

BEXLEY



2008 CENTENNIAL

Bexley, Ohio

Bexley is an established community that is constantly evolving. The city has a commitment to excellence and maintains it's old-time charm, while promoting progress.

- Bexley is a mature tree-lined suburb of Columbus less than 4 miles from the state capital
- Bexley is considered one of the most desirable areas in Greater Columbus with a diverse range of housing options
 - Family Starter Homes
 - Estate-Sized Mansions
 - The Ohio Governor's Mansion
 - The Ohio State University Presidential Estate





DREXEL

CITY OF M
STARTING O



Office or Retail
for Lease
BEXLEY GATEWAY
614-273-6212

5th PARKVIEW

Leasing
Condos
For Sale
614-273-6212

FOR RENT
BEXLEY GATEWAY
614-273-6212

READY
BEXLEY GATEWAY
614-273-6212

Trade Area

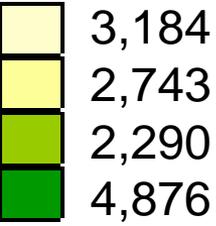
- A trade area is the geography from which approximately 60% to 80% of your patrons' sales originate.
- Methods to Define Trade Area
 - gravity model
 - population densities
 - competitive locations
 - demographics
 - housing and lifestyle characteristics
 - physical and psychological barriers
 - access patterns

Gravity Model



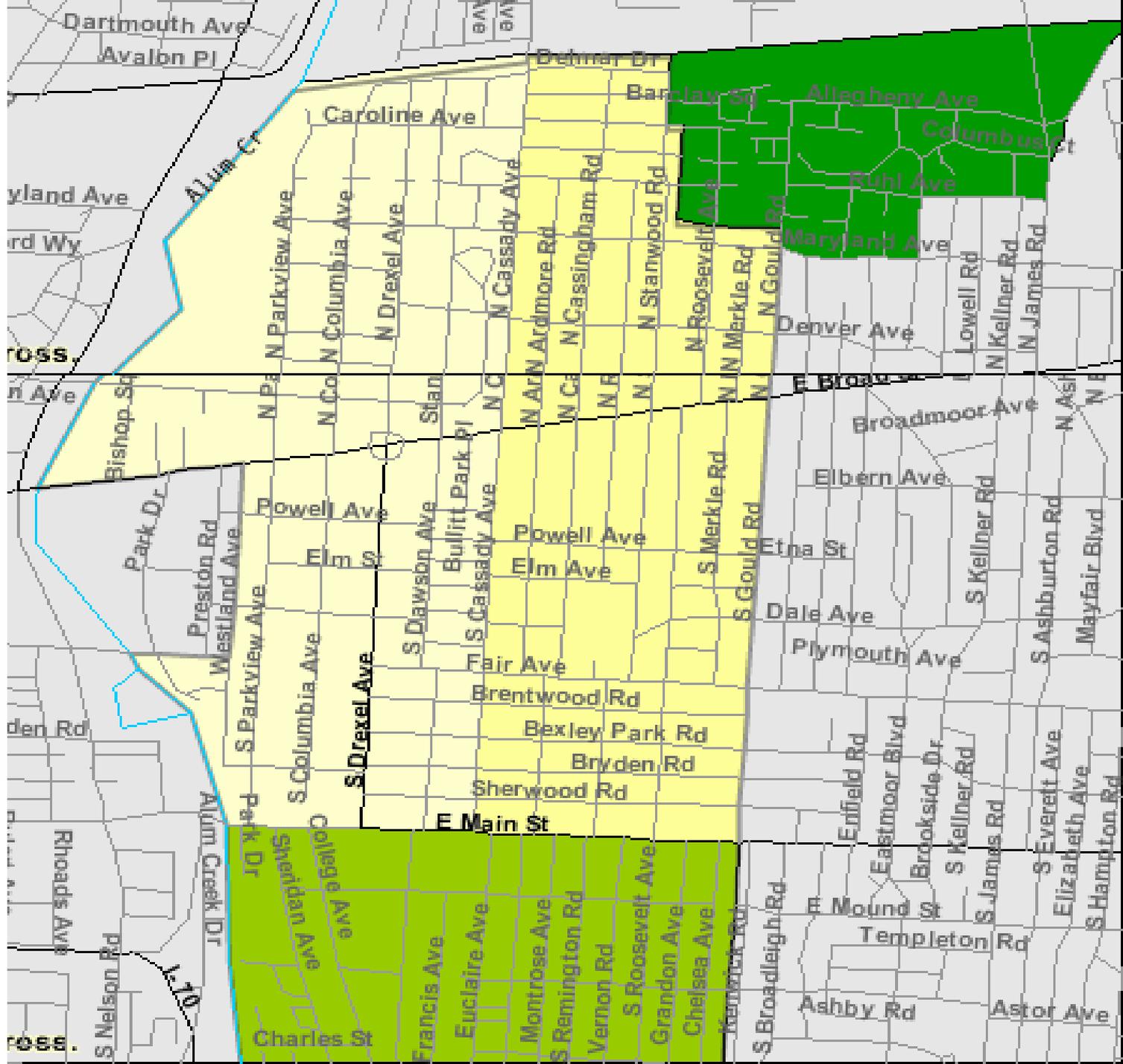
Data Classes

Persons/Sq Mile



Features

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody



Demographics

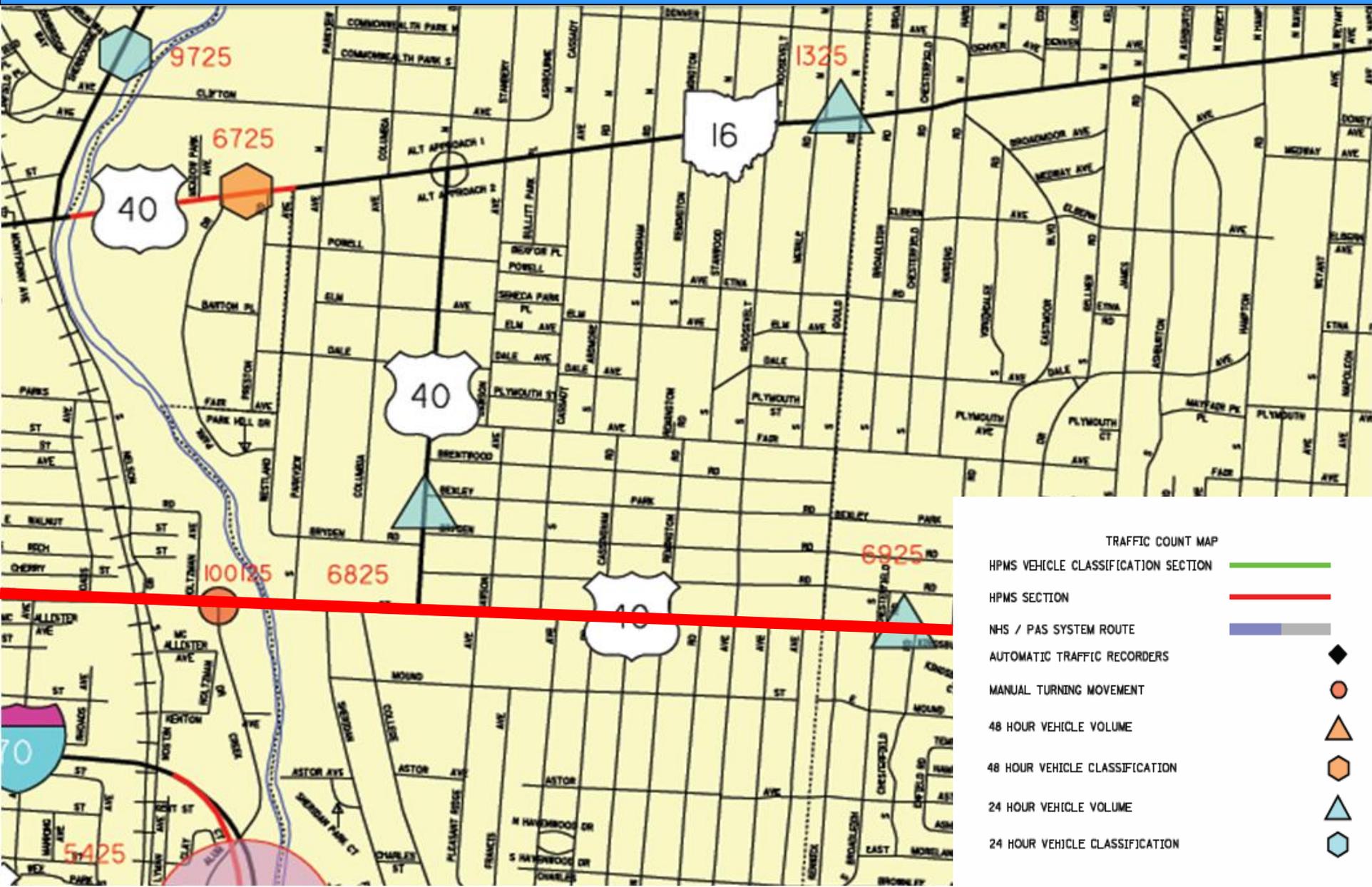
| General Characteristics | Number | Percent | U.S. |
|--------------------------------------|---------------|----------------|-------------|
| Total population | 13,203 | | |
| Male | 6,202 | 47.00% | 49.10% |
| Female | 7,001 | 53.00% | 50.90% |
| Median age (years) | 35.7 | (X) | 35.7 |
| Under 5 years | 788 | 6.00% | 6.80% |
| 18 years and over | 9,596 | 72.70% | 74.30% |
| 65 years and over | 1,428 | 10.80% | 12.40% |
| | | 0.00% | |
| Household population | 12,207 | 92.50% | 97.20% |
| Group quarters population | 996 | 7.50% | 2.80% |
| | | | |
| Average household size | 2.59 | (X) | 2.59 |
| Average family size | 3.09 | (X) | 3.14 |
| | | | |
| Total housing units | 4,974 | | |
| Occupied housing units | 4,705 | 94.60% | 91.00% |
| Owner-occupied housing units | 3,643 | 77.40% | 66.20% |
| Renter-occupied housing units | 1,062 | 22.60% | 33.80% |
| Vacant housing units | 269 | 5.40% | 9.00% |

Housing and Lifestyle Characteristics

| Social Characteristics | Number | Percent | U.S. |
|--|---------------|----------------|-------------|
| Population 25 years and over | 8,037 | | |
| High school graduate or higher | 7,787 | 96.90% | 80.40% |
| Bachelor's degree or higher | 5,399 | 67.20% | 24.40% |
| Disability status (population 5 years and over) | 1,320 | 10.70% | 19.30% |
| Male, Now married, except separated (population 15+ years) | 2,900 | 61.10% | 56.70% |
| Female, Now married, except separated (population 15+ years) | 2,824 | 51.20% | 52.10% |
| | | | |
| Economic Characteristics | Number | Percent | U.S. |
| In labor force (population 16+ years) | 7,206 | 71.60% | 63.90% |
| Mean travel time to work in minutes (workers 16+ years) | 17.4 | (X) | 25.5 |
| Median household income in 1999 (dollars) | 70,200 | (X) | 41,994 |
| Median family income in 1999 (dollars) | 83,363 | (X) | 50,046 |
| Per capita income in 1999 (dollars) | 37,375 | (X) | 21,587 |
| Families below poverty level | 107 | 3.10% | 9.20% |
| Individuals below poverty level | 562 | 4.60% | 12.40% |
| | | | |
| Housing Characteristics | Number | Percent | U.S. |
| Single-family owner-occupied homes | 3,445 | | |
| Median value (dollars) | 185,900 | (X) | 119,600 |
| Median of selected monthly owner costs | (X) | (X) | |
| With a mortgage (dollars) | 1,490 | (X) | 1,088 |
| Not mortgaged (dollars) | 515 | (X) | 295 |

(X) Not applicable.

ODOT Traffic Patterns



TRAFFIC COUNT MAP

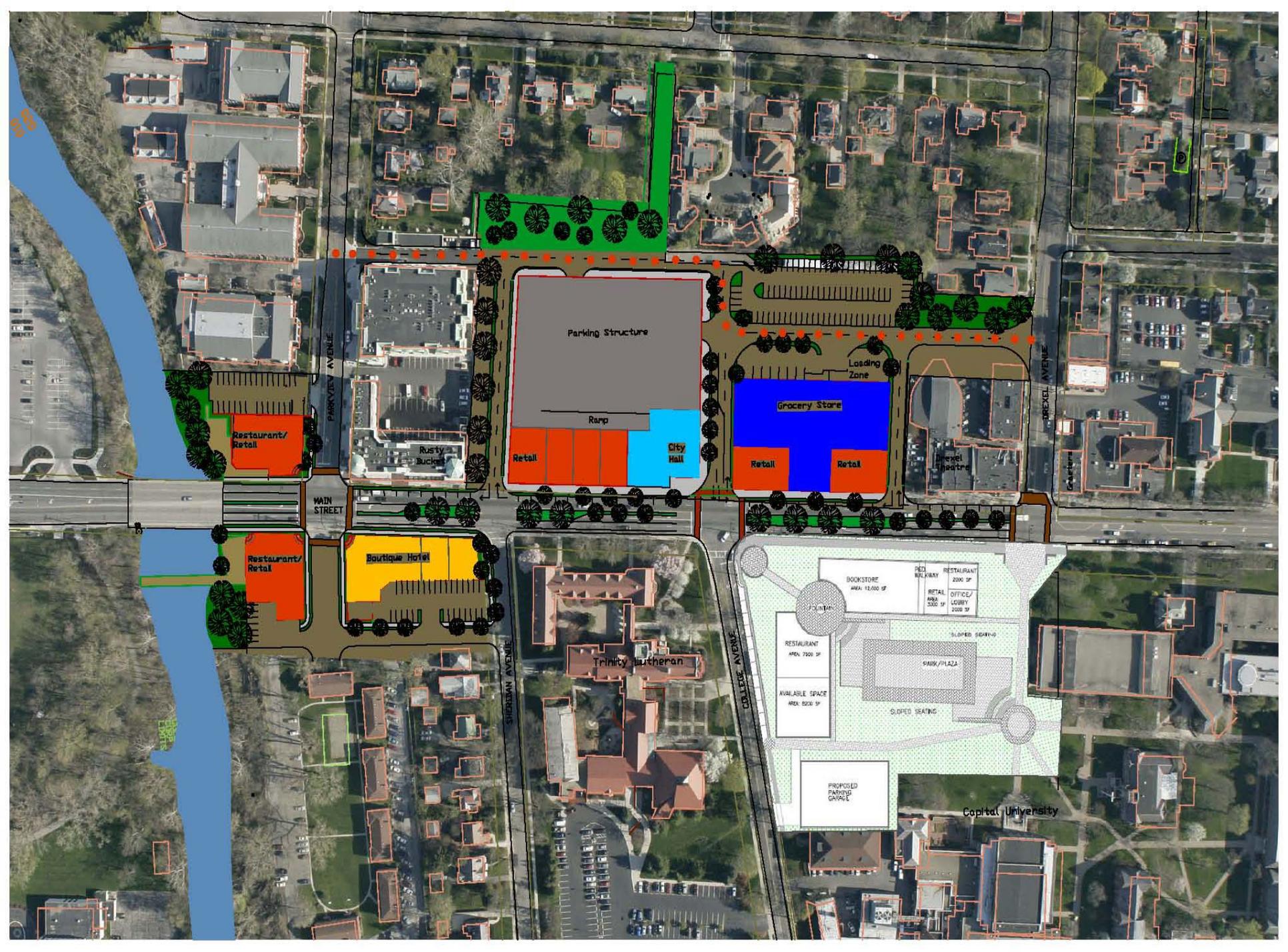
- HPMS VEHICLE CLASSIFICATION SECTION —
- HPMS SECTION —
- NHS / PAS SYSTEM ROUTE — —
- AUTOMATIC TRAFFIC RECORDERS ◆
- MANUAL TURNING MOVEMENT ○
- 48 HOUR VEHICLE VOLUME △
- 48 HOUR VEHICLE CLASSIFICATION ⬡
- 24 HOUR VEHICLE VOLUME △
- 24 HOUR VEHICLE CLASSIFICATION ⬡

Niche Housing Elements

- Columbus average time to work 22 min.
- Bexley less than 10 min.
- Bexley mean salary \$70,000+
- Safe Community
- 72% non-single residence (most single residence tied to Capital University)
- 35.7 average age (urban community)
- Bexley passes the luxury apartments test

Target Audience

- Young to middle-aged professionals
- Predominately single or recently married
- Income 50,000+
- Work downtown or seek easy access to downtown entertainment district
- Value the blend of arts, education, and upscale community Bexley provides



Parking Structure

Ramp

Retail

City Hall

Grocery Store

Retail

Retail

Loading Zone

Restaurant/Retail

Restaurant/Retail

Boutique Hotel

BOOKSTORE
AREA: 12,000 SF

RESTAURANT
AREA: 2,000 SF

OFFICE/
LOBBY
AREA: 2,000 SF

RESTAURANT
AREA: 2,000 SF

RESTAURANT
AREA: 7,000 SF

AVAILABLE SPACE
AREA: 8,000 SF

PROPOSED PARKING GARAGE

PEDESTRIAN WALKWAY

FOUNTAIN

PAVILION/PLAZA

SLOPED SEATING

SLOPED SEATING

Rusty Buckle

Trinity Lutheran

Drexel Theatre

Capital University

PARKVIEW AVENUE

MAIN STREET

SHERIDAN AVENUE

COLLEGE AVENUE

DREXEL AVENUE

3000

50

3000

Bexley Point

You Belong in Bexley



Bexley Point

You Belong in Bexley





Bexley Point

You Belong in Bexley

Project Overview

- Create a focal point for the City of Bexley
 - Inviting entrance to the city
 - Utilize Bexley's assets
- Brand Bexley
 - Redefine Bexley
- Incorporate all community members:
 - Young professionals
 - Capital University Students
 - Established residents
- Create a community atmosphere



Bexley Point

You Belong in Bexley

Community Benefits

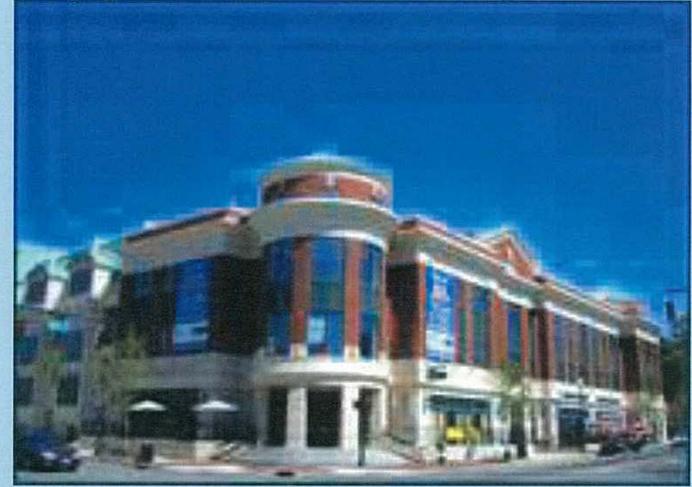
- Boutique Hotel for Bexley, Capital University, Downtown, and Airport areas.
- Pedestrian access to park via new pedestrian bridge.
- Provides new retail space, at least 2 new restaurants
- Beautification of City entrance

Bexley Point

Surroundings

You Belong in Bexley

- Kroger
- Alum Creek
- Schneider Park
- Bexley Gateway
 - Retail, office, residential
- Residential
- Drexel



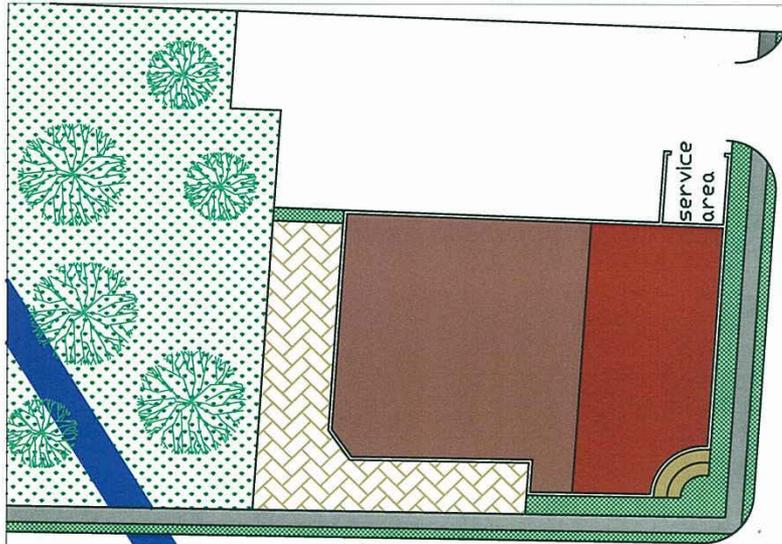


Bexley Point

You Belong in Bexley

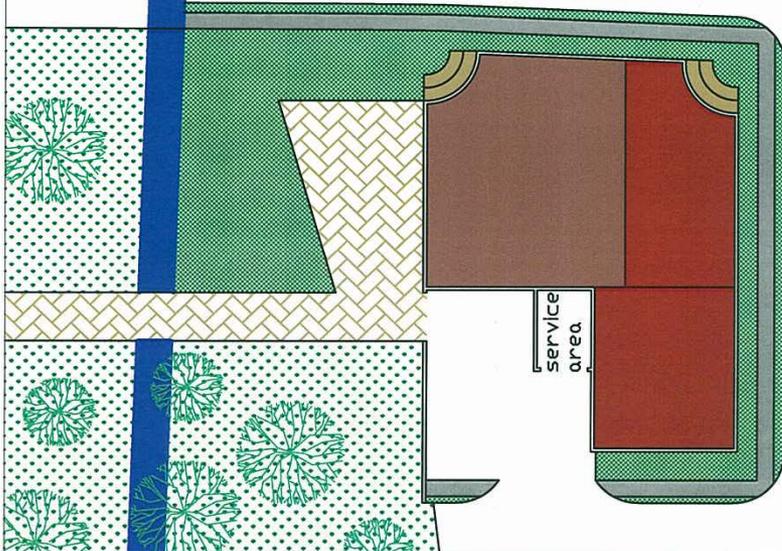
Development Plan

- Mixed Retail, Restaurant, Hotel Development that features:
 - Unique entrance markers welcoming visitors to the City of Bexley
 - Outdoor restaurant seating with view of Alum Creek
 - Pathway and bridge to adjacent park
 - Boutique Hotel with Valet Parking
 - Upscale urban grocery store



PARKVIEW AVENUE

MAIN STREET



FIRST STORY

LEGEND

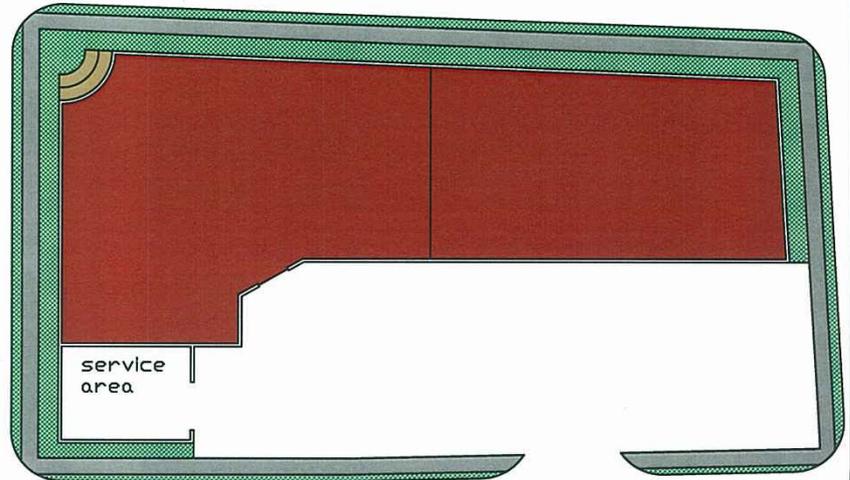
Restaurant



Retail



scale: 1"=50'



Bexley Point

Site Plan – 1st Floor *You Belong in Bexley*





Bexley Point

Why Restaurants?

You Belong in Bexley

- Limited mid-level restaurant options in Bexley for students and families
- Both mid and high-end restaurants would attract people to the community
- Additional dining options for hotel guests
- Provide strong interaction between this site, the community, and Alum Creek



CAMERON MITCHELL

• RESTAURANTS •

Great People. Delicious. Genuine. Hospitable.

SECOND STORY

LEGEND

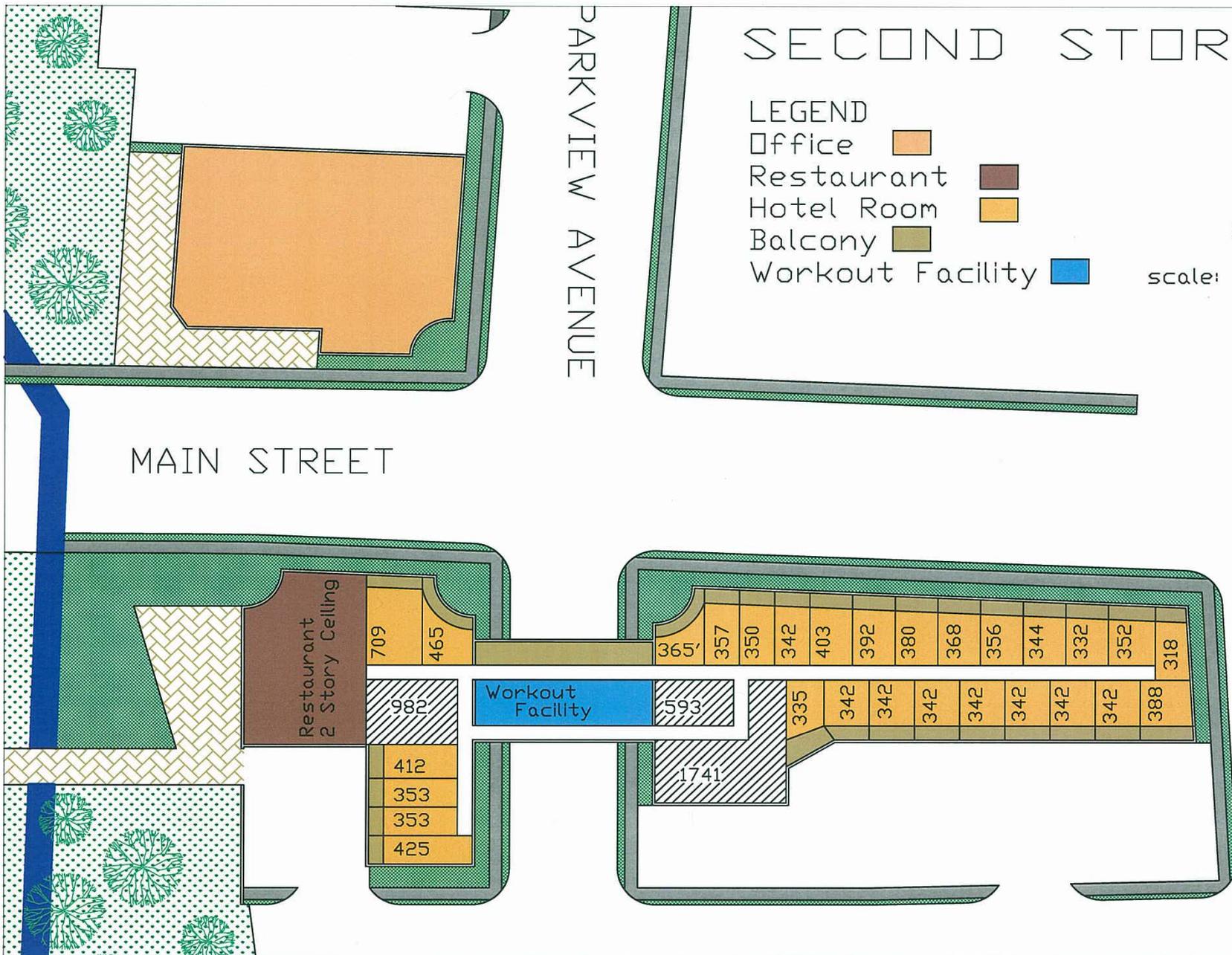
- Office
- Restaurant
- Hotel Room
- Balcony
- Workout Facility



scale: 1"=50'

PARKVIEW AVENUE

MAIN STREET



Bexley Point

Site Plan – Hotel

You Belong in Bexley

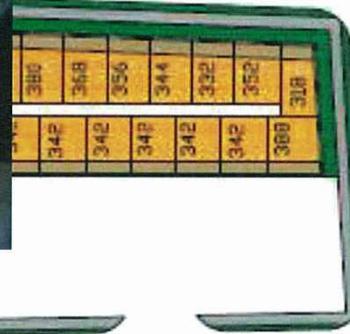


SECOND STORY

- Plant
- Room
- Facility



scale: 1"=50'





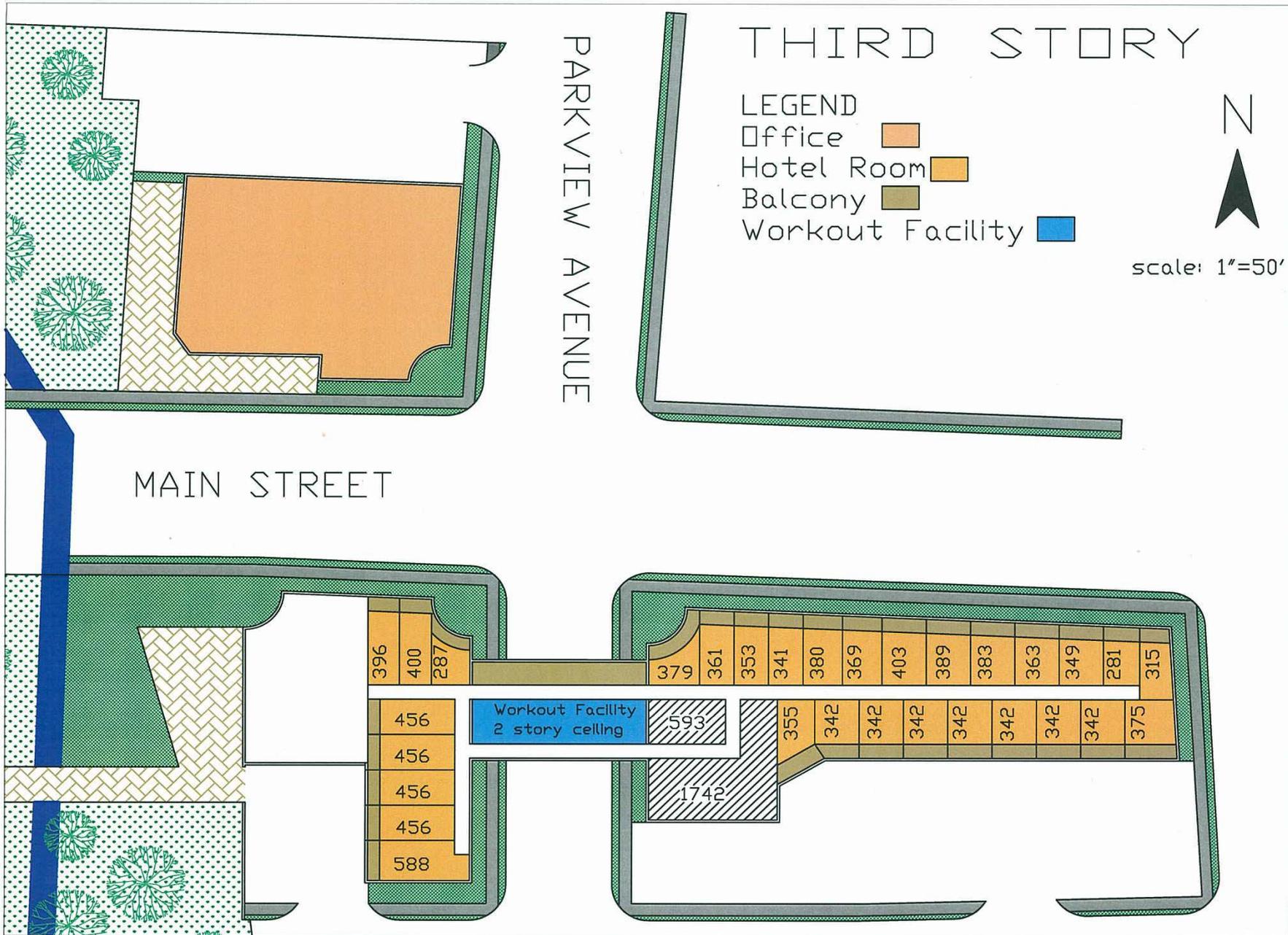
Bexley Point

Why Hotel?

You Belong in Bexley

- Housing market
- Perspective Capital Students
- Minimal supply, high demand
- Away from the mayhem of downtown, however close enough for traveling
- Proximity of the airport





THIRD STORY

LEGEND

- Office
- Hotel Room
- Balcony
- Workout Facility



scale: 1"=50'

PARKVIEW AVENUE

MAIN STREET

396
400
287
456
456
456
456
588

Workout Facility
2 story ceiling

379 361 353 341 380 369 403 389 383 363 349 281 315

593 355 342 342 342 342 342 342 342 342 375

1742



Bexley Point

Proposal

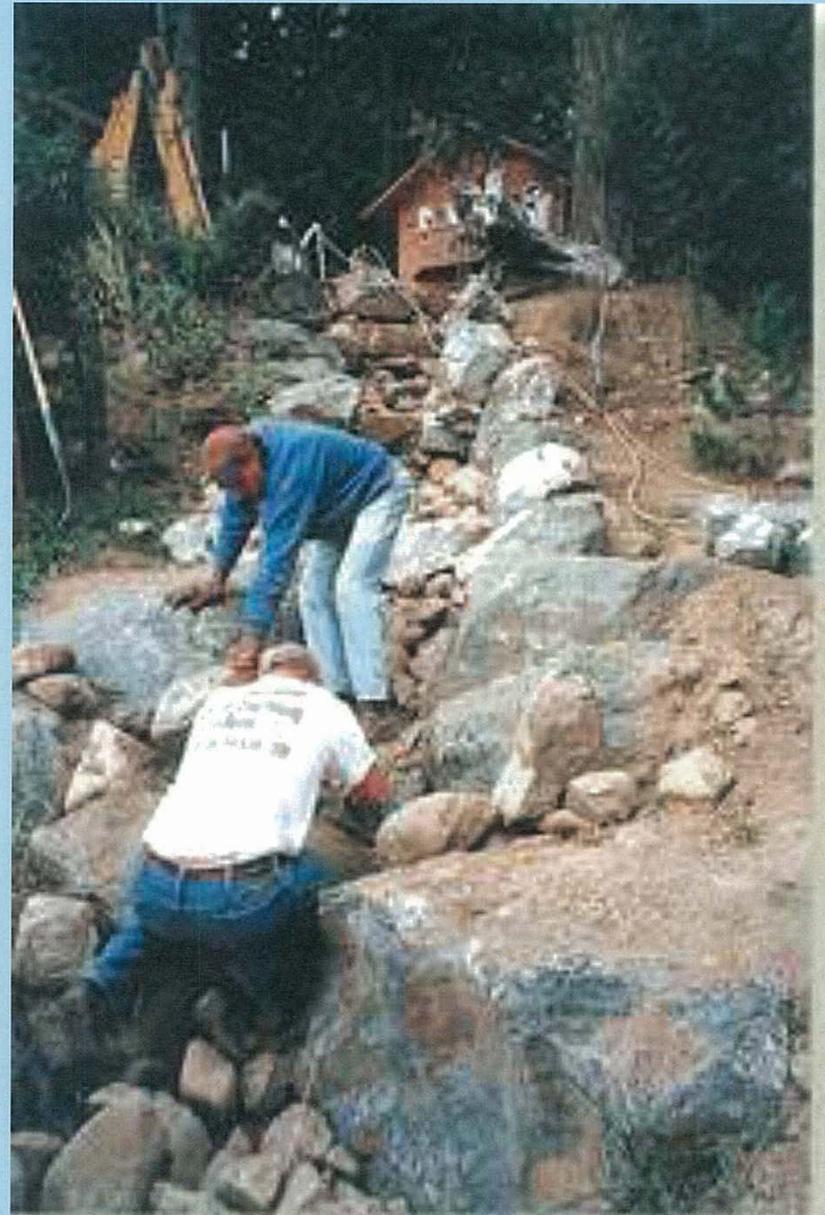
You Belong in Bexley

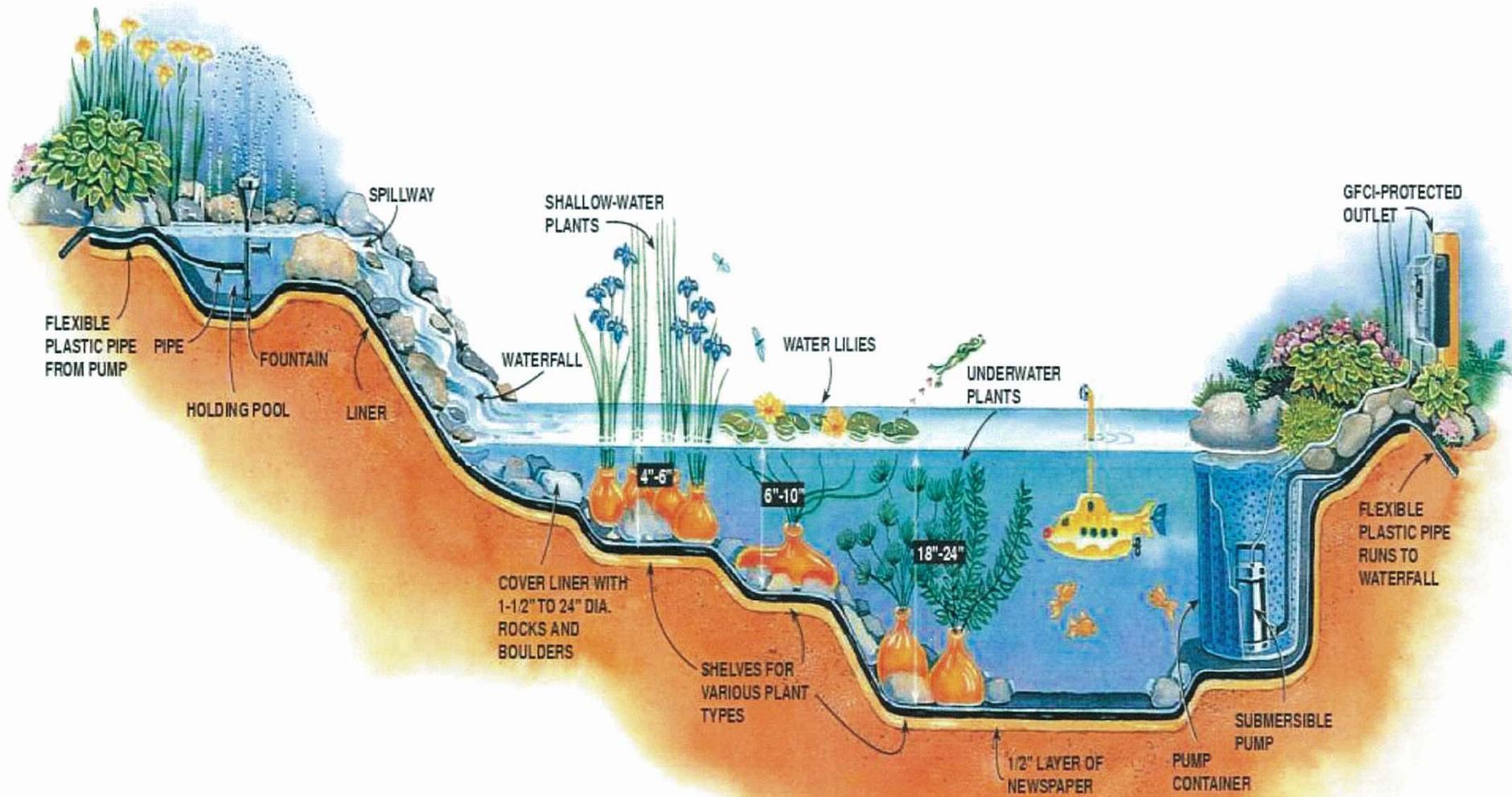
- In exchange for lifting the no-build restrictions, the development will restore the Riparian Corridor for the development edge of Alum Creek while enhancing the connector for the greenways multi-use trail
- Connect the development with Schneider Park



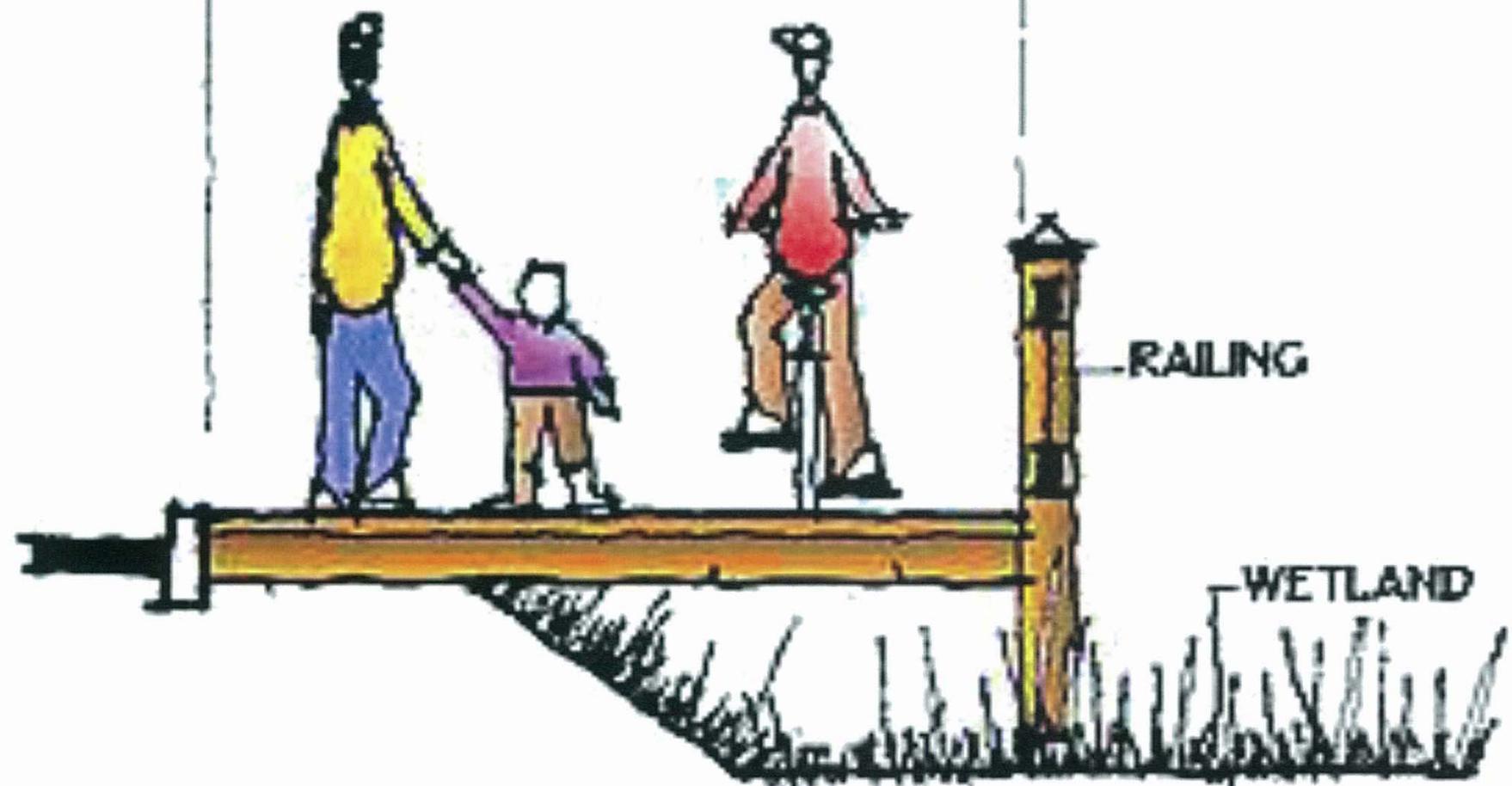
Bexley Point

Streambank Stabilization





12'-0" - 14'-0"



RAILING

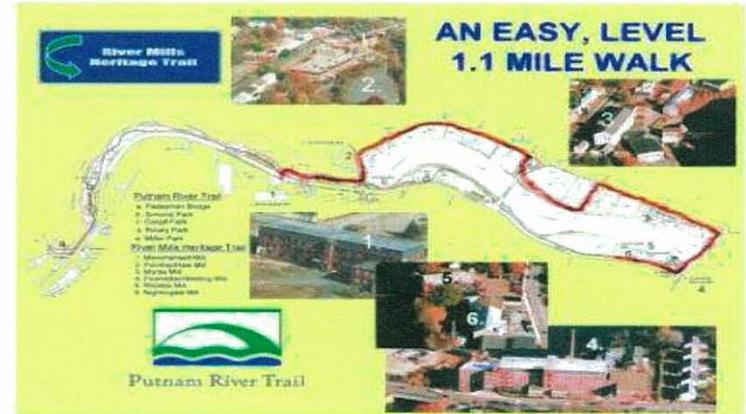
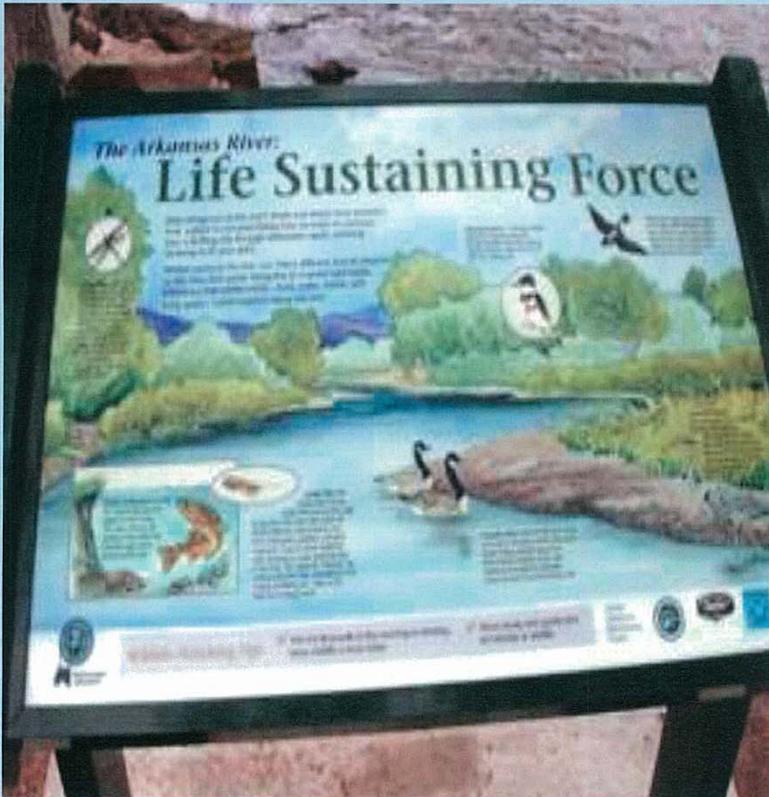
WETLAND

Bexley Point



Bexley Point

Trails Markers and Signage *You Belong in Bexley*



If you walk the new trail, you will see these brown Trail Directional Signs pointing the way from one mill to another.

TRAIL DIRECTIONAL SIGNS



The Borough of Bexley

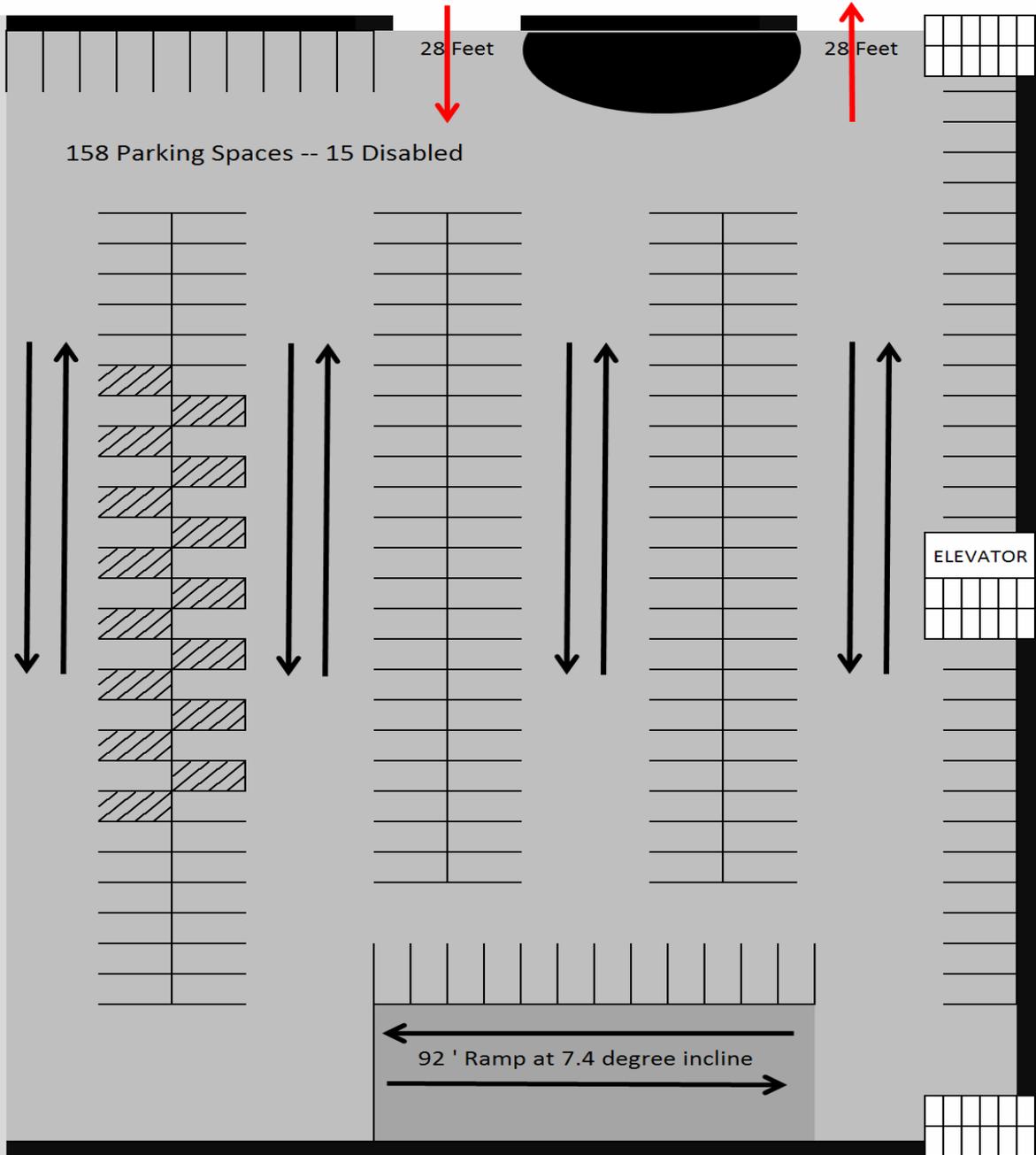
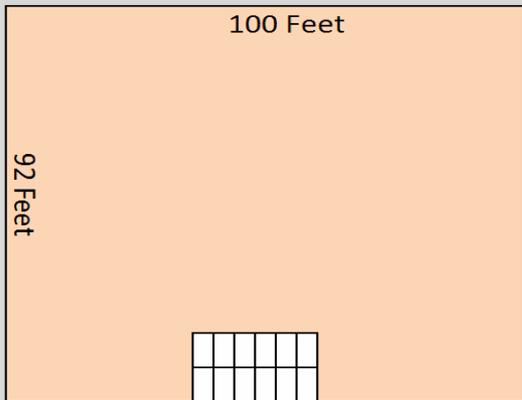
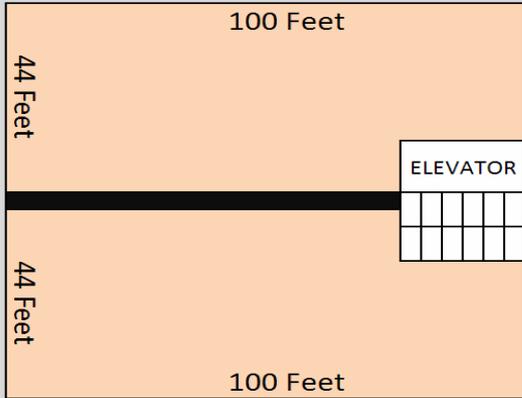
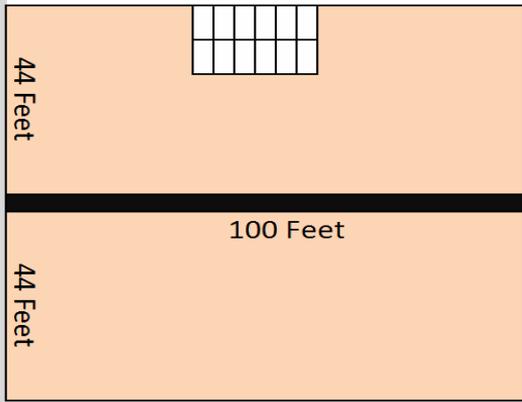


The Borough of Bexley



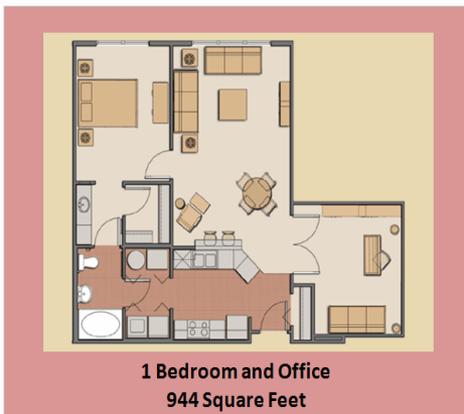
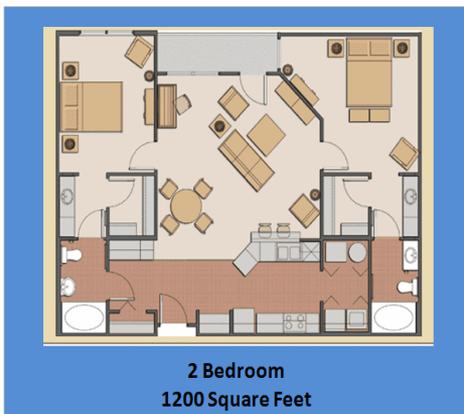
- This development is a 3-story mixed-use property with Retail, Parking, and Upscale Apartments
 - 27,600 square feet of retail
 - Indoor Parking Garage with 365 spaces
 - 50 Apartment Units
 - 1 Bedroom and Office (*944 sf*)
 - 2 Bedroom (*1,200 sf*)
 - 3 Bedroom (*1,360 sf*)

Main Street

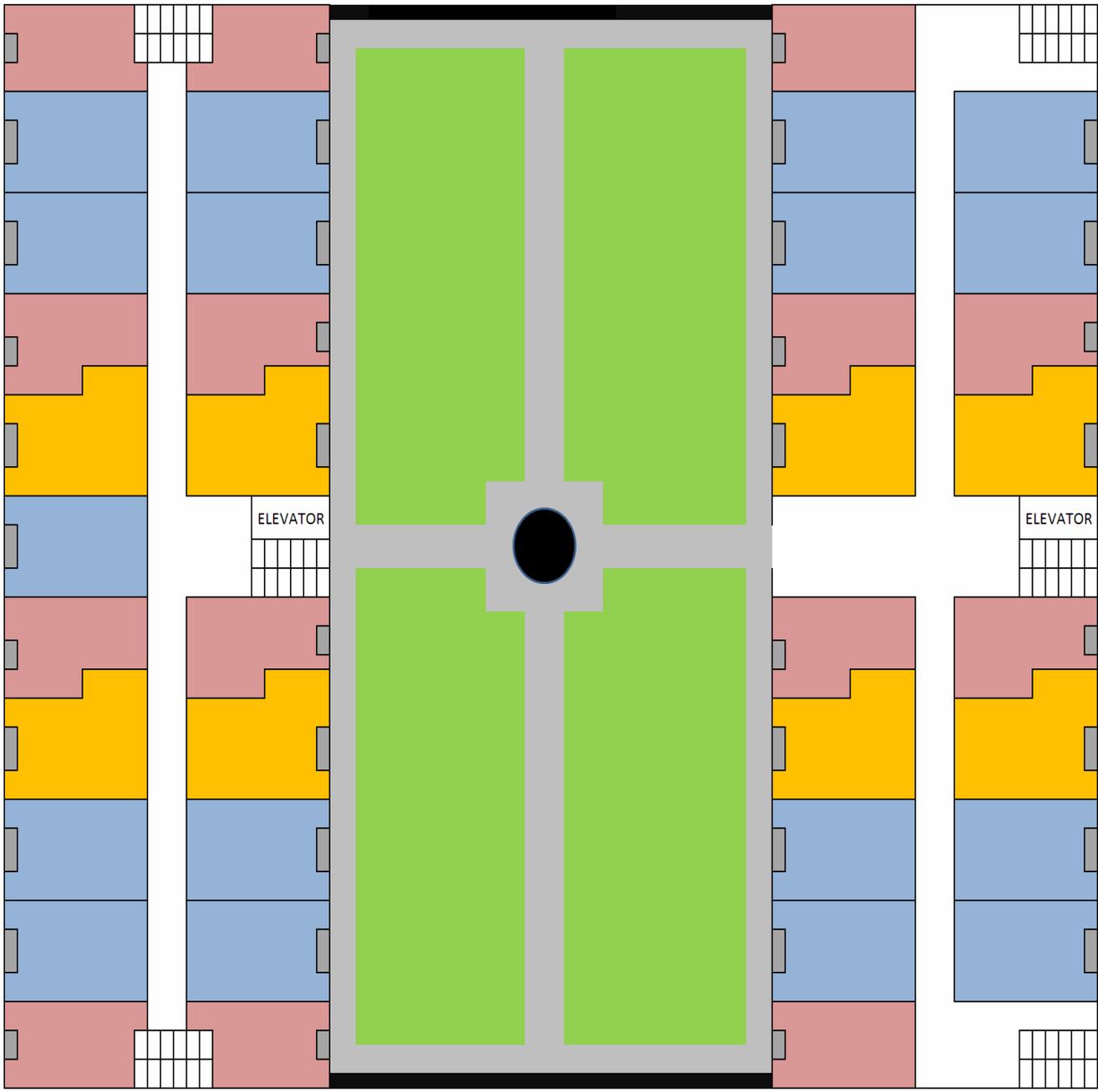


336 Feet

Main Street



Main Street



336 Feet



The Borough of Bexley



Additional Site Information

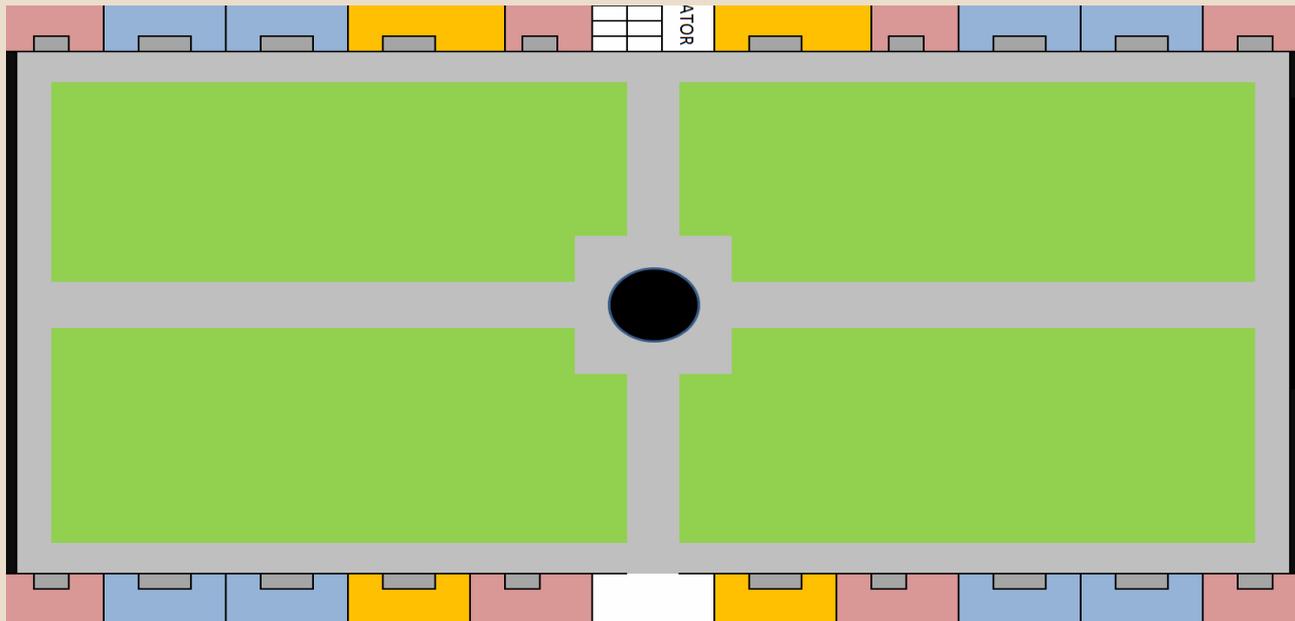
- Open space to the east will provide a buffer zone for residential neighborhood
- Eastern open space will also contain structures to manage storm water runoff from the buildings
- Open space program includes walking path and fitness stations, seating and connection to main building

The Borough of Bexley



Additional Site Information

- Garage “*Green Roof*” serves two purposes:
 - Provides amenities for the residents in both apartment buildings
 - provides another method for storm water collection and management



Capital University

Main Street Plan

Objectives

- Develop project that best serves needs and desires of Capital University and the City of Bexley
- Preserve green space in area with little public outdoor spaces
- Create local outdoor gathering spot
- Improve interaction between Capital University and the City of Bexley

City of Bexley

- Desire to double load Main Street
- Better integrate Capital University and the City of Bexley
- Potential business and revenue

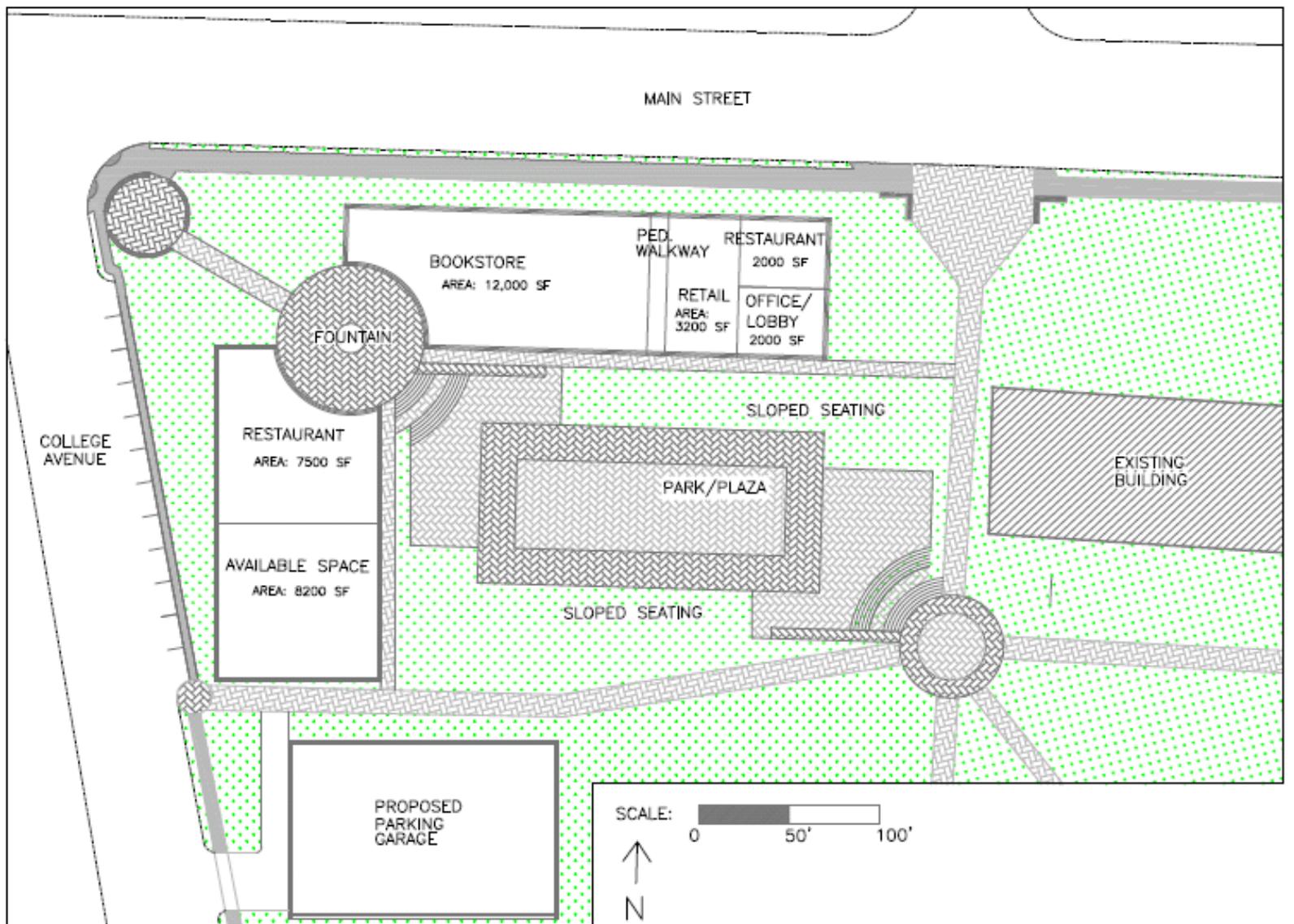
Capital University

- Met with President Denvy Bowman
- Record enrollment each of last two years
- Department Offices, Administrative Offices, student housing, classrooms all at capacity
- Only have two green spaces and would like to preserve these
- Parking on campus is at capacity

Capital University

- Desire to improve gateway image on the southeast corner of College Avenue and Main Street
- Memorandum of Understanding between Capital, City of Bexley, and Trinity has Capital expanding to southwest
- Interface with community via new art events uniting Capitals Schumacher Gallery and local commercial galleries
- Gothic architecture updates to existing neoclassical buildings

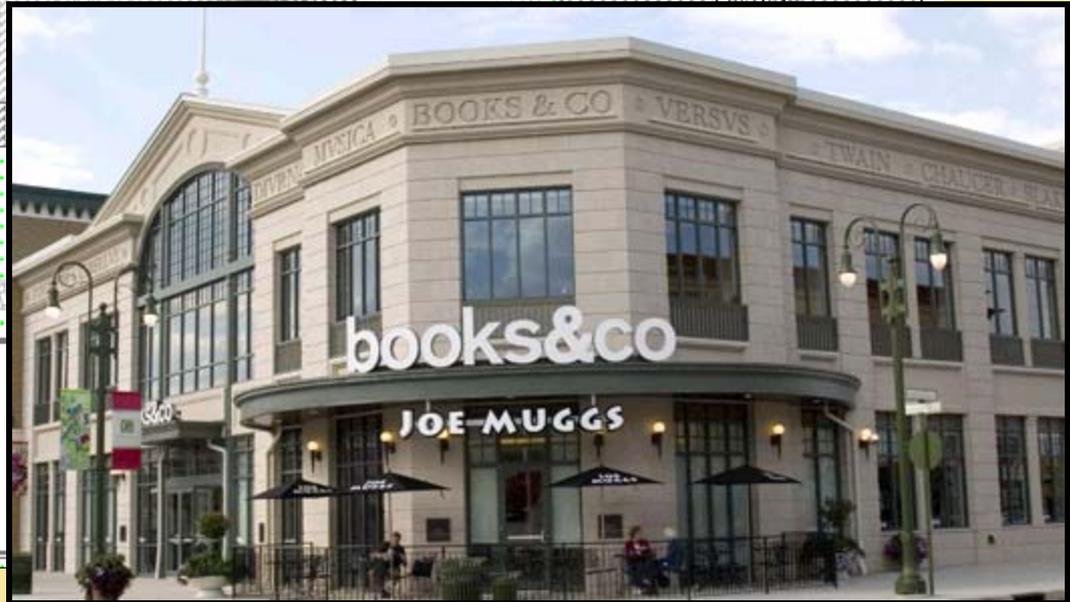
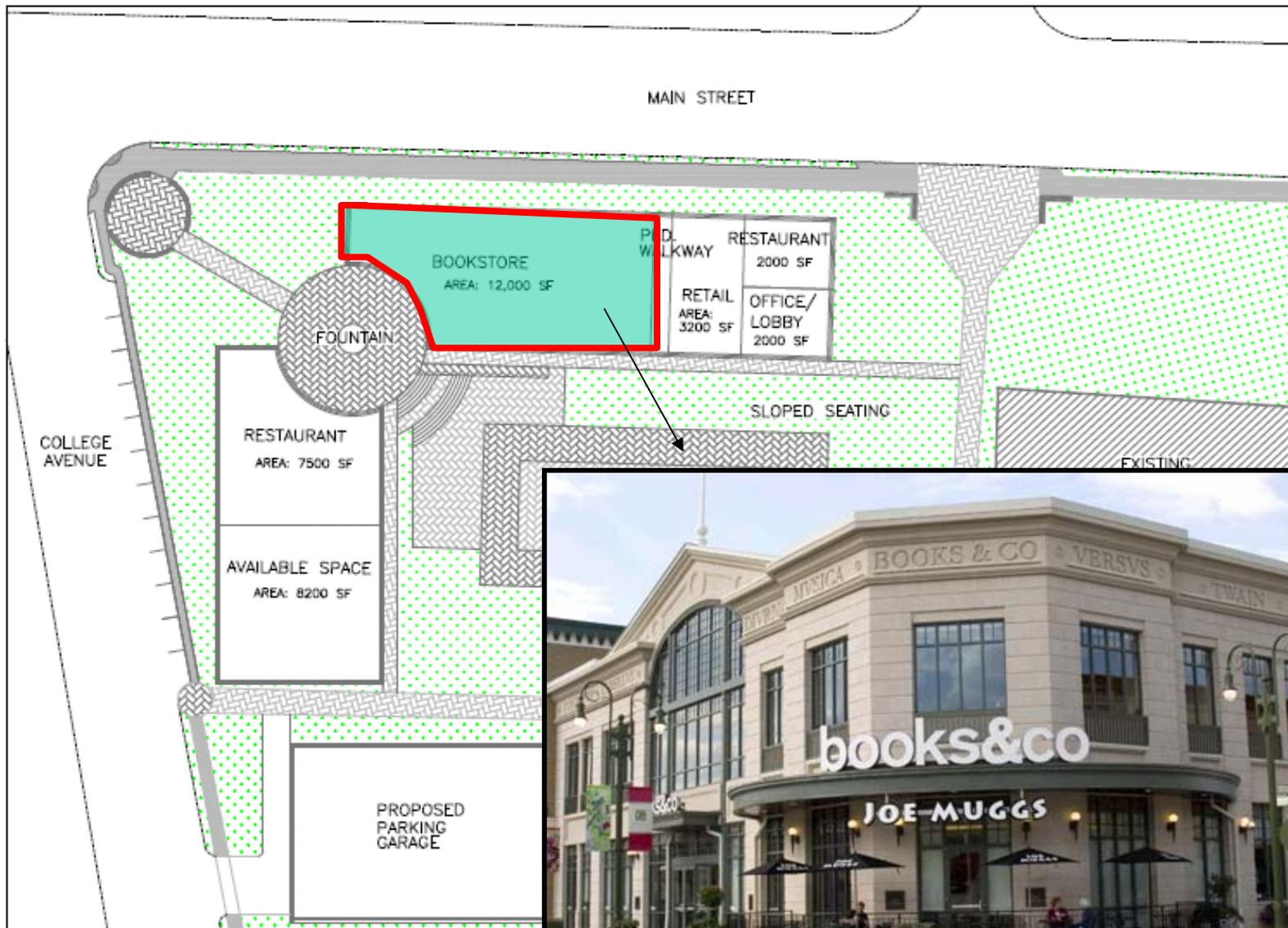
Site Plan



Site Plan - Program

- 105,300 total sf
- 43,000 sf of Retail
- 62,500 sf of Classrooms / Office Space
- 45,000 sf (240 spaces) Parking Garage
- University / Community Park Space
 - Amphitheatre
 - Fountain(s)
 - Natural (Sloped) Seating
 - Plaza

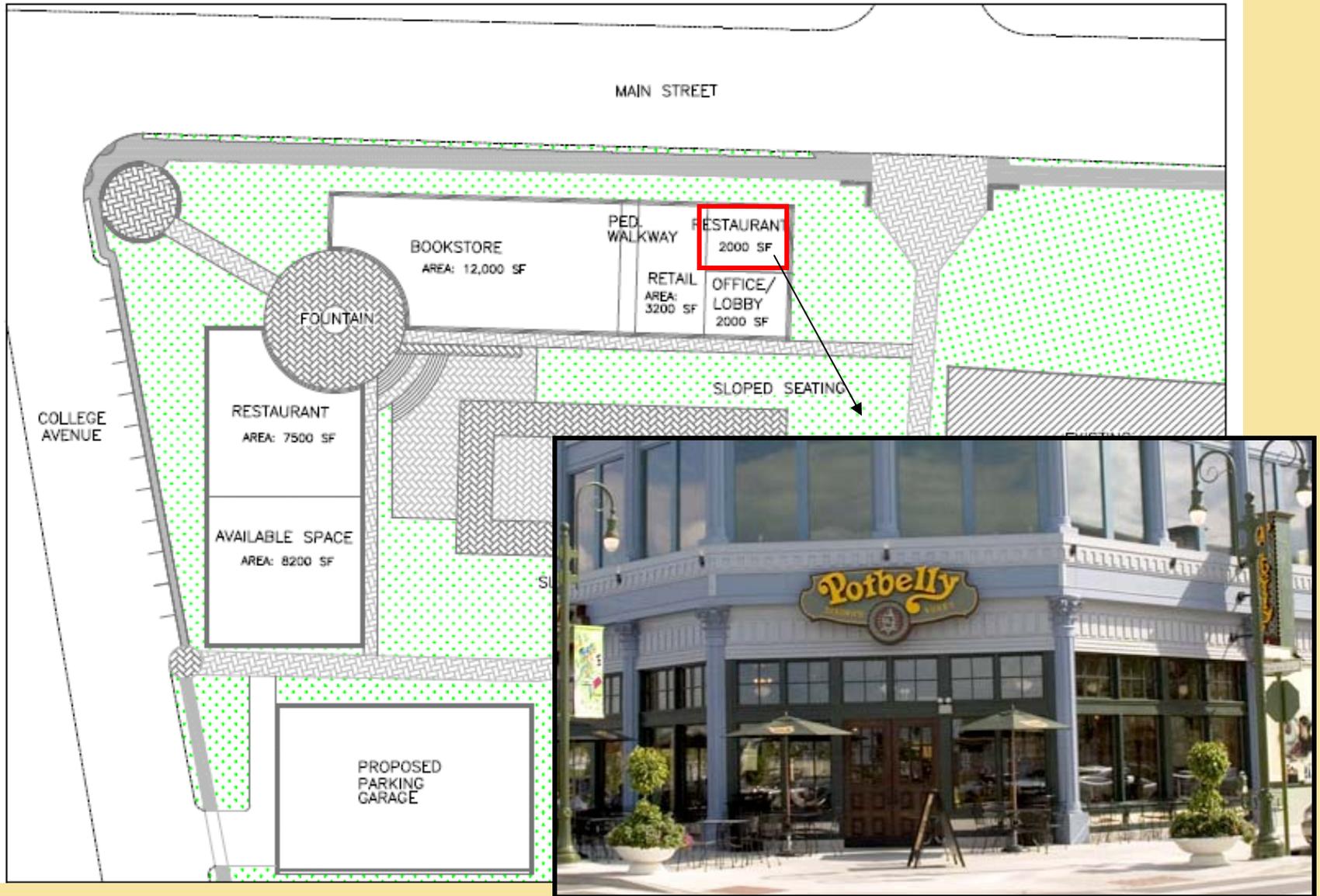
Site Plan - Bookstore



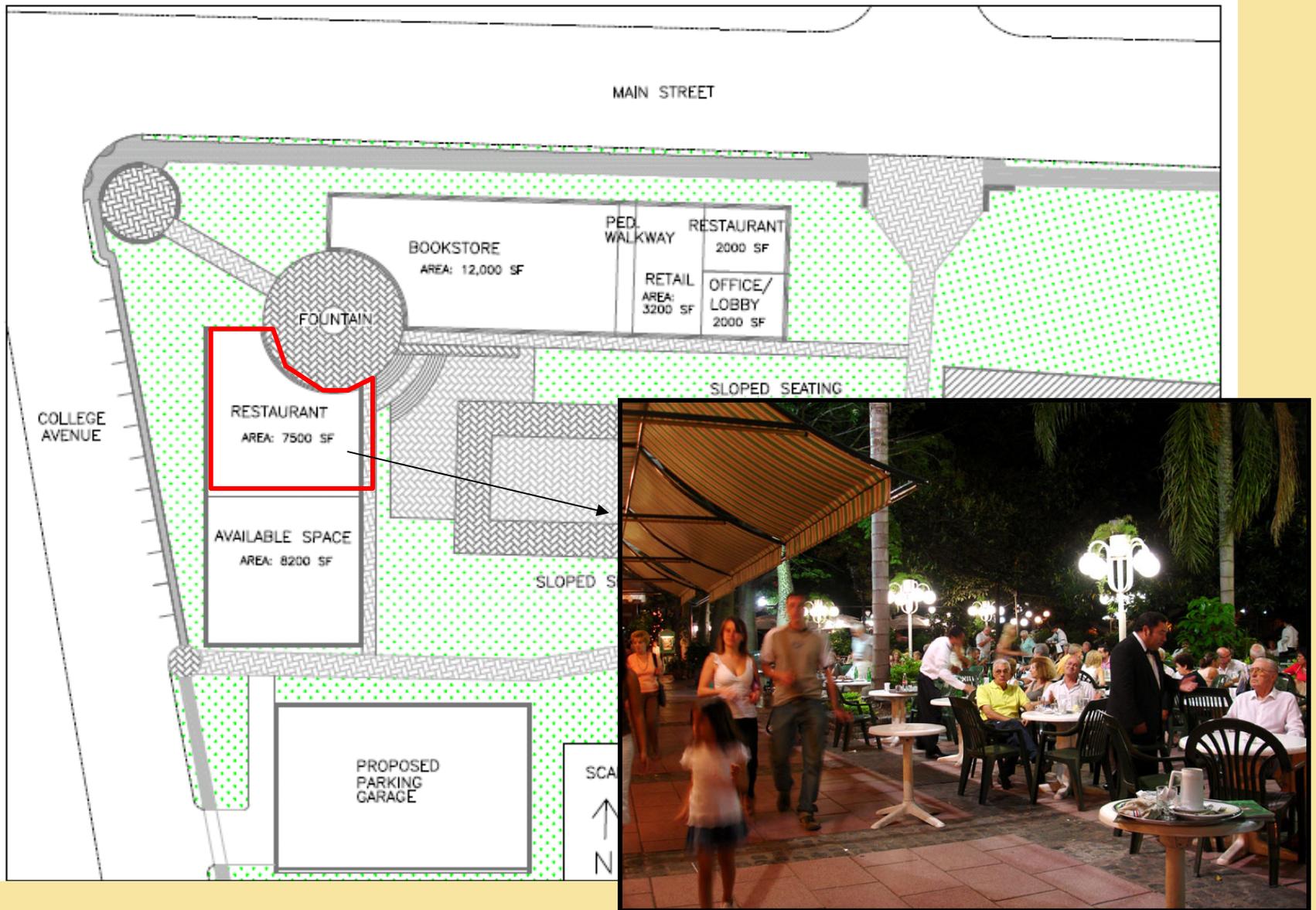
Site Plan - Retail



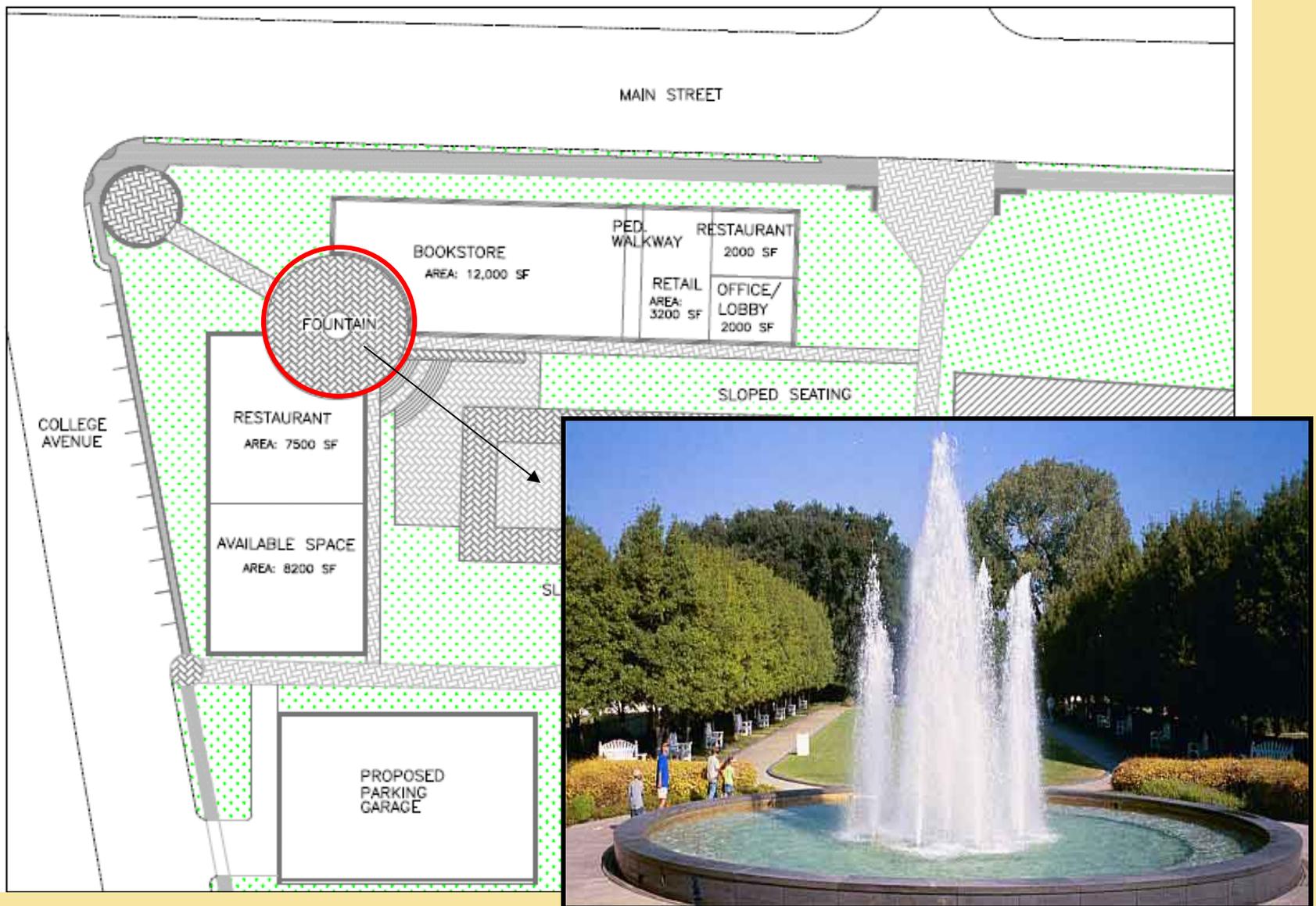
Site Plan - Restaurant



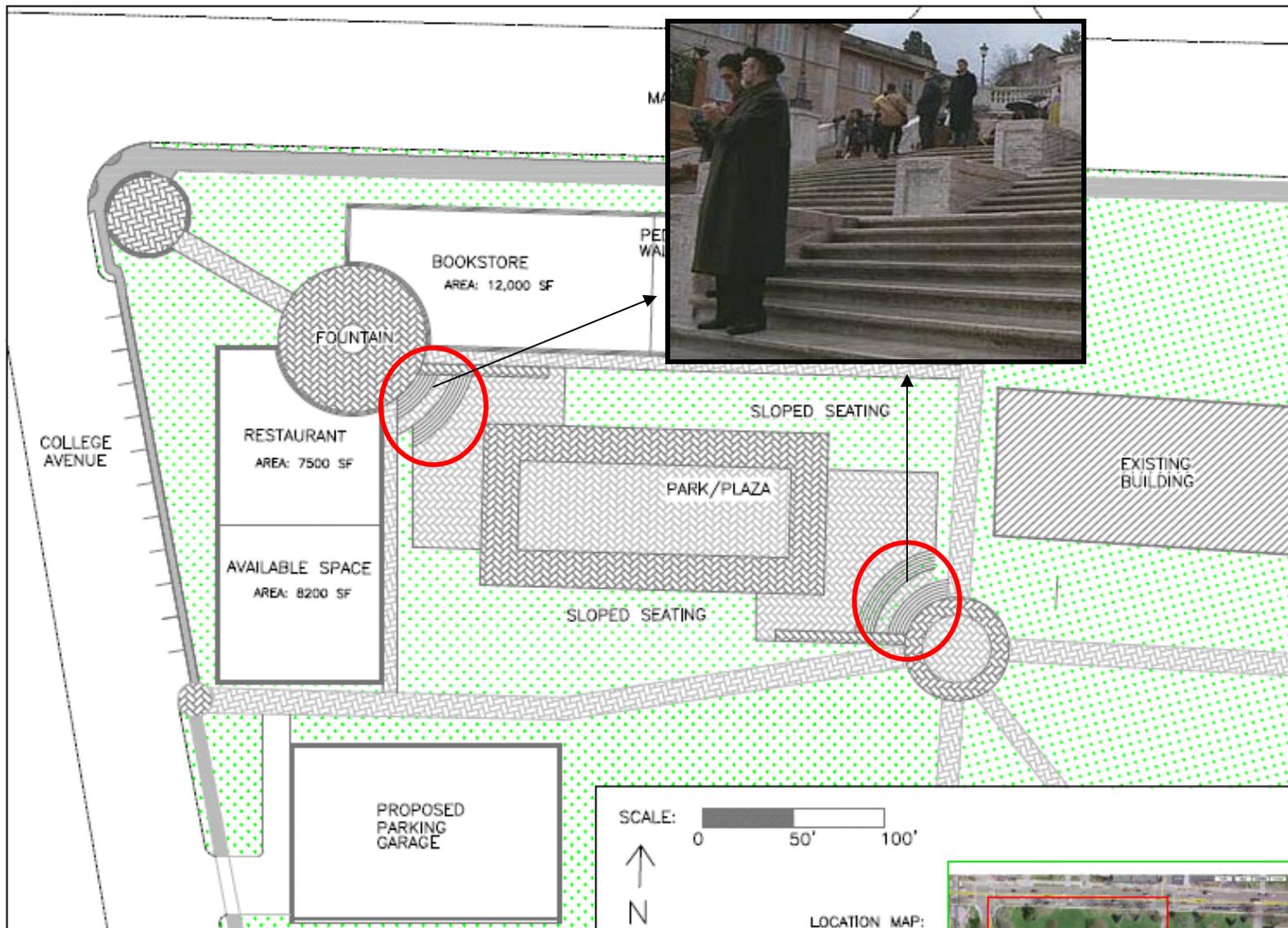
Site Plan - Restaurant



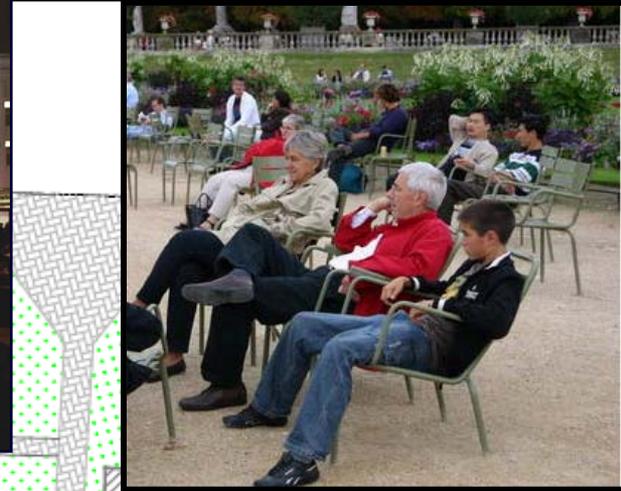
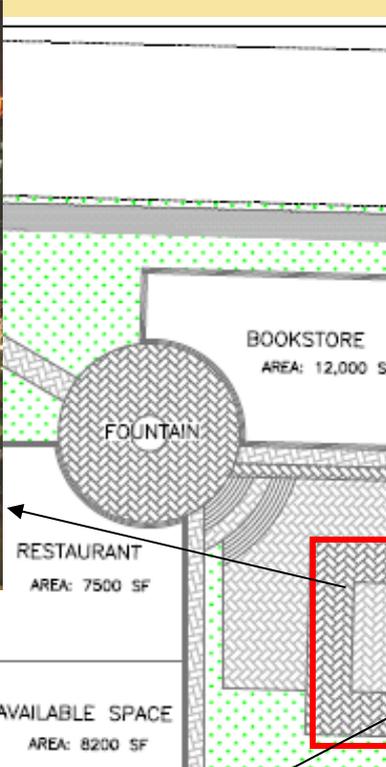
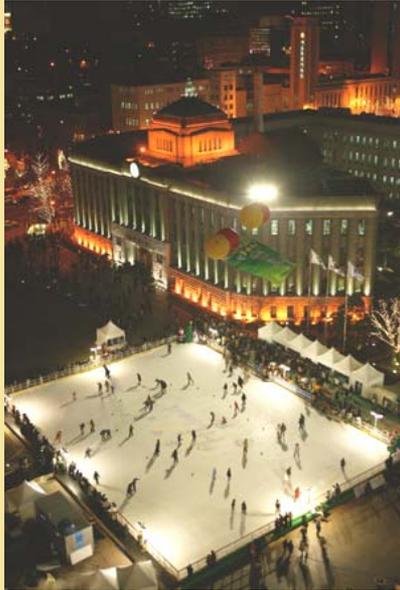
Site Plan - Fountain



Site Plan - Stairs



Site Plan – Park / Plaza



LOCATION MAP

Former City Hall Site

