

Washville Carwash Landscape Peer Review for the Cranston City Planning Department

Date: August 30, 2022

To: Doug McLean, Principal Planner

I have reviewed landscape plans and related plan package information received on 8.18.22. This submission answers and resolves most questions but there are still some concerns.

Dumpster and vacuum producers

These structures are in a very prominent location and awkward juxtaposition to each other. Is there some way to improve the structure relationships and provide some vegetative screening. Could the dumpster be at the other end of the vacuum line or both structures be moved east? Could the storm water management system be moved a little east for some shrub planting or at the very least, can tall grasses be planted west and north with the existing system location. Please look at options.

Street Trees

Honey locust shown in the landscape strip along Oaklawn Avenue are acceptable street trees. It is also important that Bateman Avenue have strong street tree planting. There are some of the same honey locust and many smaller tree lilacs proposed. Larger shade trees should be added in place of the tree lilac however, with the first trees starting 50'-60' from the corner. In time some branches of the larger trees may need to be trimmed away from overhead wires, but most utility companies can handle that reasonably well.

East and northeast buffers

There are still questions about the buffer. A new fence is indicated. If it is to be vinyl it should be a dark color to avoid being too showy. There should also be more evergreen trees both along the east and north fences.

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

Tree locations

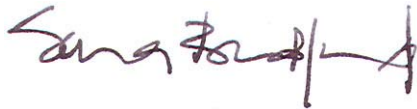
Light standards have been shown on the landscape plan with appropriate tree locations. Photometrics into the buffer zones are not shown but the additional evergreen tree planting referenced above will help shield assumed lighting in the east buffer.

Plant materials

The selection is generally acceptable. I look forward to the planting list being expanded with additional street tree variety and buffer zone evergreens.

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 vertical line extending downwards from the end.

Sara Bradford, RLA