

LAND USE STRATEGY 2.0



2025



This Land Use Strategy document was developed over a multiyear effort that relied heavily on the unique expertise of members of the Land Use Strategy Commission, with input from City Council, all core Boards and Commissions, and, of course, Bexley community members. As seen below, the Commission members represent a wide range of professional backgrounds including architecture, urban planning, development, business, sustainability, law, and more. The City could not be more appreciative to this group for their time and effort.

LAND USE STRATEGY COMMISSION

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- Matt Klingler, *Building and Planning Director, Co-Chair*
- Brian Ashworth, *Transportation Planner*
- Bryan Drewry, *Chamber Executive Director*
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- Jim Wilson, *Attorney*

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- Matt McPeck, *Auditor*

- Monique Lampke, *President of Council*
- Lori Ann Feibel, *City Council Member*
- Danny Hurley, *City Council Member*
- Troy Markham, *City Council Member*
- Sam Marcellino, *City Council Member*
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- Alex Silverman, *City Council Member*

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INTRODUCTION

WELCOME ↘



When the original Land Use Strategy process was proposed over 15 years ago, it was a first-of-its-kind effort to categorically study and reenvision Bexley's commercial and forgotten park spaces. At the time, a major criticism of the fledgling effort was essentially this: plans are pretty documents with nice pictures but little practical implication, and that this one—like others—would sit on the

shelf and gather dust. But a good plan—carefully crafted and with the support of community leadership—is a vital component to driving progress. The Land Use Strategy process and outcome proved this point. As it turns out, the Land Use Strategy was a runaway success, helping to craft over a decade of forward motion and purposeful progress and proving that in Bexley strategic planning was a powerful tool for growth and positive change.

Since its creation, passage, and rollout, the cadence of strategic planning and execution has melded into the DNA of Bexley's public process. The City's comprehensive strategic plan has been reimagined

as an overarching blueprint that calls for the continuous churning of new planning to keep momentum fresh and inline with the pulse of the community. Plans such as the Alum Creek Park Plan, the Joint Livingston Avenue process with Columbus, or the Commonwealth Park Master Plan (among others) drive tremendous value to our neighborhoods by galvanizing historical amounts of outside funding and resulting in measurable outcomes.

Planning is as vital a part of our City's function as the provision of safety services, or the discipline of keeping our streets free of potholes. It grounds decision makers with a shared vision and a common language, and it lays the table for the hard work and coordinated effort that must follow.

It is in this context that the Land Use Strategy update is being offered. A Bexley that values the architectural magnificence of its patina and close-knit character, but also embraces the forward thinking that will curate imaginative growth for the enjoyment of the many generations to follow.

Time to get to work!

A handwritten signature in purple ink, appearing to read "Ben Kessler". The signature is fluid and extends across the width of the text area.

Mayor Ben Kessler

LAND USE STRATEGY PURPOSE

Bexley has long been recognized as one of Central Ohio's most desirable residential communities, featuring historic and walkable neighborhoods, an expansive tree canopy, and nationally acclaimed public schools and library. Founded in 1908 and encompassing just 2.5 square miles with an estimated population of just under 13,500, Bexley is fully built-out, with most land dedicated to single-family housing.

Despite its compact footprint, Bexley's prime location, strong regional reputation, and the presence of Capital University as a community anchor continue to drive interest in thoughtful redevelopment—particularly in our core commercial corridors. This interest is supported by the strong economic profile of residents and visitors, sustaining demand for high-quality commercial uses across sectors, including dining, retail, healthcare, and professional services.

This updated Land Use Strategy is designed to guide redevelopment in ways that enhance economic vibrancy, support both established and new businesses, and increase access to high-demand amenities for residents and visitors. It also outlines opportunities to improve neighborhood connectivity and expand flexibility for Accessory Dwelling Units (ADUs) in residential areas—creating more options within our existing fabric. To achieve this vision, the Land Use Strategy serves eight key purposes (listed here in no particular order).

01. ALIGN FUTURE REDEVELOPMENT WITH CITYWIDE PLANS

As a core component of the 2023 City Strategic Plan, the Land Use Strategy reflects and reinforces Bexley's Mission, Vision, and Strategic Goals (see page 14). It is coordinated with other adopted plans to ensure consistency and to guide implementation across departments and initiatives.

02. UNDERSTAND AND BALANCE COMMUNITY PRIORITIES WITH MARKET REALITIES

The planning process incorporated broad community engagement, allowing residents, board and commission members, developers, and other stakeholders to voice their priorities. These insights were paired with in-depth market research to ensure that desired end uses—including restaurants, retail, medical offices, senior housing, and lodging—align with current and emerging market opportunities.



Historic Drexel Theatre at night

03. PRESERVE AND CELEBRATE BEXLEY'S HISTORIC CHARACTER

Bexley's historic architecture and character are central to its identity. The Land Use Strategy promotes redevelopment that respects and preserves this legacy, encouraging adaptive reuse and context-sensitive infill that complements the existing built environment.

04. INCREASE COMMERCIAL VIBRANCY AND INCOME TAX REVENUE GENERATING USES

The Land Use Strategy supports efforts to activate and enhance all commercial corridors, with a focus on attracting and retaining businesses that provide value to both residents and visitors. Redevelopment should support a mix of uses, walkability, and a distinctive sense of place.

The Land Use Strategy also recognizes that while the demand for traditional office development has fluctuated due to the COVID-19 pandemic, there is still demand for office in amenity-rich developments and a need to bring new income tax revenue generating uses to the City.

05. RESPOND TO REGIONAL NEEDS IN HOUSING, TRANSIT, AND CONNECTIVITY

Bexley is deeply interconnected with the broader Columbus region. While remaining true to its scale and character, the City has a role in addressing regional challenges, including the housing shortage, demand for more reliable public transit, and need for improved multimodal connectivity.

06. SUPPORT GENTLE INFILL AND NEIGHBORHOOD CONNECTIVITY

The Land Use Strategy identifies opportunities to improve neighborhood walkability and connectivity, while also recommending zoning flexibility to support ADUs and other gentle infill solutions that provide more housing choices for residents at all stages of life.

07. FOSTER GREATER PARTNERSHIPS WITH AREA PROPERTY OWNERS

As a fully built-out community, Bexley has limited redevelopment opportunities. Unlocking the potential of underutilized sites will require close collaboration between the City, Bexley Community Improvement Corporation (BCIC), private property owners, and institutional partners like Capital University and Bexley City Schools.

08. PROMOTE SUSTAINABLE DEVELOPMENT AND CONSTRUCTION PRACTICES

Bexley has long been a regional leader in sustainability. The Land Use Strategy builds on this legacy by encouraging energy-efficient building practices, low-impact site design, adaptive reuse, and redevelopment that supports long-term environmental resilience. It also emphasizes improved connectivity between neighborhoods and the City's parks, trails, and green spaces—reinforcing the role of the public realm in promoting health, sustainability, and a more walkable, livable community.



PRACTICAL LAND USE PARTNERSHIPS

Because undeveloped land is generally scarce in Bexley, a key overarching recommendation of the Land Use Strategy is continued investment in community partnerships to leverage opportunities for shared resources. These partnerships play a vital role in the success, functionality, and appeal of development and infrastructure improvements. Working closely with community institutions, businesses, and landowners will ensure building and development that preserves the character and legacy of the City, while also investing in refinements and amenities that position Bexley for emerging trends in transportation and commerce.

01. ADAPTED RECREATION AND CIVIC SPACE

A common priority across multiple “Opportunity Sites” (specific areas of potential redevelopment as explained later in the strategy) is the identification of underutilized areas in key commercial corridors that could be reimaged to support more functional and inviting public spaces—an effort that depends on strong partnerships with businesses and institutional land users.

Notably, Capital University, our largest institutional land user, adopted a new Facilities Optimization Plan in 2024 highlighting several areas for potential non-campus redevelopment. As this plan moves forward, the City should actively engage with Capital to help guide and support these transformative efforts.

02. SHARED PARKING ACROSS THE COMMUNITY

As the City’s commercial corridors redevelop, the City has the opportunity to add and adapt parking. The City should build on recent parking studies (see page 45) and work closely with land and business owners to better understand supply and demand. The City should also evaluate potential technology solutions or shared parking arrangements to alleviate areas of concern.

03. WALKABILITY, BIKEABILITY, AND PUBLIC TRANSPORTATION

Aligned with the goals of the Bike Friendly Bexley Plan (2021) and Walkability Audit (2025), creating a safe, accessible, and welcoming streetscape for pedestrians and cyclists remains a core priority. This includes installing enhanced wayfinding signage and street markings, while systematically identifying and addressing gaps in amenities—such as bike racks, repair stations, restrooms, and charging stations—that support active transportation.

Just as vital is the City’s partnership with the Central Ohio Transit Authority (COTA) to expand and improve public transit options. Collaboration will be key as plans for the Bus Rapid Transit (BRT) station at Pleasant Ridge and Main Street continue to be refined. This key investment will unlock opportunities for transit-oriented redevelopment and provide more accessible, sustainable connections for residents, workers, and visitors traveling to and from Bexley.

04. COLLABORATIVE SUSTAINABLE BUILDING AND REDEVELOPMENT

In Bexley, we view sustainability not as a mandate, but as a partnership—an ongoing collaboration between the City and the landowners, developers, and community members who shape our built environment. Our goal is to work hand-in-hand to ensure that projects meet today’s needs while preserving the livability and environmental health of our community for generations to come. Whether through green building practices, thoughtful site design, or energy-efficient infrastructure, we’re committed to creating a development landscape where sustainability is not just a standard, but a shared value that adds long-term resilience and value for everyone involved.

While the Land Use Strategy was being developed, the City was also in the process of drafting a new Sustainability Action Plan (SAP)—a companion to existing efforts like the Zero Waste Plan and the Bike Friendly Bexley Plan. Together, these plans reflect a holistic approach to shaping both our natural and built environments. Once adopted, the SAP will serve as a key resource in guiding sustainable building and redevelopment practices across the community.

Developing the 2025 Land Use Strategy involved a two year process guided by a Land Use Strategy Commission and project managed by City staff. Public engagement opportunities as well as input from other City boards and commissions were core to the process. Additionally, the Commission interviewed area developers who provided input on their future visions for the community.

The timeline below summarized key milestones from the strategy creation process:

- **June 2023:** Commission Launched
- **November 2023:** Initial Public Workshop
- **January - March 2024:** Online Survey Distributed
- **June 2024:** Boards and Commissions Workshop
- **June-September 2024:** End Use Market Analysis (Conducted by DiSalvo Development Advisors); Developer Interviews
- **September 2024:** Second Public Workshop
- **Fall 2024-Spring 2025:** Strategy Drafting
- **August 2025:** Final Recommendations Presented to City Council
- **Fall 2025:** Anticipated Strategy Adoption

"How about a pocket park until properties are redeveloped?"
(Main Street)
- Workshop Attendee

"Each business has its own parking lot. Develop shared lots like on Montrose and Main."
(Main Street)
- Workshop Attendee

"Add senior housing along Alum Creek."
(Main Street)
- Workshop Attendee

"Add multi-modal bike and mobility scooter lanes, and traffic calming."
(Cassady Avenue)
- Workshop Attendee

"Less drive-thru and more drive-to."
(Cassady Avenue)
- Workshop Attendee

"Add more mixed use."
(Livingston Avenue)
- Workshop Attendee

PUBLIC WORKSHOP SUMMARY

The Land Use Strategy creation process involved two public workshops, with one hosted at the beginning of the process in November 2023 and the other once preliminary recommendations had been drafted in September 2024.

At the November 2023 workshop, attendees participated in a SWOT (strengths, weaknesses, opportunities and threats) analysis for each of the core focus areas: Main Street West, Main Street East, Livingston Avenue and North Cassady Avenue. Their feedback is incorporated in each focus area section throughout this document. They were then invited to add their ideas for improved land use to large-format aerial maps of Bexley's core commercial corridors (sample results at right).

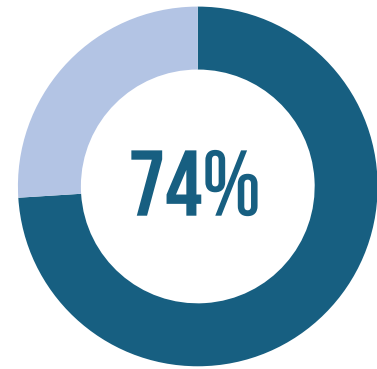
At the September 2024 workshop, attendees were first given a presentation about draft strategy recommendations. They were then guided through an exercise in which they prioritized various end uses and end conditions for each focus area of the strategy.



Above: Land use suggestions from the dot exercise portion of the November 2023 public workshop.

COMMUNITY SURVEY FEEDBACK

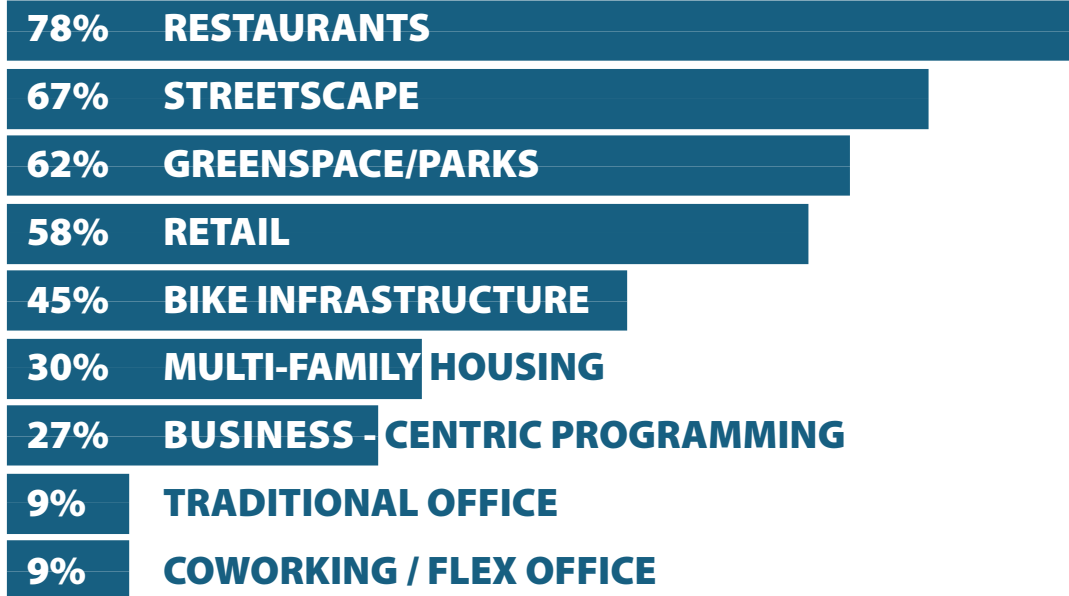
To support broad community engagement and gather input on redevelopment priorities, the Land Use Strategy Commission conducted a community survey from January through March 2024. The survey was promoted through multiple channels—including the *Bexley Times* (direct-mailed to all Bexley households), the *Bexley Blast* e-newsletter, and social media—and received a total of 114 responses.



Support for the City playing an active role in acquiring blighted, contaminated or underutilized land to prepare for redevelopment

TOP COMMERCIAL AREA PRIORITIES

Question: Which end use(s) and focus area(s) should be the City's top priorities in the next 5-10 years in our key commercial areas?
(Respondents chose up to four priorities).



TOP HOUSING PRIORITIES

Question: When considering future housing development opportunities, what components should be prioritized?
(Respondents chose up to four priorities).



IDEAS FOR NEW BUSINESSES

Question: If you could bring three new businesses to Bexley, what would they be?

"Cozy independent bookstores, a trendy coffee shop with artisanal blends, and a farm-to-table restaurant highlighting locally sourced ingredients."
-Survey Response

"Bexley needs to cultivate additional shops that encourage visitors from other communities to come and shop our charming town (and spend money)!"
- Survey Response

BOARD AND COMMISSION WORKSHOP

Representatives from the City's various boards and commissions met at a special workshop in June of 2024, with the primary focus being land use. The group gave input on their priorities for each commercial corridor, as well as neighborhoods generally. Finally, the group gave feedback on what partnership opportunities exist to help advance the City's land use goals.



Above: Board and commission members at the June 2024 Workshop

ALIGNMENT WITH EXISTING CITY PLANS

The Land Use Strategy is a core component plan of the 2023 City Strategic Plan, meaning that the guiding principles in the Strategic Plan and the ideals reflected in the City's Vision also apply here.

SUPPORTING THE CITY'S VISION:

Inclusive and Empowering Community:

Commits to recognizing our historic roots while actively building a community free from racism—where all individuals are valued and can thrive—while encouraging active civic participation and celebrating diversity.

Family and Education Focus:

Prioritizes supporting families of all kinds and child development across all abilities; supporting strong educational institutions; fostering meaningful lifelong learning opportunities; and providing quality recreational facilities to serve all areas of our community.

Safety and Sustainability:

Ensures neighborhood safety with a focus on walkable and bikeable outdoor spaces; preservation of historical and architectural integrity; and leadership in the protection of our environment and natural resources.

Economic and Environmental Health:

Promotes financial independence and fiscal sustainability; fosters a welcoming business climate; supports vibrant commercial corridors along Main Street, North Cassady Avenue, and Livingston Avenue; and welcomes and collaborates with neighboring communities.



Cherbourg Bakery on Drexel Avenue



Bexley family celebrates Independence Day



Gramercy Books and Kittie's Cakes on Main Street



Artist paints a mural for Bexley Mural Fest

2023 STRATEGIC PLAN DEVELOPMENT GOALS

The Land Use Strategy has direct alignment with multiple Development Goals of the 2023 Strategic Plan including:

- Assist with the Development of Opportunity Sites
- Remediate and Redevelop Remainder of Holtzmann Landfill
- Expand Public Off-Street Parking for Main Street
- Streamline Bexley's Zoning Approval Processes
- Expand Housing Options
- Encourage Development on North Cassady Avenue
- Recruit High-Demand Commercial Uses to Bexley
- Refresh the Main Street / Commercial Design Guidelines
- Conform Code with Joint Livingston Avenue Plan
- Create Historic Preservation Ordinance and Protections
- Pursue Trail Town Designation

The Land Use Strategy also reaffirms goals and recommendations from other component plans, including:

Southwest Bexley Strategic Framework

The 2017 Southwest Bexley Strategic Framework outlined recommendations to enhance the Southwest Bexley area and strengthen connections between Capital University and the surrounding residential neighborhoods.

Joint Livingston Avenue Plan

Developed jointly with the City of Columbus, the 2022 Joint Livingston Avenue Plan establishes a framework for creating a safer, more accessible Livingston Avenue, supported by collaborative economic development and land use policies. This plan focuses on revitalizing the corridor and strengthening the surrounding neighborhoods of Bexley, Berwick, Eastmoor, and Driving Park.

As a direct result of the efforts behind the plan, Bexley and Columbus partnered to secure over \$13.6 million in federal grant funds to support over \$18.7 million in expansive streetscape improvements to Livingston.

Bike Friendly Bexley Plan

The 2021 Bexley Bike Plan outlines a comprehensive strategy to enhance bicycle infrastructure and safety throughout the City, aiming to create a more bike-friendly environment for residents and visitors.

Main Street / Commercial Design Guidelines

The 2002 Bexley Main Street Design Guidelines provided a framework to preserve the corridor's historic character while promoting cohesive, pedestrian-friendly development. The guidelines emphasized consistent streetscape elements, building massing, and mixed-use design to support walkability, economic vitality, and Bexley's identity as a municipal arboretum.

Concurrent to the development of this Land Use Strategy, in spring 2025 the City embarked on an effort to update the original Main Street Design Guidelines, and expand the use of the guidelines to all commercial areas in Bexley into a comprehensive set of Commercial Design Guidelines.

View these plans and more on the City's website at bexley.org/plans.

PROGRESS REPORT ↘

The 2011 Bexley Land Use Strategy was developed to address key challenges facing the City and identify strategic priorities for long-term sustainability and growth. The strategy aimed to create a consensus-built plan that would guide City leadership and enable them to act with urgency, while protecting and enhancing Bexley’s unique character. The strategy included recommendations for land use policies, civic improvements, and beautification initiatives.

Since its adoption, the strategy’s principles have guided City planning efforts, with multiple concepts put into action and revisited over the years. However since 2011, the local and regional landscapes have evolved significantly, prompting a reassessment of priorities. Voter-approved changes to the income tax structure shortly after

the strategy’s creation (increasing the local rate from 2.0% to 2.5% and reducing the credit for taxes paid to other communities from 80% to 65%) bolstered City finances but also reinforced the importance of attracting and retaining high-wage-earning residents and employees amid increasing competition from neighboring communities.

The COVID-19 pandemic further shifted economic development goals, as remote work led to a greater focus on quality-of-life factors and local amenities, although this is re-balancing as employees return to physical workplaces. Simultaneously, the region’s booming population is pressuring communities like Bexley to explore multi-family housing options, including market-rate, senior, and affordable units. These evolving dynamics highlight the need for updated land use policies to ensure Bexley remains a vibrant and desirable place to live, work, and invest.



SUCCESS STORY: BEXLEY COMMUNITY IMPROVEMENT CORPORATION



Bexley Square, pre-exterior improvements made by the Bexley CIC

KEY RECOMMENDATIONS OF THE 2011 LAND USE STRATEGY

CITY-WIDE RECOMMENDATIONS

- ✔ Create a Bexley Redevelopment Fund
- ✔ Create a Community Improvement Corporation
- ✔ Environmental cleanup of former filling stations
- ✔ Create a housing code
- ⚙️ Create a unified signage standard
- ⚙️ Engage neighboring communities
- ✔ Modernize zoning code
- ⚙️ Encourage payroll-generating users

LEGEND

- ✔ Complete
- ⚙️ In progress
- ⏸ On hold

Within months of adopting the 2011 Land Use Strategy, the Bexley Community Improvement Corporation (BCIC) was officially incorporated. As a separate non-profit organization with an independent board, the BCIC serves as the City’s economic development agent, focusing on revitalizing economically distressed or underutilized areas of the Bexley community.

Shortly after its incorporation, the BCIC and the City formalized an economic development agreement, enabling the transfer of land and other interests from the City to the BCIC. This agreement also allows the BCIC to acquire land and other assets independently of the City. Under this framework, the BCIC received several key parcels, including the old City Hall site in 2013 and the Bexley Square Shopping Center in 2016 (explained in more detail on page 18).

Beyond City-conveyed properties, the BCIC has actively pursued additional strategic acquisitions, such as a former gas station site on North Cassady Avenue (explained in more detail on page 21), two parcels in the Ferndale-Mayfield neighborhood, and, more recently, a former convenience store on Livingston Avenue.

The BCIC’s near-term objective is to remediate and redevelop these sites, often collaborating with private developers. Looking further ahead, even after redevelopment, the BCIC frequently retains site control—through mechanisms like land leases or similar agreements—to ensure the potential for larger, multi-site redevelopment if future parcel assembly opportunities arise.

MAIN STREET RECOMMENDATIONS

- ✓ Redevelop the Bexley City Hall site
- ✓ Prioritize the development of a neighborhood grocery store within the city
- ⚙️ Work towards a “Double Loaded” Main Street
- ⏸️ Cultural and community events promotion
- ✓ Focus on key “pods” of development
- ⚙️ Create greater opportunities for pedestrian cross-access

SUCCESS STORY: CITY HALL RELOCATION

A prime example of publicly supported infill redevelopment and public-private partnership along Main Street is the transformation of the former City Hall site. This project, grounded in a key recommendation of the 2011 Land Use Strategy, involved the relocation of City Hall and service garage facilities from their originally planned locations on Main Street to make room for redevelopment. While a recommendation of the 2011 Land Use Strategy, the concept percolated for several decades but lacked a strategic direction to go from ideation to execution.

Ultimately, City Hall was relocated into a renovated space in the Bexley Square Shopping Center, previously occupied by the Bexley Monk restaurant. The City restructured the shopping center, retaining ownership of the northern tenant space while transferring the southern spaces and the former City Hall property to the BCIC. Concurrently, the BCIC entered into a 50-year ground lease with Continental Development, leading to the successful redevelopment of the site into a Giant Eagle Market District Express, which opened in 2016, implementing another 2011 Land Use Strategy recommendation of fostering a neighborhood grocery within the city.

Revenue from the Giant Eagle lease and Bexley Square tenant spaces supports BCIC operations and offset debt service for City Hall’s relocation and renovation. Today, this project exemplifies effective public-private collaboration, and stands as an example of publicly supported infill redevelopment.



Old City Hall site along Main Street



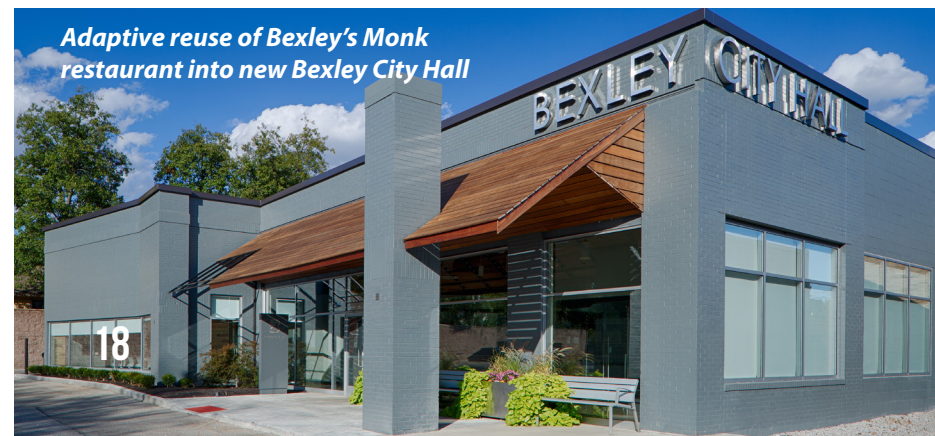
Redevelopment of old City Hall site under construction



New Giant Eagle Market District Express



Former Bexley's Monk restaurant



Adaptive reuse of Bexley's Monk restaurant into new Bexley City Hall

SUCCESS STORY: GRAMERCY BOOKS

While the City anticipates continued redevelopment in the Main Street: West District, where larger lot sizes and fewer property owners simplify projects, the Main Street: East District presents greater challenges. Shallower lots and multiple long-time—and often unmotivated—property owners make significant redevelopment more difficult.

However, a successful model emerged in 2016 when Continental Development replaced a commercial building at the northwest corner of Main Street and Cassady Avenue. The resulting Gramercy project, now home to four luxury condominiums, Gramercy Books, and Kittie’s Café, demonstrated what can be achieved on a site of just one-third of an acre site.

To support the project’s financial feasibility and encourage residential development, the City provided a 70%, 15-year property tax abatement for the condominiums through the Bexley Main Street Residential Community Reinvestment Area (CRA).

As Bexley’s population continues to age and more empty-nesters seek to downsize from larger homes into lower-maintenance, amenity-rich living spaces, the City anticipates growing demand for condominiums and similar high-quality rental options.



Old commercial building at Cassady and Main



The Gramercy redevelopment



Park trailhead on Main Street



Natural dog park in Schneider Park



Splash pad at Schneider Park

LIVINGSTON AVENUE RECOMMENDATIONS

- ✓ Ease restrictions against drive-through food service
- ⚙️ Purposeful redevelopment of Ferndale and Mayfield Place
- ✓ Extend Charles Street west of Sheridan Avenue
- ⏸️ Explore the use of TIF for Ferndale/Mayfield

ALUM CREEK RECOMMENDATIONS

- ⚙️ Continuous recreational access to the creek
- ⚙️ Develop a comprehensive creekside park
- ✓ Enact environmental protections

SUCCESS STORY: SCHNEIDER PARK

Progress toward continuous recreational access along Alum Creek is well underway, highlighted by recent Schneider Park improvements made as part of the 2023 Year of the Parks initiative. Enhancements include a the new Tad Jeffrey trailhead on Main Street, natural dog park, playground, and splash pad. This is in addition to prior improvements to the south community garden, and remediation of the athletic fields, addressing the environmental contamination concerns from the uncapped landfill on the site.

Coming soon, a pedestrian and bike bridge near the Astor Avenue entrance will link Schneider Park trails to the Central Ohio Greenway Alum Creek Trail. Additionally, plans are nearly complete for a skate and bike park just south of the new bridge. The City offers its thanks to the Bexley Community Foundation and Ohio Department of Natural Resources (ODNR) for helping to make many of the projects financially feasible.

SUCCESS STORY: GAS STATION REMEDIATION

A key recommendation of the 2011 Land Use Strategy was to remediate former gas station sites across Bexley. To support this effort, the City passed legislation in 2014 mandating clean-up for such properties. Unremediated sites were subject to a \$2,000 monthly assessment directed to an environmental remediation fund for use by the City or the BCIC.

Since the legislation was adopted, significant progress has been made. At the corner of North Cassady and Ruhl Avenues, the City secured a \$434,000 Abandoned Gas Station grant in 2016 from the Ohio Department of Development (ODOD) to remove underground tanks and contamination. The former gas station structure was repurposed into Bluespot Yoga, a now thriving business. Adjacent to Bluespot Yoga, another former gas station site was acquired by the BCIC in 2021. Shortly after, The Community Builders (TCB) proposed a redevelopment plan for this site and a related property on Livingston Avenue, which includes a combined 43 affordable housing units and a 3,500-square-foot senior center space. This proposal was awarded Low-Income Housing Tax Credits in 2022 and is anticipated to be under construction in 2026.

At the eastern gateway of Bexley, a former gas station site at E. Main Street and Chelsea Avenue has seen partial progress. While the structure and asphalt were demolished, full environmental remediation has not yet begun. The City is actively engaged with the property owner who plans to redevelop or sell the site for redevelopment.

And at the western gateway of Bexley, a three-story office building featuring Ohio State Bank as the primary tenant now stands on the site of a former Sunoco gas station, demolished in 2000.

NORTH CASSADY RECOMMENDATIONS

- ✓ Create a unified zoning district for North Cassady Avenue and Delmar Drive
- ⏸️ Explore the use of Tax Increment Financing (TIF) for N. Cassady Avenue and Delmar Drive
- ✓ Create and apply a form-based code
- ✓ Expand facade grant program



Former Clark Station gas station at E. Main Street and Chelsea Avenue; Partially remediated as of 2025.

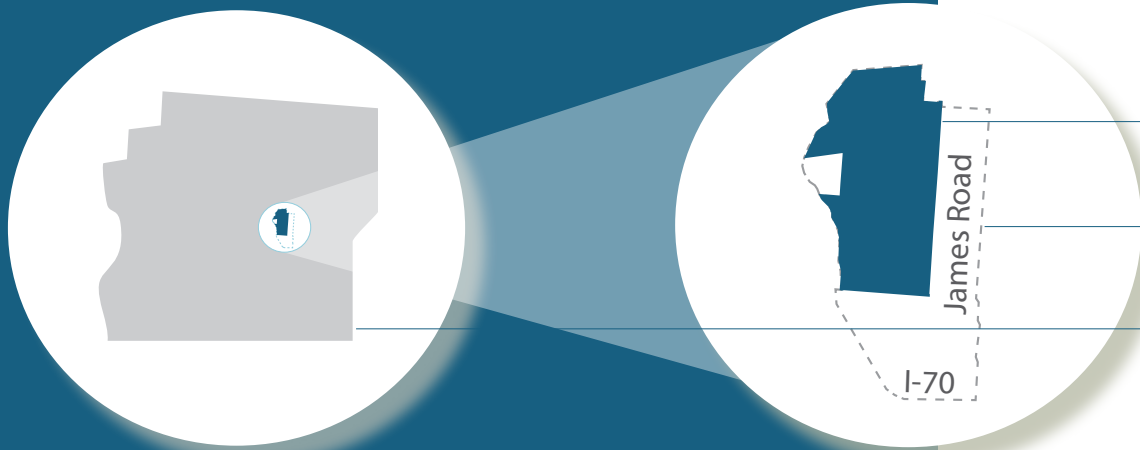
MARKET SUPPORTED DEVELOPMENT POTENTIAL

A real estate market analysis, conducted by DiSalvo Development Advisors (DDA) in summer 2024, assessed the development potential for key community-prioritized land uses identified through previous surveys and workshops. These priorities included restaurant, retail, medical office, lodging, and senior housing (excluding skilled care).

The analysis indicated that market demand exceeds the current supply within Bexley's primary market area (PMA) Note that the analysis accounted for the restaurant and medical office space introduced by The Fitzgerald mixed-use redevelopment, which was under construction at the time of the report. The full real estate market analysis is available on the City's website at bexley.org/landuse.

The Bexley PMA which encompasses Bexley, extending east to James Road and south to I-70.

Bexley Primary Market Area Map



Main Street Bexley at night



Graeter's Ice Cream on Main Street

CITY OF BEXLEY

BEXLEY PMA

FRANKLIN COUNTY

Supported New Development (In Bexley PMA):

	RESTAURANT:	2,000-12,500 SQUARE FEET
	RETAIL:	31,000-41,500 SQUARE FEET
	LODGING:	28-34 ROOMS/SUITES
	MEDICAL:	20,000-25,000 SQUARE FEET
	ASSISTED LIVING:	27 UNITS
	MEMORY CARE:	52 UNITS
	INDEPENDENT LIVING RENTAL:	80-110 LOW-TO-MOD INCOME
	INDEPENDENT LIVING FOR SALE:	36-54 CONDOS

The primary market area (PMA) represents a geography from which 60% to 70% of support and competition in the Bexley market are expected to originate. This area includes Bexley and portions of three adjacent Columbus neighborhoods: Eastmore, Berwick, and Broadleigh.

The residents of these surrounding neighborhoods are a significant source of support for the Bexley market, and conversely, businesses in these neighborhoods—such as the Top Steakhouse and Wexner Heritage Village retirement community—serve Bexley residents. The analysis further considered the influence of businesses just beyond Bexley's western boundary, including Kroger on Main Street and the Old Bag of Nails Pub on Broad Street.

When considering retail and restaurant opportunities, the analysis found that 65.5% of visitors to the area near Drexel Theatre live in the 43209 zip code, presenting a significant opportunity to continue to attract visitors to the area.

RETAIL DEMAND

The market analysis found significant unmet demand for retail in Bexley, even when acknowledging the impact that online shopping and major shopping centers in the Columbus region—such as Easton Town Center and Polaris Fashion Place—have on local retail. The Commission supports the addition of retail to increase foot-traffic and add vibrancy to our commercial corridors, while also acknowledging that retail sectors that require larger store footprints (e.g. sporting goods, warehouse/club stores, home centers, etc.) are less feasible in Bexley given the limited size of potential redevelopments. Nevertheless, a mix of the following retail types would support continued economic growth throughout the community.

Supported New Retail (In Bexley PMA):

CLOTHING:	6,375-8,500 SQUARE FEET
ELECTRONICS:	5,500-7,000 SQUARE FEET
FURNITURE:	4,125-5,150 SQUARE FEET
HOBBY, TOY, & GAMES:	3,000-4,500 SQUARE FEET
CONVENIENCE:	2,500-4,000 SQUARE FEET
OTHER HEALTH & PERSONAL:	3,000-4,000 SQUARE FEET
BEER, WINE, & LIQUOR:	2,500-3,000 SQUARE FEET
USED MERCHANDISE:	2,000-2,500 SQUARE FEET
HOME FURNISHINGS:	2,000-2,300 SQUARE FEET

DESPITE HIGH SPENDING POTENTIAL AND ABILITY TO PRIVATE PAY, BEXLEY'S PMA HAS SIGNIFICANT UNMET DEMAND ACROSS ALL MEDICAL SPECIALTIES, WITH A SHORTAGE OF 14 DOCTORS IN BEXLEY DIRECTLY, AND A SHORTAGE OF 30 DOCTORS IN THE PMA



Bexley Circle summer landscaping

MEDICAL DEMAND

Like retail, the medical coverage analysis indicated significant unmet demand for specific medical specialties in the Bexley PMA. While The Fitzgerald redevelopment on East Main Street will add approximately 7,000 square feet of medical office, there will still be a net demand of 20,000-25,000 square feet of new medical office space in the Bexley PMA. This unmet demand indicates that as redevelopments occur, the City should encourage medical uses where possible, preferably as part of a mixed-use project.

Supported New Physicians (In Bexley PMA):

PEDIATRICS:	5,200-6,300 SQUARE FEET
FAMILY MED:	7,200-8,700 SQUARE FEET
INTERNAL MED:	8,200-9,900 SQUARE FEET
EMERGENCY MED:	3,200-3,900 SQUARE FEET
OBGYN:	3,200-3,900 SQUARE FEET



Bexley family celebrates Independence Day

BEXLEY'S SPENDING ON HEALTH CARE AND HEALTH INSURANCE COSTS IS 1.3 TIMES THE NATIONAL AVERAGE



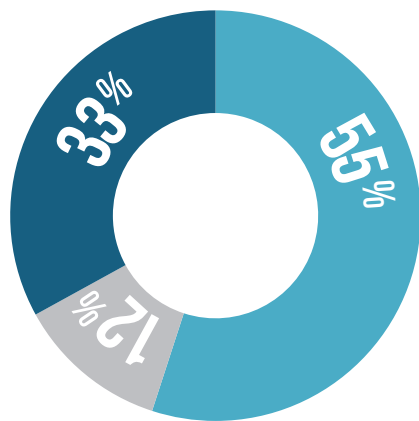
Trinity Lutheran Seminary building on Capital University's Campus. A potential opportunity for adaptive reuse into a boutique hotel.



The historic Granville Inn, a 39-room inn located in downtown Granville supporting Denison University families and community visitors.

BEXLEY HOTEL PATRON TYPES

- GENERAL VISITOR
- CAPITAL VISITORS
- BUSINESS VISITORS



LODGING DEMAND

Local demand for lodging, specifically for a smaller, boutique hotel, was calculated using regional visitor statistics, lodging demand drivers, patron segmentation, and case studies of lodging in similar communities in Ohio with small university student visitors—such as the Granville Inn (Granville), The Hiram Inn (Hiram), Kenyon Inn (Gambier), and Golden Lamb (Lebanon).

The analysis found that a boutique hotel with 28 to 34 rooms could be supported in Bexley, and if an on-site meeting room was added, the market would support up to 40 rooms. Those rooms could garner from \$200-\$300 per night, depending on the type of room or suite, and day of the week.

DEMAND GENERATORS	LOW	HIGH
GENERAL VISITS:	3,000	4,500
CAPITAL VISITORS:	700	1000
BUSINESS VISITORS:	2,200	2,700
DEMAND SUBTOTAL:	6,600	8200
65% OCCUPANCY FACTOR:	10,150	12,600
TOTAL ROOM DEMAND:	28	34
PER NIGHT RATE:	\$200	\$300

RESIDENTS IN THE BEXLEY PMA SPEND 1.3 TIMES THE NATIONAL AVERAGE ON RESTAURANTS

IN 2024, BEXLEY RESIDENT SPENDING ON RESTAURANTS IS ESTIMATED AT \$33 MILLION, AND \$53 MILLION IN THE OVERALL PMA



Brassica—a fast, casual eatery—opened in 2017 and serves as the gateway to Bexley Square.

RESTAURANT DEMAND

Supported New Restaurant Space (In Bexley PMA):

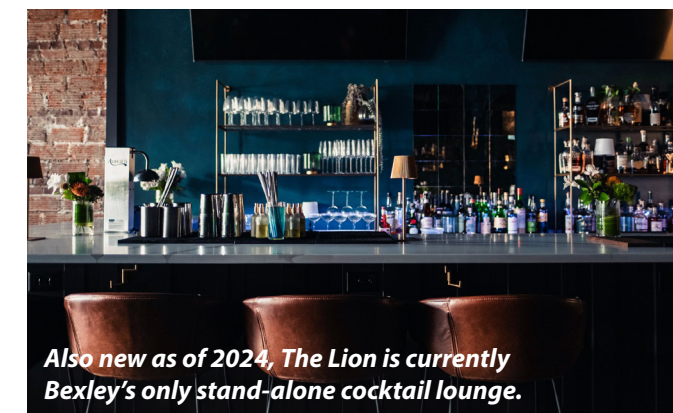
FULL SERVICE:	9,500-16,000 SQUARE FEET
LIMITED SERVICE:	1,000-5,500 SQUARE FEET

The food and beverage analysis indicated that the Bexley PMA could support up to an additional 21,500 square feet of restaurant space, especially for full and limited service restaurants. The analysis also found that the supply of drinking places (serving alcohol beverages predominantly) and snack and non-alcoholic beverage bars is currently sufficient. Note that this is before accounting for the 12,000 square feet of restaurant space that is planned for The Fitzgerald. At the same time, new residents at The Fitzgerald are estimated to add an additional \$1.2 million of restaurant spending, which could support up to 3,000 additional square feet of restaurant.

DiSalvo Development Advisors Recommendation: Adding “eatertainment” venues, like an arcade bar or other food and games establishments, could expand the food and beverage market and create new opportunities in the community.



Katalina's Tres replaced the former Boston Market on Main Street, opening in late 2024. Credit: Raquib Ahmed



Also new as of 2024, The Lion is currently Bexley's only stand-alone cocktail lounge.



Citywide	30
Main Street: West District	32
Main Street: East District	40
Cassady Avenue	52
Livingston Avenue	60
Neighborhoods	66

FOCUS AREA RECOMMENDATIONS



Harvest Pizza on Main Street

1a. As redevelopment projects are shaped, encourage the integration of end uses that meet stated community desires and needs including market-rate and affordable housing, senior living, medical offices, and dining establishments.

- Transparently share market research and public feedback with prospective developers and businesses;
- Continue to refine economic incentive programs to support the development of affordable and mixed-income housing throughout Bexley.

1b. Maintain and strengthen Bexley's position in the region as a development-ready community.

- By way of the City's Development Department and the BCIC, continue to cultivate and sustain positive relationship building with prospective developers;
- Actively participate in regional planning and economic development associations;
- As redevelopment occurs, offer concierge-level economic incentive coordination and permit and building review as a collaborative service of the Development and Building Departments.

1c. Continue to use the BCIC as a vehicle for purchasing underutilized parcels for immediate redevelopment, adaptive reuse, or future parcel assemblage.

- Sustain and diversify BCIC funding, including through revenue generated by Bexley Square and other development partnerships;
- Actively monitor for potential real estate transaction opportunities along all commercial corridors;
- Ensure City staff participate actively in regional planning efforts, economic development coalitions, and innovation forums.

1d. Study trends surrounding new hardscape (impermeable surface) in the community, and design programs to offset environmental impact whether through impact fees or incentives to install permeable surfaces where feasible.

1e. Create incentives to encourage building frontages that incorporate special streetscape enhancing features such as outdoor seating, landscaped areas, and public art.



Tree lined median on Main Street



Moshi Sushi at Parkview Avenue and Main Street



The Fitzgerald mixed-use development under construction on Main Street

CITYWIDE RECOMMENDATIONS

While most recommendations in the Land Use Strategy apply to specific commercial corridors and areas of potential redevelopment (referred to later as "Opportunity Sites"), these citywide recommendations advance economic development and other City strategic goals more broadly.

MAIN STREET: WEST DISTRICT

Focus Area Boundaries: East Main Street, from Alum Creek to Cassidy Avenue

The Main Street West focus area represents the core of Bexley's commercial district and encompasses large civic and institutional land users such as Bexley City Hall, Capital University, multiple places of worship, and the Bexley Public Library. Several local businesses in this area have a regional draw—such as the historic Drexel Theatre and Giuseppe's Italian Ritrovo—while boutique salons, fitness studios, sandwich shops, and small office users serve a more hyper-local market. Over the course of the last decade, the City of Bexley has made multiple streetscape improvements in this area including the installation of center medians with street trees and enhanced sidewalks—further solidifying Main Street West as a walkable, vibrant destination for residents and visitors.

The focus area's western limit is marked by Alum Creek and the newly improved Schneider Park, and is immediately adjacent to neighboring Columbus and I-70, representing opportunities for further park integration and collaboration across neighboring corporation limits on future redevelopments. Additionally, parcels in this focus area are notably larger than other commercial areas in Bexley, further adding to redevelopment potential.



STRENGTHS

- Direct access to downtown and I-70
- Historic landmarks (Drexel Theatre) and thriving small businesses
- Energy and foot traffic from Capital University
- Mature street trees and medians
- Access to Schneider Park, Alum Creek
- Deep lots, redevelopment potential

WEAKNESSES

- Gaps in street energy
- Shortage of on- and off-street parking
- Vacant surface lot at western corporation limit
- Lack of connection between east and west sides of Alum Creek
- Safety of Alum Creek bridge to Pumphouse Park for pedestrians and cyclists

WEST DISTRICT MAJOR LAND USERS AND AMENITIES

- | | |
|-----------------------------|---|
| 01. KROGER | 05. DREXEL THEATRE |
| 02. PARK TRAILHEAD | 06. CAPITAL UNIVERSITY |
| 03. BEXLEY CITY HALL | 07. FUTURE BUS RAPID TRANSIT STATION |
| 04. GIANT EAGLE | 08. BEXLEY PUBLIC LIBRARY |

"Implement a Main Street Makeover project, focusing on revitalizing ... This project would involve redesigning the streetscape to prioritize pedestrian and cyclist-friendly features, such as widened sidewalks, bike lanes, and outdoor seating areas.."
 – Survey Response

**BRIDGE IMPROVEMENT
JOINT BEXLEY / TRANSIT SUPPORTIVE
INFRASTRUCTURE PROJECT, FY 2029**

**THE FITZGERALD
MIXED-USE REDEVELOPMENT
2.95 ACRES, 232 HOUSING UNITS
EXPECTED OPENING: 2027**

MAIN STREET

**OPPORTUNITY
SITE 01.
APPROX. 7-10 ACRES**

GREEN SPACE

ALUM CREEK

SHERIDAN

COLLEGE

MOUND

CORE RECOMMENDATIONS

2a. Create a vision for redevelopment of both sides of Alum Creek into a vibrant mixed-use destination, in coordination with Capital University, City of Columbus, and adjacent land owners.

- Encourage the integration of end uses that meet community needs including market-rate and affordable housing, senior housing, medical office, and restaurant space;
- Identify public infrastructure improvements and potential funding sources needed to foster Alum Creek corridor redevelopment and better use of Pumphouse Park including: Extension of Parkview Avenue to curve around to Mound Street; Pedestrian and cyclist improvements to the Main Street/Alum Creek bridge; A connection to the Life Church shared parking for Pumphouse Park;
- Collaborate with Capital University to identify desired end uses along the Alum Creek corridor that integrate learning opportunities for Capital students, such as a boutique hotel at the historic Trinity dorms to integrate with a hospitality degree; or a senior living facility to compliment a nursing degree;
- Meet with landowners west of Alum Creek, including in the historic Hanford Village area and along Alum Creek Drive, and work with the City of Columbus to determine interest in redevelopment and establish a shared vision for the area.

2b. Activate underutilized public spaces—especially where gaps in street energy exist—with pocket parks, public art, and programming.

- Key areas of interest for activations include: Library parking lot; Blackmore Library green space (potential public art/sculpture garden); right-of-way in plaza at 2468 E Main Street.

2c. Identify opportunities for improved business and public parking, as well as alternatives to vehicles, along Main Street.

- Build on recently completed parking study (see page 45) to identify current parking demand and supply, opportunities for additional off-street parking, and potential shared parking arrangements for Main Street businesses;
- Support the development of new public parking with available financial incentives;
- Involve Main Street property owners in shared parking discussions to ease restrictions and improve public access; Consider use of incentives to encourage the agreements;
- Explore technology solutions to foster parking efficiencies;
- Create public parking wayfinding signs;
- Explore and support alternatives to vehicles, including existing and future public transit initiatives, to help ease parking demand.



Historic Drexel Theatre



Bexley Square Shopping Center



Be Well Studio and New Fangled Kitchen

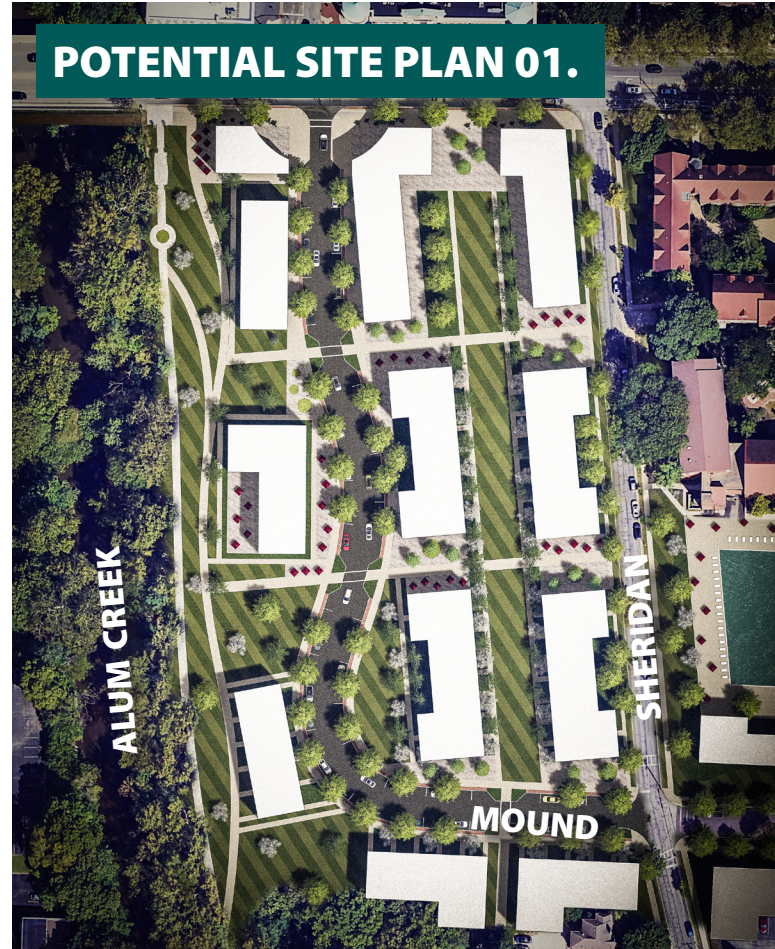
ALUM CREEK REDEVELOPMENT AND PARKVIEW EXTENSION

Reconfiguring Parkview Avenue to extend south of Main Street presents a transformative opportunity for Bexley to enhance its urban fabric and unlock the full potential of the Alum Creek corridor. By enabling two-sided development along Parkview south of Main, the City can foster a vibrant, pedestrian-friendly streetscape that seamlessly integrates with the natural beauty of Alum Creek. This approach would not only activate underutilized spaces but also create new opportunities for mixed-use development, housing, and public amenities that contribute to Bexley's vision of a dynamic community.

By extending Parkview Avenue south of Main Street, Sheridan Avenue would terminate at Mound Street, and the new entry into the redevelopment at Main Street would provide for better traffic flow and increased pedestrian opportunities. This would result in deeper lots along the extended Parkview Avenue, providing greater flexibility to design projects that incorporate green spaces, public gathering areas, and enhanced access to Alum Creek's recreational assets. By prioritizing development that engages with the natural landscape, Bexley can create a harmonious interface between urban and natural environments, promoting sustainability and a higher quality of life for residents.

This concept could also encourage integration with future development in Columbus along the west side of Alum Creek, where an interconnected and expanded district could bring additional activity and vitality to a thriving and unique mixed-use district.

The site enhancements would also link directly to a newly improved bridge over Alum Creek, funded by Transit Supportive Infrastructure (TSI) dollars, ensuring seamless connectivity across the corridor. Additionally, the redevelopment leverages its close proximity to the Central Ohio Greenways and the anticipated COTA LinkUS bus rapid transit stop to create a multimodal, connected neighborhood.



Site Planning for the Future

Multiple potential site plans for this Opportunity Site were created as the strategy was refined. The above plan was adapted by planning firm OHM from a sketch by Commission member Larry Helman, featuring quadrangles to mimic Capital's existing building layout and an arched gateway feature at Main and Parkview. At right, urban planner and author Jeff Speck produced this sketch during his walkability audit of Bexley in April 2025. Speck's plan emphasizes preservation of mature trees, and suggests concealing a multi-story parking deck behind narrow liner buildings.



PARKVIEW EXTENSION: FUTURE VISION

Protecting the Alum Creek Watershed

Central to Bexley's long-term goals for the western portion of Main Street are robust environmental protections for the Alum Creek watershed. These protections are detailed in the 2013 Alum Creek Park Plan, codified into zoning in 2014 by way of a riparian overlay, and restated in the 2017 Southwest Bexley Strategic Framework. Protection measures include safeguarding the surrounding tree canopy and advanced stormwater management systems to improve runoff quality.

PARKVIEW EXTENSION PROPOSED NEXT STEPS

- In line with Capital University's 2024 Facilities Optimization Plan, continue close communication with Capital and private land owners to encourage cross-collaboration and unified site redevelopment.
- Should Capital University be willing to sell the property for redevelopment, rezone university-owned parcels from Campus Planning to Mixed Use Commercial.
- Conduct a traffic impact study to optimize the reconfiguration of Parkview Avenue and assess the best approach for integrating pedestrian and multimodal connections.
- Collaborate with the Franklin County Engineers Office to develop plans for the bridge improvement over Alum Creek. Secure additional funding (in addition to the \$750,000 already planned for distribution in 2029 through the Transit Supportive Infrastructure program) as needed.

"Something along Alum Creek ...where there are some restaurants and outdoor space next to the water. Maybe using the park at the corner of Main and Alum Creek as that park is never used.."
- Survey Response

"Add mixed-use with retail and apartments with variable income levels as well as a commitment to solar power, grey water, and ample parking."
- Survey Response

MAIN STREET: EAST DISTRICT

Focus Area Boundaries: East Main Street, from Cassady Avenue to Gould Road

The eastern portion of East Main Street in Bexley represents a unique blend of longstanding community anchors and emerging vibrancy. While the narrower lot depths and fragmented ownership patterns present challenges for large-scale redevelopment, the area's eclectic charm shines through its mix of beloved local eateries like Rubino's Pizza and Johnson's Real Ice Cream, and civic institutions like Montrose Elementary. This charm is only increased by recent additions to the business lineup such as the celebrated breakfast destination Katalina's Tres and shared workspace chain COhatch. The eastern portion of Main Street was the target of the 2024 Bexley Mural Festival and now boasts multiple publicly and privately funded murals, adding new energy to the area.

Detracting from its desirability, this stretch of Main Street tends to cater more to motorists than pedestrians, although this presents opportunities to rethink its streetscape to better balance walkability with business needs.



WEST DISTRICT MAJOR LAND USERS

- 01. **MONTROSE ELEMENTARY**
- 02. **BICKFORD OF BEXLEY**
- 03. **COHATCH**

"Acquire several small properties or underutilized strip centers along business corridors, and plan meaningful and appropriate redevelopment."
 - Survey Response

"Consolidate parking lots and infill lots with businesses and pocket parks."
 - Workshop Attendee

STRENGTHS

- Popular local eateries like Rubino's Pizza, Johnson's Real Ice Cream, and Katalina's Tres
- Mature street trees
- Civic institutions like Montrose Elementary
- Opportunity for creative adaptive reuse
- Walkable scale (can be walked in approximately 10 minutes)

WEAKNESSES

- Lack of cohesive character
- Motorist oriented
- Multiple curb cuts fragment sidewalks
- Small, narrow parcels
- Functional obsolescence of building stock
- Gaps in commercial energy
- Unmotivated property owners

MAIN STREET

OPPORTUNITY SITE 02. POCKET PARK

OPPORTUNITY SITE 03. MONTROSE GREEN

CASSINGHAM

MONTROSE

REMINGTON

"Whatever comes next should help address housing needs and have kid friendly retail/recreation space (i.e. teen hangout)."
- Survey Response

"...There are a lot of run down buildings...on that side of (East) Main street that could be utilized a lot better to bring in more revenue for the city vs. residents needing to go to other surrounding areas for nightlife/dining..."
- Survey Response

MAIN STREET

OPPORTUNITY SITE 04. FORMER CLARK STATION

GOULD

CHELSEA



Rubino's Pizzeria at night



Katalina's outdoor dining. Photo credit: Raquib Ahmed



Community members enjoying Bexley Mural Festival

CORE RECOMMENDATIONS

3a. Encourage and support anchor businesses that generate walking traffic and commerce, such as Johnson's Real Ice Cream, Katalina's, Grain and Grape, etc.

- Examine and modify site plans to allow more creativity. Encourage the elimination of curb cuts and better use of alley systems for multimodal cross circulation;
- Build off of COhatch and other businesses that generate potential consumers from new employees and visitors.

3b. Identify opportunities for improved business and public parking along Main Street.

- See parking recommendations for Main Street: West District on page 35. These should be mirrored for Main Street: East District.

3c. Expand potential for mixed-use properties that add multi-family housing.

- Support projects and proposals that are uniquely suited to each property and owner.
- Encourage the development of both market-rate and affordable housing to create new opportunities for residents of all income levels—while fostering a more vibrant corridor energized by increased neighborhood activity.

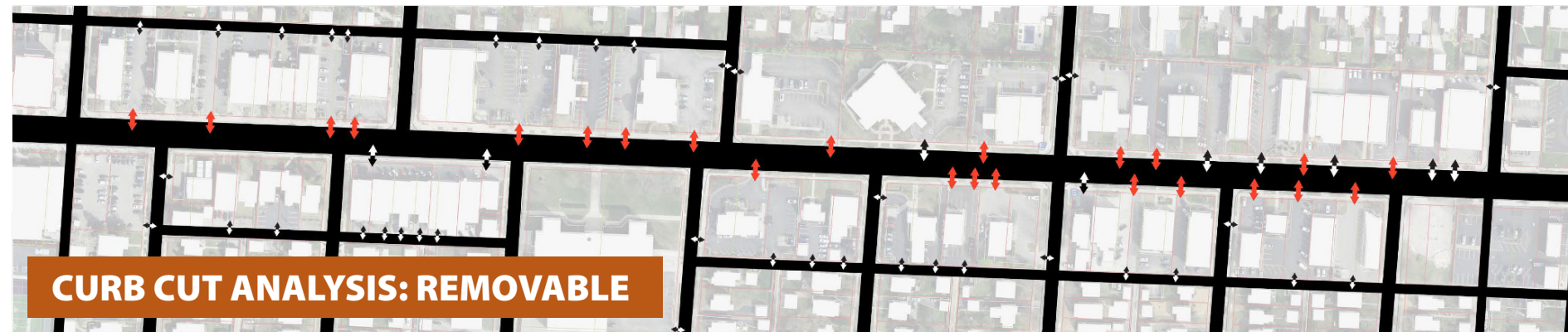
3d. Target adjacent properties that could be combined for larger projects, whether commercial or residential.

- Partner with private developers and BCIC to support assemblage.

3e. Create of more pocket parks and pedestrian areas along Main Street, such as in front of Excel Karate.



CURB CUT ANALYSIS: EXISTING



CURB CUT ANALYSIS: REMOVABLE

DETAILED RECOMMENDATION: REDUCE CURB CUTS

This stretch of Main Street features a significantly higher number of curb cuts compared to the western portion of the corridor—primarily due to smaller lot sizes. The result is a fragmented streetscape where pedestrian and vehicle paths frequently intersect, creating not only visual clutter but also hazardous conditions as cars regularly cross the sidewalk.

Fortunately, most of these properties are already served by rear alleys. Of the 32 total curb cuts in this section, 23 are considered redundant—

meaning the properties they serve have alternative access points. While not all could be removed without trade-offs, this redundancy signals an opportunity: with thoughtful design and targeted redevelopment, surface parking areas could be reconfigured to reduce curb cuts significantly.

The City should enact more effective policies and incentives to support this kind of redesign, prioritizing both pedestrian safety and an improved public realm.

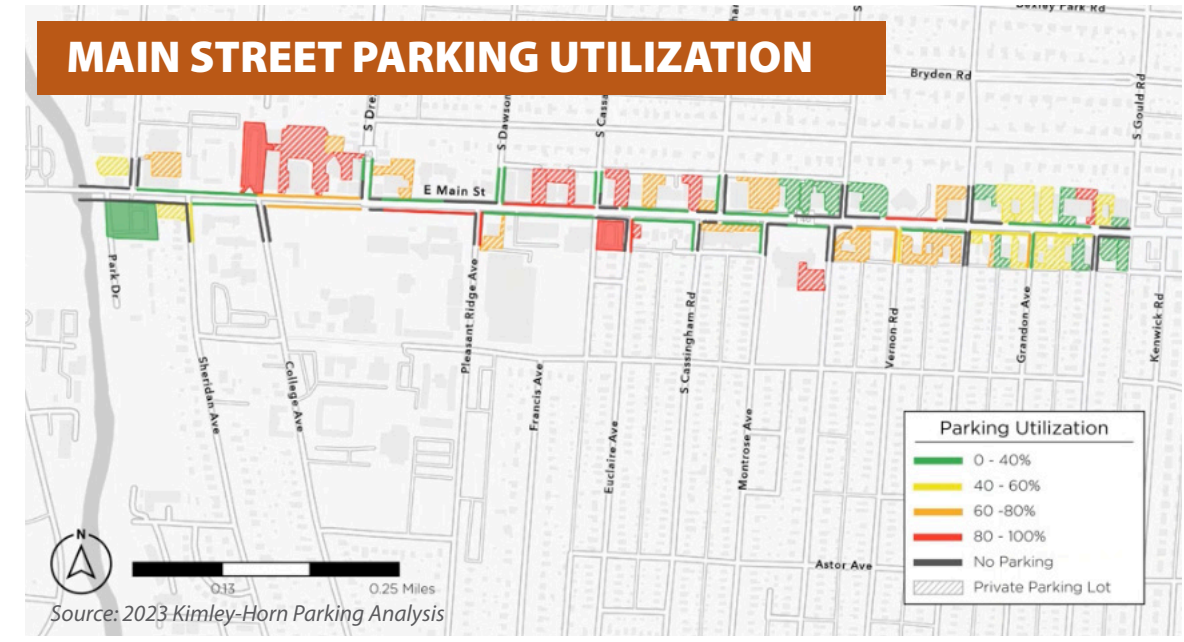
HIGHLIGHTED RECOMMENDATION: SHARED PARKING

A comprehensive parking study conducted in April 2024 as part of the LinkUS planning initiative challenged the common perception that parking on Main Street is insufficient. The data revealed that true parking congestion was limited to a few key areas: near Bexley Square and Giant Eagle, and around the intersection of Cassady Avenue and Main Street near the Bexley Public Library and surrounding shops.

Outside of those hotspots, most parking lots were underutilized. Even during peak hours, lot usage typically ranged between 60% and 80%, with several lots showing as little as 0% to 40% occupancy. *(The map at right illustrates the highest captured utilization in the study, reflecting a standard weekday during the lunch rush).*

This underuse highlights a key opportunity: with strategic shared parking agreements between property owners, the existing parking supply could support significantly more users without requiring additional surface lots.

The study also found that only 10% of all available parking was located on side streets directly adjacent to Main Street. In several cases, “No Parking” signs were in place despite right-of-way widths that could accommodate on-street parking. To make the most of the City’s existing infrastructure, a comprehensive review of side street parking policies is warranted—ensuring that all viable opportunities for on-street parking are maximized.



1,524 TOTAL SPOTS | 158 ON STREET - MAIN STREET | 154 ON STREET - SIDE STREET | 1,212 OFF STREET

POCKET PARK: FUTURE VISION



OPPORTUNITY SITE 02.

POCKET PARK AT 2468 MAIN STREET

An opportunity along the eastern Main Street corridor involves reusing a portion of City right-of-way in front of the small strip center currently anchored by Excel Karate, and located near a popular Starbucks Coffee. The concept envisions converting this underutilized space into a pocket park that provides seating, street tree enhancements, and a buffer from busy Main Street traffic. The project could be funded through the City's Tax Increment Financing (TIF) fund, with collaboration and agreement from adjacent property owners.

This pocket park would create a more welcoming and functional space for pedestrians and customers of nearby businesses while making better use of the public right-of-way. By adding greenery and seating, the park would enhance the streetscape and contribute to the area's character, offering a small but impactful improvement to the corridor's overall appeal and accessibility.





MAINTAIN MATURE TREES

MAIN STREET STREETScape

FIRST FLOOR RESTAURANT

OUTDOOR SEATING

STREETScape WRAPS TO CHELSEA

HOUSING UNITS ABOVE

OUTDOOR PATIO (EXISTING)

OPPORTUNITY SITE 04.

GAS STATION REMEDIATION AND CITY GATEWAY REDEVELOPMENT

In line with the City's commitment to remediate and redevelop old gas stations, an opportunity exists to vastly improve the eastern gateway into Bexley at the corner of Chelsea Avenue and Main Street at the site of the former Clark Station. The property owner, in partnership with the City, is actively planning to remove petroleum tanks and address any soil contamination in preparation for redevelopment. As part of an agreement with the City, the owner has committed to redeveloping the site or making it available for redevelopment by July 2026.

This site presents a significant opportunity to transform a neglected gateway into an inviting entrance to Bexley. A redevelopment concept featuring mixed-use development—with commercial space on the ground floor and residential units above—could bring new vitality to the area while aligning with the City's vision for the corridor. Thoughtful redevelopment of this parcel would enhance the eastern approach to Bexley, creating a more welcoming and dynamic first impression for visitors and residents alike.

NORTH CASSADY AVENUE

Focus Area Boundaries: North Cassady Avenue from Ruhl Avenue to Delmar Drive

North Cassady Avenue is home to a growing collection of local, neighborhood-serving businesses such as the Bexley Animal Hospital, the Bexley Natural Market, Bluespot Yoga, and Green Meadows Day Care, among others. Delmar Drive's commercial zone, located east of North Cassady, is anchored by the Bexley Police Station and Service Garage, but is also home to a variety of successful local businesses that rely on the office/warehouse nature of the street to thrive.

The railroad line north of Delmar marks the transition into City of Columbus, but in many ways the success of the Cassady Avenue corridor in Bexley is intertwined with positive changes just outside our borders. The addition of thriving nearby businesses like Petals That Inspire and the City of Columbus' Cassady Avenue street and intersection reconstruction project will undoubtedly add to the strength of the commercial area.

Recommendations for the North Cassady Avenue area build off of the emergent strengths of the newer businesses in the district, and focus on creating a more cohesive, pedestrian and bike friendly experience, while encouraging higher quality mixed-use development in the corridor.

STRENGTHS

- Wonderful local feel to many commercial uses
- Service-oriented commerce is a vital amenity
- Easy access to the airport and I-670
- At the nexus of many planned bike boulevards, as well as Columbus' multi-use path coming to the north
- The Bexley Senior Center is a successful community use and is set to continue as a corridor anchor as part of the 420 North Cassady redevelopment
- The proposed development at 420 North Cassady provides a template for mixed use commercial along the corridor and serves as an example of how to integrate affordable housing into the community

WEAKNESSES

- Commercial parcels are currently too small to facilitate most types of commercial development
- Gaps in street energy
- Shortage of on- and off-street parking
- Lack of two-sided, interactive commerce
- Unfriendly to casual cyclists
- Continued under-investment in many commercial properties
- Railroad tracks provide a stark divide between neighboring district

CASSADY AVENUE MAJOR LAND USERS AND AMENITIES

01. COLUMBUS & OHIO RIVER RAIL LINE
02. NORTH COMMUNITY GARDEN
03. BEXLEY POLICE STATION
04. BEXLEY SERVICE GARAGE
05. BEXLEY APARTMENTS
06. BEXLEY SENIOR CENTER
07. MARYLAND ELEMENTARY

"Make North Cassady a destination place for shopping, eating, and visiting."
— Survey Response

"I really like the idea of bridging the gap between Bexley and the surrounding cities – by investing in our connections, it will hopefully help boost the other cities as well."
— Survey Response



Bluspot Yoga, an adaptive reuse of an old gas station



Ribbon cutting for new Goodwill Donation Center



Bexley Natural Market



CORE RECOMMENDATIONS OVERVIEW

4a. Foster larger scale redevelopments that improve the quality of commercial and residential end uses.

- Support Mixed Use Commercial (MUC) zoning district boundary adjustments that could promote future redevelopment;
- As sites are redeveloped, encourage the integration of end uses that meet community needs including market-rate and affordable housing, senior housing, medical office, and restaurant space;
- Maximize the consolidation of parcels to provide for feasible development parcels

4b. Craft Commercial Design Guidelines for the North Cassady MUC area.

4c. Monitor passenger rail and advocate for Bexley platform.

4d. Develop programs to incentivize home reinvestment and new home ownership in the surrounding neighborhood.

- Consider an exterior home improvement grant program ;
- Consider partnership with the Bexley Community Improvement Corporation (BCIC) and/or the Central Ohio Community Improvement Corporation to purchase vacant residential lots as potential sites for additive housing.

4e. Create environment for two-sided commerce along the North Cassady corridor.

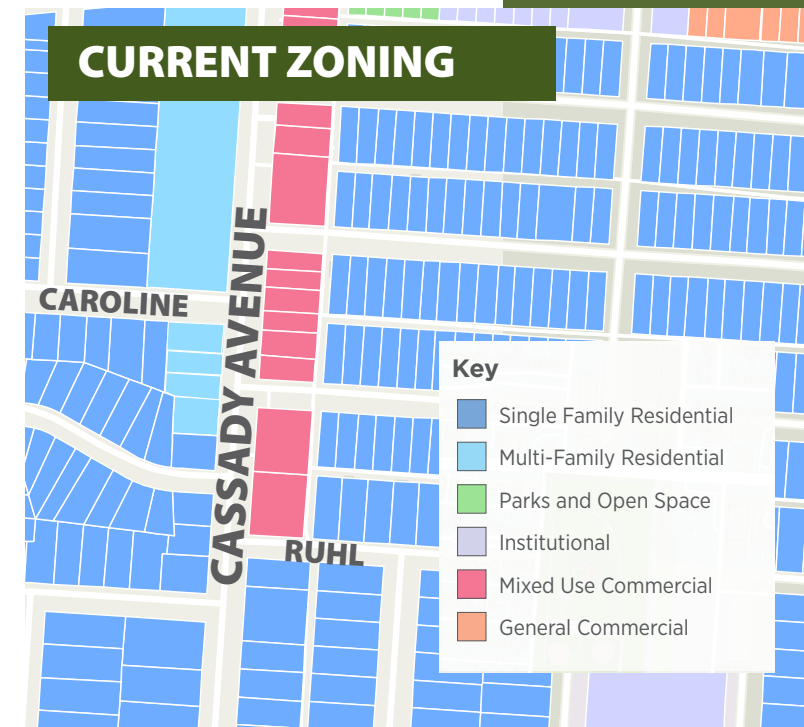
4f. Provide dedicated bike lanes or multi-use path on North Cassady in the commercial district.

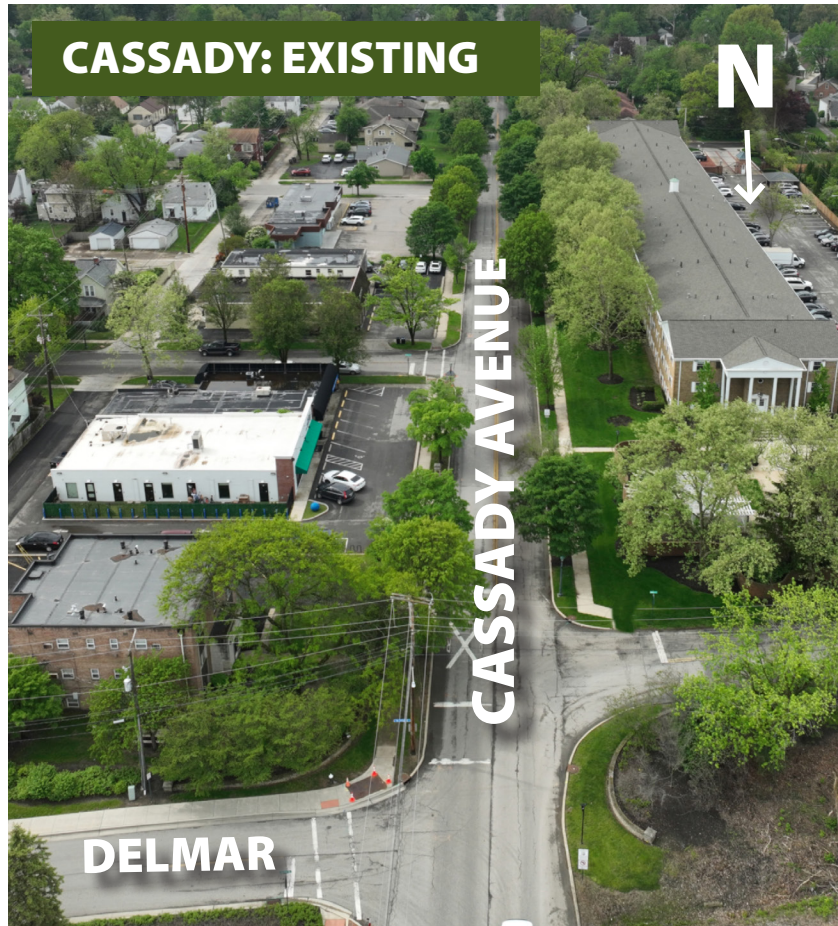
HIGHLIGHTED RECOMMENDATION: ADJUST ZONING BOUNDARIES

A key recommendation for North Cassady Avenue is to pursue strategic adjustments to the MUC zoning district boundaries in order to facilitate future redevelopment opportunities. Specifically, the proposal calls for expanding the MUC designation to include the west side of North Cassady Avenue, extending south to Ruhl Avenue, and incorporating two additional parcels on the east side of the corridor.

This adjustment responds directly to the corridor’s physical constraints—most notably, the shallow lot depths on both sides of North Cassady—which currently limit redevelopment potential under existing zoning. By expanding the MUC district, the City can help enable parcel assemblage across adjacent properties, which is essential for attracting meaningful, context-sensitive mixed-use projects that can energize and activate the corridor.

Bringing commercial uses to the west side of North Cassady Avenue would also create a more balanced and dynamic street experience. Currently, activity is concentrated primarily on the east side, resulting in a lopsided feel. Encouraging investment and development on both sides of the street would enhance the pedestrian environment, support a more cohesive commercial district, and better connect surrounding neighborhoods to emerging amenities.





Monitoring the Future of Passenger Rail

The Columbus and Ohio River Railroad line lies just north of Delmar Drive, delineating Bexley from Columbus. As regional passenger rail initiatives—like the 3-C Connector—are evaluated and pursued, the City should monitor the potential for adding a passenger rail stop along Delmar to support area employers and serve as an amenity to the Bexley community into the future.



- TWO-SIDED DEVELOPMENT, NEW MUC AREA ON WEST SIDE OF CASSADY
- OFF-STREET PARKING MOVED TO REAR OF BUILDINGS
- BUMP OUTS AT PEDESTRIAN CROSSINGS
- MATURE SHADE TREES
- NEW SHARED USE PATH (SUP)
- ENHANCED CROSSWALKS
- POTENTIAL FOR ROOFTOP SOLAR ARRAYS
- MULTI-STORY, MIXED-USE REDEVELOPMENT
- UNIFIED STREETScape AESTHETIC ON CASSADY AND DELMAR

OPPORTUNITY SITE 05. ↘

NORTH CASSADY CORRIDOR

Unlike other commercial corridors in Bexley, which feature multiple Opportunity Sites, North Cassady Avenue stands out as a unique case—one that can be viewed as a singular, corridor-wide Opportunity Site. Its consistent zoning, shallow lot depths, and underutilized properties create the conditions for a bold, unified vision that can reimagine the entire length of the corridor.

A comprehensive streetscape redesign for North Cassady Avenue is currently under consideration as a near-term priority. Improvements such as a shared use path west of North Cassady and bump outs to provide protected street parking and safer pedestrian crossings—paired with targeted redevelopment and updated design standards—has the potential to completely reshape the corridor’s function and identity. What is today a fragmented commercial strip could become a more walkable, vibrant, and mixed-use environment.

At the time the Land Use Strategy was being drafted, the City had also begun the process of updating its Commercial Design Guidelines. The streetscape elements depicted in the illustrative graphic to the left are conceptual in nature and are intended to spark imagination—not prescribe specific design details. Once the new Commercial Design Guidelines are adopted, they will shape the actual look and feel of future streetscape improvements. That said, the illustration offers a valuable glimpse into how a thoughtfully designed public realm can help elevate North Cassady Avenue into a safer, more welcoming, and more economically resilient corridor.



**DETAILED RECOMMENDATIONS
NORTH CASSADY**

3a. Foster larger scale redevelopments that improve the quality of commercial and residential end uses.

The commercial parcels along the North Cassady corridor have a typical depth of 120 feet, even shallower than the already constrained parcel depth on East Main Street east of Pleasant Ridge. This physical constraint has been a major contributor to under-investment in the corridor, as potential new developments have limited area for construction, parking, and site circulation. Even with new investment over the past decade, there remains untapped potential for a bustling, neighborhood-serving North Cassady corridor. New development has the potential to improve the quality of the residential experience through the attraction of amenities such as restaurants and personal services, and can help to fill the need in Bexley for young professional and empty-nester housing. In order to spur new development, access to improved site opportunities is necessary.

- Support Mixed Use Commercial (MUC) zoning district boundary adjustments that could promote future redevelopment. Specifically, provide a mechanism to expand MUC to the west side of North Cassady and further to the east by two parcels.

- As sites are redeveloped, encourage the integration of end uses that meet community needs including market-rate and affordable housing, senior housing, medical office, and restaurant space.
- Maximize the consolidation of parcels to provide for feasible redevelopment sites by leveraging the Bexley Community Improvement Corporation (BCIC) and other development partners.

3b. Craft Commercial Design Guidelines for North Cassady.

New guidelines will raise the quality of commercial development and provide a more distinct and vibrant streetscape and identity to the area.

3c. Monitor passenger rail and advocate for Bexley platform.

The City has held land along the south side of the rail line for over a decade, in part to provide for the potential of future passenger rail amenities in Bexley. As the Mid-Ohio Regional Planning Commission (MORPC) and other entities continue to explore regional and light rail opportunities, city leaders should continue to strategically monitor these developments and advocate for a Bexley platform in future rail planning.

3d. Develop programs to incentivize home reinvestment and new home ownership in the surrounding neighborhood.

Single family residential housing stock surrounding the North Cassady corridor is traditionally among the most affordable in Bexley due to smaller home and lot sizes. Reinvestment in these properties has increased in recent years, and led to an overall increase in attractiveness of the neighborhood. Care should be taken to preserve the unique footprint and market positioning of these homes while encouraging steady improvement in neighborhood aesthetics and quality of life. In order to continue to encourage reinvestment in this area, the City should:

- Consider an exterior home improvement grant program or other similar incentives for the neighborhood.
- Consider partnership with the BCIC and/or the Central Ohio Community Improvement Corporation to purchase vacant residential lots as potential sites for additive housing that is in keeping with the neighborhood character.

3e. Create an environment for two-sided commerce along the North Cassady corridor.

Successful commercial districts thrive best when commerce is present and thriving on both sides of a street; the interplay and energy between the uses helps to secure a distinct identity to the corridor, and increases the viability of any given business in the area. Currently, MUC zoning is only in place on the east side of North Cassady north of Ruhl. The City should expand MUC to the west side of North Cassady north of Ruhl, to enhance the opportunity for a vibrant, community-serving North Cassady corridor.

3f. Provide dedicated bike lanes or multi-use path on North Cassady in the commercial district.

With Columbus bringing a multi-use path to the west side of North Cassady just north of Bexley, the City is engineering potential connections to provide an extension into Bexley. Concurrently, the upcoming Bike Boulevard network will connect to North Cassady from the east and west. In order to provide for an improved environment for cyclists and pedestrians, the City should continue to pursue a multi-use path or other designated bike infrastructure on North Cassady to serve the commercial corridor and connect to the upcoming Bike Boulevard routes.



CASSADY: FUTURE VISION

LIVINGSTON AVENUE

Focus Area Boundaries: East Livingston Avenue from Alum Creek to Francis Avenue

Livingston Avenue serves as Bexley's southern gateway and a critical commercial corridor with deep historic and geographic significance. It anchors one of the most diverse edges of the city—both demographically and economically—and directly connects Bexley to the broader Near East Side of Columbus. Historically marked by limited City jurisdiction, fragmented land use, and aging infrastructure, Livingston presents both persistent challenges and transformative potential.

In recent years, attention to Livingston Avenue has grown through targeted traffic calming initiatives, zoning updates, and the establishment of a joint planning framework with the City of Columbus. The presence of regional institutions like the Jewish Community Center and proximity to Schneider Park underscore its importance not only as a corridor but also as a community interface.

The Land Use Strategy process revealed strong community interest in revitalizing Livingston through intentional redevelopment, improved streetscape and environmental conditions, and strategic partnerships. Key opportunities include enhancing housing quality, remediating legacy industrial impacts, fostering neighborhood-serving businesses, and a creating safer, more walkable environment. While the corridor's fragmented control and history of disinvestment present real limitations, the current momentum offers a unique window to reset expectations and realize shared potential.

This section outlines a set of recommendations aimed at positioning Livingston Avenue as a resilient, inclusive, and connected corridor—one that reflects the values of Bexley while embracing the dynamism of its surrounding neighborhoods.



The City of Bexley's corporation limit currently ends at the north side of the sidewalk on the north side of Livingston Avenue. However, this strategy and the Joint Livingston Avenue Plan address the Livingston Avenue corridor in close collaboration with the City of Columbus.

"I know Livingston is a challenge, but to bring new vibrancy to that area (think North High in Clintonville, Parsons, and Broad, etc.) would be such a boon to South Bexley, Eastmoor, and beyond..."
—Survey Response

STRENGTHS

- Key regional connector with access to I-70
- Strong institutional anchors (Jewish Community Center of Greater Columbus)
- Diverse adjacent neighborhoods
- Joint planning with Columbus
- Recent infrastructure upgrades
- Access to Schneider Park and the Alum Creek Trail / Central Ohio Greenway

WEAKNESSES

- Environmental legacy of the former Holtzman landfill
- Fragmented land and ownership
- Poor aesthetics and streetscape
- Limited cross-circulation between lots
- Perception of neglect and disinvestment

LIVINGSTON AVENUE MAJOR LAND USERS AND AMENITIES

- 01. INTERSTATE 70**
- 02. SCHNEIDER PARK**
- 03. SOUTH COMMUNITY GARDEN**
- 04. ALUM CREEK TRAIL / CENTRAL OHIO GREENWAY**
- 05. JEWISH COMMUNITY CENTER OF GREATER COLUMBUS (JCC)**



Columbus Blue Jackets playground area at Schneider Park



Blooms in the South Community Garden at Schneider Park



Workshop for Joint Livingston Avenue Plan

CORE RECOMMENDATIONS OVERVIEW

5a. Effectuate environmental remediation of former landfill sites.

- Prioritize remediation of properties located on or adjacent to the former Holtzmann Landfill to remove barriers to redevelopment and reduce environmental hazards.
- If remediation requires removal of existing structures, work to facilitate community-serving redevelopment to provide additional amenities to the area.

5b. Implement the Joint Livingston Avenue Plan.

- Work in partnership with the City of Columbus to advance shared goals for the corridor, including land use updates, safety enhancements, and infrastructure upgrades.
- Work to eliminate curb cuts and promote rear circulation of sites.
- Create a robust pedestrian and bicyclist zone, buffered and shaded by street trees, along the corridor.

5c. Leverage the BCIC to assist with redevelopment of targeted opportunities on both sides of Livingston Avenue.

- Support Mixed Use Commercial (MUC) zoning district boundary adjustments to promote future redevelopment.
- Maximize the consolidation of parcels to provide for feasible development parcels.

5d. Pursue transformative uses for the corridor.

- Livingston Avenue development has historically focused on the automobile; whether fast-food restaurant or automotive service use, but the available land along the corridor is well suited to meet a variety of commercial and community needs, including:
 - Medical office
 - Senior housing
 - Market rate and mixed-income housing
 - Neighborhood-serving retail
- Bexley's development efforts should coordinate to identify and encourage these and other more community serving uses for the corridor.

5e. Strategically rezone properties adjacent to commercial properties to allow for future rear property circulation.

- Support rezoning of specific single-family residential parcels adjacent to commercial properties (especially on the north side of Livingston along College Avenue and Sheridan Avenue) to allow for shared access or rear service lanes. This would improve circulation, enable future redevelopment, and reduce vehicle and pedestrian conflicts.

5f. Relocate above-ground utilities.

- Work to relocate the above-ground utilities along the north side of Livingston to newly created right-of-way to the north of the commercial properties on Livingston.

5g. Explore special funding sources for maintenance and infrastructure.

- Consider forming a Special Improvement District (SID) along Livingston to ensure enhanced services such as litter pickup, streetscape maintenance, and facade improvement—raising the corridor's baseline aesthetic and safety standards.
- Consider the creation of a streetscape / general Tax Increment Financing district (TIF) to help fund future streetscape and other public improvement / TIF-eligible projects along the corridor.

REAR CIRCULATION: OPTION 1



REAR CIRCULATION: OPTION 2



**HIGHLIGHTED RECOMMENDATION:
IMPLEMENT THE
JOINT LIVINGSTON
AVENUE PLAN**

Following a multi-year public engagement process, the cities of Bexley and Columbus jointly adopted the Livingston Avenue Plan—a visionary framework designed to transform Livingston Avenue into a safer, more accessible, and more vibrant corridor. While the plan focuses on traffic calming and improving the pedestrian experience, it also lays the groundwork for long-term reinvestment and redevelopment along this critical east-west artery.

Aligning with other ideals stated in the Land Use Strategy, the plan incorporates cooperative land use and economic development policies that support the revitalization of the corridor and its surrounding neighborhoods, including Bexley, Berwick, Eastmoor, and Driving Park. This reinvestment is expected to unlock new development opportunities, enhance neighborhood connectivity, and foster a more inclusive, multimodal corridor.

As a direct result of this collaborative planning effort, Bexley and Columbus secured over \$13.6 million in federal funding, helping to leverage a total investment of \$18.7 million in transformative streetscape improvements.



- MULTI-USE PATH
- LARGE SHADE TREES IN PLANTERS
- ENHANCED CROSSWALKS
- MEDIAN WITH LEFT TURN LANE
- GROUND LEVEL ACTIVATING USES
- STREET LIGHTING

Planned enhancements include full roadway reconstruction, landscaped medians, enhanced crosswalks, shared-use paths, new street lighting, upgraded stormwater infrastructure, modernized traffic signals, and improved COTA transit facilities.

These improvements are designed to slow traffic, improve safety for all users, and support a walkable, development-ready corridor. Construction is anticipated to begin in 2029, with substantial completion by 2030.



- MAINTAIN MATURE TREES WHERE POSSIBLE
- MULTI-USE PATH
- PAINTED MEDIAN WITH TURN LANE
- ENHANCED CROSSWALK
- LARGE SHADE TREES

Source: Joint Livingston Avenue Plan, 2022

ESTIMATED PROJECT COST: \$18,741,000

FUNDING SOURCES:

- \$13,688,800:** MORPC Attributable Fund
- \$3,368,233:** City of Columbus Local Match
- \$1,667,226:** City of Bexley Local Match*

ESTIMATED PROJECT TIMELINE:

- 2022:** Plan Approved
- 2024/26:** Project Engineering
- 2027:** Right-of-Way Acquisition
- 2028:** Construction

* Thanks to voters who passed the LinkUS initiative in fall of 2024, the City's local match will be funded by the Central Ohio Transit Authority's (COTAs) Transit Supportive Infrastructure Fund.

NEIGHBORHOODS

Focus Area: All Residential Neighborhoods

Throughout the development of the Land Use Strategy one theme came through loud and clear: Bexley's neighborhoods are deeply cherished. From broad sidewalks and a mature tree canopy to diverse, often historically significant architecture, the qualities that define our residential areas are widely appreciated and in need of only minor enhancements.

At the same time, feedback reflected concern about housing affordability and the rising cost of living in Bexley—a byproduct of its continued desirability. Many residents expressed support for expanded housing options that would allow seniors, empty-nesters, and multi-generational families to remain in the community. While major changes to the city's residential zoning would run counter to the character of our neighborhoods, the strategy identifies an opportunity for gentle infill. This includes updates to Bexley's zoning code to allow for Accessory Dwelling Units (ADUs), with thoughtful limitations to ensure compatibility with existing homes.

The community also voiced a strong commitment to historic preservation—an effort that aligns with ongoing City initiatives—as well as a desire for increased neighborhood connectivity. Suggestions focused on infrastructure improvements that support safe, engaging walking and biking experiences, including bike boulevards and restoration of the street grid in South Bexley, among other enhancements to our public realm.

STRENGTHS

- Diverse housing architecture, often with historic significance
- Wide range of housing sizes
- Expansive neighborhood tree canopy
- Strong housing market value
- Street grid formation and sidewalk network
- Recently adopted Residential Design Standards

WEAKNESSES

- High cost and lack of available housing
- Lack of supply of smaller housing options for empty-nesters, seniors, and multi-generational living arrangements
- Opportunities for additional traffic calming and bike-related amenities



Yardscape of an established Bexley home



Fall day in Bexley's walkable neighborhoods



Aerial of Central Bexley and Cassidy Avenue school complex

CORE RECOMMENDATIONS

6a. Allow ADUs in Bexley's residential districts.

- Allowing ADUs in Bexley's residential districts offers a way to expand housing options—supporting affordability, multi-generational living, and income flexibility—while preserving neighborhood character through careful zoning limits. Restrictions on size, occupancy, and parking can address common concerns, ensuring ADUs are a balanced approach to meeting evolving community needs.

6b. Reaffirming a recommendation of the Southwest Bexley Strategic Framework, restore east-west grid connectivity in Southwest Bexley to improve vehicle and pedestrian circulation.

- There are no continuous east-west streets in Southwest Bexley between Main Street and Livingston Avenue. This broken street grid hampers the walkability and bikeability of the neighborhood including access to Montrose Elementary and Schneider Park.
- The City should continue to pursue opportunities to acquire land or enter into easement agreements to allow for a new roadway, or at a minimum, a new shared use path to create continuous east-west access.

6c. Continue to support historic preservation including establishing a historic preservation ordinance and commission, supporting inclusion on the National Registry of Historic Places, and identifying opportunities to support long-term maintenance of historic structures and materials such as slate roofs.

6d. Enhance the walkability and cycling experiences on residential streets.

- Implement the Calm Corridor traffic calming project to connect Bexley's three elementary schools with improvements like raised intersections and protected bike facilities;
- Continue progress to install bike boulevard network; Consider bike-only intersection modifications along appropriate neighborhood roads to divert motorist traffic.

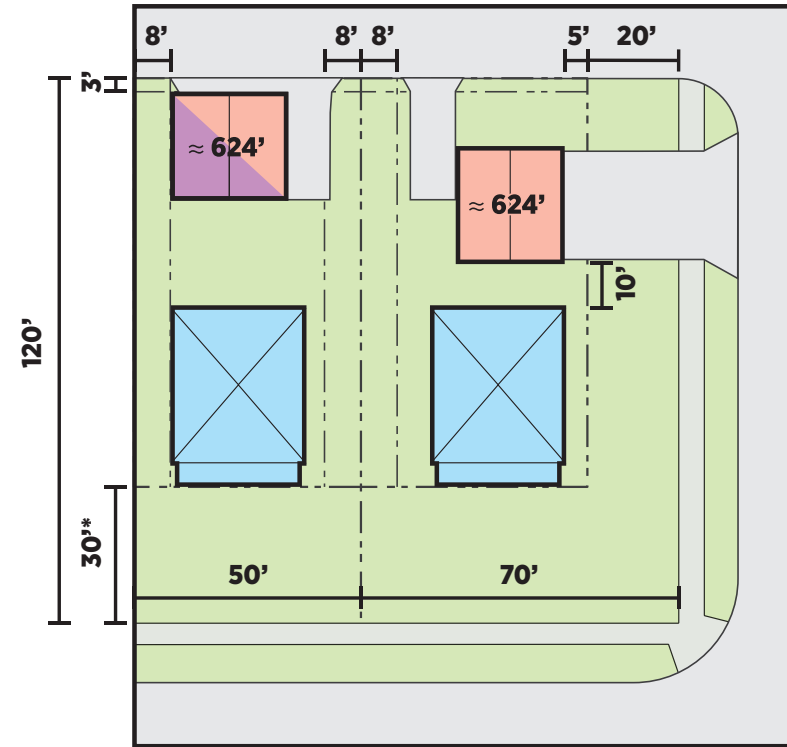
6f. Consider a tree replacement ordinance for homeowners making significant changes to their properties that impact mature trees.

HIGHLIGHTED RECOMMENDATION: ALLOW ACCESSORY DWELLING UNITS IN RESIDENTIAL DISTRICTS

Integrating ADUs into Bexley's residential districts represents a thoughtful and strategic approach to enhancing housing diversity while preserving the character of our neighborhoods. Proponents of ADUs argue that more housing will help quell the affordability crisis in Bexley and the region; provide a route for more robust multi-generational living solutions; and facilitate new income opportunities for property owners. Concerns around this change include the potential to negatively alter the character of neighborhoods; the impact such a change could have on the school district; and the negative impact that increased parking demand could have in some contexts.

The valid concerns around ADUs can be addressed through a variety of zoning conditions, including restricting the overall size and character of ADUs through design review and specifying the conditions under which they could be rented (for instance, Bexley already has a prohibition on short-term rentals). By limiting ADUs to one-bedroom units, restricting the size of ADUs to that currently allowed for accessory structures, enforcing existing design standards, and specifying that off-street parking be provided to the ADU, any impact on the school district is minimized, and architectural and neighborhood impacts are addressed.

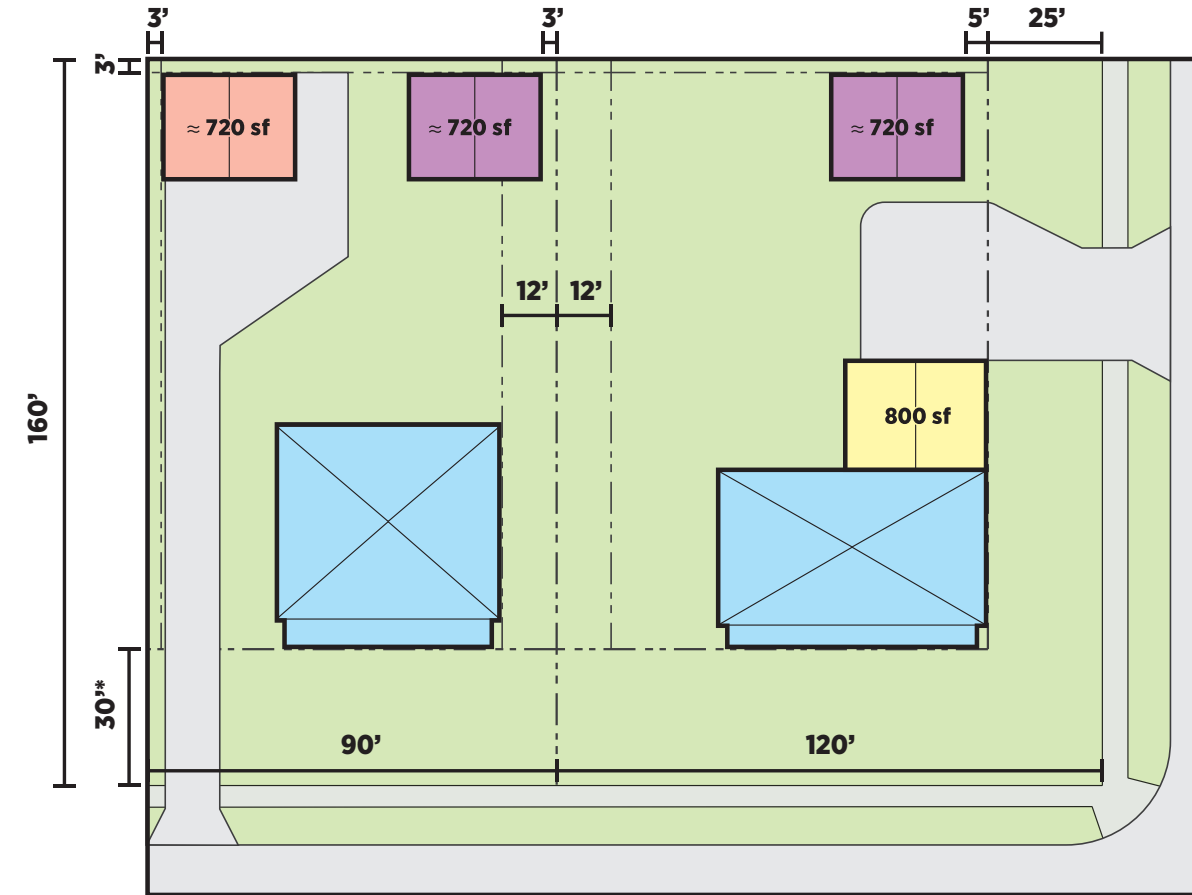
ADU EXAMPLE 1: 6,000-13,999 SF LOTS



- Accessory Dwelling Unit
- Garage
- Single-Family Dwelling Unit

**Front setback - 30 feet or the average setback of the three houses on both sides.*

ADU EXAMPLE 2: 14,400-23,999 SF LOTS



- Accessory Dwelling Unit
- Garage
- In-Law Suite
- Single-Family Dwelling Unit

**Front setback - 30 feet or the average setback of the three houses on both sides.*

By specifying that ADUs may only be rented in contexts in which an owner-occupant occupies the principal structure, a balance is struck between expanding housing options and maintaining neighborhood stability. This approach aligns with Bexley's broader goals of promoting economic diversity, providing opportunities for multi-generational living, and offering flexible housing solutions for residents at different life stages. It would serve as an extension of Bexley's commitment to thoughtful growth and inclusive zoning, aligning with our vision of an inclusive, diverse, and resilient community.

RECOMMENDED ADU LIMITATIONS

The City of Bexley should consider allowing ADUs in residential districts under the following circumstances:

- ADUs should be limited to one-bedrooms
- ADUs should not exceed current allowable size for accessory structures
- An ADU should be provided with a minimum of one dedicated onsite parking space
- The rental of ADUs should be restricted to instances in which the owner of the property is occupying the principle structure as their primary residence



IMPLEMENTATION: WHAT'S NEXT

The Land Use Strategy is meant to be a tool to help ensure forthcoming development activity—from large scale redevelopments, to public parking improvements, to pocket parks—meets community needs now and into the future. While the City and BCIC are charged with being proactive in the implementation of this strategy, many of the recommendations are anticipated to take years—if not decades—to implement. Some recommendations will rely on engagement from private developers and, in some cases, on future public input to help guide changes to City ordinances and zoning laws. With these caveats in mind, this final section of the Land Use Strategy defines responsibilities and general timeframes for all core recommendations.

CITYWIDE RECOMMENDATIONS	Timeframe	RESPONSIBLE PARTIES				
		Mayor	City Council	Development	Building	BCIC
1a. As redevelopment projects are shaped, encourage the integration of end uses that meet stated community desires and needs including market-rate and affordable housing, senior living, medical offices, and dining establishments.	Ongoing	●		●		●
1b. Maintain and strengthen Bexley’s position in the region as a development-ready community.	Ongoing	●		●	●	●
1c. Continue to use the BCIC as a vehicle for purchasing underutilized parcels for immediate redevelopment, adaptive reuse, or future parcel assemblage.	Ongoing	●		●		●
1d. Study trends surrounding new hardscape (impermeable surface) in the community, and design programs to offset environmental impact whether through impact fees or incentives to install permeable surfaces where feasible.	Near-term	●	●		●	
1e. Create incentives to encourage building frontages that incorporate special streetscape enhancing features such as outdoor seating, landscaped areas, and public art.	Near-term	●	●	●	●	

MAIN STREET: WEST RECOMMENDATIONS	Timeframe	RESPONSIBLE PARTIES				
		Mayor	City Council	Development	Building	BCIC
2a. Create a vision for redevelopment of both sides of Alum Creek into a vibrant mixed-use destination, in coordination with Capital University, City of Columbus, and adjacent land owners.	Mid-term	●		●	●	●
2b. Activate underutilized public spaces—especially where gaps in street energy exist—with pocket parks, public art, and programming.	Mid-term	●	●			
2c. Identify opportunities for improved business and public parking along Main Street.	Ongoing	●		●		

TIMEFRAME KEY | ONGOING | NEAR-TERM: 1-5 YEARS | MID-TERM: 6-10 YEARS | LONG-TERM: 11+ YEARS

MAIN STREET: EAST RECOMMENDATIONS	Timeframe	RESPONSIBLE PARTIES				
		Mayor	City Council	Development	Building	BCIC
3a. Encourage and support anchor businesses that generate walking traffic and commerce, such as Johnson’s Real Ice Cream, Katalina’s, Grain and Grape, etc.	Ongoing	●		●		●
3b. Identify opportunities for improved business and public parking along Main Street.	Ongoing			●		
3c. Expand potential for mixed-use properties that add multi-family housing.	Ongoing	●		●		●
3d. Target adjacent properties that could be combined for larger projects, whether commercial or residential.	Long-term	●		●		●
3e. Create more pocket parks and pedestrian areas along Main Street, such as at the plaza in front of 2468 East Main Street	Mid-term	●	●			

NORTH CASSADY RECOMMENDATIONS	Timeframe	RESPONSIBLE PARTIES				
		Mayor	City Council	Development	Building	BCIC
4a. Foster larger scale redevelopments that improve the quality of commercial and residential end uses.	Ongoing	●		●		
4b. Craft Commercial Design Guidelines for the North Cassady MUC area.	Near-term	●		●	●	
4c. Monitor passenger rail and advocate for Bexley platform.	Long-term	●				
4d. Develop programs to incentivize home reinvestment and new home ownership in the surrounding neighborhood.	Near-term	●	●	●		
4e. Create environment for two-sided commerce along the North Cassady corridor.	Long-term	●	●	●		●
4f. Provide dedicated bike lanes or multi-use path on North Cassady in the commercial district.	Near-term	●	●			

LIVINGSTON RECOMMENDATIONS	Timeframe	RESPONSIBLE PARTIES				
		Mayor	City Council	Development	Building	BCIC
5a. Effectuate environmental remediation of former landfill sites.	Long-term	●	●	●	●	●
5b. Implement the Joint Livingston Avenue Plan.	Mid-term	●	●		●	
5c. Leverage the BCIC to assist with redevelopment of targeted opportunities on both sides of Livingston Avenue.	Long-term	●		●		●
5d. Pursue transformative uses for the corridor.	Ongoing	●		●		●
5e. Strategically rezone properties adjacent to commercial properties to allow for future rear property circulation.	Near-term	●	●			
5f. Relocate above-ground utilities.	Long-term	●	●	●	●	●
5g. Explore special funding sources for maintenance and infrastructure.	Ongoing	●			●	

NEIGHBORHOODS RECOMMENDATIONS	Timeframe	RESPONSIBLE PARTIES				
		Mayor	City Council	Development	Building	BCIC
6a. Allow ADUs in Bexley's residential districts.	Near-term	●	●		●	
6b. Reaffirming a recommendation of the Southwest Bexley Strategic Framework, restore east-west grid connectivity in Southwest Bexley to improve vehicle and pedestrian circulation.	Long-term	●	●	●	●	●
6c. Continue to support historic preservation including establishing a historic preservation ordinance and commission, supporting inclusion on the National Registry of Historic Places, and identifying opportunities to support long-term maintenance of historic structures and materials such as slate roofs.	Near-term	●	●		●	
6d. Enhance the walkability and cycling opportunities on residential streets.	Near-term	●	●			
6f. Consider a tree replacement ordinance for homeowners making significant changes to their properties that impact mature trees.	Near-term	●	●			



CITY OF BEXLEY
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