

Examples of Our Value Creation Model

Example [3] Building Renovation

Renovating an urban high-rise building without rebuilding and strengthening community functions



Key issues for Nishi-shinjuku, an urban business area

Wide-ranging functions are highly concentrated in the area. However, large subdivisions and double-layered roadways obstruct continuity and movement and disperse interaction.

Created "Sankaku Hiroba," one of the largest atrium spaces in Japan
Upgraded facilities to the same level as those of a new building

- Serves as a local disaster preparedness center in emergencies
Serves as a temporary evacuation facility for around 2,800 people unable to return to their homes
- A model for sustainability of a high-rise building without rebuilding
 - Enhanced BCP functionality (damping reinforcement, emergency power generator)
 - Reduced environmental impact (installed energy-saving equipment equivalent to new-building standards)
 - Eliminated uneven flooring (facilitating barrier-free movement)

Shinjuku's new hub for liveliness

The Nishi-shinjuku district, where Shinjuku Sumitomo Building is located, was designated a subcenter of Tokyo in 1958. Since then, it is not only a business center where approximately 200,000 people work but also an area where there is a high concentration of a variety of functions, including large hotels, commercial facilities, universities, hospitals and residences. On the other hand, as the district was developed on a former water purification plant, it faced some issues such as open spaces representing 80% of the district's areas and a two-layered structure of roads obstructing the continuity and movement of the cityscape and dispersing vibrancy. The Sankaku Hiroba project is a major public-private project to enhance the function of the district as a whole, beyond a single building. It is expected to bring about a new vibrancy to the district by hosting a variety of events in one of the largest all-weather event spaces in Japan with a capacity of about 2,000 people and taking advantage of the adjoining Shinjuku Sumitomo Hall, which is equipped to host international conferences.



A view of an event held at Sankaku Hiroba

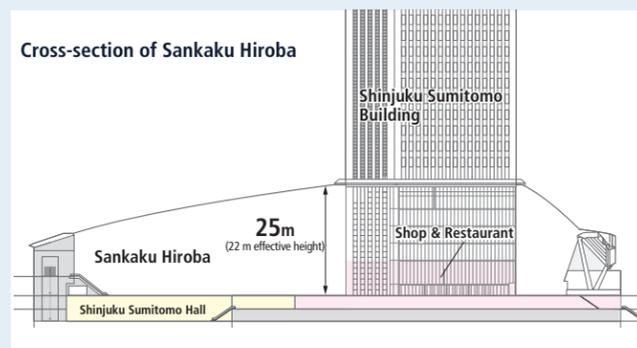
Counter-disaster facility for the district

In 2011, while the project was underway, the Great East Japan Earthquake inflicted unprecedented damage to areas across Japan. As the damage highlighted the importance of disaster prevention in urban areas, we designed Sankaku Hiroba so that it can shelter temporarily up to about 2,800 stranded commuters in the event of an emergency. Furthermore, in the remodeling work to the main building, we enhanced measures for business continuity planning (BCP) for the further safety of tenants including seismic reinforcement and expansion of oil tanks and generators.



Sankaku Hiroba, one of the largest all-weather event spaces in Japan

We implemented an extensive renovation of Shinjuku Sumitomo Building, an office-use skyscraper originally completed in 1974, and in July 2020, we completed the "Sankaku Hiroba" (triangular plaza), a large space for public events. Sankaku Hiroba is an all-weather atrium of approximately 3,250m² created by building a gigantic glass roof over an open public space incorporated into the building's design. The facility not just adds to the vibrancy of the Shinjuku district, where wide-ranging functions are highly concentrated, but provides a disaster prevention function as an emergency shelter in case of large-scale disasters. Having been renovated instead of rebuilding, it serves as a model embodying how an office building can achieve sustainability.



Chronology		*Approx.
1974	Completed Construction of Shinjuku Sumitomo Building	
2016	Designated as a national strategic special zone; city planning of specified district changed	
2017	Started Large-scale renovation – certified private-sector city revitalization project plan	
2020	Completed Large-scale renovation work – Opened "Sankaku Hiroba"	
Gross floor area: 180,195m ² Atrium area: 6,500m ² (Sankaku Hiroba: 3,250m ²)		



A model embodying sustainability of office buildings

Shinjuku Sumitomo Building has been adored by the public and nicknamed "Sankaku Biru" (triangular building) for its shape for nearly half a century since 1974 in a period when skyscrapers started to be built in Japan. Instead of tearing down the Sankaku Biru, the project created a sophisticated interior space as fresh as a newly constructed building through extensive remodeling work, which introduced cutting-edge equipment and designs but left the triangular outward appearance intact. By choosing not to tear down and reconstruct the building, we significantly reduced the amount of industrial waste, such as construction materials, and by introducing energy-saving equipment on a par with those for new buildings, we reduced the environmental load. Furthermore, the remodeled building entrances enhance the barrier-free feature of the region by designing pedestrian routes that resolve height gaps in surrounding areas.

CTBUH* Awards: The first in Japan to win the "Award of Excellence" for the Renovation Category

This renovation project of Shinjuku Sumitomo Building was recognized for its innovative approach and excellence as well as its applicability to other projects and the high quality attained in the following areas: "Environment" – it minimize effects on the natural environment, "People" – it has a positive effect on the inhabitants and the quality of human lives, "Community" – it demonstrates relevance to the contemporary and future needs of the community in which it is located, and "Economic" – adds economic vitality to its occupants, owner and community. The project became the first to be awarded the "Award of Excellence" in the CTBUH Awards 2021/Renovation Category by the CTBUH.

*The CTBUH (Council on Tall Buildings and Urban Habitat) was founded in 1969. Its goal is to increase global understanding of tall buildings and sustainable urban housing and develop expertise through international interchange between experts, in order to create healthy urban environments.