

BEXLEY APARTMENTS

Bexley Apartments (the “Project”) is a collaborative effort between The Community Builders, Inc (TCB) and the City of Bexley Community Improvement Corporation (CIC), to provide new two new dynamic multifamily buildings in the community and create housing opportunities for residents of all incomes.

The Project is in conceptual design phase, this is not the final design. **At this time we are seeking a recommendation from the ARB to proceed with the requested BZAP zoning approvals with conceptual design approval.** Without BZAP approval the Project will not be able to secure competitive funding necessary to move forward with the Project beyond conceptual stage. Once the project has secured the competitive funding, announced Memorial Day 2021, the team will submit final design to ARB and the Tree Commission for full approvals.

For the last two years the TCB and the CIC have been working to secure land that would provide replacement housing for the existing housing for buildings to be demolished in the Ferndale/Mayfield area. When complete the Project will provide a mix of one-, two-, and three-bedroom units across two sites in Bexley:

- 2300 East Livingston will be a 3-story, fully residential building, providing 27 rental units.
- 420 North Cassady will be a 3-story mixed-use building with up to 3,500 square-feet of ground floor retail and 16 rental units on the upper floors

The Project is intentionally developed on two separate sites to create a sufficient number of apartments while reducing the height and footprint of the individual buildings to complement the existing neighborhood fabric. Preliminary project iterations contemplated a single larger, more dense project located solely on the 2300 East Livingston parcel; however, sensitivities to the impact to adjacent property owners as well as the overall corridor aesthetic pushed the team to seek an alternative that would allow the project to remain economically viable without negatively impacting the adjacent neighborhoods. As an infill development, the Project optimizes existing infrastructure to create development potential in ways that benefit current and future citizens. The development fits as an appropriate transitional use between the neighboring retail-commercial and residential uses at both sites.

The Project helps deliver the City’s goal of providing equitable housing opportunities for all residents. The Project provides a diverse mix of housing, with a range of rent levels and unit configurations. The average unit rent is set for a household making up to \$42,500 per year.

TCB will partner with community institutions to bring services and supports to support the 43 resident households. Through the CIC, the Project will incorporate new retail that enhances the N. Cassady corridor and will be a new amenity to the community. We anticipate that this project will create at least one full-time and one part-time employment opportunity through the Project management and operations team and more in the retail space.