

# 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

00:14:19 --> 00:14:21: 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

00:15:16 --> 00:15:22: 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

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

00:18:10 --> 00:18:14: headquarters,

00:18:14 --> 00:18:19: building C Ultimate area and also there are many big

00:18:19 --> 00:18:24: companies entrances land with hideous St We made the 1st

00:18:24 --> 00:18:31: 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

00:18:24 --> 00:18:31: 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  
00:21:15 --> 00:21:19: 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

00:40:02 --> 00:40:07: between

00:40:07 --> 00:40:10: East and West and between all consultants involved in

00:40:10 --> 00:40:13: one. What are some of the opportunities and challenges

00:40:13 --> 00:40:17: working

00:40:17 --> 00:40:20: 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  
00:49:14 --> 00:49:18: Fudosan,  
00:49:18 --> 00:49:23: 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  
00:49:32 --> 00:49:33: 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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