

Comstock Industrial Park Landscape Peer Review for the Cranston City Planning Department

Date: October 12, 2022

To: Doug McLean, Principal Planner

I have reviewed the landscape plan revisions dated 9/14/22. With the revisions shown on the plans, my earlier concerns are satisfactorily addressed.

Landscape plan-1 (the west portion of the site) is acceptable.

Landscape plan- 2 (including areas north and south of building 1) is generally acceptable but with concerns.

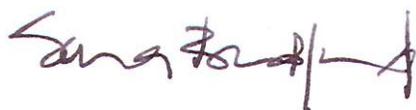
The applicant has not provided the 25' buffer width that could be required. The site layout and limited buffer space leaves no easy solution for full buffer screening. The added planting has however, improved the buffer view from the closest condominium units. Materials selected, native shrubs, evergreen and deciduous trees, are appropriate for an unmanaged area. In addition, there are two parking area bump outs shown on landscape plans (but not other plans). As proposed, each bump out takes one parking space and has two potentially large evergreen trees. Preferably these bump outs would be wider, particularly in front of the retaining wall, taking 2 spaces each for better rooting space. The crowns of these trees can still become wider than the planting area but can be trimmed back from the adjacent parking spaces.

Fence: A detail of the fence has not been provided but my understanding is that it may be a 6 feet high board fence, possibly with special capacity for sound reduction. For visual impact, that height is more than enough. Higher fence might be detrimental to the growing conditions for plants behind it that will ultimately provide for the better screening buffer.

Lighting: Proposed lighting also has an impact on the effectiveness of the south buffer landscaping. Lighting in the area should light the parking area not the building. Preferably, for less impact on the south abutters this would be pole lighting with poles on the south side of the parking lot and lighting directed toward the parking lot.

If there are questions, please let me know.

Sincerely,



Sara Bradford, RLA