



Community Development Department

MONTHLY REPORT

May 2017

Professionalism

Reliability

Be inspired.

Creativity

Service

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NEWS AND INFORMATION

MAY 2017

New Rocky Fork-Blacklick Accord Member

The city planner and law director provided an orientation training for the city's newest appointee to the Rocky Fork-Blacklick Accord, Todd Brubaker, on May 1, 2017. The staff went over the history, function, and responsibilities of the Accord panel.

Ohio University Training

On May 15th, various members of the community development department attended the second part of Ohio University's Essentials of Supervision training. The moderators provided an overview of what was covered in the previous sessions and covered the "ladder of inference" which taught attendees how to understand our own thinking and the thinking of others.

Central Ohio Planning and Zoning Conference

On May 19th, the city planner, clerk, and economic development specialist attended the Central Ohio Planning and Zoning Conference. The conference was also attended by several members from various city boards and commissions including the Planning Commission, Architectural Review Board, and Board of Zoning Appeals. The sessions included development trends throughout central Ohio, planning for people to age in place, planning for legacy office campuses, and economic development tools.

Greater Columbus Chinese Chamber of Commerce Event

The economic development specialist attended the Greater Columbus Chinese Chamber of Commerce event hosted by Commercial Vehicle Group in New Albany. The mission of the Chinese Chamber of Commerce is to promote, support and foster business, education and cultural relationship among three groups: local American businesses doing business with China, local Chinese American businesses and Chinese companies interested in investing in central Ohio.

Workenomics

The economic development specialist attended the Workenomics meeting held at the Licking County Chamber of Commerce. Topics discussed were Ohio Means Jobs Licking County Incumbent Workers Program, Update on the Workenomics Website, AEP Ohio LEAP Grant, and the initiative for Next Generation partnership with COTC.

NEWS AND INFORMATION

MAY 2017

Retention Visits

Aetna

The director, city manager and economic development specialist met with Beth Himes and Brad Fischer of Aetna. The discussion points from the meeting were as follows:

- The company has been in New Albany for 21 years
- Attracting millennials with the live/work “walkable community” type
- The company has been a proponent of work from home in past years, but they are now bringing employees back into the work place
- The lease is up for renewal on the building in mid-2018 and an incentive package was pre-approved by Council in 2014
- They occupy 1/3 of the first floor and the entire 2nd and 3rd floor
- There are 1,000 employees working from home right now and approximate 800 in the building

Rieke Corporation

Justin Bickle of Columbus 2020, Cherie Nelson of the New Albany Chamber and Angela Hobart, New Albany’s economic development specialist met with Jim Crowl, the Plant Manager, and Teri Collins, the HR Manager, of Rieke Corporation.

- Rieke is a manufacturer of closures and dispensing systems
- Their average revenue numbers were down in 2016
- 99.9% of the site is dedicated to LBrands
- The workforce is stable with about 15% temporary employees
- They have 47 fulltime employees
- They run three shifts five days a week
- Majority of the workforce is coming from Licking County
- The company is divided into four vertical chains with Rieke being the most profitable
- Their major concern is the lack of food service in the area

Amcor (formerly Sonoco Plastics)

Patty Huddle of Columbus 2020, Cherie Nelson of the New Albany Chamber and Angela Hobart, New Albany’s economic development specialist met with Tami Barton, HR Coordinator, and Cris Ricker, Plant Manager.

- Sonoco was sold to Amcor in September 2016
- Amcor has 26,000 employees nationally, with 80 in New Albany
- 80% of the facility is dedicated to LBrands and they also serve clients such as Johnson & Johnson, and 5 Hour Energy drinks
- Their operations are 24/7 with two 12 hour shifts
- Most of their employees come from Licking County
- Peak season is July-Dec
- They currently have 20 open positions that need filled
- Their biggest recruitment challenge is the strict dress code due to FDA requirements (hair nets, no earrings, and no dresses)

NEWS AND INFORMATION

MAY 2017

Retention Visits continued...

Axium

Cherie Nelson, the development director and the economic development specialist met with Harp Dhaliwal, Operations & New Business Development, Ven Bhindwallam, Controller, and Paul Judge, President.

- Axium manufactures plastic molds
- The company currently has 600 fulltime employees
- They have manufacturing plants in Georgia, California and Toronto
- 65% dedicated to LBrands, and they also serve clients such as Elmer's Glue, sun care products, GNC vitamin market
- Their operations are 24/7 with three shifts
- Peak season is Aug-Dec
- They have a pending client that would necessitate immediate growth needs
- Additional future needs could be virtual warehouse and manufacturing

Aromair Fine Fragrance Company (Formerly Jeyes)

Cherie Nelson of the New Albany Chamber and Angela Hobart, New Albany's economic development specialist met with Jason Davis, Chief Executive Officer.

- Aromair is a filling company
- They have 273 fulltime employees, with the addition of about 90 temps during peak season
- Peak season is Sept-Dec
- The entire plant is dedicated to LBrands with plans to grow outside
- They currently have 65,000 sq. ft. of leased space in the multi-tenant I building
- Their expansion plans include an additional 84,000 sq. ft. into the multi-tenant II building this year
- They finished 13% above projected revenues year-end last year

BOARDS AND COMMISSIONS

MAY 2017

Architectural Review Board

The Architectural Review Board met on May 8, 2017 and heard one item. The board approved with conditions the demolition of the existing structures located at 121 Miller Avenue.

Planning Commission

The Planning Commission met on May 15, 2017 and heard two items. The commission approved with conditions a variance for new signage located at the Turkey Hill within the Canini Trust Corp subarea 8a. The commission approved with conditions a final development plan modification to add a canopy to cover outdoor seating at the Turkey Hill site located at 9880 Johnstown Road within the Canini Trust Corp subarea 8a.

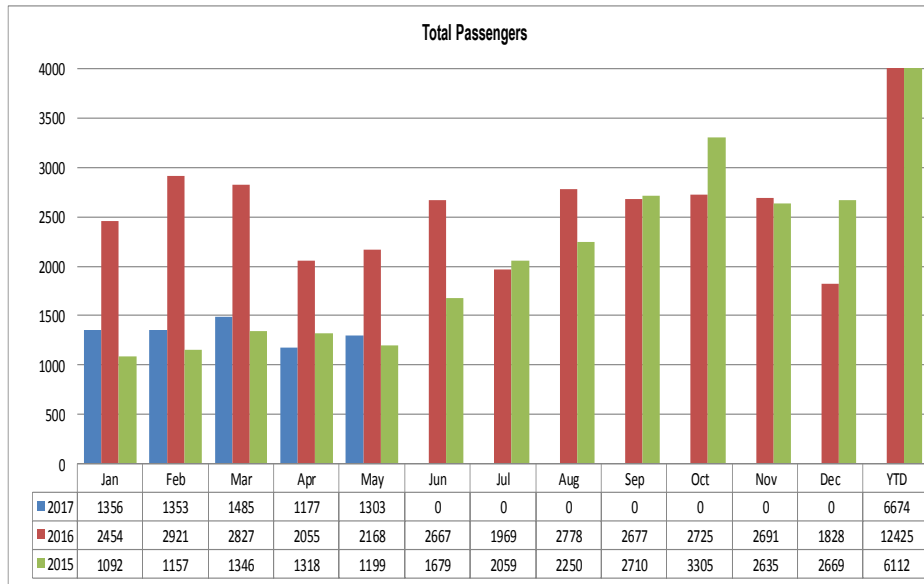
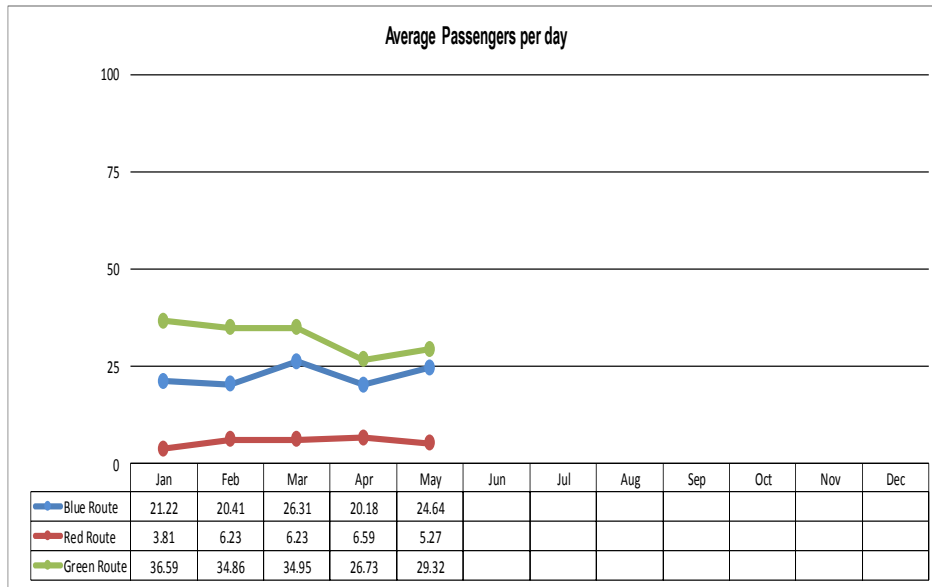
The Planning Commission met on May 24, 2017 and heard three items. The commission recommended for approval to Council with conditions a zoning change from Limited Office Campus District (L-OCD) to Limited General Employment (L-GE) for an area known as the Winding Hollow Zoning District generally located at the southeast corner of Dublin-Granville Road and Babbitt Road. The commission approved with conditions a conditional use for manufacturing and production on 310.15 ± acre area of land known as the Winding Hollow Zoning District generally located at the southeast corner of Dublin-Granville Road and Babbitt Road . The commission approved with conditions a conditional use for manufacturing and production for 321.28 ± acre area of land known as the Beech Road South Zoning District generally located on the west side of Beech Road, south of State Route 161 and north of Morse Road

Board of Zoning Appeals

The Board of Zoning Appeals met on May 22, 2017 and heard two item. The board approved to reconsider a variance to the Innovation District Limitation Text subarea A pavement setback requirements at 9200 Smith's Mill Road North . The board then tabled the variance reconsideration until the next regularly scheduled meeting. The board approved the waiving of the two meeting rule in New Albany Codified Ordinance 159.06c. The board denied the request for reconsideration of a variance V-93-2016 for the pergola location, size and material requirements located at 4561 Neiswander Square.

PROJECT UPDATES MAY 2017

New Albany SmartRide



PROJECT UPDATES CONTINUED

MAY 2017

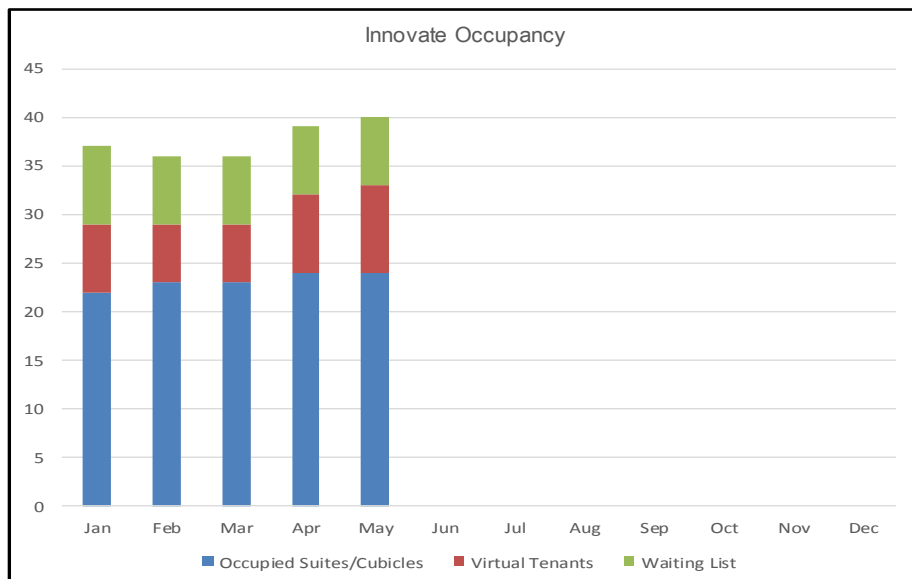
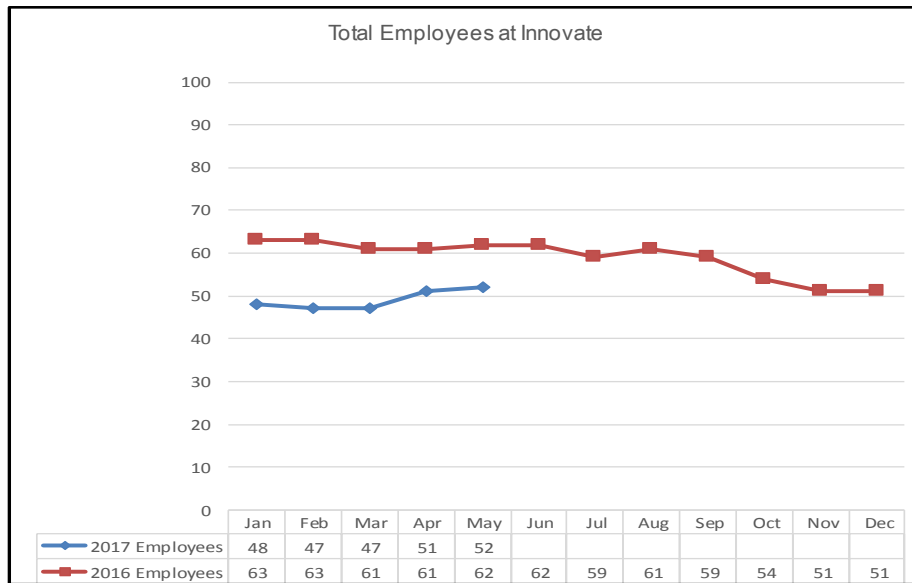
Innovate New Albany

Events

- Close Deals Faster with Salesforce CRM, led by Michael Leibrand (6 attendees)
- Wordpress 101: Start Building Your Website Now, led by Darin Young (Mixt Media) (12 attendees)
- Algorithms to Live By: The Computer Science of Human Decisions: TIGER Book Club, led by Neil Collins (4 attendees)
- Columbus Executive Forum – Monthly meeting networking meeting for senior leaders in job transition (9 attendees)
- Market Your Way to Success II, led by SBDC (15 attendees)
- Expert Office Hours:
 - Small Business Attorney, Jaqueline MacLaren Law LLC (3 meetings)
 - Wordpress Trainer, Emily Journey, Journey Wordpress Training (5 meetings)
 - Ohio Small Business Dev. Ctr. (SBDC), Kevin Hammond (5 meetings)
 - Public Relations & Mktg. Professional, Susan Fortner (3 meetings)

PROJECT UPDATES CONTINUED MAY 2017

Innovate New Albany



PROJECT UPDATES CONTINUED MAY 2017

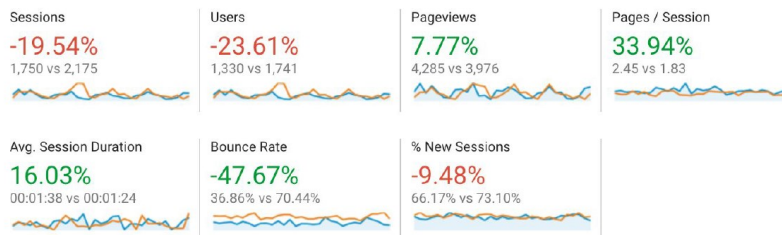
Innovate New Albany Electronic Media and Internet Campaign:

Audience Overview

	April	May
Visits	1,648	1,750
Users	1,285	1,330
Pageviews	3,771	4,285
Pages / Session	2.29	2.45
Avg. Bounce Rate	38.59%	36.86
Avg. Duration	1:23	1:38

INNOVATENEWALBANY

Historical Overview



INNOVATENEWALBANY

PROJECT UPDATES CONTINUED

MAY 2017

Innovate New Albany Electronic Media and Internet Campaign:

May Content

May 4, 2017

[Call for Contributors: Write, speak, or sponsor](#)

by Innovate New Albany (Tori Metzger, Buckeye Interactive)

May 17, 2017

[Building a Security Awareness Culture: A Leadership View of IT Security](#)

by David Mauro, All Covered IT Services

May 23, 2017


[Tenant Spotlight: Meet Brett Douglas, CEO at mCore Athletes](#)


by Innovate New Albany (Laurie Zinn, Line-by-Line LLC)


INNOVATENEWALBANY


Facebook Overview

Facebook Page	Total Fans	Fan Increase	Posts Sent	Impressions	Impressions per Post	Engagements	Engagements per Post	Link Clicks
 Innovate New Albany	505	0.80%	22	3,487	159	90	4.1	19

 **3,487**
Impressions

 **90**
Post Engagements

 **19**
Link Clicks

Total fans increased by
 **0.8%**
 since previous month

Audience Growth Metrics		Totals	
Total Fans		505	
Organic Likes		5	
Unlikes		1	
Net Likes		4	

Action Metrics		Totals	
Reactions		60	
Comments		-	
Shares		30	
Total Engagements		90	

INNOVATENEWALBANY


PROJECT UPDATES CONTINUED


MAY 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	1,611	2.0%	28	12,561	7.80	128	0.08	14	33

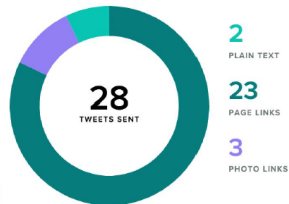
 **12,561**
Organic Impressions

 **128**
Total Engagements

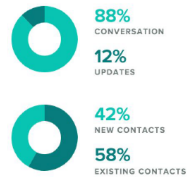
 **33**
Link Clicks

The number of impressions per Tweet increased by
▲ 16.0%
 since previous month

SENT MESSAGE CONTENT



YOUR TWEETING BEHAVIOR



Engagement Metrics	Totals
Replies	3
Retweets	14
Retweets with Comments	1
Likes	64







INNOVATENEWALBANY

Email Overview

Subscribers: **1,248**

Avg. Open Rate: **27.2%**

Avg. Click-Thru Rate: **2.77%**

 Legal, digital, & nonprofit consulting at June Expert Office Hours Regular · Innovate New Albany Subscriber List Sent on Tue, May 30, 2017 2:14 am	1,248 Subscribers	31.1% Opens	2.1% Clicks
 Tenant Spotlight + June Expert Office Hours Regular · Innovate New Albany Subscriber List Sent on Wed, May 24, 2017 10:41 am	1,249 Subscribers	23.9% Opens	3.4% Clicks
 Building A Security Awareness Culture + June Events Regular · Innovate New Albany Subscriber List Sent on Wed, May 17, 2017 10:00 am	1,252 Subscribers	28.7% Opens	2.6% Clicks
 Upcoming Events: Coding, Cybersecurity, WordPress, & more! Regular · Innovate New Albany Subscriber List Sent on Thu, May 11, 2017 10:56 am	1,260 Subscribers	29.2% Opens	2.2% Clicks
 Go to a TIGER Talk (or speak at one...) Regular · Innovate New Albany Subscriber List Sent on Thu, May 04, 2017 11:25 am	1,259 Subscribers	29.3% Opens	3.0% Clicks
 This Friday: May Expert Office Hours Regular · Innovate New Albany Subscriber List Sent on Tue, May 02, 2017 10:33 am	1,258 Subscribers	21.0% Opens	3.3% Clicks

INNOVATENEWALBANY

PLAN REVIEW

MAY 2017

Building Reviews and Meetings

Residential

Review meetings were held for the following residential small projects:

- 7340 Stonegate Dr. - Paver patio, fire pit, & seat wall
- 7645 Aspinwall S. - 4 season room conversion
- 7256 Berkley Sq. - Patio
- 7613 Alpath - Patio, fence, & landscaping
- 7535 Skarlocken Green - Patio
- 12 Highgrove- Pergola, fire pit, pavers, & seat wall
- 7144 Bevelheimer - Basement finish
- 4874 Brooksvine Circle - Deck alteration
- 7824 Fenway - Patio, & Pergola
- 7645 Aspinwall - Resubmittal of 4 season room

Commercial

Review meetings were held for the following commercial projects:

- VA Data Building II- Coordination meeting for submittals
- CCL Label- Conference call with Sherri Scholl
- L-Brands DC8- Preliminary discussion with Nathaniel Beegle
- CCL Label- Coordination meeting for interior finish
- 31 N High- Deck and railing
- Green Harbor- Preliminary discussion
- Bocchi- Shell plan submittal
- L-Brands DC8 -Mezzanine extension and break room

Engineering Plan Reviews

No new engineering plans were submitted during the month of May for initial plan review.

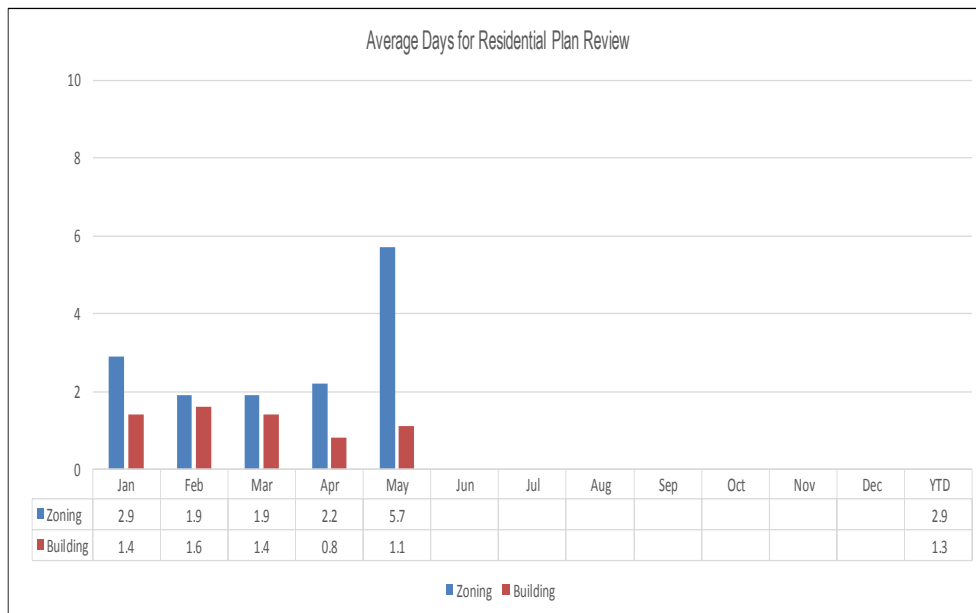
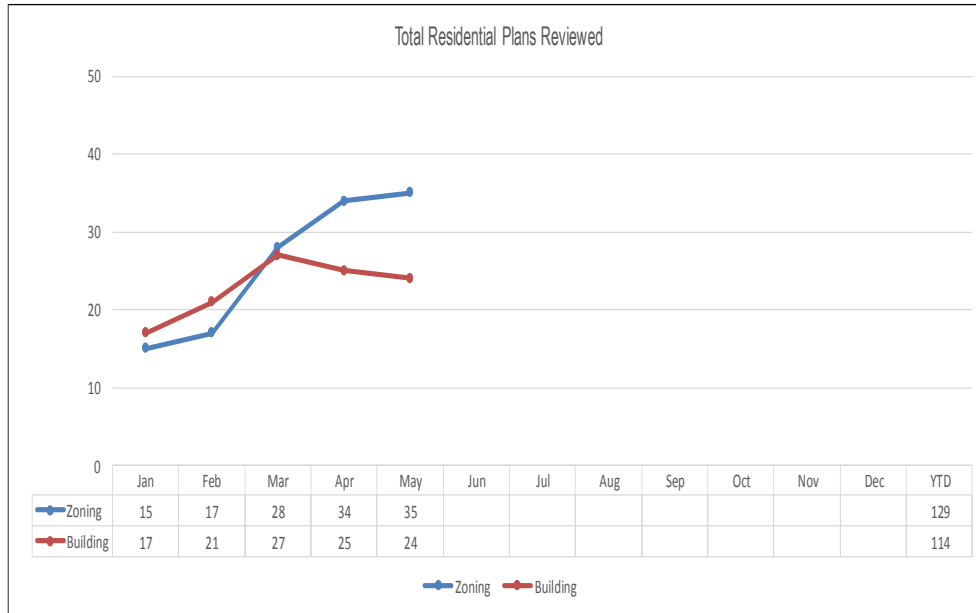
Engineering Pre-Construction Meetings

One pre-construction meeting was held during the month of May for the following projects:

5/3/2017 – Hilton Home 2 – Private Site Improvement Plan

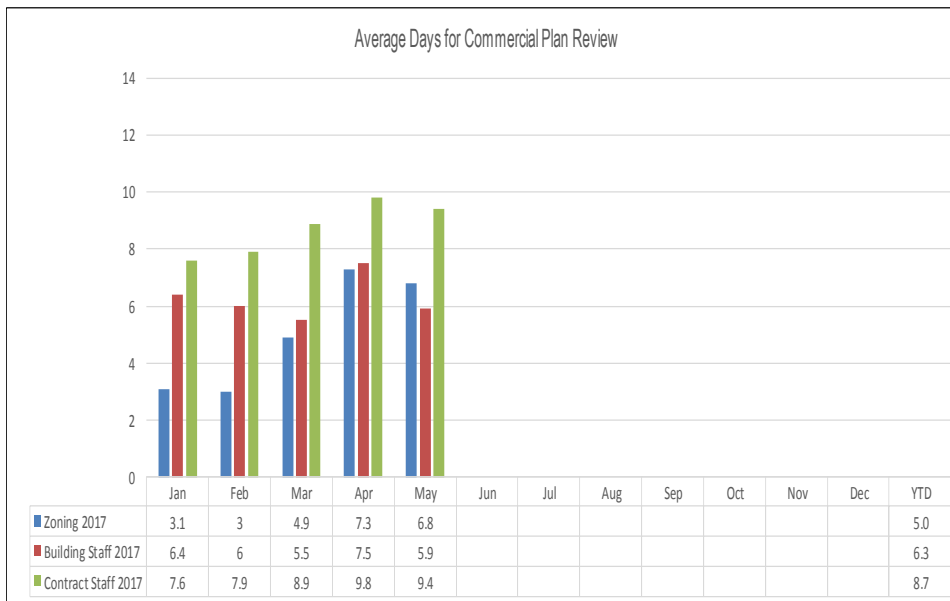
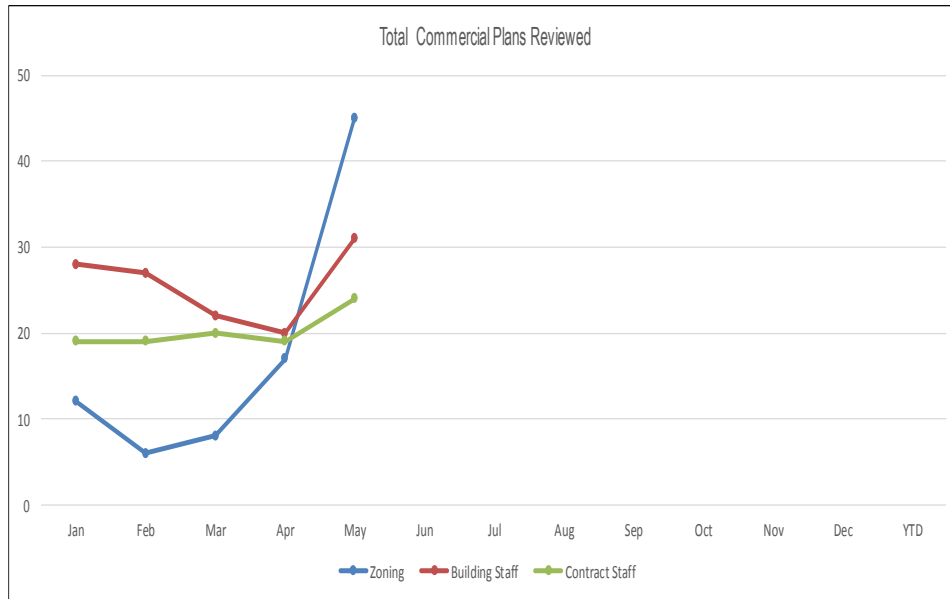
PLAN REVIEW CONTINUED MAY 2017

Residential Plan Review



PLAN REVIEW CONTINUED APRIL 2017

Commercial Plan Review



FIELD WORK AND INSPECTIONS

MAY 2017

Zoning Related Field Concerns and Inspections

The zoning officer has been working with the city attorney to update all code enforcement letters to provide the best customer service to residents. The updated letters will include all legal requirements while also providing a higher level of clarity and understanding for the residents.

Residential Inspections

5950 Johnstown Road

History: A complaint was received from the tenant regarding the condition and safety concerns regarding the detached garage and front porch. An inspection was completed by the zoning officer and chief building official. During the inspection the tenant had additional concerns regarding the electric, and pest/insect infestation. Violations were observed and a letter will be mailed in May.

Update: A violation letter was mailed and the property owner contacted the zoning officer to advise that she would not have access to the property until June due to an eviction agreement. She agreed to contact the office with a plan prior to June 7th.

175 W Main Street—CVS

History: A complaint was received regarding the condition of the dumpster wall and windows. An inspection was completed and a violation letter was mailed.

Update: A re-inspection was completed and the violation has not been corrected. Staff is working on a second violation notice.

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.

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

FIELD WORK AND INSPECTIONS CONTINUED

MAY 2017

Residential Inspections Continued...

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 2nd. 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. The zoning officer and chief building official will continue to monitor this property. The property was sold and a violation letter was mailed to the new owner. The new owner contacted the Zoning Officer and advised that they are currently evaluating the property to assess the property's true value and determine whether the primary structure can be salvaged. They performed a general cleanup and removed a number of trees, overgrowth and a damaged shed.

Update: The zoning officer allowed an additional 30 days for the new property owner to complete the evaluation process.

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 18th and August 15th meetings. The variance was denied at the November 21, 2016 Planning Commission meeting. The pool has been closed and covered for the winter.

Update: The contractor for the property owner and the zoning officer met to discuss fencing options.

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 18th and August 15th meetings. The variance was approved with conditions at the October 17th Planning Commission meeting. The winter pool cover was installed per the Planning Commission condition.

Update: A re-inspection was completed; the fence and landscaping was installed per the Planning Commission approval. The case will remain open until the Planning Commission condition regarding an easement for fence maintenance is complete.

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

FIELD WORK AND INSPECTIONS CONTINUED

MAY 2017

Residential Inspections Continued...

swimming pool code on May 17, 2016. A variance application has been submitted for this address. The variance has been discussed at the July 18th and August 15th meetings. The variance was approved with conditions at the October 17th Planning Commission meeting. The winter pool cover was installed per the Planning Commission condition.

Update: A re-inspection is scheduled for June 5th. The case will remain open until the Planning Commission condition regarding an easement for fence maintenance 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. The zoning officer mailed a second violation letter in March. The zoning officer and city attorney met with the property owner and the city attorney is currently reviewing a request from the property owner.

Update: The city attorney agreed to rescind the February and April violation notices and re-issue the record of action on May 4, 2017 to allow the resident an opportunity to appeal the decision. The property owner requested that the Board of Zoning Appeals approve a reconsideration of variance V-93-2016 which was denied by the board. The case is pending during appeal timeframe.

Grass Complaints:

17 Third Street - inspected, letter mailed and violation corrected
5166 Harlem Road—inspected, letter mailed
5170 Harlem Road—inspected, letter mailed
6719 New Albany Road—inspected, letter mailed

Commercial Inspections

No commercial inspections were completed in the month of May.

Commercial Project Construction Status

Commercial Corridor Construction Zones



Commercial Project Construction Status

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: Footing & Foundation

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: Footing & Foundation

Name of Project: First & Main/ Granger
Location: 245 E. Main
Square Footage: 103,580
Start Date: January 2016
Estimated Completion: August 2017
Construction Phase: Shell

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: Shell



Market & Main II



Town Center Apartments



First & Main

Commercial Project Construction Status

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: Summer 2017

Construction Phase: Tenant Finishes

Name of Project: CCL Label

Location: 8600 Innovation Campus Way

Square Footage: 76,866

Start Date: July 2016

Estimated Completion: Fall 2017

Construction Phase: Shell

Name of Project: Bocchi Addition

Location: 9200 Smith's Mill Rd.

Square Footage: 72,000

Start Date: May 2017

Estimated Completion: January 2018

Construction Phase: Footing & Foundation



CCL Label



Pizzuti Multi-tenant II



Bocchi Expansion

Commercial Project Construction Status

Forest Dr./Walton Parkway Corridor

Name of Project: Home 2 Suites Hotel
Location: 5095 Forest Dr.
Square Footage: 62,996
Start Date: May 2017
Estimated Completion: Spring 2019
Construction Phase: Footing & Foundation

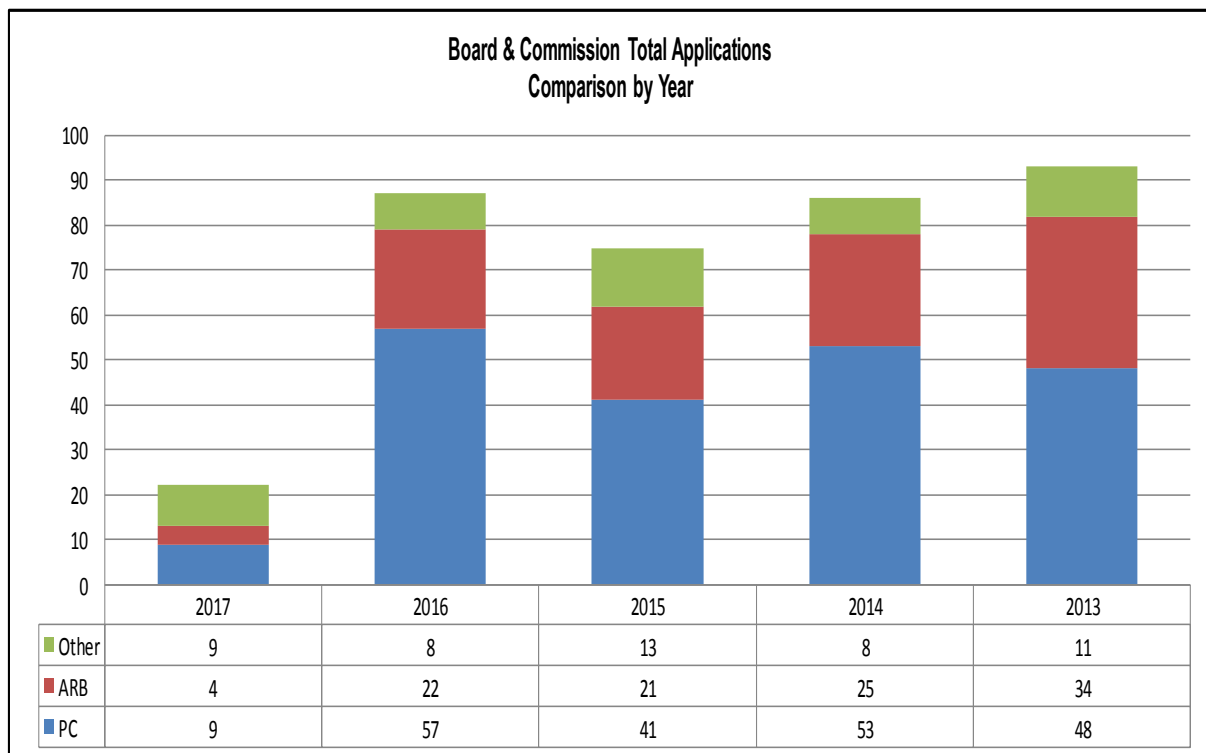
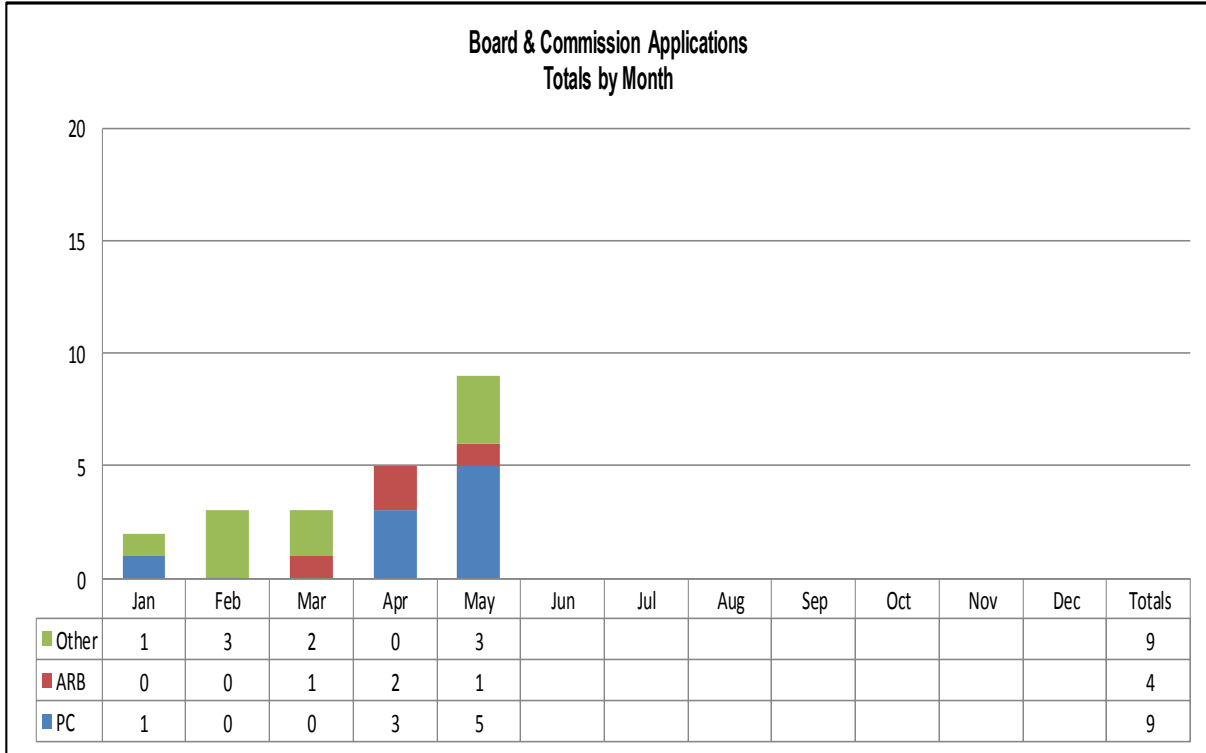
Name of Project: Walton Offices
Location: 8100 Walton Parkway
Square Footage: 55,240
Start Date: July 2016
Estimated Completion: August 2017
Construction Phase: Shell

Name of Project: The Estate
Location: 5216 Forest Dr.
Square Footage: 14,670
Start Date: May 2017
Estimated Completion: Fall 2018
Construction Phase: Footing & Foundation

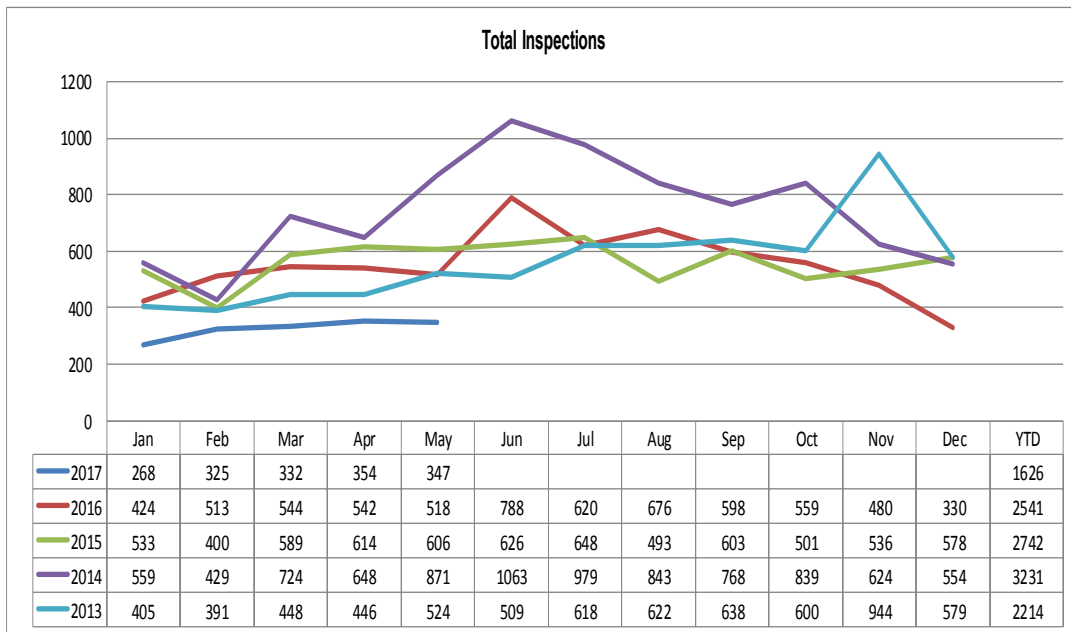
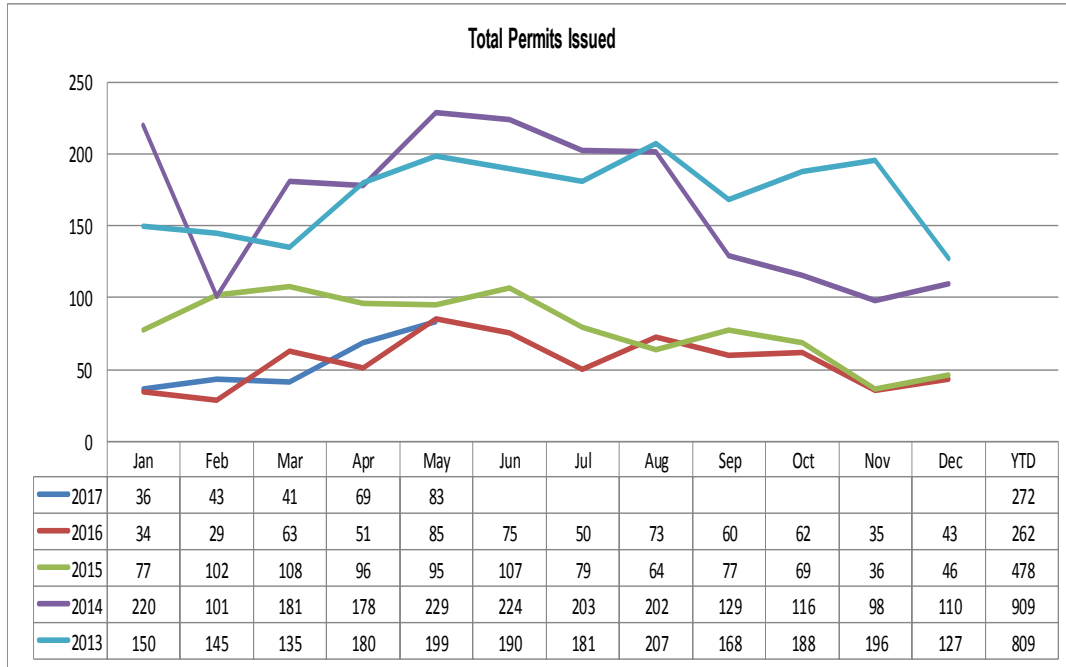


Multi-Tenant 8100 Walton Parkway

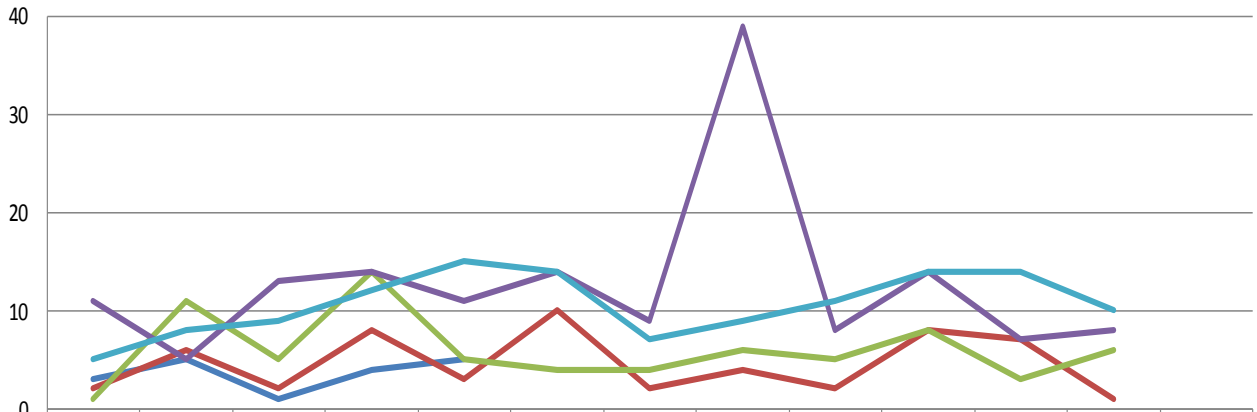
BOARD AND COMMISSION STATISTICS MAY 2017



BUILDING AND ZONING STATISTICS MAY 2017

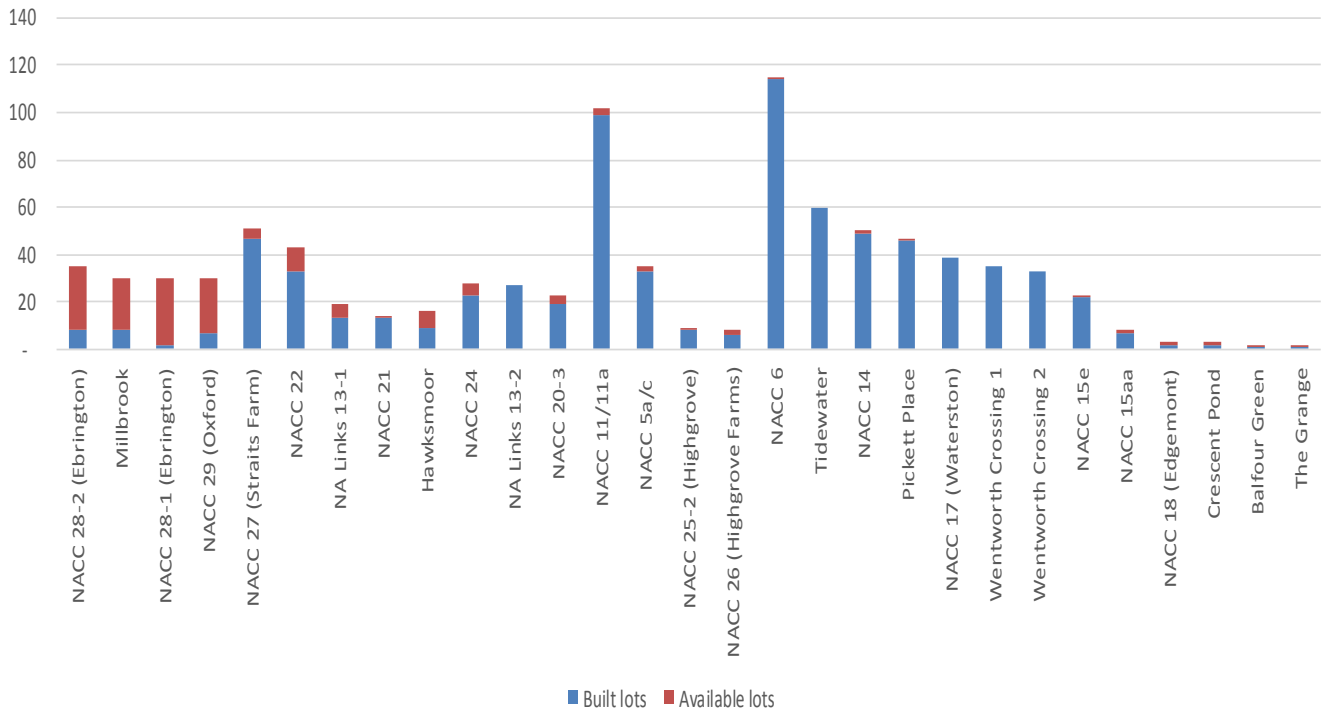


New Residential Building Permits

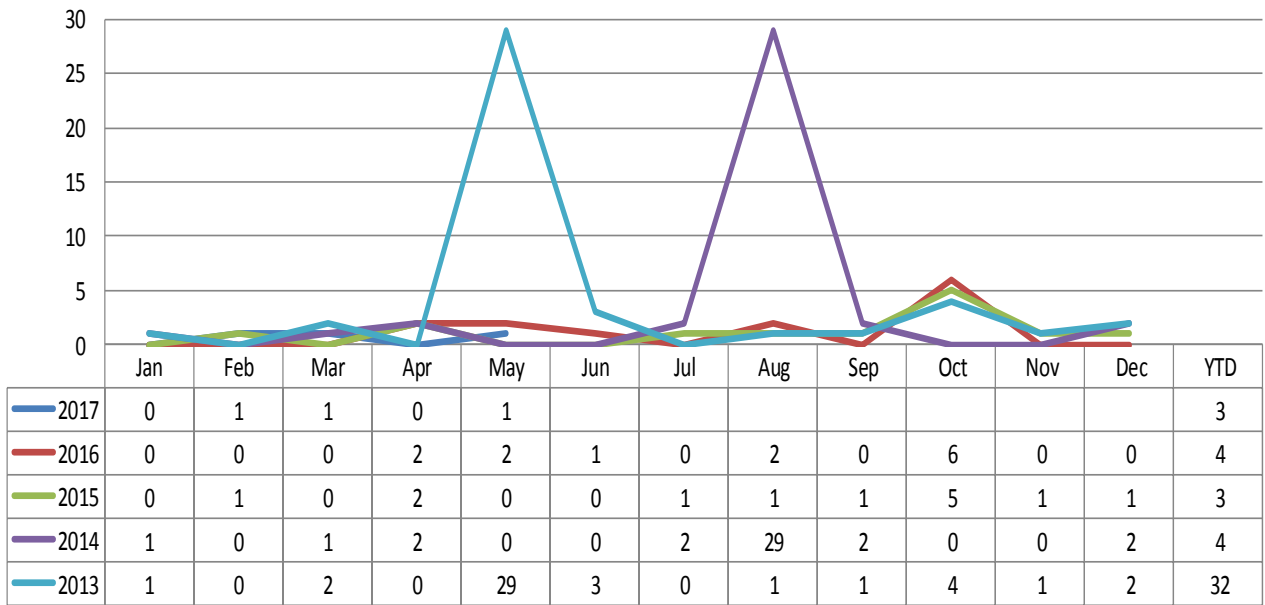


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2017	3	5	1	4	5								18
2016	2	6	2	8	3	10	2	4	2	8	7	1	21
2015	1	11	5	14	5	4	4	6	5	8	3	6	36
2014	11	5	13	14	11	14	9	39	8	14	7	8	54
2013	5	8	9	12	15	14	7	9	11	14	14	10	49

Subdivision Summary



New Commercial Building Permits



Total Commercial Square Footage Under Construction

