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## Community Development Department

### MONTHLY REPORT

January 2017

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*Professionalism*

*Reliability*

Be inspired.

*Creativity*

*Service*

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## NEWS AND INFORMATION

### JANUARY 2017

#### **Retention Visits**

The New Albany Chamber, Columbus 2020, and the economic development specialist completed a retention visit at MXD Group. MXD is located on Walton Parkway in the Water's Edge development. MXD provides logistics services for home delivery and retail replenishment in the United States and Canada. Concerns included workforce needs, restaurants and the intersection near Giant Eagle. New Albany is home to 220 employees.

The New Albany Chamber, Columbus 2020, and the economic development specialist completed a retention visit at Accel. Accel is located in the Personal Care & Beauty Campus, providing contract packaging and hand assembly of products. David Abraham and Al Bell provided a tour of the facility and shared strategies currently being discussed with all companies for peak season workforce. David currently runs a staffing agency on site with 22 buses in/out at peak season for all the companies in the Personal Care & Beauty Campus.

#### **Workenomics**

The economic development specialist attended the Workenomics Meeting in Licking County. Discussions centered on Project Prepare. Project Prepare is a program led by C-Tec. Educators and administrators visit high schools to meet with juniors and seniors to discuss manufacturing jobs. Students will then tour two manufacturing facilities. KDC will be participating as one of the companies on the tour.

#### **ESRI GeoDesign Summit Conference**

The planner attended the ESRI GeoDesign Summit in Redlands, California from January 25 to 26<sup>th</sup>. The city utilizes ESRI software for map creation and data tracking purposes. This summit's purpose was to provide new ideas of how cities can use GIS in everyday planning practices. The planner heard from GIS experts about smart planning technology and geodesign techniques that help evaluate planning proposals against possible outcomes, how to engage the public and communicate effectively across departments. Examples included creating 3D models of proposed development projects. The modeling also provides real-time analysis of the project's parking, population, tax, and water impacts. Several sessions at the conference included examples of how to effectively share and communicate the information on maps through a new product from ESRI called storyboards. Communities are also allowing the public to use GIS to create maps online in order to get public input on preferred planning outcomes.

#### **Beech Road South**

The city manager and various members of the department met with consultants MKSK for a visioning and planning session for the Beech Road South area. The goal is to create a framework for how development should occur in this undeveloped area. Staff discussed how to accommodate users of various sizes, possible road connections, and streetscapes. MKSK was tasked with synthesizing the information into a planning document to share with the public to guide development.

## **NEWS AND INFORMATION**

### **JANUARY 2017**

#### **Tree Planting Meeting**

Last year, the planner, deputy director, and director of public service met with a representative of the New Albany Links Subdivision to discuss tree planting along Central College Road. The representative expressed interest in a public-private partnership to plant additional trees along the north side of Central College Road where it abuts the subdivision. The development department staff has been researching preliminary ideas and costs. A follow up meeting is scheduled in February.

#### **Jug Street Meeting**

The city manager and engineer met with representatives from the Licking County TID and the Licking County Engineer's office to discuss the proposed improvements to Jug Street. The project limits were established as Jug Street between Beech Road and Mink Street. Current planning indicates that the project will be completed in two phases, the first being between Harrison Road and Mink Street, and the second between Beech Road and Harrison Road. The current construction cost estimate is \$4M, and will be shared between the city, county, and the TID.

## **BOARDS AND COMMISSIONS**

### **JANUARY 2017**

#### **Planning Commission**

The Planning Commission met on January 18, 2017 and heard one item. The commission tabled a variance for new signage at Turkey Hill.

#### **Board of Zoning Appeals**

The Board of Zoning Appeals met on January 23, 2017 and heard one item. The board approved a variance to the paved terrace location requirements located at 4561 Neiswander Square. The board denied variances to the pergola location, size and material requirements located at 4561 Neiswander Square.



## PROJECT UPDATES CONTINUED

JANUARY 2017

### Innovate New Albany

#### Spotlight

Neil Collins hosted Cincinnati based entrepreneur Eric Fulkert of Soundstr along with other startups at Innovate. Eric is one of the chapter leaders of Founder Institute for the Cincinnati metro area. Eric and Neil explored the idea of starting a Founder Institute chapter for Columbus and operating it at Innovate New Albany.

Underhill & Hodge Attorneys & Law Counselors, an original incubator company and former “suites” tenant, has moved to a new 3,700 sf. office at 8000 Walton Parkway. The firm has five attorneys and seven employees. The focus is a one-stop shop real estate boutique firm that can serve clients needs from beginning to end in real estate development projects.

Innovate New Albany will be partnering with New Albany High School’s new after school entrepreneurship club to help educate students about entrepreneurship and inspire them to explore creating their own ventures. Innovate will recruit speakers for four separate Friday afternoon events at the high school.

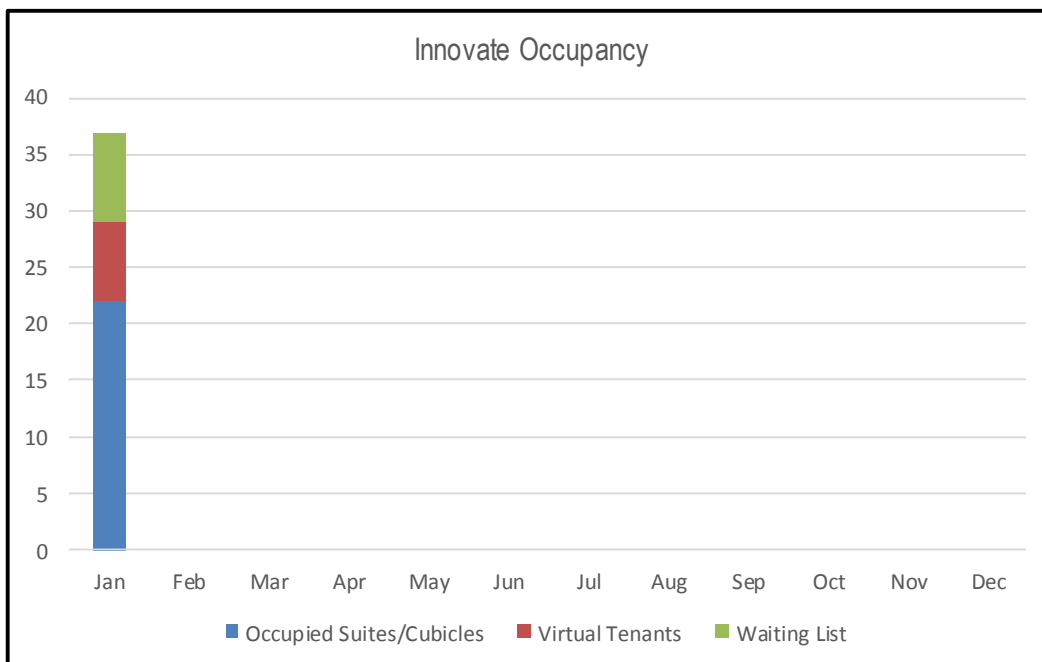
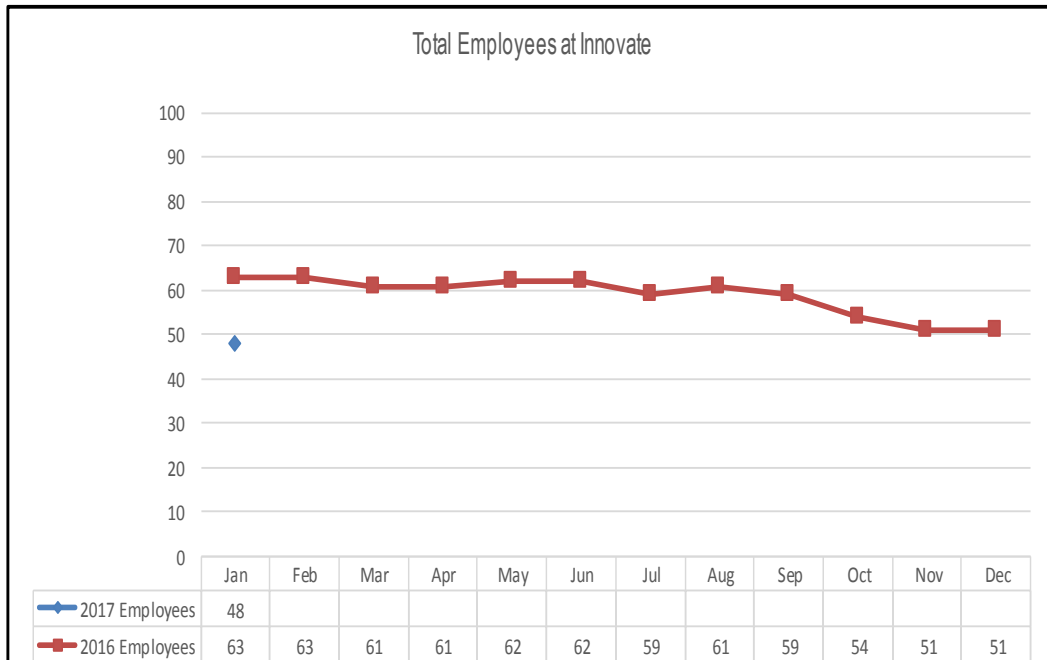
SpineDynx, a company at Innovate New Albany, is a spinout of OSU. SpineDynx provides objective, actionable data to yield improved outcomes for spine treatment at the point of care. In Q4 the company met with Rev1 staff to discuss company product development and planning for the next funding round.

#### Events

- Compelling Marketing on a Budget for Small Business, led by Shaun Young (Millenefits), Darin Young (Mixt Media), and Kaylyn Parker (Social Media with Kaylyn), (26 attendees)
- 2017 Tech Trends You Need to Know, led by Paul Tela (Buckeye Interactive and Brandon Mills (Drive Capital), (30 attendees)
- Zero to One: TIGER Book Club, led by Neil Collins, (6 attendees)
- Increase Lead Gen by Over 400% via Simple SEO, Email Automation, and Cold Calling, led by Dustin Pearce (44 attendees)
- Sustainability & Business; Past, Present and Bold Predictions for the Future, led by Neil Drobny, (36 attendees)

## PROJECT UPDATES CONTINUED JANUARY 2017

### Innovate New Albany



## PROJECT UPDATES CONTINUED JANUARY 2017

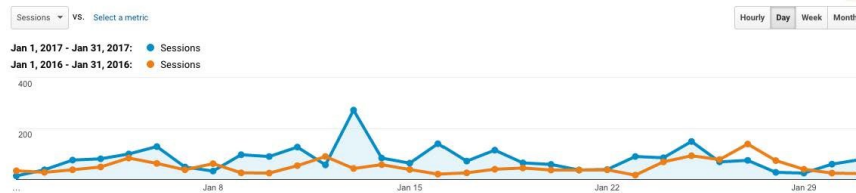
### Innovate New Albany Electronic Media and Internet Campaign:

### Audience Overview

	December	January
Visits	1,566	2,497
Users	1,173	1,890
Pageviews	3,883	5,843
Pages / Session	2.48	2.34
Avg. Bounce Rate	34.99%	40.49%
Avg. Duration	1:34	1:34

INNOVATENEWALBANY

### Historical Overview



Sessions

**62.88%**

2,497 vs 1,533



Users

**54.66%**

1,890 vs 1,222



Pageviews

**113.17%**

5,843 vs 2,741



Pages / Session

**30.87%**

2.34 vs 1.79



Avg. Session Duration

**21.95%**

00:01:34 vs 00:01:17



Bounce Rate

**-40.49%**

40.49% vs 68.04%



INNOVATENEWALBANY



## PROJECT UPDATES CONTINUED JANUARY 2017

### Innovate New Albany Electronic Media and Internet Campaign:

### January Content

January 5<sup>th</sup>, 2017

**Speaker Feature: Dawn Dickson, Founder of Flat Out of Heels**  
by Innovate New Albany

January 13<sup>th</sup>, 2017

**Sensu Music fills the music industry's data gap**  
by Innovate New Albany

January 17<sup>th</sup>, 2017

**TIGER Talk Recap: 2017 Tech Trends You Need to Know**  
by Innovate New Albany

January 24<sup>th</sup>, 2017

**How to Kick Off a Successful Year in Business: Planning Essentials for the New Year**  
by Julie Morris, contributor

January 31<sup>st</sup>, 2017

**TIGER Talk Recap: Sustainability & Business: Past, Present & Bold Predictions for the Future**  
by Innovate New Albany

**INNOVATENEWALBANY**

### Facebook Overview

Facebook Page	Total Fans	Fan Increase	Posts Sent	Impressions	Impressions per Post	Engagements	Engagements per Post	Link Clicks
 Innovate New Albany	422	2.43%	12	17,247	1,437	480	40.0	43



**17,247**  
IMPRESSIONS



**480**  
POST ENGAGEMENTS



**43**  
LINK CLICKS

Total fans increased by

**▲ 2.4%**

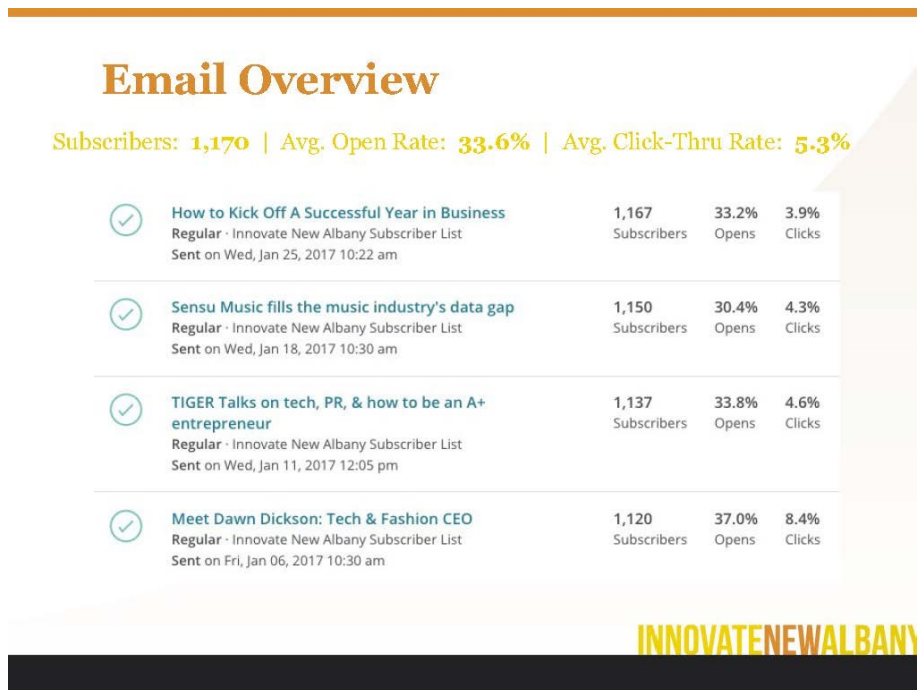
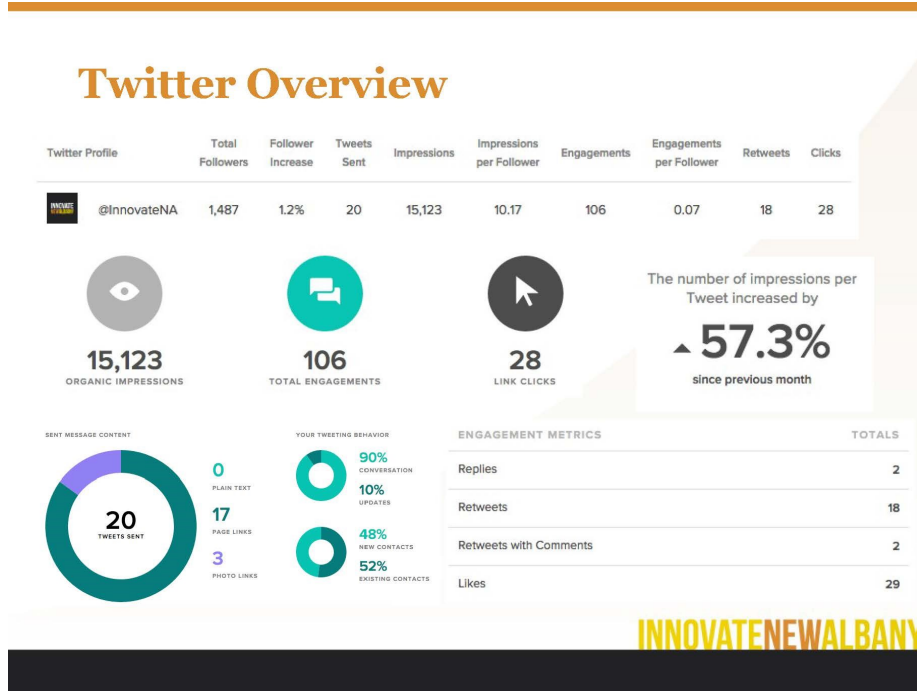
since previous month

IMPRESSIONS METRICS	TOTALS	ACTION METRICS	TOTALS
Organic Impressions	2,301	Reactions	160
Viral Impressions	11,123	Comments	10
Paid Impressions	3,823	Shares	310
<b>Total Impressions</b>	<b>17,247</b>	<b>Total Engagements</b>	<b>480</b>
<b>Users Reached</b>	<b>10,652</b>		

**INNOVATENEWALBANY**

## PROJECT UPDATES CONTINUED JANUARY 2017

### Innovate New Albany Electronic Media and Internet Campaign:



## PLAN REVIEW

### JANUARY 2017

#### Engineering Plan Reviews

Community development received two new plan submittals during January.

Project Name	Initial Submittal Date	Comments Issued Date	Total Review Days	Review Time Standard
Estate at New Albany	January 17, 2017	February 7, 2017	21	18
Project 68 – Building 3	January 30, 2017	<i>pending</i>	-	18

#### Engineering Pre-Construction Meetings

One pre-construction meeting was held during January for the following projects:

- 1/18/17 – Town Center Apartments (Private Site Improvement Plan)

#### Building Reviews and Meetings

An organizational meeting was held with Architecture Ohio to discuss the new electrical inspector that would replace Bob Price. Tony Haughn is joining our team. He has over 10 years of inspection back-up experience and over 33 years experience as an electrical contractor. He will be performing inspections full time after 25 years of owning his own business. He will be our primary inspector with other members of Architecture Ohio providing back up as needed.

#### Residential Meetings

Two plan review meetings were held for residential projects.

- 8045 Butterworth Green received a permit for a basement finish.
- 7595 Ogden Woods Blvd. received a permit for alterations of 2nd floor bathroom and walls and changes occurring in the foyer.

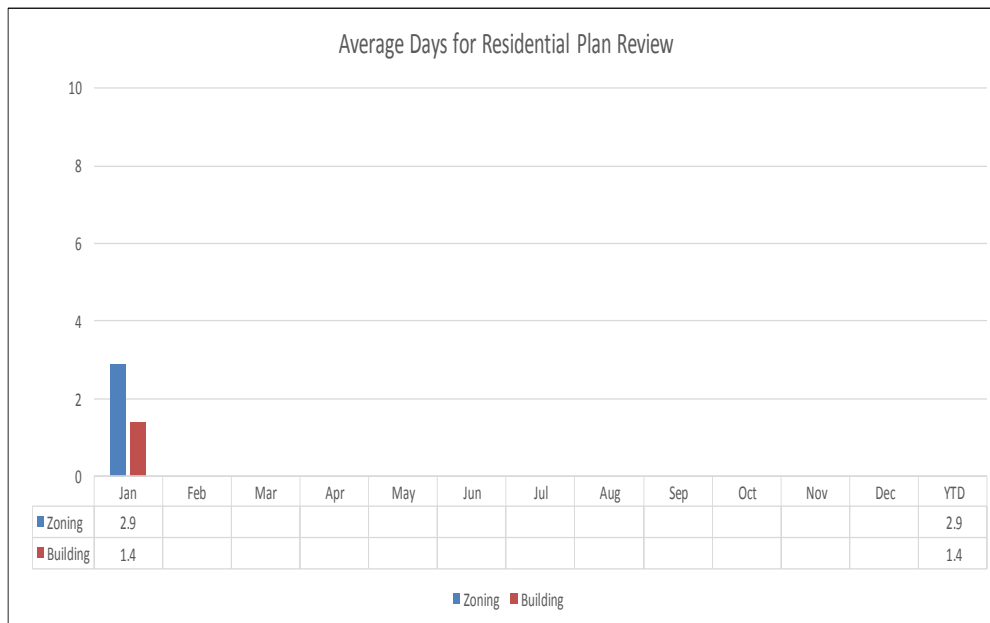
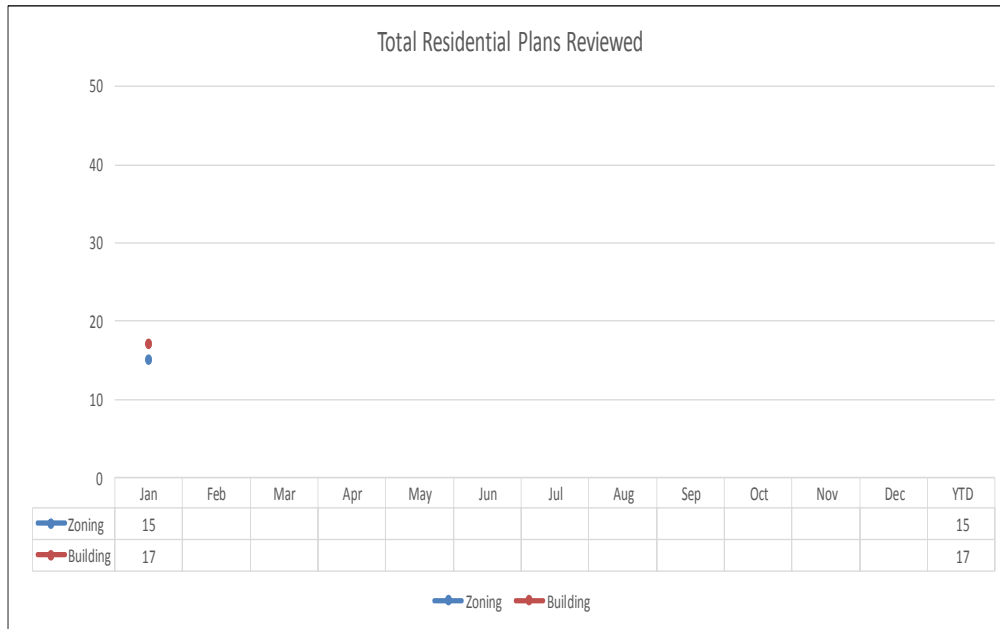
#### Commercial Meetings

Three plan review meetings were held for commercial projects.

- 21 N High scheduled a preliminary meeting to discuss the submittal process for a replacing an older stoop.
- KDC met to discuss project and submitted for the new mezzanine around the recently installed processing tanks.
- The Multi tenant project in the Beauty Park campus met to discuss procedures to obtain final inspections for the shell building.

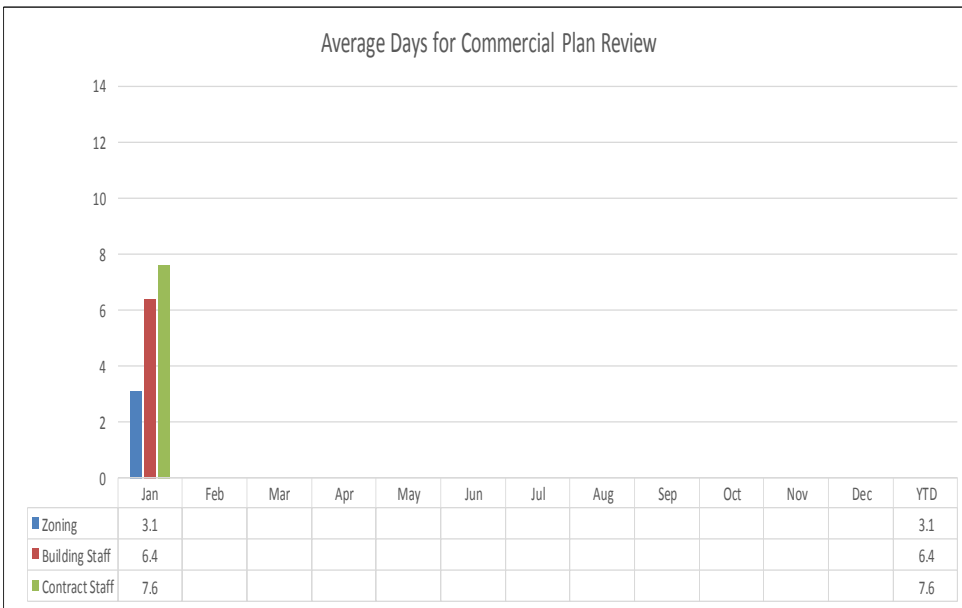
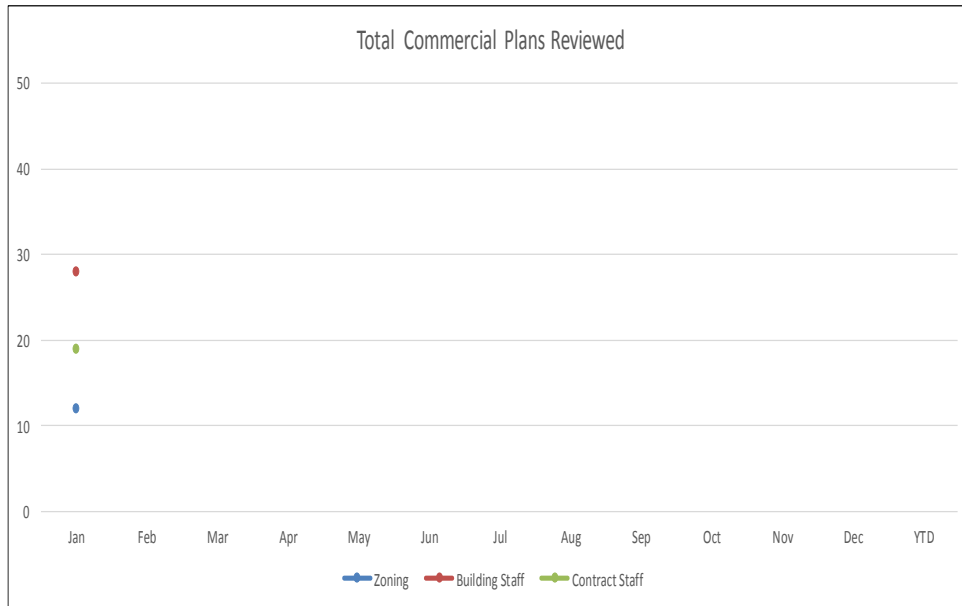
## PLAN REVIEW CONTINUED JANUARY 2017

### Residential Plan Review



## PLAN REVIEW CONTINUED JANUARY 2017

### Commercial Plan Review



## FIELD WORK AND INSPECTIONS

### JANUARY 2017

#### Zoning Related Field Concerns and Inspections

##### Residential Inspections

###### 4480 Ackerly Farm Road

A complaint was received regarding work without a permit. An inspection was completed and an official notice was left at the property. The contractor submitted an application for permit which was approved. The case has been closed.

###### 6818 Central College Road

A complaint was received regarding a recreational vehicle on the property that was being used as a residence and parked improperly. An inspection was completed and a violation letter was mailed. A re-inspection is scheduled for February.

###### 6300 E. Dublin Granville Road

A complaint was received regarding the new parking lot lights that were installed at the Church of the Resurrection. The zoning officer completed an inspection with a staff person and determined that the installed lights did not match the approved permit. Additional information was provided to the zoning officer and church staff is working with the zoning officer to correct the concern.

###### 4561 Neiswander Square

**History:** A complaint was received regarding an accessory structure built without a permit. An inspection was completed and the presence of violations were undetermined. A letter was mailed requesting contact. The contractor submitted an application for a permit which was denied. A variance application was submitted for the January 2017 meeting.

**Update:** The Board of Zoning Appeals denied variances to the pergola location, size and material requirements. The zoning officer will send follow up correspondence after the appeal timeframe has expired.

###### 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. Franklin County Public Health will be presenting the health code violation at the December board meeting. The zoning officer will mail a letter regarding the remaining violations. The zoning officer spoke with the property owner listed on the Franklin County Auditors website. There is a dispute in ownership and is being reviewed by the law director.

**Update:** There has been no change since last month.

## FIELD WORK AND INSPECTIONS CONTINUED

### JANUARY 2017

#### 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. 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 was scheduled for September 2<sup>nd</sup>. Re-inspection was completed and the house had been secured and made weather tight. Interior violations will not be enforced as long as house is vacant. The property is for sale. New Albany zoning officer and chief building official will continue to monitor this property

**Update:** No update.

##### 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. The variance was denied at the November 21, 2016 Planning Commission meeting.

**Update:** The pool has been closed and covered for the winter. Contact will be made with the applicant in January.

##### 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. The variance was approved with conditions at the October 17<sup>th</sup> Planning Commission meeting.

**Update:** The winter pool cover was installed per the Planning Commission condition. Installation of landscaping will not be complete until spring.

## FIELD WORK AND INSPECTIONS CONTINUED

### JANUARY 2017

#### Residential Inspections Continued...

##### 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. The variance was approved with conditions at the October 17<sup>th</sup> Planning Commission meeting.

**Update:** The winter pool cover was installed per the Planning Commission condition. Installation of landscaping will not be complete until spring.



## Commercial Project Construction Status

**Market & Main II** - The exterior façade work is continuing as the weather permits. The perimeter walls are welded into place in accordance with plans and specifications. Exterior sheathing inspections have been completed. The vapor barrier has been installed and approved. Roof trusses have been installed and the framing inspections have been completed.

**Walton Offices**– The project is approved for Shell through plan review. Exterior façade is nearly ready for window installation.

**Multi-tenant II** - Interior slabs have been completed and windows have been installed. The roofing has been completed. HVAC units are set and the gas lines are installed. The fire alarm and fire protection submittals have not received final plan approvals.

**CCL Label** - Zoning and building reviews have been given for shell approval. The slabs and retaining walls have been completed. The latest submittal received was reviewed for revised drawings and MEP's only. The office plans and owner supplied equipment will be submitted as a complete package.

**Richmond Square Units 10,11,12,&13** - Final occupancy certificates have been issued for Units 10, 12 & 13. Unit 11 is completing the interior finish packages.

**First & Main** - Occupant rooms on all 3 floors have completed the above ceiling mechanical, electrical, plumbing, HVAC, fire alarm, and fire protection installations. Kitchen grease duct is complete and inspected. The kitchen hood installations have started.

**Anomatic** - The new offices have received conditional occupancy approval and the minor office alterations are nearly complete for the 2nd floor existing office space.

**Project 68 Building 1**– Phase 5 has been approved for all tenant build out work. Phase 6 and 7 have completed the transformer pads and MEP installations have started.

**Project Slate Building 2**– Footings are in progress. The underground fire protection lines, FDC piping and thrust blocks are complete.

**Town Center Apartments** - The site work has started for the field office and laydown work areas. A temporary parking lot is being constructed.



Market &amp; Main II



Multi-Tenant 8100 Walton Parkway



Multi-Tenant II 8820 Smith's Mill

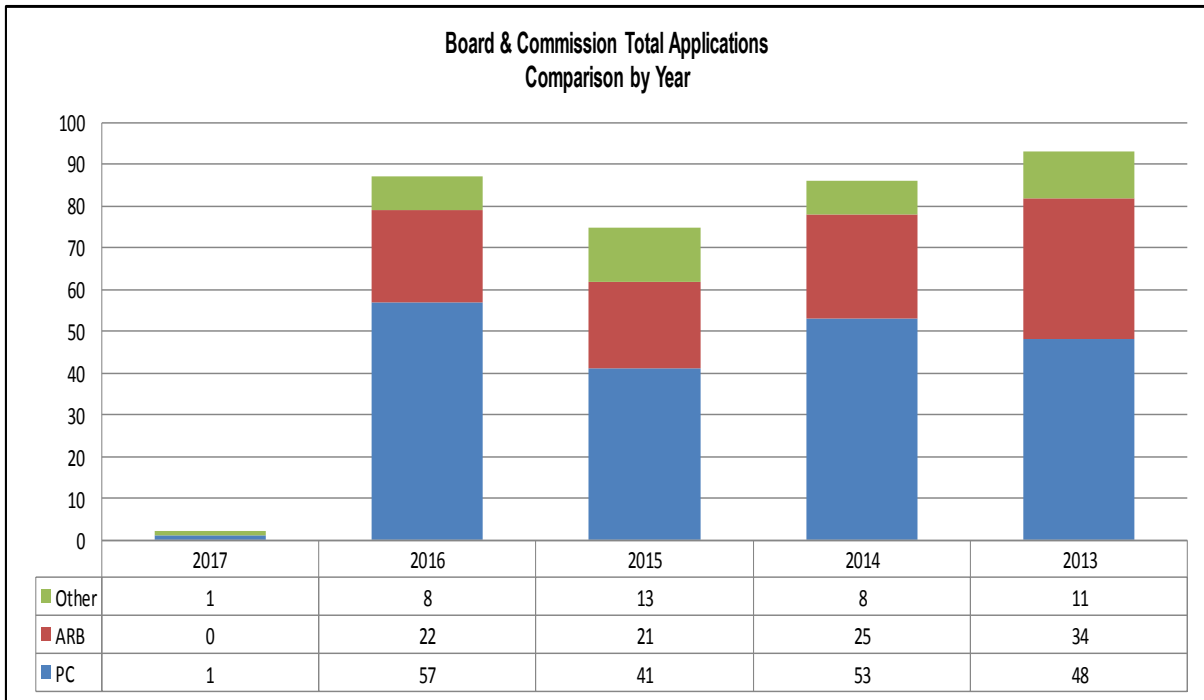
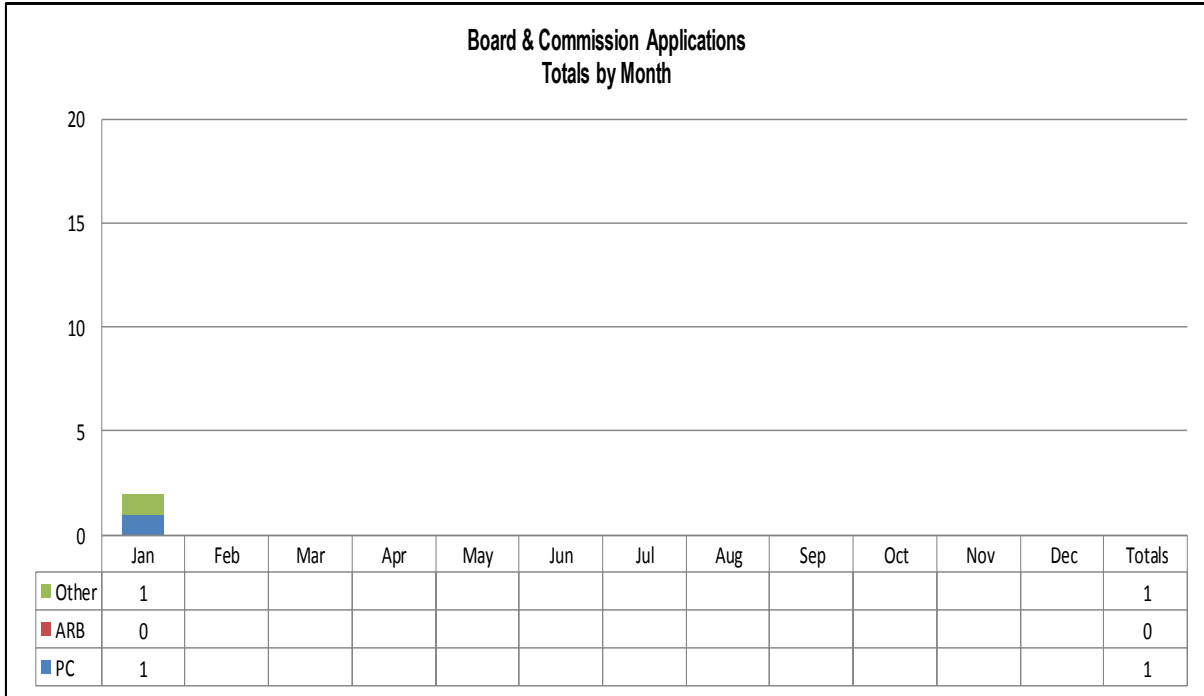


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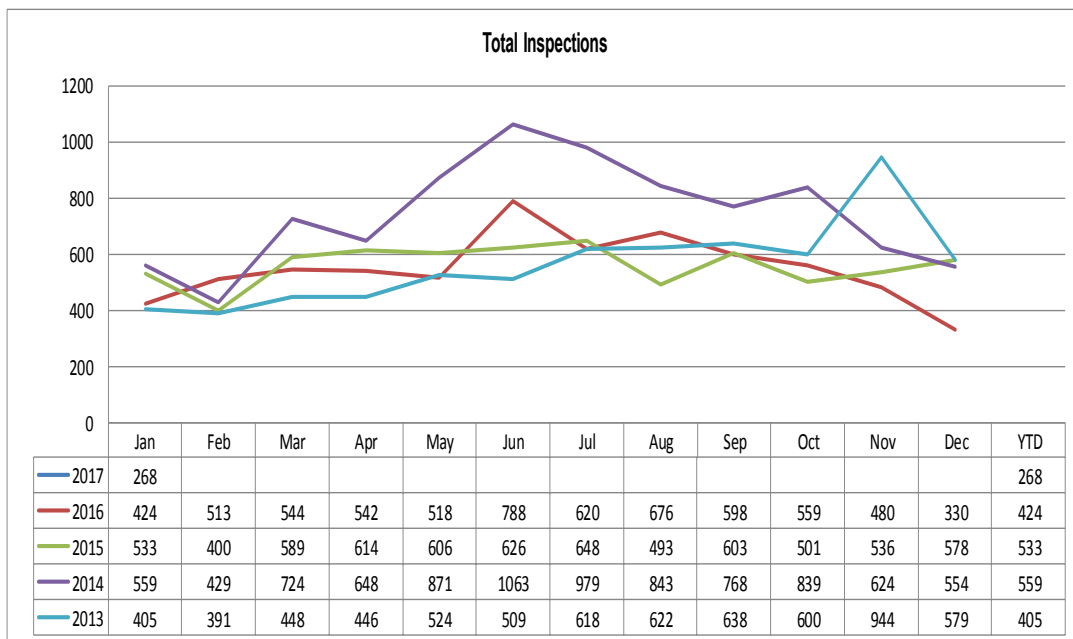
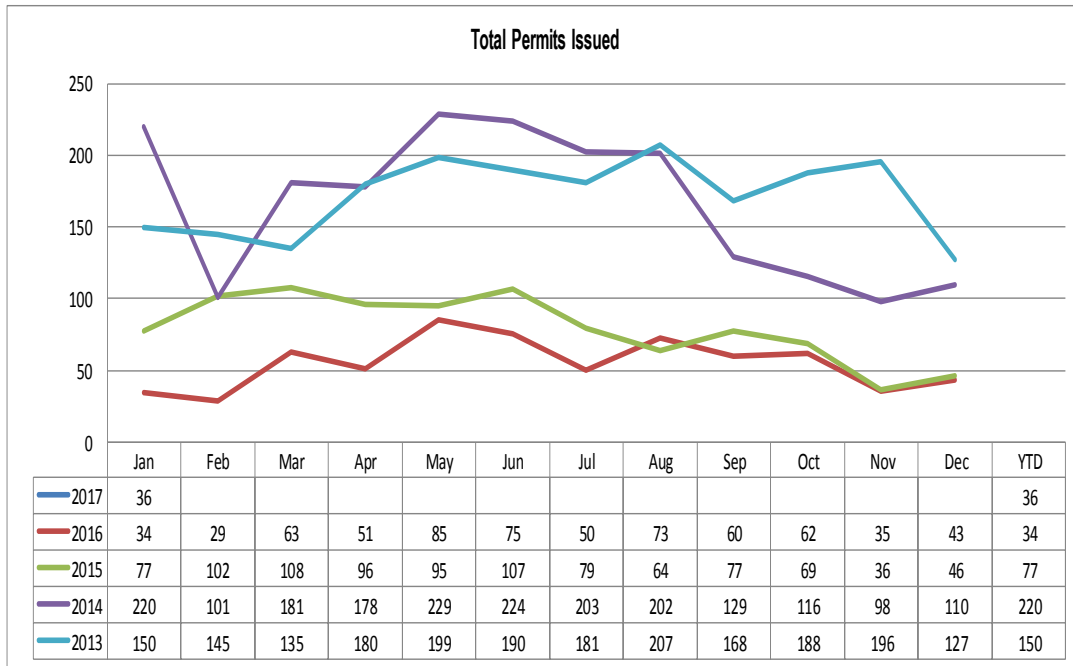


First &amp; Main

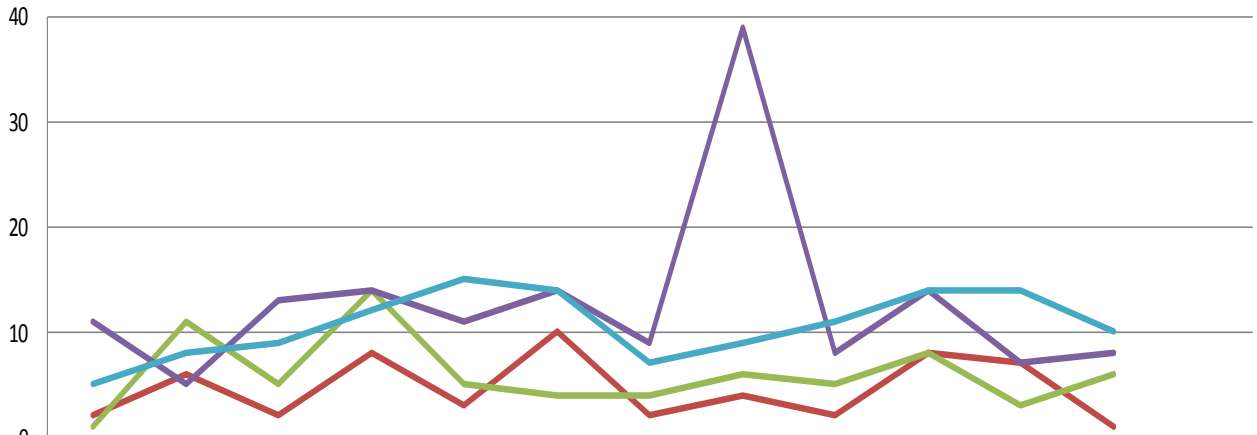
## BOARD AND COMMISSION STATISTICS JANUARY 2017



## BUILDING AND ZONING STATISTICS JANUARY 2017

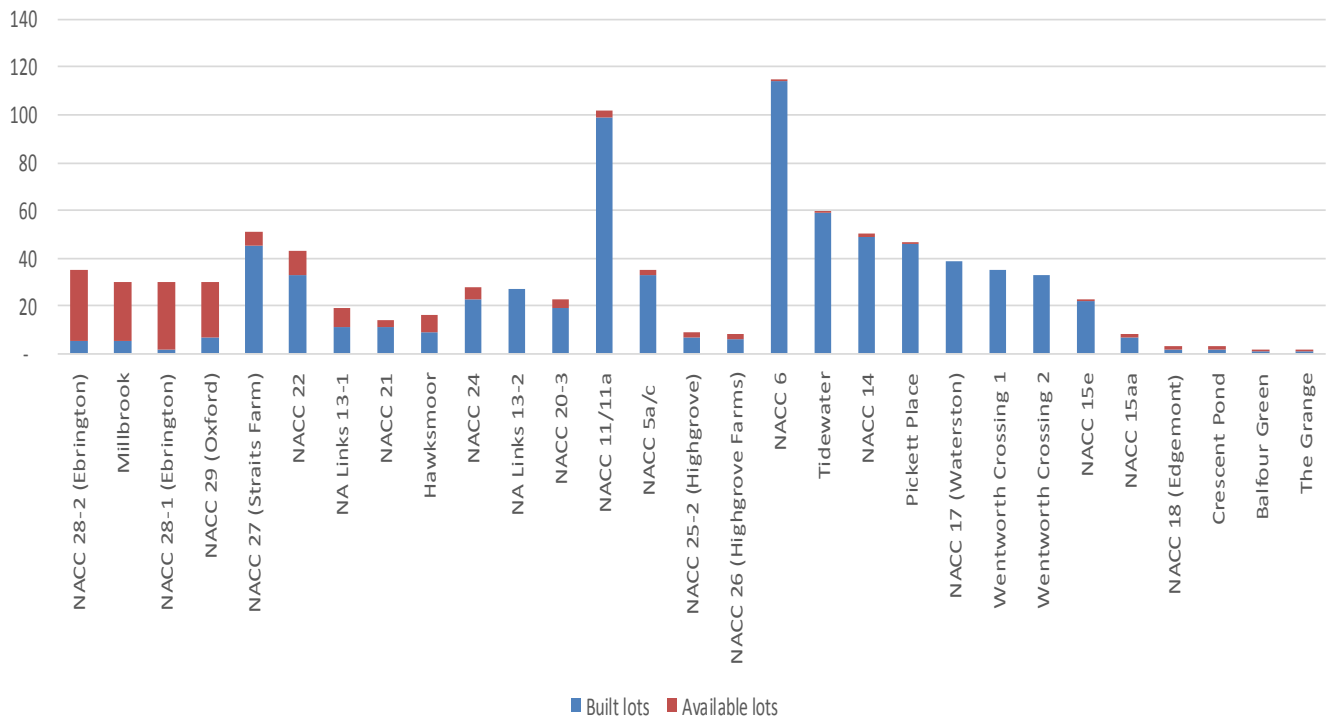


### New Residential Building Permits

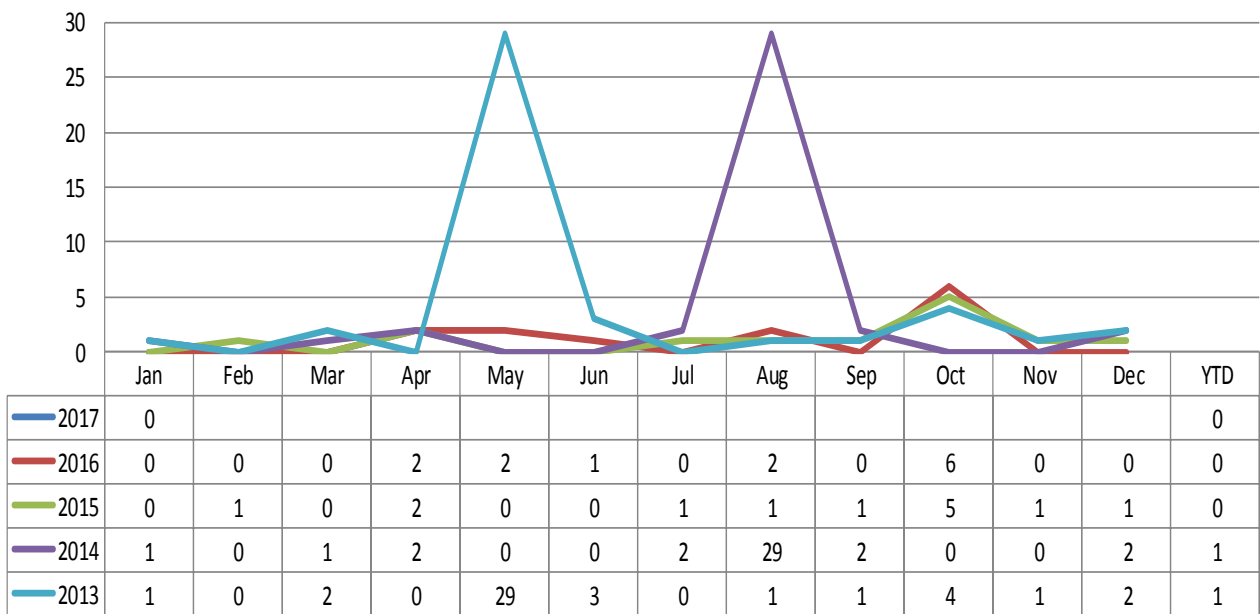


Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2017	3												3
2016	2	6	2	8	3	10	2	4	2	8	7	1	2
2015	1	11	5	14	5	4	4	6	5	8	3	6	1
2014	11	5	13	14	11	14	9	39	8	14	7	8	11
2013	5	8	9	12	15	14	7	9	11	14	14	10	5

### Subdivision Summary



### New Commercial Building Permits



### Total Commercial Square Footage Under Construction

