

Washville Carwash Landscape Peer Review for the Cranston City Planning Department

Date: June 28, 2022

To: Doug McLean, Principal Planner

I have reviewed landscape plans and related plan package information received on 7.21.22 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

Additional shade trees can be provided perhaps with trees in the dumpster and vacuum producer beds and more in the north and east buffers to reduce the need for a waiver.

More information is needed about the dumpster and vacuum producer enclosures to access related planting.

Street Trees

Existing Oaklawn Avenue Street trees are not shown. Proposed columnar crabapples are attractive but do not serve as street trees. Larger shade trees should be added.

Bateman Street

Bateman Street as a residential street effectively begins about 230' up from Oaklawn Avenue. Thus, the Washville development is an important transition area. A sidewalk is shown but the strip street side is unclear. Large street trees will help bring down the scale and should be provided.

The landscape buffer as indicated is too narrow to act as an effective separation of the sidewalk from the driveway. It needs to be at least 10' with space for both trees and shrubs as well as protection from the retaining wall drop off.

Does the ID sign in the southwest corner imply that there is an entrance on Bateman?
Shouldn't it be moved north closer to the Oaklawn Avenue entrance?

East and northeast buffers

The residential neighbors have some advantage in being about 10' above the development but well planted screening is needed. The fence is shown to be removed. Is it to be replaced? The slope is 3:1 or greater suggesting that there be large beds of ground covering shrubs plus the evergreen trees for screening and the large shade trees.

Plant materials

The selection is generally acceptable as far as it goes but I look forward to the planting list being expanded with substantial street trees, buffer screen and bank planting and more evergreen shrubs.

Irrigation is desirable at least to get plant materials established.

Details

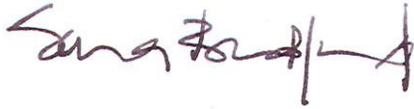
The tree protection detail was probably a place holder but obviously is inappropriate even to protect the existing street trees .

Tree locations

Light standards and utility poles should be shown on the landscape plan and may require adjustment of some tree locations.

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 extending downwards from the end of the name.

Sara Bradford, RLA