

Trolley Barn Plaza Landscape Peer Review for the Cranston City Planning Department

Date: July 11, 2022

To: Joshua Berry, Senior Planner

After initial review of the landscape plans for the Trolley Barn Plaza, I responded with several concerns about the landscape plan code compliance as well as other suggestions. On July 8th the applicant submitted revised plans addressing those concerns. I am pleased with the progress.

Parking area landscape requirements

Shrub planting has been added including planting associated with the dumpsters and other structures. The dumpster has been appropriately detailed.

Buffer strips

Cranston Street buffer. The shrub planting in the bed at the east end of Cranston Street will add seasonal interest but to be in scale it should be wider. It is unclear if there are pockets of lawn along the sidewalk- potentially difficult to maintain.

West side buffer. Progress. A varied planting of shrubs has been provided for some of the border making a more satisfactory and sustainable buffer in those areas. An upright juniper such as red cedar or Keteleer juniper would be preferable to the grey owl. The remaining areas of the buffer should be planted with a similar mixed grouping approach.

Infiltration pond area

Landscaping north of building no.1 is an opportunity for substantial environmental contribution expanding the impact of the Washington Secondary vegetation corridor. Some additional planting has been provided on the most recent plans but there should be a lot more. Islands should be 3 times as large with the materials suited to the growing conditions. Upper slope might have oak, white pine, bayberry and meadow sweet along with the arrow wood and blueberry. Mid and lower slopes might have the tulip trees and shad along with winterberry and viburnum. Trees can be specified at a smaller size than those in the developed area.

Plant materials

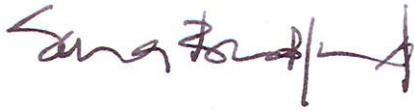
Irrigation is desirable at least to get material established and maybe essential for the tulip trees and arborvitae in these conditions. This has not been confirmed in the plans.

Pedestrian access

For the northern walkway from Cranston Street to building 1 a parking lot crossing has been added. Two parking spaces in front of the building have been deleted to receive a crosswalk across the parking lot. The sidewalk is centered in the peninsula. Preferably the sidewalk would be to the side so there is space for planting

I look forward to discussion and further plan updates.

Sincerely,

A handwritten signature in dark ink, appearing to read "Sara Bradford". The signature is fluid and cursive, with a vertical line at the end.

Sara Bradford, RLA