



SOUTHWEST BEXLEY STRATEGIC FRAMEWORK

Acknowledgments

Thanks are extended to all those who dedicated time and effort toward the completion of this Southwest Bexley Strategic Framework. Thanks to all residents, including David Greene, who actively participated in the planning process. The following people volunteered their time and served in an official capacity during this process:

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1.0 Executive Summary

Vision: Make Southwest Bexley a place of choice for people who want to live, learn, and work here, for now and into the future.

The 2003 Southwest Bexley Master Plan provided a series of recommendations for improving the Southwest Bexley area, and for improving the interface among Capital University, Trinity Lutheran Seminary, and the City of Bexley’s residential neighborhoods. That planning work was followed by the 2011 Bexley Land Use Strategy, the 2013 Bexley Strategic Plan, the 2013 Alum Creek Park Plan, and the 2015 Livingston Avenue Stabilization Proposal. Building on the successes of those efforts, the 2017 Southwest Bexley Strategic Framework has identified opportunities for continued enhancement of this area of Bexley.

However, unlike the 2003 effort, the 2017 Southwest Bexley Strategic Framework is not a “Plan” and as such does not prescribe a set of policy or development recommendations to be achieved within a prescribed timeframe. Instead, this Framework outlines a vision for the neighborhood and identifies a series of strategies within which future planning, development, and policy decisions can be made. The Framework is a tool to be used for decision-making and, with inherent flexibility, it is designed to allow for changing future circumstances.

The recommended Framework strategies are an outcome of the City of Bexley working in partnership with Capital University, Trinity Lutheran Seminary, and Bexley resident organizations to identify new opportunities for improvement and cooperation in collectively improving the southwest area of the City. Through extensive dialogue and community input, the Steering Committee established the vision statement and following goals:

- Create a walkable and bikeable neighborhood
- Create a safe neighborhood
- Support economic development
- Preserve and enhance residential areas
- Improve the student living experience

- Add recreational amenities
- Embrace community diversity
- Build on the university-town synergies
- Revitalize the Livingston Avenue corridor and Mayfield/Ferndale Place area
- Preserve, enhance, and leverage the Alum Creek greenway, park, green open spaces, and the tree canopy

With the vision statement and goals in mind, a series of strategies are identified in the Southwest Bexley Strategic Framework and include Framework strategies for the following focus areas of the neighborhood:

- Single family residential areas
- Multi-family residential areas
- Main Street corridor
- Livingston Avenue corridor
- Capital University/Trinity Lutheran Seminary area
- Mayfield/Ferndale Place area

First and foremost, the Framework reinforces the campus planning district boundary (per the City of Bexley’s 2016 zoning map) and reinforces the need to preserve the single-family housing character to the east and south of this boundary per the 2004 memorandum of understanding among Capital University, Trinity Lutheran Seminary, and the City of Bexley. The campus planning boundary has been expanded to the west to capture land between Sheridan Avenue and Alum Creek to allow for adequate land area to meet future University and Seminary needs.

The Framework further defines strategies and characteristics of each of the focus areas.

Acknowledging that single family housing is essential to the neighborhood, the Framework recommends that the character of the residential areas be preserved.

Likewise, the character of the multi-family areas should

be preserved. In addition, all residential areas of the neighborhood should be provided with better connectivity to the neighborhood's educational and recreational resources.

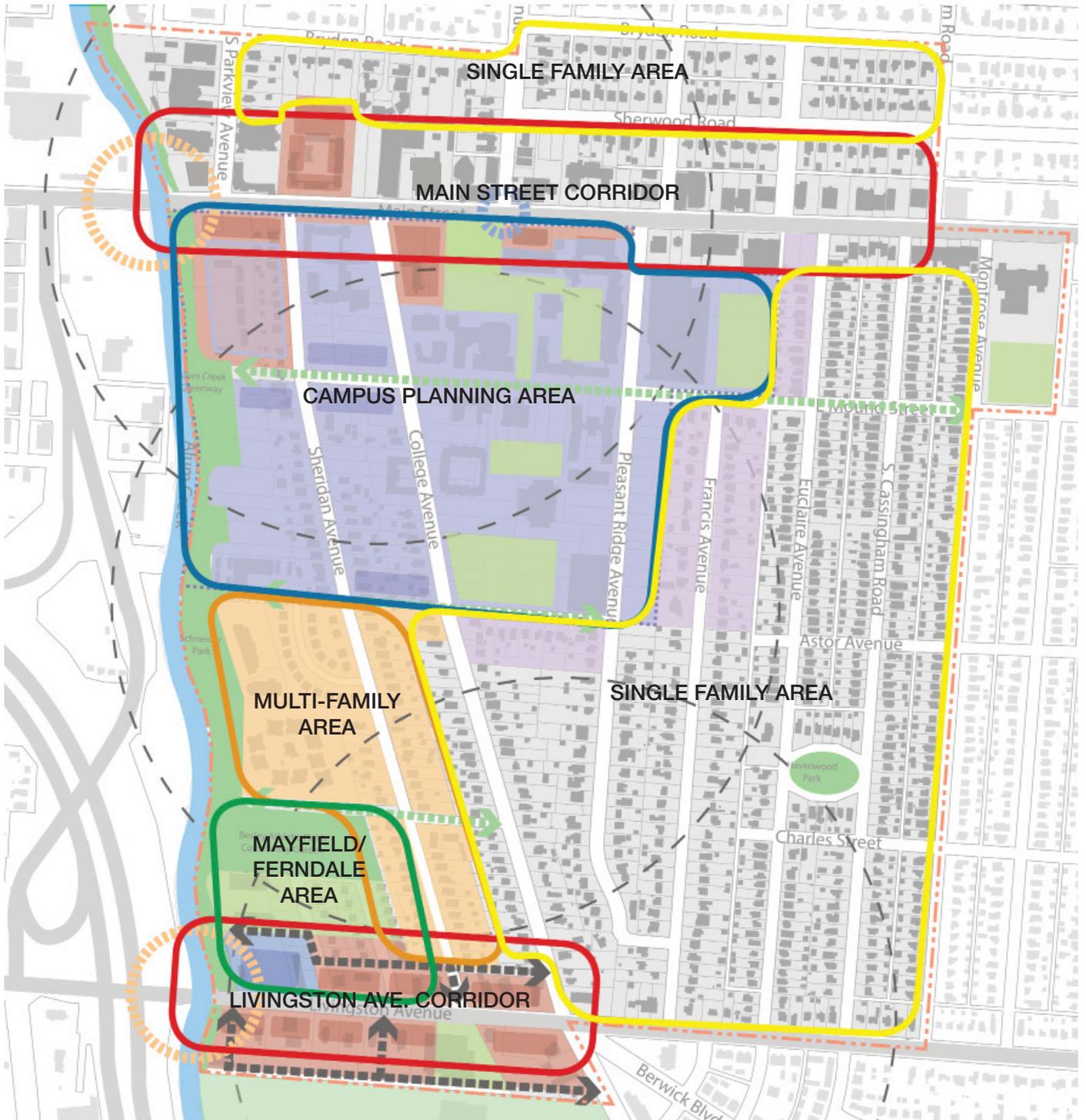
Main Street and Livingston Avenue serve as strategic "gateways" into the City of Bexley and particularly to this area of Southwest Bexley. That sense of gateway as one crosses the Main Street bridge and enters Bexley should continue to be reinforced. The Framework strategy for Main Street calls out key characteristics for this important commercial mixed use corridor that should be preserved and enhanced. Development and redevelopment along Main Street should support the aesthetic, vibrant, active, walkable environment and add uses that serve multi-generational needs, activate the street level, and provide community placemaking* opportunities.

Unlike Main Street, Livingston Avenue faces many challenges that need to be overcome in order to make this street a superior gateway experience. A fundamental challenge is that the Livingston Avenue corridor falls into two separate jurisdictions - with the City of Bexley controlling the north side and the City of Columbus controlling the south side. Therefore, strategies for improvement of this commercial corridor take into account both sides of the street and will require collaboration between the two jurisdictions. With that as an overarching strategy, the aspirational characteristics for this corridor include a beautified streetscape with a mix of uses (including affordable housing) on both sides, traffic calming measures in place, limiting curb-cuts and creating a more pedestrian friendly street environment.

The strategy for the Mayfield and Ferndale Place is intertwined with Livingston Avenue. The Mayfield and Ferndale Place area has been a focus of several previous planning studies since the 2003 Plan. This area continues to be a key focus area for the City of Bexley as it works via the Community Improvement Corporation to explore the viability of the recommendations from the previous studies. This Framework suggests continuing to explore the need for appropriate environmental and structural remediation for this area and opportunities to purposefully reinvest back in this part of the neighborhood. Land assembly and establishing physical connectivity of this area to the rest of the neighborhood should also be explored. Regardless of how the Mayfield/Ferndale Place area gets developed or redeveloped, there is a strong consensus in the Bexley community that displaced affordable housing needs to be replaced with safe, clean, and attractive affordable housing within Bexley.

With its diversity in housing and educational and civic institutions and abundance of natural and recreational resources, Southwest Bexley is a truly unique area of Bexley. The Southwest Bexley Strategic Framework capitalizes on these tremendous assets and provides strategies to make Southwest Bexley a place of choice for people wanting to live, learn and work here, for now and into the future.

**** Placemaking is the creation of inspiring and quality public places that promote community health, well-being, and aesthetics. Placemaking strategies address the context and draw inspiration from the community to provide solutions that are authentic and 'of the place.'***



Southwest Bexley Strategic Framework Focus Areas

2.0 Existing Conditions Analysis

This study is aimed at developing a Strategic Framework for Southwest Bexley to help identify opportunities for continued enhancement of this area of the City.

2.1 BACKGROUND

Significant amounts of investments have been made in the southwest area of Bexley over the past 14 years - going back to the 2003 Southwest Bexley Master Plan. That Plan was aimed at confronting the many challenges facing southwest Bexley, including “aging infrastructure, concerns over the tax base, and limited amounts of developable ground and minimal area of office development, a struggling commercial core, and expanding institutional uses.” That study was followed by the 2011 Bexley Land Use Strategy, the 2013 Bexley Strategic Plan, the 2013 Alum Creek Park Plan, and the 2015 Livingston Avenue Stabilization Proposal. The 2017 Southwest Bexley Strategic Framework is developed to build on the successes of these efforts and continue to identify strategies for enhancing the neighborhood in partnership with Capital University, Trinity Lutheran Seminary, the City of Bexley, and Bexley resident organizations.

2.2 PLANNING PROCESS

Spanning over nine months (September 2016 to May 2017), the planning process was designed around three primary phases: Discovery (visioning, needs, analysis), Big Picture Strategies (ideas exploration, draft Strategic Framework) and Delivery (final Strategic Framework). The process was designed to provide opportunities for the community to be engaged throughout the process ranging from in-person presentations and workshops to online surveys and feedback boards at City Hall. Stakeholder and community input opportunities included:

- Five Steering Committee meetings
- Five public meetings / open houses
- Project boards at City Hall
- Two online surveys

In addition, the community was also kept updated via the project website at: <http://www.bexley.org/swbmp>. Public presentations were posted on the website along with information regarding upcoming public meetings. Meeting



Visioning Workshop at the November 2016 Public Meeting

notifications were also sent through the Bexley Blast and residents' water bills. Resident volunteers also personally handed out fliers to Southwest Bexley residences, and direct mail was sent providing notice of the final draft workshop on May 18th.

2.3 PLANNING TASKS

To ensure the planning process met the needs of Southwest Bexley and the entire Bexley community, consensus was established regarding three key aspects: 1) the appropriate boundary for the study area; 2) rather than being treated as an update to the 2003 Southwest Bexley Master Plan, this effort was to provide fresh thinking for the future of the neighborhood while building on the success of the 2003 Master Plan; and 3) the outcome of this study would not be a "Plan" but rather a "Strategic Framework."

Two critical changes were made to the study area boundary. First, the study area boundary was expanded to the east to include Montrose Elementary School. The reasons for this were to include the school as a key asset to the neighborhood and to ensure the future strategies for Southwest Bexley allow for better and safer student and parent pedestrian and bicycle access to and from the residential areas of Southwest Bexley to Montrose Elementary School.

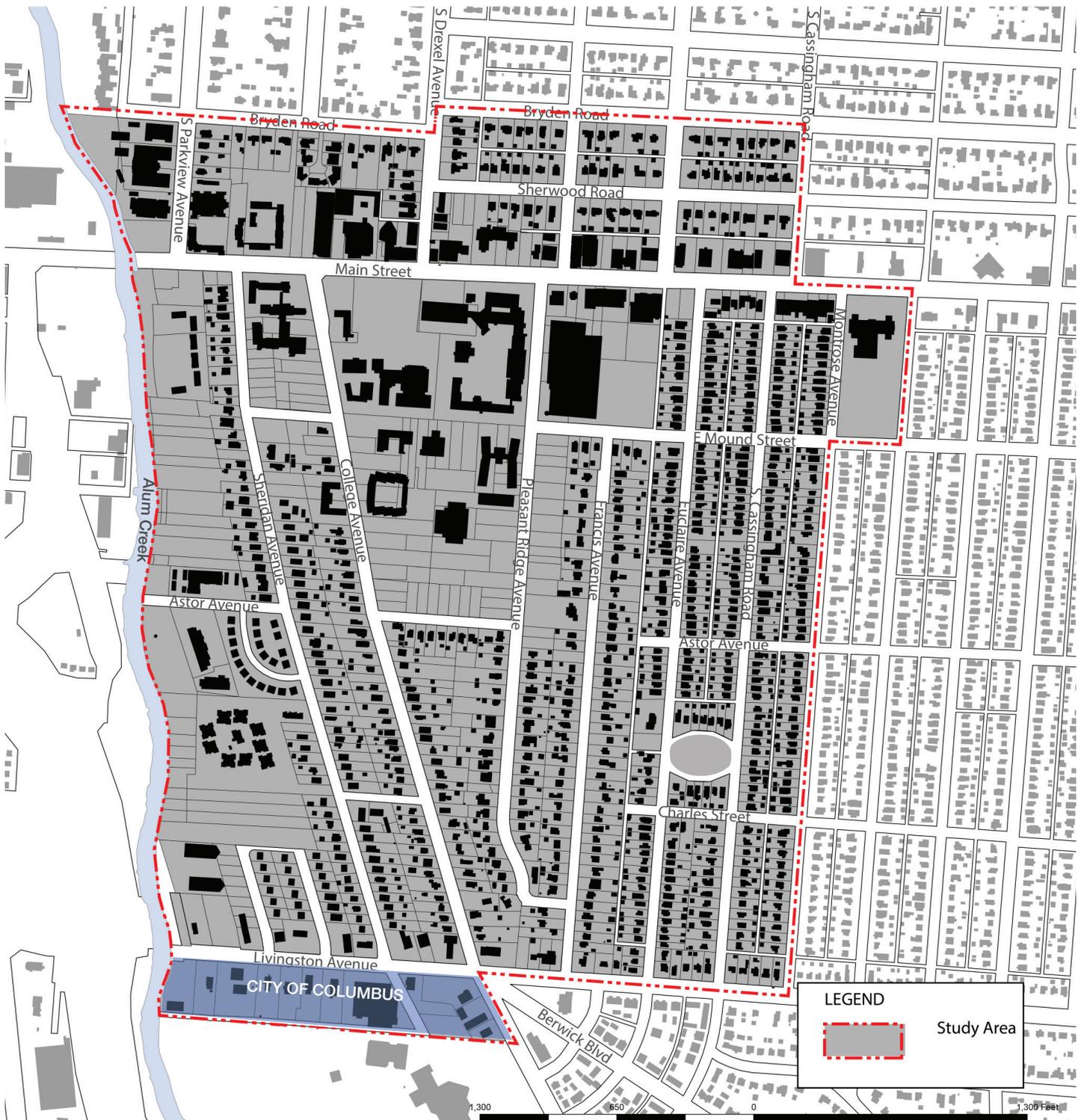
The study area boundary was also expanded to include the southern strip of development along Livingston Avenue (between Alum Creek and College Avenue). While this added area is part of the City of Columbus, it was included in this study to ensure that the strategies for improvement of the Livingston Avenue corridor were holistic and meaningful. Additionally, this area is the connective fabric between Southwest Bexley and the Jewish Community Center, which was identified as a community asset.

As a "Strategic Framework" study, this document does not recommend a fixed set of policy or development recommendations to be achieved within a prescribed timeframe. Instead, this document outlines a vision for the neighborhood and identifies a series of Framework recommendations (ideas, principles, and vision) within which future planning, development, and policy decisions can be made.

The success of this Framework will necessitate continued dialogue, open communication, and coordination among the city, the major institutions and the residents and businesses and property owners of the area.



Community Engagement at the January 2017 Open Forum



Southwest Bexley Strategic Framework Study Area

3.0 Existing Conditions and Needs

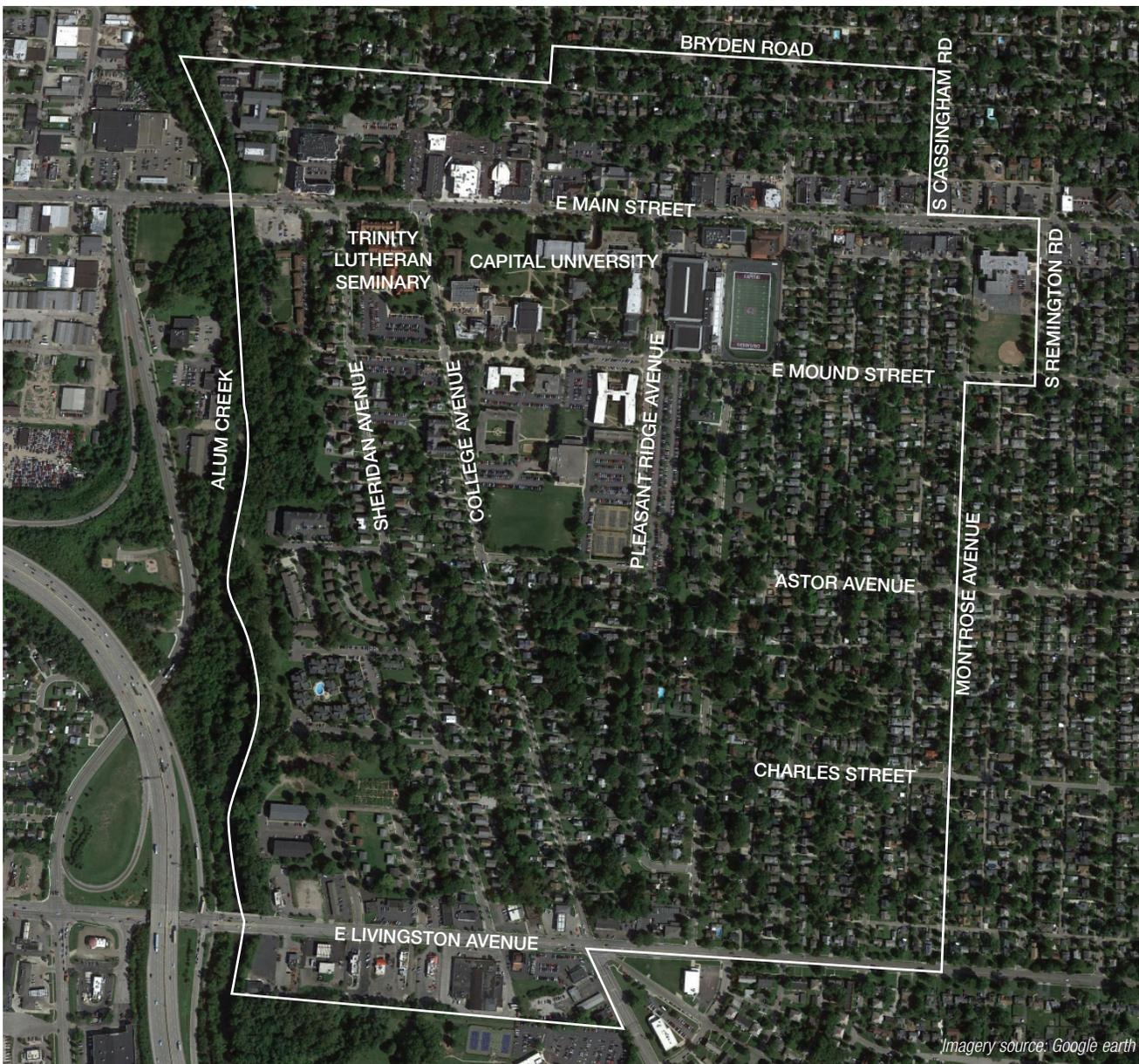
The diverse and significant institutional, civic, and residential uses make Southwest Bexley a truly unique “live-learn-work” community within Bexley.

An inventory of the existing conditions related to property ownership, land use, zoning, open space, and circulation within the Southwest Bexley study area is documented in this section.

Previous planning studies for the study area were also reviewed to ensure the Framework strategies build on those findings and recommendations. Key findings from

the studies are also documented in this chapter.

This information along with qualitative data (community aspirations, identified challenges, and opportunities for the study area) collected from the Steering Committee and the community at large served as the basis for developing goals, needs, and Framework strategies.



2016 Aerial Image of the Southwest Bexley Strategic Framework Study Area

3.1 PROPERTY OWNERSHIP

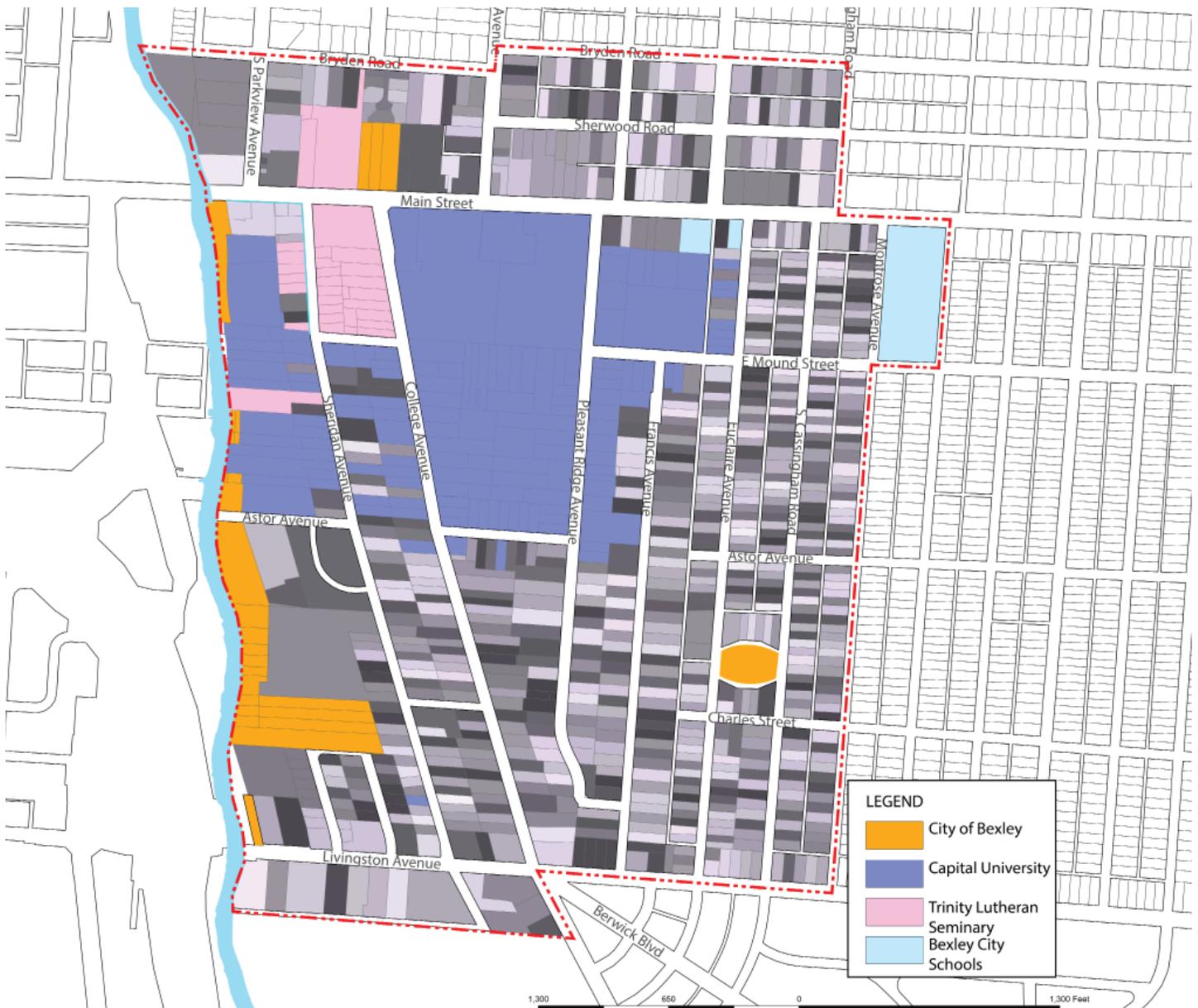
Southwest Bexley is unique in the number of institutional assets including City Hall, Bexley Public Library, Capital University, Trinity Lutheran Seminary, and Montrose Elementary School. The Jewish Community Center of Greater Columbus, though just outside of the study area, is another important asset to this neighborhood.

As seen in the property ownership map below, over a third of the study area is under civic or institutional land ownership, with Capital University/Trinity Lutheran Seminary being the largest institutional land owner.

These land owners play a significant role in the future of Southwest Bexley.

There is a large percentage of high quality, single family residences within Southwest Bexley, which also represent an important part of the fabric of the area.

Together, this diverse and significant land ownership pattern makes Southwest Bexley a truly unique “live-learn-work” community within Bexley.



Institutional and Civic Property Ownership Map

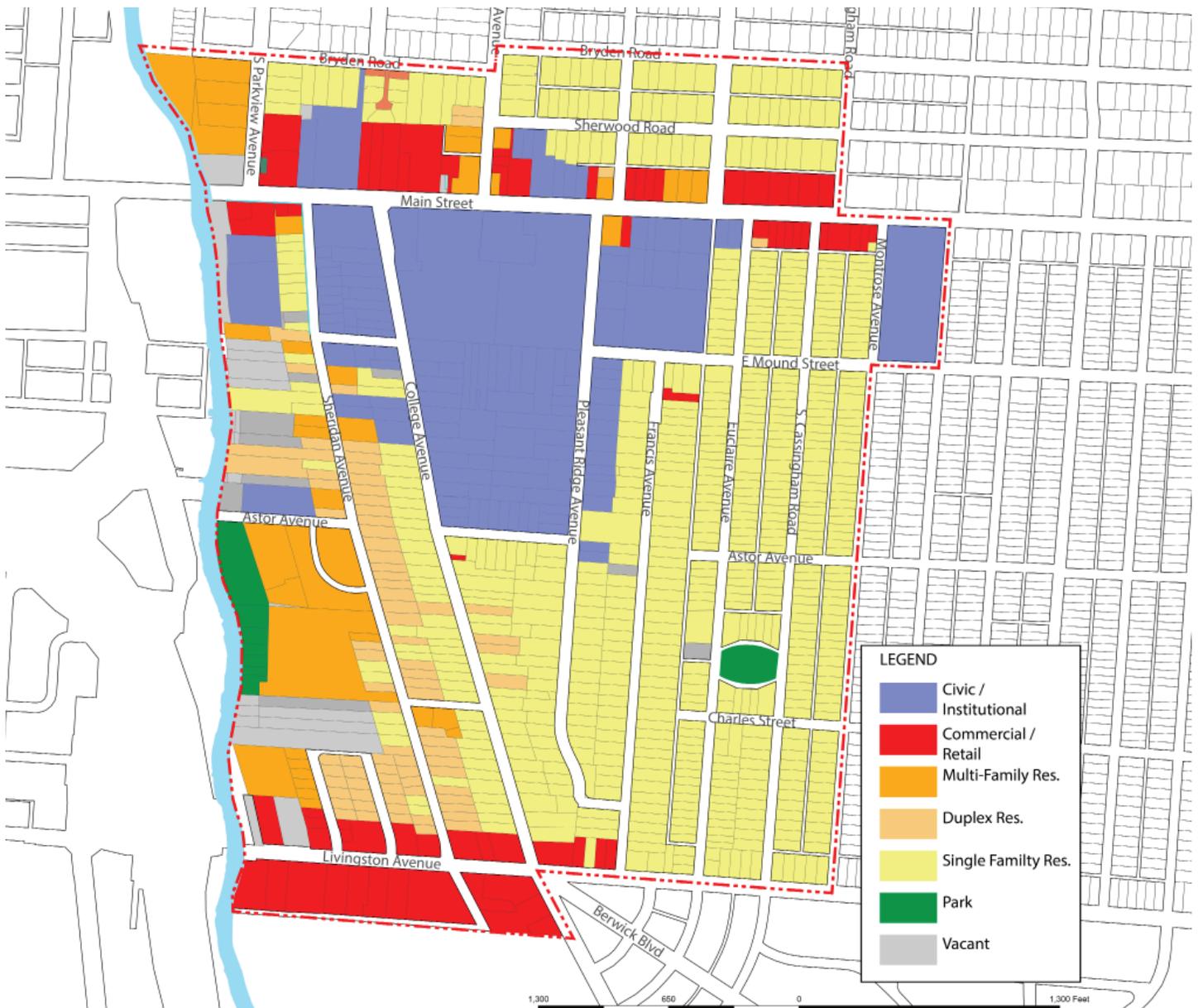
3.2 LAND USE

The land use map of the study area further exemplifies the diversity in uses within Southwest Bexley. Institutional/civic uses and single family housing are two dominant categories of land use in this area. There is also a fair amount of multi-family housing along Sheridan Avenue and to the north of Livingston Avenue west of Sheridan Avenue.

The map also shows the land use edges shared between Capital University and the single-family residential homes

at the eastern and southern borders of Capital University.

The study area also includes portions of the two primary commercial corridors in Bexley: Livingston Avenue west of College Avenue being primarily commercial in use and Main Street being a mixed use commercial environment including community serving retail and entertainment establishments.



Land Use Map

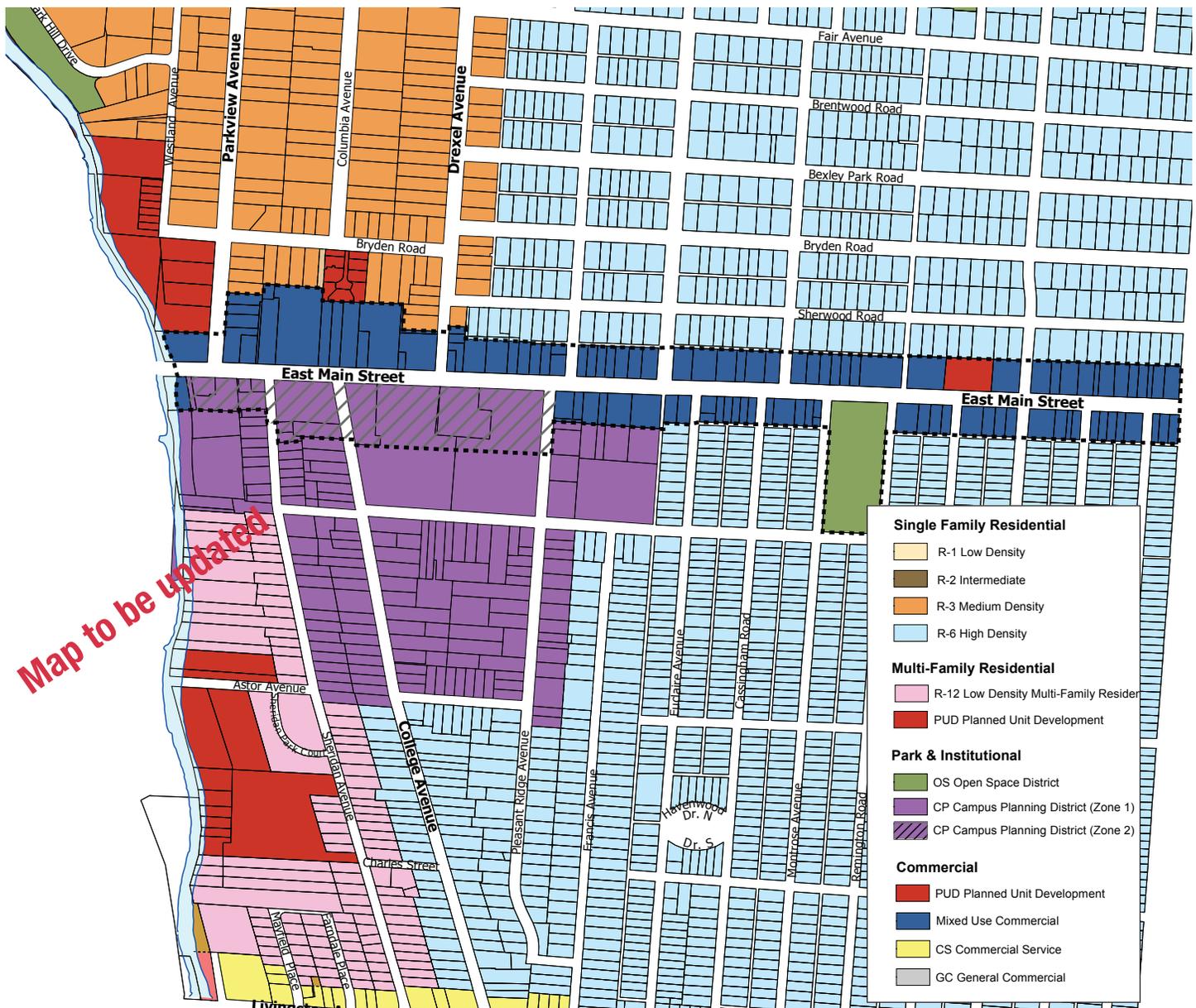
3.3 ZONING

The map below is extracted from the City of Bexley's 2016 zoning map and clearly identifies boundaries for the Campus Planning District (zone 1 and 2) and the Mixed Use Commercial District along East Main Street.

The 2015 Planning and Zoning Code clearly defines the Campus Planning District intent: "The purpose of this District is to encourage the orderly, planned growth of the Capital University and Trinity Lutheran Seminary campuses pursuant to long range planning strategies developed by the institutions in cooperation with

each other and the City and to encourage mixed use redevelopment of East Main Street."

The Zoning code also states: "The bulk of the District is located in Zone 1 where permitted uses are limited to campus uses, related institutional uses and existing residential uses. Zone 2 consists of an area adjacent to Main Street. Zone 2 is appropriate for mixed use development compatible with the redevelopment of Main Street under the Main Street Guidelines, and therefore, certain retail and commercial uses are permitted and encouraged in this zone."



Zoning Map (source: City of Bexley Zoning Map, December 2016)

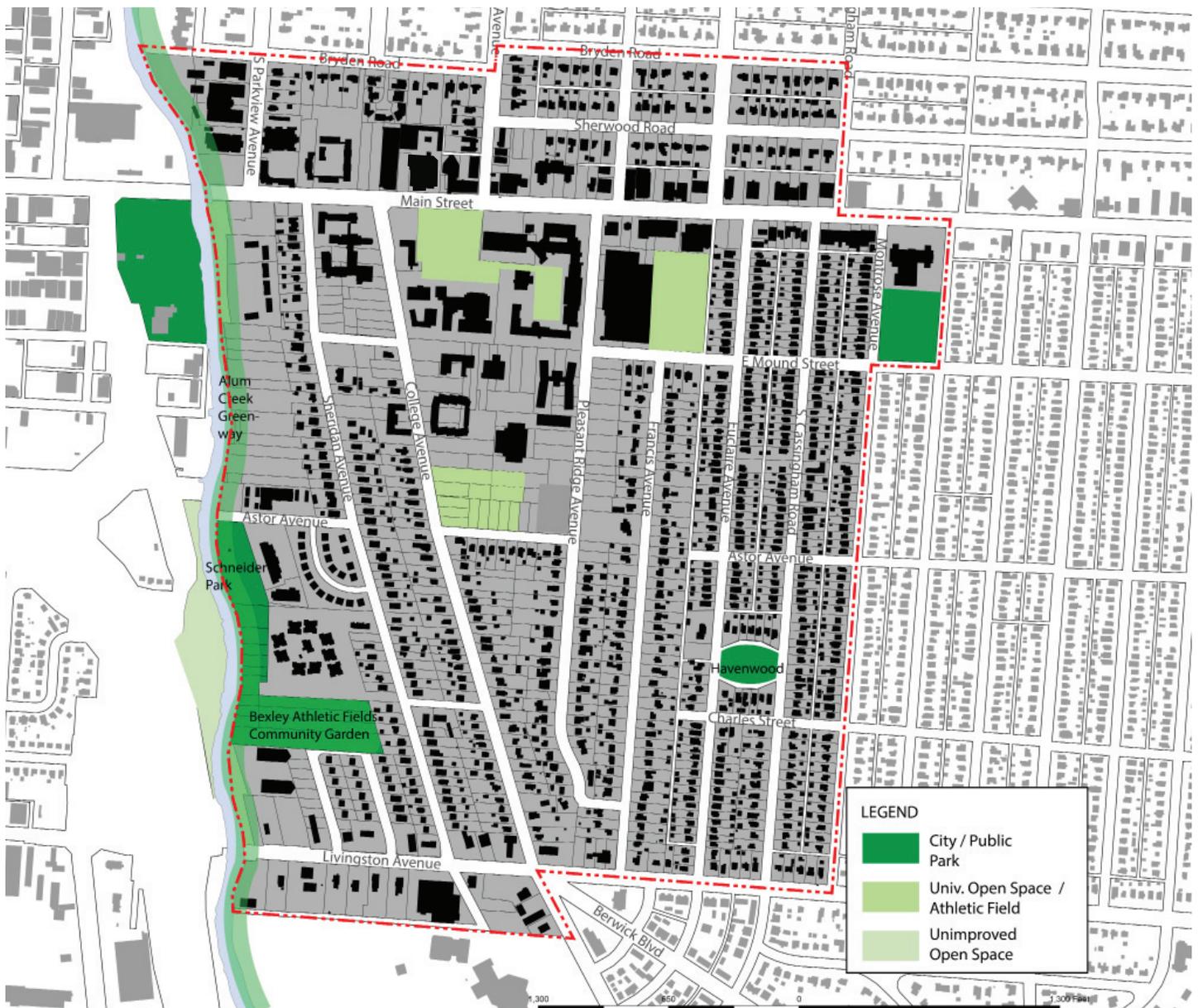
The zoning map also demarcates single family residential zones from multi-family residential zones.

3.4 OPEN SPACE

As an accredited “arboretum”, the City of Bexley, including the Southwest Bexley neighborhood, maintains a generous tree canopy that provides a “green” environment. Southwest Bexley is currently served by two neighborhood parks, Havenwood and Schneider Parks. In response to the need for additional park and recreational spaces, the City is currently developing the Bexley Athletic

Fields at Bexley Community Gardens.

Capital University’s campus also helps meet some of the open space needs for the community. The Capital Green along Main Street is a particularly cherished asset, both for the University and the Bexley community as a whole.



Parks, Recreation and Open Spaces

The Alum Creek natural corridor and the greenway trail establish the western border of Southwest Bexley and represent tremendous assets that not only helps to meet the recreational needs of this neighborhood, but also the City of Bexley and the region at large. The City has a plan in place (**2013 Alum Creek Park Plan**) that will add linear parks, bike and pedestrian trails and amenities along Alum Creek.



Alum Creek Corridor



2013 Alum Creek Park Plan
(source: City of Bexley)

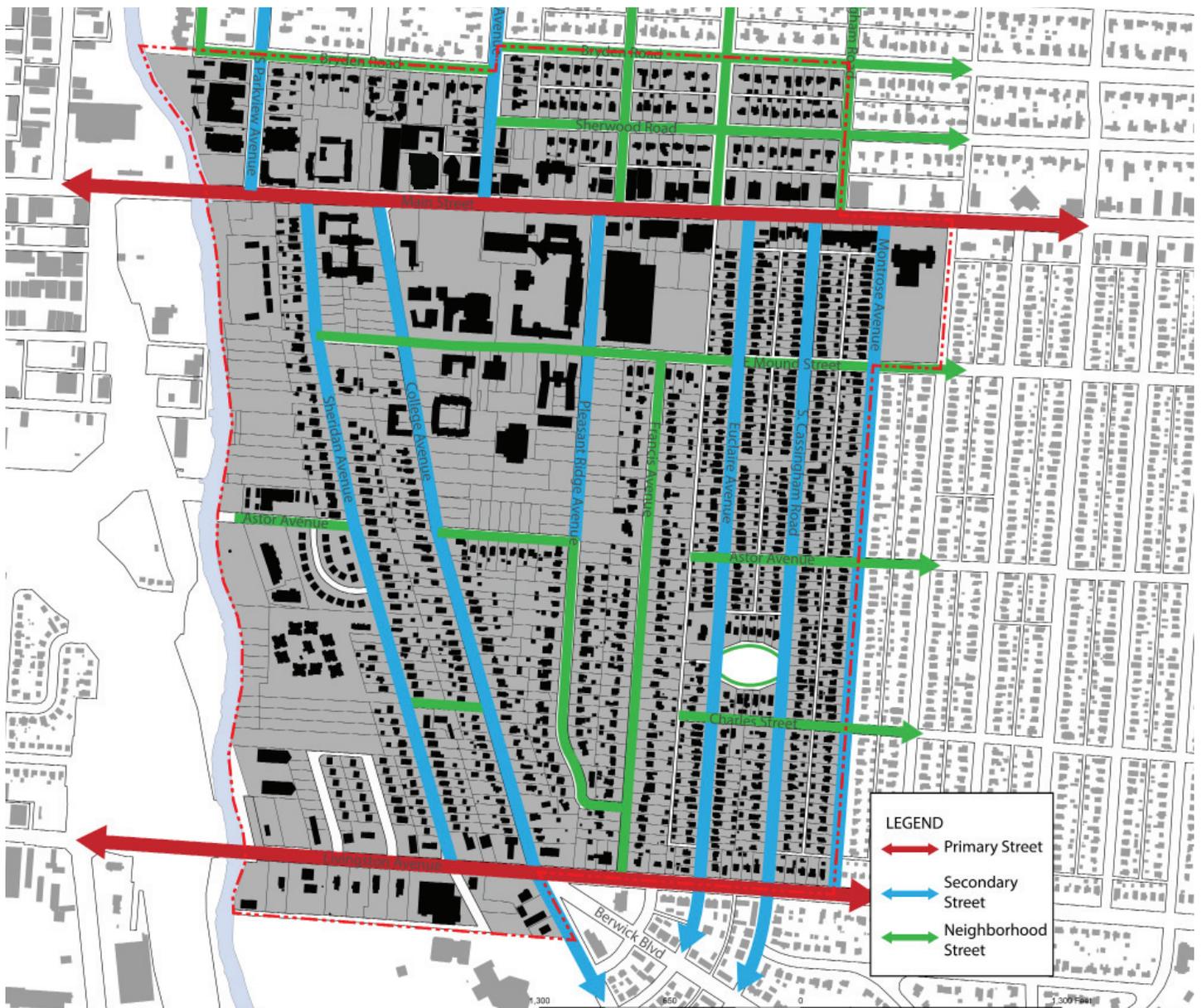
3.5 VEHICULAR AND PEDESTRIAN CIRCULATION

As shown in the vehicular circulation map below, Southwest Bexley is served by two primary east-west circulation corridors: Main Street to the north and Livingston Avenue to the south, and multiple north-south streets.

Between Main Street and Livingston Avenue, there are no additional continuous east-west streets. Mound Street stops at Sheridan Avenue and Charles Street and Astor Avenues are missing several sections. These streets also serve as pedestrian routes and bike ways, and there are no alternative pedestrian paths to supplement

the missing east-west street connections. This broken street grid hampers the walkability and bikeability of the neighborhood.

In its current condition, the incomplete east-west grid disrupts pedestrian flow through the neighborhood. So while the study area is compact and has many destinations to walk to, convenient access is lacking. This poses an especially significant challenge to families with children in the residential areas wanting to walk safely to Montrose Elementary School. The broken grid also limits pedestrian access to the Alum Creek Corridor and the parks and amenities along it.



Vehicular and Pedestrian Circulation

3.6 PAST PLANNING EFFORTS

Review of the many planning studies undertaken over the past decade provides further insight into the challenges and opportunities for the study area and sheds light on strategic investments that have been made or are proposed to be made in Southwest Bexley. Key findings/recommendations considered in the Southwest Bexley Strategic Framework effort are noted below.

2011 Bexley Land Use Strategy Recommendations

- Work towards a double-loaded East Main Street
- Use the Community Improvement Corporation to assemble Ferndale/Mayfield properties (being explored currently).
- Create Ferndale/Mayfield PUD; explore use of TIF (concept currently on hold).
- Provide neighborhood connection to Mayfield/Ferndale (efforts have begun to address this).
- Modernize Bexley's Planning and Zoning Code (completed).
- Expand City's Tax Base (target office and medical uses).
- Protect watershed and control development along Alum Creek (completed).

2013 Bexley Strategic Plan

- Pursue a joint Livingston Avenue streetscape plan with the City of Columbus.
- Work with the JCC and the Jewish Federation to identify acquisition targets in order to provide a tangible presence and entrance to the JCC from Livingston Avenue.
- Create a forum for ongoing town/gown dialogue.
- Increase available parking for Main Street.
- Specifically target high-demand uses for Bexley.
- Safety of students walking and biking to Bexley Schools is important.
- Develop uniform signage standard.
- Develop and maintain programs and activities that identify and promote Bexley as an arboretum.
- Beautification for Livingston Avenue is a long-term and large-scale proposition that involves streetscape improvements, landscaping, refined zoning standards,

and the cleanup of utility line and signage clutter.

- Create the Alum Creek Plan (plan completed).
- Increase recreation field and facility opportunities.

2013 Alum Creek Park Plan

A major emphasis of the Alum Creek Park Plan is the stabilization of the Livingston corridor, with an emphasis on the stabilization of the Mayfield and Ferndale Place area. Key improvements that benefit the Livingston Avenue corridor and Mayfield and Ferndale Place area:

- Trail and park improvement
- Athletic fields at City-owned property adjacent to Bexley Community Gardens

2015 Livingston Avenue Stabilization Proposal

Mayfield and Ferndale Place Area Challenges

- Area is a former landfill site potentially causing health and safety hazards.
- Structural (site stability) issues to development and infrastructure along with the lack of economic return have resulted in neglected property.
- Neglected property as well as inattentive landlords and tenants have fostered criminal activities.
- Fragmented ownership makes assembly difficult.

Mayfield and Ferndale Place Area Solutions

- Environmental and structural remediation of former landfill.
- Formation of Community Improvement Corporation / property assembly.
- Development options that are not purely market-driven
- Purposeful reinvestment back in this area.
- Secure long-term affordable housing in Bexley for displaced residents.

Livingston Avenue Challenges

- Older development with little versatility, limited desirability.
- Low quality of existing commercial improvements suppresses new development.
- High crime rates in Mayfield/Ferndale Place – landlord neglect, poor property upkeep, subpar living conditions

- Bexley only has control over north side of Livingston
- Mayfield/Ferndale Place – only accessible via East Livingston Avenue causing physical and social isolation from Bexley community

Recommended Priority 1: Stabilize Mayfield/Ferndale Place

- Formulate an assembly plan.
- City/CIC to acquire smaller residential properties over 10-year period.
- During holding period, reinvest rent income into property maintenance.
- Conduct site remediation / cleanup.
- Return properties to market – various scenarios.

Recommended Priority 2: Improve Livingston Avenue Corridor Public Amenities including

- Landscape
- Lighting
- Signage
- Speed Mitigation
- Recreational Amenities

Recommended Priority 3: Long-Term Livingston Avenue Goals

- Burying above-ground lines on north and south sides of Livingston Avenue.
- Removal of billboards on Livingston Avenue.
- Continue to encourage the JCC to create a front driveway and presence coming off of Livingston Avenue.



Private developer to redevelop Mayfield/Ferndale Place



Preservation of existing multi-family housing



Preservation and conversion to campus student housing use

2003 Southwest Bexley Recommended Options to Stabilize Mayfield/Ferndale Place Area

(source: City of Bexley)

3.7 COMMUNITY NEEDS

Community input was vital to the 2017 Southwest Bexley Strategic Framework process and the resulting framework strategies. Here are some of the needs identified by the community:

- Dog park
- Soccer fields
- Conference center/hotel
- Preserve community garden
- Capital University to be stronger cultural center
- Don't turn houses into dorms (revise zoning code)
- Help maintain old houses
- Extend Charles Street west
- Bury utilities along Livingston Avenue
- High-end apartment condos needed
- Provide sidewalks
- Don't expand Capital University's boundaries further east
- Capital University should divest of properties along Euclaire Avenue
- More opportunities for Bexley residents on Capital University's campus
- Build bike way links / trails
- Provide / preserve affordable housing
- Better east-west access to Alum Creek
- Preserving the current design of Francis Ave without additional east/west connections.
- More open space
- Maintain sense of scale along Main Street
- Preserve historical character
- Adequate parking needed
- Add a senior center
- Designate as Historic Neighborhood
- Make Livingston Avenue "picturesque"
- Finish Astor Avenue to Sheridan Avenue
- Make destination visible from I-70
- Replace Capital University surface parking with single-family residences
- Additional playgrounds besides Montrose Elementary School
- Revitalize forgotten part of Southwest Bexley (Mayfield/Ferndale Place area)
- Make neighborhood safe, walkable, fun for families
- Maintain family neighborhoods
- Encourage vital businesses along Livingston Avenue
- Zone for three+ unrelated occupants to Boarding House and restrict that use to campus zoned area



Qualitative Data Collected from the Steering Committee and Community Between November-December 2016

3.8 2017 SOUTHWEST BEXLEY STRATEGIC FRAMEWORK GOALS

The existing conditions analysis, outcomes from previous studies, and input from the Steering Committee and community members helped formulate the following goals for the study area:

- Create a walkable and bikeable neighborhood
- Create a safe neighborhood
- Support economic development
- Preserve and enhance residential areas
- Improve the student living experience
- Add recreational amenities
- Embrace community diversity
- Build on the university-town synergies
- Revitalize the Livingston Avenue corridor and Mayfield/Ferndale Place area
- Preserve, enhance, and leverage the Alum Creek greenway, park, green open spaces, and the tree canopy



Steering Committee and Community Members Formulating Strategic Goals at the November 2016 Public Meeting

4.0 Framework Options

KEY IDEAS EXPLORED

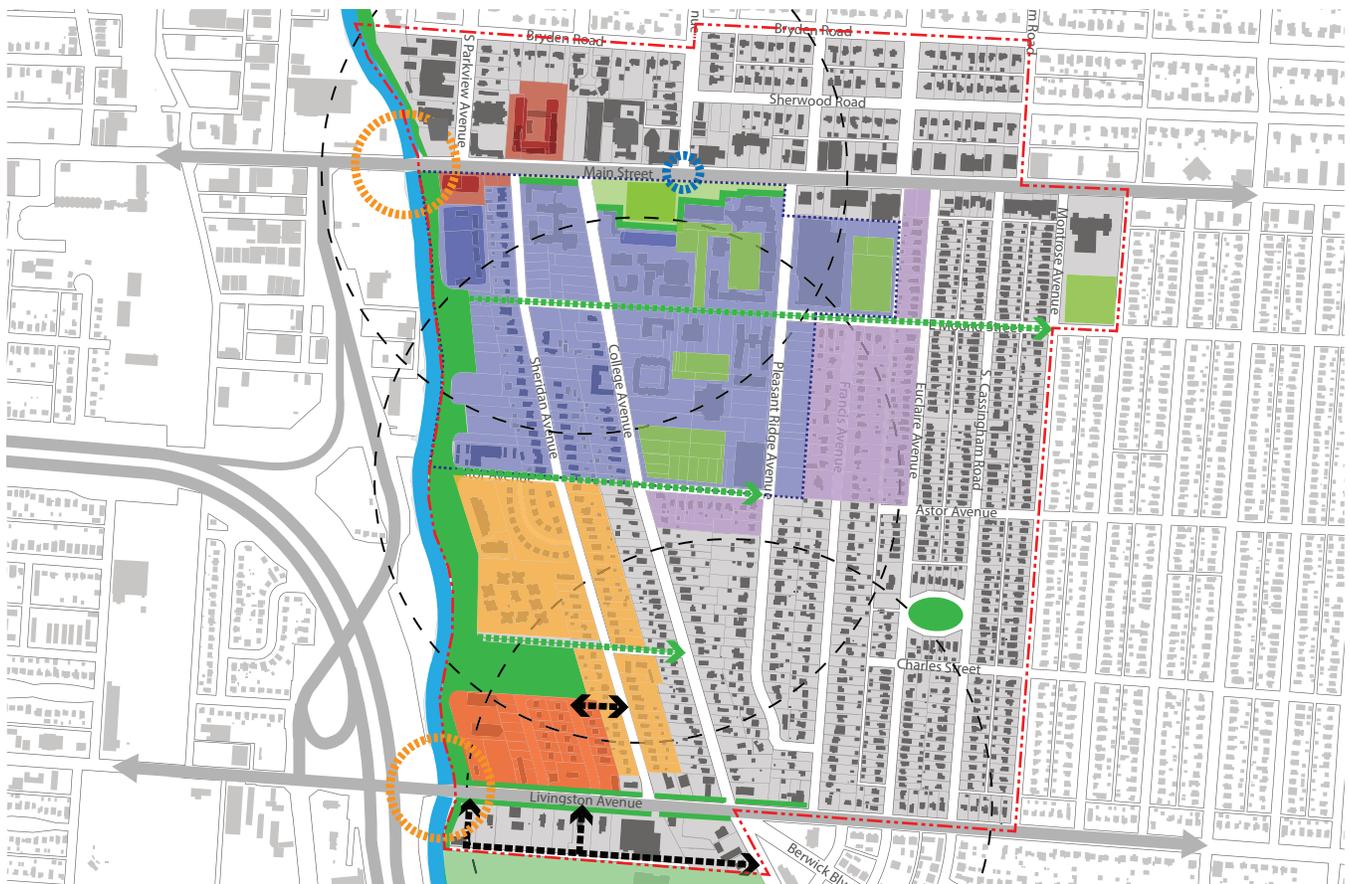
Having established a common set of goals and a vision statement, and in response to the opportunities identified for enhancement of Southwest Bexley, various Framework ideas were developed that begin to address the needs and aspirations of the community. These ideas were presented under three Framework options.

Framework Draft Option A: Key Ideas

The ideas in this option closely followed the previous planning strategies proposed for Southwest Bexley.

- Reinforce Main Street as a mixed use commercial corridor
- Maintain open space as Capital University's front face on Main Street

- Preserve Capital University's Memorial Gateway
- Build Capital University's student housing west of Sheridan Avenue and north of Astor Avenue.
- Preserve single family housing fabric along Sheridan Avenue south of Main Street
- Preserve existing single family residential fabric
- Reinforce east-west Mound Street through connection
- Create east-west Astor Avenue connection from Pleasant Ridge Avenue to Alum Creek
- Reinforce Alum Creek greenway/buffer zone
- Retain Mayfield/Ferndale Place site to replace displaced affordable housing with safe, clean, and attractive affordable housing
- Create new access road south of existing Livingston Avenue businesses



Framework Draft Option A (This was an early option and is not the recommended strategy.)

Framework Draft Option B: Key Ideas

The ideas in this option take a more surgical approach to enhancements along Main Street and the Livingston Avenue corridor.

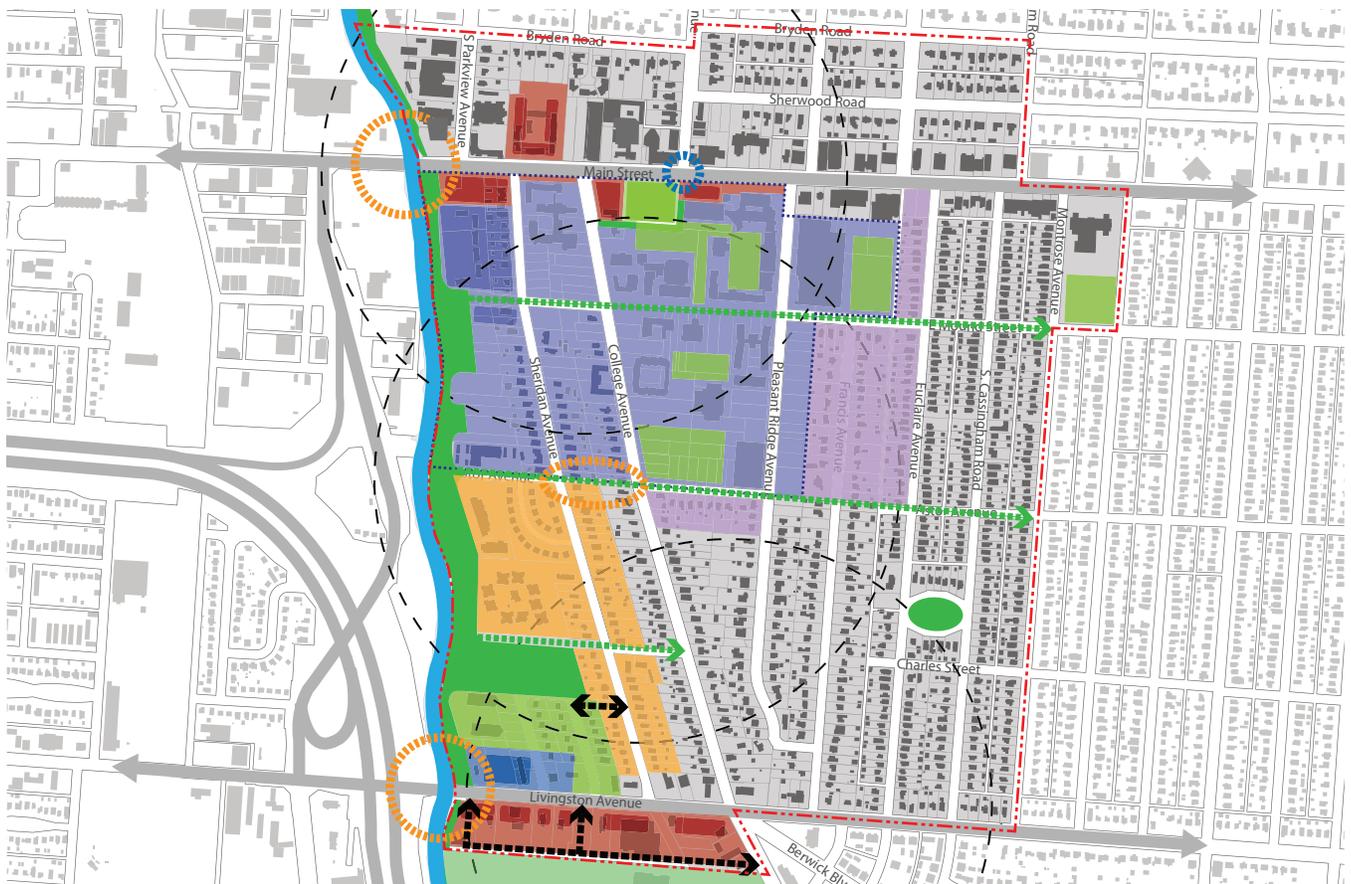
- Reinforce Main Street as a mixed use commercial corridor
- Build facilities and open space as Capital University's front face on Main Street
- Preserve Capital University's Memorial Gateway
- Build Capital University's student housing west of Sheridan Avenue and north of Astor Avenue
- Preserve single family housing fabric along Sheridan Avenue south of Mound Street
- Preserve existing single family residential fabric
- Reinforce east-west Mound St. through connection
- Create east-west Astor Ave through connection to Alum Creek
- Create east-west Charles Street connection from College Ave to Alum Creek

- Reinforce Alum Creek greenway/buffer zone
- Redevelop Mayfield/Ferndale Place site as public green space and front Livingston Ave with a recreation center/civic building
- Create a commercial mixed use overlay zone along Livingston Avenue
- Livingston Avenue mixed use buildings to include affordable housing above

Framework Draft Option C: Key Ideas

Compared to the ideas in Option B, Option C has a slightly varied approach to enhancements along Main Street and the Livingston Avenue corridor.

- Limit housing east of Pleasant Ridge Avenue to single family housing
- Reinforce Main Street as a commercial/mixed-use corridor
- Build facilities and open space as Capital University's front face on Main Street



Framework Draft Option B (This was an early option and is not the recommended strategy.)

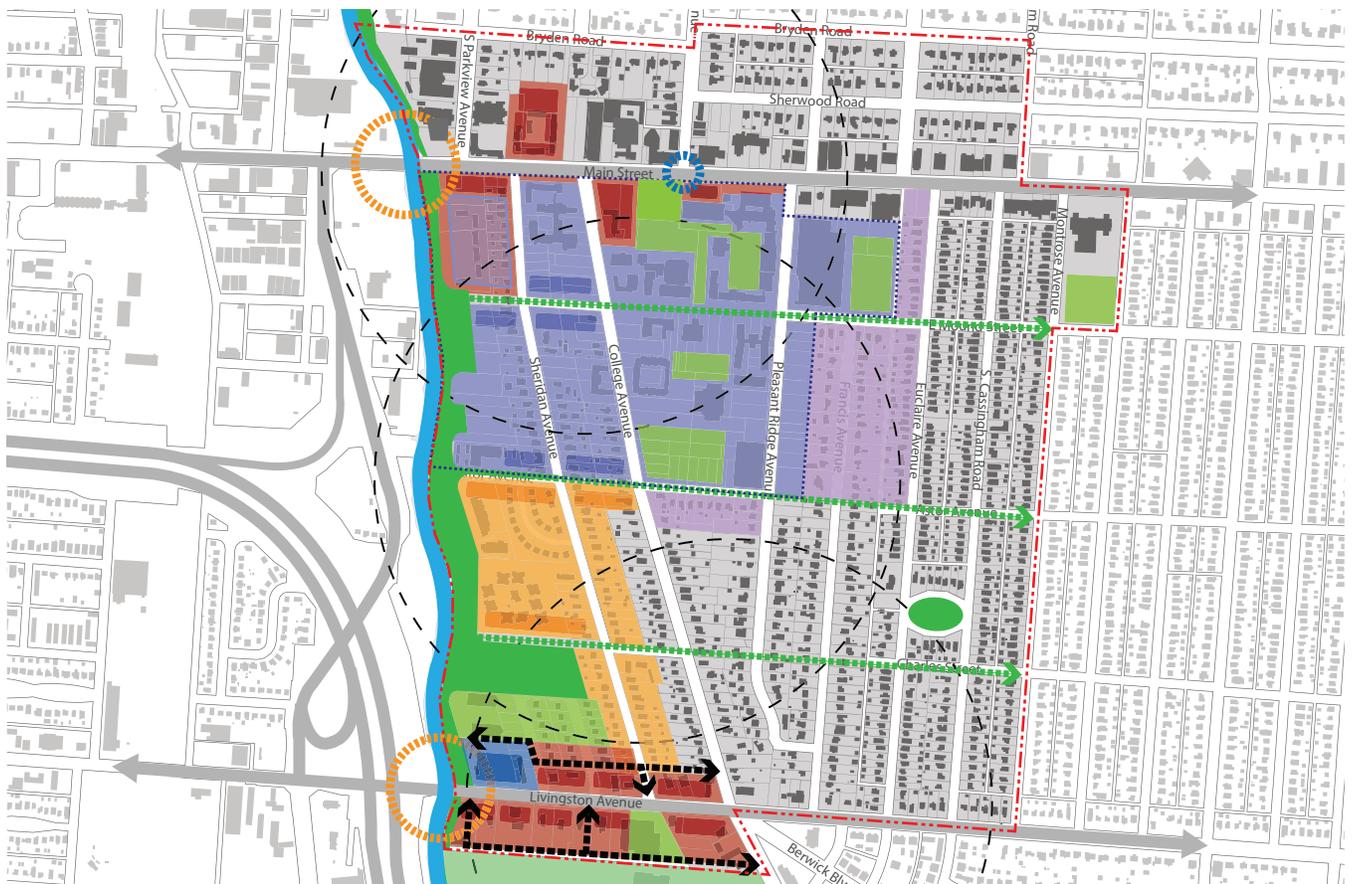
- Preserve Capital University’s Memorial Gateway
- Allow market-rate family housing or student housing west of Sheridan Avenue and north of Mound Street
- Build Capital University’s student housing along Mound Street between College and Alum Creek buffer
- Limit housing east of Pleasant Ridge Avenue to single family housing
- Reinforce east-west Mound Street through connection
- Create east-west Astor Avenue through connection to Alum Creek
- Create east-west Charles Street through connection to Alum Creek
- Reinforce Alum Creek greenway/buffer zone
- Redevelop Mayfield/Ferndale Place site to public green space with commercial mixed use development (including replacing displaced affordable housing with safe, clean, and attractive affordable housing above) along Livingston Avenue

- Create a commercial mixed use overlay zone along Livingston
- Create green/open space gateway to JCC

Community Feedback to Draft Framework Options

- Provide replacement of displaced affordable housing in Bexley
- Explore opportunities for shared use of parking
- Capital University’s Green is a community asset
- Maintain current building scale along Main Street
- Encourage walkability
- Preserve existing single family residential fabric
- Provide for walkability/bikeability without cut-throughs on Francis

Based on community feedback, the preferred ideas from draft Options B and C became the basis for developing the preferred Framework strategy.



Framework Draft Option C (This was an early option and is not the recommended strategy.)

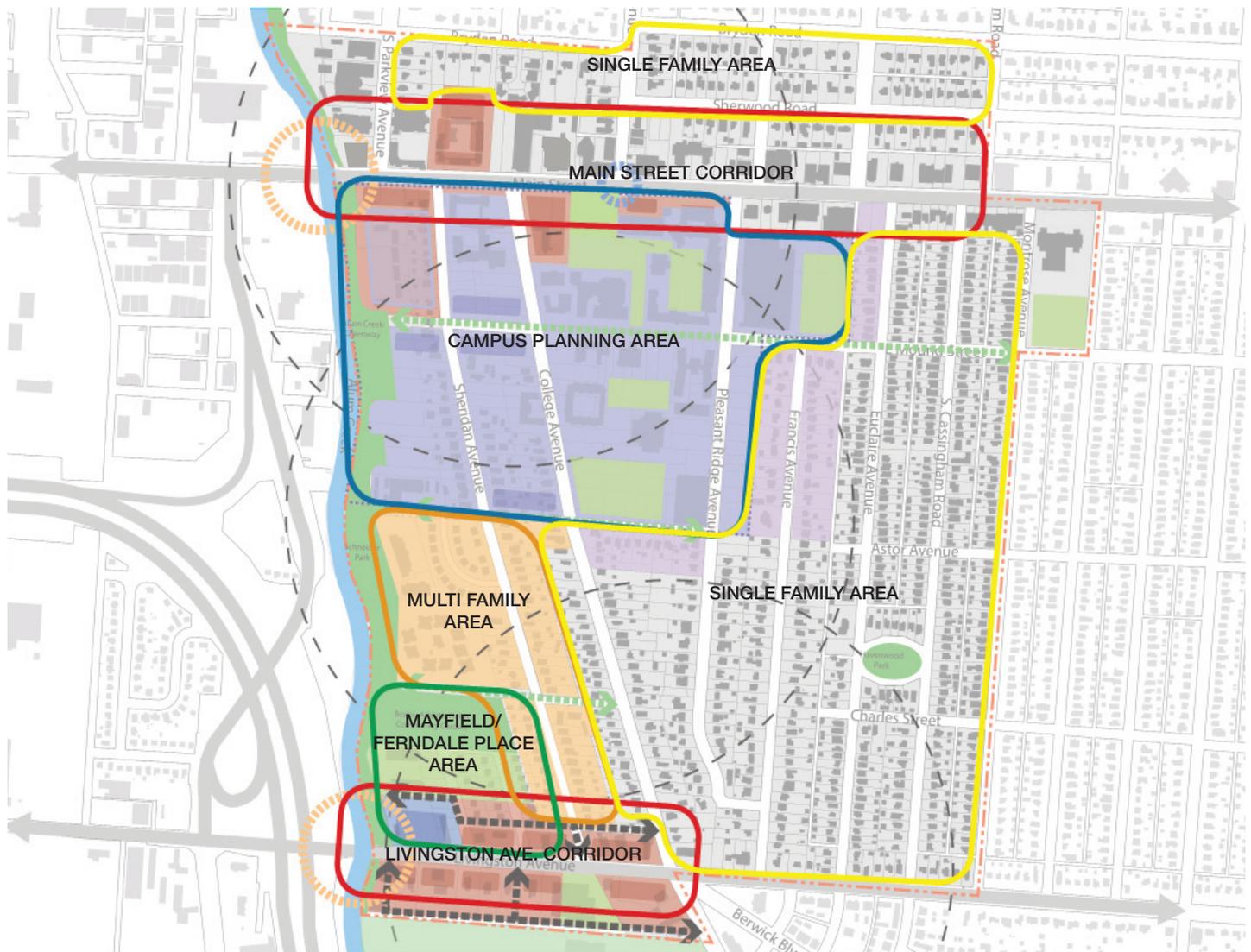
5.0 Southwest Bexley Strategic Framework Recommendations

Vision: Make Southwest Bexley a place of choice for people who want to live, learn, and work here, for now and into the future.

This section contains the official Southwest Bexley Strategic Framework map and recommended strategies. The Framework outlines a vision for the neighborhood and identifies a series of Framework strategies within which future planning, development, and policy decisions can be made. The Framework is not a “Plan” and as such does not prescribe a set of policy or development recommendations to be achieved within a prescribed timeframe.

A series of strategies is recommended in the Southwest Bexley Strategic Framework for the following focus areas of the neighborhood:

- Campus planning area
- Single family residential areas
- Multi-family residential areas
- Main Street corridor
- Livingston Avenue corridor
- Mayfield/Ferndale Place area



Framework Focus Areas

5.1 CAMPUS PLANNING AREA

The Southwest Bexley Strategic Framework reaffirms the campus planning district boundary and reinforces the need to preserve the single family housing character to the east and south of this boundary per the 2004 memorandum of understanding among Capital University, Trinity Lutheran Seminary, and the City of Bexley and the City of Bexley's 2016 zoning map.

The Campus Planning District captures adequate land area to meet university needs. It can accommodate various University uses, including student housing. The campus planning area immediately south of Main Street is considered appropriate for mixed use development, including University uses that are compatible with Main Street corridor strategies.

New University buildings along Main Street should create street activation to enhance Main Street characteristics. The Capital University "Green" will be preserved as an amenity for the University as well as the Bexley community and will contribute to the activation (vibrancy and visual interest) of Main Street.

Safe pedestrian connections within the campus planning area should continue to be enhanced.

5.2 SINGLE FAMILY RESIDENTIAL AREAS

Single family housing is a critical land use within Southwest Bexley. The character of the single family residential areas should be reinforced and preserved. As noted above, the campus planning district boundary, reinforces the need to preserve the single family housing character to the east and south of this boundary.

Over-crowded housing poses a threat to the character of the single family neighborhood. Capping the total number of unrelated occupants to three will help mitigate that issue.

Safe access and walkability to and from the residential areas to the neighborhood's educational and recreational resources should continue to be enhanced. Reinforce

Mound Street section between Pleasant Ridge Avenue and College Avenue as a neighborhood pedestrian and bike path. This is easily achievable since this is already a paved plaza which is not open to vehicles. In addition, explore Astor Avenue linkages between College Avenue and Sheridan Avenue and Charles Street west of Sheridan Avenue as a pedestrian path and bike way the Alum Creek greenway trail.

Bridge connections to connect pedestrians and bikes from the east side of Alum Creek across to the trails on the west side should be considered as per the recommendations of the 2013 Alum Creek Park Plan.

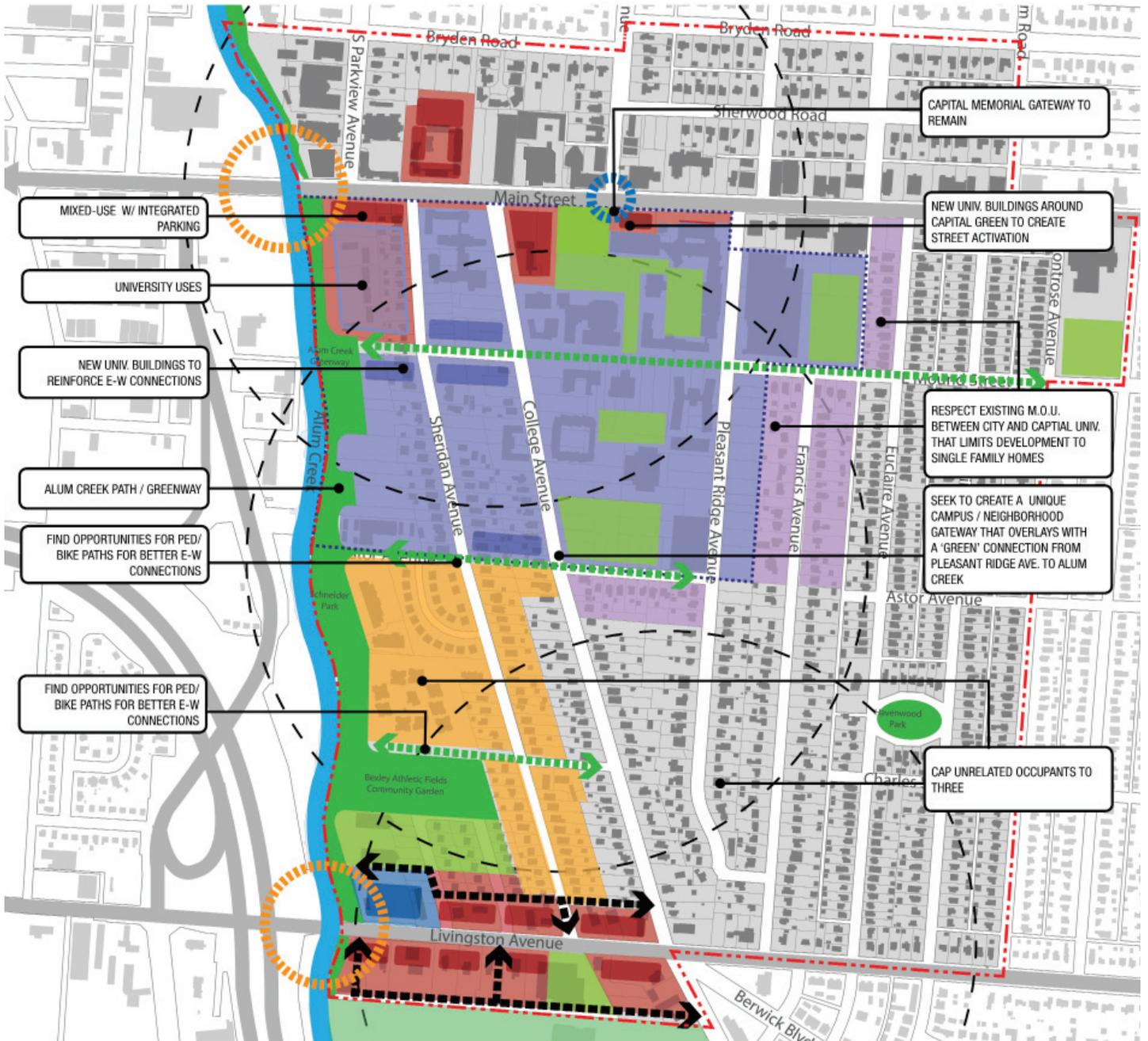
The Framework does not suggest acquiring any single family property east of College Avenue for street extensions or creating pedestrian or bike connections.

5.3 MULTI-FAMILY RESIDENTIAL AREA

Multi-family housing is important to the diversity of Southwest Bexley's residential fabric. The Framework recommends preserving the character of the multi-family area.

As noted in the single family strategy, safe access and walkability to and from the multi-family areas to the neighborhood's educational and recreational resources are important and opportunities to provide these should be explored.

Capping the total number of unrelated occupants to three per residential unit will avoid the over-crowded housing issues in the multi-family area as well.



University, Single Family and Multi Family Residential Area Strategies

5.4 MAIN STREET CORRIDOR

Main Street serves as a strategic “gateway” into the City of Bexley and to Southwest Bexley. That sense of gateway as one crosses the bridge and enters Bexley should continue to be reinforced on Main Street.

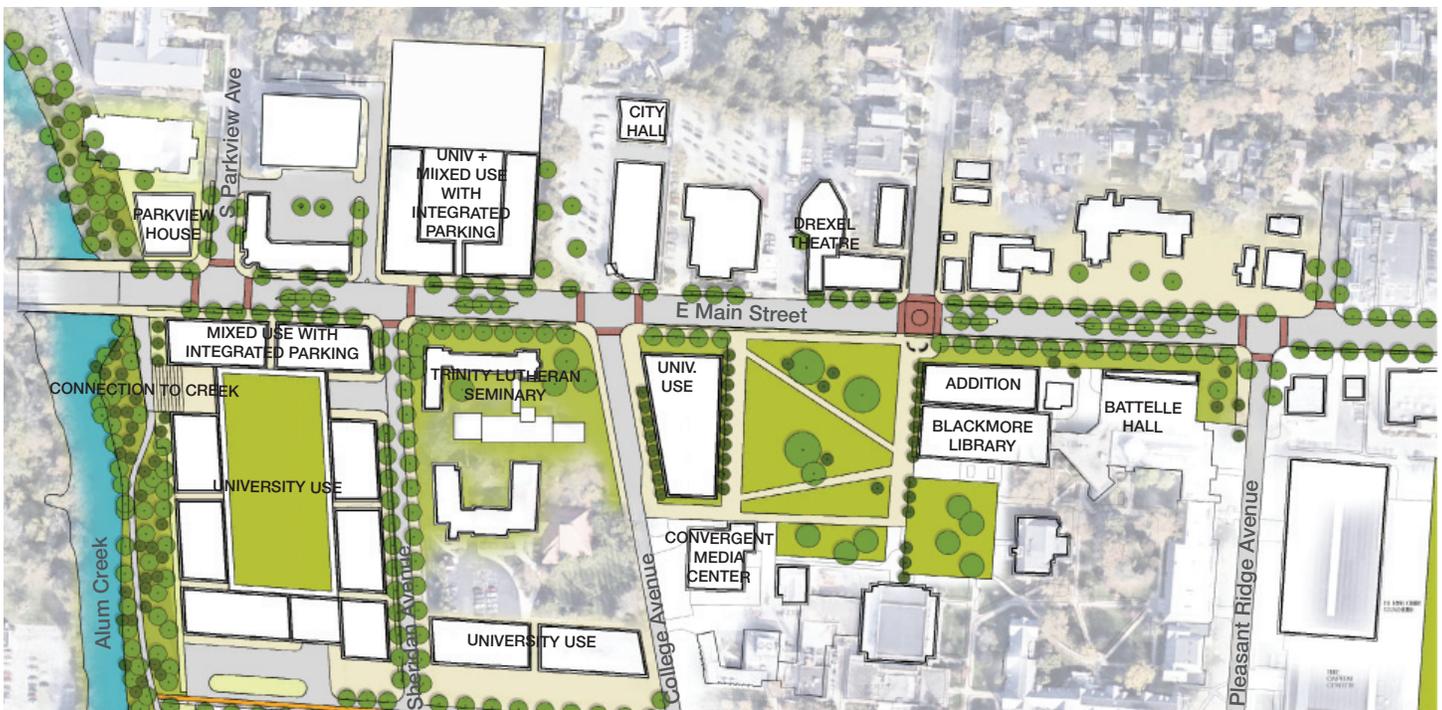
Main Street is a vibrant mixed use commercial corridor and contains some of Bexley’s historic and architecturally significant buildings. The Framework strategy for Main Street recommends that the important characteristic of this corridor be preserved and enhanced. Development and redevelopment along Main Street should support the aesthetic, vibrant, active, walkable environment and add uses that serve multi-generational needs, activate the street level, and provide community placemaking opportunities.

Shared parking solutions should also be explored as part of new development in this corridor to help meet public

and private parking needs.

The Framework allows for expansion of University uses along Main Street frontage, provided the development is compatible with Main Street corridor characteristics and will contribute to the activation (vibrancy and visual interest) of Main Street. The first floor of University building fronting Main Street will accommodate uses that are commercial in nature or public interfacing.

Based on the recommendations of the Strategic Framework, the 2004 memorandum of understanding among Capital University, Trinity Lutheran Seminary, and the City of Bexley will need to be amended.



Main Street Corridor Potential Opportunities

5.5 LIVINGSTON AVENUE CORRIDOR

Livingston Avenue is also an important “gateway” into Bexley and Southwest Bexley and the desirable Columbus neighborhood of Berwick. In its current condition this gateway entry experience is not memorable. Unlike Main Street, Livingston Avenue faces many significant challenges that need to be overcome in order to make this street a superior gateway experience.

A crucial challenge is that the Livingston Avenue corridor falls into two separate jurisdictions - with the City of Bexley controlling the north side of Livingston Avenue and the City of Columbus controlling the south side. However, meaningful improvements to a street corridor require impacting both sides of the street. Strategies for improvement of this commercial corridor therefore take into account both sides of the street, and will require collaboration between the City of Bexley and the City of Columbus.

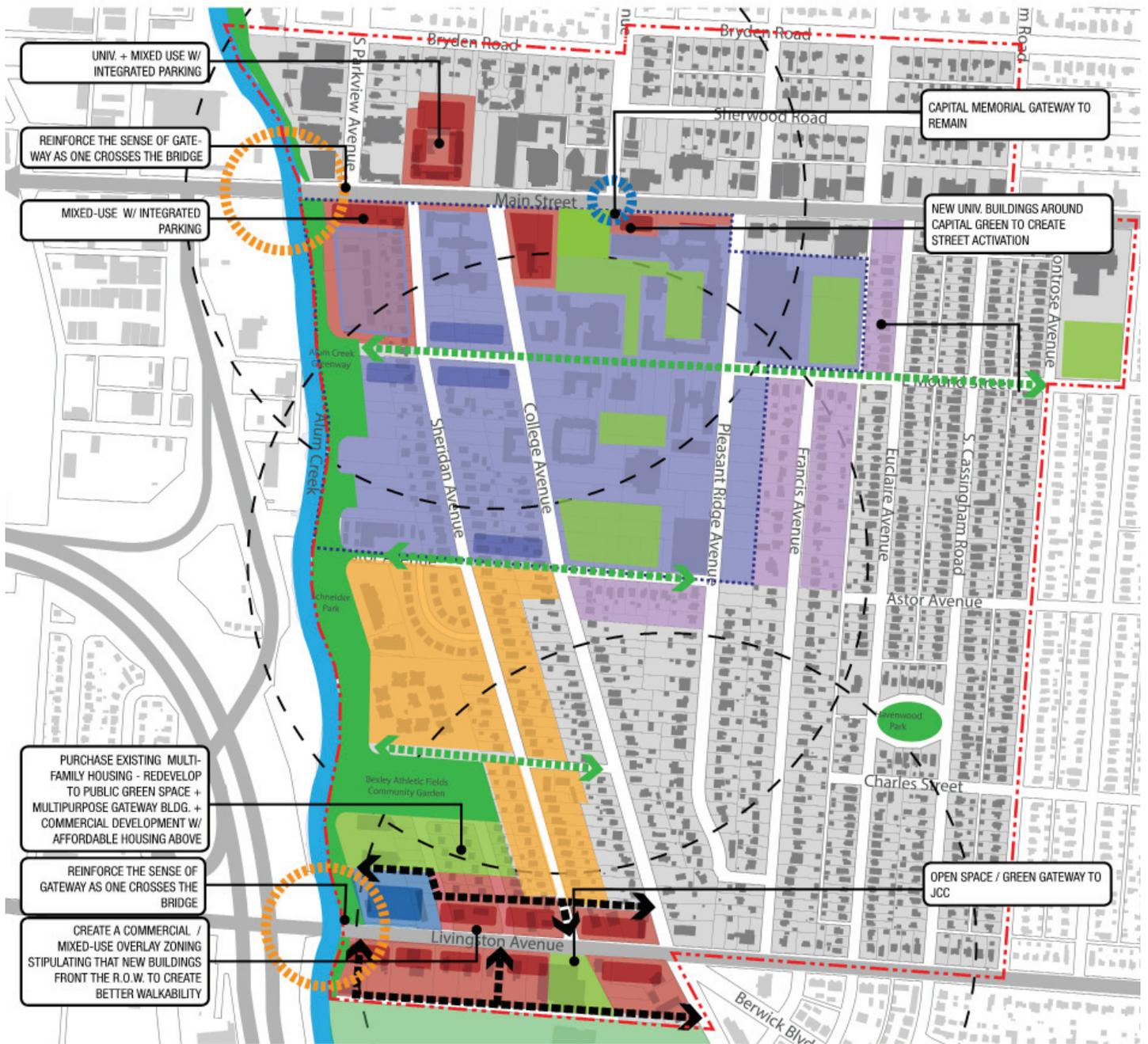
With that as an overarching premise, the recommended characteristics and Framework strategies for this corridor include substantial upgrades to the streetscape character and right-of-way aesthetics, incorporating a mix of uses (including replacing displaced affordable housing with safe, clean, and attractive affordable housing) and calming traffic measures (controlled pedestrian crossing, on street parking, etc.). Shared parking solutions should also be explored as part of new development in this corridor to help meet public and private parking needs.

Limiting the curb-cuts, by constructing access roads behind development fronting Livingston Avenue, will also create a safer vehicular corridor and a more pedestrian friendly street environment. Maps on the Franklin County Auditor’s website show that right-of-ways exist to allow for development of back access ways.

The above mentioned strategies are long-term goals



Livingston Avenue Corridor Potential Opportunities



Main Street Corridor, Livingston Avenue Corridor, and Mayfield/Ferndale Place Area Strategies

for Livingston Avenue. A first step towards that goal would be for the City of Bexley and City of Columbus collaborating to formulate a roadmap to implement the long-term strategies. In the interim, the Mayfield/Ferndale Place development/redevelopment of individual properties should align with the Livingston Avenue strategies including:

- fronting future new buildings with limited or no setbacks along Livingston;
- planning, preserving, and constructing in segments rear access roads;
- parking to the back of the development;
- designing a building or a special feature to create a “gateway” moment; and
- new buildings should be multi story and mixed-use with street activating commercial uses at the street level and affordable and market rate housing as part of the floors above.

5.6 MAYFIELD/FERNDALE PLACE AREA

The strategy for the Mayfield and Ferndale Place is intertwined with strategies recommended for Livingston Avenue. Establishing physical connectivity of this area to the rest of the neighborhood - both vehicular and pedestrian is also important.

The Mayfield and Ferndale Place area has been a focus of several previous planning studies since the 2003 Master Plan. This area continues to be a key focus area for the City of Bexley as it works with the Community Improvement Corporation to explore the viability of the recommendations from the previous studies. This Framework suggests continuing to explore the most appropriate strategy for environmental and structural remediation of this area, opportunities to purposefully reinvest back in this area and land assembly.

Regardless of how the Mayfield/Ferndale Place area gets

developed or redeveloped, there is a strong consensus in the Bexley community that displaced affordable housing needs to be replaced with safe, clean, and attractive, affordable housing within Bexley.

5.7 DECISION-MAKING TOOL

With its diversity in housing and educational and civic institutions and abundance of natural and recreational resources, Southwest Bexley is a truly unique area of Bexley. The Southwest Bexley Framework capitalizes on these tremendous assets and provides strategies to make Southwest Bexley a place of choice for people wanting to live, learn and work here, for now and into the future.

The Framework is a tool to be used for decision-making and, with inherent flexibility, it is designed to allow for changing future circumstances.

6.0 Additional Resources

Additional resources for Southwest Bexley, the 2017 Southwest Bexley Strategic Framework and related updates can be obtained at the City of Bexley and City's website at: <http://www.bexley.org/swbmp>



