



October 3, 2022

To: Sara Bradford
Bradford Associates LLC
25 Creighton Street
Providence RI 02906

CC: Douglas McLean
Principal Planner
City of Cranston
869 Park Avenue
Cranston, Rhode Island 02910

Re: Washville Carwash Landscape Review for Cranston City Planning Resubmittal

Mr. McLean and Ms. Bradford,

Enclosed are the comments, responses, and updated drawings to address Bradford Associates comments received via email on September 26, 2022, our team has prepared updated plans that address your comments. We believe all of the concerns raised have been addressed at this time. Please see below for specific comment responses.

Dumpster / vacuum producers. These structures are the entrance feature to Washville Carwash and in a very prominent Oaklawn Avenue view location. An acceptable screening solution has not been provided. The September 8th response to earlier comments states that there is an update of 'additional screening of tall trees' but that is not shown on the current planting plan. Even if the written response was in error, the planting shown isn't a solution. The bed is way too small and planting doesn't provide a year round effective screen. The solution may have to be an adjustment to the site plan.

- To add additional landscape screening around the dumpster enclosure and vacuum producers, the site plan required modifications. The vehicle turnaround space width was reduced, which allowed for the parking spaces, vacuum stalls, vacuum producers, and dumpster enclosure to shift east. The extra space will be used for landscaping with various plants as depicted on the Landscaping Plan. The updated site plan drawings have also been provided.
- As we have discussed previously, the stormwater design results in significant constraints to the site layout including the location of the dumpster enclosure and any screening or plantings surrounding it. The stormwater infiltration basin is located to the north of the dumpster / vacuum producer. To meet the state's stormwater requirements, a subsurface sand filter is required. The subsurface sand

filter has six inches of loam and grass, 95% compacted fill, and then a layer of non-woven filter fabric. Tree cannot be planted on top of this structure. The shallow soils and compacted soil would prevent any tree plantings to survive.

- The proposed trash enclosure near the entrance of the site is located within close proximity to the proposed underground stormwater treatment system. The outer limits of this stormwater system have been added to the landscape plan for reference. The plantings surrounding this trash enclosure have been revised to include evergreens and grasses. Large evergreens are not feasible in this area as their roots could threaten the long-term functionality of the stormwater system. Instead, smaller evergreens (skyrocket juniper) have been included at this location. The proposed plantings surrounding the vacuum producer near the northwest corner of the proposed building have also been revised to include small evergreens and grasses.
- Additionally, the area over top of the stormwater infiltration basin serves as the wintertime snow storage area.

Street Trees. The larger shade trees along Bateman Street have been provided. They are however, more honey locust. A different tree to provide some variety is preferable to having so many of the same species.

- The row of shade trees along Bateman Avenue have been revised to include a mix of honey locust and little leaf linden.

East and Northeast Buffers. Additional evergreens have been provided in appropriate locations. Frazier fir however, is not suited to these conditions without irrigation. Please provide a different evergreen tree that will still contrast with the spruce. They should also be planted at the same size as the spruce.

- The fraser fir have been removed from the plan and replaced with more drought tolerant evergreens (eastern red cedar) as requested. The planting table has been revised to specify the same install size for the eastern red cedar and the blue spruce.

'Low grow' sumac is proposed as a groundcover on the slopes to be planted about 36" on center.

- The low grow sumacs currently show a planting of 36" on center.

Planting materials. These selections are generally acceptable with suggested changes for plants for appropriate variety and tolerance to these growing conditions.

- Comment acknowledged.

Landscape Requirements. Applicable landscape requirements have been met with the exception of the parking lot shade 17.84.140-c-7(b) requirement.

- The applicant will be requesting a waiver from the Planning Board for requirement 17.84.140-c-7. Our understanding is that the waiver can be granted at the Design Review Committee Meeting.

Thank you for your continued review of this project.

Cordially,

A handwritten signature in cursive script, appearing to read "Brady Carlucci".

Brady Carlucci
Sr. Project Manager