

**From:** [Selma Bushell](#)  
**To:** [City Clerk](#)  
**Cc:** [Bushell Homes 415-307-6035](#)  
**Subject:** Niven Park Playground Location  
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Hello,

I attended the first meeting regarding this project. I'm sure you are happy that the process is reaching a conclusion.

Regarding the locations for the new/improved play area.

My home located in Cape Marin (45 Elizabeth circle) happens to border the existing park (approximately 30 yards away). I have been listening for a rational reason for locating the enlarged park at the existing location (Option A) and I haven't heard one. I am happy to have had the play area just outside my window, but with the scale changing and new recent investments made by the City of Larkspur near the "top of the park", the location should be re-evaluated. The new playground expansion will encroach on the peaceful enjoyment of our homes and I believe of those of Drakes Landing directly across the park from us. Option B and C provide the following clear benefits over A.

Closer to EMS (fire house)

Closer to Public restroom.

Closer to Parking

Closer to retail (food) services

Better Elderly and Disabled access

Leverage existing seating, picnic tables and trees (shade some day) recently installed

Grading. The existing playground area is not properly graded. The play area floods during storms. To properly install a new playground there could be grading issues that may not be insignificant as it could possibly impact residences given close proximity.

Less susceptible to vandalism due to heightened visibility

With a planned 5 fold increase in size, the scale means that the existing space (Option A) is too small. Options B and C provide the necessary space to accommodate the enlarged park. Trying to shoehorn a 5,300sf play area into the smallest of the 3 areas being considered simply doesn't make sense. Option B seems obvious as it can be connected to the picnic area.

I will miss the sounds of kids playing, but I think a more appropriate location is better for the public and maybe the intent of the donor?

Doug and Selma Bushell  
45 Elizabeth Circle, Greenbrae, CA