



**BTT CAPITAL GROUP  
INVESTMENTS**

# Project MiNEC

**Every aspect of MiNEC's design is striking.**

**When first seen over the roofs of the new apartment buildings it is immediately obvious that MiNEC is no ordinary office building.**

**Every detail of MiNEC's design and construction has been carefully evaluated by Arch. Mario Botta and the design team to contribute to the appearance and functionality of these unique office buildings.**

**This attention to detail is reflected in the triple storey entrance hall atrium, the design and execution of each lift lobby and the sustainable nature of these energy efficient offices.**

The sustainable office centre on the Metro



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MiNEC 1

MiNEC 2



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**MiNEC**

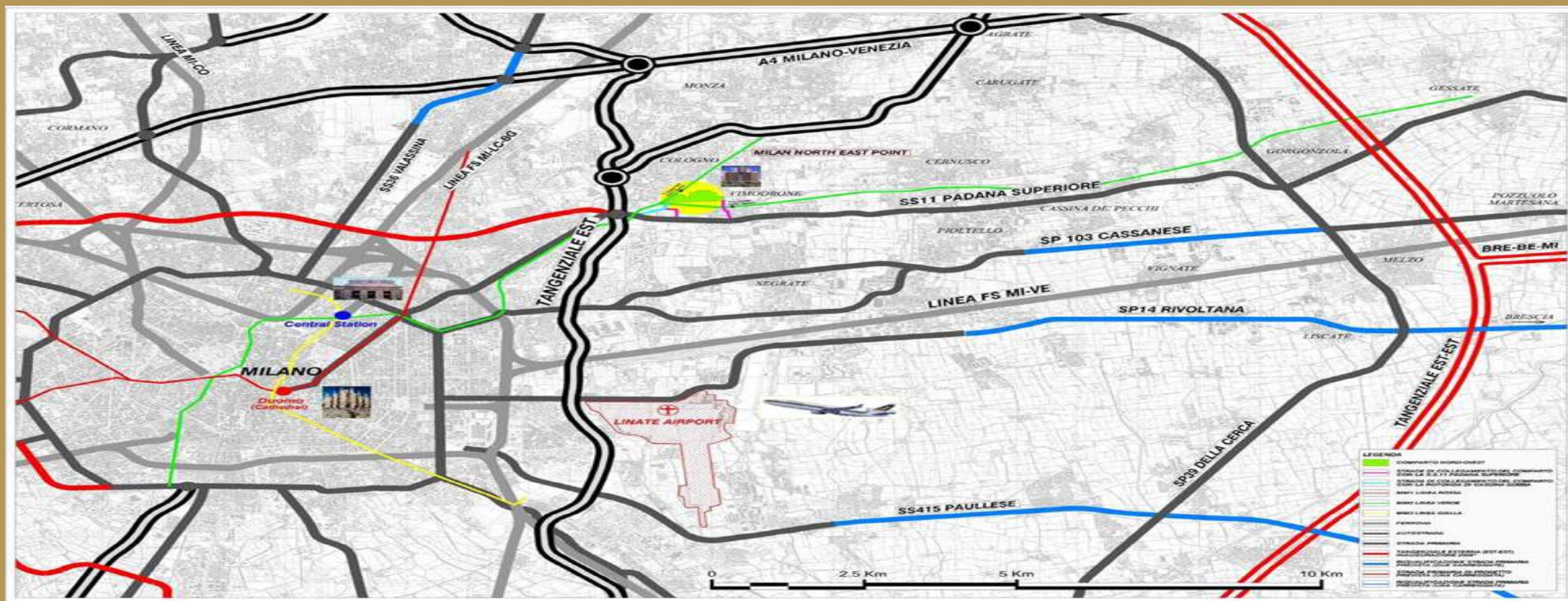
20.000

sq.m. grade A offices - Vimodrone - MILAN

# The sustainable office centre on the Metro



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**MiNEC (Milan North-East Centre)** comprises two highly specified matching 9 storey office buildings providing a total of approximately 40,000 sq. m. grade A offices, storage and staff facilities.

The first building, MiNEC 1 was completed in September 2008 and MiNEC 2 will follow shortly. Designed by Arch. Mario Botta both buildings provide sustainable energy efficient offices.

Ricoh Italia Srl has pre leased the top four floors of MiNEC 1 as its new Headquarters. MiNEC is conveniently located. A new link road provides immediate access to Tangenziale Est and two Metropolitana tube stations lie within a few minutes walk. Office occupiers will benefit from good facilities.

These include the high quality 250 seat canteen and exclusive VIP Dining Area in each office building. Secure basement car parking is provided on two levels supplemented by adjoining public parking facilities. Superb public transport links should reduce the need for many workers to use their cars.

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## AREA

The North East quadrant of Milan already hosts more 40 international and Italian companies occupying more than 500,000 sq.m. of office space



# The sustainable office centre on the Metro

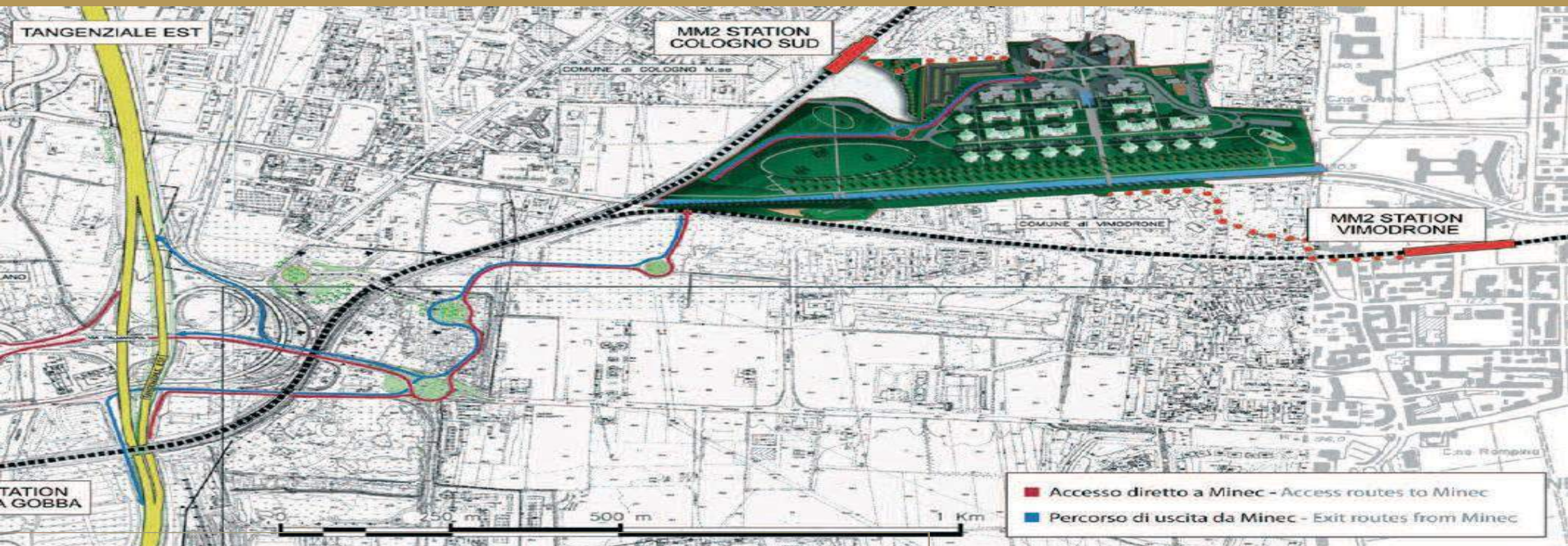


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## LOCATION

The new Brescia-Bergamo - Milano (BRE - BE -MI) motorway is due to be open in 2012. This will significantly shorten road journey times from MiNEC and the north east quadrant of Milan to these cities



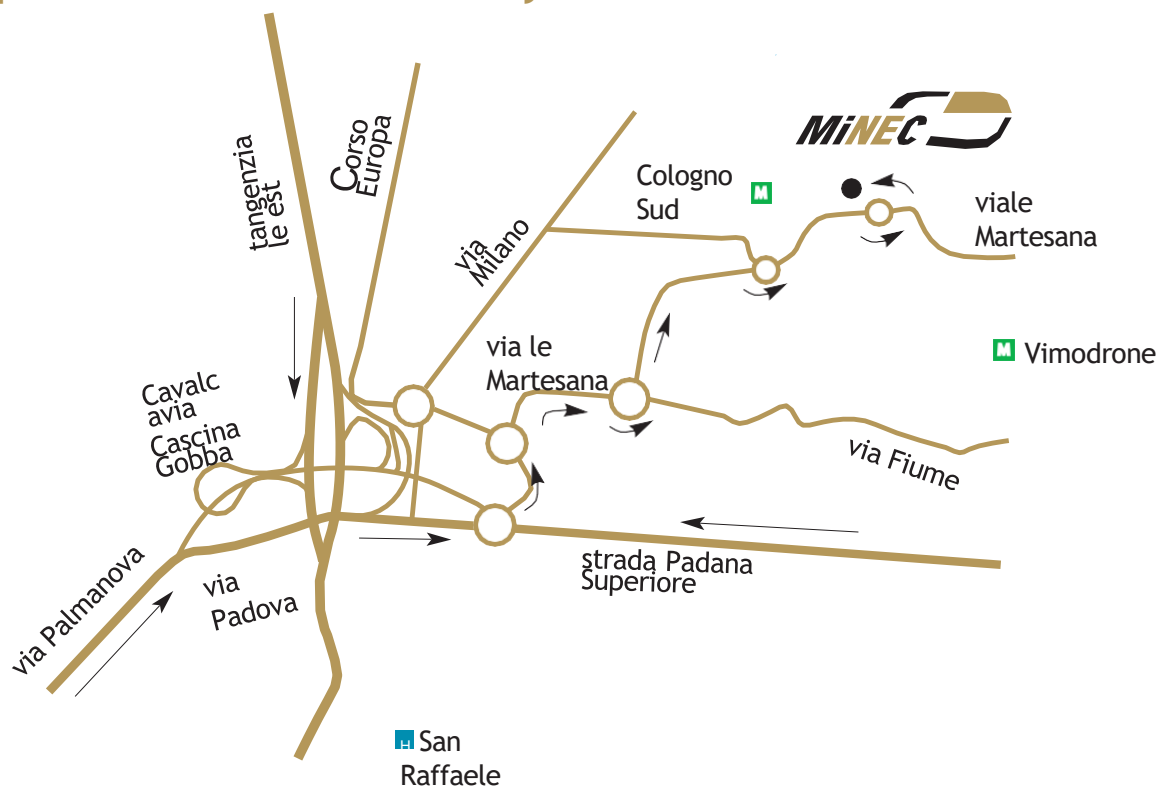
# The sustainable office centre on the Metro



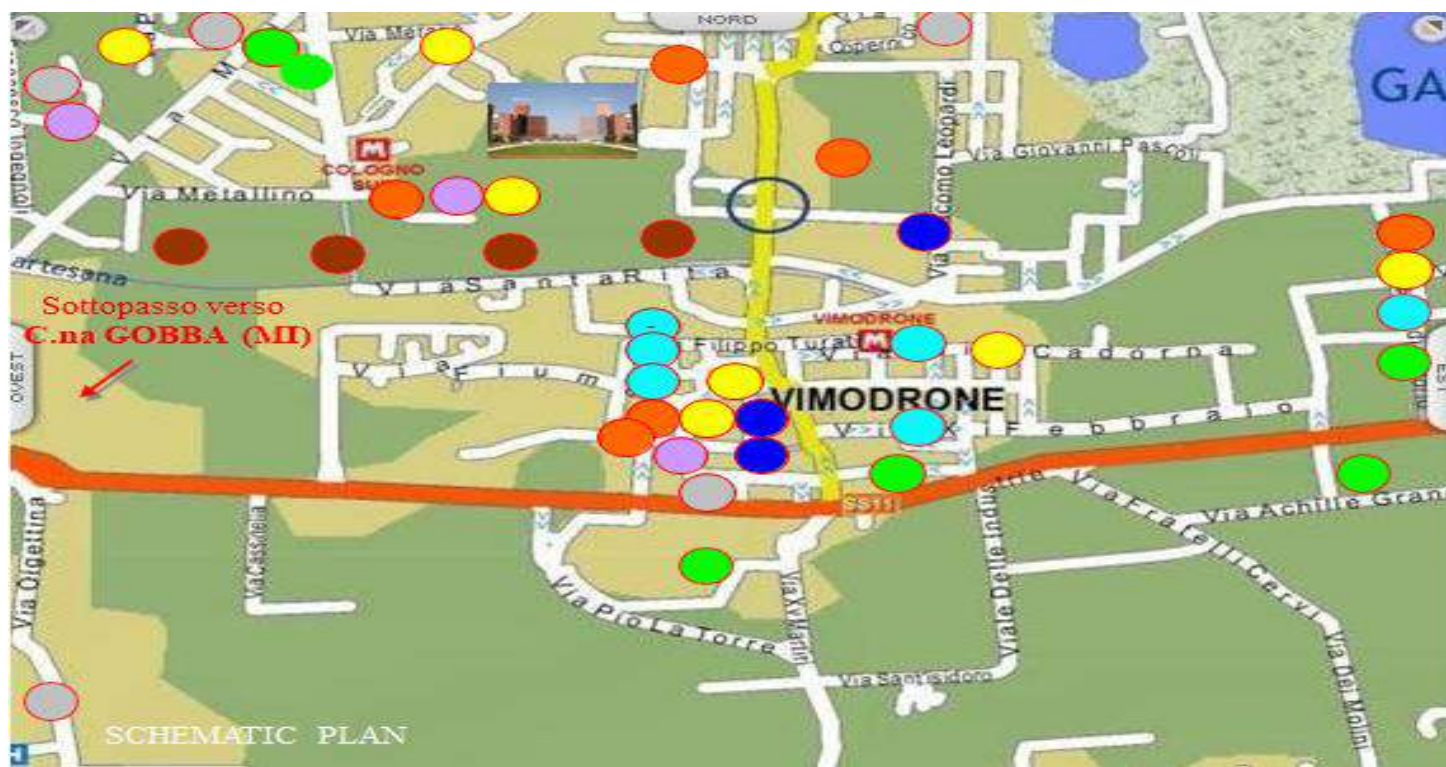
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MiNEC is strategically situated just 13 kilometers from Milan city centre. It is a mere 250 m away from Cologno Sud station on the Metropolitana line 2 and is less than 800 m from Vimodrone station. Access to the Tangenziale by the new direct link road provides easy access to Milan's three airports and to the motorway network.



Aeroporto/Airport - Linate	20'
Aeroporto/Airport - Orio al Serio	40'
Aeroporto/Airport - Malpensa	50'
Stazione Centrale/Central Railway Station	15'
Tangenziale Est/East Ringroad	10'
Metropolitana/Underground	3'
Centro/City Centre	25'



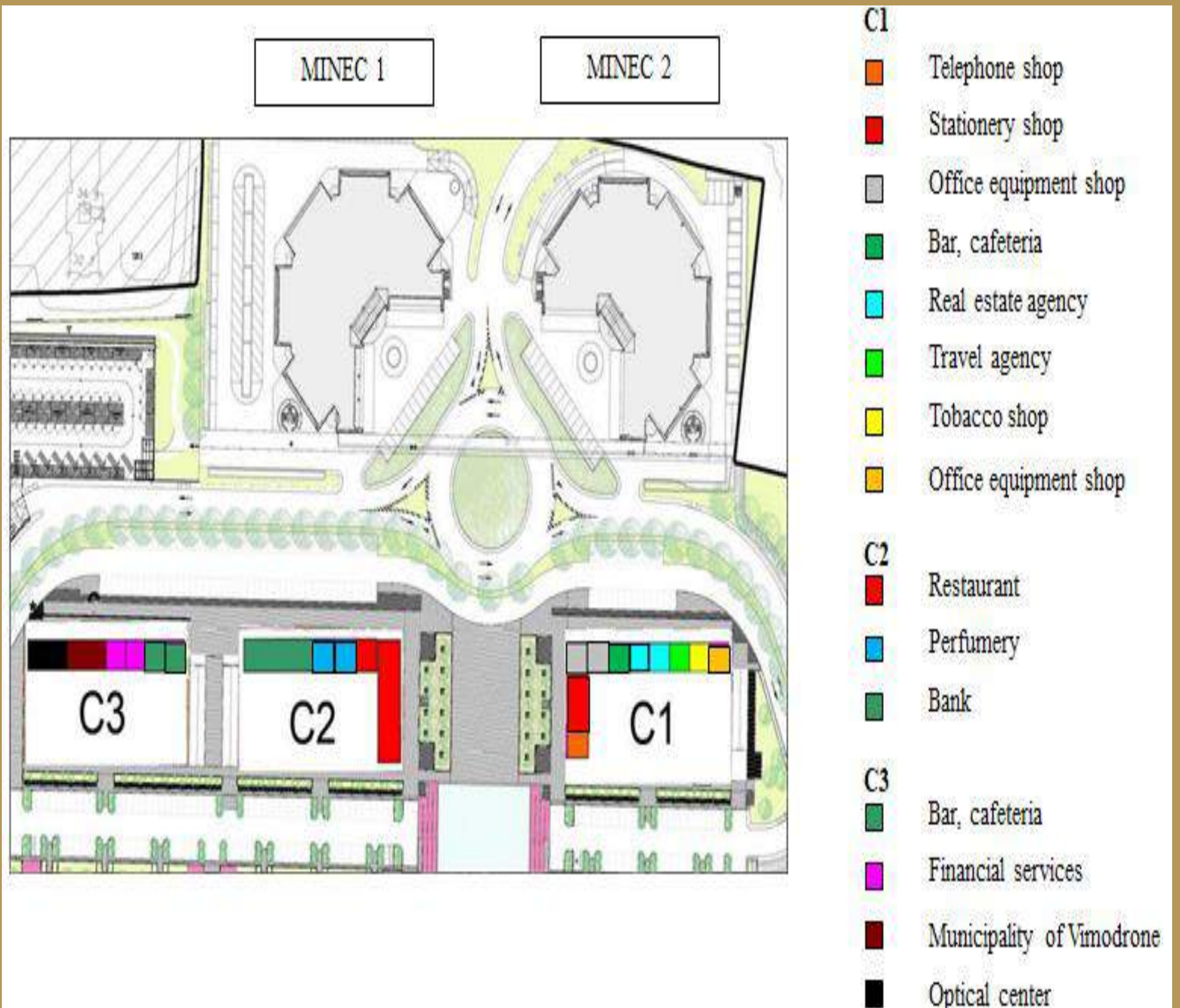
- Chemistry
- Post office
- Bank
- Supermarkets
- Bar
- Restaurants
- Hotel
- Park and nursery school

SCHEMATIC PLAN

# The sustainable office centre on the Metro



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## *Major companies located in the North East quadrant include*

ABB, Agilent Technologies, Albacom, Apple, Cairo Communication, Caterpillar, Coca Cola, Direct Line, De Padova, Deutsche Bank, Du Pont, Ericsson, FedEx, General Electric, Heineken, Hilti, Honeywell, HP, IBM, Janssen-cilag, Johnson&Johnson, Mediaset, Microsoft, Mondadori, Nokia, Oracle, Philips, Rexroth, Ricoh, RS, Samsung, Schneider Electric, Siemens, Sony, Sun Microsystems, Tyco, Total, Wind, 3M.

- ① *New apartments*
- ② *New retail units*
- ③ *New Piazza*
- ④ *Martesana Canal*



*Views from top floor  
and ground floor  
of MiNEC 1*



001



002



007



003



004



005



006



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## DETAILS



MiNEC has been designed by international architect Mario Botta who has designed many leading corporate HQ offices and was recently responsible for the refurbishment of the renowned opera house, La Scala in Milan. His design has been honed by international office space designers DEGW.

The resulting signature buildings present a striking high class image externally and a very efficient office layout plan internally. The average floor provides nearly 2,000 sq m of space designed around an efficient 1.5 m grid to ensure maximum flexibility for open plan, cellular or mixed office layouts. 85% of the buildings net internal area is net usable area.

DEGW define this percentage as “excellent”. MiNEC has been designed to be energy efficient with Brise Soleil on the external elevations to minimise solar gain. The air conditioning system is approximately 30% cheaper to run than conventional systems. Office windows can open and the entire project has been conceived to be energy efficient and sustainable. MiNEC provides secure, cost effective offices within a unique and striking design.



## “SUSTAINABILITY CONSIDERATIONS ABOUT THE VIMODRONE PROJECT AND MINEC 2”

1. The excellent public transportation links serving the development reduce the need for journeys by private transportation. Cologno Sud and Vimodrone stations on the Metropolitana line 2 lie within a few minutes walk and are used extensively by residents of the apartments and office workers. There are also good bus services and extensive nearby cycle ways.
2. The mixed use nature of the entire Vimodrone Project provides extensive synergies between the different elements of the scheme and offers scope for a sustainable, balanced community. The development includes approximately 1,000 apartments, a total of circa 40,000 sq m offices which can provide employment space for up to 3,000 people small retail and service units including a bank, an estate agent, a coffee bar, a restaurant, an operational nursery school and a few leisure facilities, all set within a large landscaped public park, designed by one of the leading Landscape Architects operating in Italy, Andreas Kipar. The provision of such a balanced range of facilities reduces the need for people to travel elsewhere.
3. Whilst most of the apartments are occupied by owners of the units, a number (70 units) have been purchased by Investors for letting, especially to university students (Milan is well known in Italy for its excellent Universities).
4. All the individual buildings within the project are energy efficient. The apartments obtained the “B” energy certificate from ICMQ before the introduction of the relevant law (see the following article). MiNEC 2 will achieve a LEED gold standard accreditation for sustainability. All elements of its design and construction are designed to reduce energy consumption and increase its efficiency. The brise-soleil reduce solar gain in the offices, the large opening windows allow lots of daylight to enter the workspace and offer the facility for natural ventilation. The Mitsubishi combined air cooling and heating units allow treatment of the air within the office space only where and when it is needed and use up to 30% less electricity than a conventional centralised air conditioning system.



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## IL GIORNO

### HEADQUARTERS ON VIALE MARTESANA Superstar Botta's signature on the eco-friendly tower

- VIMODRONE -

A firm which manages to combine the race for innovation with environmental considerations and support for young talent. Ricoh Italia, who came to Vimodrone in 2008, have their headquarters in a building which many consider to be an architectural masterpiece: the tower designed by Swiss architect Mario Botta, built on Viale Martesana.

The company did not make this choice at random. "As well as being in a strategic location, accessible to our employees, close to the motorway and underground - Mirko Bianchi explains on behalf of Ricoh Italia - this building brings together well-realised architectural concepts and cutting-edge technology. The materials used are eco-compatible and the special design of the building allows energy consumption to be reduced as much as possible". This attention to environmental aspects was even recognised by the international community a few months ago, when Ricoh Italia was listed amongst the "World's Most Ethical Companies 2010", a selection of firms who have distinguished themselves through their ethical projects and behaviour.

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2 PRIMO PIANO

IL GIORNO GIOVEDÌ 9 SETTEMBRE 2010

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## VIMODRONE D'ARTISTA

### Dalle stampanti escono opere degne di Andy

Ricoh Italia promuove un concorso a premi per talenti under 40 che

di CHIARA GIACQUINTA

**DUE MONDI** lontani, quello dell'arte e quello delle tecnologie per la stampa, si incontrano per scoprire nuovi talenti. Accanto a Vimodrone, grazie a Ricoh Italia, azienda leader nel settore della fornitura di stampanti di ogni tipo, software per la gestione documentale e consulenze rivolte alla razionalizzazione delle apparecchiature e alla riduzione dei costi di produzione. È proprio dall'azienda vimodronese che è nata l'idea del Premio Ricoh, concorso patrocinato dalla Provincia e dal Comune, rivolto ad artisti under 40 che frequentano scuole e accademie d'arte. Perché un'azienda come Ricoh ha deciso di investire in un progetto che riguarda un mondo, quello dell'arte, apparentemente lontano dal suo campo d'azione? Ricoh Italia è da sempre attenta alla responsabilità sociale d'impresa - spiega Mirko Bianchi,

**VALORI** La cultura campo d'azione per un'azienda che sposa la responsabilità sociale

former executive president di Ricoh Italia - portando avanti attività a supporto della comunità in cui operiamo. Essendo l'Italia uno dei Paesi in cui l'arte e la cultura hanno trovato la loro massima espressione, ci è sembrata una scelta naturale.

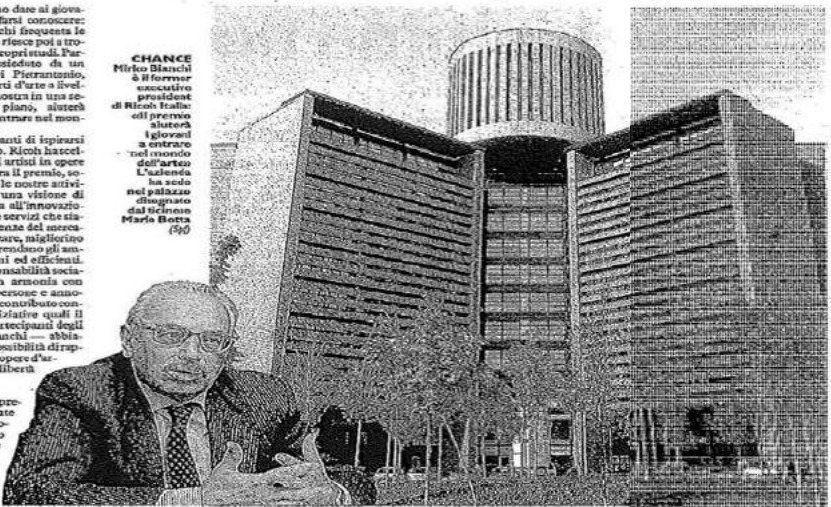
**QUANTO ALL'IDEA** del premio, alla responsabilità sociale d'impresa è da sempre nel Dna di Ricoh - precisa Bianchi - che adotta un approccio attento in ogni attività aziendale e attribuisce grande importanza alla salvaguardia dell'ambiente, all'armonia con la società, al rispetto delle persone, siano esse dipendenti, clienti o partner.

Con questo premio vogliamo dare ai giovani artisti l'opportunità di farsi conoscere: anche se il 10 per cento di chi frequenta le accademie o le scuole d'arte riesce poi a trovare un lavoro adeguato ai propri studi. Partecipare a un premio presieduto da un esperto come Giacinto Di Pietrantonio, uno dei più autorevoli esperti d'arte a livello internazionale, è una mostra in una sede espositiva di primo piano, aiutateci a entrare nel mondo dell'arte.

Il bando chiede ai partecipanti di ispirarsi a principi di alto valore etico. Ricoh ha scelto di farli tradurre a giovani artisti in opere d'arte? Ai valori a cui si ispira il premio, sono parte integrante di tutte le nostre attività aziendali. Mantenedo una visione di ampio respiro, Ricoh punta all'innovazione per realizzare soluzioni e servizi che siano basati sulle effettive esigenze del mercato e siano semplici da utilizzare, migliorino la gestione dei documenti e rendano gli ambienti di lavoro più moderni ed efficienti. Per quanto riguarda la responsabilità sociale, questa si concretizza in armonia con l'ambiente, rispetto per le persone e armonia con la società, dando un contributo concreto alla comunità con iniziative quali il Premio Ricoh. Essendo i partecipanti degli artisti - spiega ancora Bianchi - abbiamo pensato di dare loro la possibilità di rappresentare questi valori con opere d'arte, lasciando alla fantasia libera espressiva e creativa.

**LE QUATTRO OPERE** premiate, saranno poi acquisite da Ricoh, che ha una collezione d'arte. Perché il Premio Ricoh non vuole essere un'iniziativa spot ma rappresentare la volontà di dare vita a qualcosa di più ampio che coinvolga anche nei prossimi anni.

**CHANCE** Mirko Bianchi è il former executive president di Ricoh Italia: gli si affiancherà il giovane artista vincitore del premio.



**IL CONNUBIO** TECNOLOGIA E CREATIVITÀ SI INCONTRANO NEL CONCORSO PATROCINATO DAL COMUNE INSIEME A PALAZZO ISIMBARDI

**LA CONTESSA** I PARTECIPANTI SI SFIDERANO NEI CAMPI DELLA GRAFICA E MA ANCHE CON FOTO E INST.

**di Andy** frequentino scu...

**IN PALAZZO PER I PARTECIPANTI** Prima un'esposizione allo Spazio Oberdan poi nella collezione privata della multinazionale

**GIOVANI TALENTI** e artisti in erba: è stata pensata per loro la prima edizione del premio concorso ideato dall'azienda vimodronese Ricoh e patrocinato dalla Provincia e dal Comune, rivolto ad artisti under 40 iscritti ad accademie e scuole d'arte italiane. Per i partecipanti, una grande occasione: quella di vedere esposte le loro opere nella prestigiosa cornice di Spazio Oberdan e di ricevere un premio in denaro da investire nella passione per l'arte. Per partecipare al concorso gratuito i giovani artisti dovranno realizzare un'opera che rispecchi i valori che Ricoh ha voluto fare propri: impegno nell'innovazione, semplificazione della vita e del lavoro, attenzione all'ambiente e ai principi della responsabilità sociale. I partecipanti potranno liberare la loro fantasia utilizzando qualunque tecnica di arte contemporanea: pittura, disegno, grafica, digital art, fotografia, video art, scul-



L'ESPERTO La giuria sarà presieduta da Giacinto Di Pietrantonio, uno dei più importanti curatori d'arte contemporanea in Italia

**LA SEDE IN VIALE MARTESANA** La firma dell'archistar Botta per la torre eco-compatibile

**UN'AZIENDA** che riesce a coniugare la corsa verso l'innovazione e l'attenzione verso i giovani talenti. Ricoh Italia ha sede in un edificio di molti esempi di opera d'arte di architettura: la torre progettata e costruita da Mario Botta, costruita in viale Martesana. Una scelta, quella fatta dall'azienda, non casuale. Oltre al punto strategico per essere raggiunto dai dipendenti, vicini alla metropolitana - spiega Mirko Bianchi a noi - questo edificio è una combinazione tra idee e ben realizzate e tecnologie all'avanguardia. I materiali utilizzati sono ecosostenibili e la particolare progettazione dell'edificio consente una ottimizzazione dei consumi energetici. L'attenzione al rispetto dell'ambiente è stata riconosciuta qualche mese fa a Ricoh Italia anche dalla comunità internazionale, che l'ha inserita nella classifica «World's Most Ethical Companies, 2010» che seleziona le organizzazioni che si sono distinte per comportamenti e progetti etici.

**Futibile** dalle resine al giro del mondo. Conosci il torante dal Ballerani vorrà soggar uno spiro della memo dalla torre di B

**Ma creta,** re hanno fatto il a Tunisia, fino a alla fine tutto so Vimodrone, dove realizzato il suo nome all'Gradi che a pochi passi ai più piccoli di le sue opere vive.



Chi.Gia. SCULTORE Piergiorgio Balercant

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## **Sustainable and qualitative aspects of the landscape design - Achieving essential and strategic environmental sustainability.**

**Design and layout of the open spaces: green and paved areas, park of native or naturalised species of trees and shrubs , Martesana Canal**

The biodiversity of our planet has been rapidly and irreversibly diminishing over recent years. This environmental emergency has thrown the dominant development model - based on the paradigm of unlimited growth - into crisis. In response, models of sustainable development are now being promoted, establishing a new alliance between man and nature.

The concept of “sustainable development”, meaning development which satisfies the needs of the current population without compromising future generations’ capacity to develop, was defined for the first time at the **United Nations Conference on the Environment and Development, held in Tokyo in 1987.**

Sustainable environmental management must ensure that renewable resources (water, wood and vegetation) are used in harmony with their regeneration cycle, and that polluting substances are only released at levels that can be absorbed by the environment without causing harm. We could say, therefore, **that a state of environmental sustainability has been achieved when the quantity of renewable resources used is no greater than the quantity being generated, and the quantity of non-renewable resources used does not exceed the rate of their replacement with other resources.** In addition, the quantity of solid, liquid and gaseous waste products must not exceed the environment’s capacity to **absorb these without compromising the integrity of existing ecosystems.**

In order for a design to be sustainable it must be suitably integrated with the natural environment, respond to the diverse needs of the population, and attain a high level of ecological efficiency and security from flooding, earthquakes and other risks to the land. The design must therefore be integrated with and related to its context, use a limited amount of land, and provide open spaces and buildings which can be as self-sufficient as possible in terms of energy use.

In this context, PII has promoted and **pursued various design tricks which incorporate technology able to make use of environmentally-sound resources in an effective and efficient way.** This allows energy savings to be made, respects the existing ecosystems and makes the structure **eco-efficient**, thus reducing its environmental impact.



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With regard to our **landscape design** specifically, we can confirm that in terms of town planning, **the design and layout of the open spaces** - by which we mean the **green and/or paved areas**, which are public and private but allocated for public use - are connected and integrated with the existing landscape through a system of alternative transport routes. Thanks to these, the **Martesana Canal**, which runs to the south of the site, does not represent an insurmountable obstacle but rather an opportunity for development and regeneration of both the waterway itself and the existing **green areas** beyond it.

Based on an assessment of the area, the **park** created aims to achieve sustainability targets, above all by **giving a high-quality, safe and useable green space** back to the Vimodrone community, thus encouraging the creation of a **popular meeting place and location for outdoor activities**. Before this project began, the area was disused and abandoned agricultural land, bringing with it the inevitable problems of security and deterioration of the landscape and environment.

In terms of the technical choices made, we should point out that, in order to respect the environment, **the design involves planting native or naturalised species of trees and shrubs in rows and borders**. **These planted areas play an important role for the site as a whole, acting as a filter and providing environmental mitigation for the roadways on the site, as well as softening the visual impact of the new buildings**.

The choice of native species in the design and creation of planted areas is based on the idea of conserving and reconstructing a landscape which is as consistent as possible with what was there before. These areas of trees and shrubs will also serve as a preferential habitat for existing fauna as well as species which may potentially come to the site.

These new stretches of greenery are therefore taking shape as **a high-quality natural environment** which, by reconnecting with the existing green space, provides new elements for the ecological network, both locally and on a wider scale.

Finally, we have studied how **the green spaces should be managed in order to preserve basic natural resources**. For example, the plants will only need a minimum amount of water. The specifications show an irrigation system which collects groundwater, and the main species chosen for the lawns, *Festuca arundinacea*, is characterised by its drought tolerance and high adaptability, even in extreme weather conditions.

The sustainable office centre on the Metro



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**Bausch & Lomb offices on 4<sup>o</sup> floor MiNEC 1  
Entrance**



**Break area and Kitchen**





The sustainable office centre on the Metro



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Waiting area



Entrance and corridor



The sustainable office centre on the Metro



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**Kitchen**



**Open space area**



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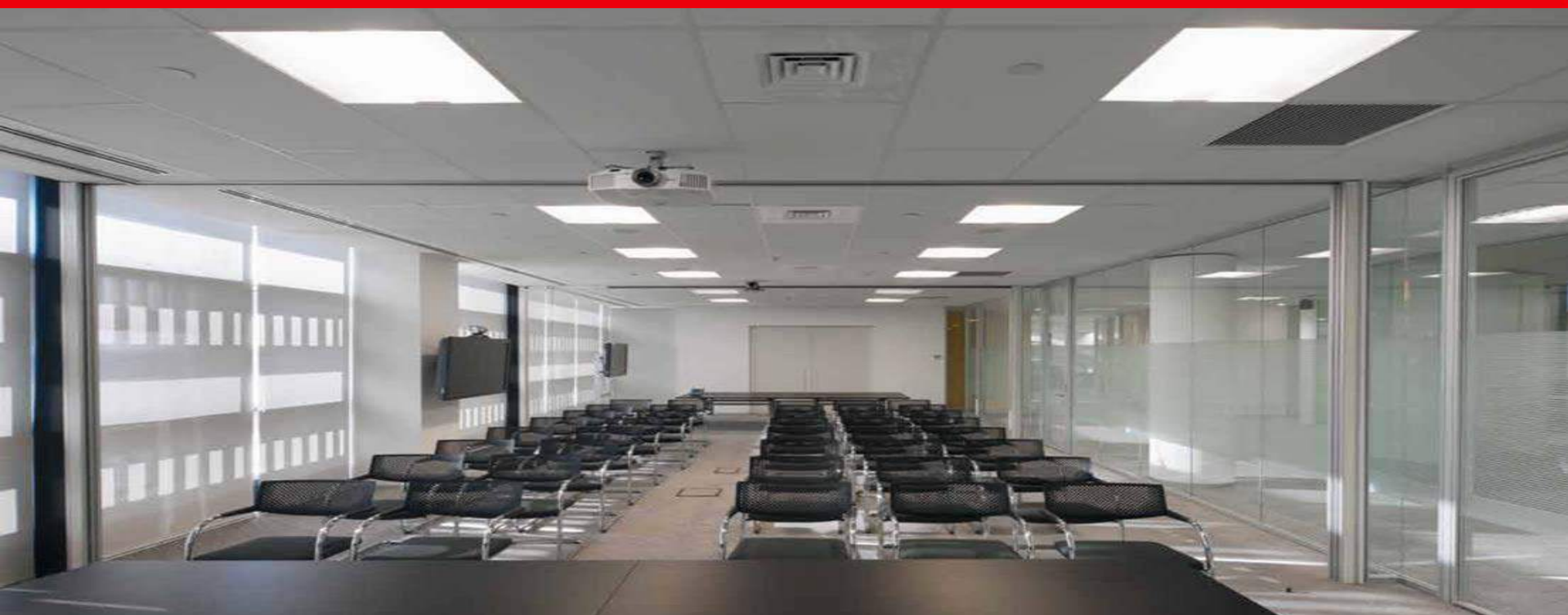
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Meeting room



Meeting room



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Small meeting room

Closed office



Open space, closed office and meeting room



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## MINEC RESTAURANT



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## MINEC RESTAURANT



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Design and layout of the open spaces:  
green and paved areas, native park, Martesana Canal



The sustainable office centre on the Metro



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Design and layout of the open spaces:  
green and paved areas, native park , Martesana Canal

