



Community Development Department

MONTHLY REPORT

February 2019

Professionalism

Reliability

Be inspired.

Creativity

Service

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NEWS AND INFORMATION

FEBRUARY 2019

Greater Columbus Chinese Chamber

The city collaborated with the Greater Columbus Chinese Chamber to hold their annual Chinese New Year Gala in New Albany. This was an opportunity for our community to cultivate business relationships, showcase New Albany as an economic development partner, and network with companies and organizations from central Ohio. Commercial Vehicle Group received the “Member of the Year” award.

SuccessBound Conference

The economic development specialist attended the SuccessBound conference, supported by the Ohio Department of Education. SuccessBound brings together Ohio’s business and education partnerships to engage and inspire students about career preparation and career opportunities. Communities communicate with schools about the needs of the local economy and SuccessBound actively fosters collaboration between schools and businesses to help grow the local workforce. Ohio recently announced the OhioMeansJobs – Readiness Seal. Students can earn this formal designation on high school diplomas and transcripts. The seal indicates the individual has the personal strengths, strong work ethic and professional experience needed by a business.

Salesforce

The economic development director, economic development specialist and development services coordinator attended a Columbus 2020 training on the region’s new Business Retention software. This new program was built using the Salesforce platform. The program provides the ability for each member community to effectively communicate with Columbus 2020 and JobsOhio for business retention, active leads in the community and business contacts. The development services coordinator plans to reach out to our Salesforce consultant to discuss the possibility of our city system integrating with this new program.

Meeting

The economic development specialist attended the Ohio Diesel Mitigation Trust Fund (VW Settlement) Electric Vehicle Charging Stations Stakeholder Meeting by Ohio-EPA. New grant opportunities discussed were the Mitigation Trust Fund Grant - an opportunity to replace or repower existing diesel fleets and the Alternative Fuel Vehicle Conversion Grant.

Board and Commission Clerk

The city entered into a contract with Josie Taylor for board and commission clerking services. Josie will clerk and take minutes for the Planning Commission, Architectural Review Board and Board of Zoning Appeals meetings. Josie is scheduled to begin in March. Josie is an attorney with significant professional experience in taking notes and drafting meeting documents and reports for multiple corporations, government agencies/boards, and courts.

BOARD AND COMMISSIONS
FEBRUARY 2019

Architectural Review Board February 11, 2019

Applications

Title: Certificate of Appropriateness - Prayer Hall
Location: 5026 Johnstown Road
Applicant: MJB Holdings, LLC. c/o Aaron Underhill, Esq.
Request: Zoning Amendment
Zoning: AG Agricultural to L-GE Limited General Employment
Commission Action: Approved with conditions

Title: Certificate of Appropriateness - JBeckner Construction
Location: 21 East Granville Street
Applicant: ProSign Studio
Request: New Signage
Zoning: 1998 NACO C-PUD Subarea 4B: Northeast Market Street
Commission Action: Approved

Other Business

None

Planning Commission February 20, 2019

Applications

Title: Miller Avenue Extension Preliminary and Final Road Plat
Location: Generally located east of North High Street and northwest of Miller Ave.
Applicant: City of New Albany
Request: Preliminary and Final Road Plat for Miller Avenue Extension
Zoning: Urban Center Code
Commission Action: Approved

Title: All About Kids Daycare and Office Space Floodplain Variances
Location: 96 N. High
Applicant: City of New Albany
Request: Variance
Zoning: Urban Center District within the Historic Center Subarea
Commission Action: Approved with conditions

Other Business

Title: Changes to Codified Ordinance Section 1179
Commission Action: Tabled

BOARD AND COMMISSIONS
FEBRUARY 2019

Board of Zoning Appeals February 25, 2019

Applications

Title: Accessory Structure Variance
Location: 7747 Sutton Place
Applicant: 5F Design c/o Todd Parker
Request: Variance request to four Codified Ordinances sections
Zoning: R-3
Commission Action: Approved

Title: Shops at Walton Parkway
Location: 9685-9765 Johnstown Road
Applicant: Dan McWhorter, Transversal Investments XLLI, LLC
Request: Variance to two Codified Ordinance Sections
Zoning: Infill Planned Unit Development (I-PUD) Oak Grove Extension
Commission Action: Approved with conditions

Other Business

Discussion regarding proposed changes to Codified Ordinance Section 1165

PROJECT UPDATES

FEBRUARY 2019

Marketing & Communications

Projects

In 2018, the department launched a three year initiative to create marketing materials that support the expansion of key industry clusters within the community. Within the first year of the initiative, a set of industry fact sheets were created that describe each industry, the success of the industry within the community and the specific businesses located in the business park that are within that cluster. The fact sheets were developed primarily for the web site with a print option. In February 2019, the city completed the first video complement to the fact sheet for the corporate office industry cluster. The video will be posted to the site in March.

Articles

The director and chief communications officer submitted a byline article for the national NAIOP development/site selection magazine, *Development Magazine*. The opportunity was brought to us through our partnership and investment into Columbus 2020. Their national media consultant, DCI, identifies media placement opportunities globally and presents them to the regional economic development organizations.

Speaking Engagements

On February 22nd, the director served on a panel discussion for the annual Vorys Economic Incentive Forum at the Renaissance Hotel in downtown Columbus. The panel featured three economic development professionals from small to medium-sized communities. The title of the session was “Lessons Learned from Winning Large Projects in Medium-sized Communities”. Approximately 130 people attended the session which was also covered by local media. *Business First* published an article featuring New Albany based on the panel discussion.

The economic development specialist provided an update on the SmartRide shuttles at the International Business Park Member meeting held at Accel. The 25 members present were interested in an overall ridership update from inception, learning more about the additional parking on Worthington Road and costs to run the program.

PROJECT UPDATES

FEBRUARY 2019

Codified Ordinances

The city planner, development services coordinator, development services manager and law director are proposing necessary code changes to Codified Ordinance 1179 (Wireless Telecommunications Facilities) in order to keep the section harmonious and aligned with the recently updated Codified Ordinance 907 (Rights-of-Way). Codified Ordinance 907 was updated to allow small cell facilities and wireless support structures in the right-of-way. Additionally, staff proposes other minor modifications that improve some design requirements and provides clarity of certain approval processes. Staff took a draft to the Planning Commission and it was tabled. Staff plans to take the draft back for review and approval by the Planning Commission in March and then to City Council in April.

The city planner, development services coordinator, zoning officer, and development services manager are writing updates to Codified Ordinance 1165 (General Development Standards). Codified Ordinance section 1165 received its last major update in 2007. In the past seven years the Planning Commission and Board of Zoning Appeals have seen approximately 166 total variances. Variances to Codified Ordinance 1165 (General Development Standards) comprise 30% of all those variances. Staff's goal in the proposed changes to C.O. 1165 is to update the code to reflect necessary changes within the codified ordinances. This will decrease the number of variances and it will modernize the code to be consistent with the construction found within the community, as well as other municipalities. Staff has workshopped the code updates with the Planning Commission and Board of Zoning Appeals. Both boards agree a tier standards system, which is what the majority of surrounding communities use, is appropriate. In a tier standards system, the larger the lot, the larger the accessory structures a residential property is allowed. Staff is currently doing additional research to determine what tiers will work best for the community.

CAPITAL IMPROVEMENT PROJECT UPDATES FEBRUARY 2019

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 installed approximately 2,500 LF of waterline in February. There is approximately 1,500 LF remaining to install. All 36” waterline in Morse Road has passed the required pressure test. The project is tracking ahead of schedule and it is likely that all pipe will be in place by April 1st.

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 masonry block walls and roof structure were constructed during the month of February.



Morse Road Booster Station



Morse Road Booster Station



Morse Road 36in. Water Transmission Main



Morse Road 36in. Water Transmission Main

CAPITAL IMPROVEMENT PROJECT UPDATES

FEBRUARY 2019

Name of Project: Blacklick Creek Trunk Sewer Part 1

Construction Start Date: January 2019

Project Description: This project includes the construction of approximately 3,200 feet of 48” sanitary sewer that will connect to a sanitary sewer system that is being constructed by the City of Columbus. This project is generally located along the south side of Morse Road, beginning on the west side of Reynoldsburg New Albany Road and extending to the east. This project will utilize a specialized construction method called micro-tunneling and the city’s contractor is Ward & Burke Tunneling, Inc.

Status: The contractor has mobilized on site and has established the construction areas for two shaft locations. Shaft excavation has commenced at one of the locations and the existing residential wells replacement has been completed.



Blacklick Creek Trunk Sewer Part 1

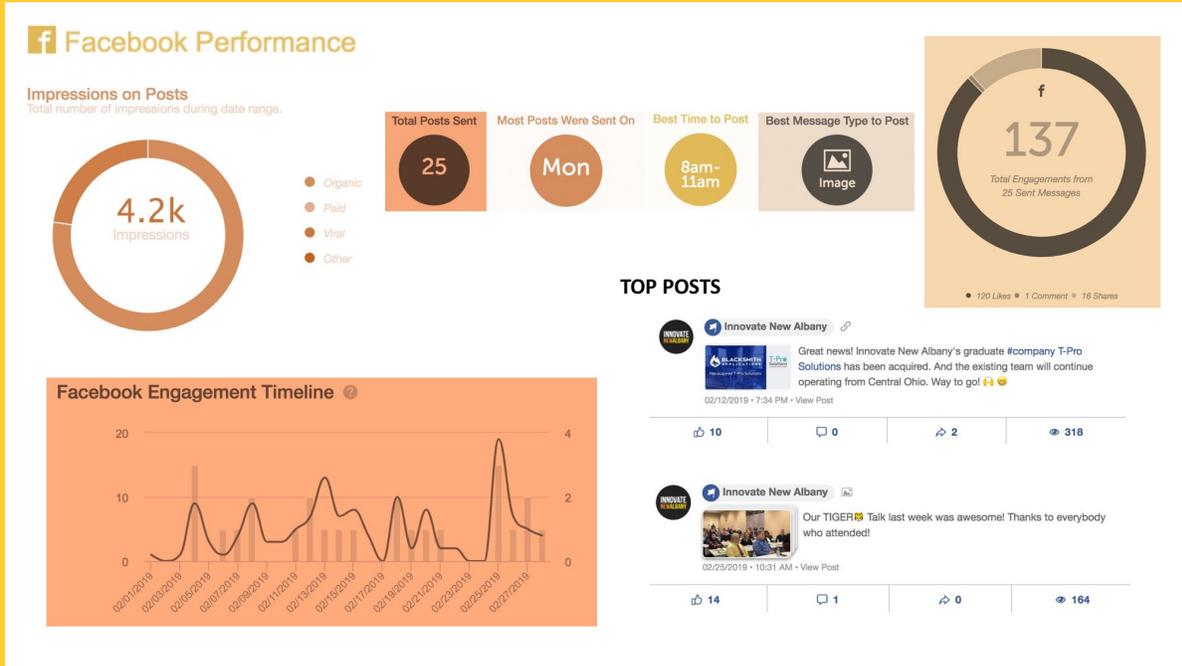


Blacklick Creek Trunk Sewer Part 1

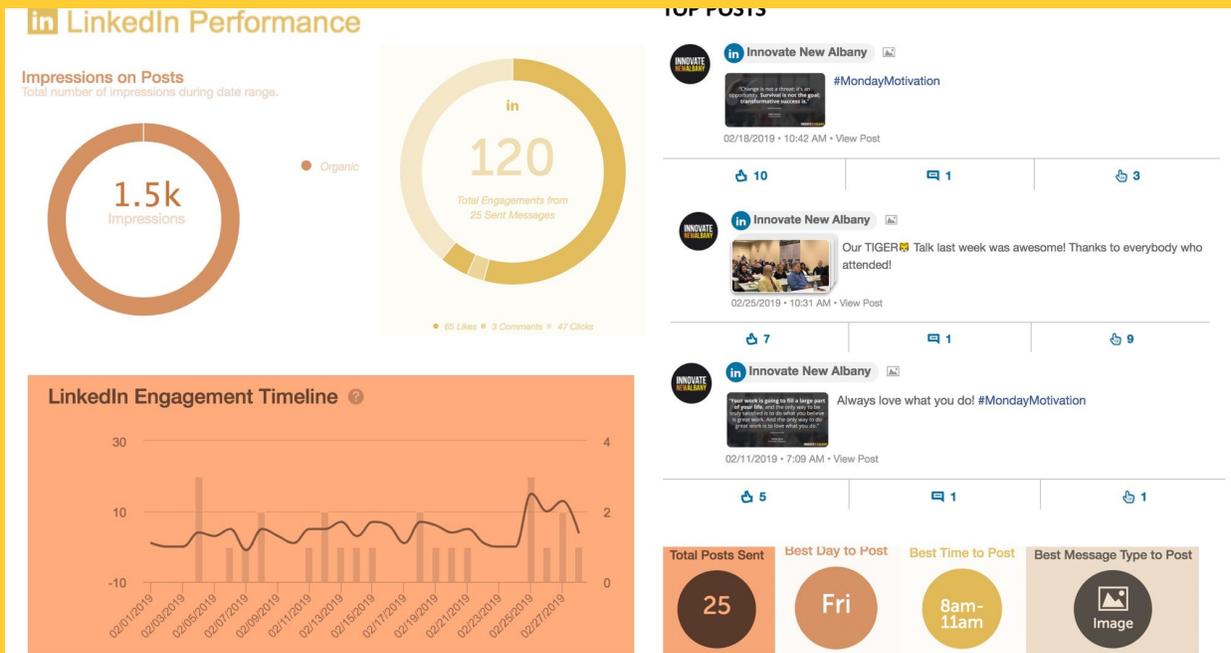
INNOVATE NEW ALBANY – COMMUNICATIONS DASHBOARD

FEBRUARY 2019

Facebook Overview



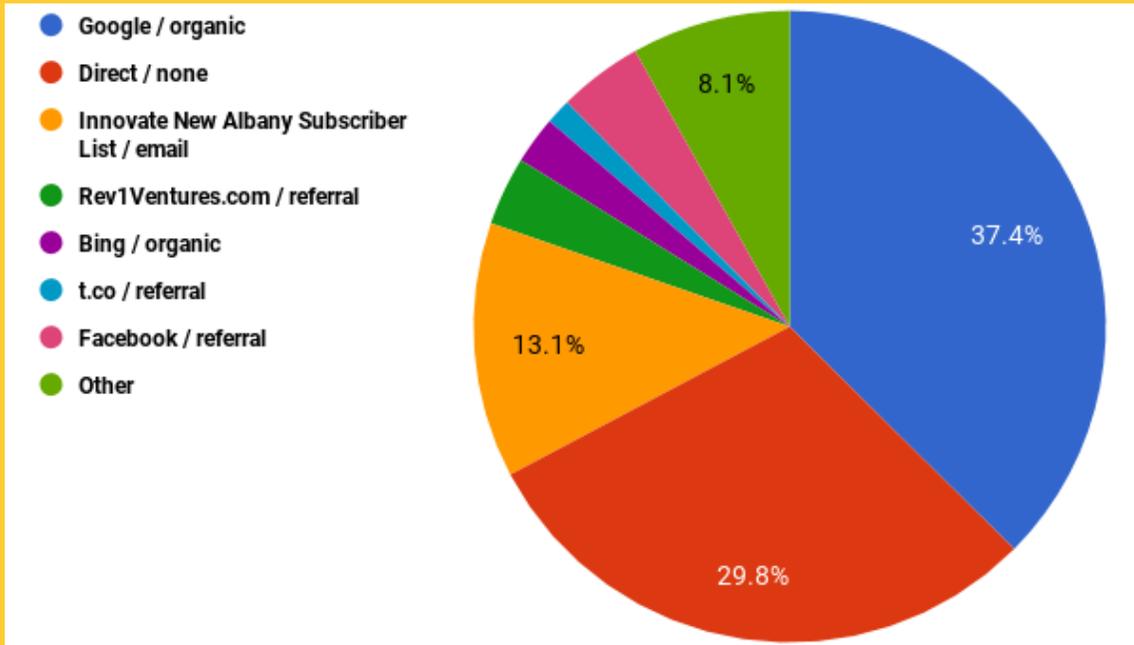
LinkedIn Overview



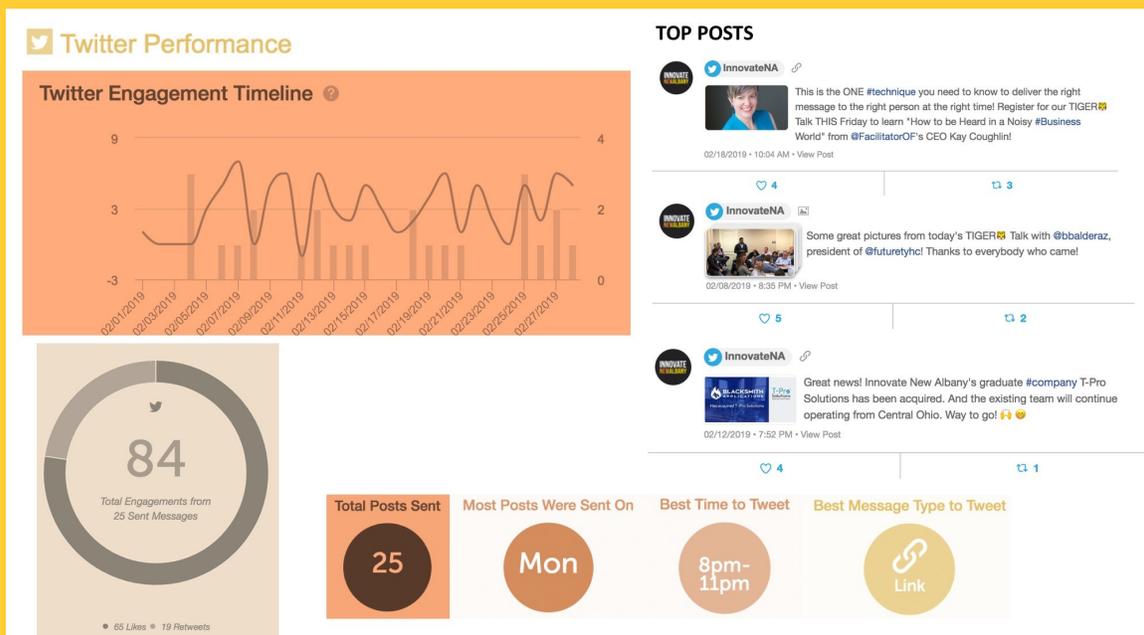
INNOVATE NEW ALBANY – COMMUNICATIONS DASHBOARD

FEBRUARY 2019

Traffic Overview



Twitter Overview



INNOVATE NEW ALBANY – COMMUNICATIONS DASHBOARD

FEBRUARY 2019

Email Overview (cont)

	02-25-19 TIGER Newsletter Regular · Innovate New Albany Subscriber List Sent Mon, February 25th 7:00 PM to 2K recipients by you	Sent	23.4% Opens	2.1% Clicks
Past Month (3)				
	02-18-19 TIGER Newsletter Regular · Innovate New Albany Subscriber List Sent Tue, February 19th 2:00 PM to 2K recipients by you	Sent	22.5% Opens	2.5% Clicks
	02-11-19 TIGER Newsletter Regular · Innovate New Albany Subscriber List Sent Mon, February 11th 1:30 PM to 2K recipients by you	Sent	23.3% Opens	2.5% Clicks
	02-04-19 TIGER Newsletter Regular · Innovate New Albany Subscriber List Sent Mon, February 4th 7:00 PM to 1K recipients by you	Sent	24.1% Opens	2.7% Clicks

INNOVATE NEW ALBANY - TENANT DASHBOARD & SPOTLIGHT COMPANY

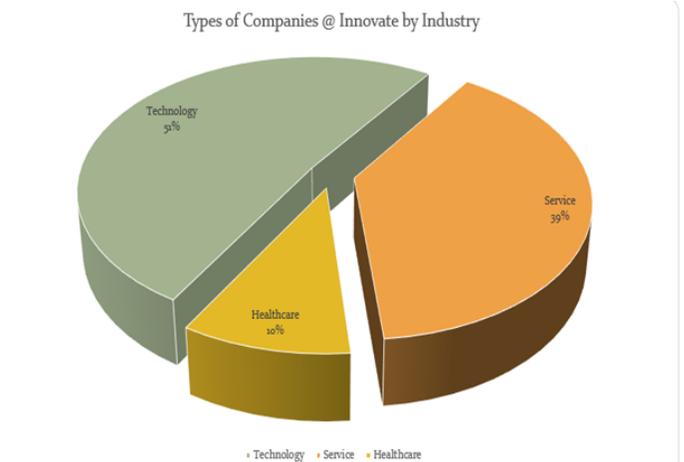
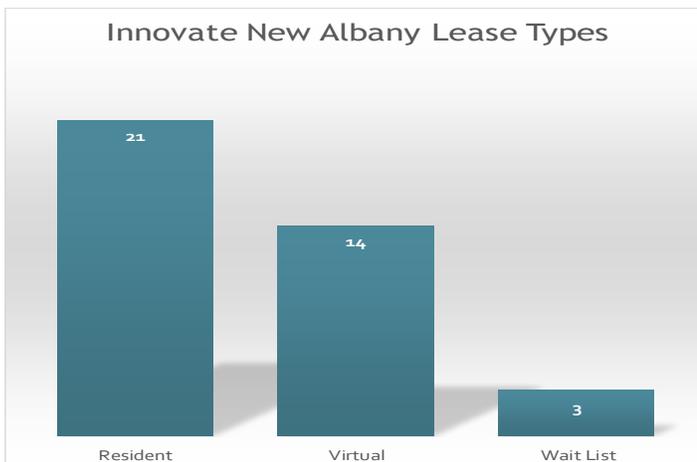
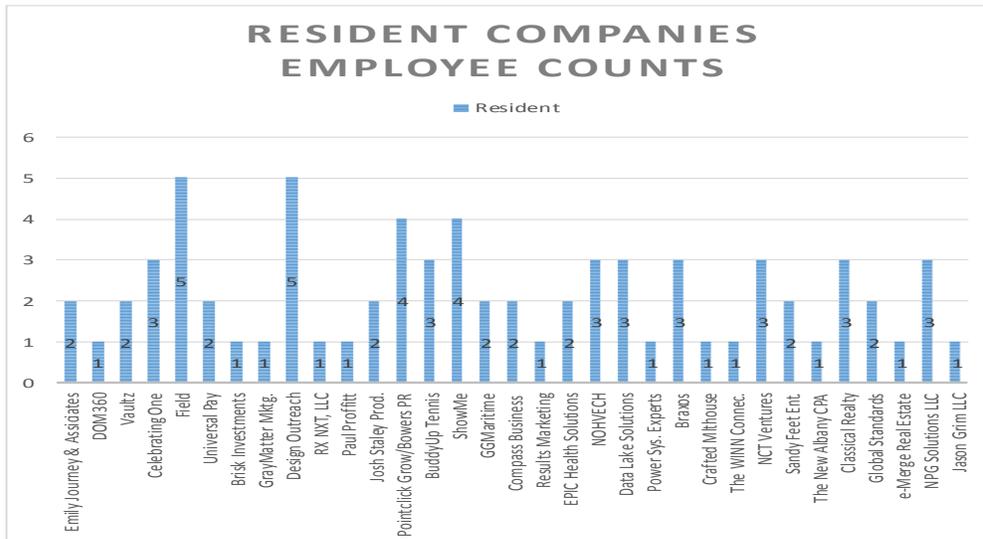
FEBRUARY 2019

Spotlight Company: Mailjive

Owner - Mark Doyle

Number of Employees: 1

Mailjive is a knowledge base that builds itself. Its software is an effortless knowledge-sharing service that allows client companies to build knowledge as employees communicate using email and Slack.



INNOVATE NEW ALBANY- EVENTS COMING SOON



March 15, 2019
11:30 a.m. - 1:00 p.m.

How To Be The Visionary Leader Your Business Deserves

TIGER Talk



March 20, 2019
9:30 a.m. - 12:00 p.m.

Uncover. Rediscover. You™

TIGER Workshop



March 22, 2019
11:30 a.m. - 1:00 p.m.

Flexible Work Policy: Is Yours Older than Facebook? Drive Flex, Not Regret in 2019!

TIGER Talk

INNOVATE NEW ALBANY NEWS & INFORMATION

FEBRUARY 2019

Innovative Information:

- Hosted two New Albany High School students interested in a summer internship at Innovate
- Met with Matthew Marr, Matt's Electronic Repair. Matt is scaling a robust, profitable company that repairs phones, tablets, laptops, and related equipment.
- Neil networked at several events: Nonprofit Sustainability Showcase, Meet the Founders and Lunch with Capital Plus

Myonex Therapeutics Inc. a graduate of Innovate New Albany, was acquired for \$165 million. Myonex recently released promising results from tests in children of a therapy for a form of muscular dystrophy. Sarepta Therapeutics Inc., a publicly traded Boston-area biotech company, moved more than a year early to exercise its option to purchase the startup. The sale brings a return for the Columbus pediatric hospital, Rev1 Ventures, CincyTech and foundations, parents and patients who invested in Myonex. Sarepta plans to open a Gene Therapy Center of Excellence in Columbus that would employ up to 100.

PLAN REVIEW
FEBRUARY 2019

Engineering Plan Reviews

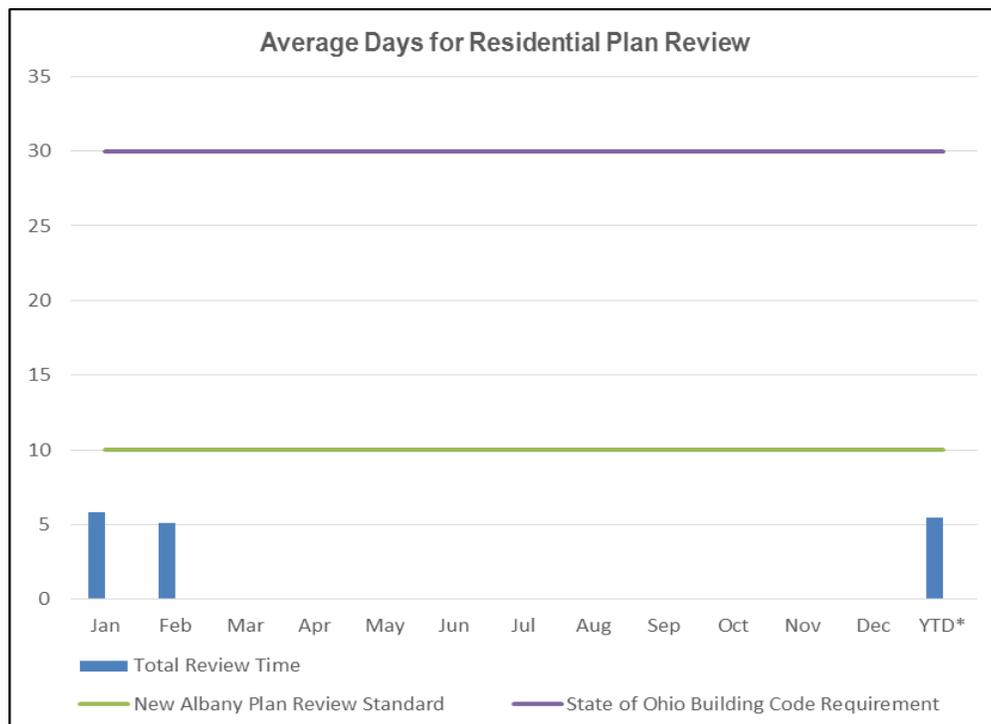
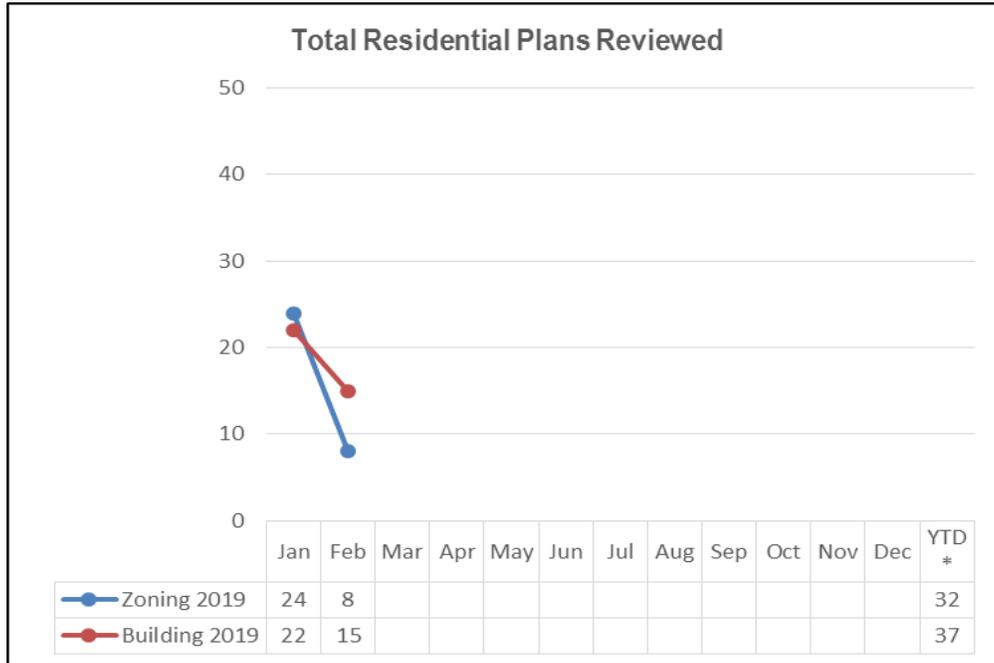
There were no new engineering plans submitted in the month of February

Engineering Pre-Construction Meetings

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

PLAN REVIEW CONTINUED FEBRUARY 2019

Residential Plan Review



FIELD WORK AND INSPECTIONS

FEBRUARY 2019

Zoning Related Field Concerns and Inspections

Code Enforcement Activity

Address: 200 W Main Street

Date of Complaint: February 27, 2019

Complaint Description: Trash overflowing and dumpster corral doors left open

Violations: None

Activity: Will continue daily inspections for one week

Status: Open

Address: Parcel 222-003934 - Vacant

Date of Complaint: February 28, 2019

Complaint Description: Gravel parking area removal and left over construction materials/equipment

Violations: None

Activity: Inspection completed, contacted construction company & property owner. Construction materials/equipment will be removed within a week. Temporary parking area will remain.

Status: Open

Address: 6830 Central College Road

Date of Complaint: February 28, 2019

Complaint Description: Trailer and debris being stored at the rear of the property

Violations: Under review

Activity: Inspection scheduled for March 4, 2019

Status: Open

Address: 6818 Central College Road

Date of Complaint: February 28, 2019

Complaint Description: Condition of barn

Violations: Under review

Activity: Inspection scheduled for March 4, 2019

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

FIELD WORK AND INSPECTIONS CONTINUED

FEBRUARY 2019

Address: 6869 Central College Road

Date of Compliant: 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: New compliant received regarding condition and rodents

Status: On observation

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

New Albany Health Campus—7320 Smiths Mill Road

City staff received a complaint on February 25th regarding trash and working over the property lines. City staff completed an inspection on February 26th and did not see any evidence of current work over the property line. The contractor cleaned up the trash.

COMMERCIAL PROJECT CONSTRUCTION STATUS FEBRUARY 2019

Village Center

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, 3Minute Fitness, and Fox in the Snow

One additional retail/restaurant space is available in the first floor.

COMMERCIAL PROJECT CONSTRUCTION STATUS FEBRUARY 2019

Innovation Campus Way Corridor

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 April 28, 2019

Name of Project: Axium Break Room
Location: 9005 Smith's Mill
Square Footage: 3,282
Start Date: October 2018
Estimated Completion: Summer 2019
Construction Phase: Rough framing with rough MEP



Axium II



Axium Break Room



AEP

COMMERCIAL PROJECT CONSTRUCTION STATUS FEBRUARY 2019

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

FEBRUARY 2019

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: Partial occupancy expires August 1, 2019



Walton Offices II

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



New Albany Health Campus

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



Pharmaforce Expansion

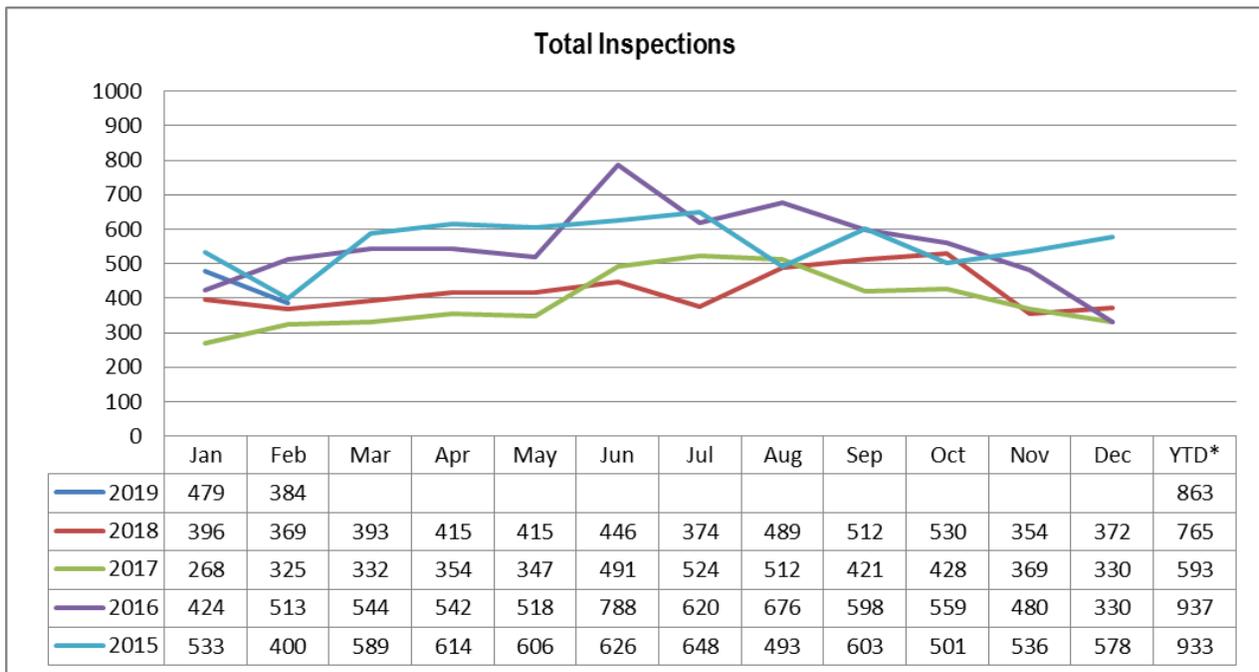
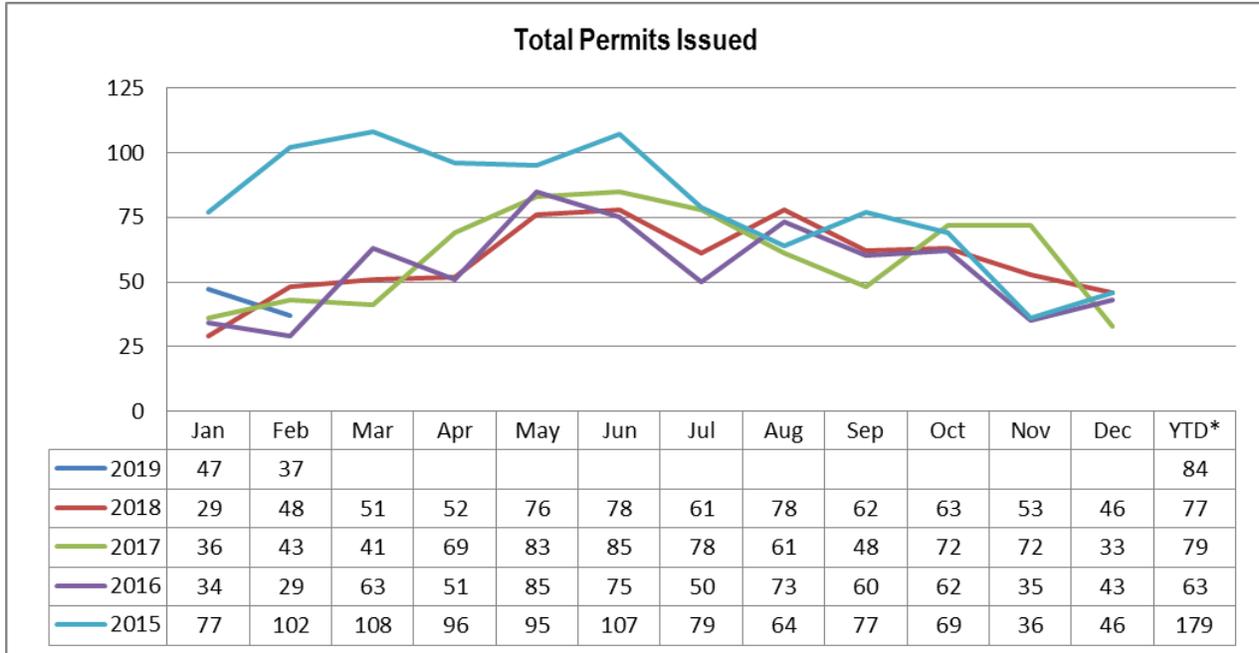
Name of Project: Pharmaforce Expansion
Location: 6610 New Albany Rd East.
Square Footage: 178,302
Start Date: June 2018
Estimated Completion: August 2021
Construction Phase: Exterior envelope

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



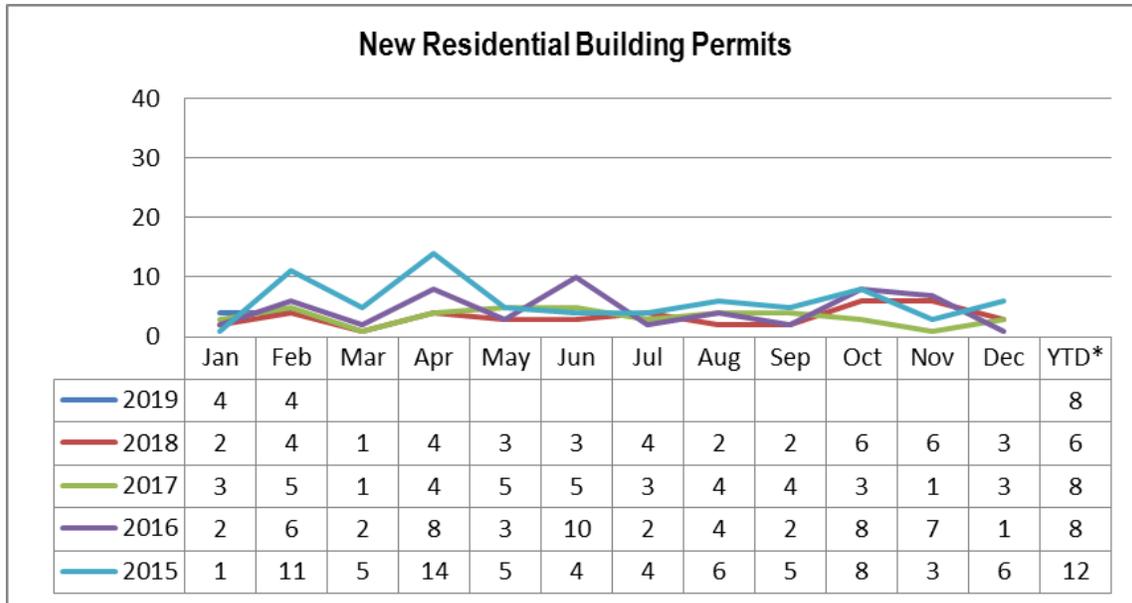
Feazel Roofing

BUILDING AND ZONING STATISTICS FEBRUARY 2019



*YTD is the total from January to the end of current month

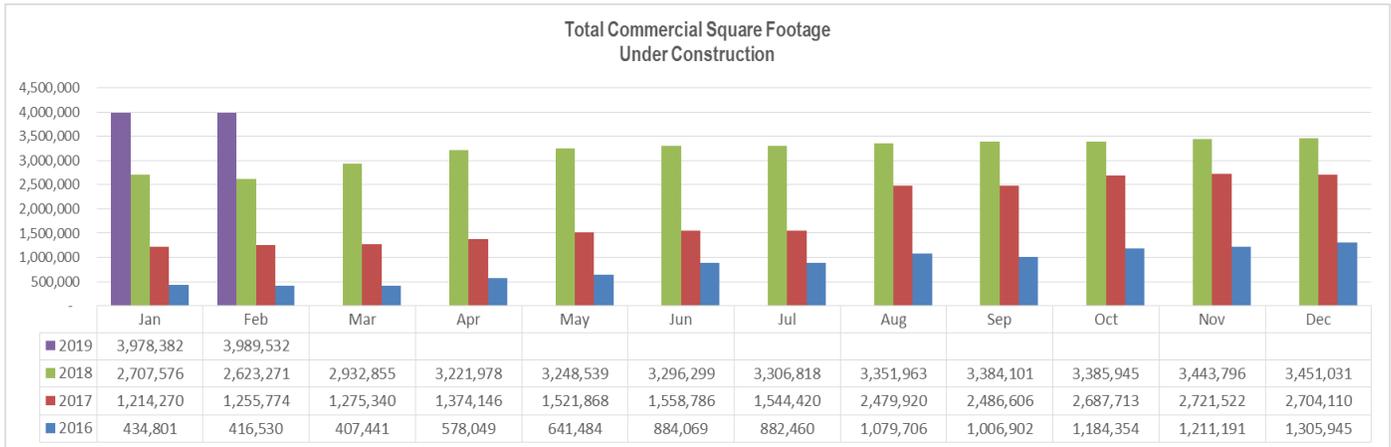
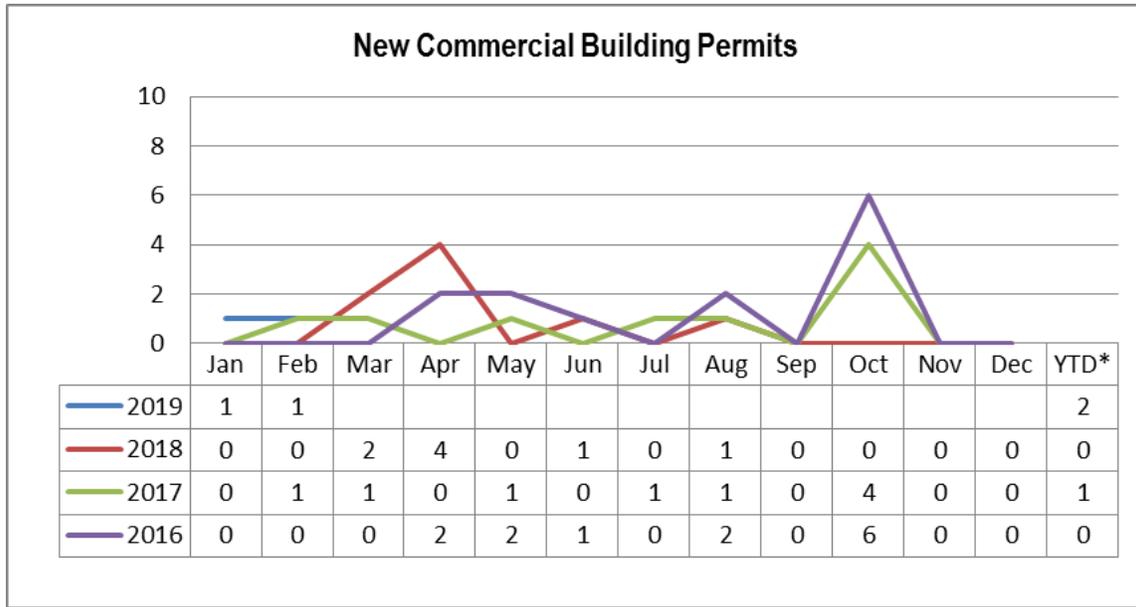
RESIDENTIAL BUILDING STATISTICS FEBRUARY 2019



Subdivision Summary			
Subdivision	Total lots	Built lots	Available lots
Nottingham Trace	240	7	233
NACC 28 (Ebrington)	66	21	45
NACC 29 (Oxford)	30	15	15
Millbrook	30	28	2
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

*YTD is the total from January to the end of current month

COMMERCIAL BUILDING STATISTICS FEBRUARY 2019



*YTD is the total from January to the end of current month