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## Community Development Department

### MONTHLY REPORT

August 2016

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*Professionalism*

*Reliability*

Be inspired.

*Creativity*

*Service*

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## NEWS AND INFORMATION

### AUGUST 2016

#### **Licking County Accord**

On August 29 the city hosted a Licking County Accord Working Group Meeting attended by Johnstown and Jersey Township representatives. The city planner, deputy director, and city manager attended the meeting. City consultants MKSK ran the meeting and presented their recommended land uses after reviewing each entity's respective planning documents and using feedback from past meetings. The recommended land uses were accepted by each entity and all present agreed the next step would be to share the information with elected officials.

#### **Professional Development**

The economic development specialist attended a training seminar on grant writing. Topics included how to develop a credibility file and statement, essential components of a grant, how to approach a funder, the difference between government and foundation proposals, how to develop a needs assessment, hidden resources within your organization, where to find federal and state grants, and where to find corporate giving programs whose giving goals match your funding needs.

#### **Meetings**

On August 30<sup>th</sup> the deputy director, development services manager, and city planner met with representatives from Verizon to discuss wireless communications needs. The Verizon staff shared what is being done in other communities to help blend equipment to the surroundings. City staff were provided maps showing where the greatest need is located. Staff shared potential sites where equipment could be located.

The city planner and development services manager met with the owner of Dairy Queen and his team to discuss amending the drive-thru. The drive-thru is currently queuing so far that it wraps around the entire site and blocks the exit of the drive-thru. The city traffic engineer reviewed their proposed drive-thru modification for Dairy Queen and was not supportive due to traffic safety reasons. However, city staff looked at other alternatives that the city traffic engineer supported and shared those with the business owner.

The city planner and development service manager met with Dr. Amr and his design team to discuss a preliminary layout for a day care center at 96 North High Street. The site plan does not meet the requirements of the Urban Center Code and staff provided feedback on how to bring the site plan into conformance. Dr. Amr and staff also discussed preliminary ideas and development scenarios for property he owns along and behind the east side of north High Street.

## **BOARDS AND COMMISSIONS**

**AUGUST 2016**

### **Architectural Review Board**

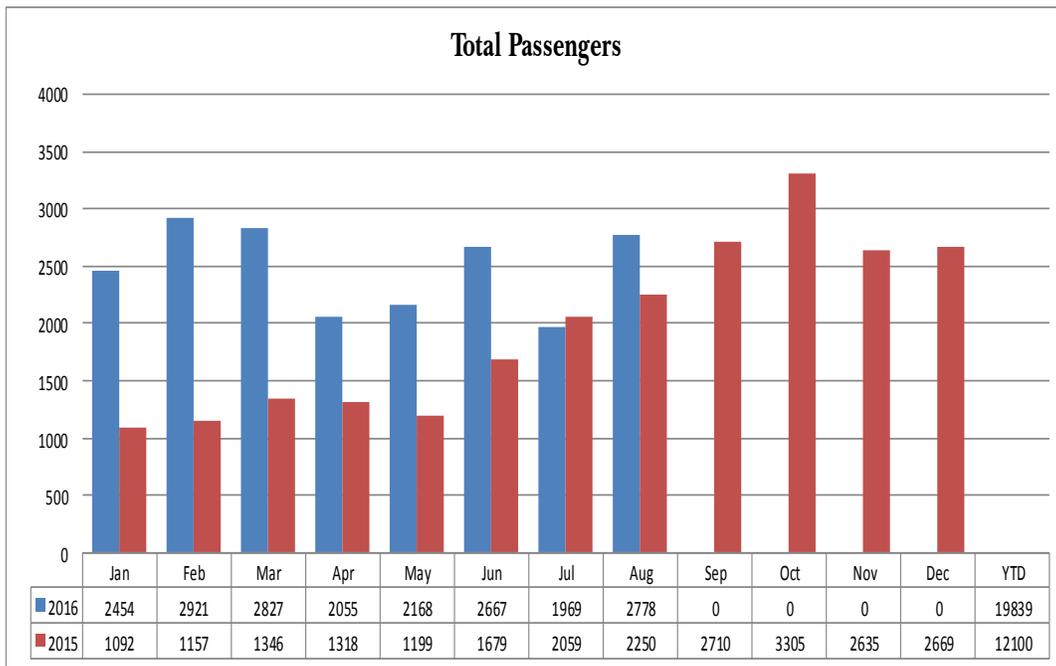
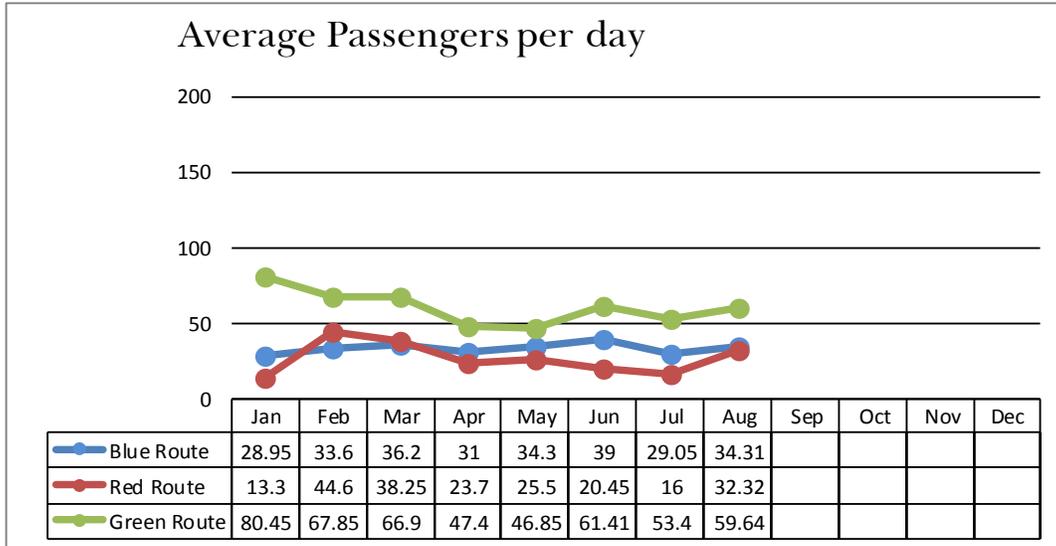
The Architectural Review Board met on August 8, 2016 and heard four items. The board tabled a certificate of appropriateness for a sign for Allstate Donahey Financial Group located at 9 South High Street. The board approved with conditions a certificate of appropriateness related to the site lighting, grading and landscaping for two residential multi-unit buildings at the southeast and southwest corners of Main and Market Street. The board approved a certificate of appropriateness for a subdivision entry sign located at the Straits Farm subdivision. The board approved with conditions a certificate of appropriateness for exterior changes at Bungalow Home located at 97 W. Dublin Granville Road. The board heard informal presentations for the future development plans of Bungalow Home site, Civic Building lighting and an update to the Chabad House Mikvah project.

### **Planning Commission**

The Planning Commission met on August 15, 2016 and heard six items. The commission approved with conditions a conditional use to allow a model home located at 7405 Steeplechase Lane. The commission tabled a variance to the fence requirements for a private swimming pool located at 10 Highgrove. The commission tabled a variance to the fence requirements for a private swimming pool located at 11 Highgrove. The commission tabled a variance to the fencing requirements for a private swimming pool located at 7010 Lambton Park. The commission tabled the final development plan and variances for Home2 Suites located within the Canini Trust Corp.

## PROJECT UPDATES AUGUST 2016

### New Albany SmartRide



## **PROJECT UPDATES CONTINUED**

**AUGUST 2016**

### **Capital Improvement Projects Update**

#### **Forest Drive/Zarley Connector Roadway Project**

On August 9th the roadway was fully opened to traffic. Savko continues to address the remaining punch list items. The pond excavation and final grading is scheduled to take place in October and the project will be closed out in November. This project includes a two year warranty from the contractor.

#### **Innovation Campus Way – Mink Road Connector**

The project pre-bid meeting and bid opening took place during August. The design consultant is currently reviewing bids for accuracy and completion, and a recommendation to award will be made to the City Manager in September. The bids received were favorable, and came in less than the engineer's estimate. The city has 90 days from the bid opening to award the project.

#### **Market Street Extension**

Construction for the extension of Market Street from Ackerly Farm Road to Reynoldsburg New Albany Road has commenced in August. This project is being managed by the New Albany Company. The anticipated project completion is on or before November 15.

#### **Innovation Campus Way West**

Construction for the extension of Innovation Campus Way to the west from Beech Road commenced in August. This project is managed by the New Albany Company. The anticipated project completion is on or before November 15<sup>th</sup> of this year.

#### **ODOT – Mink Road Interchange**

ODOT received bids for the new interchange on August 25<sup>th</sup>. The low bidder for the project is Trucco Construction Company, who submitted a bid of \$7,994,047.89. The engineer's estimate for the project was \$8,150,000.00.

## **PROJECT UPDATES CONTINUED**

**AUGUST 2016**

### **Innovate New Albany**

#### **Spotlight**

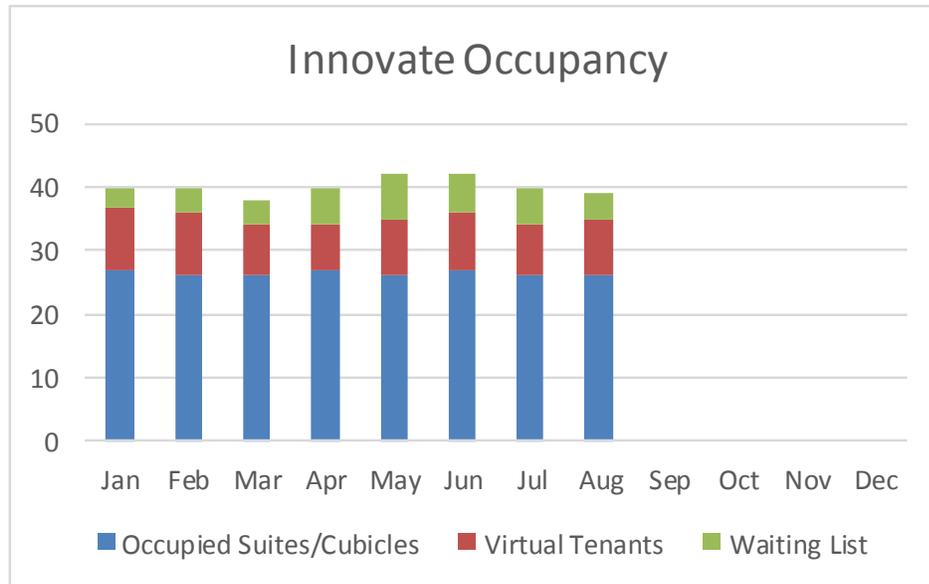
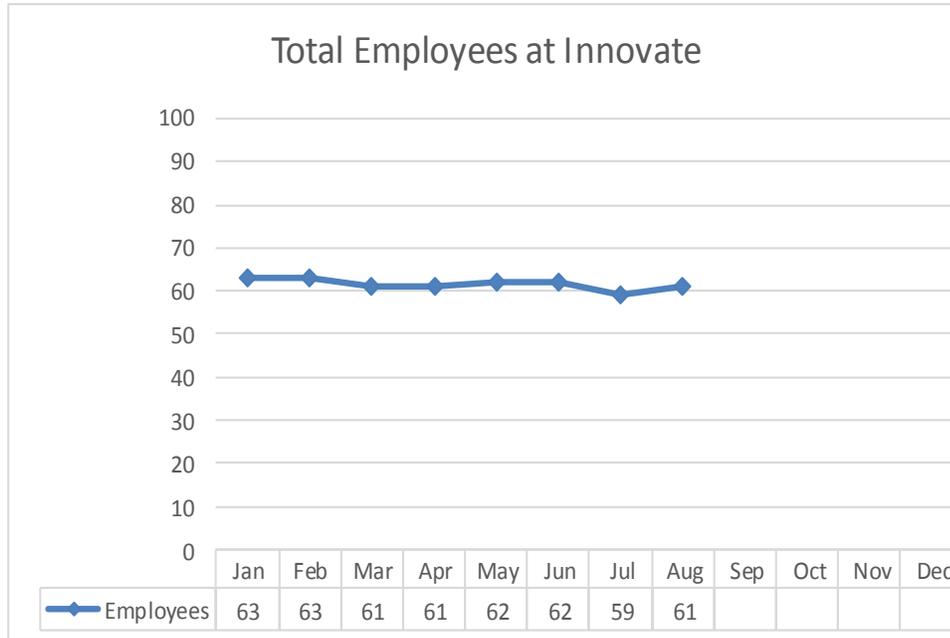
The economic development specialist completed a retention visit with Raymond James of Columbus Capital and Neil Collins hosted Mr. James at Innovate. Neil explained Innovate New Albany's mission, the types of companies at the incubator and the format and schedule for TIGER Talks. Mr. James expressed interest in attending events, leading a TIGER talk for startups and small businesses, and generally becoming a contributing member of our community.

#### **Event Activity**

- Design 101: How to Elevate Your Visual Brand Identify on Your Own, led by Sam Malik (20 attendees)
- Grow Your Business With Email and Social Media, led by Eric Watts (42 attendees)
- Mindfulness Meditation, led by Juan Alvarez (12 attendees)
- How Angel Investors Can Bring More Than Money to Your Startup, led by Parker MacDonell and Terry Ziegler (46 attendees)
- 5 Power Tools to Build Strong Sales Results, led by Karla Lewis (20 attendees)
- May I See Your ID? Success Stories of Entrepreneurs Under 21, led by David Butcher and Claire Coder (24 attendees)

## PROJECT UPDATES CONTINUED AUGUST 2016

### Innovate New Albany



## PROJECT UPDATES CONTINUED AUGUST 2016

Innovate New Albany Electronic Media and Internet Campaign:

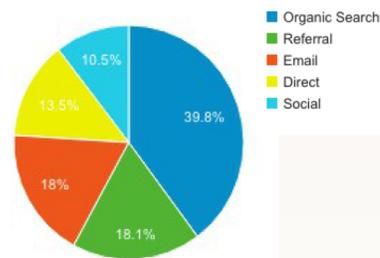
### Audience Overview

	July	August
Visits	1,743	2,052
Users	1,331	1,571
Pageviews	3,116	3,827
Pages / Session	1.79	1.87
Avg. Bounce Rate	65.86%	64.72%
Avg. Duration	1:35	1:41

**INNOVATENEWALBANY**

### Traffic Sources

- Google / organic
- Email List / email
- Direct / none
- Facebook/ referral
- Bing / organic
- Twitter / referral
- Columbusregion.com / referral
- Yahoo / organic
- Linkedin.com/ referral
- Meetup.com / referral
- NewAlbanyBusiness.org / referral
- Nextplex.com / referral



**INNOVATENEWALBANY**

## PROJECT UPDATES CONTINUED AUGUST 2016

Innovate New Albany Electronic Media and Internet Campaign:

### Twitter Overview

Twitter Profile	Total Followers	Follower Increase	Tweets Sent	Impressions	Impressions per Follower	Engagements	Engagements per Follower	Retweets	Clicks
 @InnovateNA	1,368	1.9%	32	18,908	13.82	285	0.21	68	51



18,908

ORGANIC IMPRESSIONS



51

LINK CLICKS



285

TOTAL ENGAGEMENTS

FOLLOWER METRICS	TOTALS
Total Followers	1,368
New Follower alerts	76
Actual Followers gained	25
People that you followed	16

INNOVATENEWALBANY

### Facebook Overview

Facebook Page	Total Fans	Fan Increase	Posts Sent	Impressions	Impressions per Post	Engagements	Engagements per Post	Link Clicks
 Innovate New Albany	376	5.62%	13	13,716	1,055	302	23.2	100



13,716

IMPRESSIONS



100

LINK CLICKS



302

POST ENGAGEMENTS

AUDIENCE GROWTH METRICS	TOTALS
Total Fans	376
Paid Likes	1
Organic Likes	19
Unlikes	-
Net Likes	20

INNOVATENEWALBANY

# PROJECT UPDATES CONTINUED

## AUGUST 2016

Innovate New Albany Electronic Media and Internet Campaign:

### August Content

August 2<sup>nd</sup>, 2016  
**Write for Your Target Audience**  
by Laurie Zinn, Line-by-Line

August 24<sup>th</sup>, 2016  
**TIGER Talk Recap: How Angel Investors Can Bring More Than Money to Your Startup**  
by Innovate New Albany

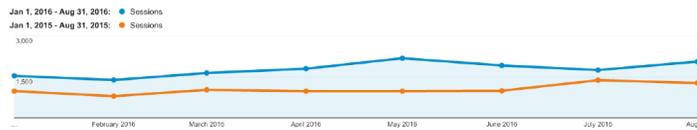
August 8<sup>th</sup>, 2016  
**Tenant Spotlight – Meet Baobab Village Wellness Group**  
by Innovate New Albany

August 31<sup>st</sup>, 2016  
**Your Ideal Marketing Team**  
by Laurie Zinn, Line-by-Line

August 15<sup>th</sup>, 2016  
**Columbus Women in Business: 5 Steps to Success**  
by Tori Metzger, Ohio State Bar Association

INNOVATENEWALBANY

### Historical Overview



Sessions

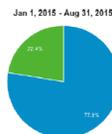
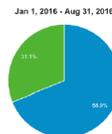
**70.01%**  
14,223 vs 8,366

Users

**51.86%**  
9,979 vs 6,571

Pageviews

**30.34%**  
26,984 vs 20,703



■ New Visitor ■ Returning Visitor

INNOVATENEWALBANY

## **PLAN REVIEW**

### **AUGUST 2016**

#### **Engineering Plan Reviews**

Community Development did not receive a new initial plan submittal during the month of August. Plan review was completed for one project that was initially submitted in June.

#### **Engineering Pre-Construction Meetings**

No pre-construction meetings were held during the month of August.

#### **Building Reviews and Meetings**

##### **Residential**

During the Monday plan review meetings 11 small project reviews were completed.

Six new homes were received and reviewed for the following addresses:

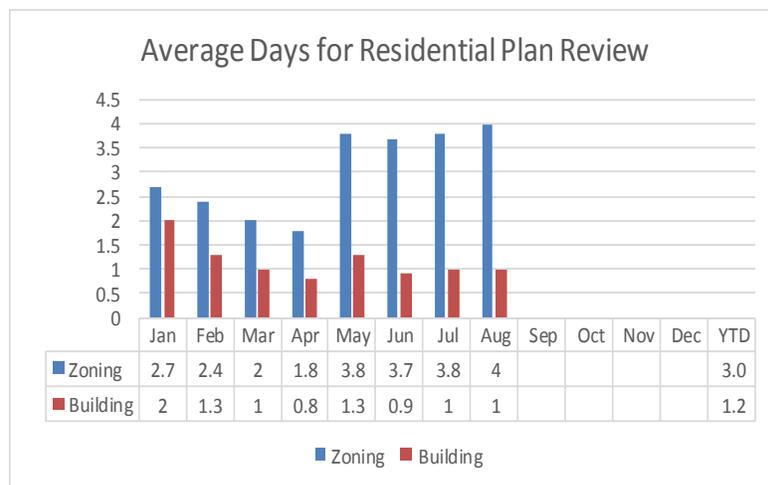
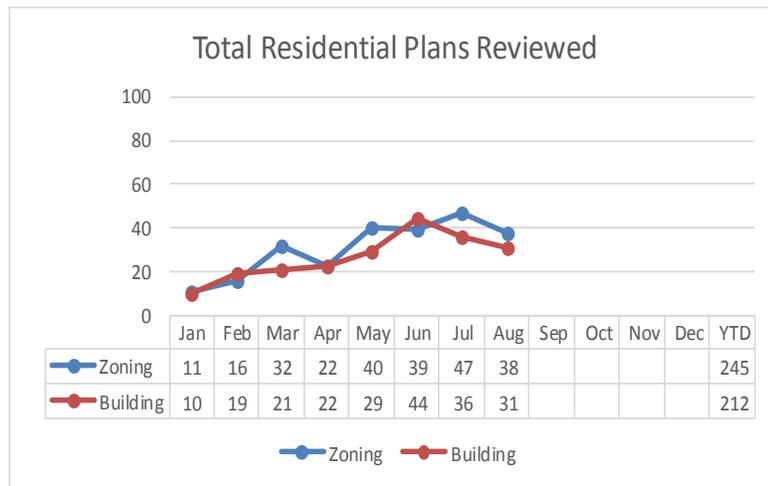
- 7422 New Albany Links Dr.
- 7405 Steeplechase Lane
- 7951 Straits Farm N.
- 6 S. Ealy Crossing
- 7941 Straits Farm N.
- 75 Keswick Drive

##### **Commercial**

Three plan review meetings for commercial projects were completed. The chief building official made site visits to CCL, NA Ballet, Noah's, and the Granger projects to discuss job progress with the superintendents. The New Albany Ballet received a conditional occupancy.

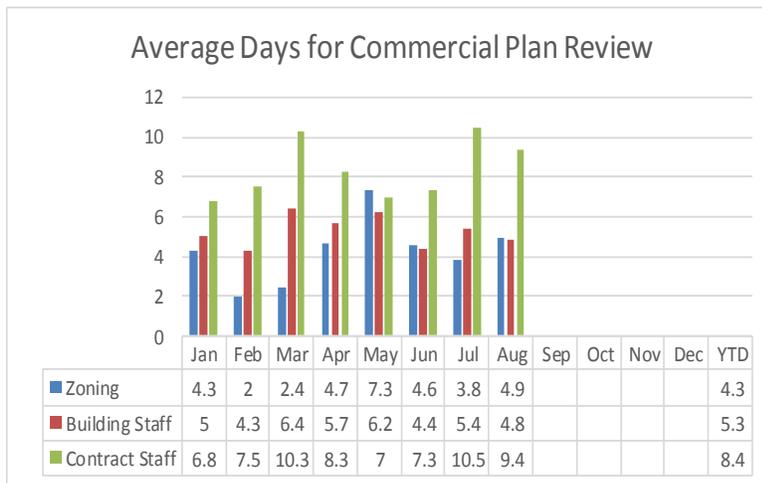
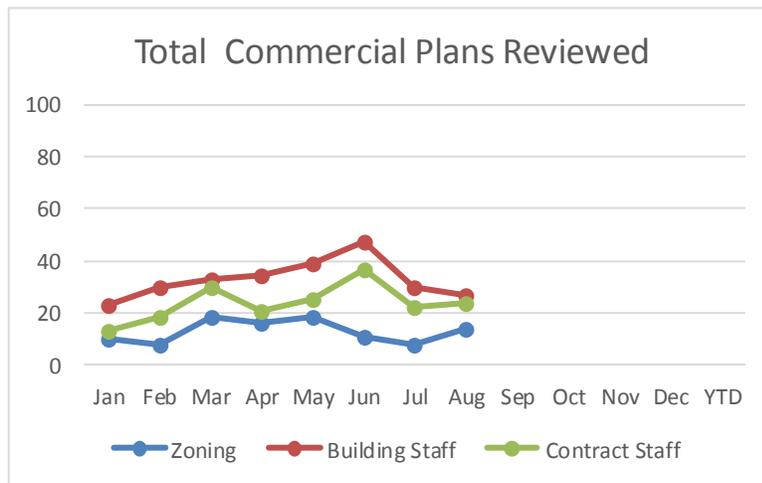
## PLAN REVIEW CONTINUED AUGUST 2016

### Residential Plan Review



## PLAN REVIEW CONTINUED AUGUST 2016

### Commercial Plan Review



## **FIELD WORK AND INSPECTIONS**

**AUGUST 2016**

### **Zoning Related Field Concerns and Inspections**

#### **Residential Inspections**

##### **7869 Peter Hoover Road**

A complaint was received regarding the condition of the property, multiple dump trucks and tall grass. An inspection was completed and multiple violations were found. A violation notice was mailed.

##### **7166 Dean Farm Road**

A complaint was received regarding the parking of a boat, dump truck and multiple cars on the property. An inspection was completed and multiple violations were found. A violation notice was mailed.

##### **6350 Kitzmiller Road**

A complaint was received regarding working without a permit, dumpster and RV storage. An inspection was completed and a notice was left on site. The property owner contacted our office and submitted for a permit. The RV was moved to an appropriate location. The violations were closed.

##### **7043 Central College Road**

A complaint was received regarding the parking of a boat on the property. An inspection was completed and a violation was found. A violation notice was mailed. The homeowner corrected the violation.

##### **7120 Central College Road**

A complaint was received regarding the parking of a boat, dump truck and multiple cars on the property. An inspection was completed and no violations were found.

##### **7125 Central College Road**

A complaint was received regarding the parking of a boat, dump truck and multiple cars on the property. An inspection was completed and multiple violations were found. A violation notice was mailed. A re-inspection was completed and two violations were corrected. The homeowner spoke with the zoning officer and an extension was given for the repair related to the third violation.

##### **7100 New Albany Links Drive**

A complaint was received regarding the grass and weeds on the golf course. An inspection was completed and no violations were found. The zoning officer contacted the New Albany Links Golf Course grounds supervisor and discussed the issue. The grounds supervisor stated that they have a new weed control plan for next year.

## FIELD WORK AND INSPECTIONS CONTINUED

AUGUST 2016

### Residential Inspections Continued...

#### Reserve C – King George Drive

**History:** A complaint was received regarding the fence maintenance. An inspection was completed and a violation was found. A violation notice was mailed.

**Update:** The property owner notified the zoning officer of some concerns and the difficulty accessing the neighboring property to perform maintenance on the fence. The zoning officer spoke with the neighboring property owner requesting written permission for the homeowner to access his property. The neighboring property owner refused to provide the written permission to the city for the homeowners. A notice was sent to the homeowners stating that the city is unable to enforce the violation until access is granted.

#### 4535 Neiswander Square

**History:** A complaint was received regarding the fence maintenance. An inspection was completed and a violation was found. A violation notice was mailed.

**Update:** Interested parties notified the zoning officer of some concerns and the difficulty accessing the neighboring property to perform maintenance on the fence. The zoning officer spoke with the neighboring property owner requesting written permission for the homeowner to access his property. The neighboring property owner refused to provide the written permission to the city for the homeowners. A notice was sent to the homeowners stating that the city is unable to enforce the violation until access is granted.

#### 4561 Neiswander Square

**History:** A complaint was received regarding the fence maintenance. An inspection was completed and a violation was found. A violation notice was mailed.

**Update:** Interested parties notified the zoning officer of some concerns and the difficulty accessing the neighboring property to perform maintenance on the fence. The zoning officer spoke with the neighboring property owner requesting written permission for the homeowner to access his property. The neighboring property owner refused to provide the written permission to the city for the homeowners. A notice was sent to the homeowners stating that the city is unable to enforce the violation until access is granted.

#### 4541 Neiswander Square

**History:** A complaint was received regarding the fence maintenance. An inspection was completed and a violation was found. A violation notice was mailed.

**Update:** The zoning officer met with the homeowner to see the property boundaries. Upon inspection the violation was closed.

## FIELD WORK AND INSPECTIONS CONTINUED

AUGUST 2016

### Residential Inspections Continued...

#### 7518 King George Drive

**History:** A complaint was received regarding the fence maintenance. An inspection was completed and a violation was found. A violation notice was mailed.

**Update:** Interested parties notified the zoning officer of some concerns and the difficulty accessing the neighboring property to perform maintenance on the fence. The zoning officer spoke with the neighboring property owner requesting written permission for the homeowner to access his property. The neighboring property owner refused to provide the written permission to the city for the homeowners. A notice was sent to the homeowners stating that the city is unable to enforce the violation until access is granted.

#### 7550 King George Drive

**History:** A complaint was received regarding the fence maintenance. An inspection was completed and a violation was found. A violation notice was mailed.

**Update:** The property owner notified the zoning officer of some concerns and the difficulty accessing the neighboring property to perform maintenance on the fence. The zoning officer spoke with the neighboring property owner requesting written permission for the homeowner to access his property. The neighboring property owner refused to provide the written permission to the city for the homeowners. A notice was sent to the homeowners stating that the city is unable to enforce the violation until access is granted.

#### 7558 King George Drive

**History:** A complaint was received regarding the fence maintenance. An inspection was completed and a violation was found. A violation notice was mailed.

**Update:** A re-inspection was completed and the violation was corrected.

#### 7534 King George Drive

**History:** A complaint was received regarding the fence maintenance. An inspection was completed and a violation was found. A violation notice was mailed.

**Update:** Interested parties notified the zoning officer of some concerns and the difficulty accessing the neighboring property to perform maintenance on the fence. The zoning officer spoke with the neighboring property owner requesting written permission for the homeowner to access his property. The neighboring property owner refused to provide the written permission to the city for the homeowners. A notice was sent to the homeowners stating that the city is unable to enforce the violation until access is granted.

## FIELD WORK AND INSPECTIONS CONTINUED

AUGUST 2016

### Residential Inspections Continued...

#### 7284 Landon Lane

**History:** A complaint was received regarding a drainage issue involving a fence and landscape. The zoning officer and development services manager completed an inspection and violations were found. A violation letter was mailed.

**Update:** The fence contractor corrected the violation regarding the fence permit. The zoning officer and maintenance supervisors met with the homeowner to discuss the landscaping related to drainage. The service department installed a 4" riser to the storm water drain frame. The homeowner removed some landscaping and created a swale to assist with drainage from neighboring properties. The violations have been corrected.

#### 5945 Johnstown Road

**History:** A complaint was received regarding outdoor storage and fence maintenance. An inspection was completed and violations were found. A violation letter was mailed. A re-inspection was completed and a second violation notice was mailed for the outdoor storage.

**Update:** The violations have been corrected.

#### 3915 Reynoldsburg New Albany Road

**History:** The city planner and zoning officer met with a homeowner at their residence to discuss the pool fence. The homeowner was interested in pursuing a variance to permit them to not install a fence around the pool. Staff provided a history of the pool fence variances, and the homeowner stated they will install the fence.

**Update:** Homeowner stated that he will submit a revised fence location for approval.

#### 6869 Central College Road

**History:** A complaint was received regarding a vacant house. The zoning officer and building inspector completed an inspection on June 1, 2016 and multiple violations were observed. A violation letter was mailed, however, the letters were returned undeliverable. The zoning officer contacted Franklin County Public Health for assistance in locating the property owners. Franklin County Public Health has taken the lead for this case. They completed an inspection on June 22, 2016 and mailed a violation letter to multiple addresses.

**Update:** No update from Franklin County Public Health

#### 7010 Lambton Park Road

**History:** In November 2015 a complaint was received regarding the pool fence. An inspection was completed and a violation letter was mailed. In December 2015, an extension was granted until the end of January to determine if they wanted to apply for a variance. The violation is on hold until city staff can research the requirements for pool fences and make a recommendation to administration and council. Council approved an updated swimming pool code on May 17, 2016. A variance application has been submitted for this address. The variance has been discussed at the July 18<sup>th</sup> and August 15<sup>th</sup> meetings.

**Update:** The variance was tabled and will be scheduled for the Planning Commission meeting on November 21<sup>st</sup>.

## FIELD WORK AND INSPECTIONS CONTINUED

### AUGUST 2016

#### Residential Inspections Continued...

##### 10135 Johnstown Road

**History:** A complaint was received regarding multiple vehicles/campers on the property and the welfare of the resident. The zoning officer contacted Franklin County Public Health to schedule a joint inspection for February 2, 2016. A violation notice was mailed on February 5, 2016. A joint follow-up inspection was conducted on February 29, 2016. No progress has been made on the violations. The case was escalated to the legal departments. Franklin County Public Health has taken the lead. A joint inspection was completed with Franklin County Public Health, New Albany zoning officer and chief building official on June 30, 2016. The owner has vacated the property, personal contents and vehicles have been removed. Violations are still present with the structure of the home. Inspection results were forwarded to the legal department.

**Update:** Franklin County was satisfied with the progress made on the exterior of the property and with the house being vacant did not see a reason to file any legal action. New Albany zoning officer and chief building official will continue to monitor this property for compliance. A re-inspection is scheduled for September 2<sup>nd</sup>.

##### 11 Highgrove

**History:** In November 2015 a complaint was received regarding the pool fence. An inspection was completed and a violation letter was mailed. In December 2015, an extension was granted until the end of January to apply for a variance. The violation is on hold until city staff can research the requirements for pool fences and make a recommendation to administration and council. Council approved an updated swimming pool code on May 17, 2016. A variance application has been submitted for this address. The variance has been discussed at the July 18<sup>th</sup> and August 15<sup>th</sup> meetings.

**Update:** The variance was tabled and is scheduled for the Planning Commission meeting on October 17<sup>th</sup>.

##### 10 Highgrove

**History:** In November 2015 a complaint was received regarding the pool fence. An inspection was completed and a violation letter was mailed. In December 2015, an extension was granted until the end of January to apply for a variance. The violation is on hold until city staff can research the requirements for pool fences and make a recommendation to administration and council. Council approved an updated swimming pool code on May 17, 2016. A variance application has been submitted for this address. The variance has been discussed at the July 18<sup>th</sup> and August 15<sup>th</sup> meetings.

**Update:** The variance was tabled and is scheduled for the Planning Commission meeting on October 17<sup>th</sup>.

#### Grass Complaints:

7843 Straits Lane	inspection completed – no violation
7839 Straits Lane	inspection completed – no violation
4550 Ackerly Farm Rd.	inspection completed – no violation
7100 New Albany Links Dr.	inspection completed – no violation (see above)

## **FIELD WORK AND INSPECTIONS CONTINUED**

### **AUGUST 2016**

#### **Commercial Inspections**

##### **Wolcott Manor 12, 24W and 26**

The city planner inspected Wolcott Manor building 12 on August 3, 2016 and issued temporary occupancy. Grass must be established throughout the entire site where the ground has been disturbed.

##### **2570 Beech Road**

The city planner inspected the Project 68 site on August 11<sup>th</sup>. Everything was completed except for final grading and establishing grass where the site has been disturbed. Therefore, building one (1) is still under temporary occupancy.

##### **5161 Forest Drive**

The city planner inspected the New Albany Ballet site on August 16<sup>th</sup>. The site was issued conditional occupancy because the retention pond was not fully landscaped. The building was fully completed per the approved plans.

##### **175 E. Main St.**

On August 26<sup>th</sup> the city planner inspected the Noah's Event Venue site and issued conditional occupancy. The public sidewalk is missing a decorative grate and the grass has not been established throughout the site where the ground has been disturbed.

## Commercial Project Construction Status

**Market and Main II-** Masonry walls are completed for the stair towers. The structural steel is being erected.

**CCL** - Footings are completed and the first slab pours have started.

**New Albany Water Tower** - Columbus Water is setting final equipment in the rooms.

**Marburn Academy** - The walls and soffits are covered with drywall. The ceiling grid-work is being installed. Window installation is nearly complete.

**Wolcott Manor**— All units are framed. Units 12, 13, 14, 15, 22, 23, 24E, 24W, 25, and 26 have been given conditional occupancies.

**First and Main**— Underground fire protection lines are approved. The roof coverings have started and hvac curb boxes have been installed. The walls and windows are being installed to weather in the main building.

**Multi tenant II** - The main building exterior footings have been completed. The precast walls are being set and grouted in place. Underground MEP's are installed.

**Walton Offices** - The foundation walls, stair towers, and elevator are being installed.

### Commercial tenant finishes-

New Albany Surgical fire alarm project is tested and finalized. The Wexner Foundation life safety inspections have been completed. DaVita Dialysis is completing the above ceiling mechanicals.



Market & Main II



CCL



Noah's Event Center

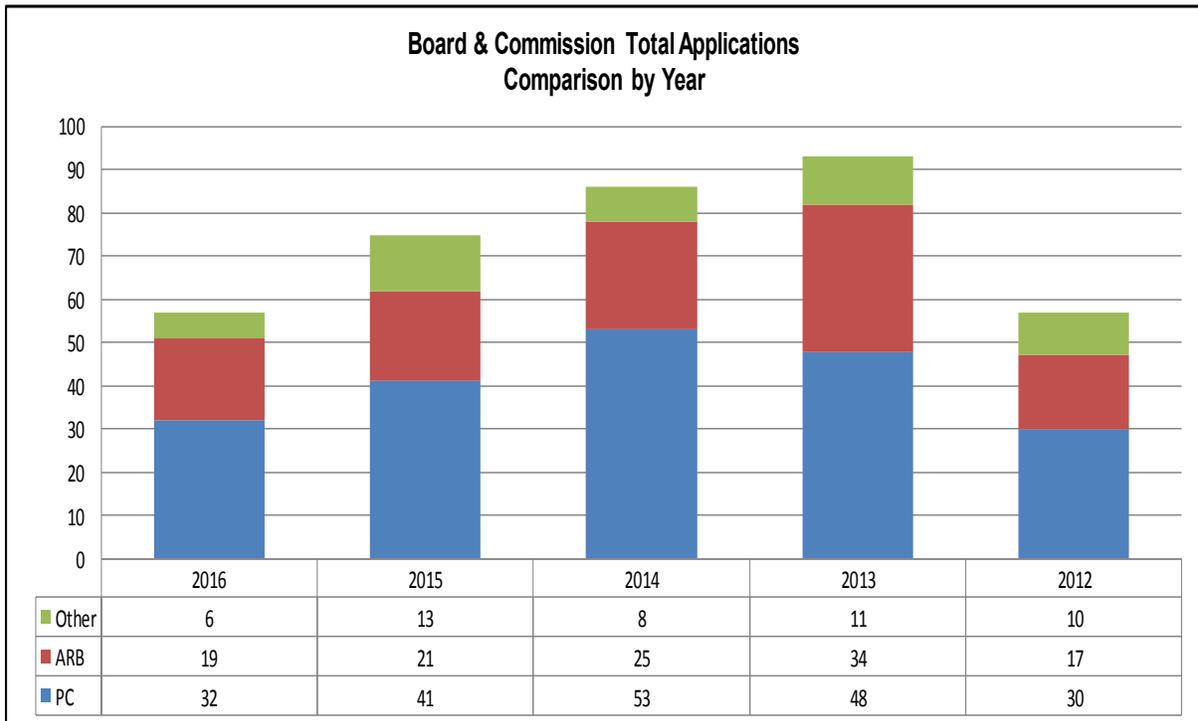
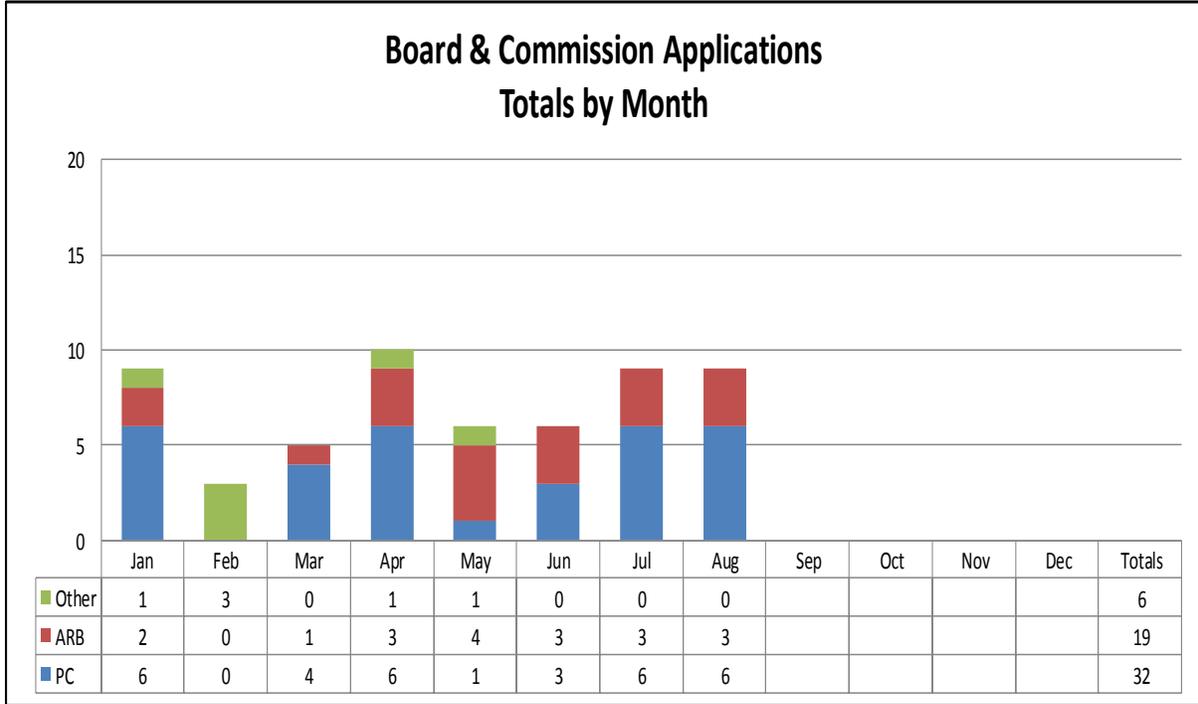


1st & Main

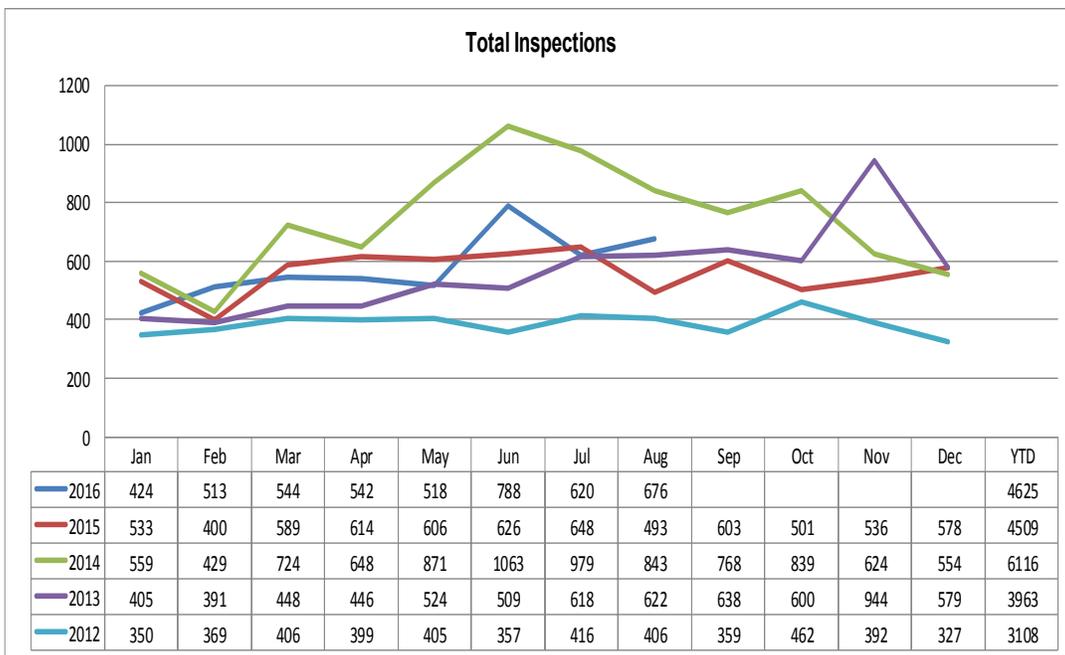
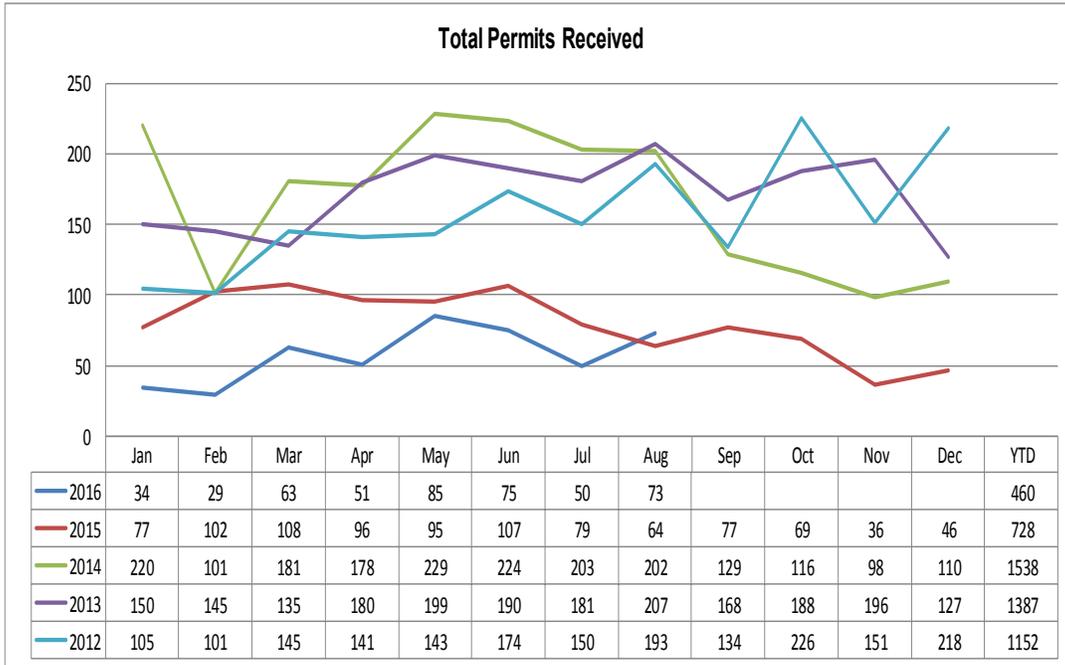


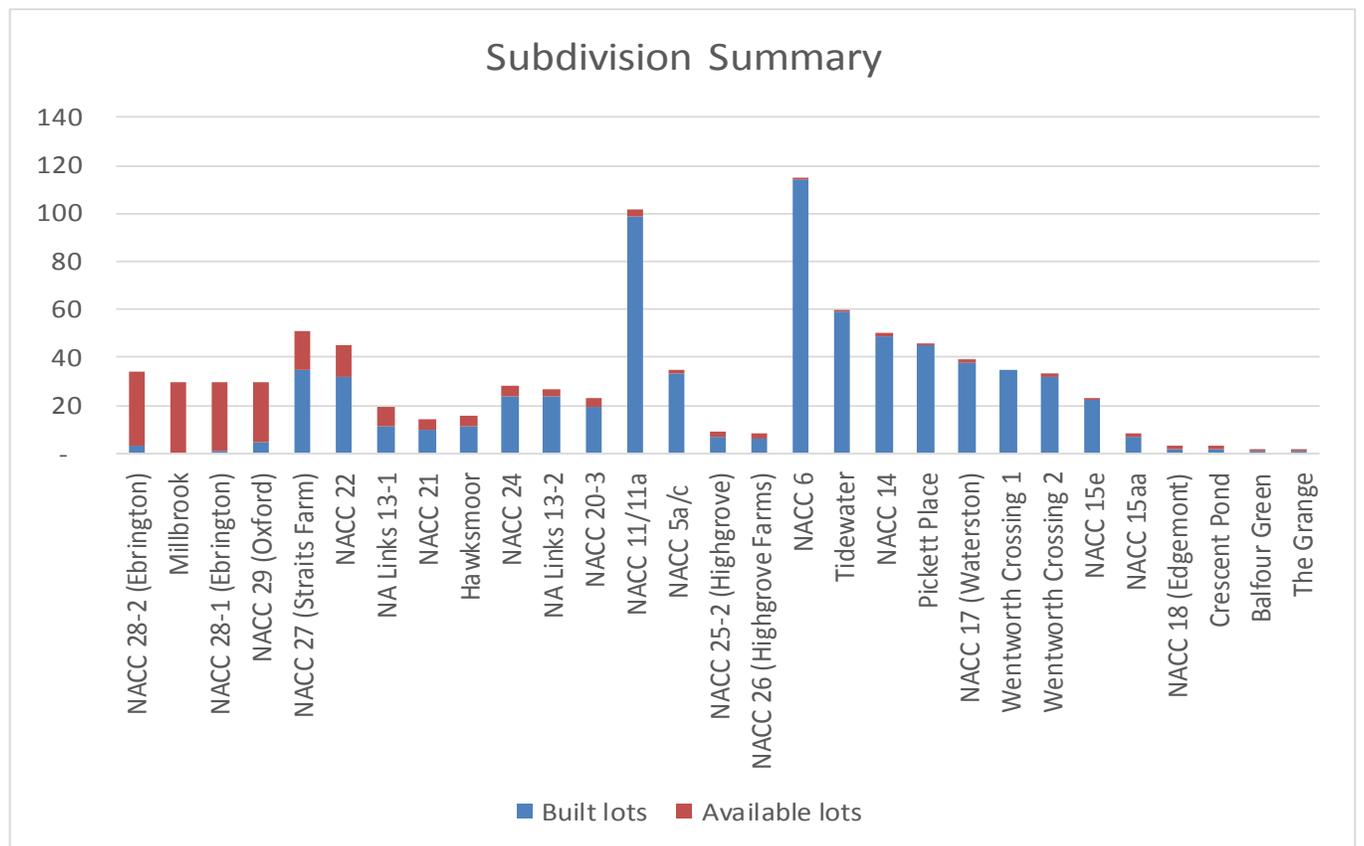
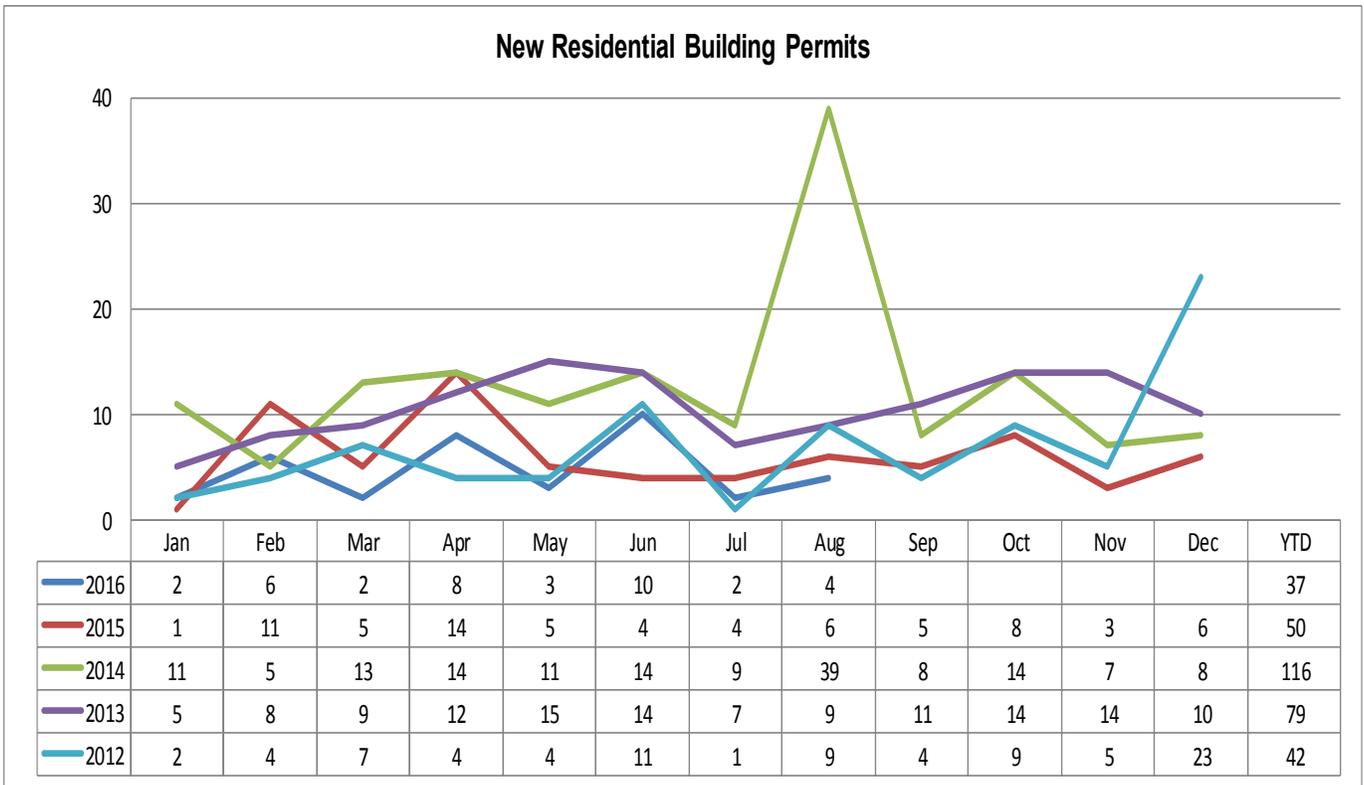
Multi-Tenant II

## BOARD AND COMMISSION STATISTICS AUGUST 2016

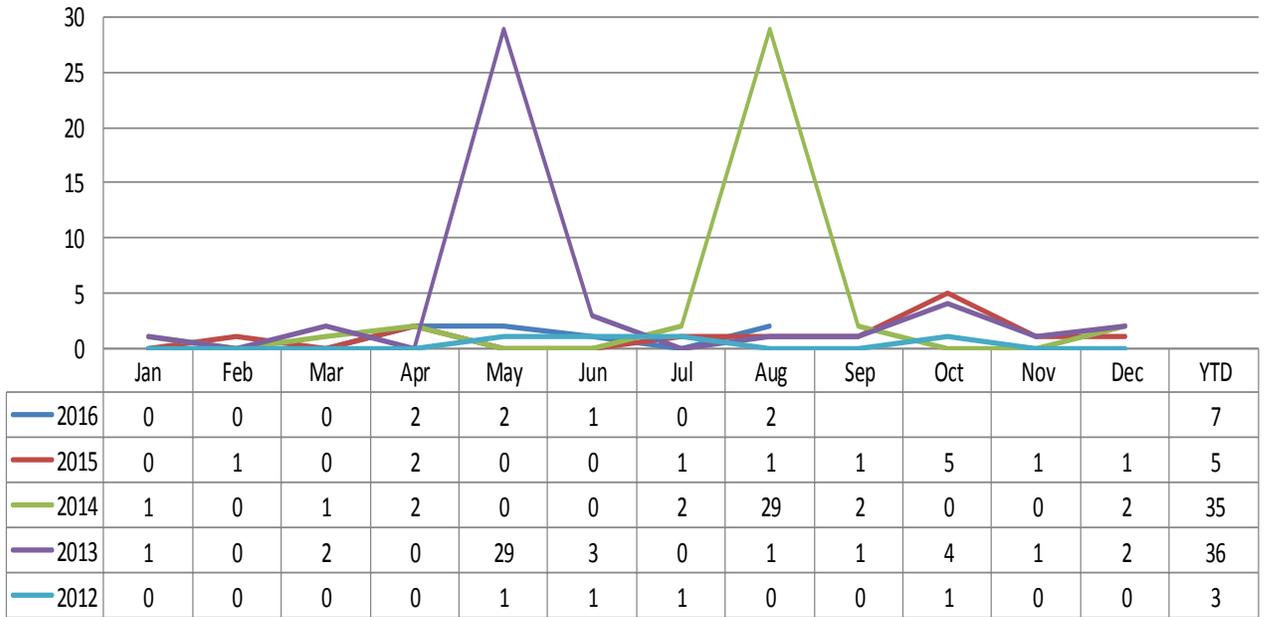


## BUILDING AND ZONING STATISTICS AUGUST 2016





### New Commercial Building permits



### Total Commercial Square Footage Under Construction

