

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

Date: June 22, 2022

To: Joshua Berry, Senior Planner

I have reviewed landscape plans and related plan package information and have several concerns about the landscape plan code compliance as well as other suggestions. A more complete review can follow depending on response to the following comments.

Parking area landscape requirements (no. 7)

A verbal outline responding to items a.,b.,c.,and e. for each of the parking lots would be helpful.

Although not specifically required, shrubs and tree planting should be provided to integrate the various small structures- dumpsters, transformers, hot box- into the landscape. Certainly, dumpster enclosures (chain link with or without plastic slats) should be well screened.

Buffer strips

Cranston Street buffer. The resolution to existing street trees is not shown. Buffer strip trees located at the property line act as street trees and in this location there is also space for additional planting- perhaps small trees and/or shrubs.

West side buffer. There are 2 critical questions about the west side buffer. Is there a fence on the retaining wall or below it that contributes to a visual buffer. A fence line seems to be shown on the landscape plan but not on the site plan and it is not labelled or detailed and the fence on the wall detail is minimal. Secondly, the detail section of wall and guard rail implies that there could be about 4' of planting space but there is no planting shown for those areas. The two lines of stiff columnar arborvitae provide partial relief, but additional varied planting is needed. Preferably an inconspicuous fence could be provided as necessary, and enough space provided for a continuous line of varied planting including groups of trees and upright shrubs that make a landscape edge complementing the development and the Washington Secondary vegetated corridor.

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. The planting shown should be just the beginning of the planning. Vegetation on the banks could be masses or islands of native plantings including trees shrubs and herbaceous materials. More appropriate material should certainly replace the proposed patch of ornamental day lilies.

Plant materials

The selection of trees is generally acceptable with the possible exception of the 1 lonely magnolia but I would hope that the planting and list can be expanded with additional small trees and shrubs including some evergreens.

Irrigation is desirable at least to get material established and maybe essential for the tulip trees and arborvitae in these conditions.

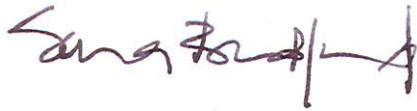
Tree locations

Light standards should be shown on the landscape plan and will probably require adjustment of some tree locations.

The development can be an attractive contribution to Cranston Street streetscape although, unfortunately there is no accommodation for pedestrians.

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 if that will help.

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