



CITY OF BEXLEY TREE & PUBLIC GARDENS COMMISSION APPLICATION STAFF REVIEW

Project Name: TPGC-24-5 236 N. Columbia Ave. Landscape Plan
 Project Address: 236 N. Columbia Ave
 Reviewed by: Walter Reins
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 614-315-7304
 Date: 09-08-25

| | 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 | | | | 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 | | | |

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|----|-------|--|--|--|---|
| 4g | Other | | | | X |
|----|-------|--|--|--|---|

| Comments | |
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| 4g | <p>Project Description: <i>"The clients have purchased this beautiful lot, and existing home, with the dream of building a new home that is in keeping with the scale, quality and beauty of the existing homes on the street.</i> <i>The new construction will require the removal of, not only the existing home, but also three large Oak trees.</i> <i>Every effort will be made to keep and protect the remaining viable large trees on the property.</i> <i>The new plantings will enhance the architecture and create an open view to the house from the street similar to the neighboring homes. "</i></p> <hr/> <ul style="list-style-type: none"> - The proposed plant material, per submitted revised landscape plan dated 8/13/25 consists of site and space appropriate material situated around the home, proposed poolhouse/pool and perimeters of the property. A good balance of deciduous and evergreen material is proposed throughout. No proposed plantings are found to be inappropriate due to exposure, space restrictions, invasiveness, etc. - There is a good mixed selection of evergreen screening plant material proposed along the south property line adjacent to the neighbor's stone wall. This will provide a good variety of trees and shrubs and avoid a monoculture in this portion of the property. - The proposed Brassfield Fines and repurposed brick walkway along the far east portion of the property is an improvement over the original plan. Observed conditions of the brick structures on site were questionable, and the new plan will be a notable improvement to the space. - Proposed hardscapes offer a good balance of open space surrounded by landscape beds offering a generous display of English style Boxwood, Hydrangea, and perennial garden. - The remaining trees that are to be preserved - the Ginkgo along the east property line, large Honeylocust near the SE corner of the property, and large Sugar Maple near the street along the west side of the property all have the potential to positively contribute to the overall canopy cover and aesthetics of the property, lending a sense of maturity to the landscape. However, current site conditions would suggest that these trees are not currently getting or will not get "every effort made to keep and protect" them, as mentioned in the project description. <p>Independent of the design but worth bringing attention to is the significant construction that has begun in the area adjacent to the root zone of the Sugar Maple at the front of the property. At the time of my site visit, the metal fencing that has been erected across the front of the property appears to be 5-6' at most from the trunk of this tree. Well within the critical root zone of this tree are signs of heavy equipment operation and materials staging. While on site, I observed the Genie material handler (large blue machine) staged within the root zone of this tree. Based on the current size, location, estimated age, and condition of the canopy of this tree, I do not believe this tree was in excellent condition with youthful vigor prior to the start of construction. However, despite that, and potentially even more so because of that, every effort should in fact have been taken to preserve this tree's critical root zone, as it likely was beginning a</p> |

slow and age-related decline prior to construction. The activity around this tree will almost certainly cause a noticeable decline or accelerated rate of decline of this tree over the course of the next 4-6 years, post construction. At the time of my site visit, major construction had not yet begun around the two mature trees in the rear of the property. It is my hope that these trees receive better treatment than did the front Sugar Maple.

- Based on observations at the time of my site visit on 9/4/25 and based on attached photos showing the property conditions prior to the start of construction, the proposed landscape plan is a vast improvement to the previous existing conditions of the property, which appeared to consist mainly of overgrown, unkept, and declining woody vegetation.
- Recommend approval of landscape plan as submitted with adherence to the tree protection measures that were already stated/proposed in the original and revised plans.