



September 8, 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 Sevan's discussion with Bradford Associates on September 30, 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 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.
  - Due to stormwater design / constraints and general site dimension constraints, the sand filters and dumpster enclosure must remain in the location as provided on the site plans.
  - The landscaping plans have been updated to show additional screening of tall trees along the dumpster and vacuum producer.
  - The heights of the dumpster and vacuum equipment have been adjusted.
- **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.

- The Japanese Lilac have been replaced with Honey Locust in this location as requested.
- **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.
    - The landscaping plans have been updated to show additional evergreens within the northern and eastern landscape buffer.
  - 'Low grow' sumac is proposed as a groundcover on the slopes. These should be planted about 36" on center.
  - The proposed low grow sumacs have been revised to be three feet on center as requested.
- **Tree Locations.** Light standards have been shown on the landscape plans 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.
  - Acknowledged and evergreens were added to the eastern buffer.
- **Planting materials.** The selection is generally acceptable. I look forward to the planting list being expanded with additional street tree variety and buffer zone evergreens.
  - The landscape plans have been updated to show additional trees and shrubs for planting.

Thank you for your continued review of this project.

Cordially,



Brady Carlucci  
Sr. Project Manager