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## Community Development Department

### MONTHLY REPORT

February 2017

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*Professionalism*

*Reliability*

Be inspired.

*Creativity*

*Service*

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## **NEWS AND INFORMATION**

### **FEBRUARY 2017**

#### **AEP and Bevelhymer Park**

On February 1, 2017 various members of the community development department, the service director, and the New Albany parks and recreation director met with representatives from AEP to discuss the company's plans to rebuild the transmission lines that run through Bevelhymer Park. AEP plans to replace the H poles with single poles. The wires themselves will be about the same height but the poles are designed to reduce the EMF field to generate less static. Construction is tentatively scheduled for early 2018 with a 7-8 month construction timeframe.

#### **Canine Companions Graduation**

The planner and administrative assistant attended Canine Companions for Independence's winter graduation on February 10<sup>th</sup> at the Church of the Resurrection. The graduation ceremony was a celebration of the hard work and accomplishments of the graduates and the efforts of everyone who helps make the program possible. The ceremony included puppy raisers and graduates. Individuals were presented their service dogs at the ceremony.

#### **New Albany Links**

The service director and planner had a follow-up meeting with a representative from the New Albany Links Homeowners Association to discuss a public-private partnership to plant additional trees along Central College Road on February 15<sup>th</sup>.

#### **South Licking Watershed Conservancy District**

The planner attended the South Licking Watershed Conservancy District on February 21<sup>st</sup>. The watershed is mostly outside of the city's jurisdiction. This board is advisory and the goal is to promote watershed health across jurisdictions. The board is currently seeking an individual to serve as director.

## **BOARDS AND COMMISSIONS**

**FEBRUARY 2017**

### **Planning Commission**

On February 6, 2017 staff held a special workshop for the Planning Commission. Staff provided updates on existing and new plans under development such as the Western Licking County Accord. A general overview of the city's operations, staff chart, and policies such as records retention was shared with the commission. Proposed changes to the codified ordinances were discussed.

### **Board of Zoning Appeals**

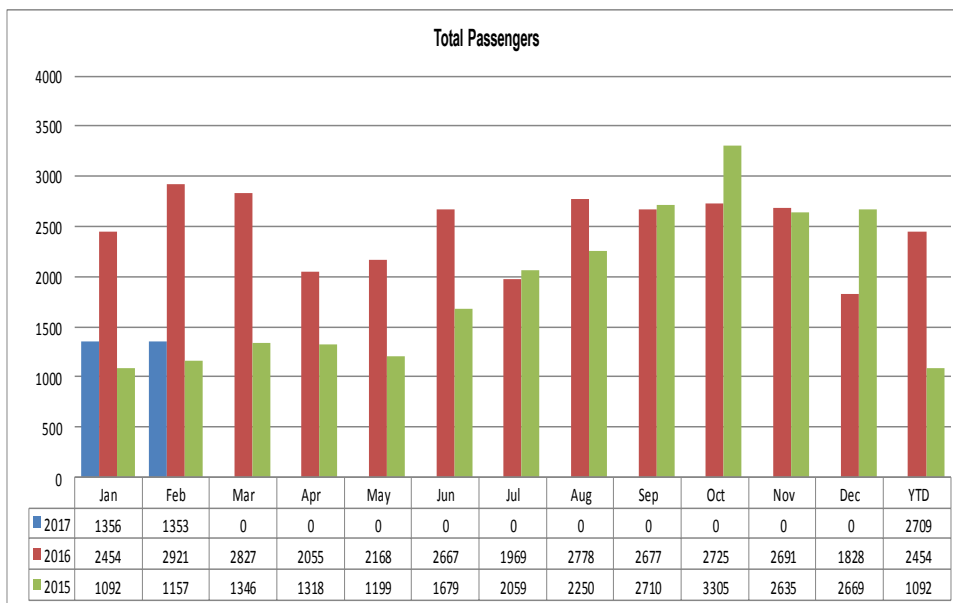
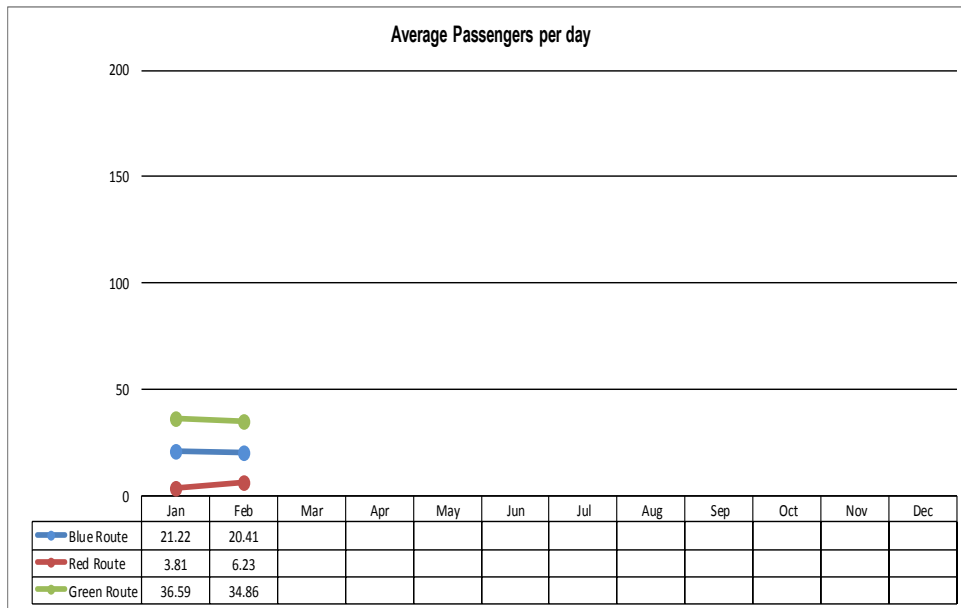
The Board of Zoning Appeals met on February 27, 2017 for two items. The board approved a variance to the area requirements for a detached garage located at 4104 Harlem Road. The board tabled a variance to the area requirements of a detached garage located at 7779 Lambton Park Road.

### **Rocky Fork-Blacklick Accord**

The Rocky Fork-Blacklick Accord met on Thursday, February 23, 2017 to review a New Albany application and provide an informal review of a Columbus application. New Albany's application, consisting of a rezoning application to allow for 240 age restricted single family residences on 88.7 acres, and 3.8 acres for retail and commercial uses by Pulte Homes, c/o Aaron L. Underhill, Esq. was tabled by the panel. Columbus's informal application consisted of a proposed rezoning to allow for a mix of detached residential units and multi-unit residential by Ciminello's Inc c/o Laura MacGregor Comek, Esq. The site is 78.05 acres located at 7099 Harlem Road. Both of these applications are anticipated to be formally heard by the Accord panel in March.

## PROJECT UPDATES FEBRUARY 2017

### New Albany SmartRide



## PROJECT UPDATES CONTINUED

FEBRUARY 2017

### Innovate New Albany

#### Spotlight

mCORE is the newest company at Innovate New Albany. mCORE was created in response to the rising number of sudden cardiac arrest deaths on the field of play at high schools across the country. mCORE provides dependable, low-cost screenings to every student athlete possible, in the hopes that achieving these objectives will save lives. mCORE currently screens athletes at high schools across Ohio and is preparing to expand its service area across the US. mCORE's website is [mcoreathletes.com](http://mcoreathletes.com).

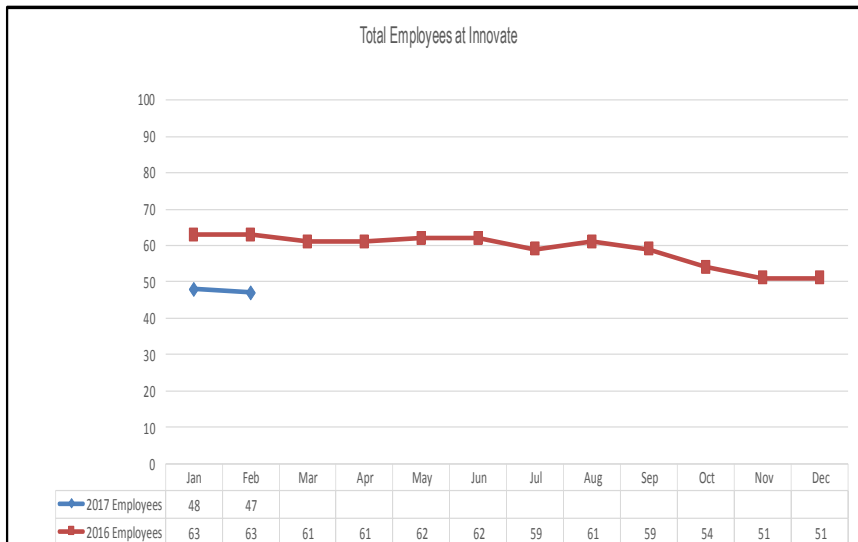
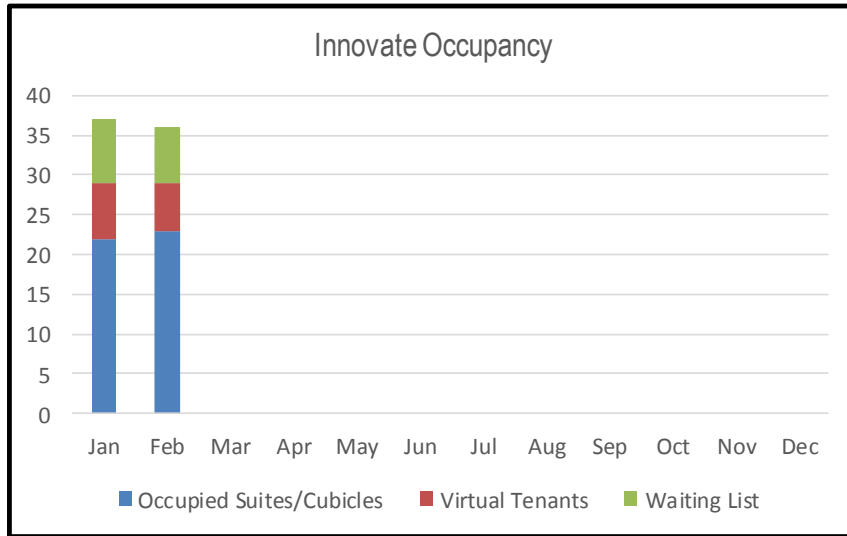
Innovate New Albany is bringing back the Expert Office Hours program. This program gives local business owners/employees free access to the advice of service providers who have expertise and skills helpful with launching a new business or improving the performance of a business already in operation. Expert Office Hours also provides businesses with a new opportunity to be discovered by people who may need the services offered. Initially, the new program will be offered on the first Friday morning of each month. The first date will be Friday, April 7, with each provider offering five 30-minute time slots that can be reserved on the Innovate New Albany website. The participating service providers will vary month to month. On April 7, participants will include a startup attorney, a business banker, a digital branding agency, an HR consulting firm, and an event planning/implementation consultant.

#### Events

- Selling and Scaling Outside of the Box, led by Dawn Dickson of Flat Out of Heels (24 attendees)
- How to Be an Outstanding Entrepreneur, led by Greg Pugh of Rev1 Ventures (31 attendees)
- Design Thinking: Integrating Innovation, Customer Experience & Brand Value: TIGER Book Club, led by Neil Collins (5 attendees)
- 4 Steps to Seizing the Right Market: Calculating the Potential of New Ideas, led by Kevin Dwinnell (30 attendees)
- Equity Crowdfunding: The 2016 Securities Rules & Creative New Ways to Finance a High Growth Venture, led by Mark Winstein (26 attendees)
- Banking in the 21<sup>st</sup> Century, led by PNC Bank (14 attendees)

## PROJECT UPDATES CONTINUED FEBRUARY 2017

### Innovate New Albany



## PROJECT UPDATES CONTINUED FEBRUARY 2017

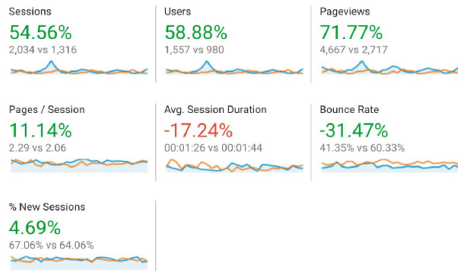
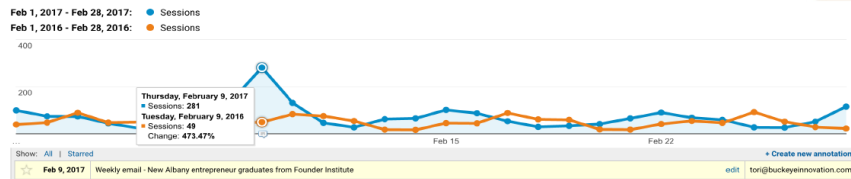
### Innovate New Albany Electronic Media and Internet Campaign:

#### Audience Overview

	January	February
Visits	2,497	2,034
Users	1,890	1,557
Pageviews	5,843	4,667
Pages / Session	2.34	2.29
Avg. Bounce Rate	40.49%	41.35%
Avg. Duration	1:34	1:26

INNOVATENEWALBANY

#### Historical Overview



INNOVATENEWALBANY

## PROJECT UPDATES CONTINUED FEBRUARY 2017

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

### February Content

February 7<sup>th</sup>, 2017  
**TIGER Talk Recap: Sustainability & Business: Past, Present & Bold Predictions for the Future**  
*by Innovate New Albany*

February 8<sup>th</sup>, 2017  
**New Albany entrepreneur graduates from Founder Institute**  
*by Innovate New Albany*

February 21<sup>st</sup>, 2017  
**4 Steps to Seizing the Right Market for Your New Idea (TIGER Talk Recap)**  
*by Innovate New Albany*

February 27<sup>th</sup>, 2017  
**Tenant Spotlight: Meet Dr. Robert Chiuri, Global Standards USA**  
*by Innovate New Albany*

February 28<sup>th</sup>, 2017  
**Columbus Women in Business: Heather Whaling, President at Geben Communication**  
*by Tori Metzger, Buckeye Interactive*

INNOVATENEWALBANY

### Facebook Overview

Facebook Page	Total Fans	Fan Increase	Posts Sent	Impressions	Impressions per Post	Engagements	Engagements per Post	Link Clicks
 Innovate New Albany	464	9.95%	20	11,435	572	242	12.1	92



**11,435**  
IMPRESSIONS



**242**  
POST ENGAGEMENTS



**92**  
LINK CLICKS

Total fans increased by

**▲ 10.0%**  
since previous month

IMPRESSIONS METRICS	TOTALS
Organic Impressions	3,691
Viral Impressions	5,773
Paid Impressions	1,971
<b>Total Impressions</b>	<b>11,435</b>
Users Reached	7,563

ACTION METRICS	TOTALS
Reactions	159
Comments	2
Shares	81
<b>Total Engagements</b>	<b>242</b>

INNOVATENEWALBANY



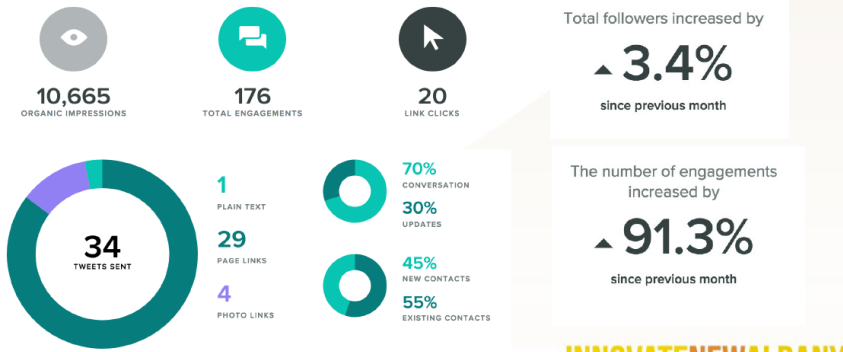
## PROJECT UPDATES CONTINUED

### FEBRUARY 2017

#### 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	1,537	3.4%	34	10,665	6.94	176	0.11	19	20



**INNOVATENEWALBANY**

### Email Overview

Subscribers: **1,223** | Avg. Open Rate: **33.96%** | Avg. Click-Thru Rate: **4.3%**

✓ <b>Speaker Feature: Heather Whaling, Entrepreneur &amp; PR Pro</b> Regular · Innovate New Albany Subscriber List Sent on Tue, Feb 28, 2017 10:29 am	1,217 Subscribers	34.1% Opens	4.3% Clicks
✓ <b>4 Steps to Seizing the Right Market for Your New Idea</b> Regular · Innovate New Albany Subscriber List Sent on Wed, Feb 22, 2017 10:35 am	1,213 Subscribers	31.8% Opens	3.6% Clicks
✓ <b>Upcoming TIGER Talks on PR, defining target markets, &amp; more!</b> Regular · Innovate New Albany Subscriber List Sent on Wed, Feb 15, 2017 10:54 am	1,201 Subscribers	33.1% Opens	3.9% Clicks
✓ <b>New Albany entrepreneur graduates from Founder Institute</b> Regular · Innovate New Albany Subscriber List Sent on Thu, Feb 09, 2017 10:15 am	1,188 Subscribers	37.8% Opens	6.1% Clicks
✓ <b>TIGER Talk Recap: Sustainability &amp; Business</b> Regular · Innovate New Albany Subscriber List Sent on Wed, Feb 01, 2017 12:03 pm	1,174 Subscribers	33.0% Opens	3.6% Clicks

**INNOVATENEWALBANY**

## **PLAN REVIEW**

### **FEBRUARY 2017**

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

##### **Residential**

Four plan review meetings were scheduled for residential projects:

- 7336 Barclay Sq. N. plans were submitted for a remodel project to remove an interior wall.
- 7290 Waterston Dr. submittal for new detached garage
- 9175 Lee Hall Ct. deck submittal was reviewed
- 7596 Goodrich Sq. submittal was approved for patio

##### **Commercial**

Seven commercial projects were reviewed in plan review meetings:

- 8860 Smith's Mill, Jeyes had an update meeting to discuss several open permits. A summary status list was provided to the owner's manager to help the projects finish simultaneously.
- 245 East Main, First & Main has several items that were deferred during the plan review process. A report of those items and needed next steps was created and given to project representatives.
- 6301 Fitch path Rd., A&F, DC 1 racking changes were reviewed and a partial approval was given.
- 21 N. High St., Noble Baron Barber Shop had a plan review meeting to review a deck. It was decided the deck needs to be reviewed and approved by the Architectural Review Board prior to zoning and building reviews being completed.
- 9200 Smith's Mill Rd., Bocchi Labs held a preliminary meeting to discuss whether a building addition they are planning would have to go before the Board of Building Standards. The appeal history and a summary of the new building as proposed was forwarded for a response.
- 8600 Innovation Campus Way, CCL Label scheduled several meetings to obtain a plan approval for interior build out.
- A+F held a meeting to discuss car charging spots that have electrical connections that are too close to pavement. Two installation options were discussed. A+F will evaluate the options and coordinate with the community development department.

**PLAN REVIEW CONTINUED**  
**FEBRUARY 2017**

**Engineering Plan Reviews**

Community development completed two initial plan reviews during the month of February.

<b>Project Name</b>	<b>Initial Submittal Date</b>	<b>Comments Issued Date</b>	<b>Total Review Days</b>	<b>Review Time Standard</b>
Project 68 – Building 3	January 30, 2017	February 10, 2017	11	18
Project Bocchi	February 22, 2017	March 8, 2017	14	18

**Engineering Pre-Construction Meetings**

One pre-construction meeting was held during the month of February for the following project:

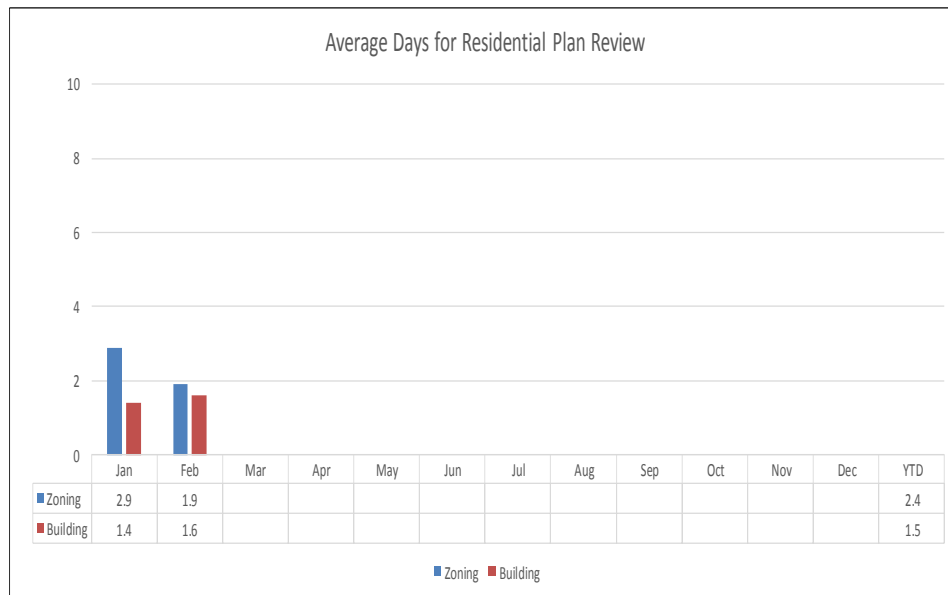
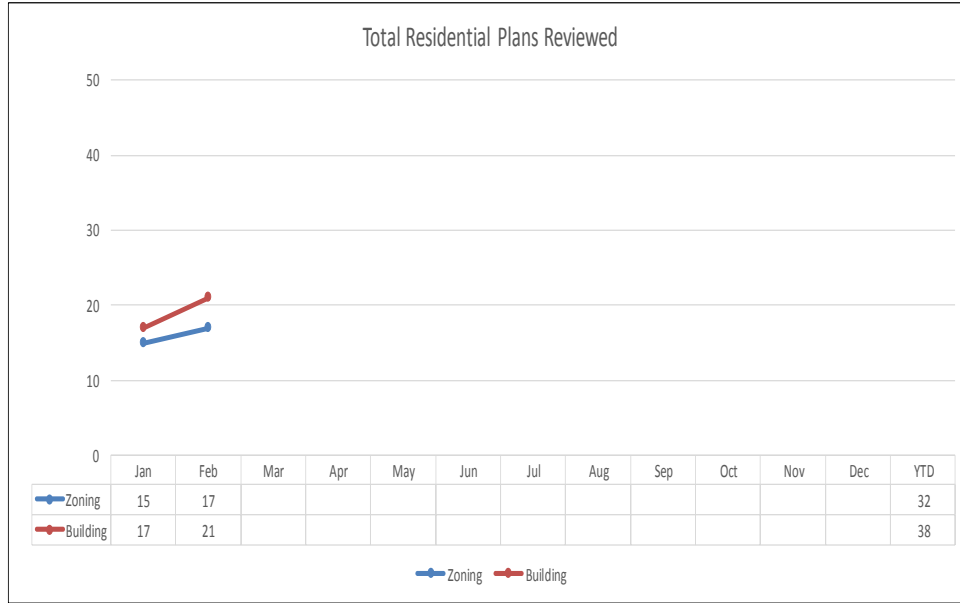
- 2/1/2017 – Innovation Campus Way – Harrison Road to Mink Street

**Mink Water Pressure District Preliminary Engineering**

On February 17<sup>th</sup> the engineer held a project update meeting with representatives from EMH&T. At this meeting the basis of the engineering calculations for the Mink Water Pressure District were reviewed and discussed. Decisions were made to enable the evaluation to be brought to 90% completion. A project summary and engineering report will be submitted to the city by March 1.

## PLAN REVIEW CONTINUED FEBRUARY 2017

### Residential Plan Review





## FIELD WORK AND INSPECTIONS

FEBRUARY 2017

### Zoning Related Field Concerns and Inspections

#### Residential Inspections

##### Hawksmoor—Reserve B

A complaint was received regarding tree clearing in the preservation area. An inspection was completed and violations appear to exist. An email was sent to the property owner requesting an on-site meeting.

##### 6818 Central College Road

**History:** 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.

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

##### 6300 E. Dublin Granville Road

**History:** 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.

**Update:** The zoning officer will inspect when the adjustments to the lighting is complete.

##### 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. The Board of Zoning Appeals denied variances to the pergola location, size and material requirements.

**Update:** The zoning officer mailed a violation letter and re-inspection is scheduled in March.

##### 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

### FEBRUARY 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. The pool has been closed and covered for the winter.

**Update:** No update

##### 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

### FEBRUARY 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 project was granted several special work days to complete exterior brick and allow for brick cleaning to occur. Roof trusses are complete and windows are being installed.



Market & Main II

### Multi Tenant Walton Offices-

Fire Protection underground flush and flow test is approved except Hydrant line. Slab pours are approved and poured.



Multi-Tenant 8100 Walton Parkway

### Multi Tenant II 8820 Smith's Mill -

The shell is complete. Electric and hvac system have received final inspection approval. Fire protection has submitted the as built revisions.



Multi-Tenant II 8820 Smith's Mill

### CCL Label -

Underground fire protection lines are installed.



CCL Label

### Anomatic Office Renovation -

A certificate of occupancy is issued for this project.

### Project 68 Building 1-

Phase 5 is ready for the final inspection once emergency responder radio booster system is completed.

Phase 6&7 are complete through framing and drywall and exterior concrete pours are complete on the south side of the building.



First & Main

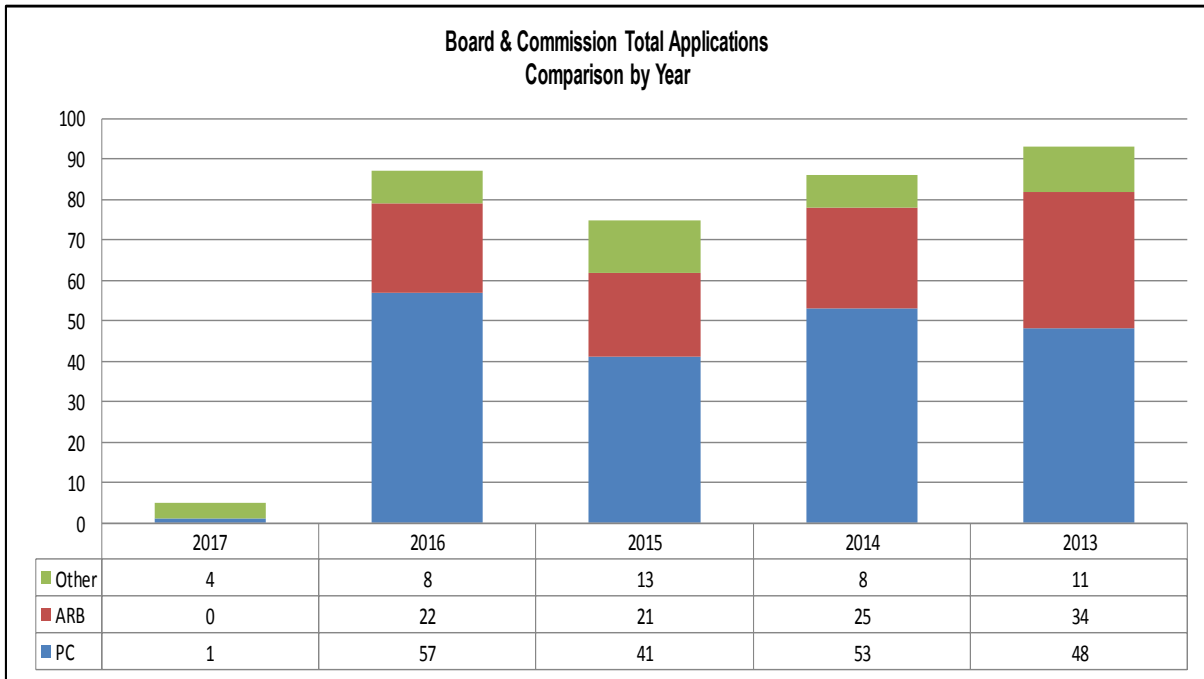
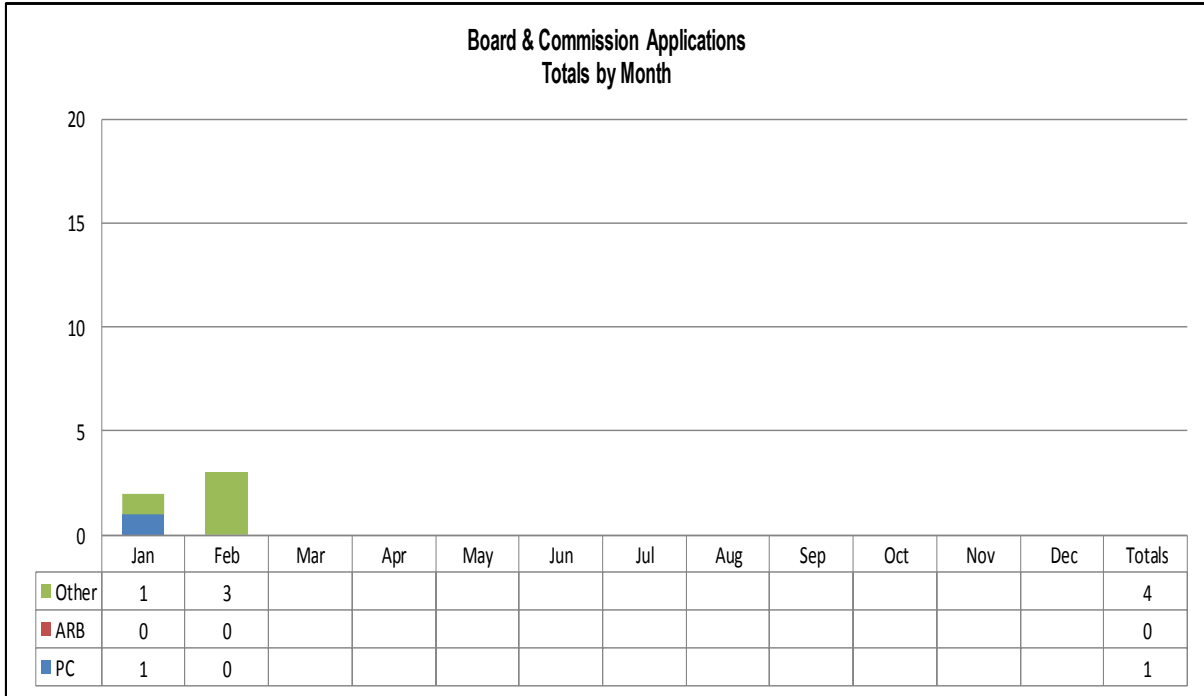
### Project Slate Building 2-

Footings are complete and interior under slab electric is approved for rough inspection. The structural steel package is nearly completed.

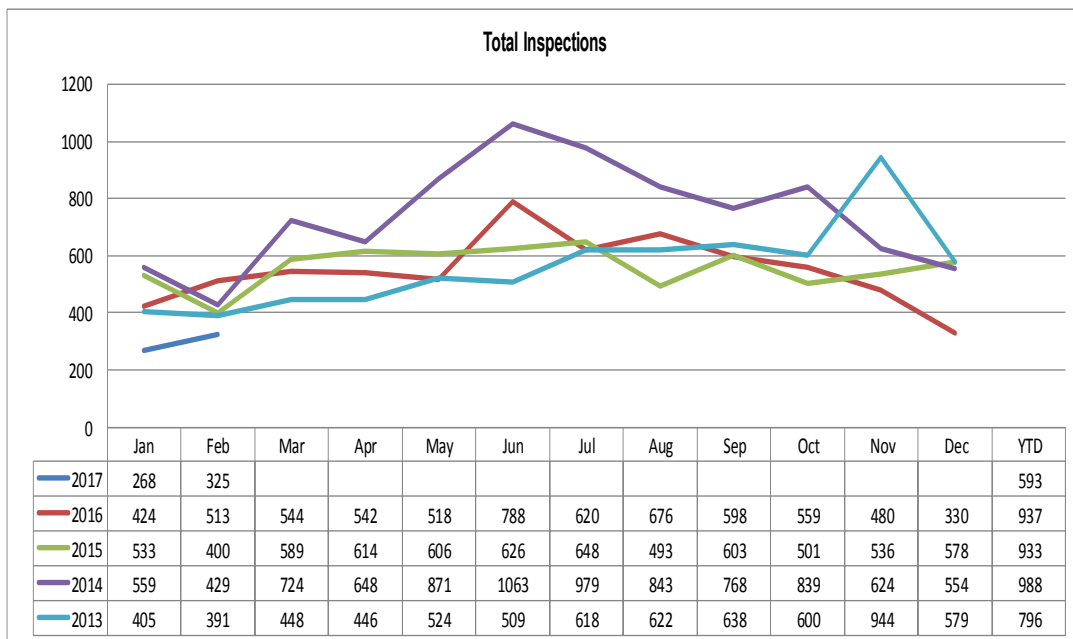
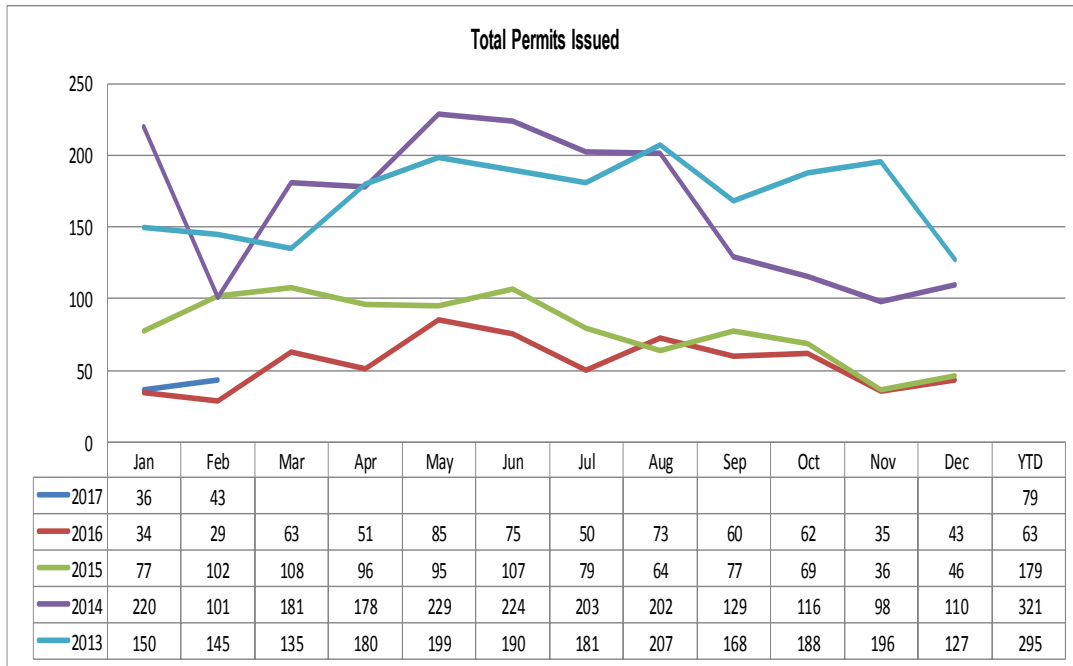
### First and Main -

The occupant rooms have received inspection and are starting to place built in cabinets and furnishings on all three floors. Above ceiling inspections and rated ceiling inspections are beginning in common use areas.

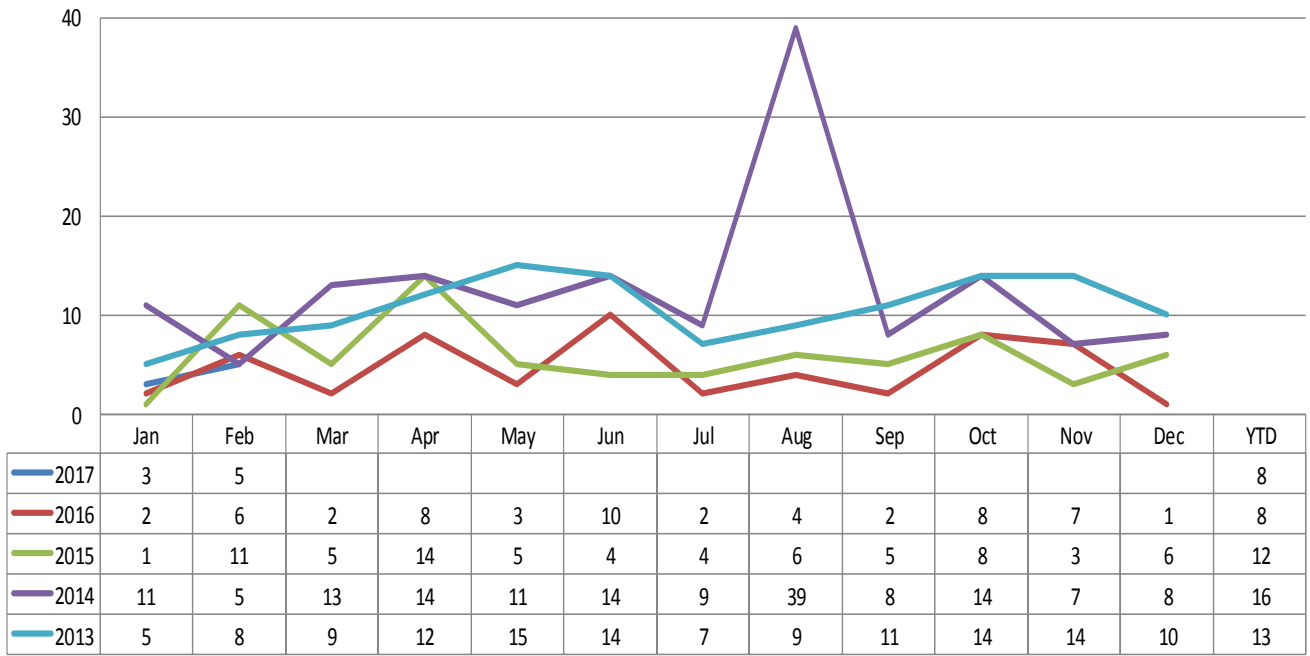
## BOARD AND COMMISSION STATISTICS FEBRUARY 2017



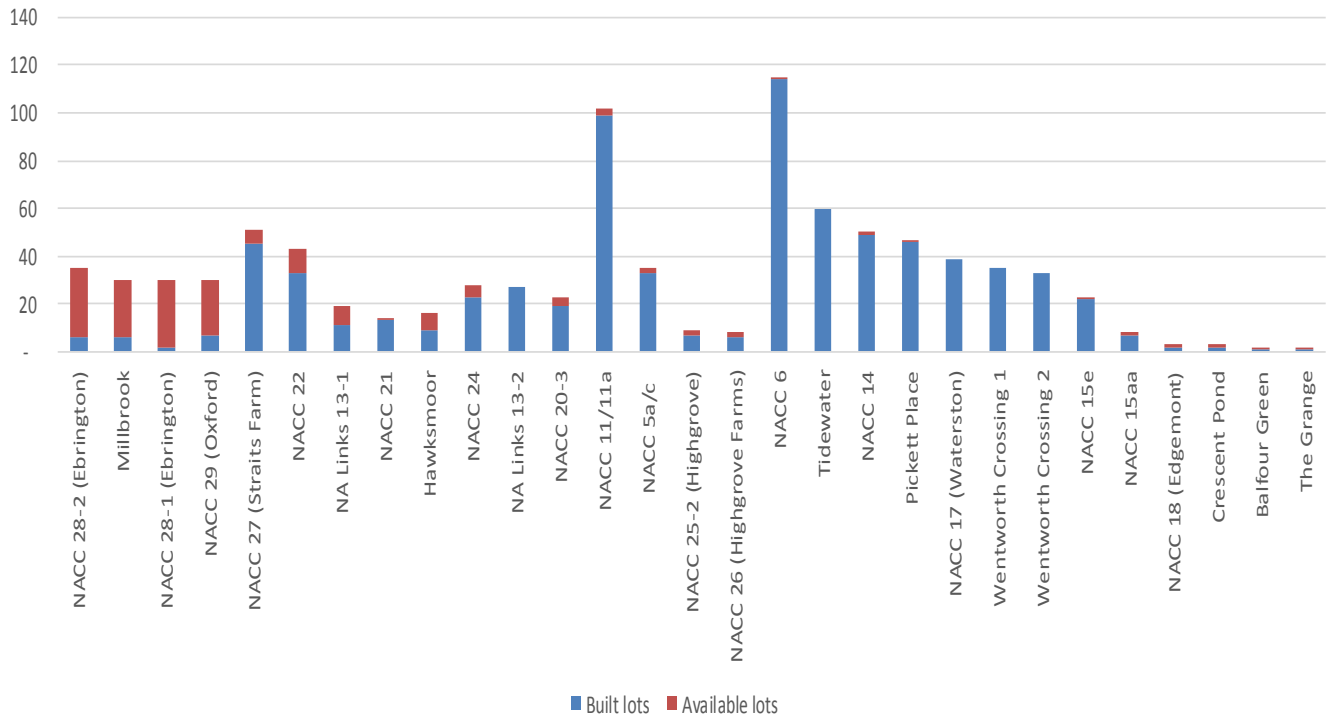
## BUILDING AND ZONING STATISTICS FEBRUARY 2017



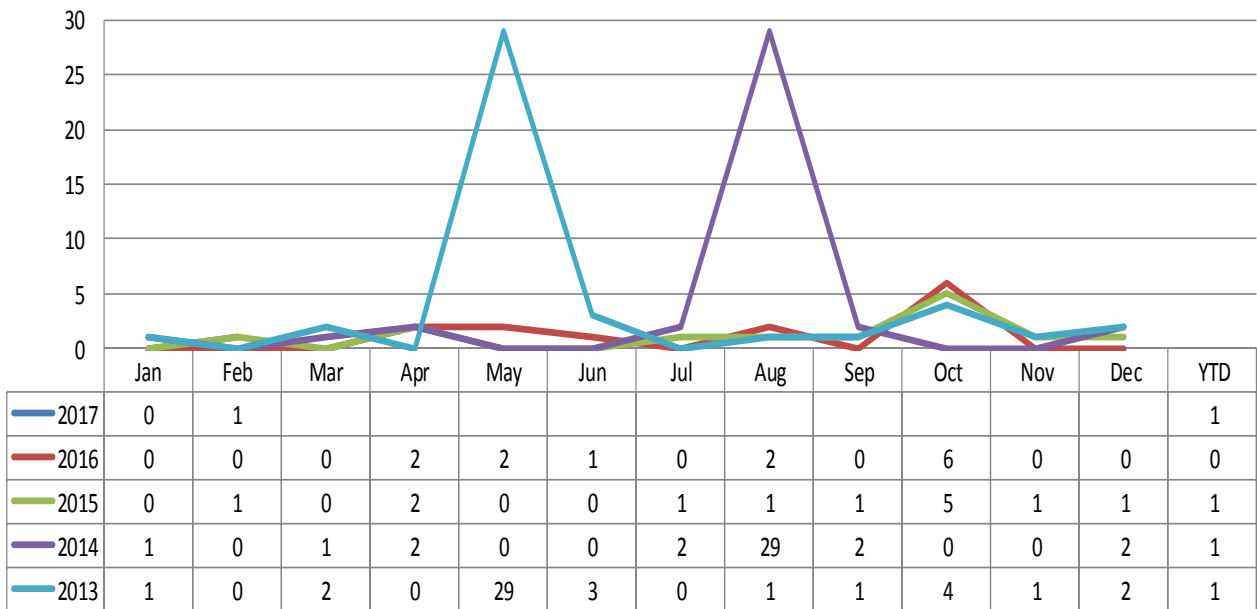
### New Residential Building Permits



### Subdivision Summary



### New Commercial Building Permits



### Total Commercial Square Footage Under Construction

