



CITY OF BEXLEY TREE & PUBLIC GARDENS COMMISSION APPLICATION STAFF REVIEW

Project Name: TPGR-23-2 New Build
 Project Address: 202 S. Columbia Ave
 Reviewed by: Elena Andrews
elena@designspruce.com
 626-676-3330
 Date: 5-8-2023; 6-15-2023

	Project Description	Completed	Incomplete	Missing	N/A
1a	Application	X			
1b	Project Description	X			
	Research				
2a	Significant examples				X
	Design Documentation Drawings				
3a	Existing conditions photographs	X			
3b	Site plan or location plan	X			
3c	Schematic plan with north arrow and bar scale	X			
3d	Elevations, perspectives, isometrics, axonometrics or detailed model	X			
3e	Existing City trees indicated on plan	X			
3f	Proposed vegetation	X			
	Recommended information				
4a	Irrigation and maintenance plans	X			
4b	Hardscape layout and materials	X			
4c	Lighting locations and specifications				X
4d	Fixtures, furniture and equipment				X
4e	Accessories				X
4f	Buildings				X
4g	Other				X

Comments <i>(Italicized comments are from previous review)</i>	
4a	<i>The project will be irrigated.</i>
4g	<p><i>Project is a new build on a vacant lot directly south of 216 S. Columbia. The pool house and pool at the rear (east) end of the lot will remain and a new home will be built in the open lawn area. The two properties will share the existing driveway.</i></p> <p><i>Applicant is requesting the removal of three trees – one in the Right of Way and two within the property lines. The tree in the ROW is located directly above the sewer line and tapping into the line will kill the tree. Grant Archer has assessed the tree and noted that it could be removed and there is space to plant a new City tree in the ROW.</i></p> <p><i>The two trees on private property are in the path of temporary construction access. The larger of the two trees nearer to Columbia Ave is unhealthy per their arborist’s assessment. The smaller tree is in the way of both construction access as well as building access.</i></p> <p><i>The requests are reasonable however I would recommend that the large 18” shade tree that is coming down be replaced with a Ginko per the landscape notes.</i></p> <p><i>The perimeter screening along the property line will be kept as well as the mature plants material around the pool house. The overall landscape design is simple and clean in keeping with the aesthetic of the home.</i></p> <p>6-15-23 Comments</p> <p>At the 5-17-23 Tree Commission meeting, three trees were approved to be removed with the condition that a final landscape plan be reviewed at the June 2023 Tree Commission meeting. One was a street tree (a Maple) that was on top of the sewer line and two others (a Linden and an Oak) were within the property lines and in the way of construction access and/or were unhealthy.</p> <p>For the remaining trees, there is existing tree protection in place and efforts have been undertaken by the owners to fertilize the existing trees to ensure their health during the construction process, which is greatly appreciated.</p> <p>The proposed landscape plan has two new Oak trees in the front tree lawn symmetrical to the front door. These two trees serve to replace the canopy cover of the Linden and Oak removed in the front yard. Additionally, there are (4) additional ornamental flowering trees planted around the foundation of the house.</p> <p>There is room to plant a new street tree in the Right-of-Way after construction is completed. While Oaks are the street tree for Columbia, in consultation with the City Arborist, there is not enough room for an oak. The recommended tree for this area is a Maple of the same variety that was removed. The owner has agreed to pay for and install this new street tree.</p> <p>It is noted on the plans that the portion of the taxus hedge that was removed for the temporary construction access will be replaced in size and shape to match with the existing edge. The remaining Spruce and Sour Gum trees in the front lawn will all remain.</p> <p>The new landscape proposed at the foundation of the house is appropriate to the style of the home. The existing shrubs along the northern property line and around the rear pool house will all remain.</p>

The shared driveway is almost 16' wide which is enough room for a car to park on one side, leaving room for another to enter or exit the property. There are no further plans to widen the driveway.

A 5' wide formal front entry path is proposed to be aligned with the entry path to the neighboring house to the south. A 10' wide area adjacent to the driveway serves as a vehicular drop off for pedestrians.

It is the staff's recommendation to approve the landscape plan with the condition that the species of Oak in the front lawn and the Maple street tree be reviewed and approved by staff.