



Aug 17, 2022

To: Sarah 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,

Upon receiving comments on the proposed site plan and landscaping our team has prepared updated plans that address all of your comments for your review. We believe all of the concerns raised have been addressed at this time. Please see below for specific comment responses;

- The issue with the “bump-out”, and how it impacts each individual lane’s stacking count, remains the same
 - **Response: The stacking lane has been adjusted to remove the “bump-Out”, the site plan shows required stacking counts as requested**
- 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.
 - **Response: Additional shade trees have been provided. However, the waiver for 17.84.140-C-7(b) is still needed. An underground stormwater system as required by RIDEM has been added beneath the landscape area near the Oaklawn Ave and as a result driveway and trees needed to be removed in that location.**

- More information is needed about the dumpster and vacuum producer enclosures to access related planning
 - Response: A001 and A002 showing details of the dumpster enclosure and vacuum turbine enclosure have been included with this submission
- 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
 - Response: Existing Oaklawn Ave. street trees have been added to the plan and are called out to be removed as they will interfere with the proposed pylon sign. The crabapples have been replaced with shade trees as requested.
- 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.
 - Response: The street side landscape strip has been clearly defined on the landscape to be loamed and seeded following construction of the sidewalk. Street trees are proposed behind the sidewalk as the landscape strip is quite narrow and overhead wires would conflict with trees.
 - 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.
 - Response: The landscape buffer has been revised to be 10' wide as requested.
 - 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.
 - Response: Comment acknowledged. The client has requested the sign to be located as shown.
- 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 31 or greater suggesting that there be a large be large beds of ground covering shrubs plus the evergreen trees for screening and the large shade trees
 - Response: The fence is being removed and replaced as shown on the revised plan. The plan has also been revised to include ground coverings, evergreens, and shade trees within the buffer as requested.
- 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
 - Response: The planting list has been expanded as requested
 - Irrigation is desirable at least to get plant materials established
 - Response: The client has opted to not install an irrigation system at this location
- Details

- The tree protection detail was probably a place holder but obviously is inappropriate even to protect the existing street trees
 - **Response: The tree protection detail has been removed from the plans**
- Tree Locations
 - Light standards and utility poles should be shown on the landscape plan and may require adjustment of some tree locations.
 - **Light poles and utility poles are shown on the revised landscape plan as requested.**

Thank you for your continued review of this project

Cordially



Brady Carlucci
Sr. Project Manager