Virtual Tour

Otemachi One, Tokyo

Date: May 24, 2021

00:01:24 --> 00:01:27: Good morning and thank you for joining the 2021 ULI
00:01:27 --> 00:01:31: Asia Pacific Summit and the live virtual tour of AUTOMATCH
00:01:31 --> 00:01:32: one in Tokyo,
00:01:32 --> 00:01:34: Japan. There will be a Q&A at the end of
00:01:34 --> 00:01:37: the tour and we encourage you to input your quote.
00:01:37 --> 00:01:40: The Q&A function of this webinar.
00:01:40 --> 00:01:43: Now I will hand it over to gram from SOM,
00:01:43 --> 00:01:45: who will give an overview of the program.
00:01:45 --> 00:01:45: Thank you and
00:01:45 --> 00:01:46: over to you.
00:01:52 --> 00:01:55: Good morning, thank you all for joining this morning.
00:01:55 --> 00:01:59: Very excited too. Share the.
00:01:59 --> 00:02:04: Like with you all. It will be a one hour
00:02:04 --> 00:02:05: virtual tour.
00:02:05 --> 00:02:09: We will spend the 1st 30 to 40 minutes.
00:02:09 --> 00:02:13: With a slide presentation and in depth tour of the
00:02:13 --> 00:02:17: project followed by a 15 to 20 minute question and
00:02:17 --> 00:02:18: answer period.
00:02:18 --> 00:02:22: Next hi,
00:02:22 --> 00:02:26: I'm listed for Abaddon design partner at Skidmore,
00:02:26 --> 00:02:30: and Meryl, and today I would like to sort of
00:02:30 --> 00:02:35: introduce the team and also introduced all of you and
00:02:35 --> 00:02:38: thank you for attending this tour.
00:02:38 --> 00:02:42: I've had the pleasure of being part of the ULI
00:02:42 --> 00:02:44: in Japan a number of years ago,
00:02:44 --> 00:02:48: and of course at that time it was slightly different
00:02:48 --> 00:02:51: when everybody was together this time around,
00:02:51 --> 00:02:54: it's going to be a little bit different due to
00:02:54 --> 00:02:56: the pandemic conditions,

00:02:56 --> 00:02:59: and we're going to try to do our best in
00:02:59 --> 00:03:03: explaining our project and trying to take you through the
00:03:03 --> 00:03:07: reality that exists out there right now in ways that
00:03:07 --> 00:03:11: hopefully will fulfill your. Interest in in our project.
00:03:11 --> 00:03:14: So let me introduce you,
00:03:14 --> 00:03:19: the team that has put together this incredibly important project.
00:03:19 --> 00:03:24: First Mr Kind Matsumoto he from mixer and Co limited.
00:03:24 --> 00:03:29: He represents basically the the user end user and it
00:03:29 --> 00:03:35: is their headquarters building that we have designed specifically.
00:03:35 --> 00:03:41: Next, Mr. Much muscle massage to tycoon AKA.
00:03:41 --> 00:03:46: Is miss with miss me to put us on limited?
00:03:46 --> 00:03:51: They are the developers, so Mitsui Company and need some
00:03:51 --> 00:03:55: photos on our coming together in developing this site for
00:03:55 --> 00:04:00: both a headquarters building as well as a commercial building
00:04:00 --> 00:04:05: that will be there for commercial purposes.
00:04:05 --> 00:04:11: Then Mr. Mashita Tanami is with Kajima Corp.
00:04:11 --> 00:04:17: He represents. The contractor that is able to build this
00:04:17 --> 00:04:24: project to an incredibly fine levels of detail and perfection.
00:04:24 --> 00:04:29: And finally Mr ushers us a cheetah Tomoyuki is the
00:04:29 --> 00:04:32: senior architect with Nick Inseki,
00:04:32 --> 00:04:38: who is the architect of record of the project as
00:04:38 --> 00:04:41: well as our collaborator.
00:04:41 --> 00:04:45: And we are very pleased to be working with Nick
00:04:46 --> 00:04:49: and Psyche in the design process.
00:04:49 --> 00:04:53: And so I'm as a company is responsible for being
00:04:53 --> 00:04:57: sort of the design architect on this project and our
00:04:57 --> 00:05:03: collaboration with Nick Inseki is critical and taking our ideas,
00:05:03 --> 00:05:08: design ideas, incorporating them with their professionalism and knowledge and
00:05:08 --> 00:05:09: engineering expertise.
00:05:09 --> 00:05:15: To realize the project. Rami Malek from SLN is managing
00:05:15 --> 00:05:17: the project on our behalf,
00:05:17 --> 00:05:22: and Nick Medrano is the senior architect that's been working
00:05:23 --> 00:05:25: with me on the design process.
00:05:25 --> 00:05:31: Finally, Mr Hirota Kobayashi from the Kobayashi marquee Design Workshop
00:05:32 --> 00:05:36: is the SOM liaison in Japan and has been working
00:05:36 --> 00:05:38: with us for over 15 years.
00:05:38 --> 00:05:42: In bringing SM's expertise to Japan and.
00:05:42 --> 00:05:46: Bringing the sort of building the bridges between the United

00:05:46 --> 00:05:47: States and Japan.
00:05:47 --> 00:05:50: With that I would like to sort of now turn
00:05:50 --> 00:05:53: over to my colleagues to begin to sort of explain
00:05:53 --> 00:05:56: the project in greater levels of detail,
00:05:56 --> 00:06:01: and I will come back towards the end and and
00:06:01 --> 00:06:01: and.
00:06:01 --> 00:06:06: Conclude with some other comments and and and be present
00:06:06 --> 00:06:09: at the question and answer session next please.
00:06:21 --> 00:06:21: OK,
00:06:21 --> 00:06:26: my name is Kane Matsumoto from Mitzi and Co.
00:06:26 --> 00:06:31: Thank you very much for this great opportunity to present
00:06:31 --> 00:06:36: our automotive unprejudiced projects and let me touch upon who
00:06:36 --> 00:06:40: we are first meets and Co or Mitzi Busan is
00:06:40 --> 00:06:44: one of the largest Sogo Shosha in Japan,
00:06:44 --> 00:06:48: so gosha means general trading and investment companies.
00:06:48 --> 00:06:51: And our business area covers energy.
00:06:51 --> 00:06:54: Machinery chemicals, food, textile, logistics,
00:06:54 --> 00:06:59: finance and also a real estate around the world.
00:06:59 --> 00:07:05: And Dmitry Photo Song is the largest real estate developer
00:07:05 --> 00:07:06: in Japan.
00:07:06 --> 00:07:10: Now before presentation let me briefly touch on the background
00:07:10 --> 00:07:14: of the decision-making of this redevelopment.
00:07:14 --> 00:07:21: The two companies made an announcement for redevelopments of the
00:07:21 --> 00:07:26: whole block of Ultimate You won in 2013.
00:07:26 --> 00:07:30: Owns the land owned separately or jointly by two by
00:07:30 --> 00:07:33: the two companies as part of Project.
00:07:33 --> 00:07:35: The head office of Missy,
00:07:35 --> 00:07:40: which is located in the development area will be reviewed.
00:07:40 --> 00:07:44: As a metal fact at the time when both company
00:07:44 --> 00:07:50: decided to jointly purchase one adjacent building in early 2011,
00:07:50 --> 00:07:54: we see and Co. Head office reviewed was not on
00:07:55 --> 00:07:56: the agenda.
00:07:56 --> 00:07:59: He was the day of March 11,
00:07:59 --> 00:08:04: 2011, the Great East Japan earthquake had changed BC and
00:08:04 --> 00:08:06: Coast Top Management's minds.
00:08:06 --> 00:08:10: Although there were no problem in building safety,
00:08:10 --> 00:08:15: however. In consideration of BCP support and energy efficiency and

00:08:15 --> 00:08:17: other environment issues,
00:08:17 --> 00:08:21: the 35 years old office building had huge room for
00:08:21 --> 00:08:22: improvement.
00:08:22 --> 00:08:26: Therefore, there was no objection from the management.
00:08:26 --> 00:08:32: In 2013, two reviews the head office in Harmony with
00:08:32 --> 00:08:36: the area to enhance the competitiveness of Tokyo.
00:08:36 --> 00:08:39: Now I would like to hand over to Mr.
00:08:39 --> 00:08:41: Moustafa and Nucleus before starting our presentation.
00:08:41 --> 00:08:44: Hope you enjoy it. Next piece.
00:08:45 --> 00:08:46: Great thank you
00:08:46 --> 00:08:50: for the introductions Mr. Amounts of motomu Steven from my
00:08:50 --> 00:08:54: name is Nicholas Medrano and I'm design leader at SOM.
00:08:54 --> 00:08:57: And I had the great opportunity of being part of
00:08:57 --> 00:09:00: Otemachi project through its design and construction phases and what
00:09:01 --> 00:09:04: an exciting project to be sharing with the audience today,
00:09:04 --> 00:09:06: especially in this new virtual setting.
00:09:06 --> 00:09:09: The Otemachi walkthrough will be one of the first of
00:09:09 --> 00:09:09: its kind,
00:09:09 --> 00:09:13: so this is a bit of an experiment and we
00:09:13 --> 00:09:15: hope you enjoy the show today.
00:09:15 --> 00:09:18: So during the design process we could not have anticipated
00:09:18 --> 00:09:21: how much our situation would change in just three years,
00:09:21 --> 00:09:24: but here we are entering a brand new world that's
00:09:24 --> 00:09:26: transforming before our eyes.
00:09:26 --> 00:09:28: However, some traditions cannot be shaken,
00:09:28 --> 00:09:31: especially so in this part of Tokyo.
00:09:31 --> 00:09:36: These traditions seem to be as old as time itself.
00:09:36 --> 00:09:38: Tokyo is a city of Duality's,
00:09:38 --> 00:09:41: a city of deep respect for the past.
00:09:41 --> 00:09:44: But at the same time a city that's experiencing exponential
00:09:44 --> 00:09:47: innovation and growth through technology.
00:09:47 --> 00:09:49: And it's this wonderful equilibrium.
00:09:49 --> 00:09:53: The sense of harmony between past and future that inspired
00:09:53 --> 00:09:54: the design.
00:09:54 --> 00:09:54: Pro
00:09:54 --> 00:09:57: tomochi. Its
00:09:57 --> 00:10:01: location couldn't be more suitable to carry out this idea.
00:10:01 --> 00:10:04: The site sits east of the Imperial Palace Gardens and
00:10:04 --> 00:10:08: just West of the growing Otemachi central business district.
00:10:08 --> 00:10:11: And within a 10 minute walk of Tokyo Station.
00:10:13 --> 00:10:17: And so the character of each building absorbed the character

00:10:17 --> 00:10:18: of the city.
00:10:18 --> 00:10:19: With the Mitsui and Co.
00:10:19 --> 00:10:23: Building crafted from a beautiful warm stone facing the palace.
00:10:23 --> 00:10:26: And Otemachi 1 Tower made of sleek glass,
00:10:26 --> 00:10:31: steel and aluminum profiles reflecting the verticality of the Otemachi
00:10:31 --> 00:10:31: district.
00:10:31 --> 00:10:33: Joined together by a common atrium and public space,
00:10:33 --> 00:10:36: which you'll hear a lot more about later in the
00:10:36 --> 00:10:36: tour.
00:10:39 --> 00:10:41: And when viewed separately, one might think these are two
00:10:41 --> 00:10:42: different projects,
00:10:42 --> 00:10:46: but I think it's precisely this balance of opposites that
00:10:46 --> 00:10:48: makes the project so rich and hopefully,
00:10:48 --> 00:10:51: enduring. Some of the spaces you'll see today in our
00:10:52 --> 00:10:54: tour exploit these differences.
00:10:54 --> 00:10:58: While some spaces attempt to blend them together.
00:10:58 --> 00:11:01: So if we take a closer look at the building
00:11:01 --> 00:11:03: at the exterior and interior spaces,
00:11:03 --> 00:11:05: pay attention to the details.
00:11:05 --> 00:11:09: The ideas of craft and composition lie around every corner
00:11:09 --> 00:11:12: and attempt to tell a holistic story about Tokyo that
00:11:12 --> 00:11:13: Mitsui and Co.
00:11:13 --> 00:11:16: And ultimately about those who will occupy and experience these
00:11:16 --> 00:11:17: spaces.
00:11:19 --> 00:11:21: So at that it's my pleasure to pass it back
00:11:21 --> 00:11:22: to Mr Matsumoto,
00:11:22 --> 00:11:24: who will take us on a journey through the Mitsui
00:11:24 --> 00:11:26: and Co building to start the tour.
00:11:32 --> 00:11:33: Hi
00:11:33 --> 00:11:38: this is K Mart Moto of Museum Cody and let
00:11:38 --> 00:11:43: me walk you through of our new office building.
00:11:43 --> 00:11:48: This is a view a before and after our old
00:11:48 --> 00:11:54: office was 100 meter high compared with 160 meters high
00:11:54 --> 00:11:55: now.
00:11:55 --> 00:12:04: Next piece. This is West elevation view from Imperial Paris.
00:12:04 --> 00:12:14: Next, freeze. And these are views from southwest elevations.
00:12:14 --> 00:12:20: Next, freeze. And this is a view from Ultimate Quanta's
00:12:21 --> 00:12:22: office space.
00:12:22 --> 00:12:29: Next, freeze. Uh, this is a view for lower office
00:12:29 --> 00:12:30: floor,

00:12:30 --> 00:12:32: southwest side view of our building.
00:12:32 --> 00:12:36: You can see the mid see hole on the bottom
00:12:36 --> 00:12:39: side of slide through the glass.
00:12:39 --> 00:12:48: Next, freeze. This is the South entrance of our building.
00:12:48 --> 00:12:54: Next, freeze. Uh, this is the main entrance lobby of
00:12:54 --> 00:12:58: military headquarters of north side.
00:12:58 --> 00:13:05: Next please. This is we called tuning zone casual meeting
00:13:05 --> 00:13:10: point for clients at the entrance of Mitzi,
00:13:10 --> 00:13:12: head of office next week.
00:13:14 --> 00:13:18: This is the reception Oval Office,
00:13:18 --> 00:13:23: next freeze. Uh, this is a sub entrance lobby of
00:13:24 --> 00:13:29: our office on the South side of the building.
00:13:29 --> 00:13:36: Next please. Now I would like to talk about the
00:13:36 --> 00:13:40: zoning of our workplace,
00:13:40 --> 00:13:44: the concept of office zoning is our way phrased as
00:13:44 --> 00:13:48: to create intellectual chemical reaction.
00:13:48 --> 00:13:52: Our company has 132 offices in 65 countries,
00:13:52 --> 00:13:56: regions with 45,000 employees globally.
00:13:56 --> 00:14:00: So the new head office was planned based on the
00:14:00 --> 00:14:05: question of what the head office means in the present
00:14:05 --> 00:14:05: age,
00:14:05 --> 00:14:08: where you can work anytime,
00:14:08 --> 00:14:12: anywhere, we think it is necessary to create an area
00:14:12 --> 00:14:15: for a variety of interviews,
00:14:15 --> 00:14:19: including outside kinds together to create a new business through
00:14:19 --> 00:14:21: accidental encounters and collaborations.
00:14:21 --> 00:14:26: To achieve this we have designed an area called camp.
00:14:26 --> 00:14:30: Surrounded by other functions such as Gate Studio,
00:14:30 --> 00:14:34: touched down and meeting rooms.
00:14:34 --> 00:14:36: There are three types of camp.
00:14:36 --> 00:14:43: Social for sharing tacit knowledge with friends coworkers.
00:14:43 --> 00:14:48: Suitable for teamwork and focus for individual works,
00:14:48 --> 00:14:51: which requires concentration next please.
00:14:54 --> 00:14:59: Plan from 16th floor to 28 floors by repeatedly stacking
00:14:59 --> 00:15:04: three types of camp with internal staircases.
00:15:04 --> 00:15:08: Connecting camp vertically for all floors.
00:15:08 --> 00:15:09: So if you move up and down,
00:15:09 --> 00:15:13: you will find a different type of camp.
00:15:13 --> 00:15:16: There's a D space on 25th floor only.
00:15:16 --> 00:15:22: Is a special type of camp that promotes digital transformations.
00:15:22 --> 00:15:32: Next please. This is the studio which provides 70%

00:15:32 --> 00:15:37: seat seating spaces of total number of employees combining with
00:15:38 --> 00:15:38: camp.
00:15:38 --> 00:15:42: There are 110% of workplaces next freeze.
00:15:45 --> 00:15:52: This is a view of a social camp.
00:15:52 --> 00:15:59: Next, freeze. This is another type of camp we called
00:15:59 --> 00:16:00: coworker.
00:16:00 --> 00:16:07: Next, freeze. This is the another type as well focus.
00:16:09 --> 00:16:15: Next, freeze. And this is a.
00:16:15 --> 00:16:17: We and there's only one floor.
00:16:17 --> 00:16:22: We called deep space is also a type of camp.
00:16:22 --> 00:16:30: Next please. This is of use for a counting located
00:16:30 --> 00:16:32: on 7th floors.
00:16:35 --> 00:16:38: OK, so that's the end of my presentation,
00:16:38 --> 00:16:38: thank you.
00:16:45 --> 00:16:50: I. I'm at a time ago from which I have
00:16:50 --> 00:16:55: been in charge of this project over 10 years.
00:16:55 --> 00:16:59: I'm very happy to have the opportunity to make that
00:16:59 --> 00:17:02: presentation over ultimate one.
00:17:02 --> 00:17:07: I'm going to introduce then the office area in ultimate
00:17:07 --> 00:17:08: one color.
00:17:08 --> 00:17:12: Ultimate 1 Tower is 200 meter high and this is
00:17:12 --> 00:17:15: one of the tallest office building.
00:17:15 --> 00:17:20: Similar analogy and ultimately district which is the highest rent
00:17:20 --> 00:17:22: office district feature?
00:17:22 --> 00:17:29: The pieces on the 5th to 32nd floors and hotels
00:17:29 --> 00:17:32: on the 33rd 239th floors.
00:17:32 --> 00:17:36: We believe that this is the highest grade offices of
00:17:36 --> 00:17:39: suitable proud headquarters of global companies.
00:17:39 --> 00:17:44: Next week. And this is the lower part along the
00:17:44 --> 00:17:49: width of the building as under heavy door is 100
00:17:49 --> 00:17:51: meter long.
00:17:51 --> 00:17:55: The office lobby with a height of 10 meter is
00:17:55 --> 00:17:59: on the 1st floor and the bank room of the
00:17:59 --> 00:18:02: hotel is on the 4th floor.
00:18:02 --> 00:18:10: Nextspace since there is a heavy concentration of company headquarters,
00:18:10 --> 00:18:14: building C Ultimate area and also there are many big
00:18:14 --> 00:18:19: companies entrances land with hideous St We made the 1st
00:18:19 --> 00:18:24: floor as large and State Tree Office loading instead of
00:18:24 --> 00:18:31: commercial mode next please. We have prepared 5 elevator banks

00:18:31 --> 00:18:35: on the 1st floor and mezzanine floors.
00:18:35 --> 00:18:39: Ways enable at that company to create their own entrance
00:18:39 --> 00:18:40: next week.
00:18:43 --> 00:18:49: Currently the Tokyo headquarters of Global Company had gathered such
00:18:49 --> 00:18:50: as epidemic Sue.
00:18:50 --> 00:18:56: He double, she Dell and UBS securities and so next
00:18:56 --> 00:18:56: please.
00:18:59 --> 00:19:05: The horizontal stripes design on the wall of the elevator
00:19:05 --> 00:19:10: bank site using the exterior world design of the military
00:19:10 --> 00:19:13: and she oh building as a motif.
00:19:13 --> 00:19:20: Next please. This is, uh,
00:19:20 --> 00:19:25: the lower part on the South side next to massacre.
00:19:25 --> 00:19:29: From the second base metal floor to the first floor,
00:19:29 --> 00:19:34: there are attractive spaces where the height of 22 meter
00:19:34 --> 00:19:36: connected by a large staircase.
00:19:36 --> 00:19:42: Next base. This is the large staircase.
00:19:42 --> 00:19:46: It's very dangerous space. Next please.
00:19:52 --> 00:19:59: Next week. And this building has a luxury and exclusive
00:19:59 --> 00:20:02: route for Bri at ease.
00:20:02 --> 00:20:06: This is a lobby on the third basement.
00:20:06 --> 00:20:11: After dropping the curve, burpees can't directly access to their
00:20:11 --> 00:20:15: room by Fulvia busy elevators exclusively.
00:20:15 --> 00:20:19: We believe that this building is the most luxury office
00:20:19 --> 00:20:20: in Tokyo.
00:20:20 --> 00:20:23: We can't show you their photos today,
00:20:23 --> 00:20:27: but they can also access the lobby of The Four
00:20:27 --> 00:20:31: Seasons Hotel from each office beer only dude.
00:20:31 --> 00:20:37: Next week. This is full body appears elevator.
00:20:37 --> 00:20:44: Next week. And this is the standard floor.
00:20:44 --> 00:20:49: The standard floor is about 3700 square meter with three
00:20:49 --> 00:20:51: meter high ceilings,
00:20:51 --> 00:20:56: which is one of the largest pools in the area,
00:20:56 --> 00:21:01: and we provide highest level DCP by the state of
00:21:01 --> 00:21:03: the art facilities.
00:21:03 --> 00:21:08: Next week. By matching the width of the military and
00:21:08 --> 00:21:14: shield building facing the Imperial Palace site and the position
00:21:15 --> 00:21:19: of the core of his speech during the view of
00:21:19 --> 00:21:23: the impact in the view of the Imperial Palace,
00:21:23 --> 00:21:26: and which is the pitch of this site,
00:21:26 --> 00:21:29: was secured at every floor next week.

00:21:32 --> 00:21:35: It is very beautiful view of the embedded parts site
00:21:35 --> 00:21:37: at higher level floor.
00:21:40 --> 00:21:43: This conquers the presentation about Muslim terror of serious thank
00:21:43 --> 00:21:43: you.
00:21:51 --> 00:21:57: OK, I'm coming from Nikki and and chief objects on
00:21:57 --> 00:22:01: the active record of this project now.
00:22:01 --> 00:22:04: We're going to explain other than failure.
00:22:04 --> 00:22:07: At 1st, I'm going to guide you to Hotel and
00:22:07 --> 00:22:09: conference area.
00:22:09 --> 00:22:14: We next. The new forces and hotel is located at
00:22:14 --> 00:22:19: the top of Ultimate one power at 150 meters above
00:22:19 --> 00:22:23: streak with spectacular views of Tokyo.
00:22:23 --> 00:22:29: Next please. This is hotel entrance at ground floor.
00:22:29 --> 00:22:33: Next please. I guess I direct access to the sky
00:22:33 --> 00:22:37: to be brought up for afternoon key.
00:22:37 --> 00:22:40: There are two restaurants with how to address it and
00:22:40 --> 00:22:44: restaurants including a background chant with private group.
00:22:44 --> 00:22:54: Next Kirby. Next week. Launch space in front of the
00:22:54 --> 00:22:56: restroom.
00:22:56 --> 00:23:03: Next this is a hotel spider which includes a pool,
00:23:03 --> 00:23:08: fitness and treatment rooms, as well as a social room
00:23:08 --> 00:23:10: with the food and beverage.
00:23:10 --> 00:23:15: Next week. I said approves next.
00:23:18 --> 00:23:23: The hotel has 190 standard rooms and suites.
00:23:23 --> 00:23:31: Next each room offers spectacular views of Tokyo.
00:23:31 --> 00:23:37: Like speed. And what about you want our first several
00:23:37 --> 00:23:40: wedding banquet facility,
00:23:40 --> 00:23:42: such as ballroom, meeting Room,
00:23:42 --> 00:23:47: champions on the third floor of Automatic 1 tower?
00:23:47 --> 00:23:53: Next week. The ground floor I broke was direct access
00:23:53 --> 00:23:55: to the bank atrium.
00:23:55 --> 00:24:00: Next the facility is that they too hard line the
00:24:00 --> 00:24:05: excellent view of Tokyo with up to go with exclusive
00:24:05 --> 00:24:11: interior design and excuses type seats supporting the global brand
00:24:11 --> 00:24:19: or seasons. Next please. And the ballroom.
00:24:19 --> 00:24:25: Next but it's big. Next I'm thinking GPC hold or
00:24:25 --> 00:24:33: other large multipurpose hole which has been programmed at the
00:24:33 --> 00:24:42: multifunctional space that contributes to the special 11 divided nation
00:24:42 --> 00:24:49: district. Next please. This is a beautiful space for conference

00:24:49 --> 00:24:50: song.
00:24:50 --> 00:24:56: Next the conference Seattle B and Prefunctional ITI.
00:24:59 --> 00:25:06: Fact be fixed. Flex piece and the full album automatic
00:25:06 --> 00:25:08: Missy Hall.
00:25:08 --> 00:25:15: Next the interior of automaticity hold provides for beautiful views
00:25:15 --> 00:25:20: of the bad parts through its clear glass windows.
00:25:20 --> 00:25:25: Next at the most proper space style,
00:25:25 --> 00:25:29: Timothy Hall. It was conceived as a flexible space to
00:25:29 --> 00:25:31: support all kinds of uses.
00:25:31 --> 00:25:35: Such as concerts, international conferences,
00:25:35 --> 00:25:41: exhibitions and parties. In addition to a movable like like
00:25:41 --> 00:25:45: sitting on the stage at strike acoustic,
00:25:45 --> 00:25:50: attachment price is lifted and lowered on the outside outside
00:25:50 --> 00:25:54: of the class to control the reflective sound of the
00:25:54 --> 00:25:55: world,
00:25:55 --> 00:26:00: making it possible to create a space with accent acoustic
00:26:01 --> 00:26:04: created to support various uses.
00:26:04 --> 00:26:10: Next please. And all the flooring materials are made who
00:26:10 --> 00:26:17: made from materials cut off Mrs Company owned forests.
00:26:17 --> 00:26:21: The design was inspired by the correction to the Imperial
00:26:22 --> 00:26:26: Palace Forest and let nature with the company for a
00:26:26 --> 00:26:27: company or for it.
00:26:27 --> 00:26:34: Next week. At night, the acoustic attachment plate can be
00:26:34 --> 00:26:35: lit up,
00:26:35 --> 00:26:38: displaying itself and programmed activities to this team.
00:26:40 --> 00:26:41: That's all, thank you.
00:26:46 --> 00:26:46: Public
00:26:46 --> 00:26:50: space and gardens. My name is Masaki to turn on
00:26:50 --> 00:26:52: Kajima cooperation.
00:26:55 --> 00:27:00: Next, please this project in conveniently located in city and
00:27:00 --> 00:27:05: did the electrical connection to ultimate subway station.
00:27:07 --> 00:27:13: Next breeze. The anthros view from Ultimate Station and the
00:27:13 --> 00:27:14: pass.
00:27:14 --> 00:27:20: Experience. This and the past connect the the ultimate one
00:27:20 --> 00:27:21: Ave.
00:27:24 --> 00:27:30: Next please. Restaurants and service Facilities support office workers.
00:27:30 --> 00:27:33: Along the Automatch one Ave.
00:27:33 --> 00:27:39: Next please. Also located a basement,
00:27:40 --> 00:27:45: the restaurant area has high ceiling and measuring restaurants.
00:27:49 --> 00:27:52: Next please. And next please.

00:27:54 --> 00:27:57: Ordered much one avenue of Buffalo.
00:28:00 --> 00:28:05: Next please. The avenue is connected to the automated one
00:28:05 --> 00:28:06: Grand Staircase.
00:28:09 --> 00:28:13: Expressed. In order to make it the most over salon
00:28:13 --> 00:28:16: in the context to the city.
00:28:16 --> 00:28:21: The ultimate ground ground staircase was arranged southeast corner on
00:28:21 --> 00:28:22: the tower,
00:28:22 --> 00:28:25: rising up to the street level.
00:28:29 --> 00:28:33: The proud space was designed as a place where you
00:28:33 --> 00:28:37: can feel the change of Four Seasons and the window
00:28:37 --> 00:28:39: while being on the ground.
00:28:42 --> 00:28:47: Next reached. The lobby is a late read please from
00:28:47 --> 00:28:52: Bonanza space on the South side of the metrical building
00:28:52 --> 00:28:58: to impair proper employer Paris to surrounded by greenery.
00:29:02 --> 00:29:07: The outdoor better balance space on the South side.
00:29:07 --> 00:29:13: The metrical building. The project is designed to have 6000
00:29:13 --> 00:29:15: square meters of landscape,
00:29:15 --> 00:29:20: one of the largest drug scape area in the city
00:29:20 --> 00:29:21: city center.
00:29:26 --> 00:29:30: This area ultimate 1 garden is facing and connected to
00:29:30 --> 00:29:32: Imperial Palace Forest.
00:29:35 --> 00:29:41: This layout, large scale Plaza and greenspace created overseas in
00:29:41 --> 00:29:43: the ultimate remodel.
00:29:43 --> 00:29:49: Nochi Andrew Lecture district. Or walkers and the beach tabs.
00:29:49 --> 00:29:53: Two reacts and will contribute to bio bite diversity.
00:29:57 --> 00:30:01: The brand space on the South side of the mythical
00:30:01 --> 00:30:02: building.
00:30:06 --> 00:30:12: The ultimate vanguard in facing the Imperial Palace will be
00:30:12 --> 00:30:14: completed in 2022.
00:30:14 --> 00:30:15: Thank you.
00:30:21 --> 00:30:24: Hi, I'm I'm here to I'm an architect and also
00:30:24 --> 00:30:26: liaison of ice,
00:30:26 --> 00:30:30: so I'm in Japan. I'm going to talk about a
00:30:30 --> 00:30:33: little bit tyrano masakado's grave.
00:30:33 --> 00:30:38: So next please. This is the form view of the
00:30:38 --> 00:30:42: burial mound for tyranno masakado.
00:30:42 --> 00:30:46: And this is a historical sites just next to the
00:30:46 --> 00:30:50: project site and tyrano Masakado is a samurai of early
00:30:50 --> 00:30:54: 10th century and he's admired especially in Tokyo area.

00:30:55 --> 00:30:59: Since he governed this area and protected local people.
00:30:59 --> 00:31:03: And notable for leading the first recorded uprising against the
00:31:03 --> 00:31:05: central government in Kyoto.
00:31:05 --> 00:31:09: And so Masakado is a sort of a hero in
00:31:09 --> 00:31:10: Japan in Tokyo.
00:31:10 --> 00:31:14: And Masakado has been regarded as a God that protects
00:31:14 --> 00:31:14: Tokyo,
00:31:14 --> 00:31:17: but it is at the same time a typical God
00:31:17 --> 00:31:19: that places many curses.
00:31:19 --> 00:31:21: So we are very scared.
00:31:21 --> 00:31:23: In a sense, you know by masakado,
00:31:23 --> 00:31:27: so people respect him. But at the same time we
00:31:27 --> 00:31:27: are all
00:31:27 --> 00:31:29: scared by the courses.
00:31:30 --> 00:31:36: So next please. And this is after the renewal of
00:31:36 --> 00:31:41: Tyrano Masakado's head very ahead amount.
00:31:41 --> 00:31:44: Even in this contemporary city in Tokyo,
00:31:44 --> 00:31:49: this place and the samurai masakado are kept respected and
00:31:49 --> 00:31:51: then collect many prayers today.
00:31:51 --> 00:31:54: And the newest develop redevelopment projects in Tokyo.
00:31:54 --> 00:31:58: The ultimate one, still tries to reflect the tradition of
00:31:58 --> 00:31:59: the local community,
00:31:59 --> 00:32:02: sports and the memory of its place.
00:32:05 --> 00:32:09: Next please. And then the reasons why the head ahead
00:32:09 --> 00:32:14: trying of this barrier Mount Candyce trying cut the old
00:32:14 --> 00:32:16: trees of the site.
00:32:16 --> 00:32:20: Maybe you can see that before after the big difference
00:32:20 --> 00:32:23: is that many trees or trees were cut.
00:32:23 --> 00:32:27: The reasons why they did was that the trees was
00:32:27 --> 00:32:32: that they wanted to make this place much more exposed
00:32:32 --> 00:32:36: and are open to public and then call it more
00:32:36 --> 00:32:39: people. Because I is, you know,
00:32:39 --> 00:32:42: people sort of a scared by that God must have
00:32:43 --> 00:32:46: cut himself and then the place is very dark.
00:32:46 --> 00:32:48: That's why headquarter of this rain.
00:32:48 --> 00:32:52: I decided to cut then then try to open.
00:32:52 --> 00:32:55: So we agreed on the idea and they help to
00:32:55 --> 00:32:58: promote the easy visit at the site.
00:32:58 --> 00:33:01: So for example in this in this image,
00:33:01 --> 00:33:05: the left hand side we put this slope ramp to
00:33:05 --> 00:33:08: have easy access to this site so.
00:33:08 --> 00:33:12: At the same time, new tree were planted at right

00:33:12 --> 00:33:12: side.
00:33:12 --> 00:33:16: And next to the ultimate you on building and so
00:33:16 --> 00:33:19: the atmosphere is totally different.
00:33:19 --> 00:33:24: And then we tried to sort of protect the olden
00:33:24 --> 00:33:28: or the historical part of Tokyo.
00:33:28 --> 00:33:33: The next piece. So this project actually tries to foresee
00:33:33 --> 00:33:34: the future,
00:33:34 --> 00:33:38: but at the same time respect the past.
00:33:38 --> 00:33:38: Thank you.
00:33:42 --> 00:33:44: Excellent, so thank you all.
00:33:44 --> 00:33:47: That was beautiful, beautifully presented.
00:33:47 --> 00:33:50: So we'd like to. We'd like to open it up
00:33:50 --> 00:33:53: to a Q&A session to the attendees,
00:33:53 --> 00:33:57: but before before we go to the entities to questions
00:33:57 --> 00:34:00: and please put your questions in the Q&A chat,
00:34:00 --> 00:34:04: Nicholas and I would like to.
00:34:04 --> 00:34:06: To ask some of the panelists,
00:34:06 --> 00:34:10: few of our own questions and will also be sharing
00:34:10 --> 00:34:14: a short video during during the questions Nicholas.
00:34:14 --> 00:34:15: Great
00:34:15 --> 00:34:18: thanks from. So the first question for Mr.
00:34:18 --> 00:34:21: Matsumoto and it's a two part question,
00:34:21 --> 00:34:23: and so while the video plays in the background,
00:34:23 --> 00:34:26: please type your questions in the chat box as Graham
00:34:26 --> 00:34:27: Brown mentioned.
00:34:27 --> 00:34:30: But the first question is how did the project come
00:34:31 --> 00:34:32: to be between Mitsui,
00:34:32 --> 00:34:35: Co and Mitsui Fudosan and what were some of the
00:34:35 --> 00:34:37: critical decisions you made?
00:34:37 --> 00:34:39: In order to move the project forward,
00:34:39 --> 00:34:40: Mr. Matsumoto.
00:34:41 --> 00:34:45: K Just came out smooth again and the answer to
00:34:45 --> 00:34:48: this question is quite simple.
00:34:48 --> 00:34:52: Firstly they are three parcels of land in automatch,
00:34:52 --> 00:34:57: one block, one owned by Mickey and Cole and one
00:34:57 --> 00:34:58: owned by Meat,
00:34:58 --> 00:35:03: Seafood or Song and the other A jointly owned by
00:35:03 --> 00:35:04: both companies.
00:35:04 --> 00:35:08: So we are the owner of the land,
00:35:08 --> 00:35:12: the secondly for the project meets in code.
00:35:12 --> 00:35:16: And Missy, for those who would like to combine the
00:35:16 --> 00:35:21: integrated and global strength of Mitzi and Co,

00:35:21 --> 00:35:26: which is the community development expertise demonstrated tailed by Mitzi
00:35:27 --> 00:35:31: Folsom through other major projects such as Tokyo Midtown,
00:35:31 --> 00:35:36: so our goal was to create an attractive composite urban
00:35:36 --> 00:35:37: community.
00:35:37 --> 00:35:42: The biggest decision to move forward was to persuade our
00:35:42 --> 00:35:43: senior.
00:35:43 --> 00:35:46: Management to rebuild Mitzi and Co.
00:35:46 --> 00:35:50: Head office itself. If that not happened,
00:35:50 --> 00:35:57: the redevelopment would be totally different from current shape.
00:35:57 --> 00:35:58: That's my answer.
00:35:59 --> 00:36:02: Great thank you, Mr Matsumoto.
00:36:02 --> 00:36:05: So the second question is for most of.
00:36:05 --> 00:36:08: And the question is, how does the project engage and
00:36:08 --> 00:36:12: interact with the city provide critical public amenities,
00:36:12 --> 00:36:15: and contribute to urban betterment and talk about how these
00:36:15 --> 00:36:18: spaces influence the design of otemachi one?
00:36:19 --> 00:36:20: Yeah, you know,
00:36:20 --> 00:36:24: I think what's interesting is that a good number of
00:36:24 --> 00:36:29: our speakers have touched upon sort of very special aspects
00:36:29 --> 00:36:33: of the project and it is a very special place
00:36:33 --> 00:36:35: within Tokyo. As we mentioned earlier,
00:36:35 --> 00:36:38: it is right adjacent to the Imperial Palace.
00:36:38 --> 00:36:43: It has a direct sort of view onto the site
00:36:43 --> 00:36:44: at the other end,
00:36:44 --> 00:36:49: it's also connected to the business district of North Amache
00:36:49 --> 00:36:49: and.
00:36:49 --> 00:36:52: To the east, to new Home Bashi and to the
00:36:53 --> 00:36:53: South.
00:36:53 --> 00:36:57: To the area around Tokyo Station so it holds a
00:36:57 --> 00:37:02: very sort of special place within the city.
00:37:02 --> 00:37:06: And also we talked about the open space that's part
00:37:06 --> 00:37:08: of this project,
00:37:08 --> 00:37:13: which is very rare in Tokyo to create an open
00:37:13 --> 00:37:17: space as part of a commercial development.
00:37:17 --> 00:37:22: So there are many aspects of how this project contributes
00:37:22 --> 00:37:26: to sort of both the transportation connections within Tokyo to
00:37:27 --> 00:37:30: the open space as well as sort of understanding a
00:37:30 --> 00:37:35: cultural connection to the Japan of the past as well
00:37:35 --> 00:37:37: as Japan of the future,
00:37:37 --> 00:37:41: and we've been trying to incorporate all of those things

00:37:41 --> 00:37:45: into a cohesive and in a continuous sort of narrative.
00:37:45 --> 00:37:49: And lastly, you know we were talking about.
00:37:49 --> 00:37:53: Mostly condos shrine, which also exists on the site and
00:37:53 --> 00:37:54: and has you know,
00:37:54 --> 00:37:59: creates a physical sort of restriction within the site and
00:37:59 --> 00:38:02: one of the things that we had to do is
00:38:02 --> 00:38:06: to figure out a good way to get around it
00:38:06 --> 00:38:10: and incorporate it into the open space in such a
00:38:10 --> 00:38:13: way that it didn't feel as a add on or
00:38:13 --> 00:38:17: or an extension of something that you know wasn't supposed
00:38:17 --> 00:38:20: to be on the site.
00:38:20 --> 00:38:26: So those are elements that we all were involved in.
00:38:26 --> 00:38:29: And dumb. On top of that,
00:38:29 --> 00:38:34: obviously is that ultimately is a primarily business destination,
00:38:34 --> 00:38:39: and adding a component like The Four Seasons Hotel certainly
00:38:39 --> 00:38:44: adds to a more enriched kind of urban environment and
00:38:44 --> 00:38:48: A and a life beyond the business hours of the
00:38:48 --> 00:38:52: site. So there are. Aspects to this project,
00:38:52 --> 00:38:57: both from sort of physical planning as well as functional
00:38:57 --> 00:39:01: planning that create a in addition to the to the
00:39:01 --> 00:39:04: city that's unique on its own.
00:39:06 --> 00:39:10: As well as sort of enhancing the public life and
00:39:10 --> 00:39:14: lastly sort of the the Mitsui Hall is a unique
00:39:14 --> 00:39:18: component of this of the project as well.
00:39:18 --> 00:39:22: It is primarily for the use of Mitsui and Co
00:39:22 --> 00:39:26: but it is also open to the public so there
00:39:26 --> 00:39:30: will be moments in which the public will be invited
00:39:30 --> 00:39:35: into into that Hall to participate in variety of cultural
00:39:35 --> 00:39:36: aspects of it so.
00:39:36 --> 00:39:39: We feel that in totality,
00:39:39 --> 00:39:43: the project is a well integrated.
00:39:43 --> 00:39:47: Development within Tokyo business districts.
00:39:49 --> 00:39:53: Fantastic, so the third question,
00:39:53 --> 00:39:57: Mr. As the architect of record for the development talk
00:39:57 --> 00:40:02: about the importance of collaboration and sharing of ideas between
00:40:02 --> 00:40:07: East and West and between all consultants involved in Otemachi
00:40:07 --> 00:40:10: one. What are some of the opportunities and challenges working
00:40:10 --> 00:40:13: with such a diverse range of consultants around the globe?
00:40:17 --> 00:40:20: Yeah, and methods Christian and correct.

00:40:20 --> 00:40:27: It's created by the collaborate so many people regardless of
00:40:27 --> 00:40:28: political science.
00:40:28 --> 00:40:32: A longer term projects and larger side projects are more
00:40:32 --> 00:40:34: difficult to collaborate with.
00:40:34 --> 00:40:38: There are two important things I and that I always
00:40:38 --> 00:40:39: think about.
00:40:39 --> 00:40:43: And the first is sharing goals.
00:40:43 --> 00:40:48: A client client simplistic calls a essential to maximizing the
00:40:49 --> 00:40:53: potential of collaborators and achieving project.
00:40:53 --> 00:40:59: For example, even this project I promised land proposal,
00:40:59 --> 00:41:06: presumable strickle and traditional context with advanced app context.
00:41:06 --> 00:41:10: We designed the details of each part while always sharing
00:41:10 --> 00:41:11: this concept.
00:41:13 --> 00:41:18: The other is respecting each other.
00:41:18 --> 00:41:26: Designers, architects, and consultants have their own positions and duties.
00:41:26 --> 00:41:31: Teamwork will not work unless you trust and respect each
00:41:31 --> 00:41:31: other.
00:41:31 --> 00:41:34: And on the other hand.
00:41:34 --> 00:41:38: We also need a strong sense of responsibility to perform
00:41:38 --> 00:41:39: duties.
00:41:39 --> 00:41:43: And that should be respected like collaborators.
00:41:43 --> 00:41:48: I think it doesn't matter which countries are corrupted slow
00:41:48 --> 00:41:49: I think.
00:41:49 --> 00:41:52: That's my, that's my answer.
00:41:52 --> 00:41:53: Thank
00:41:53 --> 00:41:55: you, Mr Ishida. We certainly certainly enjoyed working with you.
00:41:55 --> 00:41:57: We have to do it again.
00:41:57 --> 00:42:00: What a great result for otemachi.
00:42:00 --> 00:42:03: So let's pass it on to the next question for
00:42:03 --> 00:42:04: Cortana.
00:42:04 --> 00:42:08: What are some of the sustainability strategies at O,
00:42:08 --> 00:42:11: H1, and what are some of the obstacles or challenges
00:42:11 --> 00:42:13: and implementing them?
00:42:15 --> 00:42:20: Oh, and system restore their strategies is a.
00:42:20 --> 00:42:27: This project is a DHC plant was renewed while continue
00:42:27 --> 00:42:33: to supply energy by utilizing the development site.
00:42:33 --> 00:42:37: In the event of a power outage,
00:42:37 --> 00:42:43: 72 hours of operation of plant is the average available
00:42:43 --> 00:42:44: by institute,
00:42:44 --> 00:42:47: dual fuel type margins generated.

00:42:47 --> 00:42:53: Which can use the high dealer will middle pressure city
00:42:53 --> 00:42:55: gas and stored oil.
00:42:55 --> 00:43:02: Then renewed high efficiency plant equipment can reduce the environment
00:43:02 --> 00:43:03: Rd.
00:43:03 --> 00:43:07: And improvement of system efficiency.
00:43:07 --> 00:43:13: And reducing CO2 emission was made by installing a chimney
00:43:13 --> 00:43:18: of the latest history covered border to 200 /
00:43:18 --> 00:43:22: 200 meters above the ground.
00:43:22 --> 00:43:25: This is answered. Thank you.
00:43:26 --> 00:43:27: Thank you Mr.
00:43:27 --> 00:43:30: Tim and finally a question for.
00:43:30 --> 00:43:33: That's in everybody's mind today for Mr.
00:43:33 --> 00:43:38: Klinika. So how has the pandemic affected building operations and
00:43:38 --> 00:43:42: how have you pivoted the business model to adapt to
00:43:42 --> 00:43:43: a post pandemic Tokyo?
00:43:47 --> 00:43:52: Uh, this is that very interesting question and.
00:43:52 --> 00:43:56: We've got this. Uhm? To begin with,
00:43:56 --> 00:44:00: the vacancy rate and the office market in Tokyo is
00:44:00 --> 00:44:02: on a gradual uptrend,
00:44:02 --> 00:44:06: but it is still just over 5%.
00:44:06 --> 00:44:10: Not all companies and workers can work at home.
00:44:10 --> 00:44:15: It is limited methods, so we don't believe that pandemics
00:44:15 --> 00:44:20: will significantly reduce office demands in torture.
00:44:20 --> 00:44:25: However, the office racing about our company may be smaller
00:44:25 --> 00:44:29: and we will need to gather more number of companies
00:44:29 --> 00:44:33: so the market is getting more and more competitive.
00:44:33 --> 00:44:39: But I think the vacancy rate of popular and attractive
00:44:39 --> 00:44:43: offices like Ultimate Terror will not increase.
00:44:43 --> 00:44:45: On the other hand, no.
00:44:45 --> 00:44:51: That many people have worked at home giving employees choices
00:44:51 --> 00:44:52: in how to work,
00:44:52 --> 00:44:56: where to work as a condition for company that can
00:44:56 --> 00:44:58: attract excellent number,
00:44:58 --> 00:45:04: excellent human resource. It is necessary for everyone together in
00:45:04 --> 00:45:08: an office in the city center just for intensive work
00:45:09 --> 00:45:10: or meetings only.
00:45:10 --> 00:45:15: To listen to reports that the housing in Tokyo is

00:45:15 --> 00:45:20: generally small and many people cannot secure enough works is

00:45:20 --> 00:45:21: at home.

00:45:21 --> 00:45:26: Mitzi photos and so it also has over 100 membership

00:45:26 --> 00:45:29: based satellite offices,

00:45:29 --> 00:45:33: and we called Works Starling office nationwide,

00:45:33 --> 00:45:36: mainly in the Tokyo metropolitan area,

00:45:36 --> 00:45:40: and their utilization rate is increasing.

00:45:40 --> 00:45:45: We would like to prepare a tad place that is

00:45:45 --> 00:45:48: neither the head office nor home.

00:45:48 --> 00:45:51: And we would have made the various needs of office

00:45:51 --> 00:45:52: workers.

00:45:54 --> 00:45:59: I think we need to receive creative ideas and inspiration

00:45:59 --> 00:46:01: from various people.

00:46:01 --> 00:46:05: And for that purpose we gather at the head office

00:46:05 --> 00:46:11: and accidental communication and share the company for speed and.

00:46:11 --> 00:46:17: Project scrolls and. So the problems threw him off.

00:46:17 --> 00:46:22: So we will still need the head office after pending.

00:46:22 --> 00:46:26: We believe that it will be more important than ever

00:46:26 --> 00:46:31: in what kind of the city the office is located.

00:46:31 --> 00:46:36: The significant point is whether the city will be exciting

00:46:36 --> 00:46:37: and growing.

00:46:37 --> 00:46:43: Yep, growth strategies and efforts to enhance the attractiveness of

00:46:43 --> 00:46:47: the city itself will become a key factor in the

00:46:47 --> 00:46:48: future.

00:46:48 --> 00:46:49: That's my answer.

00:46:52 --> 00:46:56: Thank you very much for sharing your your thoughts that

00:46:56 --> 00:46:56: are,

00:46:56 --> 00:46:59: you know, in our lines and everyone's minds around the

00:46:59 --> 00:47:02: world about the future of development and office space.

00:47:02 --> 00:47:05: So that leaves us a lot to think about,

00:47:05 --> 00:47:07: and in a very positive note,

00:47:07 --> 00:47:09: I think for everyone to think about.

00:47:09 --> 00:47:12: So thank you. We'd like to open it up now

00:47:12 --> 00:47:16: to any questions from the audience.

00:47:16 --> 00:47:20: I don't see any in that question and answer chat.

00:47:20 --> 00:47:21: But if you have any questions,

00:47:21 --> 00:47:23: please put it in the question and answer chat now

00:47:23 --> 00:47:25: and we'd be happy to to share our thoughts on

00:47:25 --> 00:47:25: that.

00:47:30 --> 00:47:34: So if you know if there aren't any questions.

00:47:34 --> 00:47:36: We can go to the next slide,
00:47:36 --> 00:47:40: Nick, and maybe Mustafa can them.
00:47:40 --> 00:47:43: Help us with a couple of closing closing remarks and
00:47:43 --> 00:47:46: if there are any questions Mr thought maybe I'll maybe
00:47:46 --> 00:47:49: I'll note them then so I don't see any yet.
00:47:49 --> 00:47:53: Well Ram, thank you. Maybe there's a just a couple
00:47:53 --> 00:47:56: sort of lighthearted comments that I may make.
00:47:56 --> 00:48:00: One of them was that the fact that this was
00:48:00 --> 00:48:01: a competition.
00:48:01 --> 00:48:05: It was a held competition and we were very fortunate,
00:48:05 --> 00:48:07: obviously to to win it.
00:48:07 --> 00:48:10: But in in the process of the competition,
00:48:10 --> 00:48:14: we knew about the mostly condos shrine and the and
00:48:14 --> 00:48:18: the curse that goes with the with the shrine.
00:48:18 --> 00:48:20: So we wanted to ensure that.
00:48:20 --> 00:48:25: We had our good luck and therefore every time we
00:48:25 --> 00:48:27: made the presentation.
00:48:27 --> 00:48:29: The Material Girl and made Seafood Hassan.
00:48:29 --> 00:48:33: We made sure we stopped at master card or shrine
00:48:34 --> 00:48:36: and paid our respects to him.
00:48:36 --> 00:48:40: So I think he's done really well for us and
00:48:40 --> 00:48:44: I hope that he is resting in his new trying.
00:48:44 --> 00:48:48: Come with our respect and our our good luck.
00:48:48 --> 00:48:53: I also want to sort of really dumb thank everybody
00:48:53 --> 00:48:54: from.
00:48:54 --> 00:48:58: All the participants, but really are our partners in making
00:48:58 --> 00:49:00: this project possible.
00:49:00 --> 00:49:05: You know, from the material company and their vision about
00:49:05 --> 00:49:10: how they wanted to sort of advance there.
00:49:10 --> 00:49:14: Corporate culture through this new building also Mitsui Fudosan,
00:49:14 --> 00:49:18: who has been a fantastic client for SOM.
00:49:18 --> 00:49:23: Now we have completed our third project with them and
00:49:23 --> 00:49:26: then I can't thank you enough.
00:49:26 --> 00:49:32: Nick Inseki and Mr Rashida about the collaboration that we've
00:49:32 --> 00:49:33: had together.
00:49:33 --> 00:49:37: And dumb, and as I said earlier,
00:49:37 --> 00:49:41: you know the Kajima Corporation did a fantastic job in
00:49:42 --> 00:49:46: building this project to such great levels of detail and
00:49:47 --> 00:49:51: and perfection that you know it's very hard for us
00:49:51 --> 00:49:57: as Westerners to. To realize how beautiful construction can

be
00:49:57 --> 00:49:59: and how precise it can be.
00:49:59 --> 00:50:04: Because we're used to a lot of bad construction around
00:50:04 --> 00:50:05: the world and and.
00:50:05 --> 00:50:10: And finally, you know, I would also like to thank
00:50:10 --> 00:50:14: Hiroto who has been with SOM working with us in
00:50:14 --> 00:50:19: Japan as our liaison for many many years and bringing
00:50:19 --> 00:50:23: to us all the not only the information and the
00:50:23 --> 00:50:25: liaison aspects.
00:50:25 --> 00:50:29: But really, bridging the culture between what we bring to
00:50:29 --> 00:50:32: the table and what exists in Japan.
00:50:32 --> 00:50:34: So for all of you,
00:50:34 --> 00:50:39: we really offer our greatest thanks and we are very
00:50:39 --> 00:50:42: proud of being being part of this project.
00:50:44 --> 00:50:48: Excellent thank you Mr Fat while you were you were
00:50:48 --> 00:50:50: telling us about.
00:50:50 --> 00:50:53: So some of those, some of those stories were lovely.
00:50:53 --> 00:50:57: Thank you. There is a question that has come in.
00:50:57 --> 00:51:02: The strategies being used to deal with climate change and
00:51:02 --> 00:51:03: sustainability issues.
00:51:03 --> 00:51:06: And I'd like to I can open it up to
00:51:06 --> 00:51:10: any of the panelists who can who can touch a
00:51:10 --> 00:51:15: little bit about the strategies for dealing with sustainable issues
00:51:15 --> 00:51:19: or climate change. Maybe I'll just start it and then
00:51:19 --> 00:51:20: I think Mr.
00:51:20 --> 00:51:24: Ishida and others can continue and sort of adding details.
00:51:24 --> 00:51:27: One of the interesting things about this project,
00:51:27 --> 00:51:29: and as it relates to sustainability,
00:51:29 --> 00:51:33: is the fact that on this site existed a very
00:51:33 --> 00:51:34: large.
00:51:34 --> 00:51:38: Central plant that served the district and one of the
00:51:38 --> 00:51:41: tasks that we had was be able to continue to
00:51:41 --> 00:51:46: build this project while maintaining that that central plant in
00:51:46 --> 00:51:49: the in the district and replace it in place under
00:51:49 --> 00:51:54: that beautiful public space that garner that we were talking
00:51:54 --> 00:51:54: about.
00:51:54 --> 00:51:58: So the the project from the time when it was
00:51:58 --> 00:52:03: conceived to the time it was built and has taken
00:52:03 --> 00:52:05: a very long sort of.
00:52:05 --> 00:52:10: Time, approximately 10 years and the issues of sustainability were
00:52:10 --> 00:52:14: dealt with in slightly different sort of orders at the

00:52:14 --> 00:52:15: time,
00:52:15 --> 00:52:20: but ultimately in the way that the project both utilizes
00:52:20 --> 00:52:25: energy as well as contributes to sort of broader.
00:52:25 --> 00:52:29: Energy use in the district makes it a very sustainable
00:52:29 --> 00:52:31: project in its own.
00:52:34 --> 00:52:37: OK so I I tried to,
00:52:37 --> 00:52:40: you know translate this question to the participants.
00:52:40 --> 00:52:44: I know all question work so could I meant to
00:52:44 --> 00:52:49: change it to you Marco handle needle stick or no
00:52:49 --> 00:52:54: order Aceca had well Madonna who need to use more.
00:52:54 --> 00:52:56: Hey man, I know did see the human Olga.
00:52:56 --> 00:52:59: I know this sort of gold market ketosis in Nevada.
00:52:59 --> 00:53:02: I know that this step here so you can do
00:53:02 --> 00:53:02: some AutoCAD.
00:53:02 --> 00:53:04: Almost every market or you coming out.
00:53:06 --> 00:53:10: A young couple designing content.
00:53:14 --> 00:53:17: I think you meant to do that.
00:53:18 --> 00:53:23: Give him or her dormitory with Samuel Michigan Valley Animal
00:53:23 --> 00:53:25: opener model.
00:53:25 --> 00:53:31: They had to send. You know those things?
00:53:31 --> 00:53:36: Contour will be in the shocking orginated wasn't there.
00:53:36 --> 00:53:38: It's not going to happen to me.
00:53:38 --> 00:53:45: No screen monitor. Musolino Madam Arriva Twitter account go high
00:53:45 --> 00:53:46: Tech series,
00:53:46 --> 00:53:47: returned football.
00:53:50 --> 00:53:53: So, uh, she doesn't answers.
00:53:53 --> 00:53:58: One example is that Mitsui and Co are building is
00:53:58 --> 00:54:04: facing West side and Ashley facing the Empire politics but
00:54:04 --> 00:54:09: the West side is we have a very strong sunlight
00:54:09 --> 00:54:14: and that's why they design that facade using a facade
00:54:14 --> 00:54:19: engineering and then they put 2 double binder glasses.
00:54:19 --> 00:54:22: And in between they put some films and and also
00:54:22 --> 00:54:22: grind.
00:54:25 --> 00:54:27: To control the sunlight and heat,
00:54:27 --> 00:54:31: but at the same time to make a compatibility for
00:54:31 --> 00:54:32: the workers.
00:54:32 --> 00:54:35: So always big building has a lot of energy and
00:54:36 --> 00:54:39: a lot of heat from sunlight and then all the
00:54:39 --> 00:54:40: always.
00:54:40 --> 00:54:43: The issue is that getting warmer and warmer.

00:54:43 --> 00:54:47: So how to control the sunlight and then make a
00:54:47 --> 00:54:49: comfortable place?
00:54:49 --> 00:54:55: That's that's it sounds. Are there any yeah.
00:54:59 --> 00:55:02: Perfect well we have about 3 minutes left.
00:55:04 --> 00:55:08: There aren't any other questions or any other comments we
00:55:08 --> 00:55:10: can dig into to wrap it up.
00:55:10 --> 00:55:13: And thank you again to all of the panelists for
00:55:14 --> 00:55:18: participating and for preparing for this beautiful presentation.
00:55:20 --> 00:55:23: And we'd like to thank you all again and wish
00:55:23 --> 00:55:25: you all good health.
00:55:25 --> 00:55:30: And. Be safe during these difficult times.
00:55:30 --> 00:55:34: And thank you again to be alive for.
00:55:34 --> 00:55:38: Joining us to participate in this in this in this
00:55:38 --> 00:55:39: opportunity.
00:55:39 --> 00:55:39: Thank
00:55:39 --> 00:55:42: you everyone. Thank you very much.
00:55:42 --> 00:55:43: Stuff everyone. Thank
00:55:43 --> 00:55:45: you. Thank you very much.
00:55:45 --> 00:55:47: Thank you. Thank
00:55:47 --> 00:55:48: you very much,
00:55:48 --> 00:55:49: thank you.
00:55:50 --> 00:55:51: Bye bye bye
00:55:51 --> 00:55:52: have a nice day.

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