

From: Jeff Tarling
To: Helen Donaldson
CC: David Margolis-Pineo
Date: 2/25/2015 1:51 PM
Subject: Brighton Avenue Hotel Project
Attachments: Brighton Ave project.jpg

Hi Nell -

I have reviewed the landscape plan for the proposed hotel project on Brighton Avenue and offer the following review comments, recommendations for approval:

1) Plant List Key & landscape plan identification - A list of actual plant types and locations would be a requirement for approval. With the exception of 'Ash' varieties which we strongly discourage due to eminent treat of 'Emerald Ash Borer' decline, the plant types suggestion are acceptable. It is important to have a landscape plan with key that shows the actual tree and plant types to a specific location on the plan.

2) Parking lot tree & landscape standards - all parking lot locations would need to meet city standards pertaining to the number of trees / shrubs to vehicle spaces. The top left parking lot does not appear to meet the standard on the Pike side of the lot (3 additional trees suggested) and the main parking lot does not appear to meet the standard along the Brighton Avenue side (and the parking lot along the Maine Turnpike does not show adequate tree spacing, likely 6 more shade trees are needed in this location.

3) Entrance island near proposed hotel sign shows one tree and six shrubs along with 'plant bed by owner', this area is an important landscape feature or element to help incoming and exiting traffic with wayfinding. Recommendations would be to enhance this area with landscape features that could include adding a slight mound or contour, additional landscape planting to better incorporate the proposed landscape bed with what is shown on the plan.

4) Brighton Avenue / Maine Turnpike corner - "Tree Save" / Buffer needed, unknown how much of the existing vegetation will be saved with the installation of the swales in this area. If removed, the area will need more than the proposed three trees to buffer this area. Five to seven evergreens would likely be needed to match the existing vegetated area.

Overall with these recommendations / midifications the proposed landscape plan would be acceptable. I would be willing to meet with the project team to review as needed.

Thanks,

Jeff Tarling