



## CITY OF BEXLEY TREE & PUBLIC GARDENS COMMISSION APPLICATION STAFF REVIEW

Project Name: TPGR-24-3 ROW Plantings  
 Project Address: 394 S. Columbia Ave  
 Reviewed by: Elena Andrews  
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                   626-676-3330  
 Date: 3-14-24

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

## Comments

**4g** This project was originally reviewed under application number TPGR-21-3 as a new build on 5/19/21. The project was approved as presented.

MKSK has been hired to provide an update to the landscape plan which includes three new columns and plant material in the City Right-of-Way. The installation of the columns is on the 3/28/24 BZAP agenda. Since the landscape plan is intrinsically tied to the columns, the applicant has chosen to come to TPGC first to obtain feedback on the proposed landscape plan in the ROW. TPGC should then provide a recommendation to BZAP, including any desired conditions, with the understanding that while BZAP has the authority to approve the columns, they will defer to TPGC for final approval of the landscape plan in the ROW.

The request for the columns to be in the ROW is because there is a large mature Oak tree along the south property line and the applicant did not want to disturb the structural roots by placing the column outside of the ROW on the property. BZAP recently approved columns 12" from the sidewalk at 141 S. Drexel Ave with the condition that the landscape plan be approved by TPGC.

A boxwood and liriopie hedge connect the two northern columns and the bed is located immediately behind the sidewalk. It is the City Staff recommendation to provide a 12-24" lawn strip immediately adjacent to the sidewalk so mulch and plant material will not obstruct pedestrian traffic. The two beds around the columns flanking the driveway can extend to the sidewalk as that is the typology that exists throughout Bexley.

There is a large existing bed that was present during the TPGR-21-3 review and still exists today. It is the City Staff recommendation to allow this bed to remain as is and continue to touch the sidewalk as it provides landscape screening to the north neighboring property.

A revised planting plan should be submitted to show any recommended adjustments and can be approved by City Staff.

The landscape improvements outside of the ROW are not subject to review by TPGC but it should be noted that they are not only in keeping with the original design intent approved under TPGR-21-3 but also increase the variety and layering of the plant material throughout the site.