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## Community Development Department

### MONTHLY REPORT

December 2018

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*Professionalism*

*Reliability*

Be inspired.

*Creativity*

*Service*

#### **Inside This Issue:**

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## NEWS AND INFORMATION

### DECEMBER 2018

#### **Professional Development**

On December 5th, the director and development services manager attended sexual harassment training Douglas Duckett, Esq hosted by the City of Gahanna. The title of the training was “Preventing Harassment and Discrimination: Building a Workplace of Professionalism and Respect in the Age of #MeToo.”

On December 7<sup>th</sup> various members of the department attended the seventh annual Economic Development 411 (ED411) event. More than 600 elected and appointed officials, civic leaders and business leaders joined the Mid-Ohio Development Exchange and Columbus 2020 for a day of insightful conversation centered around the next decade of growth, innovation and investment in the Columbus Region. Keynote speakers included Ohio Governor-elect Mike DeWine, Kenny McDonald, President and CEO of Columbus 2020, Les Wexner, President and CEO of L Brands ,and Alex Fischer, President and CEO of The Columbus Partnership.

On December 13<sup>th</sup> the engineer, development services coordinator, and development services manager attended media training at the service department. Mark Weaver’s course taught attendants how to think like a reporter, strategize responses, the importance of practice, and how to treat reporters fairly, honestly, and respectfully.

#### **Chamber Delta Awards**

On December 6<sup>th</sup> various members of the department attended the Chamber Annual Meeting and Delta Awards at the Estate at New Albany. The New Albany Chamber of Commerce annually honors local businesses and community leaders for their significant roles in driving community and economic growth and excellence. The Delta Awards is an opportunity to recognize outstanding successful people and organizations for their achievements and contribution to our community.

#### **Boards & Commissions Update**

On December 19th, the Community Reinvestment Area Housing Council (CRAHC) met for a business tour of Magnanni. The council is tasked with making an annual inspection of a property within the community reinvestment area for which an exemption has been granted. Magnanni is a third generation family-owned company that has been producing upscale men’s shoes for more than 50 years in the small city of Almansa, Spain. Pascual Blanco, Director of Sales for America and Asia, operates from the New Albany location and lives in New Albany. All of the design and production are completed in Spain with purchasing and distribution done in New Albany. Magnanni continues to grow closing 2018 with 19 full-time employees.

**BOARD AND COMMISSIONS**  
**DECEMBER 2018**

**Planning Commission December 17, 2018**

**Applications**

**Title:** Courtyards at New Albany—Sales Trailer Conditional Use  
**Location:** 7100 New Albany Condit Road  
**Applicant:** Epcon New Albany, LLC  
**Request:** Conditional Use for Sales Trailer  
**Zoning:** I-PUD (Yerke West Zoning District)  
**Commission Action:** Approved with Conditions

**Title:** Munster Financial—Final Development Plan Modification  
**Location:** 9835 Johnstown Road  
**Applicant:** Greg Munster  
**Request:** Final Development Plan Modification  
**Zoning:** I-PUD (Oak Grove subarea 7d Section 2)  
**Commission Action:** Approved with Conditions

**Title:** The Avenue Development—Sign Variances  
**Location:** 7320 Smith’s Mill Road  
**Applicant:** New Albany Healthcare Real Estate, LLC  
**Request:** Variance  
**Zoning:** I-PUD (Canini Trust Corp subarea 8b)  
**Commission Action:** Approved with Conditions

**Other Business**

Discussion regarding the Harrison Road South rezoning

## PROJECT UPDATES

DECEMBER 2018

### Rose Run II

On December 10th, the Rose Run II working group had a final meeting. MKSK presented eight project objectives and design schematics. These include: (1) continue the development of the Rose Run Greenway Corridor as the central public park for the Village Center and city, (2) develop a plan for Founder's Cemetery, (3) study moving or relocating the existing community gardens and any desired expansion, (4) determine the administrative building needs of Village Hall and accommodate any desired addition/new structure within this block and determine parking needs, (5) determine the long term facility needs of the police department to include expanded space within this block, (6) enable development along Dublin-Granville Road, (7), plan for future stormwater compensation/management, and (8) strengthen the connectivity between Market Square, the historic Village Center, and Rose Run.



### Miller Avenue Extension

On December 19th, city staff, consulting engineers E.P. Ferris, and the All About Kids daycare owner and construction team met to discuss coordinating their construction with the city's new road project. It was a productive meeting to ensure the road and site design are harmonious and scheduled properly.

## CAPITAL IMPROVEMENT PROJECT UPDATES DECEMBER 2018

**Name of Project:** Morse & Beech Road 36” Water Transmission Main

**Construction Start Date:** October 2018

**Project Description:** This project includes the extension of approximately 12,000 linear feet of 36” water transmission main along Morse Road and Beech Road.

**Status:** The contractor completed the water main installation within Morse Road and the roadway was opened on schedule. The contractor is currently installing erosion and sediment controls, delivering and preparing pipe, and laying out the next portion of installation which will be outside of the roadway.

**Name of Project:** NAPD Morse Road Booster Station

**Construction Start Date:** September 2018

**Project Description:** This project includes the construction of a waterline booster station along the north side of Morse Road, between Avis Road and Pine Meadow Road. The project includes the building construction, mechanical equipment, water main work and site improvements.

**Status:** The first floor deck has been poured and the concrete block walls are being installed.



Morse Road Booster Station



Morse Road

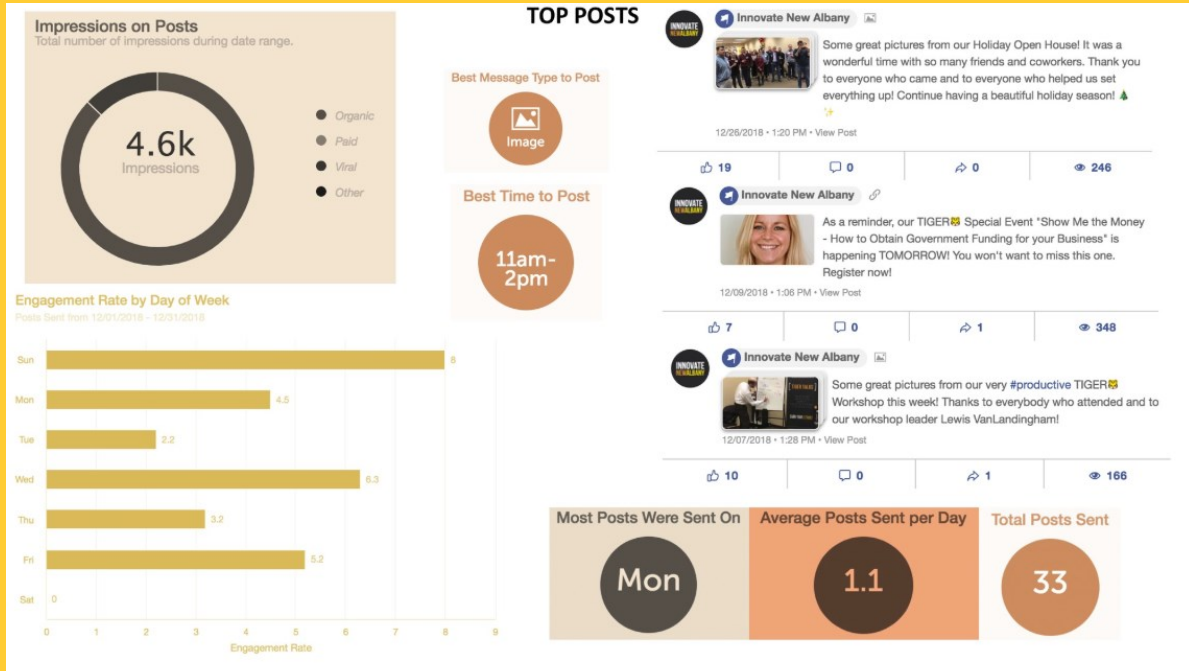


Morse Road 36in. Water Transmission Main

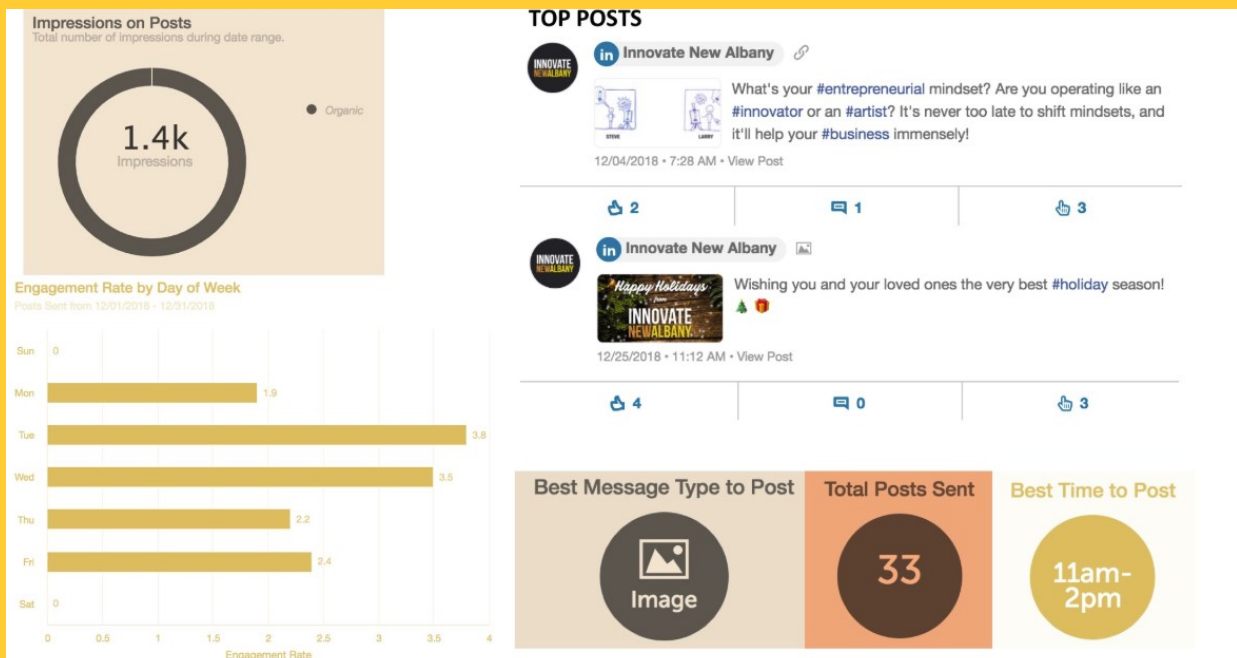
# INNOVATE NEW ALBANY – COMMUNICATIONS DASHBOARD

DECEMBER 2018

## Facebook Overview



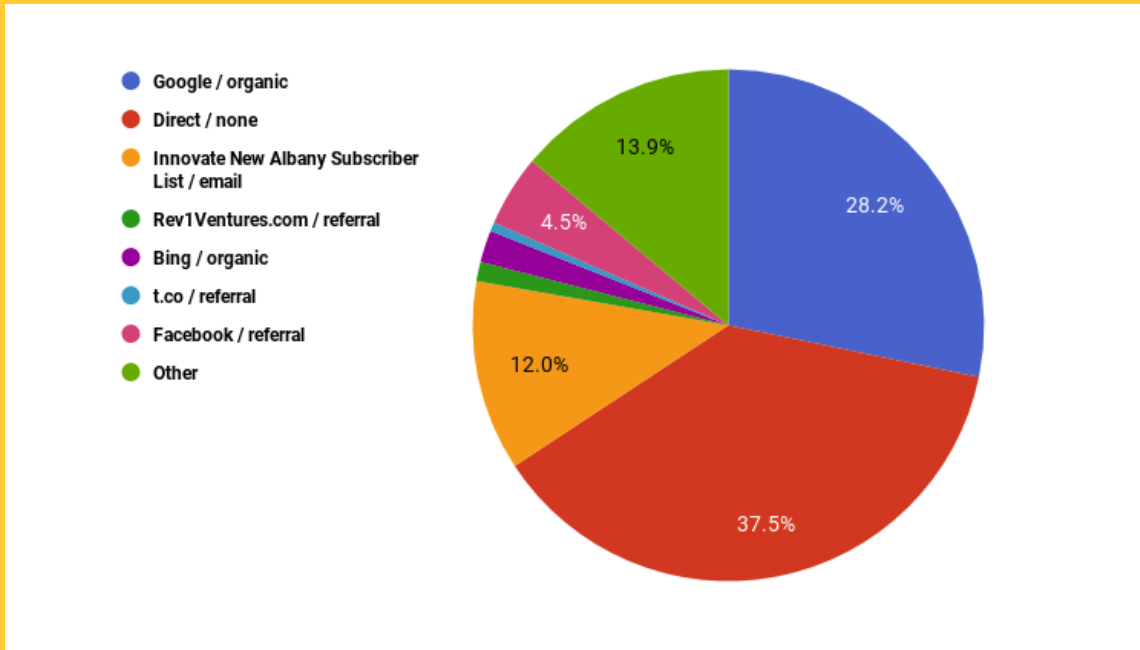
## LinkedIn Overview



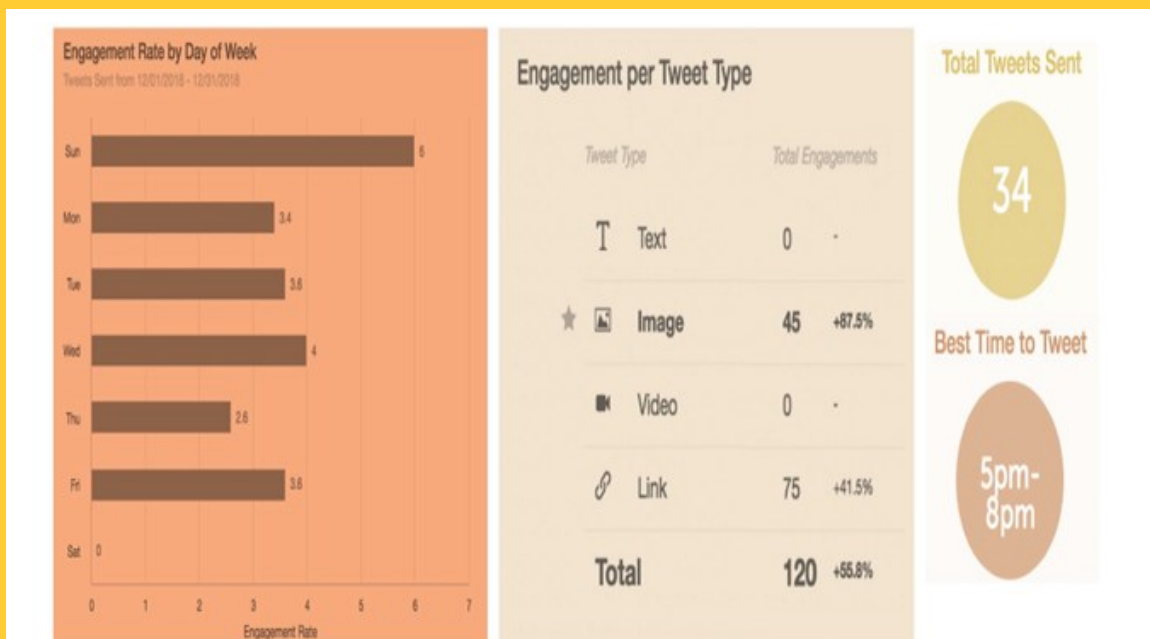
# INNOVATE NEW ALBANY – COMMUNICATIONS DASHBOARD

DECEMBER 2018

## Traffic Overview



## Twitter Overview









## INNOVATE NEW ALBANY – COMMUNICATIONS DASHBOARD

DECEMBER 2018

### Email Overview (cont)

Past Month (6)

	<b>12-21-18 TIGER Newsletter</b> Regular · Innovate New Albany Subscriber List Sent <b>Fri, December 21st, 2018 2:26 PM</b> to 1K recipients by you	<b>Sent</b>	<b>25.8%</b> Opens	<b>2.5%</b> Clicks
	<b>Holiday Open House (copy 01)</b> Regular · Innovate New Albany Subscriber List Sent <b>Mon, December 17th, 2018 3:45 PM</b> to 1K recipients by you	<b>Sent</b>	<b>24.9%</b> Opens	<b>2.2%</b> Clicks
	<b>Holiday Open House</b> Regular · Innovate New Albany Subscriber List Sent <b>Thu, December 13th, 2018 11:34 AM</b> to 1K recipients by you	<b>Sent</b>	<b>23.6%</b> Opens	<b>2.0%</b> Clicks
	<b>12-10-18 TIGER Newsletter</b> Regular · Innovate New Albany Subscriber List Sent <b>Tue, December 11th, 2018 2:30 PM</b> to 1K recipients by you	<b>Sent</b>	<b>24.4%</b> Opens	<b>1.7%</b> Clicks
	<b>Holiday Open House</b> Regular · Innovate New Albany Subscriber List Sent <b>Fri, December 7th, 2018 2:46 PM</b> to 1K recipients by you	<b>Sent</b>	<b>26.0%</b> Opens	<b>3.8%</b> Clicks
	<b>12-03-18 TIGER Newsletter</b> Regular · Innovate New Albany Subscriber List Sent <b>Tue, December 4th, 2018 1:46 PM</b> to 1K recipients by you	<b>Sent</b>	<b>20.1%</b> Opens	<b>2.5%</b> Clicks



# INNOVATE NEW ALBANY - TENANT DASHBOARD & SPOTLIGHT COMPANY

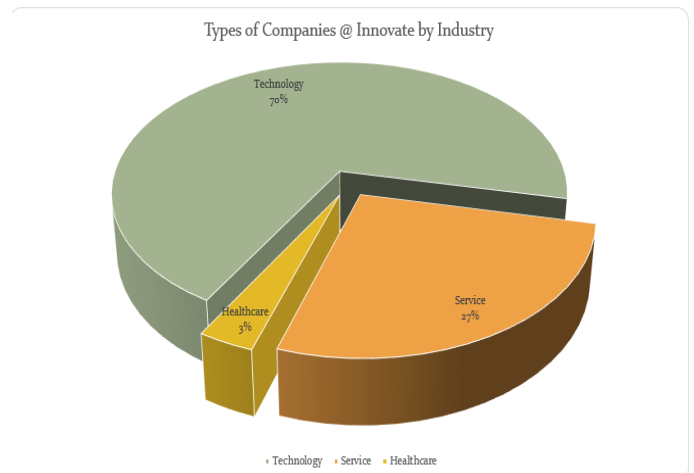
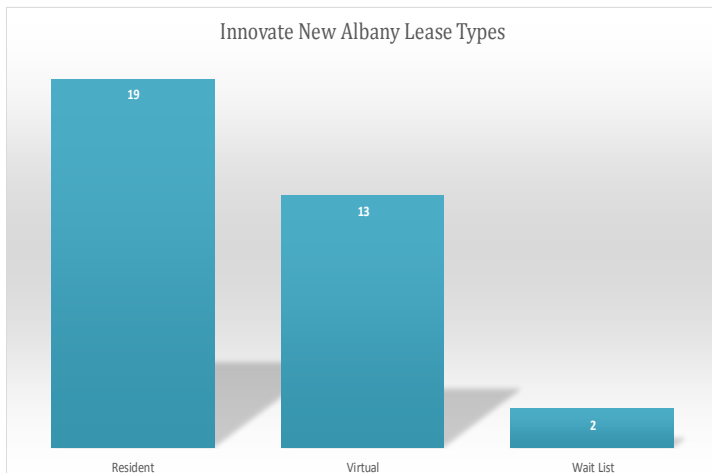
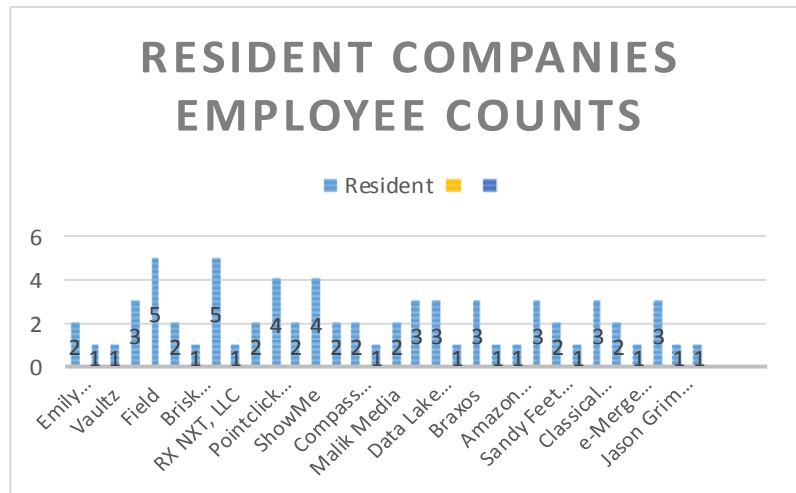
## DECEMBER 2018

Spotlight Company: Bowers PR

Owner - Susan Fortner

Number of Employees: 4

Bowers PR is a full service public relations and marketing firm. They believe that PR is not just about creating a relationship with a target market. It's about creating a phenomenal relationship with a target market by interacting with media outlets and individuals who are influential in that particular market. Specialties are brand identity, celebrity PR, rebranding, and crisis management.



# INNOVATE NEW ALBANY DECEMBER 2018

**24**  
Attendees

December 5, 2018  
**Building A Bulletproof Business**

TIGER Workshop

**4**  
Attendees

December 6, 2018  
**Columbus Executive Forum**

Other

**26**  
Attendees

December 10, 2018  
**Show Me the Money - How to Obtain Government Funding for Your Business**

TIGER Special Event



**28**  
Attendees

December 14, 2018  
**What You Don't Know CAN Hurt You: Data Protection Best Practices for High Growth Businesses**

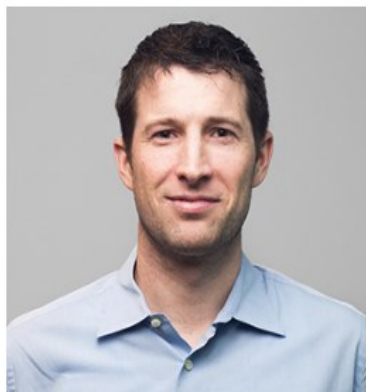
TIGER Talk

**135**  
Attendees

December 20, 2018  
**Innovate New Albany 5th Annual Holiday Open House**

Special Event

## INNOVATE NEW ALBANY- EVENTS COMING SOON



January 18, 2019  
11:30 a.m. - 1:00 p.m.

### **3rd Annual Technology Update With Buckeye Interactive**

**TIGER Talk**



January 25, 2019  
11:30 a.m. - 1:00 p.m.

### **Life, Death, and Leadership: Post Near-Death Perspective on How Effective Leadership Accelerates Profits**

**TIGER Talk**

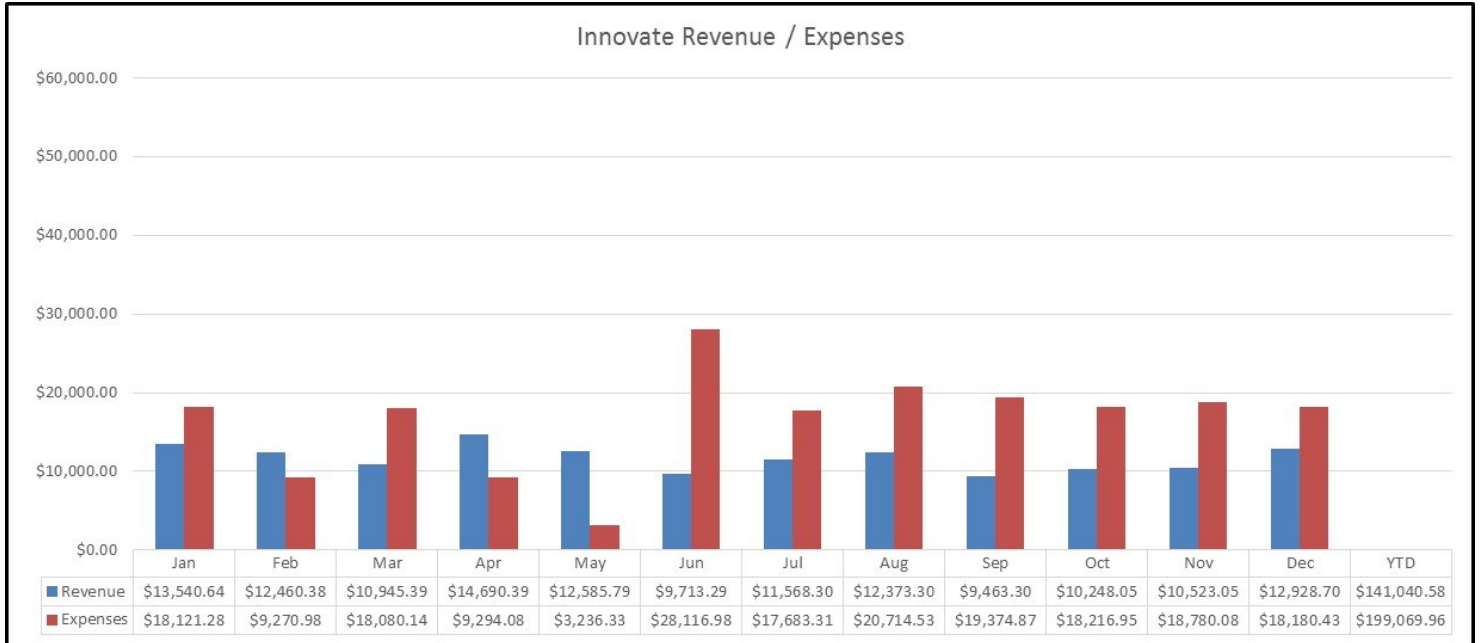
## **INNOVATE NEW ALBANY NEWS & INFORMATION**

**DECEMBER 2018**

### **Innovative Information:**

- Hosted New Albany resident, Brendan Bower, a digital marketing pro.
- Hosted Phil Olosinski, Founder/CEO of fintech startup Ryze Rewards.
- Participated in a conference call with Chris Thoen, founder of CurioCT LLC.
- Spoke with Jack Hutchinson, President of the Business Builders' Club, a student organization at The Ohio State University.

## INNOVATE NEW ALBANY- FINANCIALS DECEMBER 2018



## PLAN REVIEW DECEMBER 2018

### Engineering Plan Reviews

There were three (3) engineering plans submitted during the month of December.

Project Name	Initial Submittal Date	Comments Issued Date	Total Review Days	Review Time Standard
Montauk Innovations - Mass Excavation Plan	November 21, 2018	December 5, 2018	14	18
Montauk Innovations - Private Site Improvement and Sanitary Sewer Plan	December 5, 2018	December 21, 2018	16	18
NAO 3 - Private Site Improvement Plan	December 24, 2018	January 4, 2019	11	18

### Engineering Pre-Construction Meetings

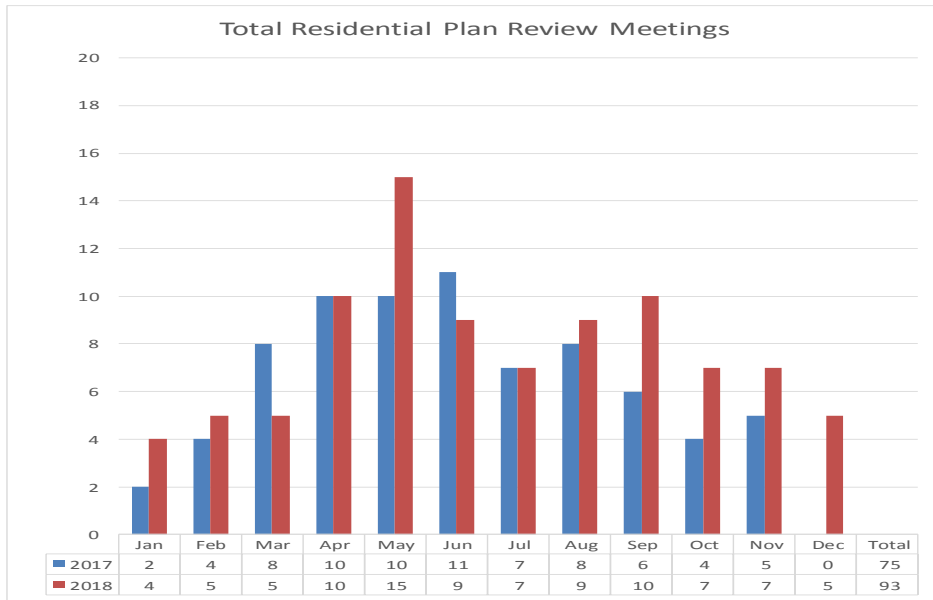
There were two (2) preconstruction meetings held in December:

12/13/2018 - Montauk Innovations - mass excavation

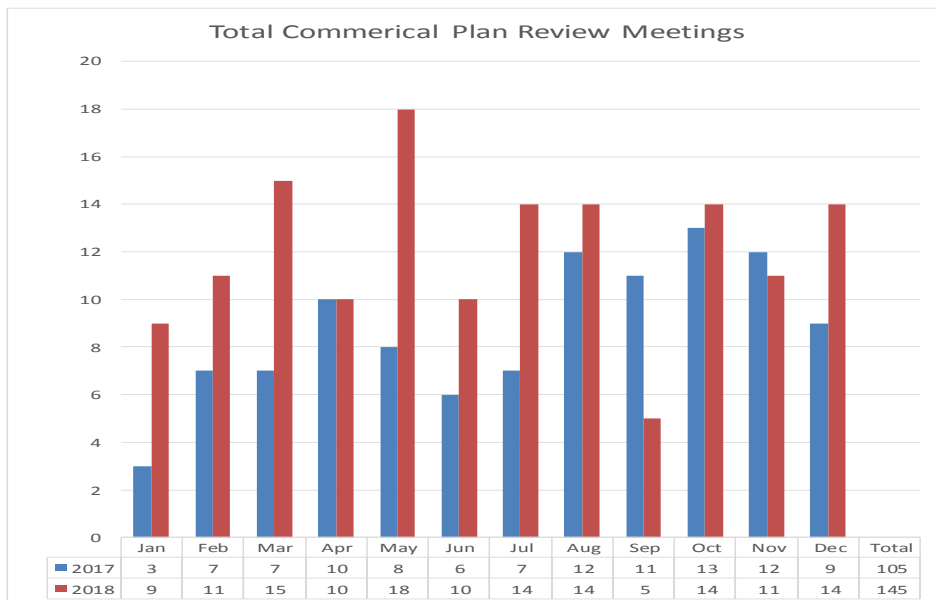
12/19/2018 - Courtyards at New Albany - site, storm sewer, water, road, and sanitary

## PLAN REVIEW CONTINUED DECEMBER 2018

### Residential Walk-Through Meetings

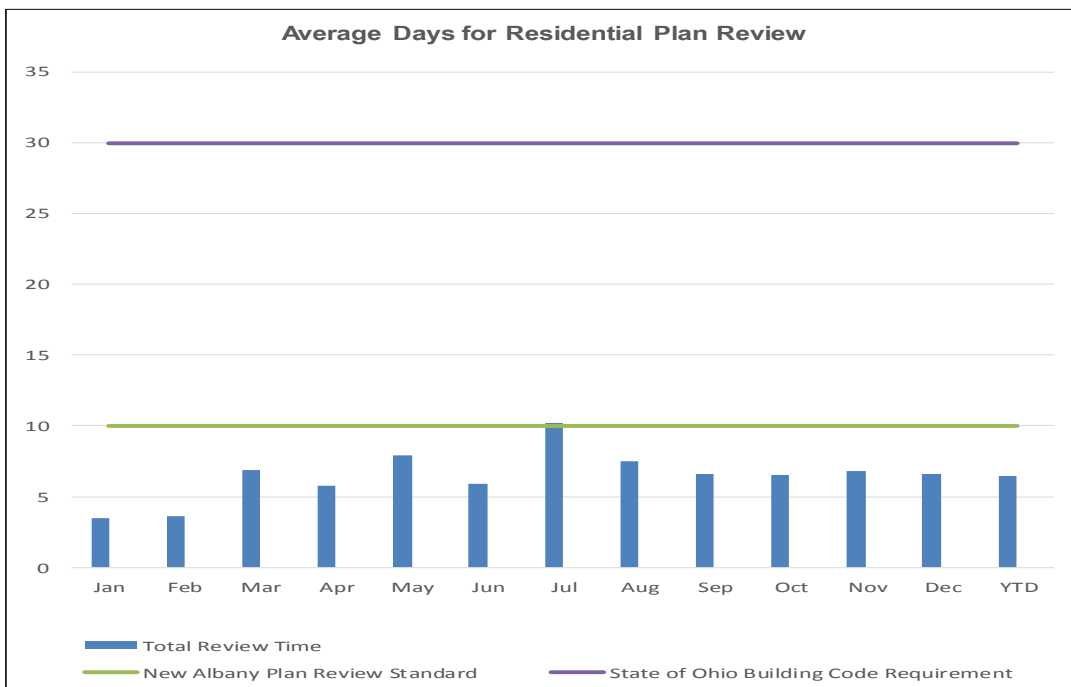
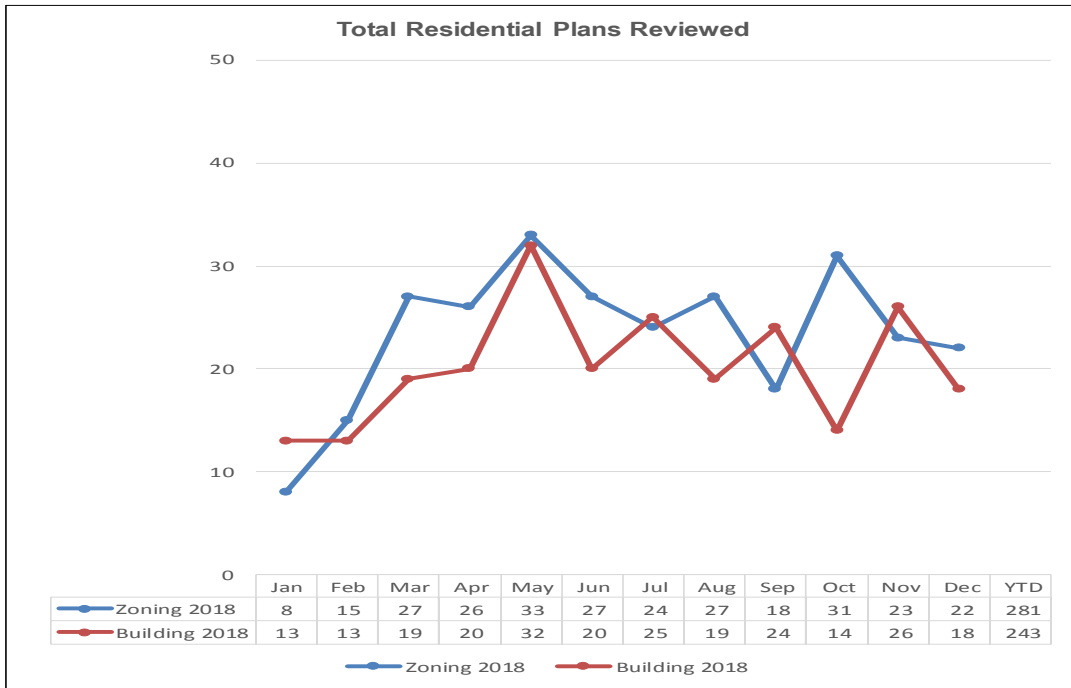


### Commercial Walk-Through Meetings



## PLAN REVIEW CONTINUED DECEMBER 2018

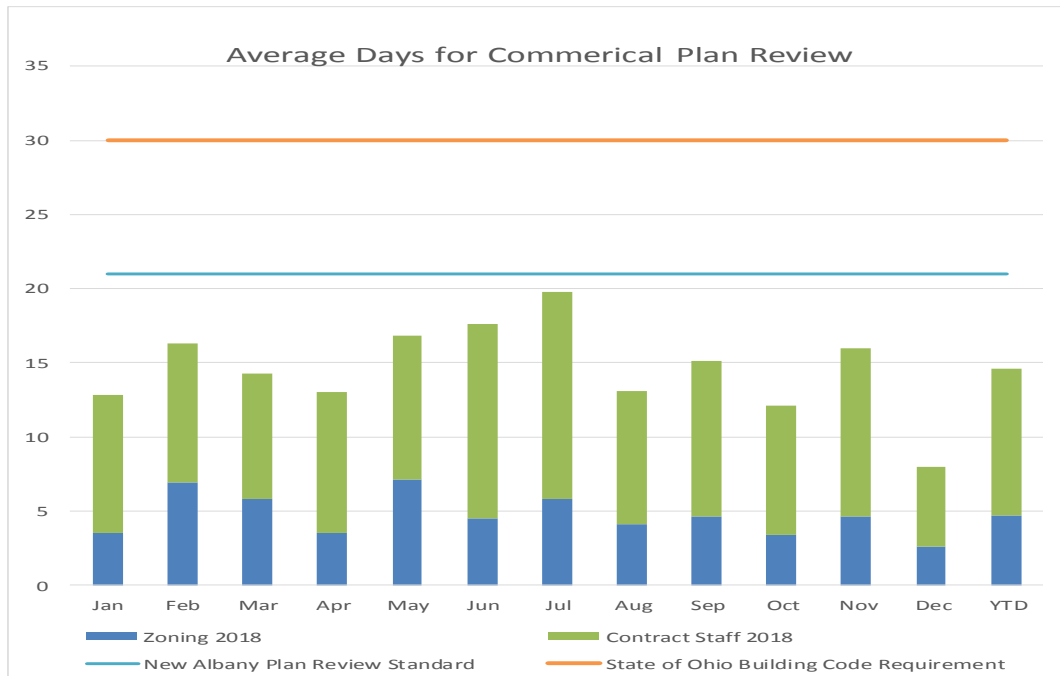
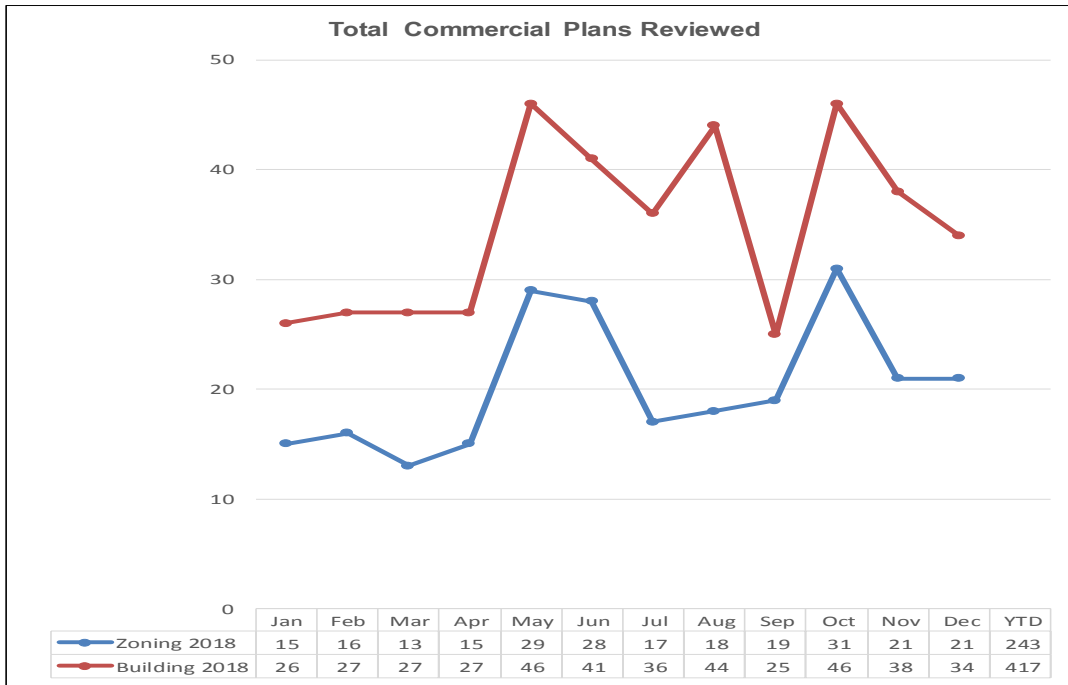
### Residential Plan Review





## PLAN REVIEW CONTINUED DECEMBER 2018

### Commercial Plan Review



## FIELD WORK AND INSPECTIONS DECEMBER 2018

### Zoning Related Field Concerns and Inspections

#### Code Enforcement Activity

**Address:** 4647 Wilkin Ct

**Date of Complaint:** December 18, 2018

**Complaint Description:** Storing furniture in front yard

**Violations:** None

**Activity:** Inspection showed chairs at the curb for trash

**Status:** Closed

**Address:** 256 E. Main Street

**Date of Complaint:** May 14, 2018

**Complaint Description:** Dead trees, trash

**Violations:** Landscaping maintenance, prohibiting outdoor storage, protective treatment

**Activity:** Re-inspection complete, fence installed. Extension granted until next planting season.

**Status:** Open

**Address:** 7869 Peter Hoover Road

**Date of Complaint:** October 26, 2017

**Complaint Description:** Running a business from the home, diesel & noise pollution, trash, construction waste

**Violations:** Prohibiting outdoor storage and accumulation, landscape materials, responsibility, grading, drainage and accumulation of rubbish or garbage

**Activity:** None

**Status:** Open

**Address:** 6869 Central College Road

**Date of Complaint:** June 2, 2016

**Complaint Description:** Condition of a vacant house

**Violations:** Vacant structure, sanitation, swimming pools, enclosures, exterior walls, disposal of rubbish, turf grass swards

**Activity:** None

**Status:** On observation

**FIELD WORK AND INSPECTIONS CONTINUED  
DECEMBER 2018**

**Address:** 10135 Johnstown Road

**Date of Compliant:** February 3, 2016

**Complaint Description:** Multiple vehicles on the property and the welfare of the resident

**Violations:** Unsafe structure, unsafe equipment, parking limitations, sanitation, accessory structures, motor vehicles, glazing, window and door frames, protective treatment, structural members, exterior walls, roofs and drainage, stairs and walking surfaces, accumulation of rubbish or garbage, plumbing system hazards, prohibiting outdoor storage and accumulation, heating facilities required, mechanical appliances, residential occupancy

**Activity:** None

**Status:** On observation

**Address:** 7010 Lambton Park Road

**Date of Compliant:** November 18, 2015

**Complaint Description:** Fence not built around a pool

**Violation:** Pool fence

**Activity:** Violation letter pending

**Status:** Open

**Commercial Inspections**

**Main & Market Apartments—200 W Main Street**

The second half of building E and the building received conditional occupancy.

**Marburn Academy—9555 Johnstown Road**

The storage building was issued full approval.

## COMMERCIAL PROJECT CONSTRUCTION STATUS DECEMBER 2018

### Village Center

**Name of Project:** Town Center Apartments Building A

**Location:** 200 W. Main

**Square Footage:** 94,634

**Start Date:** April 2017

**Estimated Completion:** Fall 2018

**Construction Phase:** Interior finish, received fourth phase of occupancy in November 2018

**Name of Project:** Town Center Apartments Building E

**Location:** 195 W. Main

**Square Footage:** 126,192

**Start Date:** March 2017

**Estimated Completion:** Fall 2018

**Construction Phase:** Interior and exterior finishes, received second phase of occupancy in December 2018

**Name of Project:** Market & Main/ Multi-tenant

**Location:** 160 W. Main St.

**Square Footage:** 48,420

**Start Date:** July 2016

**Estimated Completion:** Spring 2018

**Construction Phase:** Occupancy for eight companies- Board and Brush, Wallick Communities, PetPeople, Truluck Boutique, Tailsman Capital Partners, Freshii, Columbus OBGYN, Johnson's Ice Cream, and 3Minute Fitness

Two companies under construction- Nosh, and Fox in the Snow



Town Center Apartments



Town Center Apartments

## COMMERCIAL PROJECT CONSTRUCTION STATUS DECEMBER 2018

### Innovation Campus Way Corridor

**Name of Project:** Multi-tenant II/Beauty Park  
**Location:** 8820 Smith's Mill  
**Square Footage:** 264,000  
**Start Date:** July 2016  
**Estimated Completion:** Shell building completed Summer 2017  
**Construction Phase:** Tenant finish for one company

**Name of Project:** Turnstile  
**Location:** 1500 Beech Road  
**Square Footage:** 973,670  
**Start Date:** Fall 2017  
**Estimated Completion:** Spring 2019  
**Construction Phase:** Shell building and core with rough MEP

**Name of Project:** AEP Office Building II  
**Location:** 8600 Smith's Mill Road  
**Square Footage:** 163,994  
**Start Date:** Winter 2017  
**Estimated Completion:** Summer 2019  
**Construction Phase:** Rough framing through rough MEP

**Name of Project:** Axium II  
**Location:** 8640 Innovation Campus Way  
**Square Footage:** 116,720  
**Start Date:** September 2017  
**Estimated Completion:** Spring 2018  
**Construction Phase:** Partial occupancy expires February 28, 2018



Axium II



AEP

## COMMERCIAL PROJECT CONSTRUCTION STATUS DECEMBER 2018

### Innovation Campus Way Corridor continued...

**Name of Project:** Axium II Expansion  
**Location:** 8640 Innovation Campus Way  
**Square Footage:** 55,800  
**Start Date:** June 2018  
**Estimated Completion:** Spring 2019  
**Construction Phase:** Partial occupancy expires May 2019

**Name of Project:** VeePak Expansion  
**Location:** 9040 Smith's Mill Rd.  
**Square Footage:** 174,360  
**Start Date:** Summer 2018  
**Estimated Completion:** Spring 2019  
**Construction Phase:** Building shell & core with owner supplied equipment



Axium II Expansion



VeePak Expansion

# COMMERCIAL PROJECT CONSTRUCTION STATUS

## DECEMBER 2018

### Forest Dr./Walton Parkway Corridor

**Name of Project:** Home 2 Suites Hotel  
**Location:** 5095 Forest Drive  
**Square Footage:** 62,996  
**Start Date:** May 2017  
**Estimated Completion:** Spring 2019  
**Construction Phase:** Full approval



Home 2 Suites

**Name of Project:** Canine Companion Campus  
**Location:** 7480 New Albany Condit Rd.  
**Square Footage:** 54,289  
**Start Date:** February 2018  
**Estimated Completion:** Fall 2019  
**Construction Phase:** Footing and foundation for three buildings



Walton Offices II

**Name of Project:** Walton Offices II  
**Location:** 8200 Walton Parkway  
**Square Footage:** 44,222  
**Start Date:** April 2018  
**Estimated Completion:** Fall 2019  
**Construction Phase:** Shell through rough framing

**Name of Project:** New Albany Health Campus  
**Location:** 7320 Smith's Mill Rd.  
**Square Footage:** 88,771  
**Start Date:** June 2018  
**Estimated Completion:** July 2019  
**Construction Phase:** Shell through rough-in MEPs



New Albany Health Campus

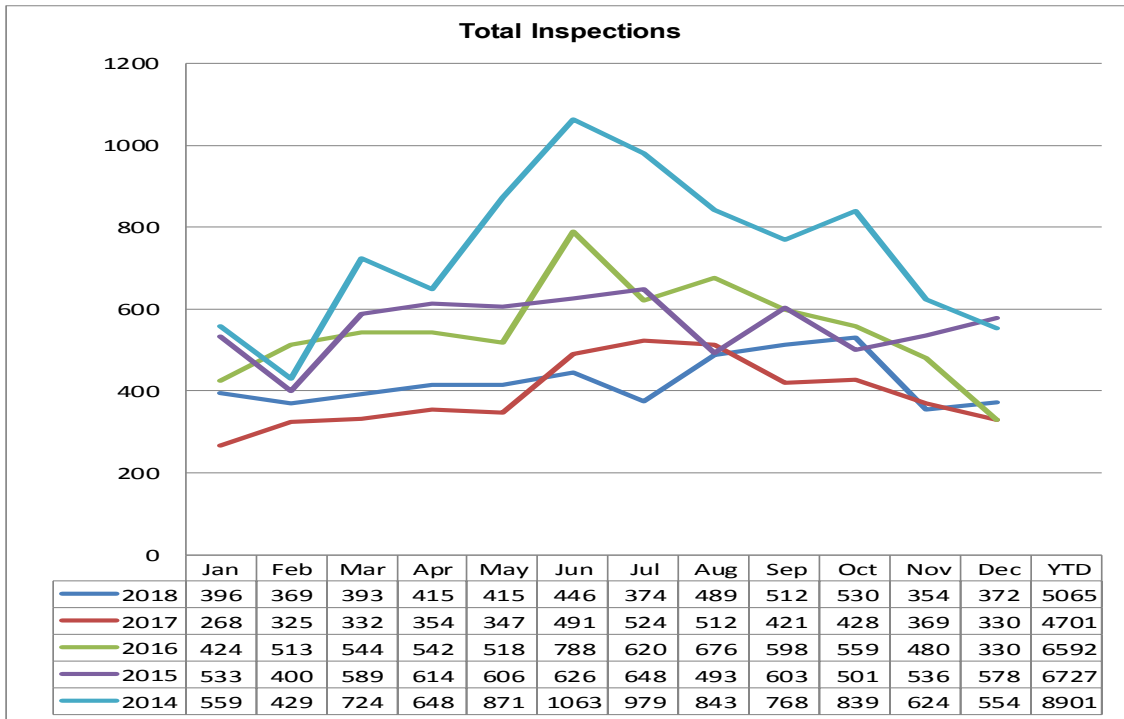
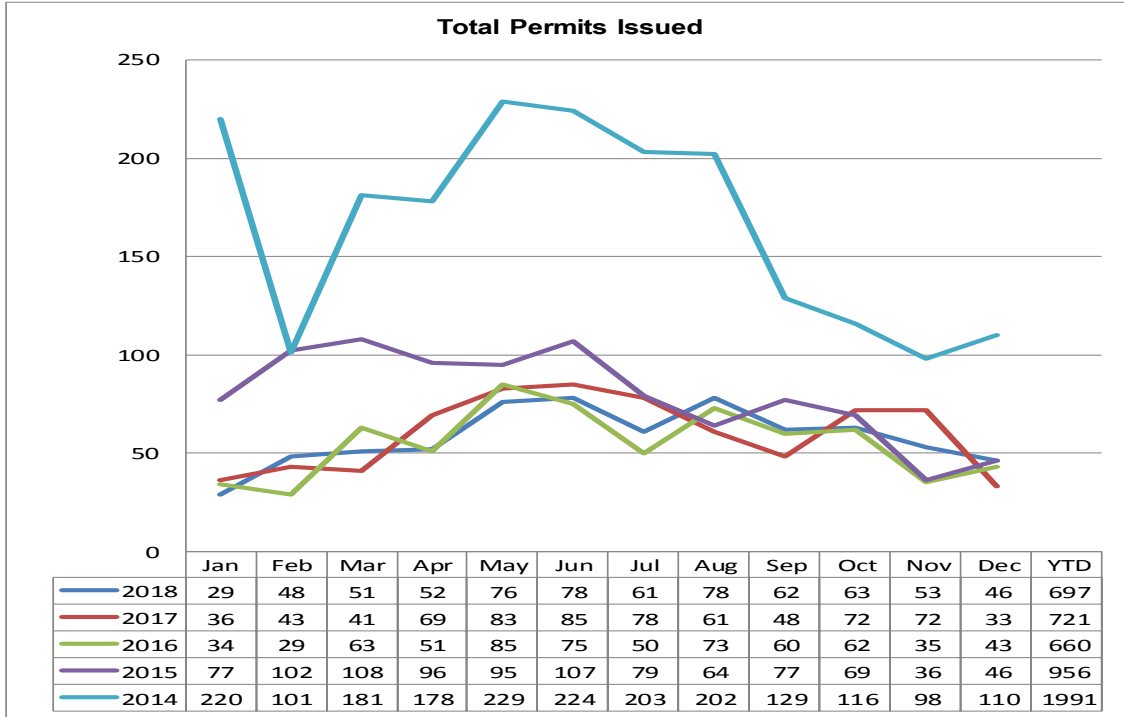
**Name of Project:** Pharmaforce Expansion  
**Location:** 6610 New Albany Rd East.  
**Square Footage:** 178,302  
**Start Date:** June 2018  
**Estimated Completion:** August 2021  
**Construction Phase:** Under-slab building services with slab, structural steel framing & masonry elevator & stair shafts - only

**Name of Project:** Feazel Roofing  
**Location:** 7895 Walton Parkway  
**Square Footage:** 23,517  
**Start Date:** Fall 2018  
**Estimated Completion:** Fall 2019  
**Construction Phase:** Footing and foundation with underground MEP



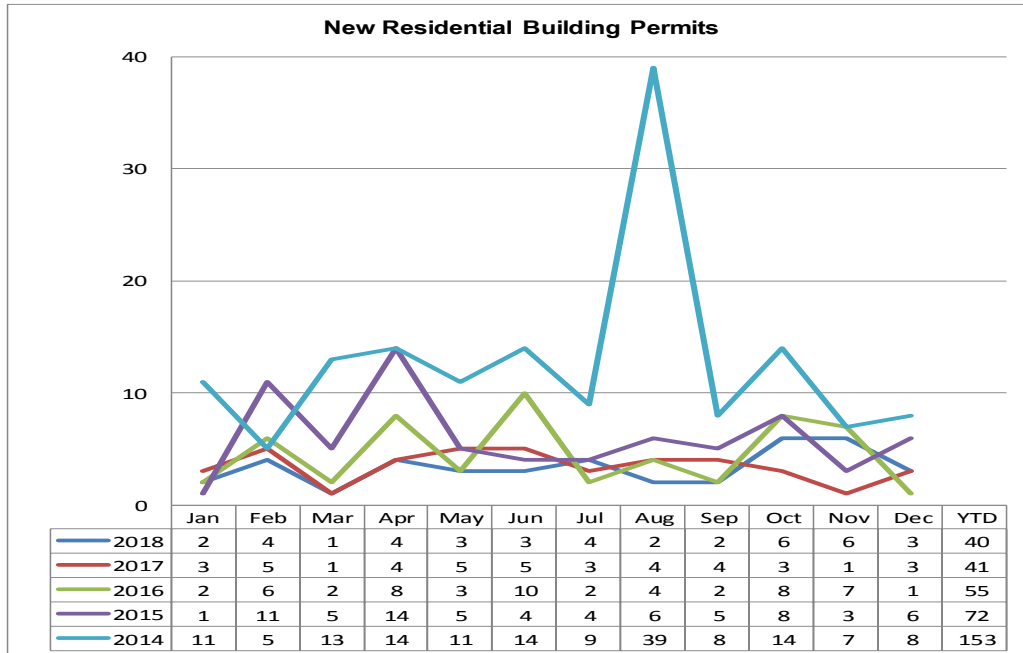
Pharmaforce Expansion

## BUILDING AND ZONING STATISTICS DECEMBER 2018





## RESIDENTIAL BUILDING STATISTICS DECEMBER 2018



<b>Subdivision Summary</b>			
Subdivision	Total lots	Built lots	Available lots
Nottingham Trace	240	5	235
NACC 28 (Ebrington)	66	18	48
NACC 29 (Oxford)	30	13	17
Millbrook	30	25	5
NACC 22	43	37	6
Hawksmoor	16	10	6
NA Links 13-1	19	18	1
NACC 20-3	23	19	4
NACC 24	28	24	4
NACC 11/11a	102	99	3
NACC 26 (Highgrove Farms)	8	6	2
NACC 5a/c	35	33	2
Balfour Green	2	1	1
Crescent Pond	3	2	1
NACC 14	50	49	1
NACC 15aa	8	7	1
NACC 15e	23	22	1
NACC 18 (Edgemont)	3	2	1
NACC 25-2 (Highgrove)	9	8	1
NACC 27 (Straits Farm)	51	50	1
NACC 6	115	114	1
The Grange	2	1	1

## COMMERCIAL BUILDING STATISTICS DECEMBER 2018

