

Checklist

To ensure that each project is appropriate for Ginza, we are discussing various points related to the streetscape. In particular, we have compiled a checklist of common points we ask about. Please refer to Chapters 1-5 of the “Ginza Design Rules” for the respective concepts.

1. Facade Considerations

- ☐ Are the materials and colors used appropriate for a vibrant yet dignified streetscape?
- ☐ Does the design create a harmonious street environment in coordination with neighboring buildings?
- ☐ Is the design free of any sense of enclosure or oppression relative to the street?
- ☐ Does the design of the lower section contribute positively to street vibrancy?
- ☐ Are equipment, emergency staircases, and parking entrances designed to avoid creating a dark impression?
- ☐ Is consideration given to ensuring rooftop equipment is not visible from the street?
- ☐ For buildings located at highly visible intersections, does the design consider the atmosphere of both intersecting streets or areas?
- ☐ Are interior elements that are visible from the exterior also appropriately designed?
- ☐ Is there a potential for design changes after tenant occupancy, such as through advertisements?

2. Floor Plan Considerations

- ☐ Is the layout open to the street rather than appearing enclosed? Are the number and size of entrances sufficient?
- ☐ Does the ground floor provide a space that is freely accessible to the public?
- ☐ If the building faces an alley, is the design taking advantage of that context?
- ☐ Are vehicle routes, garbage disposal areas, or service entrances not clustered in a way that may inconvenience neighbors?

3. Advertising/Signage Considerations

- ☐ Are the number, size, and positioning of signage and other installations appropriate?
- ☐ Is the design of any prominent signage discreet enough to avoid visual disruption?
- ☐ Have considerations been made for installations inside the building that might be visible from the outside?

4. Building Management Considerations

- ☐ In the absence of a designated loading dock, where will loading activities take place?
- ☐ Are provisions made for bicycle or motorcycle parking? If not, have measures been considered to prevent illegal parking?
- ☐ Are measures in place to prevent issues such as windows being obscured by tenant advertisements or external signage?
- ☐ Is there any possibility that tenants subject to entertainment regulations or those that may cause conflicts with neighbors will occupy the premises?

5. Other Considerations

- ☐ How has communication been handled with neighboring stakeholders?