



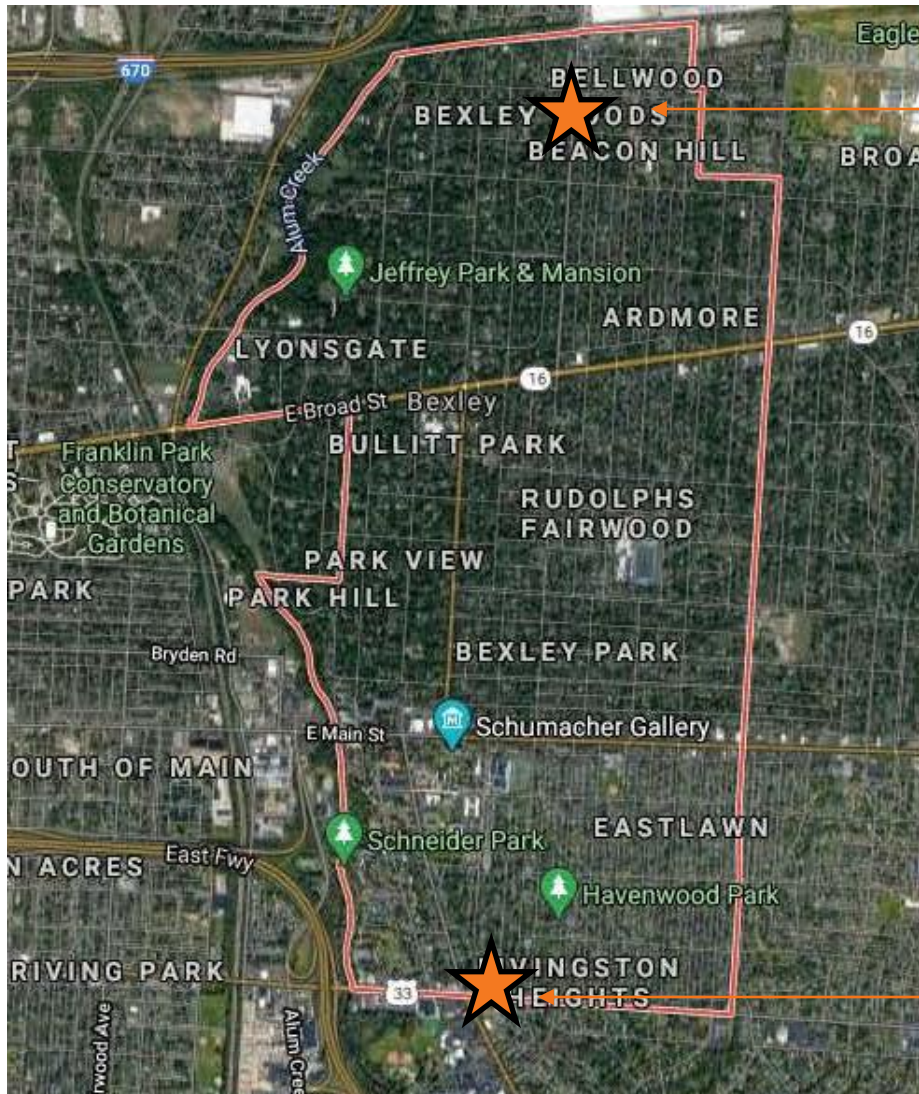
420 N Cassady Avenue

Board of Zoning and Planning
City of Bexley

02.25.2021

THE **C**OMMUNITY
BUILDERS

Bexley Apartments – Scattered Site Development



420 N Cassady

- 16 Apartment Units
- 2,500 SF Retail

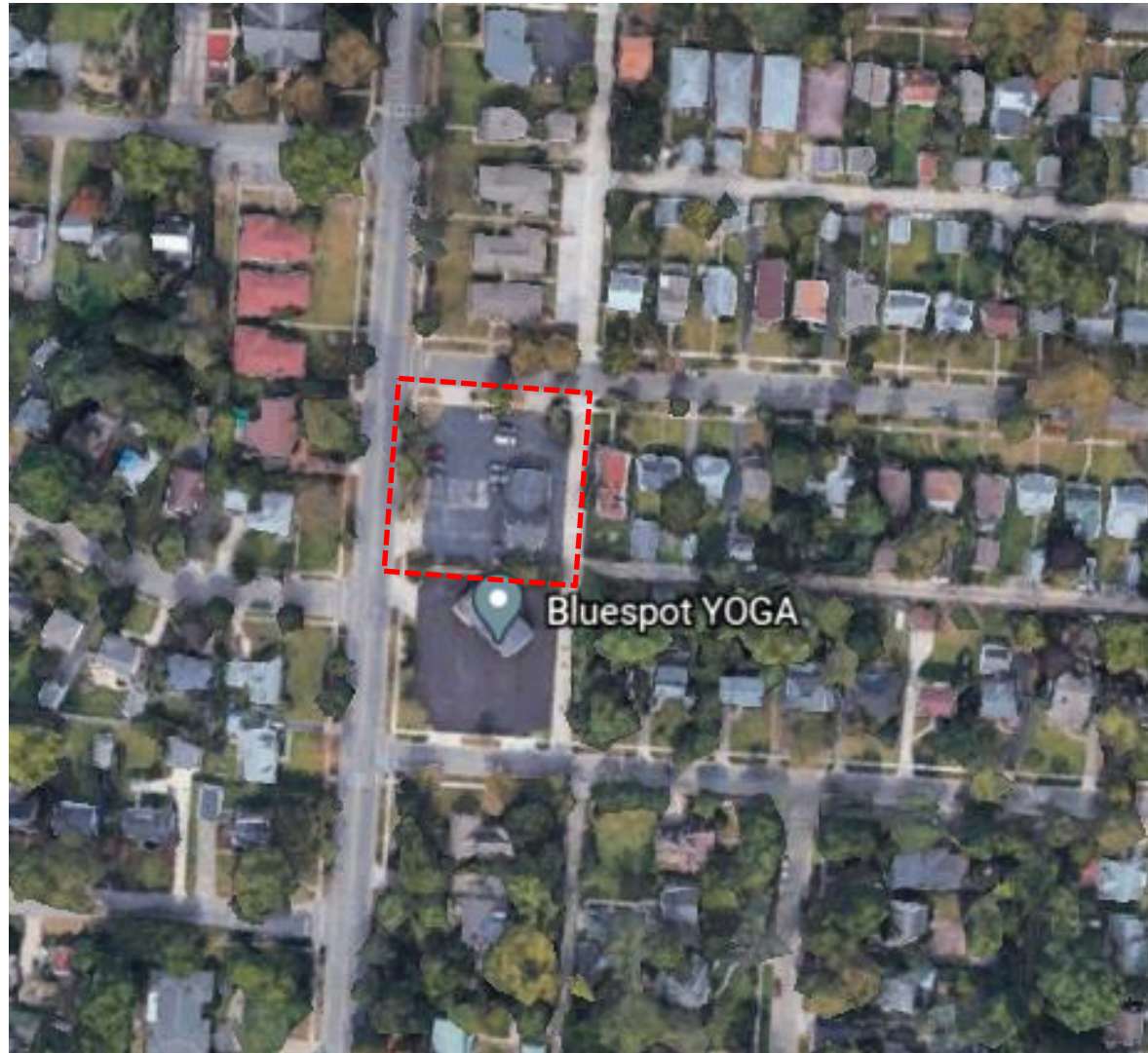
2300 E Livingston

- 27 Apartment Units

Community Engagement Efforts

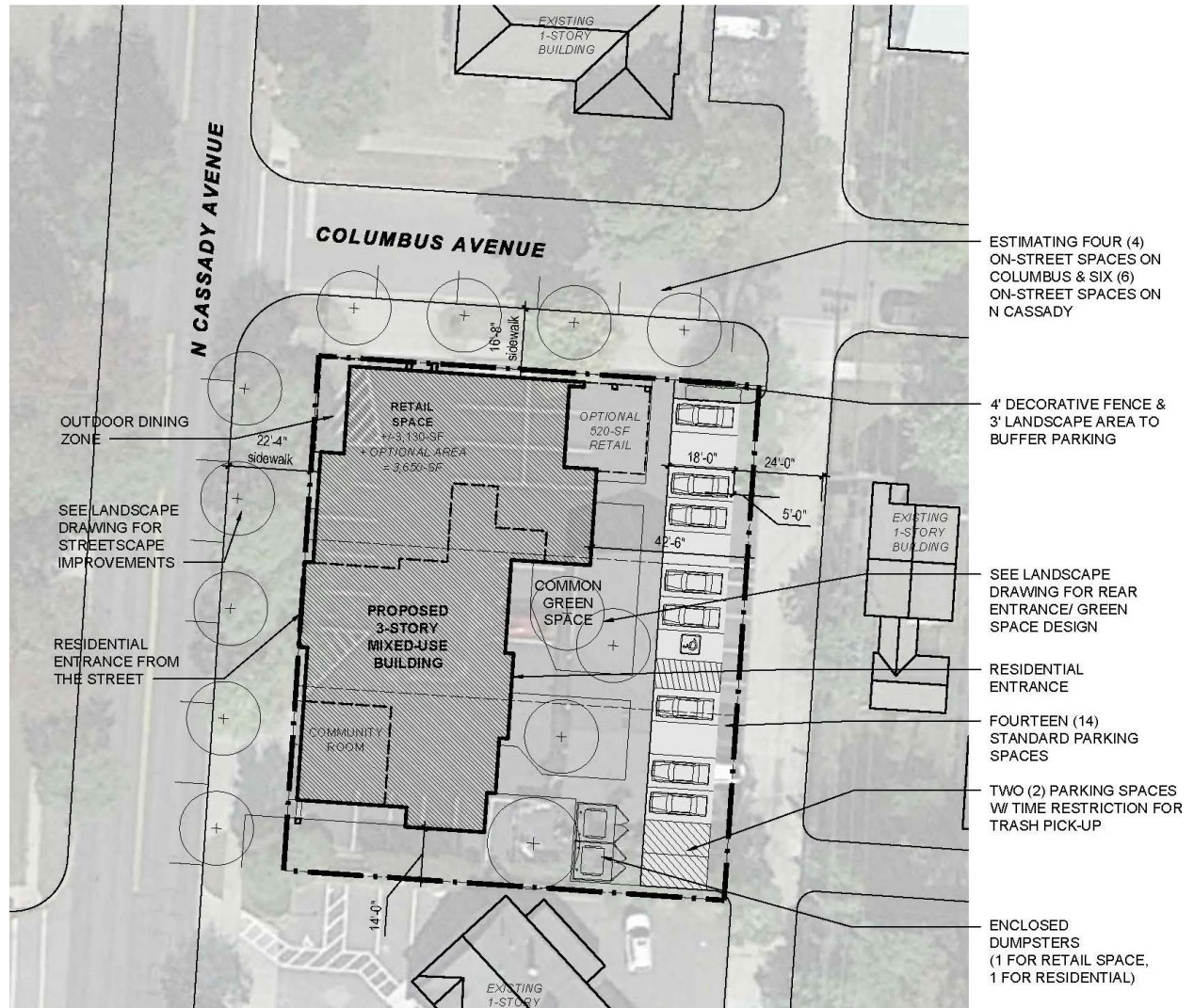
- Four Q&A Meetings
- Meetings have included 5 TCB team members across Development, Property Management and Community Life
- 15+ Direct One-on-one Meetings
 - One-on-one and/or Small Group Meetings
 - Call, Meeting or Direct Email Exchanges with 95+ Different Bexley Residents (Over 65 Households)
- Written FAQ Distributed to 48 Neighboring Homes
 - Updated FAQ will be Distributed to Neighboring Homes and Community Groups in Early March

420 N Cassady



420 N Cassady – Current BZAP Application

- **3 Story Development**
- **16 Apartment Units**
 - 12 one-bedroom
 - 4 two-bedroom
- **3,200sf Ground Floor Retail**
- **14 off-street parking spaces**



Current BZAP Variance Request

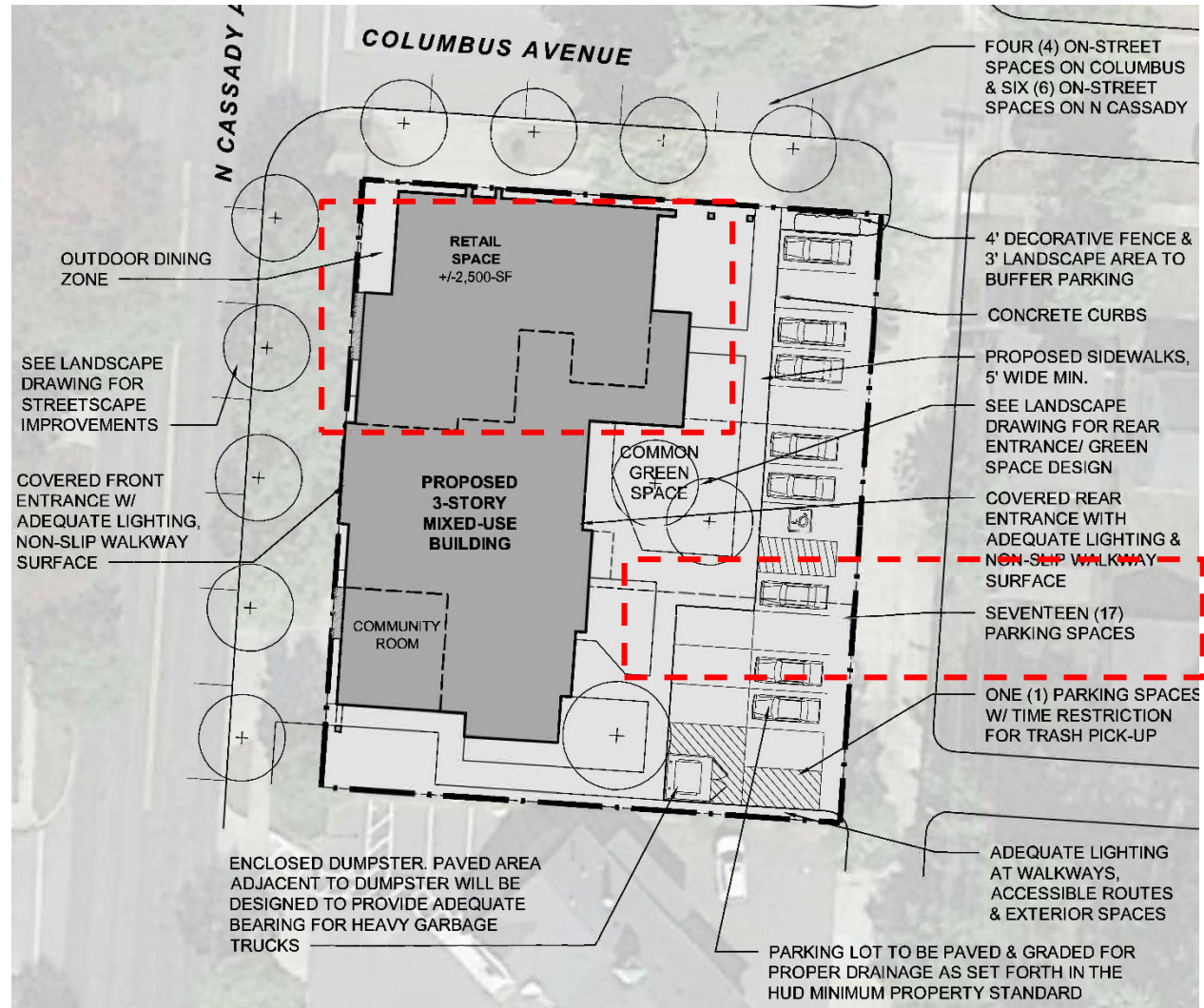
Bexley Code Section 1262.02; Parking in Mixed Use Commercial (MUC) District

Project is requesting a variance from 22 parking spaces to 14 parking spaces per the variance process as outlined in Bexley Code Section 1226.11

Proposed Use	1262.02 Requirement	Required On-Site Spaces
Residential Units (16 units)	1 space/unit	16 spaces
Ground Floor Commercial Space (3,250sf)	1 space/250 sf	13 spaces
Permitted 25% Reduction for Street Parking		(7 spaces)
	Total Required	22 spaces
	Proposed Spaces	14 spaces

420 N Cassady – Modified BZAP Application

- **3 Story Development**
- **16 Apartment Units**
 - 12 one-bedroom
 - 4 two-bedroom
- **2,500sf Ground Floor Retail**
- **17 off-street parking spaces**



Modified BZAP Variance Request

Bexley Code Section 1262.02; Parking in Mixed Use Commercial (MUC) District

Project is requesting a variance from 21 parking spaces to 17 parking spaces per the variance process as outlined in Bexley Code Section 1226.11

Proposed Use	1262.02 Requirement	Required On-Site Spaces
Residential Units (16 units)	1 space/unit	16 spaces
Ground Floor Commercial Space (2,500sf)	1 space/250 sf	10 spaces
Permitted 25% Reduction for Street Parking		(6 spaces)
	Total Required	20 spaces
	Proposed Spaces	17 spaces

Bexley Code Section 1226.11 - Variance Criteria

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance
2. Whether the variance is substantial.
3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.
4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);
5. Whether the property owner purchased the property with knowledge of the zoning restriction
6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance
7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance

Variance Criteria

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance

- City of Bexley rezoned the site to Mixed Use Commercial (MUC)
- The mixed-use building will bring new commercial space to the N Cassady corridor while also providing new housing options to the Bexley community, aligning with community goals to bring new mixed-income housing opportunities:
 - **City of Bexley Diversity Equity & Inclusion Strategy (2020)**
 - Goal #3: Create an Inclusive Greater Bexley Community
 - *“Continue to encourage the CIC in their efforts to identify affordable housing opportunities for people with low incomes as part of new development (including but not limited to rezoning and rehabbing current and future building and projects) as well as on its own”*
- The requested parking variance is influenced by the necessary scale of commercial and residential uses required for a financially viable development, completed in conjunction with the proposed development at 2300 E Livingston Avenue.
- The site size of 0.39-ac limits the feasible development options that achieve an appropriate mix of uses without requiring a parking variance.

2. Whether the variance is substantial.

- The requested variance is not substantial.
- Project is seeking a reduction of 3 off-street parking spaces.
 - Mixed-use development includes commercial and residential uses that have complementary peak parking requirements and reduce overall parking requirements.
- Anticipate commercial visitors and some residents will park on-street, which is currently available but will be further enhanced with striping.
- The project will eliminate 3 curb cuts, enhancing the North Cassady and Columbus street front, aligning with Main Street Design Guidelines.

Variance Criteria

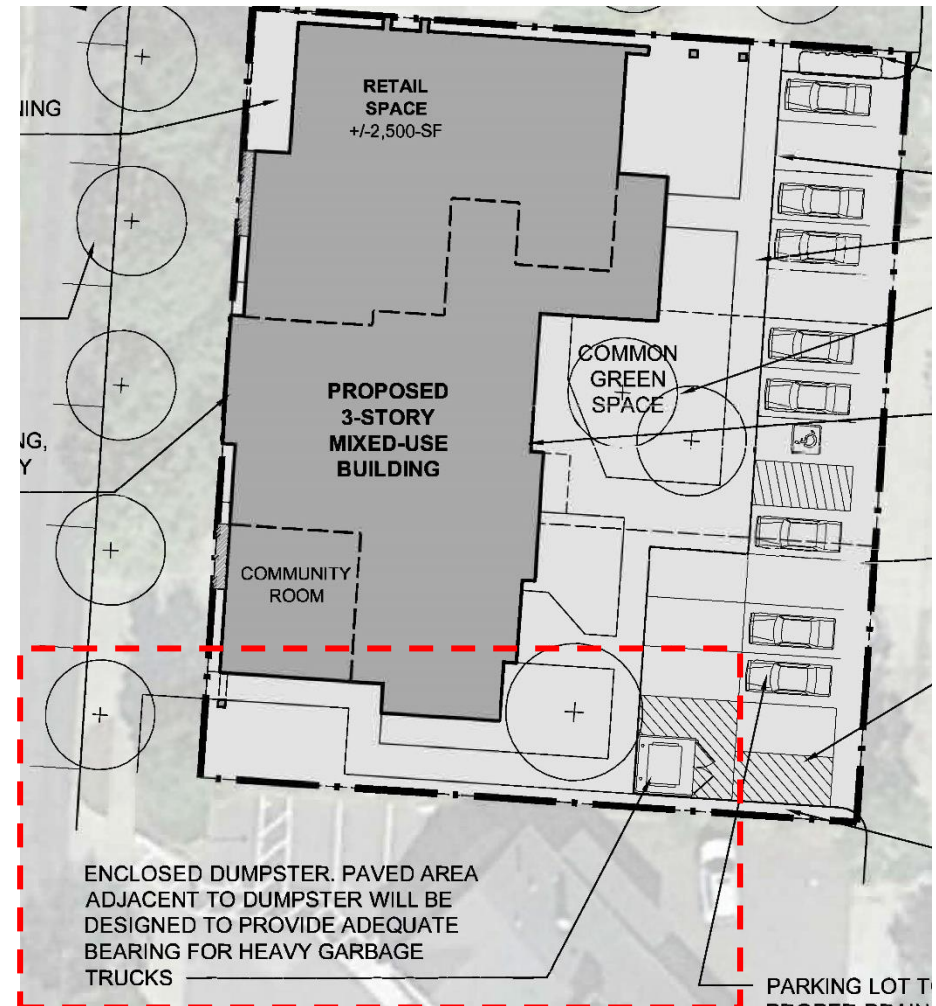
3. **Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.**
 - The requested variance will not substantially alter or cause detriment to the adjoining properties.
 - Redevelopment of existing parcels and creation of new commercial space to the N Cassady corridor (*City of Bexley Strategic Plan (2013)*)
 - New housing options that further the City's goals of creating and preserving mixed-income housing in Bexley (*City of Bexley Diversity Equity & Inclusion Strategy (2020)*)
 - Project design meets all requirements of the MUC district but for the parking variance hardship.

Variance Criteria

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);

The variance request will not have an adverse impact on governmental services.

- Provide one (1) dumpster to service the residential and commercial spaces.
- Utilize existing water and sewer connections where practical and feasible
- Eliminate 3 curb cuts
- Providing striping for off-street parking



Variance Criteria

5. Whether the property owner purchased the property with knowledge of the zoning restriction

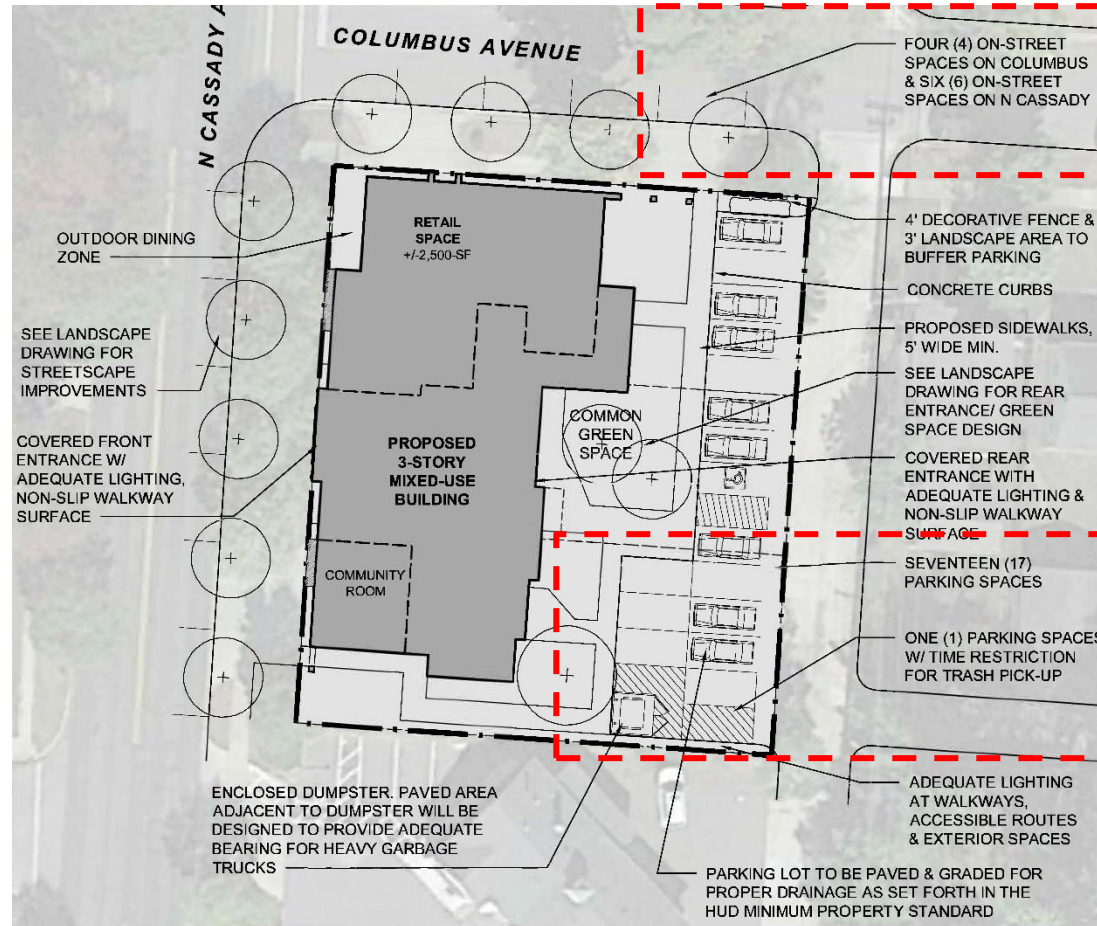
- The CIC has an option-to-purchase the site with the goal of developing the site to activate the N Cassady corridor with new mixed-use development.
 - The proposed uses (ground floor retail/upper level residential) are permitted in the MUC zoning.
- The requested parking variance is influenced by the necessary scale of commercial and residential uses required for a financially viable development, completed in conjunction with the proposed development at 2300 E Livingston Avenue.



Variance Criteria

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance

- The site size of 0.39-ac limits the feasible development options that achieve an appropriate mix of uses without requiring a parking variance.
- The project will remove 3 curb cuts along N Cassady and Columbus.
- The site will be providing 17 off-street spaces as well as 10 on-street space.
- Project is committed to striping the 10 on-street parking spaces to help further define their availability.



7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance

- The variance will allow the proposed mixed-use project to be a viable project that will provide street-level activity while providing new housing options for sixteen (16) individuals or families in the neighborhood.
- **The building placement, at the street, helps to reinforce the same concepts behind the Main Street design guidelines to provide a consistent frontage while consolidating parking and vehicular circulation to the rear of the building.**
- But for the parking variance, the proposed development meets all other requirements for the MUC zoning.
- The requested parking variance is influenced by the necessary scale of commercial and residential uses required for a financially viable development, completed in conjunction with the proposed development at 2300 E Livingston Avenue.

Modified BZAP Variance Request

Bexley Code Section 1262.02; Parking in Mixed Use Commercial (MUC) District

Project is requesting a variance from 21 parking spaces to 17 parking spaces per the variance process as outlined in Bexley Code Section 1226.11

Proposed Use	1262.02 Requirement	Required On-Site Spaces
Residential Units (16 units)	1 space/unit	16 spaces
Ground Floor Commercial Space (2,500sf)	1 space/250 sf	10 spaces
Permitted 25% Reduction for Street Parking		(6 spaces)
	Total Required	20 spaces
	Proposed Spaces	17 spaces



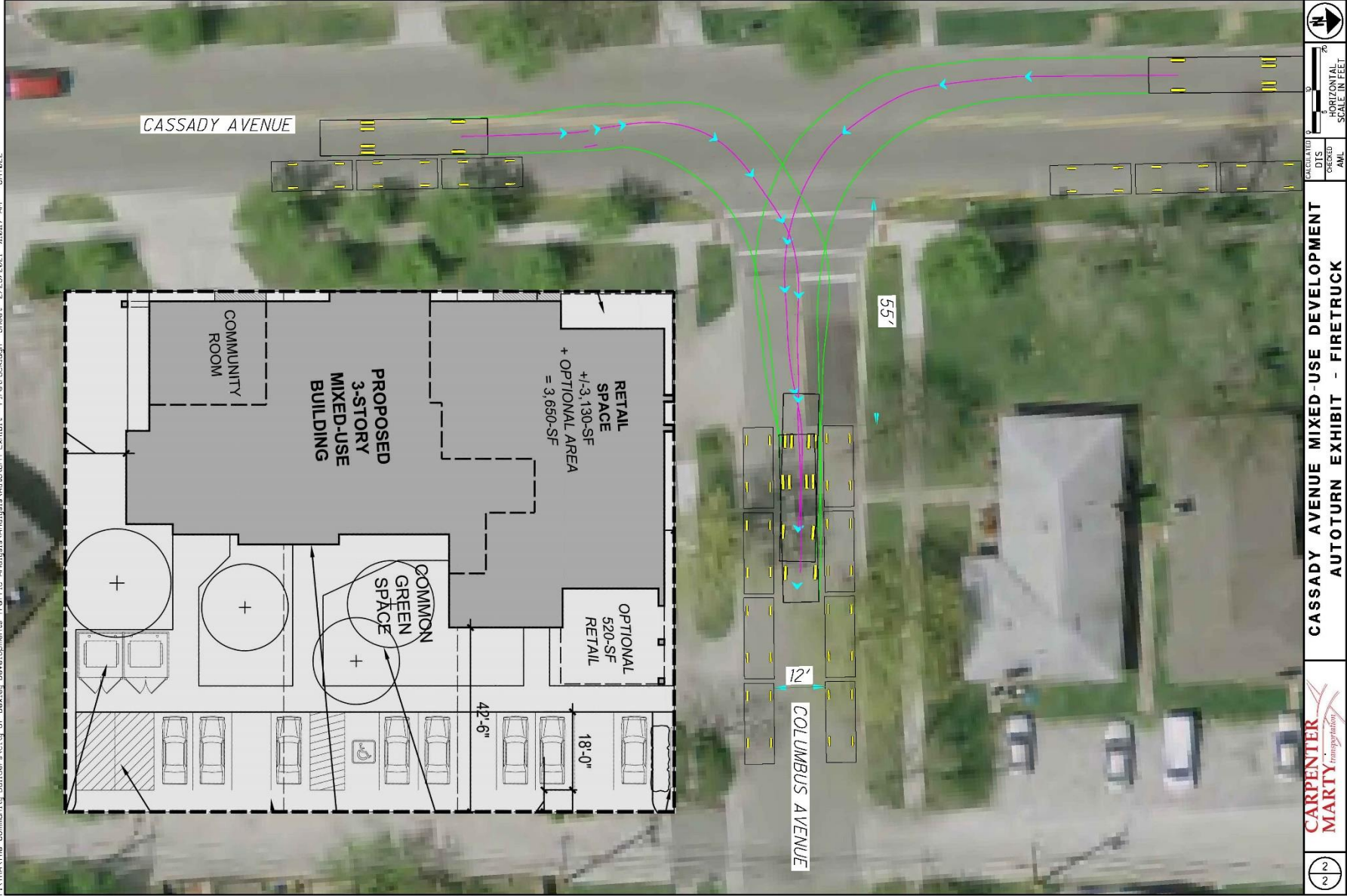
SUPPORTING DOCUMENTS

Board of Zoning and Planning
City of Bexley

02.25.2021

THE **C**OMMUNITY
BUILDERS

Autoturn Exhibit – EMS/Fire Access



P:\TRA\The Community Builders\City of Berkeley Developments Traffic Analysis\Autoturn Exhibit - Firetruck\kudgen_Sheet_2/25/2021_9/16/17_AM_CMT1022

Peak Parking Demand Comparison

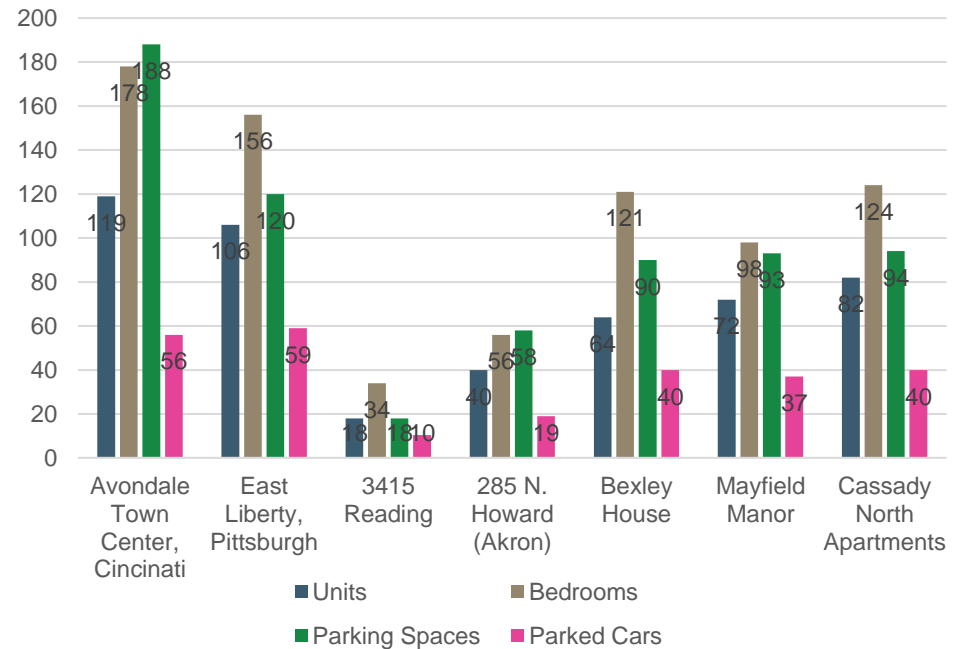
Land Use	Size	Peak Parking Demand (vehicles)	Peak Parking Timeframe
221 – Multifamily Housing (Mid-Rise) <i>Conditional Use</i>	16 Dwelling Units	13	10:00pm to 5:00am
223 – Affordable Housing <i>Conditional Use</i>	16 Dwelling Units	16	10:00pm to 5:00am
851 – Convenience Market <i>Permitted Use</i>	5,000 SF	27 (small sample)	Not Available
943 – Automobile Parts & Service Center <i>Permitted Use</i>	5,000 SF	8	10:00am to 4:00pm
930 – Fast-Casual Restaurant <i>Permitted Use</i>	5,000 SF	48	12:00pm to 1:00pm

Parking Demand

RESIDENTIAL PARKING ANALYSIS

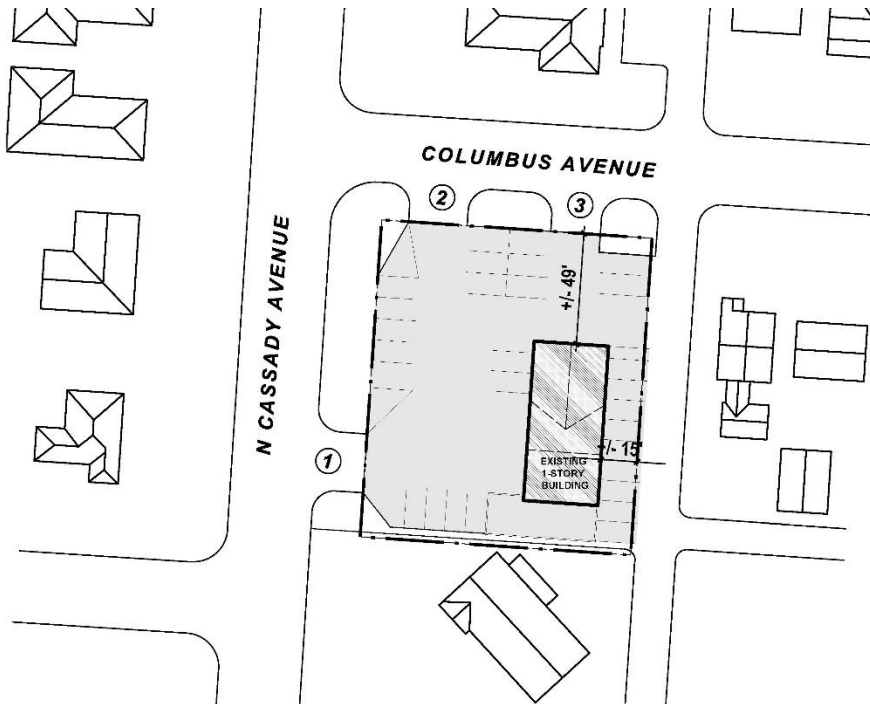
- Counted traffic morning, mid-day, evening and weekends for a week.
- Average parking utilization compared to number of units
 - TCB Comps 0.51 cars/unit
 - Bexley 0.54 cars/unit
- Average parking utilization compared to number of bedrooms
 - TCB Comps 0.35 cars/bedroom
 - Bexley 0.34 cars/bedroom

Multifamily Parking Utilization Analysis

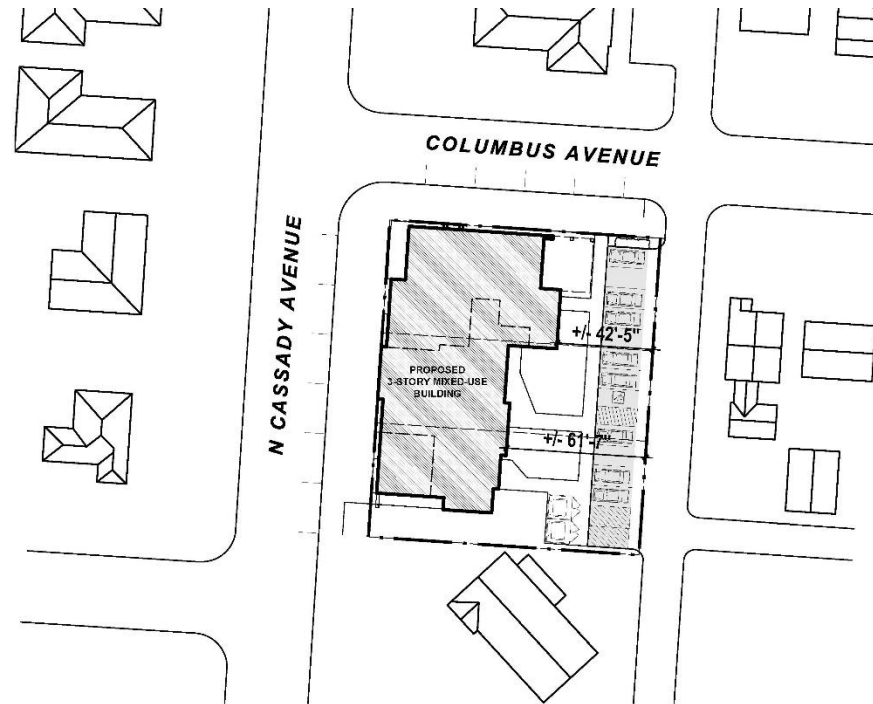


Variance Criteria

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.



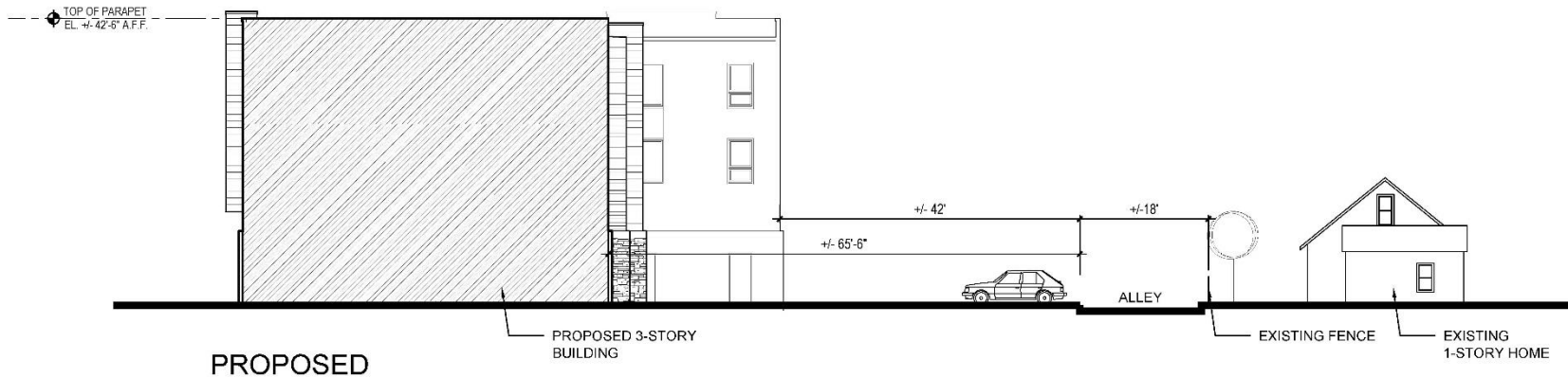
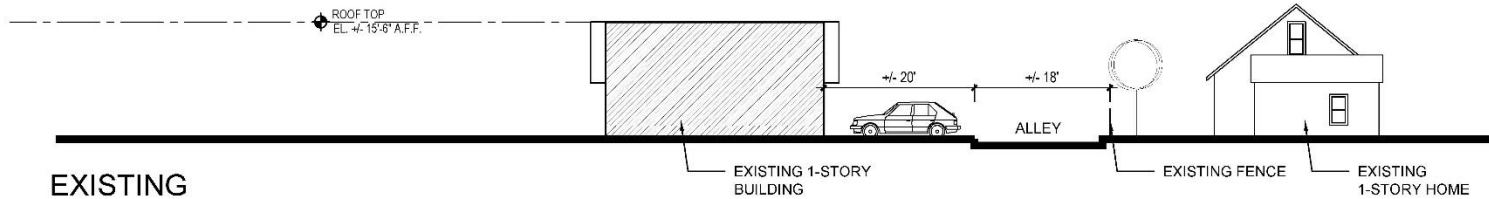
EXISTING 12,075 SF. PAVEMENT
3 CURB CUTS
26 EXISTING PARKING SPACES



PROPOSED 2,394 SF. PAVEMENT
0 CURB CUTS
14 OFF-STREET SPACES PROVIDED
10 ON STREET SPACES AVAILABLE
23 OFF STREET SPACES REQUIRED

Variance Criteria

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.



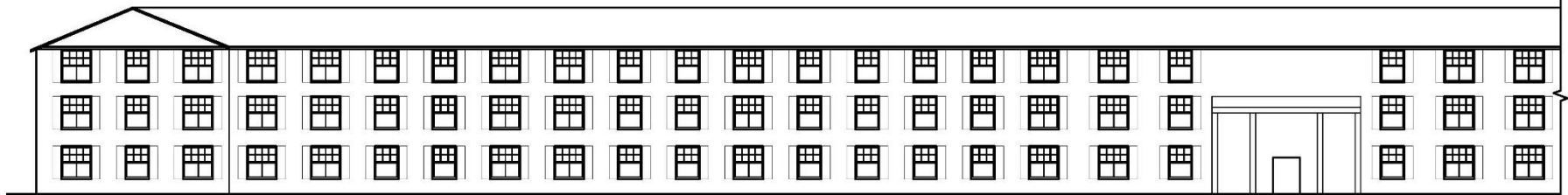
Variance Criteria

- Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.



PROPOSED

<u>EXISTING</u>	1 - STORY	<u>PROPOSED</u>	3 STORIES	<u>ALLOWED</u>	3 STORIES
	15.5 FT HEIGHT		42.5 FT MAX HEIGHT		NO MAX HEIGHT LIMIT

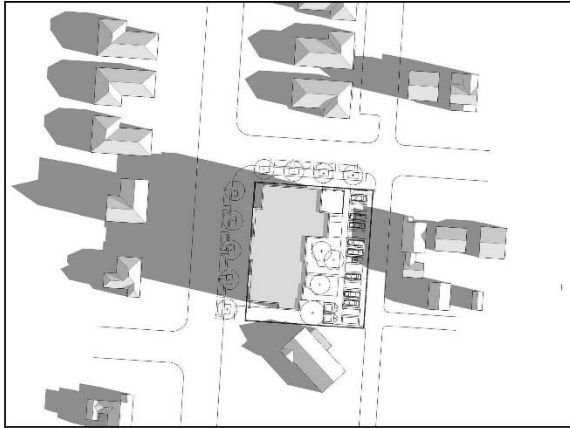


CASSADY NORTH APARTMENTS
509 N CASSADY AVE.

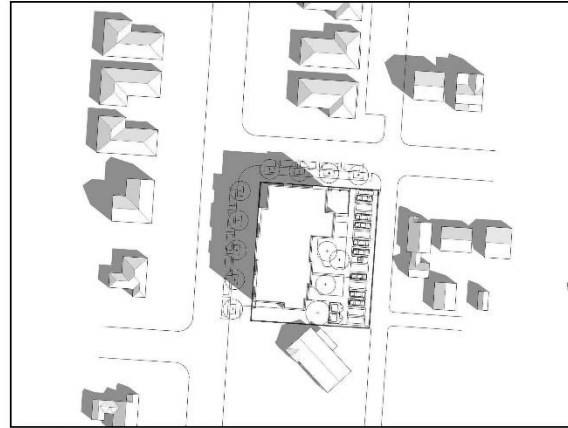
3 STORIES
EL. +/- 34' A.F.F.

Variance Criteria

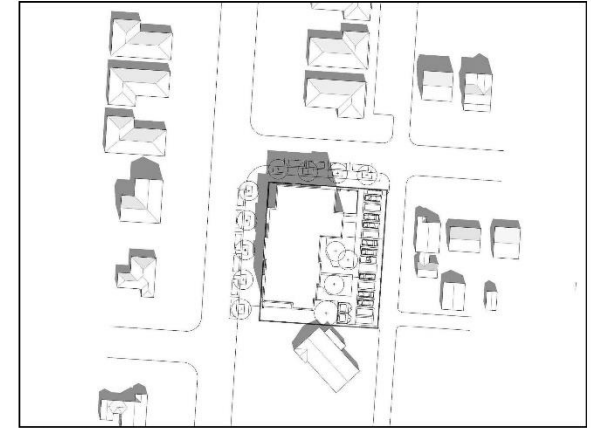
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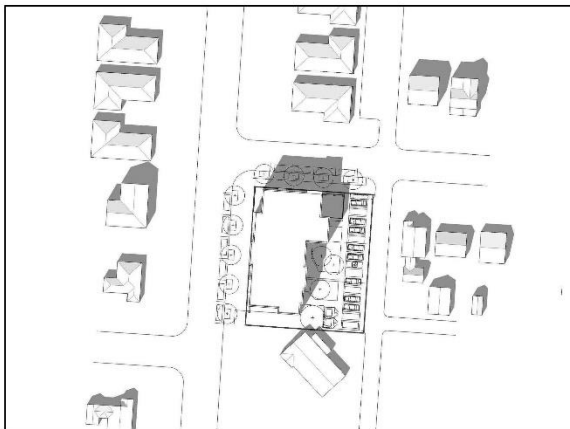
7:00 am



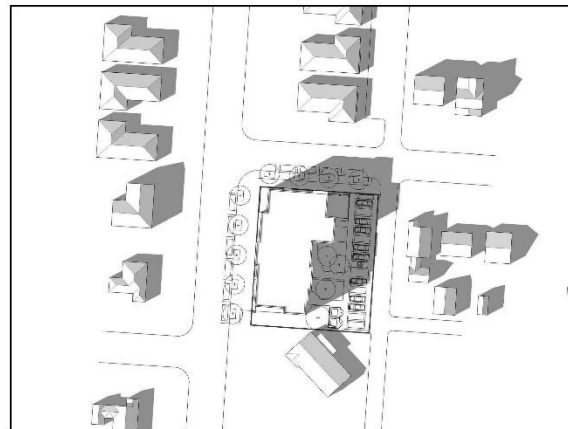
9:00 am



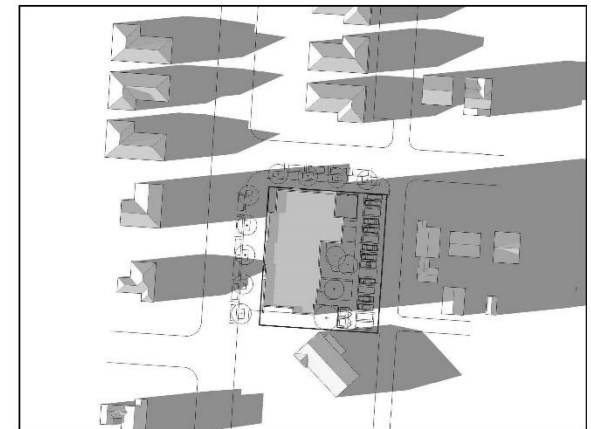
11:00 am



1:00 pm



3:00 pm



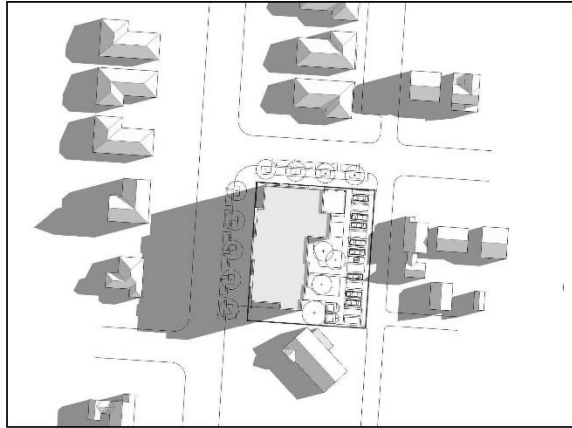
5:00 pm

MARCH 20 SPRING EQUINOX
Sunrise 7:35 am, Sunset 7:44 pm

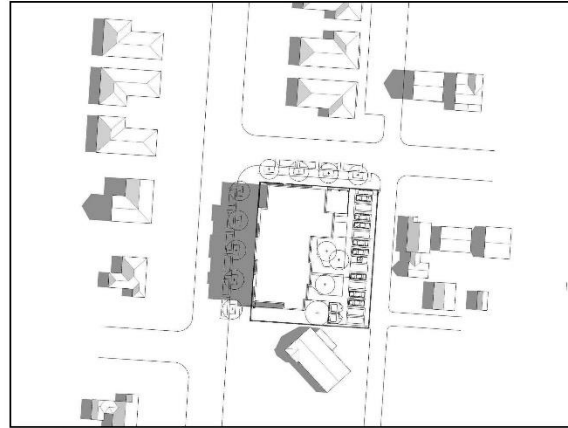
(SEPTEMBER 22 FALL EQUINOX SIMILAR)

Variance Criteria

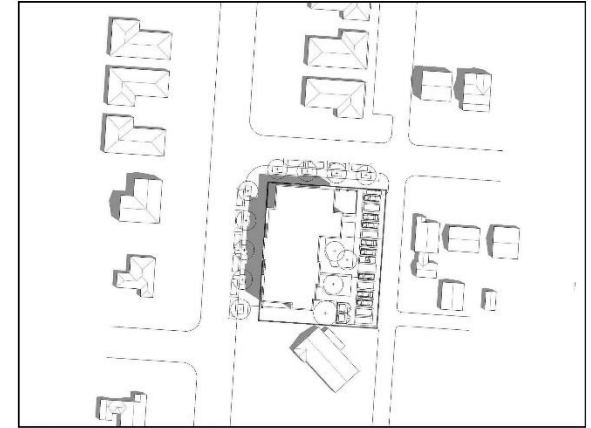
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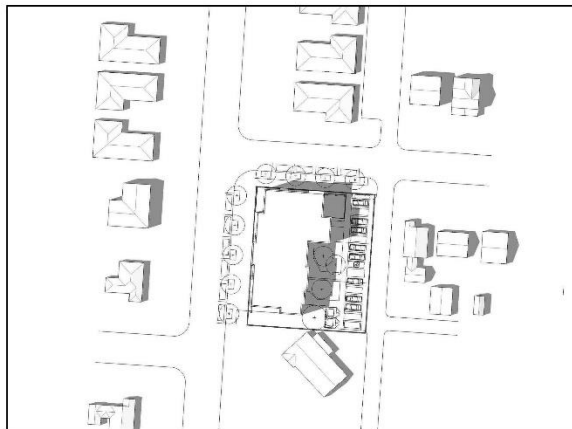
7:00 am



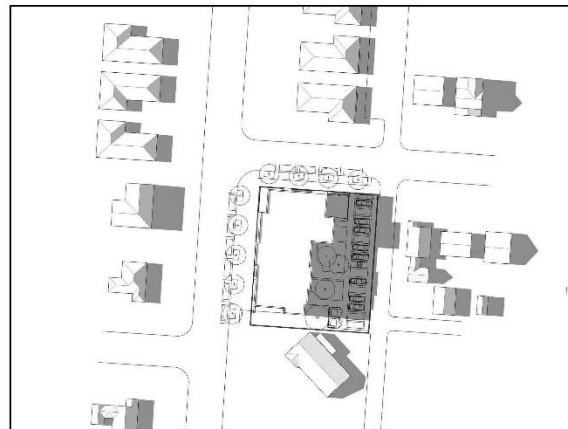
9:00 am



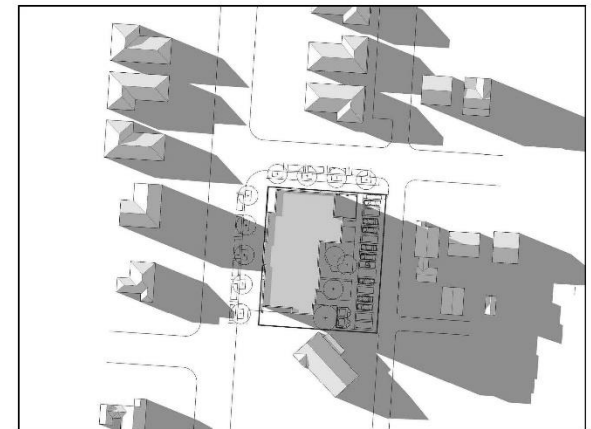
11:00 am



3:00 pm



5:00 pm

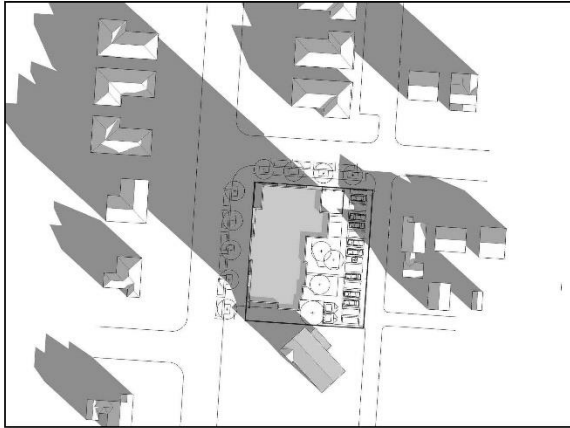


7:00 pm

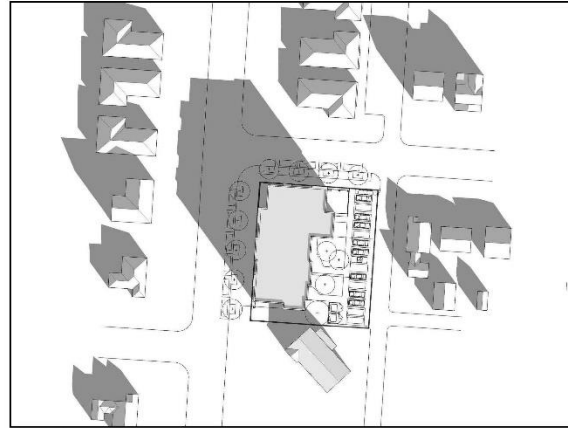
JUNE 21 SUMMER SOLSTICE
Sunrise 6:03 am Sunset 9:04 pm

Variance Criteria

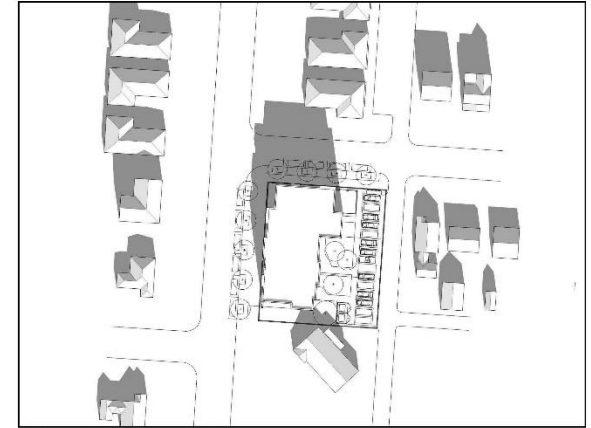
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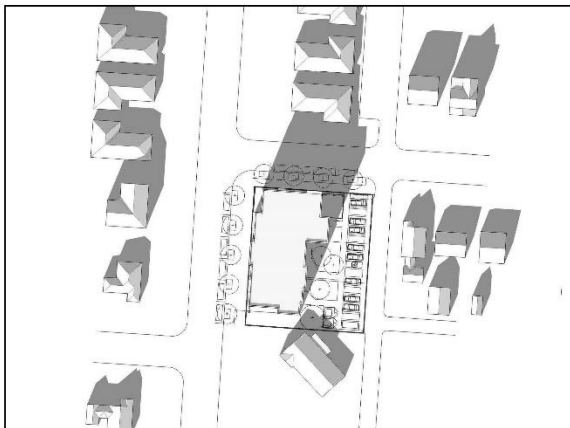
8:00 am



9:00 am



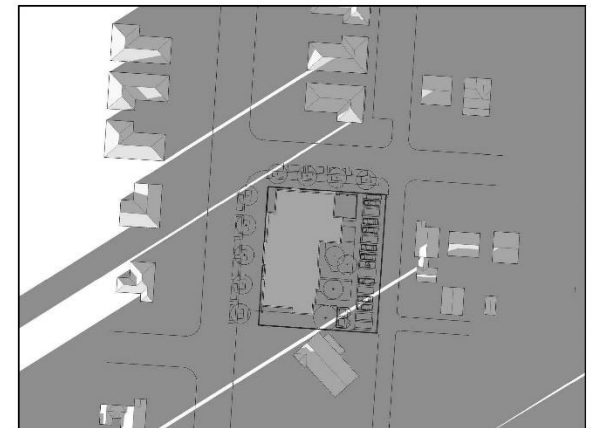
11:00 am



1:00 pm



3:00 pm



4:00 pm

DECEMBER 21 WINTER SOLSTICE

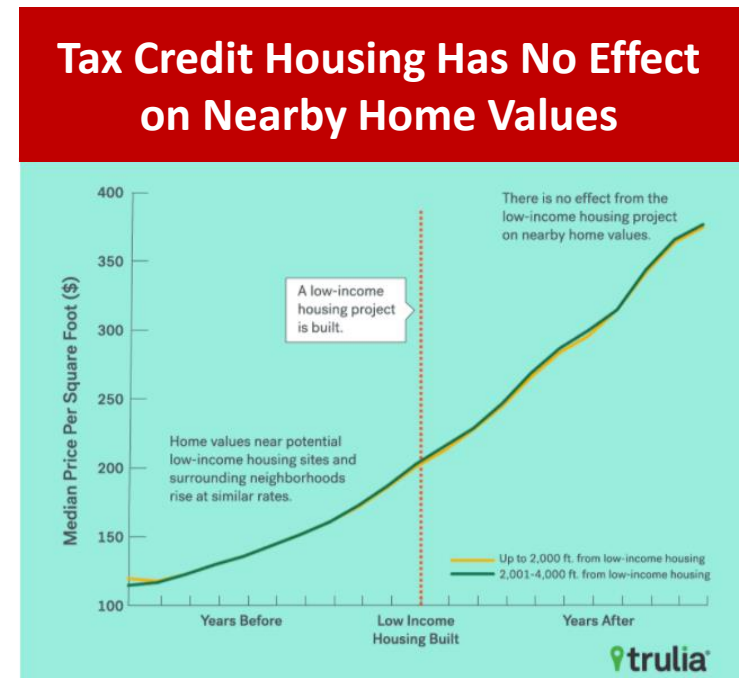
Sunrise 7:50 am, Sunset 5:10 pm

Variance Criteria

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

- Multiple national research papers have found that the construction of Tax Credit Housing has no effect, positive or negative, on adjacent home values...especially in markets with limited housing stock and high home values
- The research suggests that the type of affordable housing matters **less than** the quality of the properties' design, management, and maintenance.

"Don't Put it Here! Does Affordable Housing Cause Nearby Property Values to Decline", (Furman Center of New York University)



"There Doesn't Go the Neighborhood: Low-Income Housing Has No Impact on Nearby Home Values" (November, 2016. Trulia.com)