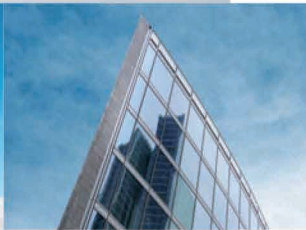
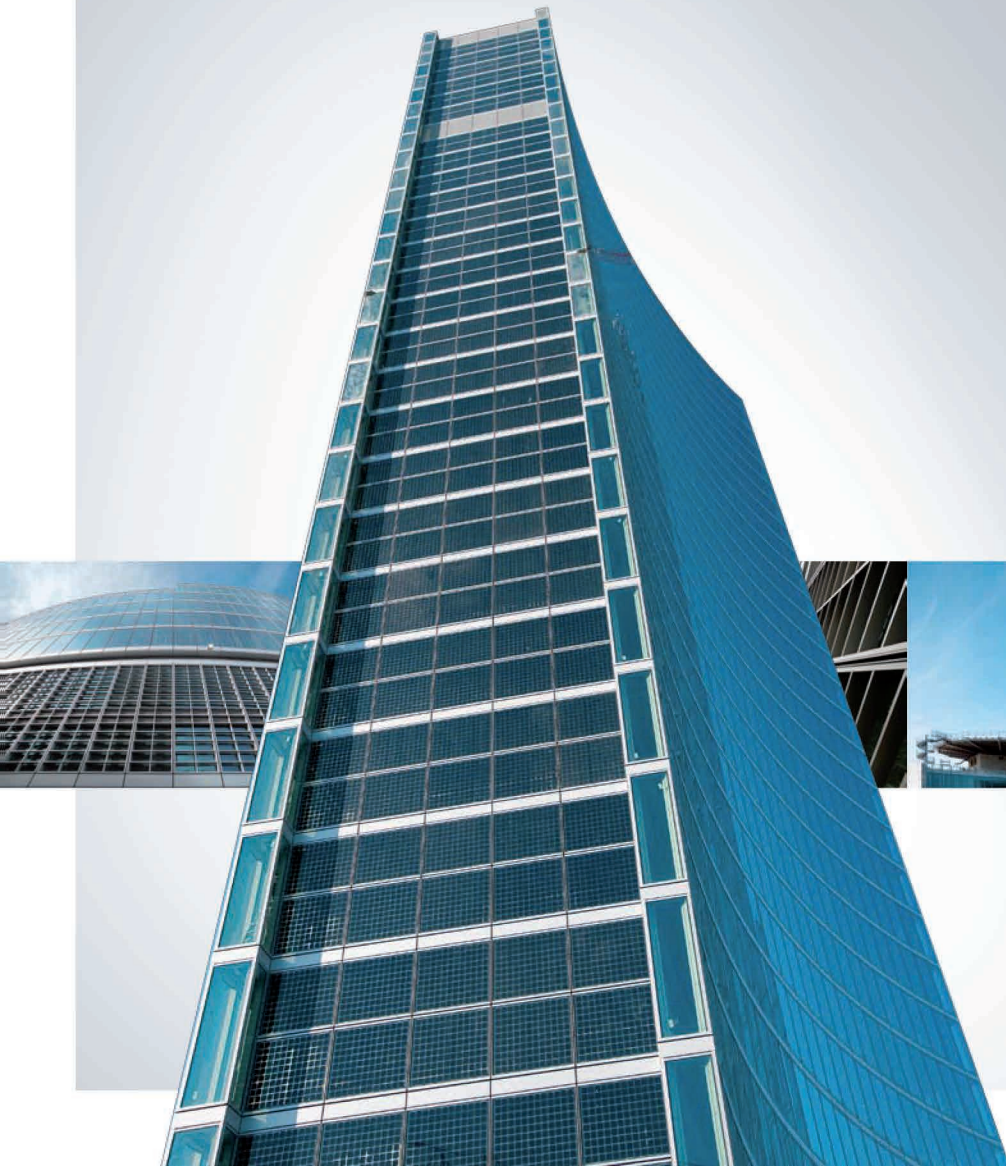


All of **Lombardy**  
in **Palazzo Lombardia**



RegioneLombardia

## A Major Achievement

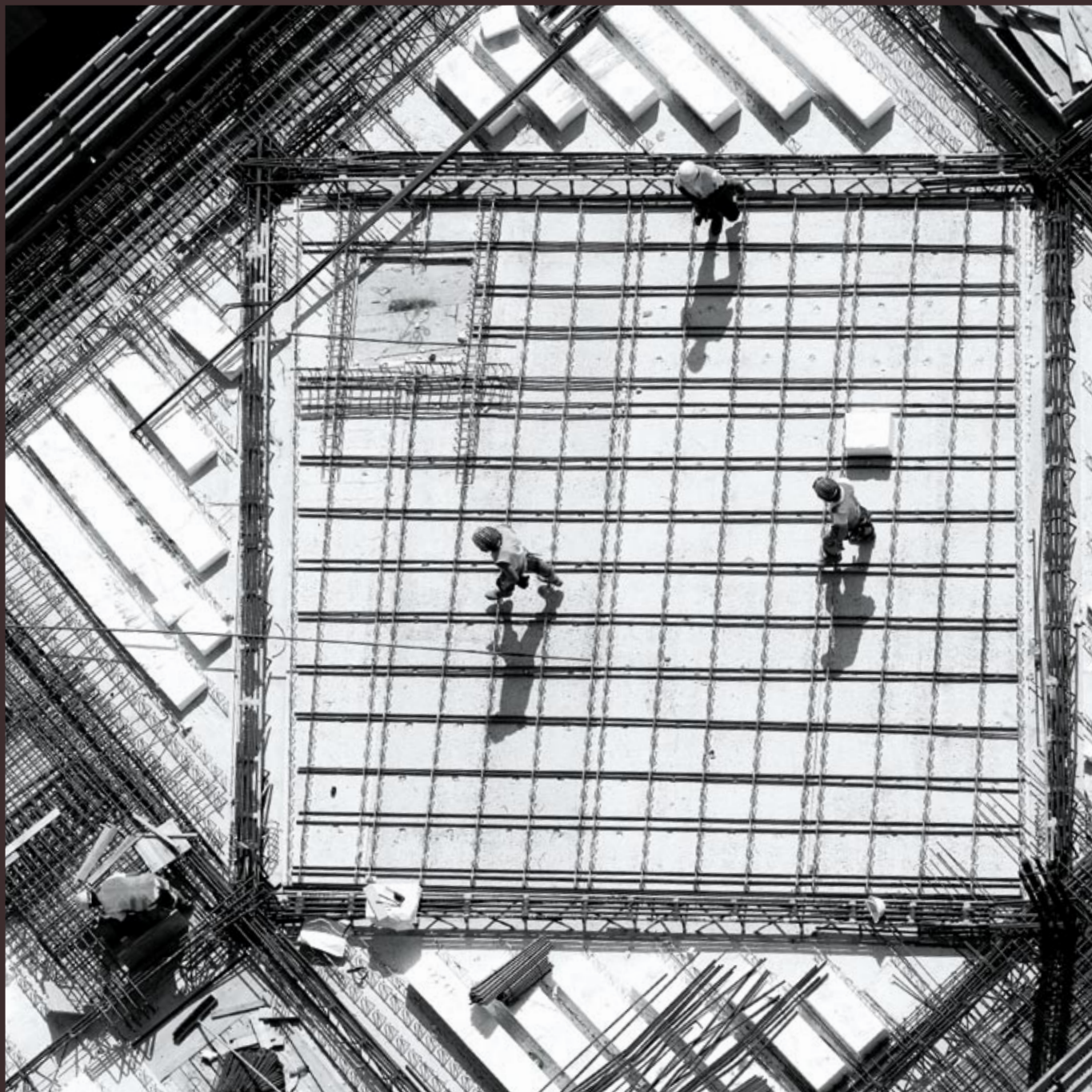
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**A Major Achievement**





## A Winged Tower

The new home to Lombardy's regional government, Palazzo Lombardia, is a winged tower. Consisting of curvilinear eight-floor buildings and a 39-floor, 161.3 m-high central tower, it occupies a total area of some 30,000 m<sup>2</sup> bounded by Via Pola, Via Algarotti, Via Melchiorre Gioia, Largo De Benedetti and Via Restelli.

The complex's name was selected in an online referendum by the many citizens who voted in February 2010 to substitute the site's working name of "Altra Sede" ["Other Headquarters"].

This major new public building is a stone's throw from the Pirelli skyscraper, which has undergone refurbishment and functional upgrades to enable it to continue to serve as a symbolic hub of regional government, as well as opening up to new functions beyond the purely institutional.





A total of 2,850 people work at Palazzo Lombardia. As the place where the institutions and citizens meet, it is a part of the city open to all. The site features a 4000 m<sup>2</sup> covered piazza - Piazza Città di Lombardia - surrounded by stores, bars, exhibition areas and an extraordinary lookout.

“ Before it touches the ground, the tower that stretches up into the sky dissolves into a complex of buildings - the Palazzo's peculiar characteristic „

Henry N. Cobb



## The Heart of a Revived Area

The new regional government headquarters rises in the Garibaldi-Repubblica-Varesine district, which has been undergoing massive urban renewal in recent years. As an integral part of the surrounding urban fabric, Palazzo Lombardia is set to become the area's catalyzing feature.

A new hundred thousand m<sup>2</sup> park is being built alongside the complex which, among other things, will host a Tree Library, an extraordinary open-air botanical garden.

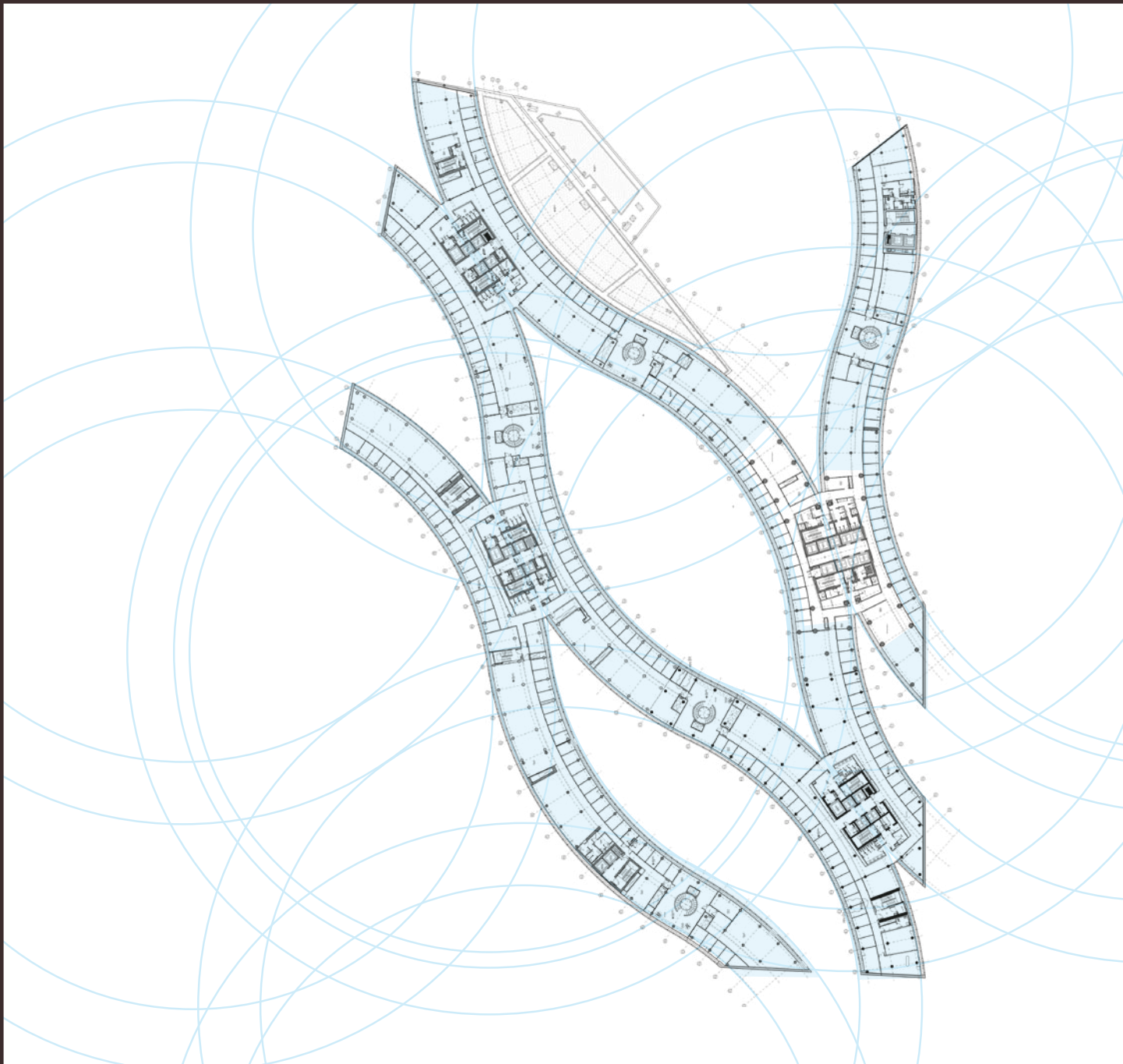
“  
The beauty of a building of this complexity and scale has much to do with its ability to “fit in” with its surrounding space. Our intention has been to design a place of beauty that is also highly functional and in harmony with the surrounding urban fabric,,

Paolo Caputo









## Building Ideas

Palazzo Lombardia grew out of an idea of development the roots of which sink deep into the past; one that, in this day and age, would seem to be more original than ever. By initiating a work of this size and importance, a public sector institution has recast the relationship between a public work, the customer and the city, in the process involving the private sector, society as a whole and talent from across the entire area.

In 2002, the Lombardy regional administration set out guidelines for the project in its *Manifesto for a New Headquarters*, in which it sought “a premium and aesthetically-pleasing complex of public buildings... that is ecologically exemplary both during the construction phase and under management”; a building that would not be an island, but which visually represented “the positive relationship with civil society that is the key feature of the current regional administration’s political outlook”.

“  
In a great civilization everything is, unconsciously,  
a work of art: we help mould a great representation  
of civilization in every one of our works „

Gio Ponti

Ninety-eight designs were submitted to the 2004 *Altra Sede International Competition*. The winning design, presented by the Pei Cobb Freed & Partners Practice of New York, in association with the Caputo Partnership and Sistema Duemila of Milan, creatively adhered to these conceptual indications.

## A Modern-Day Agora

Palazzo Lombardia is not just the regional administration's headquarters, it is a thoroughfare, a lively and welcoming place, a modern-day town square and a place for people to meet and congregate.

It is a public building in the true sense of the term, conceived to belong to everyone and to provide functions that serve the people. Its closest counterpart in Milan is the Castello Sforzesco, which was built more than five centuries ago.



*The Pirelli Building*

## Architecture as Dialogue

The Lombardy Region is proud to be the prime mover behind the most distinguished contemporary architecture in Milan. The Pirelli Building and Palazzo Lombardia are two giants that represent human ingenuity and hard work, boldness and perseverance, and the strengths of the local people.

The Palazzo Lombardia tower conceptually relates to and dialogues with the Pirelli skyscraper - a modernist gem for which it stands as an organic doppelganger. With its tower and large piazza, Palazzo Lombardia was conceived to be a visible and recognizable location, a point of reference for the entire region.

“  
Architecture is the tangible  
product of the human activities  
that it interprets and expresses,”

Gio Ponti

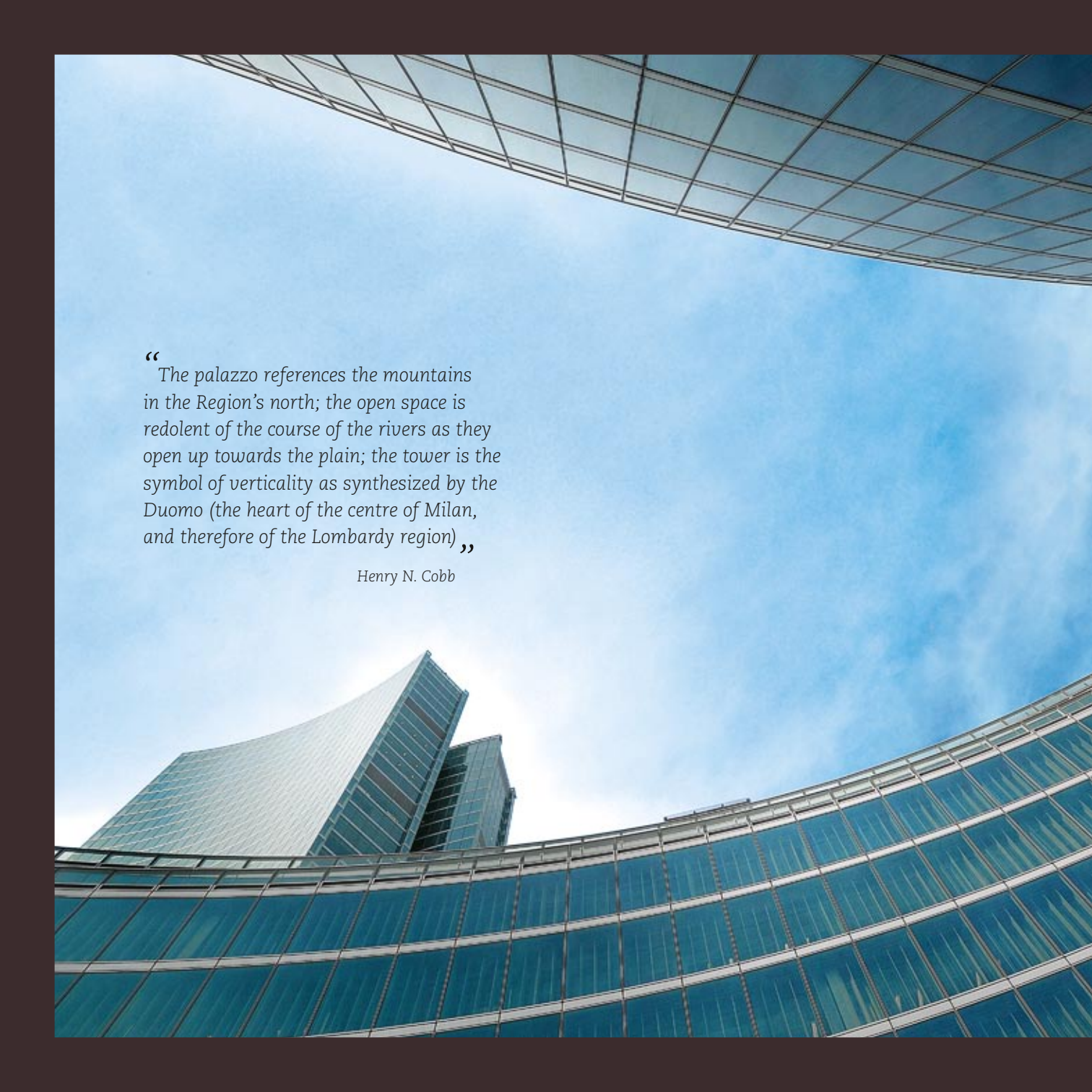




“ The piazza at the heart of the building provides a ‘strong central focus’ that is, at the same time, intimate. Anyone who traverses it will feel that it is ‘their kind of place’ „

Paolo Caputo





*“ The palazzo references the mountains in the Region’s north; the open space is redolent of the course of the rivers as they open up towards the plain; the tower is the symbol of verticality as synthesized by the Duomo (the heart of the centre of Milan, and therefore of the Lombardy region) „*

*Henry N. Cobb*



## All of Lombardy in a Single Palazzo

The architects who designed Palazzo Lombardia conceived it as a synthesis of the entire region, encompassing its territory, history and ideals.

The complex's sinuous curves recall “here, in the heart of the city, the mountains, valleys and rivers of Lombardy”, while at the same time forging “a sequence of public urban landscapes open to all”. The intention is to embody “the principle that government and public bodies are accessible, welcoming and transparent for the people they serve”.

The building's monumental profile is a link to Lombard architectural styles. The tower harks back to abbey belltowers, while the inner courtyards are a revisitation of the broletto from times gone by.

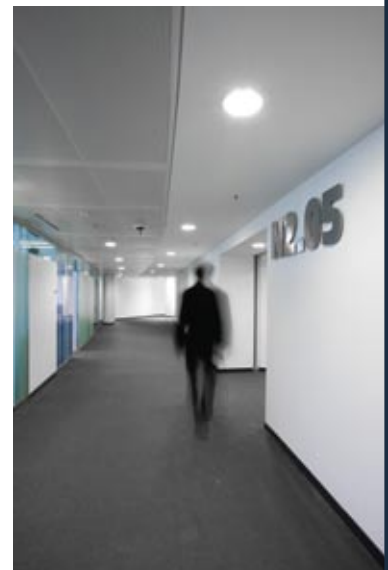
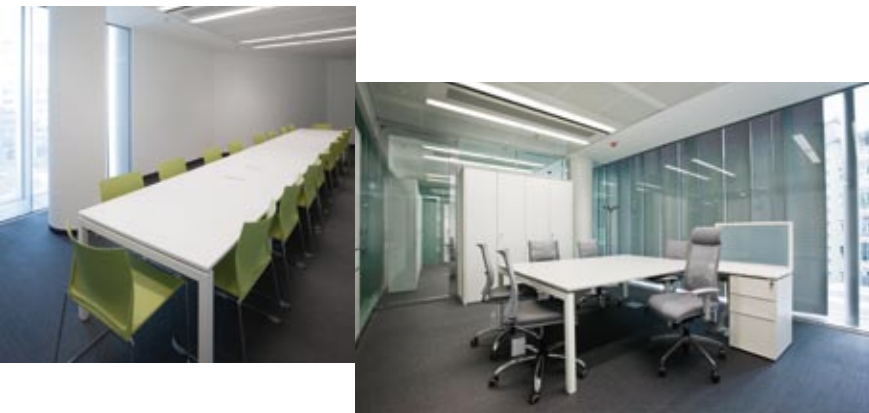




An Opportunity for Lombardy







## An Integrated Regional Government System

Lombardy is the only region in Italy to have grouped together all of its government offices in a single building under its ownership.

Until 2010, regional government offices were spread across thirty-one different premises around town. Transferring all of its employees to Palazzo Lombardia will generate annual savings of around 4 million euros.

Centralizing all regional government functions at a single location increases the speed of communication between offices, to the tangible benefit of citizens, who are the direct beneficiaries of an increasingly efficient service.

This “unity of place” makes the regional government an increasingly identifiable and easy-to-access interlocutor.

## The Square and its Offerings

The blueprint for Palazzo Lombardia called for services and enterprises around the piazza, ensuring that it remains in use seven days a week, every hour of the day.

Restaurants, bars, an ice cream parlour and large gym surround the piazza, as well as services supplied directly by the regional government including a Protocollo Unico helpdesk, an info-point and a library.

Commercial activities are interspersed with cultural spaces to ensure that the complex remains an inviting attraction for all, from regional government employees to people who live in the area, citizens passing through and tourists.

A ground-floor auditorium is available for musical events and conferences.

A total of 600 m<sup>2</sup> of exhibition space is to be found on the mezzanine between the ground and first floors.









## A Renewed Part of the City

Located between two of Milan's historic quarters - the Isola quarter and the Porta Nuova district - Palazzo Lombardia has restored the urban fabric in a part of town that for a long time was lacerated and in need of forward-thinking development.

Indeed, the site was abandoned for over half a century, during which time it was considered one of the city's "non-places". After the Second World War, a number of planned major developments on the former railway station site failed to materialize.

The architects set out to build a complex that would finally breathe new life into this part of town, while at the same time interfacing with the rest of the city.

“  
Not a self-referential building, something  
exceptional for the sake of being exceptional, but  
rather something exceptional that has helped with  
the cohesion of the area in which it is built „

Paolo Caputo

Palazzo Lombardia is not an island. On the contrary, in this part of Milan it acts as the centrepiece of an urban system that is capable of growing further still, as it becomes more and more liveable and secure.





**Caring for the Environment,  
Respecting People**

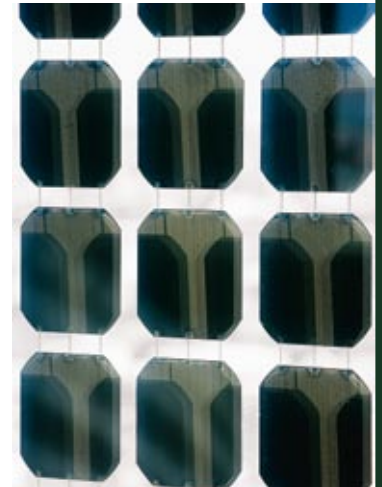


## An Eco-technological Model

Palazzo Lombardia is also a template for eco-sustainable architecture, deploying a great many groundbreaking technological solutions, ranging from a double-skinned climate wall to energy-generating photovoltaic panels, rooftop gardens and groundwater-fed heat pumps.

A metre-wide hollow “climate wall” houses an efficient vertical brise soleil to exploit the sun’s rays and shield direct light in order to optimize internal lighting and temperatures. A Building Management System controls all of the building’s installation systems and ensures maximum efficiency.

Photovoltaic panels of highly-adaptable cells form an integral part of the architecture and formal stylistic approach. Covering a surface area of some 2000 m<sup>2</sup>, they generate 104,000 kWh per year and save the equivalent of 73 tonnes of CO<sub>2</sub>.





## The Environment as a Resource

An innovative heat pump system removes one need for consuming fossil fuel and uses a renewable resource - groundwater - that is available in great quantities beneath the city, drawn from eight wells.

The natural temperature of this groundwater, between 12° and 15°C, makes it a free heat source, reducing power consumption compared to a gas-fired or electric heating system.









“  
*In and amongst the green,  
the colour of architecture is one  
of the voices in the choir of colours  
in nature. It stands out like a soloist*”

Gio Ponti





## Gardens, Porticoed Parkland and Pathways

This major new development in the Garibaldi-Repubblica district of Milan includes plans for a 100,000 m<sup>2</sup> park.

The park is reached by a boulevard that runs along the western flank of Palazzo Lombardia, designed not just to be a thoroughfare but to serve as an educational green pathway.

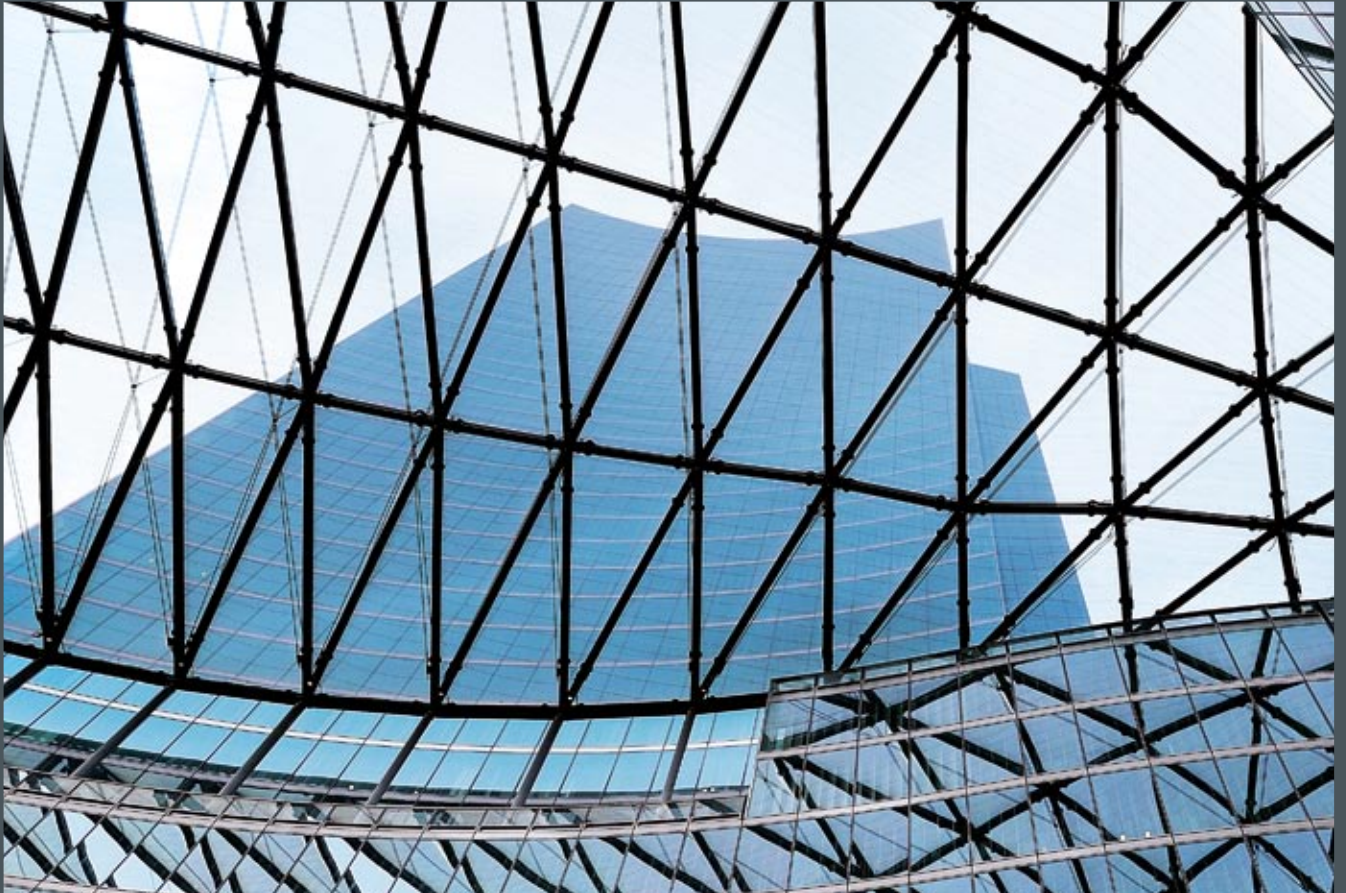
Via Restelli has been transformed into an evocative pathway through the region's natural wonders: water features remind us of its lakes, tree-covered hills represent Alpine foothills, and nine massive Lombard stones serve as reminders of the strength and beauty of the Alps.

A total of some 27,000 m<sup>2</sup> of parkland and green areas are dotted around the built-up area: 3,300 m<sup>2</sup> of woodland, 6800 m<sup>2</sup> of hanging gardens, 3200 m<sup>2</sup> of tree-lined piazzas, 3,380 m<sup>2</sup> of covered piazza, 9,000 m<sup>2</sup> of linear parkland, and 2,060 m<sup>2</sup> of porticoes.



## Responsible Mobility

Lying at the heart of a number of city transport links (Metro lines 2 and 3, the rail network, the urban rail link, and surface public transport), Palazzo Lombardia is well-served by a sustainable mobility system that will also include ten bike sharing stations.



“  
As art, architecture typically and eminently defines the structure of relations that develop in human society between individuals, the institutions and communities, and with the world of nature. In shaping the physical world, it breathes meaning into the human condition: such is the supreme task of architecture, today as at any time in the past,,

Henry N. Cobb



Palazzo Lombardia  
Piazza Città di Lombardia, 1  
Milano

