Debbie Maynard <dmaynard@bexley.org>

Fwd: Main Street

1 message

RICHARD SHARP <richsharp@wowway.com> Mon, Jun 23, 2014 at 9:31 PM
To: Debbie Maynard <DMaynard@bexley.org>

Debbie, I don't think you had the following.

From: "Emi" <emibrack@columbus.rr.com>
To: rsharp@bexley.org, alewis@bexley.org
Cc: carlbrack@columbus.rr.com, "Carl' 'Brack" <brackc@Grangeinsurance.com>
Sent: Friday, June 20, 2014 12:40:14 PM
Subject: Main Street

Dear Richard and Anne,

I wanted to reach out to you and let you know it's not OK with me as to how this Cup o Joe, Grammercy Project, David v Goliath brouhaha is going down. It seems to me that it was done quickly and quietly, and according to the bylaws was supposed to be **no exceptions** for a certain amount of days (I think 21, but someone may not know basic math and let only 7 days go by). I know Carl and I are not the affluent and well-connected Bexley-ites but it's sad to know that if one is, one gets special deals or their own special rules. Politics as usual.

We're empty nesters now, and downsizing, to us, anyways, means LESS SQUARE FOOTAGE. But I guess 5,800 per square foot will seem like living in absolute squalor to these 3 couples! Correct me if I'm wrong, but these 3 families get EIGHTEEN parking spaces? I'm not following this as closely as others but out at dinner last week, we overheard a table who mentioned this. Also, why don't they buy the ones that are and have been sitting vacant above the sushi shop?

I'm sure you're getting inundated with emails, or perhaps you are not… maybe people are too busy or whatever, but although it will not impact me on a day to day basis, it will certainly negatively impact this community in a negative way. I cannot come to the meeting but hoping an email of a concerned Bexley taxpayer and resident matter.

On a personal note, hope you're both doing well and looking forward to the parade!

Emi Brack

303 N. Cassingham

http://www.thisweeknews.com/content/stories/bexley/news/2014/06/16/city-procedures-session-rolls-out-suggestions-for-change.html

To unsubscribe from this group and stop receiving emails from it, send an email to RSharp+unsubscribe@bexley.org.

June 23, 2014

Re: Bexley Main Street Development

I feel very strongly that Bexley Main Street development over the last seven years has been beneficial to Bexley real estate values and is helping to improve our tax base. Ben Kessler has been phenomenal in balancing and improving Bexley's budget, especially given the loss of 25% of the overall budget due to the elimination of the estate tax.

Bexley Gateway, One Dawson Place, the new medians down Main Street and new restaurants are making Bexley as walkable and user friendly as possible. Ben 's concept of Thursday night movies on the lawn in co-ordination with Capital University and Thursday's Farmer's market, has further enhanced the family-friendly, neighborly feeling that is growing stronger in Bexley. More exciting improvements are on the horizon with the establishment of a new urban Giant Eagle Grocery store in the Fall, the relocation of City Hall and the possible redevelopment of Cup of Joe's site with additional condominiums. Property values in Bexley remain strong, it is still one of the most desirable areas in Central Ohio. Bexley has always been a great place to live and I believe the developments along Main Street have helped to increase Bexley home values.

Sincerely,

Mike Carruthers
Coldwell Banker King Thompson
2288 E. Main St
Bexley, Ohio 43209

Ben Kessler <bkessler@bexley.org>

Grammercy Project

1 message

cburkland@columbus.rr.com <cburkland@columbus.rr.com> Tue, Jun 24, 2014 at 1:05 PM
To: citycouncil@bexley.org

Council Members:

We are unable to attend the meeting this evening but would like to go on record by stating our disappointment in the Grammercy Project.

While we are not thrilled with the thought of a another six story building on Main St. we are even more concerned that anyone with money can make something run through so quickly.

This has the same smell as the Moshi Frank house issue on Bryden.

Christy McKinney and Eric Burkland
2328 Sherwood Rd.

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Ruby Arnold

Fwd: Gramercy Project

Inbox x

Bill Harvey
to me

---------- Forwarded message ----------
From: **Aura Fox** <aurafox1@hotmail.com>
Date: Monday, June 23, 2014
Subject: Gramercy Project
To: "citycouncil@bexley.org" <citycouncil@bexley.org>
Cc: Ben Fox <ben.fox@stateauto.com>

City Council,

We are Bexley residents concerned about the impact of the Gramercy Proje
in its current form. We urge you to vote no on the project. We would be in s
city guidelines. We specifically oppose the height of the proposed building a
also seems that if the project goes forward as proposed that Cup o Joe may
unaffordable rent for the business. Cup o Joe is an important part of Bexley
our community (if they wish to be here) in such a way that supports their bus
is frequented by high school and college students, out of town visitors, those
general community. Their patio is a place many relax on a beautiful summe
establishment simply over the development of three luxury condos, we would

Please support the business interests of Cup o Joe and the desire of many E
project. Let's develop a plan for that corner that meets the needs of all stake

Sincerely,

Ben and Aura Fox

Sent from my iPad

Bill Harvey
to me

---------- Forwarded message ----------
From: **Jennifer Remeis** <jremeis@ossb.oh.gov>
Date: Wednesday, June 18, 2014
Subject: Gramercy Project
To: "citycouncil@bexley.org" <citycouncil@bexley.org>

Ben Kessler <bkessler@bexley.org>

Building residence at Main and Dawson

1 message

Larry Gill <lgillod@columbus.rr.com> Tue, Jun 24, 2014 at 9:22 AM
To: citycouncil@bexley.org

Dear Council members,

While I am unable to attend tonight's meeting, as a 40 year resident of this wonderful community, I did want to voice my opinion on this project.

Mr. Kass has been a terrific leader in advancing development in Bexley and the planned redevelopment of a rundown building on Main into a fine residential building will be great for the community and ultimately will increase the valuation of it's neighbors.

In the future, it would be better to give neighbors added time to evaluate changes in their immediate vicinity.

Sincerely,

Larry Gill, O.D.

Debbie Maynard <dmaynard@bexley.org>

Fwd: New building

1 message

Bill Harvey <bharvey@bexley.org> Mon, Jun 23, 2014 at 2:43 PM
To: Debbie Maynard <dmaynard@bexley.org>

---------- Forwarded message ---------
From: **Gary Giller** <garygiller@gmail.com>
Date: Wednesday, June 18, 2014
Subject: New building
To: "citycouncil@bexley.org" <citycouncil@bexley.org>

I wanted to express my support for proposed new building at Main and Cassidy. I feel it is a terrific project in every way. I realize that your vote places you in position to support the community as a whole against the wishes of a few, but I think a yes vote is overwhelming the right way to go. Main Street will continue to get better, the school system will receive both more property and income tax, and of course the city will maintain these taxpayers and gain new one as their now significant properties are inhabited. I have looked at the project and I feel in it is an upgrade for those living in that area. It is very low density and will have a better appearance along the north side. Gary Giller

Sent from my iPad

--
Sent from my iPhone

Debbie Maynard <dmaynard@bexley.org>

Fwd: Building residence at Main and Dawson

1 message

Bill Harvey <bharvey@bexley.org> Tue, Jun 24, 2014 at 9:57 AM
To: Debbie Maynard <dmaynard@bexley.org>

--------- Forwarded message ---------
From: **Larry Gill** <lgillod@columbus.rr.com>
Date: Tuesday, June 24, 2014
Subject: Building residence at Main and Dawson
To: citycouncil@bexley.org

Dear Council members,

While I am unable to attend tonight's meeting, as a 40 year resident of this wonderful community, I did want to voice my opinion on this project.

Mr. Kass has been a terrific leader in advancing development in Bexley and the planned redevelopment of a rundown building on Main into a fine residential building will be great for the community and ultimately will increase the valuation of it's neighbors.

In the future, it would be better to give neighbors added time to evaluate changes in their immediate vicinity.

Sincerely,

Larry Gill, O.D.

--
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Fwd: Development at Main and Cassidy

Inbox x

Bill Harvey
to me

--------- Forwarded message ---------
From: **Giller, Pat E.** <Pat.Giller@lfg.com>
Date: Wednesday, June 18, 2014
Subject: Development at Main and Cassidy
To: "citycouncil@bexley.org" <citycouncil@bexley.org>

Council,

I support the project. The more development along Main Street the better! I
type of project fits the bill.

Good luck. I realize this may be tough spot for you.

Patrick E. Giller, CFP®
Bringing it all together™

7650 Rivers Edge Drive
Columbus, OH 43235
614-431-4359 Direct
800-832-7215 Toll Free
614-431-4305 Fax
Pat.Giller@LFG.com

Please visit us at www.patgiller.com

If you do not want to receive further faxes/emails from me, please email me at Pa
write to me at Lincoln Financial Advisors, 7650 Rivers Edge Drive, Columbus, OH

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Patrick E. Giller is a registered representative of Lincoln Financial Advisors Corp.

Ben Kessler <bkessler@bexley.org>

Main Street Project

1 message

Michael Glimcher <Michael@glimcher.com> Mon, Jun 23, 2014 at 3:47 PM
To: "citycouncil@bexley.org" <citycouncil@bexley.org>

Dear Council Members,

As a Bexley resident and a real estate developer and owner, I believe I have very good perspective regarding the proposed development at 2412 E Main Street.

It appears to be of the utmost quality and is consistent with the character of Main Street. In fact, the scale is the same as the other recently approved buildings in the corridor.

Further, having a resident/developer behind the project will certainly ensure a high quality outcome. I think this will especially be true with regard to this project as the developer has a stellar reputation throughout the city and within the Bexley community.

It is for these reasons that I support this important Main Street project and urge you to move forward expeditiously.

Regards,

Michael Glimcher

Michael P. Glimcher

Chairman & CEO | **GLIMCHER**

180 East Broad Street, 21st Floor

Columbus, OH 43215

(614) 887-5606

michael@glimcher.com

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Fwd: Development on Main and Cassady

Inbox x

Bill Harvey
to me

--------- Forwarded message ---------
From: **Ken Gold** <gold@skilken.com>
Date: Friday, June 20, 2014
Subject: Development on Main and Cassady
To: citycouncil@bexley.org

Bexley City Council,

The Gold Family located at Cassady and Bexley Park is in favor of the plann
and Cassady.

Ken Gold

Ken Gold
CHIEF EXECUTIVE OFFICER [**SKILKEN**]
—
p.614.418.3100 x111
f. 614.342.6611
—
4270 Morse Road, Columbus, OH 43230
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JAMES H. GROSS
5 Sessions Drive
Bexley, Ohio 43209

June 19, 2014

City Council
Attention: Richard Sharp, President
City of Bexley
2242 East Main Street
Bexley, Ohio 43209

Re: Proposed Development at 2412 East Main Street ("The Gramercy")

Dear Council Members:

I write to express the strong support of my wife Sue and me for The Gramercy and to share with you a few of the things I learned about redevelopment over my five years as a City Council Member and 22 years as City Attorney.

As City Attorney, I wrote large portions of the current Planning and Zoning Code (the "Code"), including Chapter 1224 and Sections 1244.11, 1244.16 and 1252.03(j) and (o) governing the Main Street and Mixed Use Districts which apply to this application. As chair of the Zoning and Development Committee and as City Attorney, I also had a major role on behalf of the City in over 10 major redevelopment projects, and numerous other planned unit and individual commercial projects.

Investment and quality redevelopment increase everyone's property values and provide needed tax revenues for our schools, city government and library. Lack of investment and redevelopment lead to deteriorating properties, less desirable uses, decreased tax revenues and declining property values. In other words, no change can in fact be the worst form of change - a neighborhood or community in decline.

Our community seems to have a short memory about what Main Street was becoming just a few short year ago. It had an X-rated movie theater but few places to eat or shop, a vacant funeral home and rundown apartments but few housing choices for empty nesters leaving their family homes, and plenty of gas stations but no first class office space. Today Main Street has many good places to eat, a bakery, art galleries and boutiques, housing options for empty nesters and other urban dwellers and new office space. Main Street and Bexley are thriving and competitive with other communities in our market thanks to high quality redevelopment.

If you follow the facts and the Code, you will approve The Gramercy because

- The Gramercy meets both the letter and intent of the Code.
- The Gramercy represents a significant investment in our community with irrefutable economic benefits.
- The express purpose of the Mixed Use/Main Street Zoning District is to promote new commercial development and multi-family housing on Main Street, which has always been our community's primary retail/commercial street. The Gramercy does both.
- Rather than setting minimum lot, yard and height standards as required in other zoning districts, the Code provides flexible guidelines in the Main Street District. At the same time, the Code provides for extensive "environmental review" of the design, architecture and other aspects of a project. The Gramercy was supported by the staff report and approved by the Planning Commission.
- The subject property is an appropriate candidate for redevelopment, given its corner location, current and likely future condition. Redevelopment of such properties benefits both the Main Street District and the adjacent residential neighborhood.
- The Gramercy achieves a high degree of compatibility with the adjacent Single Family Zoning District. At four stories and no more than four residential units, it has the lowest density of any multi-use project on Main Street. By comparison, the Alexander at the Bexley Gateway is 5 stories with 27 condominium units plus penthouses, One Dawson Place is 5 stories with 7 units, and Sunrise at Bexley is 2 1/1 stories but has 53 units.
- The Gramercy's commercial space is guaranteed to be low impact uses since residents of The Gramercy will insist that first floor uses be compatible with their residences. In short, the interests of The Gramercy's residents are totally aligned with the neighbors on Sherwood Road.
- The north setback of The Gramercy is the same as the present building. The low density and low impact commercial uses, together with the alley and backyards, preserve the privacy of homes on Sherwood Road.
- The Gramercy's underground parking – a first for Main Street – minimizes traffic and parking impact which could be an issue in high density uses permitted on this site, such as the dinner theater/banquet facility recently before this Council.

Also keep in mind that, over my City career, opponents usually claimed, without any proof, that a proposed project would harm their property values and the character of their neighborhoods. Comparing today's Main Street to 25 years ago, quality redevelopment in Bexley has added real value by generating revenue and maintaining our tax values and neighborhoods.

Please support the ongoing redevelopment of Bexley and Main Street by approving The Gramercy.

Thank you for considering our comments.

Very truly yours,

James H. Gross

Cc: Mayor Ben Kessler

Ben Kessler <bkessler@bexley.org>

Comments from Bexley resident re: proposed Gramercy redevelopment project, corner of Cassady and Main

1 message

Rebecca Haidt <r.haidt@gmail.com> Mon, Jun 23, 2014 at 3:23 PM
To: Ben Kessler <bkessler@bexley.org>, lfeibel@bexley.org, skeyes@bexley.org, alewis@bexley.org, tmadison@bexley.org, mmasser@bexley.org, dowen@bexley.org, rsharp@bexley.org

Dear Mayor Kessler and Council members,
I'm unable to attend the meeting on Tuesday night, June 24th, for public comment on the proposed Gramercy project at the corner of Cassady and Main, so I wanted to send you this message with my comments prior to the meeting.

A big question in my mind is, how much public space the proposed redevelopment removes from the Main Street area. The proposed building is much, much larger on the site than the current building, and if the project, as proposed, entails the departure of Cup o'Joe from the site, then Bexley loses a proven community gathering place and open area: the patio at Cup o'Joe. The two stores included in the redevelopment plan would not have a space for a patio nor would they necessarily be businesses where people congregate, share news, chat, etc.

I am unhappy at the prospective loss of the charming older building and the view across from the library. Yes, the building needs some work, but so do many Bexley homes. One of the charms and strengths of the Bexley community is its older architectural stock. Now, the Library's front entrance is one of the prime viewing areas in downtown Bexley. As one comes out of the Library doors and looks across the street, one has an uninterrupted view up Cassady and through the trees into the neighborhood behind the current buildings across the street. One sees older trees (another Bexley charm and strength), perceives solid neighborhood values expressed in the cared-for housing, in which so many families have lived over time. The current view across the street from the library steps is one of an established community with shops and houses, trees and streets, that have grown together. But the developers are proposing that instead, the view be of a brand new, hulking, excessively high building that obstructs sight lines and intrudes into the historic and mature Bexley mix.

I am concerned that the excessively high new proposed buildling a) does not propose enough parking spaces to correspond to a building of that size, and b) reserves most of the parking spaces for the few private residents. In a building that exceeds Main Street development guidelines for footage and height, there are too few parking spaces included in the plan. That is one problem. However, 2/3 of the spaces that **are** included in the plan, would be inaccessible to the public. So we have a proposed building that exceeds development suggestions in terms of height and size, and yet at the same time does not approach the number of parking spaces recommended for a building of that size-- and of the spaces that ARE included in the plan, 2/3 are to be inaccessible to the public.
I urge Council to reconsider this part of the proposed project, given that this is an area of Main Street that seeks expansion of business opportunities and greater ease of access for more community members, potential clients, and customers.

Finally, I am concerned about the potential destructive impact of a major excavation to create those 18 exclusive, private underground parking spaces and dig an enormous new foundation. This major excavation project will bring our community and the surrounding neighborhood inconvenience, bother and potential damage to the surrounding grounds and buildings, with only limited public benefit created at the end of all that excavation. Our community and the surrounding neighborhood will undergo weeks of re-routing of traffic, noise, dirt, pounding, etc., risking potential damage to surrounding property, foundations, etc. And yet after all that inconvenience and risk, there will be only a reduced public benefit apart from the possibility of some new, limited tax receipts. It will remain that most of the project is slated for private use, and most of the parking is to be removed from access to the public.

Thank you for receiving these comments.

Sincerely,
Rebecca Haidt
--

Rebecca Haidt
Professor of Spanish
Iberian Studies Working Group
Department of Spanish and Portuguese
Ohio State University
298 Hagerty Hall
1775 College Road
Columbus, OH 43210
614-292-4958

June 23, 2014

Elena Irwin
2475 Sherwood Rd.
Bexley, OH
43209

Mayor Ben Kessler and Bexley City Council
2242 East Main Street
Bexley, Ohio 43209

Re: Application 14-006 PC Demolition and Redevelopment of 2412 East Main Street

Dear Mayor Kessler and Members of the Bexley City Council:

I am writing concerning Application 14-006 concerning the proposed building plans and site development at 2412 East Main Street. I have a number of concerns about the lack of proper procedure that was followed in approving this application and the implications of this for citizen rights and participation in the governance of the City. In addition, I am very concerned about the *de facto* redistribution of public space to private space that is implied by this proposal. However, I will not elaborate on these points since these are well laid out in the appeal that was filed on May 27, 2014.

Instead I will focus my comments here on concerns regarding the potential economic impacts of the proposed development on nearby property values. As an urban and environmental economist at Ohio State University who has expert knowledge in hedonic modeling and other property valuation methods, I am well-qualified to address these points.

The proposal would result in a significant reduction in the number of off-street parking spaces that are available to the public. The likely effect is an increase in parking congestion along adjacent neighborhood streets, including Cassady and Sherwood. Empirical evidence from research studies clearly indicates that congestion has negative effects on the property values of single family residential homes. For example, a study of traffic congestion impacts on single family residential homes in suburban Baton Rouge, LA found that a one percent increase in the daily traffic count decreased average home values by 0.03 percent (Hughes and Sirmans, *Journal of Regional Science*, 32(4): 1992). Other studies have found much larger impacts when traffic congestion is also accompanied by other negative impacts, e.g., an increase in noise or air pollution. While it is impossible to forecast the parking congestion impacts from the proposed redevelopment with any certainty, anecdotal evidence from the impacts of the Dawson One redevelopment on neighboring streets suggests that we can expect some parking congestion to occur—a conservative estimate may be a 10 percent increase in the current level of congestion on the street. According to data from Zillow, the average estimated value of homes located on Sherwood within a 2-block vicinity of the proposed development (i.e., homes between Drexel

and S. Remington) is $423,860. For argument's sake, let's assume that parking congestion is similar to traffic congestion in terms of its negative impacts on the value of single family residential homes (in fact, it is likely to be larger due to the greater costs to residents that are imposed by lack of parking). Using the estimates from the Hughes and Sirmans study as an approximation, a 10-percent increase in parking congestion would then translate into an average loss of $1,272 in value per home and a total loss in property value within just this 2-block radius of over $75,000. While these impacts are not large relative to the total tax base in the City of Bexley, they are meaningful for individual homeowners. In addition, if this type of redevelopment sets a precedent, as One Dawson Place may well have done, then this is only a partial estimate of the potential cumulative impacts from future redevelopment should it also fail to adequately account for parking or traffic congestion spillovers.

Similar concerns can be expressed for the potential negative impacts from higher density development along the Main Street corridor. While I agree that some densification along Main Street is desirable, too much densification can result in negative effects on neighboring single family home values. Again, the evidence from empirical research bears this out: while some increase in density can increase home values, e.g., due to increased shopping opportunities and other commercial services, too much density has a negative effect on property values due to congestion effects. It would seem that the guidelines established by the Planning Commission for Mainstreet Corridor development reflect this concern over achieving the right balance in terms of densification, but unfortunately the height guidelines were not followed in this particular case. While it is unlikely that the proposed development alone would generate a negative densification effect, the question is again one of precedent and how the cumulative effect of additional higher density development projects would impact the property values of surrounding homes.

For these reasons, I would urge you to more carefully consider the full range of the potential economic impacts of the proposed project. I unfortunately am unable to attend the appeal hearing on June 24th, but respectively request that my comments be considered as a part of the appeal hearing.

Please don't hesitate to contact me by email at egirwin@gmail.com should you have any additional questions or concerns regarding my comments. Thank you for your attention to these and other concerns regarding this proposed development and for all the worthwhile work that you do on behalf of the City of Bexley.

Sincerely,

Elena G. Irwin

Debbie Maynard <dmaynard@bexley.org>

Fwd: Support for Gramercy Development

1 message

Bill Harvey <bharvey@bexley.org> Mon, Jun 23, 2014 at 6:50 PM
To: Debbie Maynard <dmaynard@bexley.org>

---------- Forwarded message ---------
From: **Melissa Johnson** <mrwj616@hotmail.com>
Date: Monday, June 23, 2014
Subject: Support for Gramercy Development
To: "citycouncil@bexley.org" <citycouncil@bexley.org>

I am writing the council today to show my support for the Gramercy Development project. I personally feel upgrading/updating an older building in the community is great and if there are developers who are willing to do it, good for them and good for Bexley.

I felt overly moved to write a letter of approval based on the abundant negative opinions that are in social media right now. After reviewing the information on the city's website, I think there is a lot of discrepancy that is being shared by a few people who obviously don't want this project for person reasons. They don't want a large building on Main Street because they personally don't like the look, but is it against the law to build it? Residents don't what a 4 story building built near them but building in on the "outskirts" is okay? Folks are angered that the developers are kicking out Cup of Joe, but there's room in the plans for a coffee shop type space, correct? Not enough parking, but where is there enough parking in Bexley?

I feel our city officials should adhere to the rules and guidelines that are set forth: rules shouldn't be broken, and guidelines should be considered but guidelines are merely suggestions. As those individuals accuse the developers of having their own agenda, please remember that those who have signed the petition/appeal are also fueled by their personal agendas as well and not speaking for the vast majority of the community. They don't speak for me.

Thank you for your time.

Sincerely,

Melissa W. Johnson
982 South Roosevelt Avenue

--
Sent from my iPhone

Debbie Maynard <dmaynard@bexley.org>

Fwd: Main St. condo project

1 message

RICHARD SHARP <richsharp@wowway.com> Tue, Jun 24, 2014 at 11:21 AM
To: Debbie Maynard <DMaynard@bexley.org>

From: "craig halliday" <craig.halliday@wellsfargoadvisors.com>
To: RSharp@Bexley.org
Cc: LFeibel@Bexley.org, SKeyes@Bexley.org, ALewis@Bexley.org, TMadison@Bexley.org, MMasser@Bexley.org, DOwen@Bexley.org
Sent: Wednesday, June 11, 2014 5:26:07 PM
Subject: Main St. condo project

Dear Bexley City Council President Sharp,

I attended Mayor Kessler's Planning Commission Q&A the other night. After a few days of thinking about all that was said, I have decided that I would like to share a few thoughts with you and the rest of Council copied here regarding the proposed redevelopment of the Main and Cassady corner.

First, upon hearing of the project, not knowing any of the details, I held no opinion. However, as a long time Bexley resident and prior member of the School Board, I knew that large development issues on Main Street generate much public discourse and so I was not surprised when I heard that this proposal had struck a nerve with many. Upon hearing the actual project details, I have come to believe that the plan, as proposed, is not something that I can support, though I am not against re-developing Main St. or this particular corner.

I have two comments on the proposed project.

The size of the condo unit's square footage as proposed, I believe, will make this building a long term liability for the City. I was curious to see how these units would compare to the homes of those "empty nesters" (i.e. two adults, no children) living in direct proximity of the project and so I put together a simple spreadsheet attached above of my neighbors using Franklin County Auditor information. I found that the units, as proposed, would, on average, amount to a doubling of the square footage for the nearby area residents. And, despite a published quote from one of the applicant owners that their interests were in "downsizing,"

two of the applicants would actually see their living space increase meaningfully from their current N. Drexel homes. I do not believe that this is a housing product that will ever have a steady, long term demand in our city in its current form. I would, however, support a project that would include higher density housing stock which, I believe, would appeal to a larger pool of interested "downsizers" while also perhaps attracting younger professionals to the City.

Allocating 6 total parking spaces for two retail establishments and creating 18 additional underground parking spaces for the resident condo owners will kill the street vibe on this corner. I pass by the building regularly going to and from the library from my home and knowing the activity of that corner as I do, I believe a fortress type setting with secure underground parking and the height of the building as proposed will change the sense of openness and community of the corner considerably and likely will make for a difficult leasing process for the proposed commercial space. Development mistakes once made are very tough to correct.

I know that you will hear from others on this issue and yet please feel free to contact me if you so desire.

Thank you and all Council members for the time and energy that you each give to our City.

Sincerely,

Craig Halliday

2414 Sherwood Rd.

Craig A. Halliday
Wells Fargo Advisors, LLC
41 South High St. Suite 2300
Columbus, OH 43215

Direct dial ph. 614-358-4711
Fax. 614-221-5809
Toll Free 800-322-8371

craig.halliday@wellsfargoadvisors.com
www.wfadvisors.com/craig.halliday

Ben Kessler <bkessler@bexley.org>

Klingelhofer letter about the Gramercy Project

2 messages

Pete and Suzanne Klingelhofer <psklingel@att.net> Thu, Jun 19, 2014 at 6:27 PM
To: Ben Kessler <bkessler@bexley.org>, lfeibel@bexley.org, skeyes@bexley.org, alewis@bexley.org, tmadison@bexley.org, mmasser@bexley.org, dowen@bexley.org, rsharp@bexley.org

Dear Bexley City Council Members and Mayor Kessler,

I have attached a letter to this email regarding my thoughts on the Gramercy Project and hope that you can read it before the appeal hearing on June 24th. We will not be present, because we have our vacation planned at that time.

Thank you for your service to this community.
Suzanne Klingelhofer

Gramercy letter to city council.pages
156K

Pete and Suzanne Klingelhofer <psklingel@att.net> Thu, Jun 19, 2014 at 11:47 PM
To: Ben Kessler <bkessler@bexley.org>, lfeibel@bexley.org, skeyes@bexley.org, alewis@bexley.org, tmadison@bexley.org, mmasser@bexley.org, dowen@bexley.org, rsharp@bexley.org

It has been brought to my attention that the letter I attached earlier could not be opened, so I have therefore pasted it below.

June 20, 2014

Dear Bexley City Council Members and Bexley Mayor Ben Kessler,

We are writing you today to address the proposed Gramercy Project on the corner of Main Street and Cassady. As much as we support and welcome development on Main Street in Bexley, this project does not represent an improvement for the community as a whole but more for a few. It will house three families and possibly remove a business that many community members regularly visit. I realize that Cup O Joe may stay in the retail space below the condominiums (if they can afford the new rental fees), but that only 6 spaces (2 of which are handicap) are allotted for 4800 square feet of retail. Where will the customers park for this retail? The three condos will have 6 parkings spaces each and this proposed parking does not seem in balance with the size of the project.

We are concerned with the height of the Gramercy Project, almost 60 feet tall, at this particular corner in Bexley. The corner of Main Street and Cassady is at the center of our city and main street through town. The height of this building almost mirrors the building at the other end of the block, Dawson One @ Main Street and Dawson Road. Do we really want the center of Bexley to feel like a canyon? On this one block of Main Street, we would have Dawson One, Connell's, and Gramercy on the north side of the street and the Temple on the south side of the street. Isn't there a better location in Bexley for such an imposing building? Besides The Alexander building at Main Street and Parkview, this block between Dawson and Cassady has already experienced the most change and development yet on Main Street in Bexley.

We feel like Bexley has reached a point at which we need to determine if we want Bexley to resemble a 'new build' community like Easton, parts of downtown Columbus, or Creekside in Gahanna or do we want to retain what character our main street in Bexley still has? For example, please consider what Cafe Istanbul has created from a store front dry cleaner? Before you hastily take the building down at Main Street and Cassady, I ask each of you to drive down Main Street and take note of what character we do have and if you want it to disappear. I believe most of us love Bexley for its beautiful older homes, established neighborhood, and schools and that is also why we don't allow individual homes to be grazed and rebuilt on the entire existing property. We hope that as elected officials that you are considering that the changes for Bexley *will nourish rather than diminish our experience as residents of this city.* This last sentence paraphrases an article posted on www.huffingtonpost.com titled "How Legacy Architecture Shapes Our Experience of

Place", May 19, 2014.

We have signed the appeal that will be addressed on June 24th, but unfortunately we will be out of town on vacation. This letter presents some of our concerns with this project and concerns with the vision of what Bexley will look like in the future.

Thank you for your time,
Suzanne Klingelhofer
2355 Sherwood Road
Bexley, OH 43209
614-237-8694, home

[Quoted text hidden]

> [Quoted text hidden]
> Suzanne Klingelhofer<Gramercy letter to city council.pages>

Ben Kessler <bkessler@bexley.org>

Fwd: I am opposed to the Gramercy project and ask that you vote against it.

1 message

Rachel Laing <laing.rachel@gmail.com> Tue, Jun 24, 2014 at 1:46 PM
To: citycouncil@bexley.org

For Lori Ann Feibel--my message to her bounced back.

--------- Forwarded message ---------
From: **Rachel Laing** <laing.rachel@gmail.com>
Date: Tue, Jun 24, 2014 at 1:44 PM
Subject: I am opposed to the Gramercy project and ask that you vote against it.
To: lfeibel@bexley.org

Dear Ms. Feibel:

Hello, my name is Rachel Laing. I live on Grandon Ave. with my husband and four children. We have lived in Bexley for six years. We moved to Columbus for (The) Ohio State University, but we have stayed because of Bexley--establishing our family here, drawn to Bexley's inner-circle suburban/urban charm, excellent schools, mature trees, and walkability. We hope to see all four of our kids graduate from BHS.

I am writing in advance of tonight's city council meeting regarding the appeal of the Gramercy project at Main and Cassady. **I am extremely opposed to the proposed redevelopment as outlined in the May 12th Planning Commission application by Mark Ford Associates, and I am asking you to vote against this project.** I take issue with the aesthetic structure of the proposed building and the variances from the guidelines that it requires.

The structure/aesthetics
I would like the city council and the planning commission to be especially mindful of how we want Bexley to look, the kind of architectural footprint we want to leave on the city as well as the precedent that is being set in the redevelopment of this corner in the heart of Bexley. Of course, those pieces need to be balanced with forward progress and redevelopment--but there must be a weighing/a balance. This project feels like complete subordination of the character of Bexley to (air quotes) "progress." Another towering condominium on Main Street? That is an oppressive thought--it really feels like with each mega-condo that goes up, Bexley's inherent character ebbs away, and our Main Street might as well be Gahanna or Easton or any fill-in-the-blank new development. As one party put it, when you walk out of the Bexley Library, think about what you see now--a quaint building, brick, historic, an inviting, shady patio. Now think to when you would walk out of the library after Gramercy--affronted by a massive 60 foot, 4 story condo. The Gramercy project will completely change the feel and heart of Bexley and for the worse.

As a secondary note, the loss of public space, specifically, the loss of the Cup o Joe patio--as minimal as that may seem when throwing around the prospect of a multimillion dollar project, that loss is going to be felt acutely by the city. That meeting place, that little patio is used by parent groups, civic groups, families--and it would be sorely missed and not at all replaced by a first floor cookie-cutter retailer--and that is really sad.

The variances
The proposed building is too tall, and there are too few parking spaces. At almost 60 feet, Gramercy is nearly 50% over the Main Street guidelines for a building on the north side of Main Street. The negative effect on nearby residents and on Main Street itself cannot be underestimated. And it proposes only six public parking spots for 4,800 square feet of retail space, with, I believe, two of these spots designated handicapped. So for those patrons

attempting to park without special permits--4 parking spots for 4,800 square feet of retail. (It really will feel like Easton trying to find a parking spot.) Meanwhile, eighteen (18) spots are proposed in a garage for the three residential units? This feels like an extremely inequitable designation of parking to the detriment of the public.

There is a standard built into the code for deciding when it is appropriate to vary from the guidelines. I look forward to council discussing this standard on the record tonight during the appeal because I am seeing all of the detriment and none of the benefit to the public of Bexley to vary from the standards to allow the Gramercy project to proceed.

In sum
I am extremely opposed to this project. I will be attending the meeting tonight. As your constituent, I ask that you vote no on Gramercy.

Rachel Laing

–
Rachel C. Laing, J.D.
C: 614-634-6916

–
Rachel Laing

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Rhonda Parson

Beecher Hale

Bryan Holbrook

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Fwd: Main and Cassady

Inbox x

Bill Harvey

to me

--------- Forwarded message ---------
From: **Lynnr7971 via Bexley Council Members** <citycouncil@bexley.org>
Date: Monday, June 23, 2014
Subject: Main and Cassady
To: citycouncil@bexley.org

We fully support the proposed redevelopment for the corner of Main and Cas
and the tax base of the location. We encourage you to approve the proposal.
Tom and Lynn Ryan

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June 16, 2014

Bexley City Council
c/o Cathy Rose
City of Bexley
2242 East Main Street
Bexley, Ohio 43209

Re: Gramercy Development

Dear Councilmen:

I regret that I am out of town on the date of the appeal hearing but I do want to relay to Council my total support of the Gramercy Development.

Having served on Bexley Board of Zoning appeals and Architectural Review Board for some 27 years, our board has never been presented a more quality development than the one now before you. The building architecture is appropriate for the redevelopment of the Main Street corridor.

I have the upmost respect for Frank Kass as a developer and an individual. Furthermore, he has always done everything in the best interest of the City of Bexley.

I am hopeful that council members and the Bexley citizens will review the amount of all tax revenues that will be generated from this quality project. The public must remember that any tax abatement does not eliminate real estate taxes but gets a project off the ground. One needs to further realize that the total income taxes generated will be most beneficial to the City and the Bexley Schools.

I urge you all to act in the best interest of Bexley and approve this project.

Sincerely,

James M. Merkel
Former Chairman
Bexley BZA-ARB

Cc: Mayor Ben Kessler

Ben Kessler <bkessler@bexley.org>

Gramercy project

1 message

Meagan Matteson <meaganmatteson@gmail.com> Tue, Jun 24, 2014 at 10:18 AM
To: citycouncil@bexley.org

Hello, City Council Members.

I wanted to express my concerns with you about the Gramercy project on the corner of Main Street and Cassady Avenue. I have a number of issues with the project itself but, more concerning to me is the way in which the process for approval was handled.

I have just completed a project (the approvals needed for the Montrose Playground Project) which required both a preliminary hearing and a final hearing with the Planning Commission. This was a REPLACEMENT PLAYGROUND on school grounds where a PLAYGROUND was already situated. Two hearings were required and I went to 2 hearings. The Gramercy project, which has a number of design caveats which fall OUTSIDE the parameters set forth in the Main Street Guidelines, asked for special consideration where approval would be granted in only one hearing. I understand that the parameters outlined in the Main Street Guidlines are, in fact, guidelines. However, it is my opinion that a project on the scale of Gramercy, at a very prominent corner on a very prominent street needs to go through the approval process IN ITS ENTIRITY. If anything, it should have more hearings than an average project. The feeling I get from the planning commission meeting (having watched it online) is that the commission members and the developer were willingly painting themselves into a corner. The "drop-dead date" (which now seems to have been inaccurate) gave the project a feeling of urgency. I can understand that. I want Bexley to grow. However, there were several outstanding issues which NEEDED to be addressed. The height of the structure, although there is precedent on the block, is 20 feet above the Guidelines. 20 feet seems like something we need to look into further. The parking is inadequate for the space (given most of it will be private for the residences) and we have a PARKING PROBLEM in Bexley. This also seems like something which should be discussed further before granting approval.

I am a lifetime citizen of this city. I believe in Bexley. I beileve in growth. I want to be able to trust my Planning Commission and City Council and Mayor to make the right decisions for Bexley. In this instance, I feel like the potential monetary gain from a respected developer caused rules not to be followed. This is concerning to me as a citizen who has recently been asked to jump through the same hoops. I did not complain about those hoops- they are the rules and I felt the need to give the public a chance to speak up about their thoughts on the playground renovation. I DO NOT feel that the commission and the developer afforded ME and the other citizens of Bexley the same respect about the Gramercy project.

I will be at the meeting tonight. Thank you for your time.

--

Meagan Matteson
meaganmatteson@gmail.com
614-270-8549

Ben Kessler <bkessler@bexley.org>

Proposed Grammercy Building

1 message

Jon Meyer <jmeyer@stanbery.com> Fri, Jun 20, 2014 at 3:13 PM
To: "citycouncil@bexley.org" <citycouncil@bexley.org>

I hope this finds you all well.

As a (nearly) lifelong Bexley resident, I thought I would write to you regarding the above referenced proposed project.

For years we've been concerned about Bexley's tax base. Sadly, we don't have a commercial office market and significant commercial property. I am convinced that our leadership needs to take every opportunity to support and promote long term commercial development, in our commercial districts. This property is in a commercial district and the proposed project is a, significantly, higher and better use than the existing property.

I believe that we should do everything we can do in order to encourage mid rise projects on Main Street. Office projects are ideal, though high quality residential is also terrific. We need to increase our tax revenues!

I'm sorry that some of the folks who chose to live near our commercial district don't seem to be in favor of this project, nor of well thought out densification of our tiny commercial district. In the long run, though, quality development, such as the proposed project, is clearly going to benefit everyone. I'm sure that projects like this will also give them more opportunities to have a short walk to enjoy, which not all neighborhoods will be able to capitalize upon.

Please support this project, and any others which are quality and densify our commercial district.

P Jon Meyer
Stanbery Development, LLC
2807 A DELMAR DRIVE
BEXLEY, OH 43209
614-824-2910

Debbie Maynard <dmaynard@bexley.org>

Fwd: Proposed Condo/Retail Project, Main Street Bexley

1 message

Bill Harvey <bharvey@bexley.org> Mon, Jun 23, 2014 at 6:25 PM
To: Debbie Maynard <dmaynard@bexley.org>

---------- Forwarded message ---------
From: **Sam Powers** <spowers@usrc.com>
Date: Monday, June 23, 2014
Subject: Proposed Condo/Retail Project, Main Street Bexley
To: citycouncil@bexley.org

To: Bexley City Council

From: James A. Powers, Bexley resident

Date: June 18, 2014

I would like to express my support of this proposed project. The site plan and 4-story building renderings offer an image that certainly contributes to a vastly improving Main Street Corridor. This proposed project appears to be compatible with other recent Main Street building projects and should have little if any impact on the market value of residential properties to the north.

I believe a project of this nature is a significant benefit to the Bexley Community since it offers additional "residential housing stock." There has been and continues to be a growing demand by Bexley "Seniors" to downsize their living arrangements from the larger traditional Bexley single family home to smaller condominium units that offer a more compatible senior citizen life style.

History demonstrates that Bexley "Seniors" often leave our community because of the limited supply of condominium units available within our borders. Developments such as the proposed will help to retain our Bexley Seniors, including their tax dollars.

--
Sent from my iPhone

Frank and Sara Pfaff

P.S. Mike Simpson has been cited frequently in the *Columbus Dispatch* for his involvement in the Weinland Park redevelopment. If he can support a lovely three story building like the one pictured in the paper as an option for Weinland Park, why shouldn't he support the construction of something just like it in Bexley?

To unsubscribe from this group and stop receiving emails from it, send an email to RSharp+unsubscribe@bexley.org.

Ben Kessler <bkessler@bexley.org>

Letter for Appeal Tonight

1 message

Julie Waddell <juleswaddell@gmail.com> Tue, Jun 24, 2014 at 11:57 AM
To: bkessler@bexley.org, lfeibel@bexley.org, skeyes@bexley.org, alewis@bexley.org, tmadison@bexley.org, mmasser@bexley.org, dowen@bexley.org, rsharp@bexley.org
Cc: Dan Fulton <daniel.p.fulton@gmail.com>, Randy Waddell <krandolphwaddell@gmail.com>

Dear Mayor Kessler and City Council,

I am writing this letter as documentation of my concern about The Grammercy project. Unfortunately, I am out of town and unable to attend the appeal hearing this evening, but would like this letter read into the record of the meeting.

I have been a resident of Bexley for 17 years. I bought my first house in South Bexley as a single person and now I'm married and raising my children here. I first purchased because I was looking for a safe neighborhood with older homes. I worked in Dublin and was willing to commute because I loved the feel and character that only comes with an older neighborhood that has been kept intact. Older neighborhoods were planned with community in mind. We see our neighbors on a regular basis and we have developed deep and lasting friendships with them. When I describe our community to friends who live in newer neighborhoods, they shake their heads in disbelief. They say they simply don't see people out in their neighborhoods. I truly believe that the quality of life we have in Bexley is a treasure that must be protected.

That said, I am a strong proponent of Main Street development. I believe the financial interests of the city and investors can be balanced with the needs of residents. Even those of us who back up to Main Street understand the need to support our our businesses and keep them strong. I am thrilled about plans for Giant Eagle to come to Bexley. I appreciate that Mr. Kass wants to invest in our community, but I am deeply concerned that decisions made for The Grammercy will have a negative impact on Sherwood residents as well as on the quality of the Main Street shopping experience. By allowing such an imposing structure that shadows back yards and blocks site lines, it will certainly change the feel of our residential and commercial spaces. And history has shown that once one of these projects is approved, it will be used as justification for more.

The height and zero lot-line plans will diminish property values of existing residents. Aside from blocking the sun in our back yards, it is also an invasion of privacy. Who wants another family looking into the private spaces of our back yards? Look at the experiences of older neighborhoods in Houston that have gone through gentrification for an example of what might happen. With little or no zoning, these neighborhoods have had buildings torn down and replaced with large new builds that cover most of a small lot. The character of the neighborhoods have been changed and the quality of life that once was has been lost forever. I love Bexley so much — please don't allow this to happen to us!

On the commercial side, I believe any development that diminishes the shopping experience for Main Street visitors is not in the long term interest of the city. The lack of parking will hinder any business interest that rents in The Grammercy. I am also concerned that an imposing structure will serve to isolate businesses on either side. Will potential customers know that there are more businesses on the other side? Will the barrier of a larger structure hinder the desire to stroll down that part of Main Street? If we have a number of these structures on our main street, it will create a canyon effect that will be hotter in the summer and colder in the winter. Again, this would not be in the best interest of any businesses located there. Try walking down Pleasant Ridge in the summertime and you will notice how the Capital buildings and parking lots increase the temperature. Without houses or green space, it is a barrier to non-Capital pedestrian traffic. I know this from experience, as my first home was on Pleasant Ridge.

Debbie Maynard <dmaynard@bexley.org>

Fwd: Gramarcy Park

1 message

RICHARD SHARP <richsharp@wowway.com> Tue, Jun 24, 2014 at 11:21 AM
To: Debbie Maynard <DMaynard@bexley.org>

From: "Sara Pfaff via Richard Sharp" <RSharp@bexley.org>
To: lfeibel@bexley.org, skeyes@bexley.org, alewis@bexley.org, tmadison@bexley.org, dowen@bexley.org, mmasser@bexley.org, rsharp@bexley.org, Paco2425@aol.com
Sent: Sunday, June 15, 2014 4:11:47 PM
Subject: Gramarcy Park

Dear Members of Bexley City Council:

We live directly behind the site of the proposed Gramarcy Park project at the northwest corner of Main and Cassady. We are eager to have something modern built that will improve the neighborhood, but we strongly believe a four story building will not achieve that goal. We ask Council to approve a three story building instead.

A four story building will be totally out of character with the other buildings on Main Street. Across the street from the site sits our tasteful, two story public library. On the same side of the street and to the east, all the buildings are harmoniously one or two stories high. To the west, the Connell's building is two stories and where Zoe's is going is one story. Then there is One Dawson Place.

The Dawson condominium building is nicknamed the "sore thumb" by its neighbors, as in, it sticks out like . . . Its height and size are wrong for the residential area surrounding it, wrong for Main Street, and wrong for Bexley. It is a mistake. We urge Council not to let this mistake set a precedent.

For our part, we contend that the fourth story on the planned building will exacerbate all the negatives of having a large building behind the homes in the immediate area:

- The extra height will block more of the sun and throw more shade onto our properties
- The extra floor will give more people the opportunity to oversee us, thereby decreasing our enjoyment of our decks and yards
- The extra space will increase the noise from the mechanicals required to light, heat, and, especially, cool the enclosed area
- The extra capacity needed for a generator for four stories as opposed to three will make our lives even more uncomfortable when the power goes out, which is not an infrequent occurrence in Bexley. Consider the anger of the neighbors of One Dawson Place when that generator is running
- And, of course, the extra bulk will affect the value of our properties, which will be diminished by having a large, looming commercial building behind us

Yes, we support having something new built at Main and Cassady. We ask Council to act responsibly to make it something that will earn a positive nickname from the community, contribute to the attractiveness of our Main Street corridor already beautified by brick crosswalks and tree-lined medians, and enhance the quality of life we and our neighbors enjoy throughout the city.
A three story building will do it!

Sincerely,

Subject: Gramercy Project
To: "citycouncil@bexley.org" <citycouncil@bexley.org>

Good Afternoon,

My family and I moved to Bexley four years ago because we were in love with the appeal of a small quaint community. The integrity that this community has maintained throughout the years, while surrounding areas have become so built up and commercial, is part of the reason why so many people call Bexley Home. The fact that this community continued to thrive during a time when the housing market plummeted should speak volumes, and yet there are those who are trying to change something that is clearly not broken. In reading the literature regarding the Gramercy Project, I am saddened by the potential for our beautiful community to become another Gahanna or Easton, not that these are unappealing areas, but it is not where we chose to live. Not once have I imagined walking down our lovely tree lined streets of eclectic old homes toward a multi-leveled building that blocks that which makes our small city so appealing. My husband and I are unfortunately unable to attend the upcoming City Hall meeting on Tuesday, June 24th as we will be out of town. I am submitting this letter as a plea to keep our beautiful community just as it is.

Thank you for your time,

Jenni Remeis

722 Vernon Road

Jenni Remeis, Intervention Specialist/TVI

Outreach Consultant

Ohio State School for the Blind

(614) 728-8805

jremeis@ossb.oh.gov

PLEASE NOTE: This message and any response to it may constitute a public record, and therefore may be available upon request in accordance with Ohio public records law. (ORC 149.43)

[Quoted text hidden]

RICHARD SHARP <richsharp@wowway.com> Tue, Jun 24, 2014 at 11:20 AM
To: Debbie Maynard <DMaynard@bexley.org>

Debbie Maynard <dmaynard@bexley.org>

Fwd: Please deny the application for 2412 East Main Street - The Gramercy

1 message

Bill Harvey <bharvey@bexley.org> Tue, Jun 24, 2014 at 9:37 AM
To: Debbie Maynard <dmaynard@bexley.org>

--------- Forwarded message ---------
From: **Dan Sline** <dan@slinestop.com>
Date: Tuesday, June 24, 2014
Subject: Please deny the application for 2412 East Main Street - The Gramercy
To: bkessler@bexley.org, citycouncil@bexley.org

Dear Mayor Kessler and Bexley City Council Members:

We are urging the City Council to deny the application for 2412 East Main Street - The Gramercy based on the following concerns:

- The lack of effective notifications and due process for this project. We are especially concerned when the new owner asked to streamline the process to meet his shortened timeline on a project that staff report (from the video) categorizes the application as "makes it trickier to analyze".

- The building will change the look of Bexley because of its height. Bexley will lose the ambiance of Main Street when you start putting in really tall buildings.

- If you have an "exception" for a 60 foot building now, what heights are next - 75, 100 feet?

- Parking can also be an issue in Bexley. The plan must have sufficient parking up front to support their customers and clients. The lack of adequate parking in front of the building may make it more difficult to find a commercial tenant to move in.

- This project will take away the "Mayberry" feeling from Bexley.

In addition to our concerns, we have the following questions about the property in the future:

- What happens when one of the resident's wants to move, passes away, etc.?

- Who controls who can move into the building if one of the original residents no longer resides there?

- Can the units be divided into smaller units in the future if needed?

- Who sets and enforces the rules of the building (pets, maintenance fees, etc.)?

- What if there is a disagreement amongst the residents?

- Who decides what types of commercial businesses can move into the non-residential space?

- Are there any guarantees that the bottom floor will be occupied?

- How will you handle the upkeep on the commercial space whether it is occupied or not?

Please feel free to call me if you have any questions.

Thank you in advance,

Dan Sline

2381 Brentwood Rd.

Bexley, OH 43209

281-606-5282

dan@slinestop.com

—
Sent from my iPhone

Debbie Maynard <dmaynard@bexley.org>

Fwd: Gramercy

2 messages

RICHARD SHARP <richsharp@wowway.com> Tue, Jun 24, 2014 at 11:19 AM
To: Debbie Maynard <DMaynard@bexley.org>

From: "solo0304 via Bexley Council Members" <citycouncil@bexley.org>
To: citycouncil@bexley.org
Sent: Monday, June 23, 2014 9:32:09 AM
Subject: Gramercy

Dear Bexley City Council Members

I am writing today to voice my support of the Gramercy on East Main Street. First of all I support the decision of our Main St Commission who have the experience and knowledge to make the correct decisions for our community. Second the building would be an asset to the City for Multiple reasons which include this being the highest and best use of the site, increased tax base, and an architecturally appealing building.

Thanks

Scott Solomon
Oxford Real Estate

To unsubscribe from this group and stop receiving emails from it, send an email to citycouncil+unsubscribe@bexley.org.

Bill Harvey <bharvey@bexley.org> Tue, Jun 24, 2014 at 11:38 AM
To: Debbie Maynard <dmaynard@bexley.org>

--------- Forwarded message ---------
From: **solo0304 via Bexley Council Members** <citycouncil@bexley.org>
[Quoted text hidden]
--
Sent from my iPhone

If our current guidelines are unrealistic for potential developers, then we, as a city, must create reasonable rules that will encourage business development. We need to find a middle ground that protects our quality of life and makes for a superior shopping experience on Main Street. Once that is decided, we need ordinances that cannot be changed without thorough community input. Those of us who live in the area should feel safe that our investments in our properties are protected. And those who would consider buying on Sherwood should know what they are buying into. If the only way to get investment in Main Street involves trying to quickly pass exceptions through before anyone notices, then our current process is broken and must be fixed.

I love our city and I treasure our quality of life. The desperation shown by city officials to attract investment at any cost is short sited and will come with a cost to both the city and individuals. Please consider this cost as you weigh the appeal before you tonight.

Best Regards,

Julie Waddell
2345 Sherwood Road