCHITECT



COLIN KOOP
DESIGN PARTNER

- SOM is one of the largest architectural firms in the United States and the world.
- Over 10,000 projects in over 50 states and has offices in Chicago, New York, San Francisco, Washington D.C., Los Angeles, London, Hong Kong and Shanghai.
- Specialization in large urban regeneration projects with focus on integration with the pre-existing local context.

OLYMPIC OVERLAY SPECIALIST



- AECOM is a leading infrastructure consulting firm, with an ambitious ESG Advisory practice.

BILL HANWAY
EXECUTIVE VICE PRESIDENT AND THE GLOBAL SOCIAL INFRASTRUCTURE AND SPORTS LEAD

STRATEGIC CONSULTANTS



PUBLIC REALM ACTIVATION AND RETAIL STRATEGY

MDP MICHEL DESVIGNE PAYSAGISTE

LANDSCAPE DESIGNER

CANNATA & PARTNERS
LIGHTING DESIGN COMMUNICATION

LIGHTING DESIGNER



MOBILITY CONSULTANT



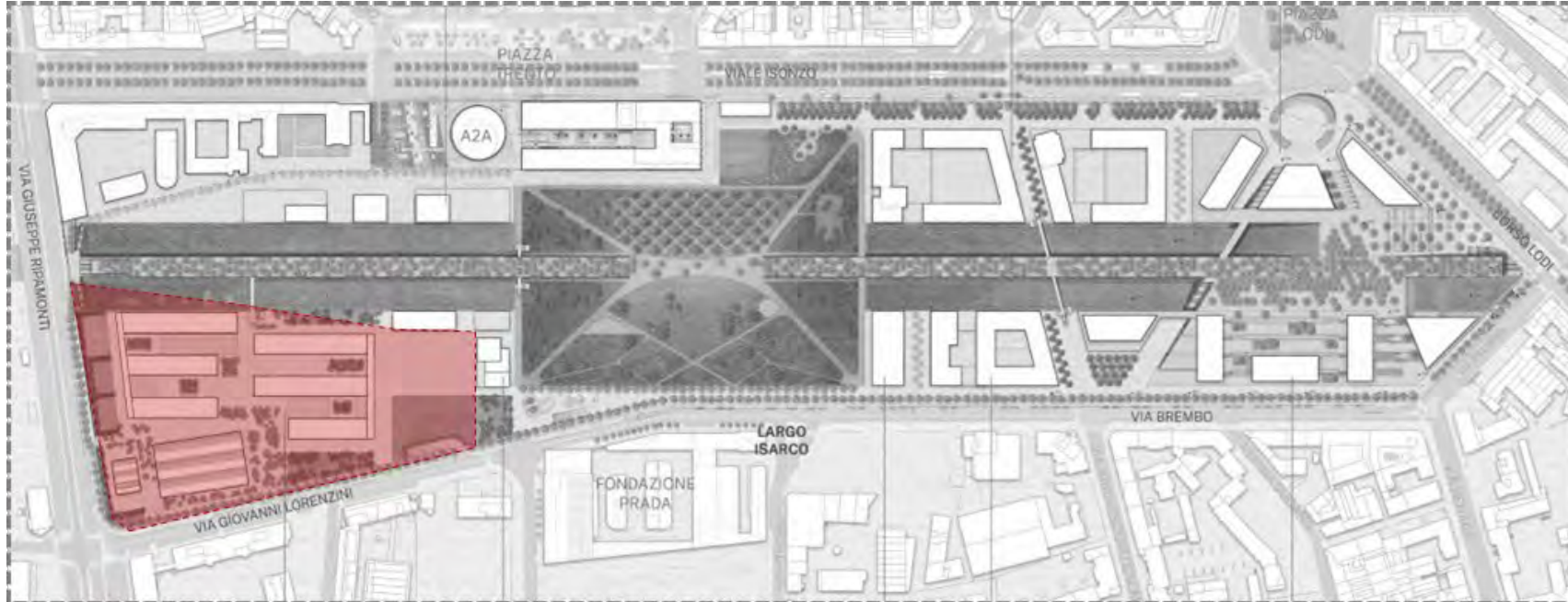
SAFETY CONSULTANT





SUSTAINABILITY CONSULTANTS


OLYMPIC VILLAGE

Olympic village in the south-west area of the railway yard



 Olympic Village Area → 40.000 sqm of land plot
25.000 sqm of external areas

 New construction
6 new buildings → 55.000 sqm of GBA
1 basement level → 25.000 sqm of GBA

 Refurbishment
2 existing building → 5.000 sqm of GBA

OLYMPIC VILLAGE



OLYMPIC VILLAGE

Transition from Olympic Village to Student Housing

PHASE 1 - OLYMPICS



Winter Olympics and Paralympics
Milano – Cortina 2026

PHASE 2 - RETROFITTING



6 mesi 

PHASE 3 - LEGACY



Student Housing
Porta Romana

March 2026

- 6-22 February 2026 – Winter Olympic
- 6-25 March 2026 – Winter Paralympic
- Up to 1.700 beds for athletes and staff

> September 2026

- September 2026 – Student Housing opening (Start a.a. 2026-27)
- 1.698 beds for students

OLYMPIC VILLAGE

Sustainability Project Targets



- Alignment to EU Taxonomy requirements



- 10% reduction on nZEB requirements



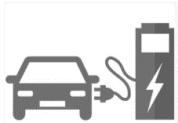
- LEED for Buildings (Minimum Gold Target)



- Wirescore certification (Platinum Target)



- Approximately 1 MW of photovoltaic production



- 100% parking spaces set up for electric charging

- 20% of charging stations installed



- LEED for communities for the neighborhood



- WELL for communities for the neighborhood

EU Taxonomy
EPC "A"
Zero Carbon operational kgCO ₂ /m ² /yr - Market based -
>60% renewable energies (*)
Building EU taxonomy aligned Climate Change Mitigation (**)



(*) for heating, cooling and Domestic hot water annual energy demand.

(**) 2020/852 EU taxonomy "7.7 acquisition and ownership of buildings"

Climate adaptation assessment
Università IUAV di Venezia
Climate risk and vulnerability assessment for adaptation solution integration

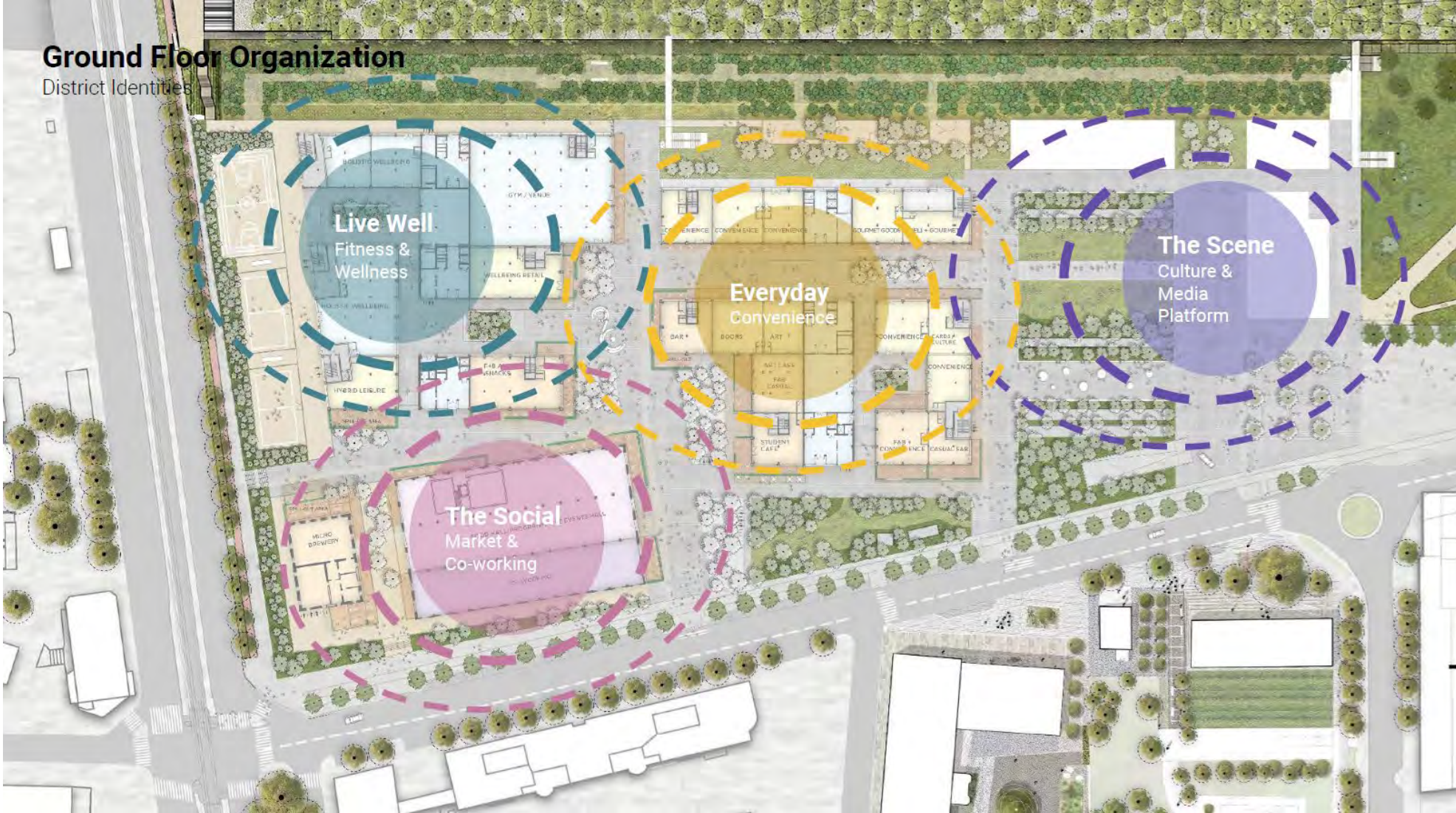
Fund Certification

<p>GRESB is an independent organization providing validated ESG performance data and peer benchmarks for investors and managers to improve business intelligence, industry engagement and decision-making.</p>

	<p>PORTA ROMANA - PILOT PROJECT</p> <p>FOR CARBON NEUTRALITY</p>	
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OLYMPIC VILLAGE

Activation of the public space





OLYMPIC VILLAGE



OLYMPIC VILLAGE



Entrance lobby



Typical corridor

OLYMPIC VILLAGE



Single room



Double room



OLYMPIC VILLAGE

Study room



Common Kitchen



Gym



Reception area



03

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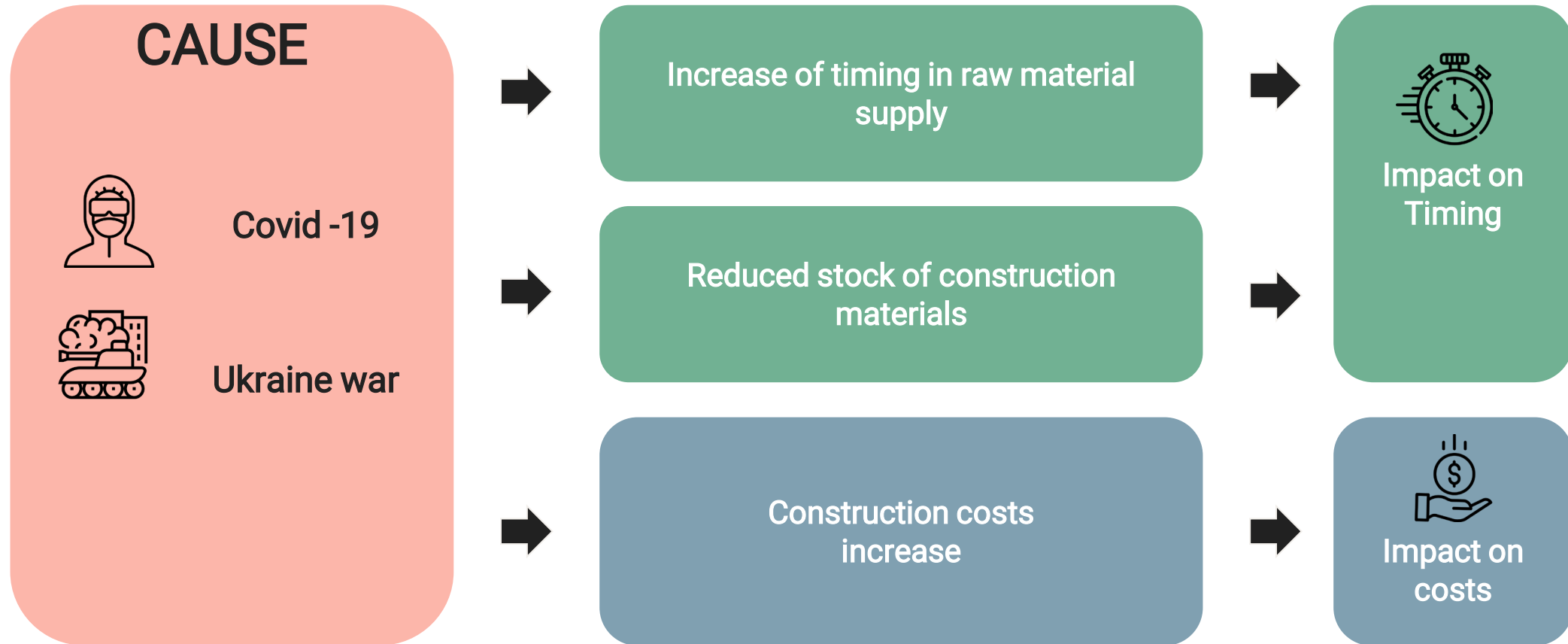
4. Community engagement



OLYMPIC VILLAGE

Risk management

MANDATORY TIME SCHEDULE IMPACTS TIME AND COSTS



OLYMPIC VILLAGE

Time risk management



PROCESS MITIGATIONS

Design acceleration

Reclamation work acceleration *(-3 months)*

Contractor selection acceleration *(-3 months)*

TECHNICAL MITIGATIONS

Prefabricated structures

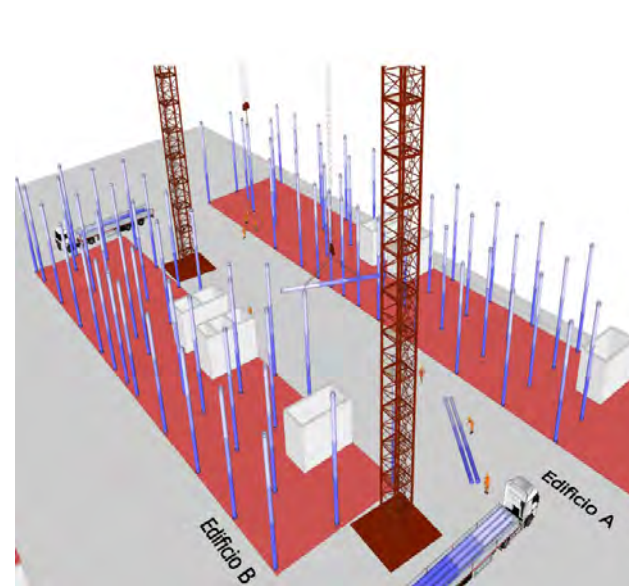
Prefabricated bathroom and layout
standardization

Modular facade (Xlam wooden panels)



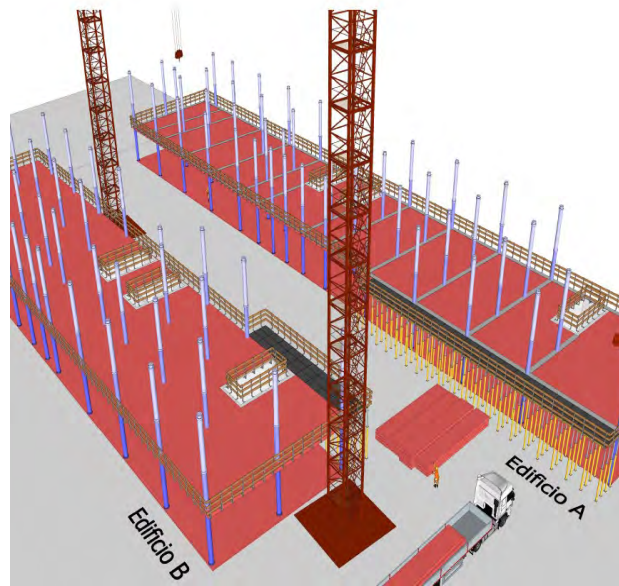
OLYMPIC VILLAGE

Prefab structure site installation



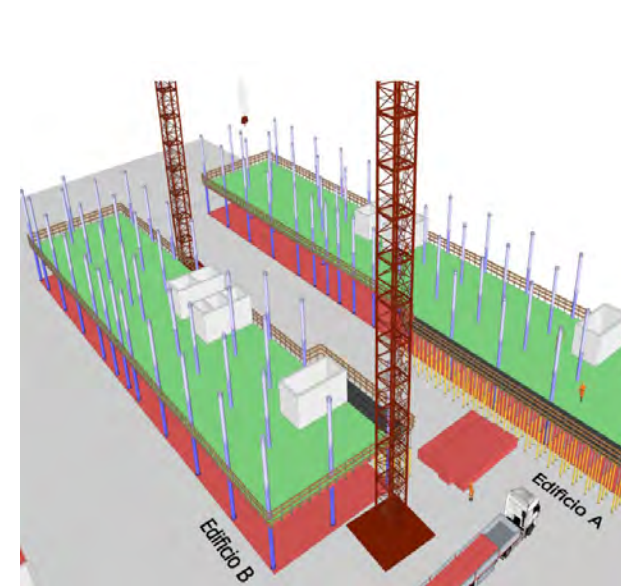
Steel column installation

2 days per level



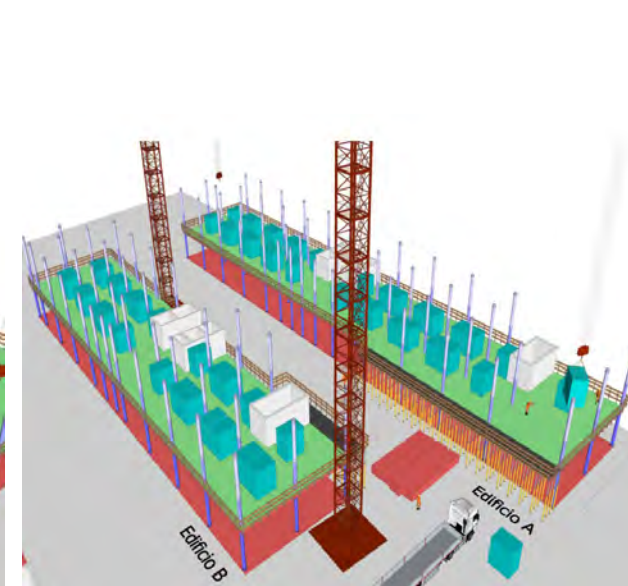
Beams and slab installation

5 days per level



Stairs and elevator shafts
cast in situ

6 days per level



Prefab toilet installation

1 day per level

Overall time: 15 days



OLYMPIC VILLAGE

Supplier toilet production line



Case fabrication



Finishing & MEP



Tests and Commissioning

Overall time for toilet production (including test) : 10 days

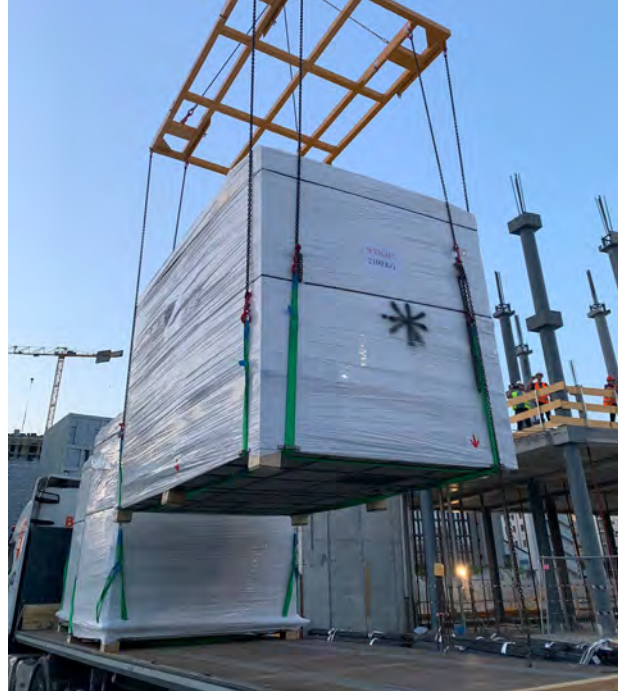
Every 10 days the supplier provides 100 toilets

OLYMPIC VILLAGE

Toilet site installation



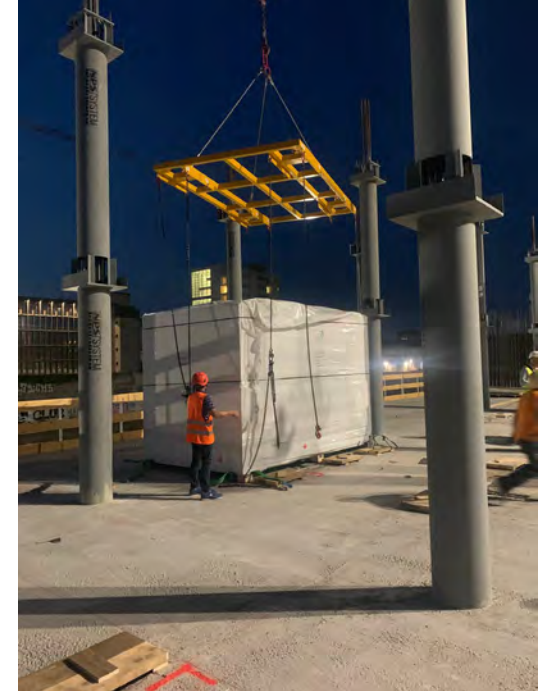
Site delivery



Lifting



Landing



Toilet in place

Overall installation time (two toilets): 15 minutes

In 1 hour are put in place 8 toilets

In 1 day the Contractors is able to complete the installation of all the toilet's level

OLYMPIC VILLAGE

Facade wooden element installation



Overall installation time for each level: 3 days with two workers



OLYMPIC VILLAGE

Construction site – Construction progress



CONSTRUCTION KPIs

ALREADY COMPLETED:

Demolitions:	> 7.000 cu.m.
Debombing surveys:	> 50.000 sqm
Ground remediation:	> 40.000 cu.m.
Excavation:	> 100.000 cu.m.
Diaphragms walls :	> 400 m
Steel :	> 5.000 ton
Concrete :	> 30.000 cu.m.
Slabs completed :	48
Bathroom pods in place:	667 units
XLAM façade in place:	13.500 sqm
Tower cranes:	7

OLYMPIC VILLAGE

Construction site – Progress



04

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OLYMPIC VILLAGE

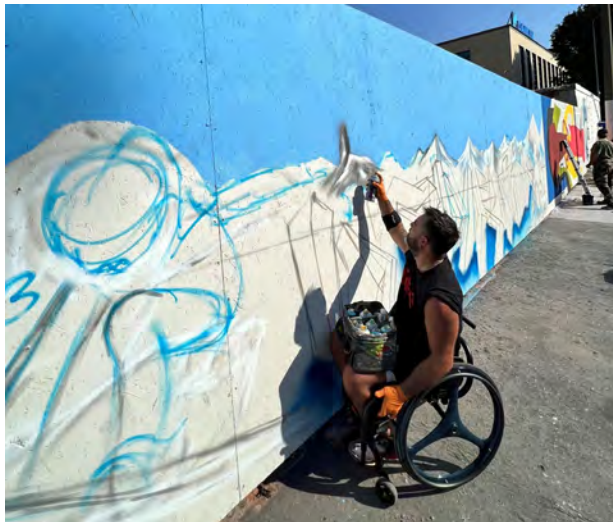
Street art



200 meters of **street art** on the perimeter of the construction site.

Made by **20** Italian street artists.

Artworks representing Olympic and Paralympic values.



OLYMPIC VILLAGE

Construction site observation point

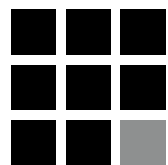
Raised observation point accessible to everyone from the public street and equipped with binoculars.



The View

Thank you





COIMASGR

Real Estate Investment

COIMA

Piazza Gae Aulenti, 12
20154 Milano, Italy
www.coimasgr.com



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In collaborazione con:

FOWEB
network per l'edilizia e l'architettura



PROSPECTA
FORMAZIONE
Associazione Architetti Ingegneri Geometri

23 aprile 2024

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**L'edificio e il suo contesto
urbano per una migliore
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Grazie.

Con il supporto di:

DAKU
LA NATURA SUL TETTO

TERRASOLIDA
Naturalmente strade

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