

KONE ELEVATORS MEET THE CHALLENGES OF MIXED-USE PROPERTY

Elevators at a new development in historic midtown St. Louis do more than transport residents. At Mill Creek Flats Luxury Apartments, elevators are expected to operate smoothly, reduce operational costs and create a contemporary vibe through versatile design.

The six-story Mill Creek Flats building is wrapped in a unique corrugated metal façade. The mixed-use property includes 105 multi-family apartments, a two-story structured parking garage, 10,000 sq. ft. of retail space and amenities such as a fitness center, pet spa, rooftop pool and green space.

The property is served by two KONE MonoSpace® DX 500 machine room-less elevators that combine proven eco-efficient technology with ride comfort and design innovations. This flexible elevator solution is designed for low- to mid-rise new and existing buildings.

COLLABORATION TRANSLATES INTO BENEFITS

Doug Weber, vice president/project executive for general contractor Holland Construction Services, knows the value of collaboration. "When it comes to consideration of elevator shaft size, electrical and space requirements," he says, "it's always better to solidify that sooner rather than later."

KONE was involved in the Mill Creek project early, playing an active role in project budgeting and the design/build assist process. Hoistway dimensions were verified up-front, streamlining the design process and helping eliminate late (and potentially costly) changes.

"On our pre-construction discussions of multi-family projects, KONE has been a great resource," Weber says. "When elevators are being designed for these projects, KONE's suggestions and input have been very beneficial to the design and ownership teams and the client."

Engagement like that keeps projects on budget – and equipment like energy-efficient KONE MonoSpace® DX 500 elevators help reduce lifetime costs, an important consideration for owners intent on protecting long-term investments.



THE CHALLENGE:

- Elevators must have superior ride quality
- Need equipment with low lifetime costs
- Elevators must meet needs of residents and commercial customers

KONE SOLUTION:

- KONE MonoSpace® DX 500 elevators offer superb ride comfort
- Innovative, energy-efficient KONE MonoSpace® DX 500 elevators help reduce operational expenses and lifetime costs
- Front and rear openings, 3,500-lb. capacity and 9-ft. cabs eliminate moving-day stress

FAST FACTS:

MILL CREEK FLATS, ST. LOUIS

- 105 apartments, two-story parking garage, 10,000 sq. ft. retail space
- Five floors of wood framing on top of concrete podium that includes the garage and retail space
- Developer: Pier Property Group

CONSISTENT PERFORMANCE KEEPS PROJECTS ON TRACK

Construction today runs on tight schedules with little tolerance for delays of any kind. KONE project management puts a priority on accurate upfront budgeting and the type of communication that keeps schedules on track.

“There were regular daily discussions between our team and the KONE team,” says Dan Hotop, Holland project director. “It takes good coordination to make these things happen. There were a lot of calls, full understanding and everybody followed through on what they said they would do. KONE was there when we needed them.”

At KONE, we understand that our performance brings customers back. That’s why we go the extra mile with competitive pricing, on-time delivery, phased installation and a commitment to safety and quality.

“KONE is very responsive and they’re always willing to provide assistance to our interior design team,” Doug says. “And they’re definitely on the leading edge of technology, which is very important to our clients. We recommend KONE to other companies all the time.”

KONE MONOSPACE® DX 500 MACHINE ROOM-LESS ELEVATORS

- Excellent eco-efficiency: hoisting technology, lighting and standby solutions for energy efficient operation.
- Superb ride comfort: smooth and quiet operation in compliance with our strict ride comfort standards.
- Versatile design: a broad set of attractive materials and accessories to create a custom interior for your elevator

SPECIFICATIONS

- Speed -- ft/min. (m/s): 150, 200, 350 fpm (.75, 1.0, 1.78 m/s)
- Max. travel -- ft(m): 150 ft. (45.7 m)
- Capacity – lbs (kg): 2,000 – 5,000 AIA (907 – 2,268)
- Landings: 2 - 15

DESIGN INNOVATIONS

- Three design themes to inspire and delight
- 24 professionally designed car interiors to choose from
- A wide range of materials, accessories and lighting solutions help create an elevator that stands out when passengers step in