

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

Date: August 25, 2022

To: Doug McLean, Principal Planner

For an initial review of the Comstock Industrial Park, I have received an overall site plan, planting plans dated 7/7/22 with a plant list subsequently added, and an overall grading and drainage plan dated 7/8/22. I have also seen preliminary south boundary sections and retaining wall information. At this point I have a few comments that I hope will help in guiding development of the plans.

Landscape plan -1 (the west portion of the site) is generally acceptable assuming that light standards are in between the trees and accepting that minor adjustment might be made near the building when the main pedestrian door location is determined.

Landscape plan 2 includes area north and south of building 1. The landscape to the north is primarily associated with a wetland and bioretention area and is appropriately landscaped. The grass strip along the north property line however, is an opportunity for some tree planting. The landscape buffer to the south is more difficult to resolve. The applicant has not provided the 25' width that could be required. Existing vegetation with the exception of the few one-sided evergreen trees along the south property line at the west end retaining wall will be cleared.

The limited buffer space for screen planting leaves no easy solution. A combination of strategies may be needed. The first might be addressing the requirement no. 7e for landscaping to break long uninterrupted rows of parking. If that were to be done with several judiciously located 'islands' each wide enough to support 2 or 3 large evergreen trees it might make a significant contribution to screening for condominium units 10,12,14, and 16 where the reduced buffer width and lack of screening vegetation is most problematic.

The second concern is the planting below the west retaining wall. The wall appears to be 3-8' high with a fence above it. The planting in the area will be inaccessible and thus be an unmanaged landscape. Plantings should be selected with the anticipation that the area will become naturalized. Space is limited but this should be planting that will screen the wall and fence but also include large evergreen and deciduous trees that will eventually obscure some of the building.

At the eastern end behind the Barry and Smith Ramos properties effort should be made to retain the existing larger trees, (greater than 14" dbh) in reasonable condition. Evergreen planting can infill between the existing trees.

It is assumed that the fence is solid, wood or dark color, and high enough to screen headlight glare. It should be located to allow for as much buffer vegetation as possible. That vegetation includes the screen planting, possibly large shade trees near the pavement edge and existing larger trees that can be retained.

If there are questions, please let me know. I would of course be glad to meet or talk with you or members of the design team.

Sincerely,

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

Sara Bradford, RLA

