CITY OF BEXLEY TREE & PUBLIC GARDENS COMMISSION APPLICATION STAFF REVIEW

Project Name: TPGR-23-5 Right of Way Plantings
Project Address: 193 Stanbery Ave
Reviewed by: Elena Andrews
elena@designspruce.com
626-676-3330
Date: 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 *(Italicized comments are from previous review)*	
4g	This project is requesting the rebuilding and extension of failing stone walls in the Right-of-Way as well as additional plantings in an existing bed in the ROW. The landscape plans will show an extensive landscape master plan for the entire property, but the Tree Commission will only be focused on the areas in the ROW. Along Dale Ave, the existing stone wall is immediately adjacent to the sidewalk and is falling apart. The proposed landscape plan will build a new stone wall that has a 6" setback from the sidewalk that will be filled with gravel. The wall east of the driveway will remain in approximately the same location and the pedestrian path will remain as is. It will be approximately 12" tall. The wall west of the driveway will extend further west from the existing location to the property line. It will be approximately 22" tall depending on the grade. The existing 6' tall wood privacy fence will remain. Plans are underway to replace the wood fence with an open black metal fence so the plant material shown on the inside of the yard will be visible. This is why no screening on the street side of the wood fence is proposed. Sheet L2 – Hardscape Plan shows a cross section of the proposed walls along the sidewalk. The existing Silver Maple west of the driveway is on the current Tree Removal list for the City due to failing health and aggressive pruning over the years to avoid the powerlines that run directly above. The City Arborist has confirmed that there is room in the tree lawn that begins west of the driveway to add a new street tree. This area will be added to the list of areas that need a new street tree. In conversations with the City Arborist, landscape designer, and staff, it was determined that there is not enough room to plant another street tree east of the pedestrian walkway. The preference is to maintain the existing space so the Sycamore and River Birch in the ROW have enough room to be healthy, so no additional large shade trees are proposed for this area. However, the plan calls for two ornamental trees on either side of the pedestrian walk that are a more appropriate scale for the area and will help expand tree canopy coverage. The existing bed will remain as is with the row of boxwood with new Coral Bells and Tulips planted between the new wall and boxwood hedge. (5) new Quickfire Hydrangea will screen the side lawn area from the driveway. In the ROW along Stanbery Ave, an enlarged bed is proposed behind the existing walls on either side of the front entry path. (2) new Kousa Dogwoods are proposed on either side of the stairs which is an appropriate species and scale of tree for the area. An Everlow Yew hedge is proposed at the forefront of the bed with the groundcover Mazus. The expanded bed will unify the existing trees, provide low screening of the house, and maintains a lawn area adjacent to the sidewalk. It is the staff recommendation to approve the plan as presented with the condition that if the wood fence is not replaced within the year, landscape screening will need to be provided with staff approval.