



ACTIVE PLAY AREA NEEDS 30' SETBACK FROM SINGLE FAMILY ZONE (SF 5000)



- Selective removal of some trees to improve visibility
- Provide open lawn for free play

- Improve existing lighting
- Expand play area
- Provide seating & picnicking



- + NICE OPEN LAWN FOR FREE PLAY
- + NICE EVERGREEN TREE PROVIDE SHADE
- + GARDEN LIKE PLANTS FROM NURSERY HISTORY
- + NATURAL ASIAN LOOK FROM GATEWAY, LIGHTS
- + UP-ZONING WILL INCREASE BLDG HEIGHT & SHADE
- GRAFFITI AT SOUTHWEST FARTHER CORNER
- ILLEGAL DUMPING AT NW BEHIND BAMBOO

- ILLEGAL BEHAVIORS AT TREE GROVE
- PLAY AREA TOO SMALL
- ROCKS GOT GRAFFITI OFTEN
- CAMP OUT BEHIND WALL AT PLAY AREA
- PICNIC TABLE / TRAIL IS NOT ADA ACCESSIBLE
- DECORATIVE ASIAN STYLE LIGHTING POLES DO NOT LIGHT WELL
- STEEPER SLOPE AT EDGE NOT INVITING



- POOR VISIBILITY FROM WEST ENTRANCE



+ ASIAN STYLE EAST ENTRY GATEWAY