**Pedestrian-First Design**

* Explore opportunities to move a larger part of the building to face the street and locate the parking to the back or in an adaptable parking structure (turning the building 90 degrees and parallel to the sidewalk -check 4905 Hollywood Boulevard as an example).
* Provide a pedestrian pathway through the parking lot from Balboa to the store’s entrance.

**360-Degree Design**

* Rethink the street facing façade. Consider opening the garden center more to the street and design it to be pedestrian oriented with direct visual and physical connections to the abutting public rights-of-way. Select materials and develop façade details based on the specific plan to create a sense of place. -*Note to project planner: Renata could you share the pages of the specific plan as attachments to these notes?*
* Wrap the same design treatment proposed along Devonshire Street around the corner and continue along the project façade facing the parking lot.
* Design the project and site layout to respond to the nearby residential uses and to reduce exposure to nuisances. Utilize landscaping and/or berms to buffer the residential uses from nearby nuisances like trash enclosures, loading areas and lumber pads.
* Provide additional cart space areas in parking lot especially further away from building.

**Climate-Adapted Design**

* Propose street trees.
* Indicate LID compliance on the plans.
* Provide bioswales and other green stormwater solutions in the parking lot areas to soften up the asphalt treatment and provide additional permeability.
* Indicate the size of the tree wells. Where possible provide green medians.
* Provide solar on the roof.
* Provide hedges, vines or vertical green walls along the edges of the project, on trellises or at property lines and yards, utilizing one or more of the following preferred species identified for their suitability and resilience in an urban context:

Hedges:

1. Prunus ilicifolia and Prunus ilicifolia lyonii (holly-leaf and Catalina cherries)
2. Frangula/Rhamnus californica (California coffeeberry)
3. Rhus integrifolia (lemonadeberry)
4. Afrocarpus gracilior (fern pine)
5. Heteromeles arbutifolia (Toyon)

Vine species:

1. Calystegia macrostegia (native morning glory)
2. Vitis california, Vitis girdiana and cultivars (California wild grape)
3. Clematis lasiantha (native chaparral Clematis)
4. Clytostoma callistegioides (lavender trumpet vine)
5. Distictus buccinatoria and cultivars (scarlet trumpet vine)
6. Hardenbergia violacea and cultivars (pea vine)
7. Parthenocissus quinquefolia (Virginia creeper)
8. Rosa banksiae and cultivars (Lady Banks climbing rose)