



# Commercial Design Guidelines Community Workshop

City of Bexley, OH  
July 10, 2025







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JONES



# Commercial Design Guidelines Steering Committee





# Main Street Design Guidelines



City of Bexley

Prepared by Myers Schmalenberger / MSi • July 2002 • FINAL DRAFT



























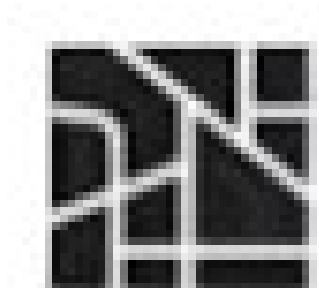


# Welcome & Introductions

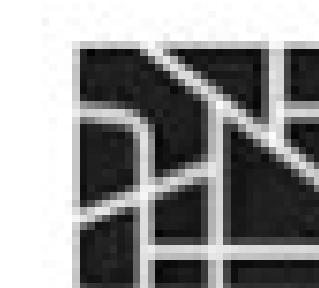
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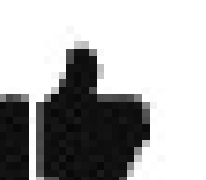
**Abbie Emison, AICP**  
Principal Planner



**Aayush Patel**  
Associate Planner



**Maria Garcia-Reyna,**  
Associate Planner





# Agenda

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- ▶ **PROJECT OVERVIEW**
- ▶ **WHAT DO YOU THINK?**
- ▶ **LET'S GET TO WORK!**





# Project Overview

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# Bexley's Commercial Corridors

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- East Main Street
- North Cassady Avenue
- East Livingston Avenue





# East Main Street Corridor





# North Cassady Avenue Corridor





# East Livingston Avenue Corridor





# Purpose

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## Create clear, easy-to-use guidelines in order to:

- Preserve each corridor's unique character
- Enhance walkability
- Support Bexley's local economy
- Guide future growth and development

## Target audience:



Developers



Small Business  
Owners



# Timeline







What Do You Think?

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Type in 1–3 words that describe your ideal commercial street.

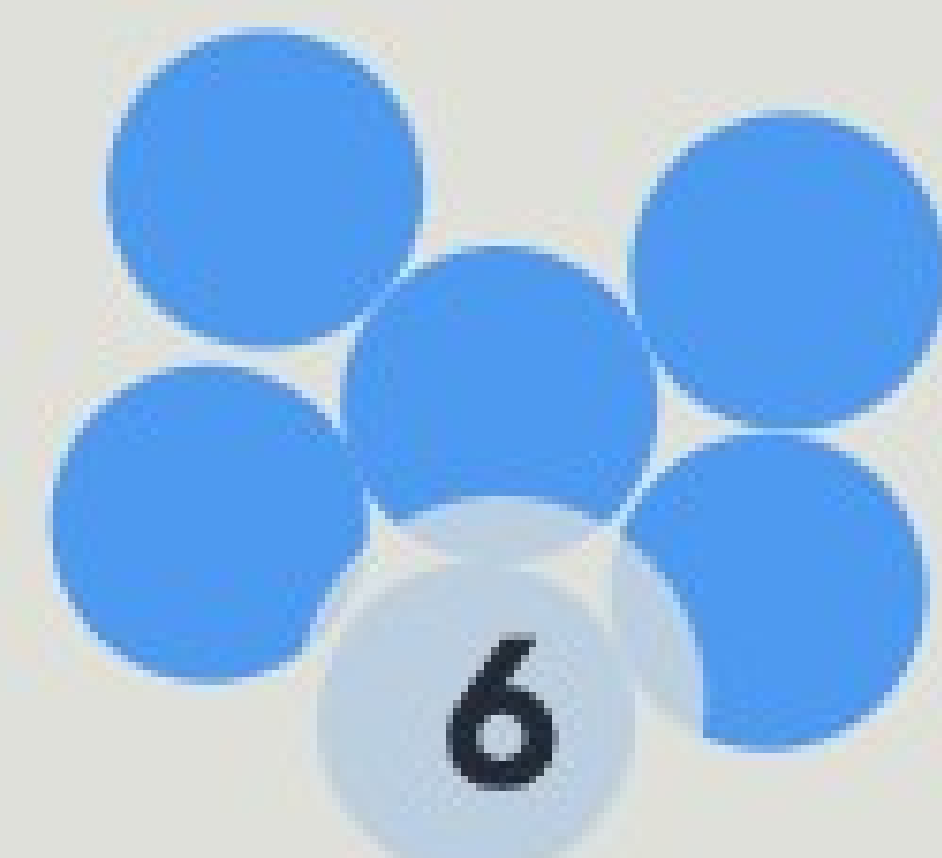
# What words come to mind when you think of a well-designed commercial corridor?





Pick up to 3 options.

# Which of these features are most important in Bexley's commercial areas?



Street Trees/Landscaping



Local Character/Architecture

0

Outdoor Dining



Walkability/Bikeability



Public Art



Greenspace

0

Water Features

0

Signage



Mix of Uses



Share a quick idea—big or small.

# What's one thing you would improve about Bexley's commercial corridors?

Traffic

Parking

Variety of well designed businesses

More retail

More businesses

Social spaces ,  
interconnected

Less concrete, deeper setbacks,

More consistent walkability - shade, width of sidewalk

2



21





Share a quick idea—big or small.

# What's one thing you would improve about Bexley's commercial corridors?

Safety

Cozy areas to sit outside for coffee or wine or reading.

Adding more opportunities for passive recreation and gathering

Density, architectural character, safety/walkability, mixed uses

'Moments' of unique walkable districts limited in length

Denser plantings

Consolidated parking, street parking—>bike lane

More places for tweens/teens

2



21





Share a quick idea—big or small.

# What's one thing you would improve about Bexley's commercial corridors?

Attractive

Fix the blight spots

More density

Making the gateways more prominent and an inviting place to leave your vehicle so that the heavy car design can be minimized.

Protected bike lanes (with landscaping) and narrowing streets (especially Cassady) for safely walking to school

Flow and connectivity - filling in the dead spots to increase activity and create determinations

Pushing the buildings back from the property line to allow for a wider space to accommodate trees, sidewalks, gathering spaces, etc

Luxury appeal

2



21





Share a quick idea—big or small.

# What's one thing you would improve about Bexley's commercial corridors?

Bike movement and more interesting pocket spaces and dining spots. Fun to walk

More local retailers

Less parking lots

Free beer

Bexley needs more retail (charming shops and galleries, etc) that make it a worthy destination for a day or afternoon visit for non-residents.

More protected bikeways and bike parking.

Higher maintenance requirements

2



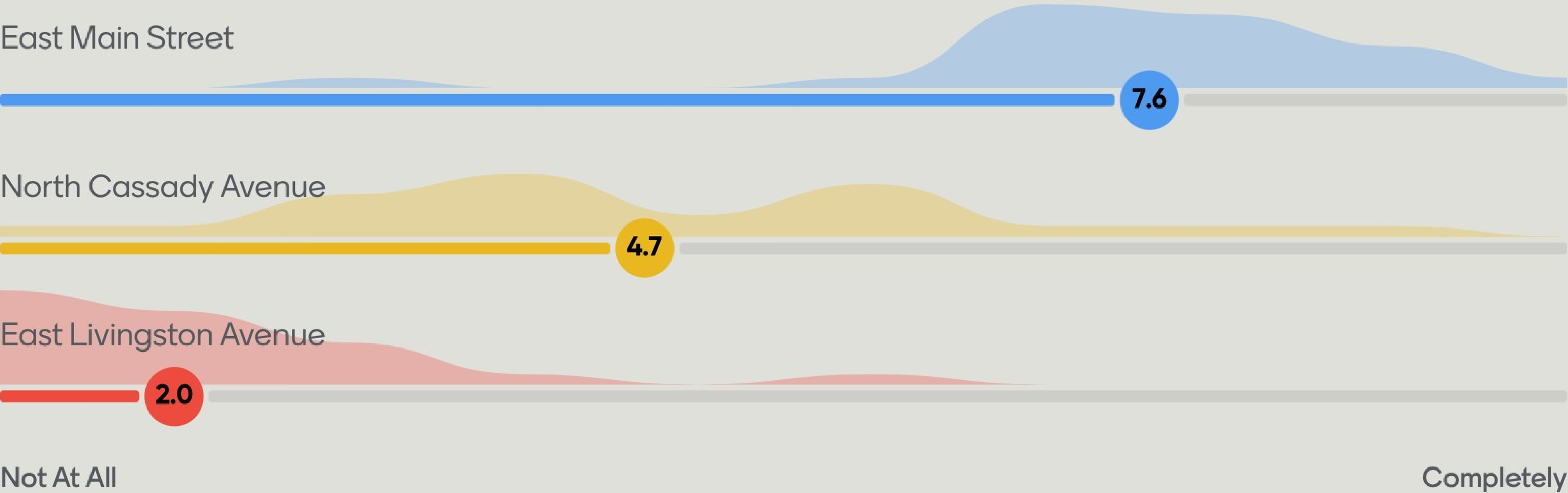
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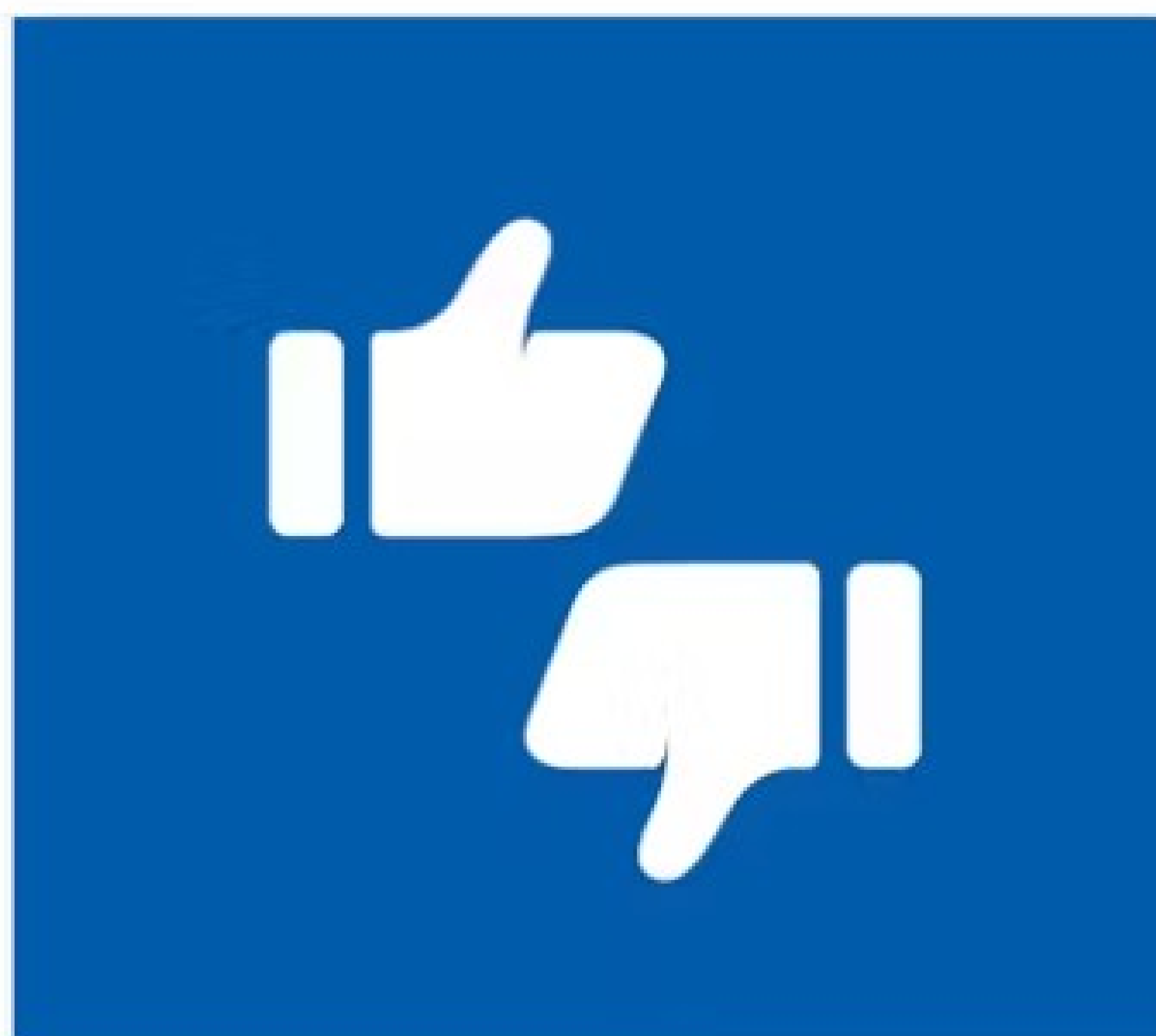
Rate from 1 = Not at all to 10 = Completely

# How well do Bexley's current commercial areas reflect the community's character?





# Stations



## Bright Spots & Blind Spots

What do you like or not like in each of the corridors right now?



## Visual Preferences

What features do you like and what do you not like?



## Storytelling

Tell us a story about one of Bexley's corridors.



# Ground Rules

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1



Keep an  
open mind

2



Visit all the  
stations and  
share your  
thoughts

3



Listen and  
ask questions

4



Have fun!





Let's Get To Work!

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