

TO: Lynnfield Planning Board
FROM: Cheri Ruane, RLA
DATE: April 9, 2008
SUBJECT: Lynnfield Meadow Walk 40R Landscape Peer Review
FINAL REPORT – DRAFT

Weston & Sampson was retained to perform Landscape Peer Review services for the Meadow Walk 40R development on behalf of the Lynnfield Planning Board. Per the scope of work outlined in the Invitation for Bid we have reviewed the project submission materials, met with the applicant for two “working sessions”, and attended two public hearings (3/13 and 3/26). The results of our comprehensive review have been summarized in this report.

It is our understanding that this report is to include “items that are not in compliance with the Planned Village Development District Design Standards and Procedures”. Therefore, as a point of clarification, if an item is not included in this report it shall be considered satisfactory per this review.

The following drawings, including the areas of reference, were submitted for review:

Planting and Materials Plan for the Pass Thru 4.9.2008

- Traditional Main Street planting prototype
- Rear/Service side of building planting prototype

Landscaped Berm Plan and Section 3.6.2008

- Walnut Street Buffer planting plan
- Traveled Way planting prototype
- Perimeter Loop planting prototype

Planting Plan for the Entry Sign Wall 4.4.2008

Parking Lot Landscape Coverage Plan 1.10.2008

Planting Plan for the Great Lawn 4.8.2008

- Great Lawn (aka: Village Green) plant list with locations of plant beds

Prototypical Plantings for Residential Areas 4.4.2008

- Residential Traveled Way plant list with general planting locations

Swale Enlargement 1.10.2008

Wetland Impacts and Replication Enlargement Plan 1.10.2008

Planting Plan Drawings LR-5.0A thru LR-5.9

- Paths conceptual planting

Tree Pit Typical Detail 4.10.2008

Executive Summary

The conceptual planting design for the Meadow Walk 40R development has been successfully incorporated into the overall site design and will enhance the visual appeal and pedestrian experience within the District, as the Design Standards have required. Native plantings have been included as an integral part of the overall plant list and seasonal interest has been considered. Landscape elements are used as buffering features through the site, with the location of most significance being the Walnut Street edge. Low-impact site features such as bioretention swales within the parking lots have been incorporated to complement the stormwater management system.

Overall the landscape and planting strategies of the Meadow Walk 40R development meet the intentions of the PVDD Design Standards and Procedures Manual. The following comments reflect instances where additional consideration and attention should be paid as the design drawings are developed further and ultimately as construction takes place.

General Comments

5.D.4.a. Site plans shall indicate the number, sizes, and types of plant materials proposed.

It is understood that the planting plans are still being developed and not all areas have had detailed planting design completed. At the reviewer's request, the applicant provided prototypical planting plans and/or plant lists that are to be considered representative of the entire development. Those plans are included in the drawing list on Page 1 of this report.

5.D.4.e.(i) In areas of high pedestrian use (where salt is likely to be used during winter months) trees shall be chosen that have been observed to have some salt tolerance.

Specific plant species from the plant lists included on the plans submitted were reviewed for salt tolerance. It should be noted that the plant species below are excellent choices for the site, but that their specific locations should be carefully chosen. In cases where specific locations have not yet been determined, we offer the following recommendations for plant placement as it relates to salt exposure:

No salt tolerance – plants should not be located near roadways, walkways or potential snow-loading areas:

Acer griseum (main plant list)

Zelkova (main plant list)

Platanus acerifolia (main plant list)
Tilia species (main plant list)
Carpinus betulus (main plant list)
Echineacea
Liatris
Rudbeckia

Moderate salt tolerance – plants may be located in proximity to roadways or walkways but should not have prolonged exposure to salt. The location of the plants below, in sidewalk bump-outs along the Main Street, implies high salt exposure. Moderate tolerance may be insufficient and substitutions should be considered.

Hosta (proposed in bump outs)
Lilyturf (proposed in bump outs)
Stella D'Oro (proposed in bump outs)

Forbs/Grasses (proposed for swale/parking lots)

Some of the species were found on a salt tolerant list and some were not. As long as significant snow loading is not proposed, the mix of species should provide adequate overall salt tolerance and sufficient plant cover is likely to be maintained in these areas.

Table X:

The Traditional Main Street description includes *Seasonal plantings* but none are shown on the drawings. The applicant has specified annuals in Main Street bump outs for seasonal variation and may provide hanging baskets of annuals at their discretion. Each tree pit along Main Street will also be equipped with an electrical receptacle should winter lighting be considered.

General Comments

As planting plans are finalized plant locations shall be coordinated to eliminate conflicts with site lighting fixtures.

Quercus macrocarpa is identified on the bioretention swale planting plant list. We did a cursory search of three local nurseries and were unable to find that species.

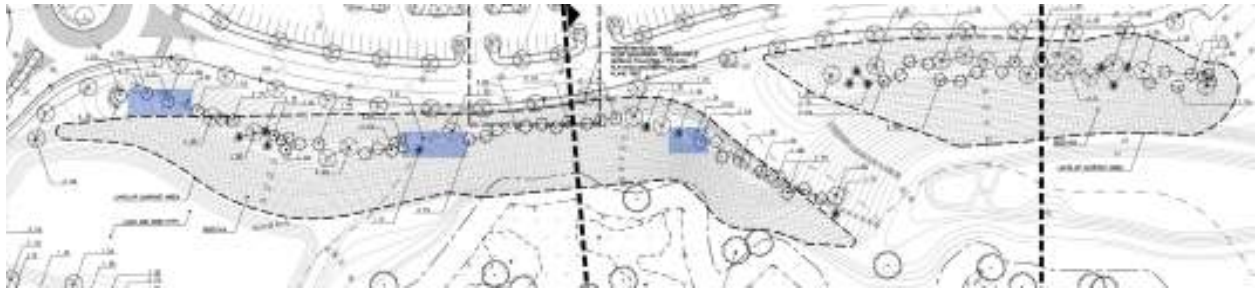
The Conservation Commission review should confirm that Detail #1 on the Landscaped Berm Plan which shows a "compost berm" slope stabilization method, is adequate given the 2:1 proposed slopes or if an additional slope stabilization technique is needed until the seed mix is established.

The Conservation Commission review should include the plant species selections shown on the Wetland Impacts and Replication Enlargement Plan dated 1.10.2008 as this report does not include comments on that particular planting plan.

The parking lot islands show only two varieties of evergreen shrubs, *Taxus cuspidata* "Greenwave" and *Juniperus chinensis* 'Seagreen', in the prototypical planting. The applicant has indicated that where appropriate additional shrub species will be integrated into the overall planting strategy for the parking lots.

Stella D'Oro Daylilies are the only daylilies specified in many of the detailed planting plans. A wider variety of species is recommended to increase the range of bloom times and maximize seasonal interest.

There are locations along the vegetated berm that do not appear to have sufficient planting density to ensure full visual coverage within the first five years after installation. We recommend adding an offset grouping of additional 6-8' tall evergreen trees in the areas identified on the attached plan. In addition, we would like to include a provision that an additional fifteen (15) 6-8' tall evergreen trees be field-located during construction to further supplement the planting, as field conditions require.



"As-built" Inspection

The Invitation for Bid also requested a plan for "as-built" inspection and compliance to be completed on a time and materials basis and coordinated with the Planning Board. Weston & Sampson is available to conduct this inspection as needed and appropriate based on actual construction scheduling, yet to be determined. The point of contact for this work is Cheri Ruane, 978-532-1900 x 7473.