



LANDSCAPE PLAN REVIEW

DATE: September 24, 2021

PROJECT: 540 San Pablo Ave

CLIENT: Urban Planning Partners, Inc.
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DESIGNER: Panoramic Design Group (PDG)

Project Description

This landscape plan review consists of a 3rd party review of the landscape plan for the Zoning Revisions submittal for a mixed-use residential project to replace the Albany Bowl.

Note that the design as shown is quite thorough and that these comments are intended to provide suggestions for going forward.

Site Plan

The landscape component of the project consists of on grade street trees, a dog walk area and a children's play area as well as on-structure courtyards. Many seating and eating areas are provided.

Consider including active use/exercise/play areas, for all age groups, in lieu of some of the many passive gathering areas.

MWELo

Ensure that the planting design is hydrozoned based on exposure, water use and rooting depth and that these are shown on the planting and irrigation plans.

Tree Plan

The quantity and species diversity of the trees is commendable. The use of Eucalyptus (formerly in disfavor) and Quercus shumardii are especially noted.

Consider incorporating a continuous planting strip for street trees to maximize soil volume, and water infiltration. Avoid planting at base of trunk, this can cause rot, instead provide arbormulch within tree well cutout area. Provide planting between tree wells to the greatest extent possible,

instead of paving. Minimize paving and maximize planting areas, in order to increase longevity and vigor and to foster the urban forest.

Enlarged tree planting areas in (L1.1) in parking area is appreciated, this will give them a better chance of survival

Planting Design & Species Selection

If possible incorporate California Native species and avoid invasive species (*Nasella tenuissima*).

Lawn areas (parklet etc.): Ensure that, per MWEL0 a maximum of 25% of the landscape area is lawn, any lawn area is greater than 10 ft in any dimension, and if adjacent to impermeable paving then subsurface drip irrigation will be required.

At play area mounds consider ornamental grasses rather than lawn. Much less maintenance but still climbable and playful.

Irrigation Design

Ensure that a water conserving irrigation design will be provided.

Summary

The family oriented urban design approach with many outdoor use areas that is integrated with the street and the contribution to the urban forest will be an asset to the community.

Please let us know if you have questions.

Thank you!



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