

WOODLAND PARK'S PRIORITY LIST LANDSCAPE MASTERPLAN

Woodland Park requests a revised Landscape Masterplan that encompasses our goals listed below and which is achievable within an approximate \$100,000 budget. The masterplan should detail 3-4 recommended phases so our Association can accomplish the project within our budgetary restraints.

1. Improve Woodland Parks' landscape & hardscape materials for a pleasing current day aesthetic while focusing on:
 - Cost – realistic to WP's budget
 - Beauty & color
 - Consistency
 - Reducing water consumption
 - Directing water away from structures & walls
 - Longevity
 - Reasonable maintenance costs
2. Utilize as many of WP's EXISTING healthy trees, bushes, plants, and foliage as possible. Where needed, add aesthetically pleasing, low water consuming & low maintenance trees and plants to fill in gaps to create a cohesive design.
 - Trees: Remove ONLY dead, unhealthy, or unsafe trees
 - Bushes & Plants: Remove ONLY those which are dead, unhealthy, past their life expectancy or cause water to. Be too close to structures
 - Limit new planting in corridors between homes on south side and other areas that are not visible to the center of the community or at the entrances
3. Provide a Revised HOA Approved Plant List
 - Incorporate HOA provided lists & your own suggestions to create a comprehensive list that focuses on beauty, water consumption, maintenance, longevity & cost
 - Minimize varieties. Goal to consider is 8-10 tree variations & 25-30 plant variations
4. Modify existing landscape and re-grade as needed so water flow/spray/ponding is away from all building structures & walls.
5. Decrease the water consumption in the community. This should be accomplished by:
 - Minimize grass next to structures & walls
 - Minimize grass along Coolidge, except at both sides of the two (2) entrances

- Minimize grass along 32nd Street, except at both sides of the main entrance
 - Minimize grass in the corridors between homes along the south side of Hazelwood. Grass to be forward of the building pop-outs and to be eliminated south of the pop-outs to the south wall
 - Minimize grass at north end of cul-de-sac in the corridor that runs west of building #1 and leads to Coolidge
 - Eliminate grass where it doesn't grow, especially under mature trees
6. Maintain grass in the center of community and in front yards.
 - In the few front yards where grass has challenges growing due to trees/lack of sunlight, consider modifying landscape.
 7. Add an Entry Monument with Lighting at the 32nd Street entrance which identifies our community and provides some safety (via the light). Monument should be presented in a location where it does not impact sight lines to both north and southbound traffic.
 8. Install new cohesive border material throughout the community.
 9. Provide a cost-effective hardscape & landscape design for the front of the clubhouse that creates a statement piece as the "front door" welcome to Woodland Park
 - Utilize as much of the existing hardscape as possible
 - Remove center palm
 - Add trees/shade
 10. Provide a cost-effective & aesthetically pleasing design for the pool/spa area
 - Provide a shaded seated option which may be incorporated in years to come
 11. Add an option to install a wall at north end of cul-de-sac, in corridor that runs west of building #1 and leads to Coolidge to cut off foot traffic