



CITY OF BEXLEY TREE & PUBLIC GARDENS COMMISSION APPLICATION STAFF REVIEW

Project Name: TPGC-25-1 Demo & New Build
 Project Address: 2300 E Livingston Ave
 Reviewed by: Walter Reins
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 Date: 03-14-25
 Revised: 03-24-25

	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	added 03-16-25		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	
4g	<p>Project history:</p> <p>The existing structures located centrally on the property are surrounded by standard foundation shrubbery, some smaller ornamental trees, and larger shade trees. Most of the smaller plant material could be considered past its useful lifespan in the landscape, or in the case of the larger trees, some potentially even posing a safety risk to the property. The designer states that the proposed plan is intended to enhance the development’s exterior aesthetics while incorporating the requirements of the Joint Livingston Avenue Plan, prioritize the restoration and reintegration of the tree canopy, incorporate the use of native plant species, and promote long-term community benefits.</p> <p>The proposed tree removal and preservation plan (L2.0) description calls for the removal of (10) trees in total. Stated conditions of trees to be removed are accurate. All proposed removals appear to be necessary to accommodate the site layout plan.</p> <p>The proposed landscape plan (L2.1) calls for (39) large deciduous trees and (8) ornamental trees, positively increasing the amount of tree canopy on the property. Proposed tree species are site-appropriate. The plan also calls for a variety of evergreen and deciduous shrubs, as well as hardy and site-appropriate ground covers and grasses. Virginia creeper is listed on the Preliminary Plant List on page L2.1 and shown in the Plant Palette Imagery on page L2.2, but does not appear to be included in the conceptual landscape plan on L2.1. As referenced in greater detail in the review of TPGC-25-2, the aggressive nature of this plant is of concern on a commercial property where frequent maintenance is less likely to be administered. Recommend eliminating Virginia Creeper from the plant list or substituting an appropriate species if this plant is/was in fact intended to be included in the plan. See the excerpt paragraphs below for further reference:</p> <p>Taken from TPGC-25-2: <i>“Of particular concern is the Virginia creeper proposed for the trellis structures on the east side of the building and south end of the property. Virginia creeper is a hardy and aggressive growing vine that can reach 5 to 6 stories in height when left un-maintained. Per an Ohio State University Fact Sheet, “Virginia Creeper can grow as much as 20’ in a single year in Ohio”. With much of the proposed structure consisting of brick and fiber cement façade, Virginia creeper could likely become a problematic plant within one to two seasons if not properly and frequently maintained. Long-term damage to structure is also possible with a lack of proper maintenance.</i></p> <p><i>RECOMMENDATION - substituting with alternative options, such as climbing hydrangea or non-invasive Honeysuckle species, or presenting examples of current commercial properties utilizing Virginia creeper in a similar fashion and successfully containing it in its designated bed space(s).”</i></p>

03-24-25 Revision:

Revised Landscape plan submitted 03-16-25 includes minor changes to the plant palette and corresponding landscape plan. Of concern within the proposed changes is the addition of Ilex vomitoria 'Shillings', or Dwarf Yaupon Holly. This plant is a staple in southern landscapes and is listed for zones 7-9. As such, it is not an appropriate plant for central Ohio. Major dieback or complete death of the plants is to be expected in any given average central Ohio winter.

Provided documentation does not currently specify the installation of an irrigation system. In-ground irrigation for landscape installations around new commercial builds are strongly recommended for the long-term viability of the plantings. Commercial properties frequently do not get the daily or weekly attention needed for new plants to properly establish without supplemental irrigation, based on expected weather patterns that are likely to occur during the first 1-3 years of establishment. As the plan calls for 3" cal. trees, a 3-year establishment period can be expected for the larger proposed plant material, based on the generally accepted rule of 1 year for every 1" of trunk caliper with regards to establishment times for new plantings. Specifically pertaining to this property, the south and west facing sides of the proposed structure appear to account for approximately 50% of the proposed landscape plantings. These exposures, along with the reflected heat from the building and street (both in close proximity to the southside plantings) will almost certainly make for unsuitable/undesirable site conditions if no supplemental irrigation system is in place.

03-24-25 Review Staff Revision:

Revised Landscape plan submitted 03-16-25 includes the addition of the following verbiage under NOTES on sheet# L2.1:

"1. ALL PLANTING AREAS ARE TO BE IRRIGATED"

City Staff recommends conditional approval of the plan, pending the following:

- Virginia creeper omitted from the Landscape plan (unless already absent).
- Ilex vomitoria 'Shillings' omitted from the Landscape plan, replaced with suitable and site appropriate alternative shrub, or submit examples of this plant being used locally and established successfully for a minimum of 4-5 years in a similar landscape setting.
- Landscape plan to include proper irrigation system for all planting areas immediately adjacent to building. (Addressed in 03-16-25 revision)