

Washville Carwash Landscape Peer Review for the Cranston City Planning Department

Date: September 22, 2022

To: Doug McLean, Principal Planner

I have reviewed landscape plans and related plan package information updates received on 9.12.22. This submission answers and resolves most questions but there are still some concerns.

Dumpster and 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 around effective screen. The solution may have to be an adjustment in the site plan.

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.

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 to be planted at the same size as the spruce.

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

Plant materials

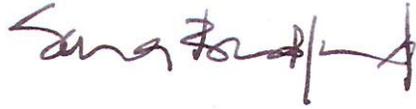
The selections are generally acceptable with suggested changes for plants for appropriate variety and tolerance to these growing conditions.

Landscape requirements

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

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