



Community Development Department

MONTHLY REPORT

June 2017

Professionalism

Reliability

Be inspired.

Creativity

Service

Inside This Issue:

News and Information	2
Boards and Commissions	4
Project Updates	5
Capital Improvement Projects	11
Plan Review	12
Field Work and Inspections	15
Commercial Construction	18
Statistics	21

NEWS AND INFORMATION

JUNE 2017

Columbus 2020 and JobsOhio Roundtable

Cherie Nelson with the New Albany Chamber and the economic development specialist attended a roundtable discussion organized by Patty Huddle with Columbus 2020 and Cheryl Hay with JobsOhio. The discussion was hosted by Amcor and was part of the regularly scheduled HR meetings for the International Personal Care & Beauty Park businesses. Cheryl provided an overview of available agencies that could help with the workforce gap and workforce challenges within the park. Some of the strategies included recruitment assistance, customized training courses and funding options. The open feedback and dialogue uncovered the need for a follow-up event. JobsOhio agreed to invite social service agencies who work directly with New Americans, Disabled Ohioans and veterans to connect businesses with their applicants. The Workforce Recruiting Forum will be held on July 11th, from 10:00 am-1:15 pm at the Bob Evans Training Center. The forum will be open to all companies located in the New Albany International Business Park.

Ribbon Cutting

The economic development specialist attended the ribbon cutting and open house for Davita Heart of New Albany Dialysis located at 6530 West Campus Oval, Suite 100. Davita is a provider of kidney care services for those diagnosed with chronic kidney disease. The new center has eight dialysis stations, four home suites and performs patient dialysis three days a week.

Ohio University Training

On June 5th the director, engineer, and planner attended a training session by Ohio University focused on “Leading Self” and a follow-up seminar on June 20th on conflict management.

Smart City Workshop

On June 20th, various city leaders, a representative from AEP, and the New Albany Company attended a Smart City Workshop led by CityFi. CityFi helps to create positive, sustainable change for people and the economy. They equip leaders with the understanding of new business models and cutting edge solutions and the policy frameworks and approaches that cities can use to leverage current and new technology. The group went through several exercises to frame the problems and opportunities, define stakeholders, and brainstorm evidence in regards to making New Albany a Smart City.

Western Licking County Accord

The city manager, mayor, council members, city planner, and director of administrative services attended a Western Licking County Accord meeting on June 19th along with representatives from the village of Johnstown and Jersey Township. The consulting planning firm, MKSK, ran the meeting and presented the initial rough draft of the plan. MKSK asked for all of those attending the meeting to review the draft and provide feedback by July 7th.

NEWS AND INFORMATION

JUNE 2017

JobsOhio Site Certification Project Update

The city submitted the 170 acre site on Innovation Campus Way for certification in April. In early June the city received a response from In-Site Consulting, the company hired by JobsOhio to evaluate sites for certification eligibility. The New Albany site successfully passed from the “submittal stage” to the “viable stage”. In-Site requested additional due diligence information regarding the site with a deadline for submittal by June 30th. The city staff worked with The New Albany Company and EMH&T to provide additional information and prepare maps and exhibits. Additionally, The New Albany Company hired a geotechnical firm to phase II environmental work at the request of the consultant. With the exception of the geotechnical study results, the information was submitted on June 24th. The consultant was satisfied that the geotechnical work was underway and the report would be provided by the end of the July.

BOARDS AND COMMISSIONS

JUNE 2017

New Appointment

The city planner and city law director provided Mohit Gupta, New Albany's newest appointment to the Rocky Fork-Blacklick Accord, an introduction and orientation training on June 30th.

Architectural Review Board

The Architectural Review Board met on June 12th and heard one item. The board approved with conditions the certificate of appropriateness to allow the construction of a new commercial structure located at 121 Miller Avenue.

Planning Commission

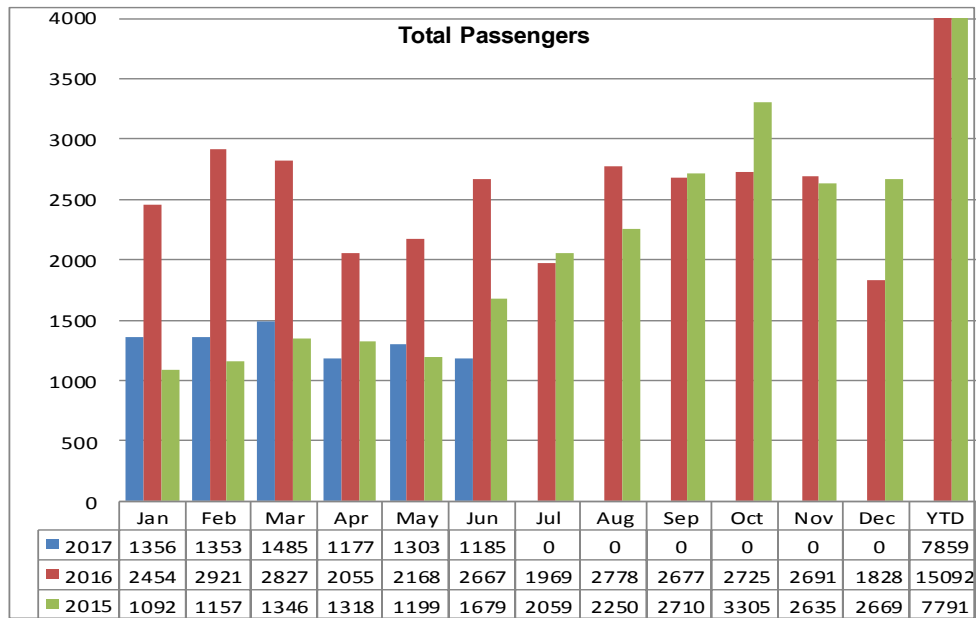
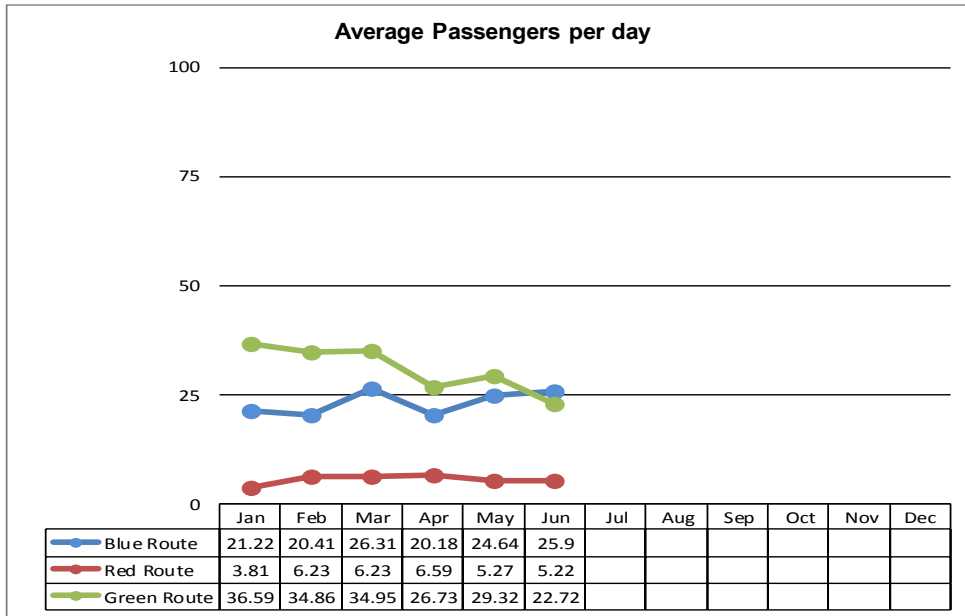
The Planning Commission met on June 19th and heard four items. The commission approved with conditions a final development plan modification to the Dairy Queen drive-thru located at 9940 Johnstown Road. The commission denied a variance to allow a garage door to project beyond the front face of the primary dwelling located at 17 Ealy Crossing. The commission approved with conditions a final development plan for 240 age-restricted residential housing development on 89.6 acres known as Nottingham Trace located west of State Route 605, south of Walnut Street and east of the Upper Albany subdivision. The commission approved with conditions a final development plan for the Canine Companions for Independence regional headquarters campus on 16.8 acres generally located west of Souder Road, east of State Route 605 and north of New Albany Road East.

Board of Zoning Appeals

The Board of Zoning Appeals was scheduled to meet on June 26th for one item. The meeting was cancelled due to lack of quorum.

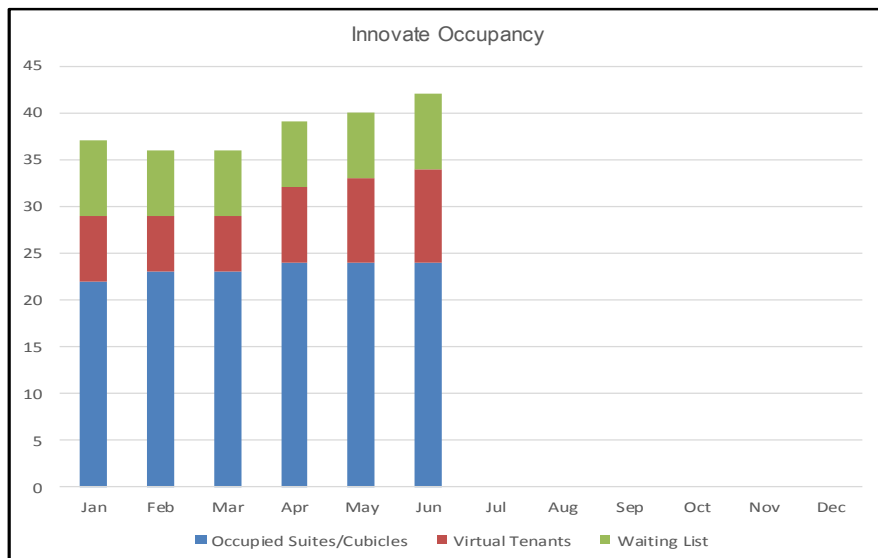
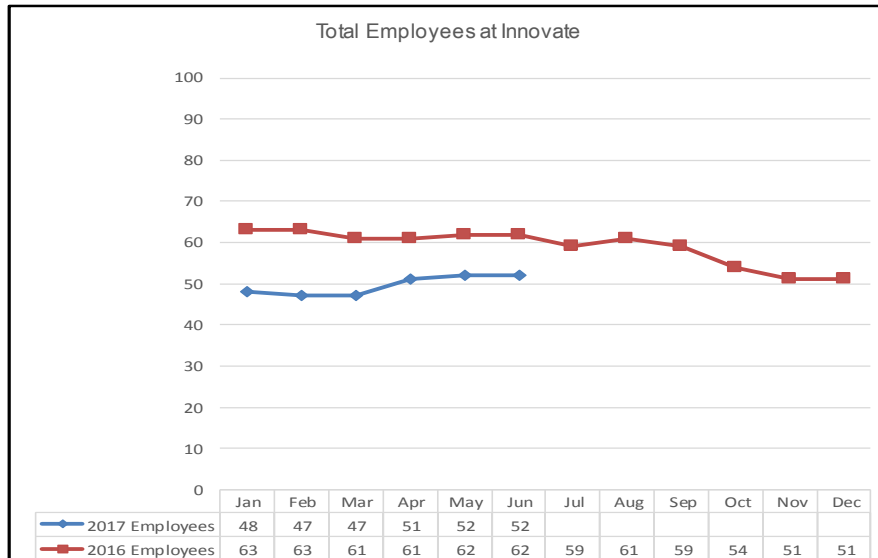
PROJECT UPDATES JUNE 2017

New Albany SmartRide



PROJECT UPDATES CONTINUED JUNE 2017

Innovate New Albany



PROJECT UPDATES CONTINUED

JUNE 2017

Innovate New Albany

Expert Office Hours Series

This program provides entrepreneurs and small business owners with easy access to advice from expert service providers with skills and knowledge valuable for launching startups & growing early stage companies.

Series #3 - June 2nd

- *Legal*: Dengler Legal focused on digital tech/startups – 2 meetings
- *Marketing*: Buckeye Interactive focused on website & digital branding – 1 meeting
- *Finance*: Mollard Consulting focused on non-profit fundraising & financial management for businesses – 2 meetings
- *IT*: Etel focused on IT networks, phone systems & cloud computing - 1 meeting
- *SBDC*: 4 meetings

TIGER Events

TIGER Events are weekly educational events in the form of TIGER Talks, TIGER Workshops, TIGER Book Clubs and TIGER Tales. Volunteers share their experiences and expertise with the audience over lunch on Wednesdays and Fridays. Speakers typically blog after a session and post to the Innovate Website.

- TIGER Tale: “Why Not Now? There’s Never an Ideal Time to Launch Your Business,” Kevin Toller, owner of Kay-Twelve.com (22 attendees)
- TIGER Talk: “Coding for the Rest of Us: What It Is & Why It Is So Important To So Many of Us,” John Fulton, C# Instructor, Tech Elevator (a coding boot camp in Columbus & Cleveland) (18 attendees)
- TIGER Talk: “Avoiding Investor Red Flags,” Ryan Helon, executive vice president of Investment Funds, Rev1 Ventures (20 attendees)
- TIGER Book Club for Entrepreneurs: “Traction: How Any Startup Can Achieve Explosive Growth” by Weinberg & Mares (7 attendees)
- TIGER Talk: “Cybersecurity: Covering Your Digital Assets,” Doug Davidson of GBQ Partners (21 attendees)

Other Events

- Columbus Executive Forum – Monthly meeting of group designed to satisfy the networking needs of senior leaders in job transition. This group has existed for many years, but has been meeting at Innovate New Albany since January 2017 (7 attendees)
- Otterbein MBA Class: “Entrepreneurship” – Adjunct Professor Scott Billman, a New Albany resident, held his weekly meeting of his “Entrepreneurship” class at Innovate New Albany
- Founder Institute, Columbus Exploratory Chapter – Hosted promotional event for a group working to bring a chapter of the Founder Institute, headquartered in Silicon Valley, to central Ohio. Attendees included visitors from Toledo, Dayton, and Charlie Jackson, a longtime Founder Institute Mentor who is also a successful serial entrepreneur and CEO of Silicon Beach Software (20 attendees)

PROJECT UPDATES CONTINUED JUNE 2017

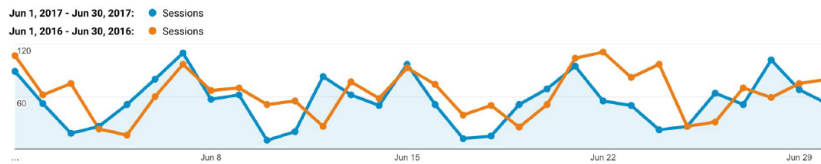
Innovate New Albany Electronic Media and Internet Campaign:

Audience Overview

	May	June
Visits	1,750	1,650
Users	1,330	1,266
Pageviews	4,285	3,621
Pages / Session	2.45	2.19
Avg. Bounce Rate	36.86%	50%
Avg. Duration	1:38	1:30

INNOVATENEWALBANY

Historical Overview



INNOVATENEWALBANY

PROJECT UPDATES CONTINUED JUNE 2017

Innovate New Albany Electronic Media and Internet Campaign:

June Content

June 6, 2017

[Silicon Valley-based Founder Institute testing a Columbus chapter to guide aspiring entrepreneurs](#)

by Innovate New Albany

June 13, 2017

[Tenant Spotlight: Meet Adam Karen Bdoyan, CEO & Founder of ShowMe](#)

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

June 20, 2017

[Ohio entrepreneurs: Pitch your startup to Shark Tank](#)

by Innovate New Albany (Tori Metzger, Buckeye Interactive)

June 27, 2017



[TIGER Talk Recap: Avoiding Investor Red Flags](#)

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	510	0.99%	22	6,965	317	159	7.2	39

 6,965 Impressions	 159 Post Engagements	 39 Link Clicks
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Total Engagements increased by

+78.7%

since previous month

Action Metrics	Totals	Publishing Metrics	Totals
Reactions	104	Photos	2
Comments	2	Videos	1
Shares	53	Posts	19
Total Engagements	159	Total Posts	22


INNOVATENEWALBANY


PROJECT UPDATES CONTINUED JUNE 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	1,673	3.8%	56	28,203	16.86	283	0.17	54	42

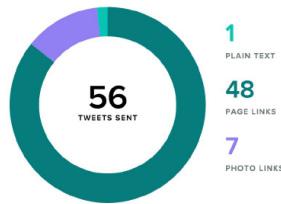
 **28,203**
Organic Impressions

 **283**
Total Engagements

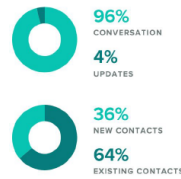
 **42**
Link Clicks

The number of messages you sent increased by
▲103.6%
since previous month

SENT MESSAGE CONTENT



YOUR TWEETING BEHAVIOR







Engagement Metrics

Engagement Metrics	Totals
Replies	5
Retweets	54
Retweets with Comments	1
Likes	130

INNOVATENEWALBANY

Email Overview

Subscribers: **1,225** | Avg. Open Rate: **30.73%** | Avg. Click-Thru Rate: **4.25%**

	<p>★ Summer TIGER Talks + a recap of Investor Red Flags</p> <p>Regular · Innovate New Albany Subscriber List</p> <p>Sent on Wed, Jun 28, 2017 11:09 am</p>	1,252 Subscribers	28.4% Opens	3.6% Clicks
	<p>Pitch your startup to Shark Tank + this Friday's TIGER Talk 📧</p> <p>Regular · Innovate New Albany Subscriber List</p> <p>Sent on Wed, Jun 21, 2017 10:15 am</p>	1,248 Subscribers	31.5% Opens	5.7% Clicks
	<p>Tenant Spotlight: ShowMe + tomorrow's TIGER Talk 📧</p> <p>A/B Testing · Innovate New Albany Subscriber List</p> <p>Sent on Thu, Jun 15, 2017 7:48 am</p>	1,247 Subscribers	28.8% Opens	2.6% Clicks
	<p>Founder Institute coming to Columbus + this week's TIGER Talk 📧</p> <p>A/B Testing · Innovate New Albany Subscriber List</p> <p>Sent on Wed, Jun 07, 2017 9:39 am</p>	1,248 Subscribers	34.2% Opens	5.1% Clicks

INNOVATENEWALBANY

CAPITAL IMPROVEMENT PROJECT UPDATES JUNE 2017

Name of Project: US 62/Greensward Road Roundabout

Start Date: June 2017

Estimated Completion: December 2017

Project description: Construction of a new roundabout at the intersection of US 62 and Greensward Road and Lampton Park Road.

Status: Storm sewer improvements along the west side of US 62 are near completion. Setting up for closure of Greensward Road on July 10th for construction of the western portion of the roundabout.

Name of Project: Innovation Campus Way east of Harrison Road

Start Date: February 1, 2017

Estimated Completion: December 2017

Project description: Construction of approximately 5,000' of roadway, waterline and sanitary sewer that will connect Innovation Campus Way to Mink Street and the new Mink Road interchange.

Status: The sanitary sewer extension is nearly complete. Waterline construction to follow.

Name of Project: Traffic signals at North Harlem and Dublin Granville and Fodor Roads at the high school parking lot

Start Date: Pending Project Award

Estimated Completion: First quarter 2018

Project description: This project will add traffic signals and pedestrian crossings to the intersection of North Harlem Road and Dublin Granville Road as well as the intersection of Fodor Road and the high school parking lot.

Status: Out for bid in July



US 62/Greensward Road
Roundabout looking north on US 62



Innovation Campus Way looking west from Mink Road

PLAN REVIEW

JUNE 2017

Building Reviews and Meetings

Residential

11 review meetings were held for the following small projects:

5485 Snyder Loop– Patio
 4065 Chelsea Green- Interior remodel laundry room
 7321 Waterston- Patio with masonry walls
 7709 Roxton Ct. - Basement finish
 7144 Bevelheimer- Basement remodel
 7257 Berkly Sq S– Screen porch
 4599 Beecher Ct– Basement finish
 6865 Margurum Bend– Deck
 7824 Fenway– Patio
 7464 Ogden Woods Blvd– Kitchen
 4035 Chelsea Green– Patio

Commercial

6 review meetings were held for the following projects:

Town Center Apt E– Fire protection undergrounds and FDC location
 L-Brands DC8– Preliminary discussion for Lab relocation
 79 N High St– School maintenance and storage facility consultation on site
 Axium– Preliminary discussion for temporary storage area in Multi-tenant building
 Methodist Church– Memorial garden and gazebo
 Main & Market II– Tenant finish for Haley Gallery

Engineering Plan Reviews

One new engineering plan was submitted during the month of June for initial plan review.

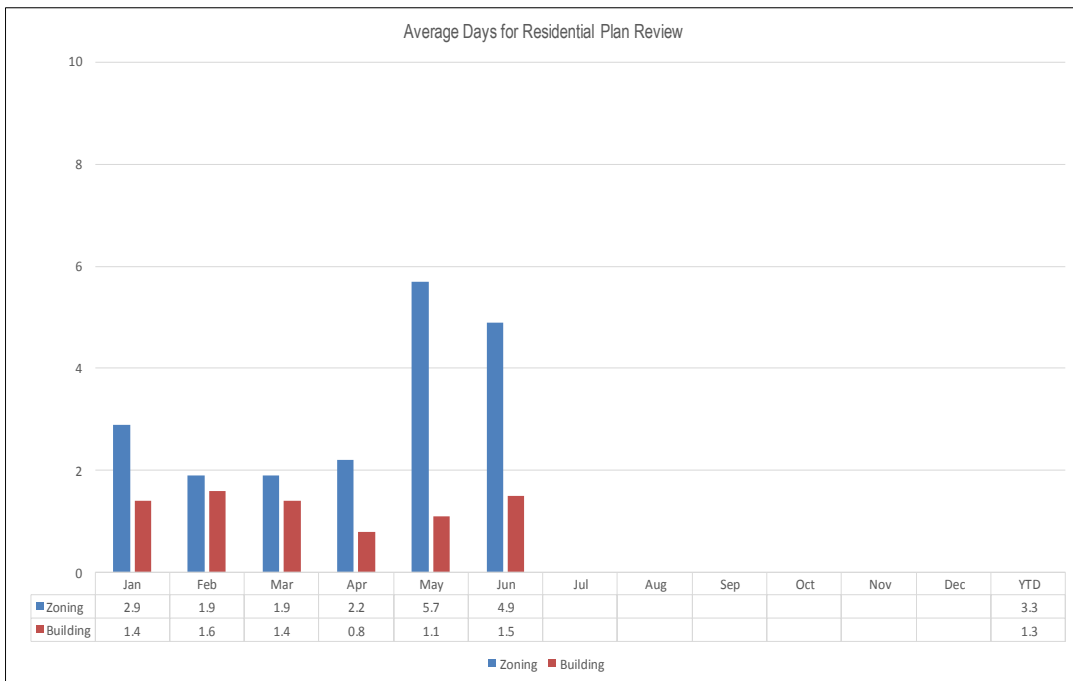
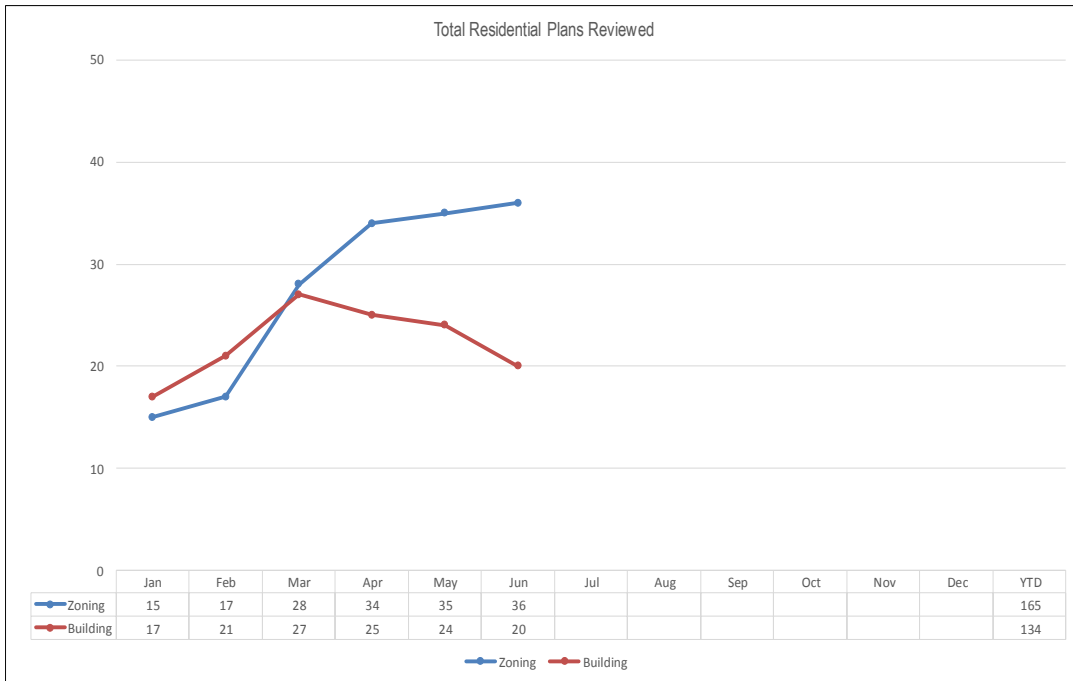
Project Name	Initial Submittal Date	Comments Issued Date	Total Review Days	Review Time Standard
Project Agility – Employee Parking Lot Expansion	June 15, 2017	June 28, 2017	13	18

Engineering Pre-Construction Meetings

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

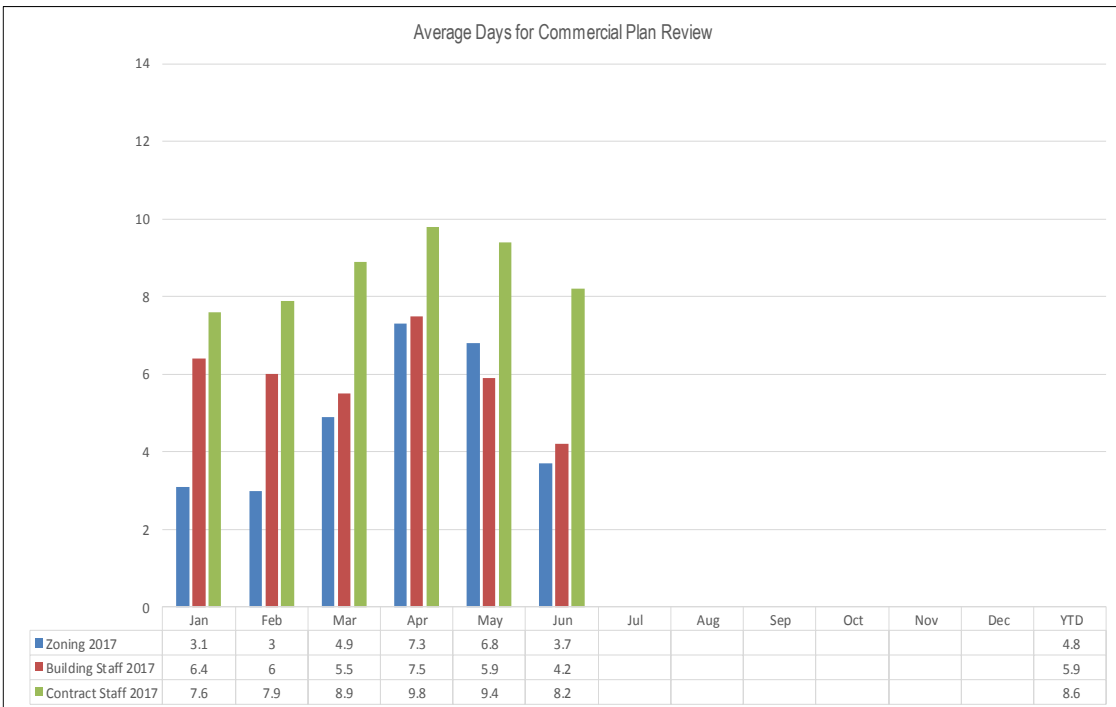
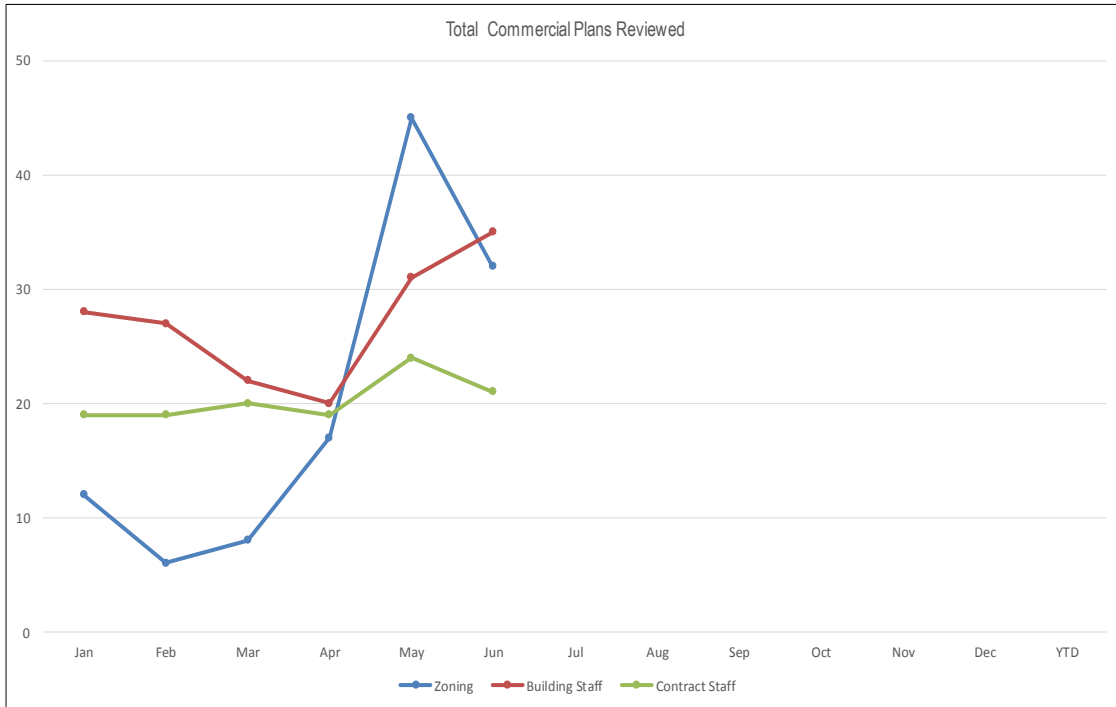
PLAN REVIEW CONTINUED JUNE 2017

Residential Plan Review



PLAN REVIEW CONTINUED JUNE 2017

Commercial Plan Review



FIELD WORK AND INSPECTIONS

JUNE 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

Address: 9250 McClellan Drive

Date of Compliant: 6/7/17

Complaint Description: Fence was installed crossing the property line and damaging a neighbor's irrigation system.

Violations: None

Activity: Inspection completed.

Status: Closed

Address: 6998 Doran Drive

Date of Compliant: 6/23/17

Complaint Description: Fence is not being maintained.

Violations: General maintenance and protection treatment

Activity: Inspection completed and violation letter mailed.

Status: Open

Address: 5950 Johnstown Road

Date of Compliant: 4/24/17

Complaint Description: General condition of the property and safety concerns with the electric.

Violations: Accessory structure, protective treatment, exterior wall, roof & drainage system, electrical system hazards and HVAC work without a permit.

Activity: Re-inspection completed and progress was noted.

Status: Open

Address: 6869 Central College Road

Date of Compliant: 6/2/16

Complaint Description: Condition of a vacant house.

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

Activity: Dispute in ownership; case being reviewed by city law director.

Status: Open

FIELD WORK AND INSPECTIONS

JUNE 2017

Residential inspections continued...

Address: 10135 Johnstown Road

Date of Compliant: 2/3/2016

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: The property owner provided an update and requested additional time for evaluation of the property. Working with legal to determine proper long term plan.

Status: Open

Address: 7010 Lambton Park Road

Date of Compliant: 11/18/2015

Complaint Description: Fence not built around a pool

Violation: Pool fence

Activity: Second violation letter mailed

Status: Open

Address: 11 Highgrove

Date of Compliant: 11/17/2015

Complaint Description: Fence not built around a pool

Violation: Pool fence

Activity: Case will remain open until the Planning Commission condition regarding the easement for fence maintenance is complete.

Status: Open

Address: 10 Highgrove

Date of Compliant: 11/17/2015

Complaint Description: Fence not built around a pool

Violation: Pool fence

Activity: Re-inspection confirmed that the fence and landscaping were installed per the Planning Commission approval. Case will remain open until the Planning Commission condition regarding the easement for fence maintenance is complete.

Status: Open

Address: 4561 Neiswander Square

Date of Compliant: 9/21/2016

Complaint Description: Accessory structure built without a permit and located in setback

Violation: Permit required, unlawful structure

Activity: Property Owner filed an appeal to the decision of the Board of Zoning Appeals.

Status: Hold while appeal is processed through court.

FIELD WORK AND INSPECTIONS CONTINUED

JUNE 2017

Commercial Inspections

8500 Smith's Mill Road

The city planner inspected the AEP site on June 16th and all of the outstanding items had been met. Final occupancy from zoning has been granted.

8600 Innovation Campus Way West

The CCL site was inspected by the city planner on June 21st. Occupancy was denied because the parking lot was not finished, not accessible, and there was no parking lot lighting. The project manager was notified that these two items must be completed prior to conditional occupancy. None of the landscaping, fencing, final grades, or rooftop mechanical screening were installed. Staff notified the project manager that these items must be escrowed in order to receive a conditional occupancy.

245 E. Main Street

The city planner and clerk inspected First and Main on June 19th and issued a conditional occupancy. Several dead trees were found, and grass must be established through the site where the ground has been disturbed. Street lights were not installed along Miller Avenue.

256 E. Main Street

A complaint was received regarding the condition of the landscape screening. An inspection was completed and a violation letter was mailed.

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. A re-inspection was completed and the violation has not been corrected.

Update: A second violation was mailed and hand delivered to the store.

COMMERCIAL PROJECT CONSTRUCTION STATUS JUNE 2017

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: Conditional Occupancy July 3, 2017

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 JUNE 2017

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 finish

Name of Project: CCL Label

Location: 8600 Innovation Campus Way

Square Footage: 76,866

Start Date: July 2016

Estimated Completion: Fall 2017

Construction Phase: Tenant finish

Name of Project: Bocchi Addition

Location: 9200 Smith's Mill Road

Square Footage: 72,000

Start Date: May 2017

Estimated Completion: January 2018

Construction Phase: Shell



CCL Label



Pizzuti Multi-tenant II



Bocchi Expansion

COMMERCIAL PROJECT CONSTRUCTION STATUS JUNE 2017

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: Footing & foundation

Name of Project: Walton Offices/Water's Edge IV
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 Drive
Square Footage: 14,670
Start Date: May 2017
Estimated Completion: Fall 2018
Construction Phase: Shell

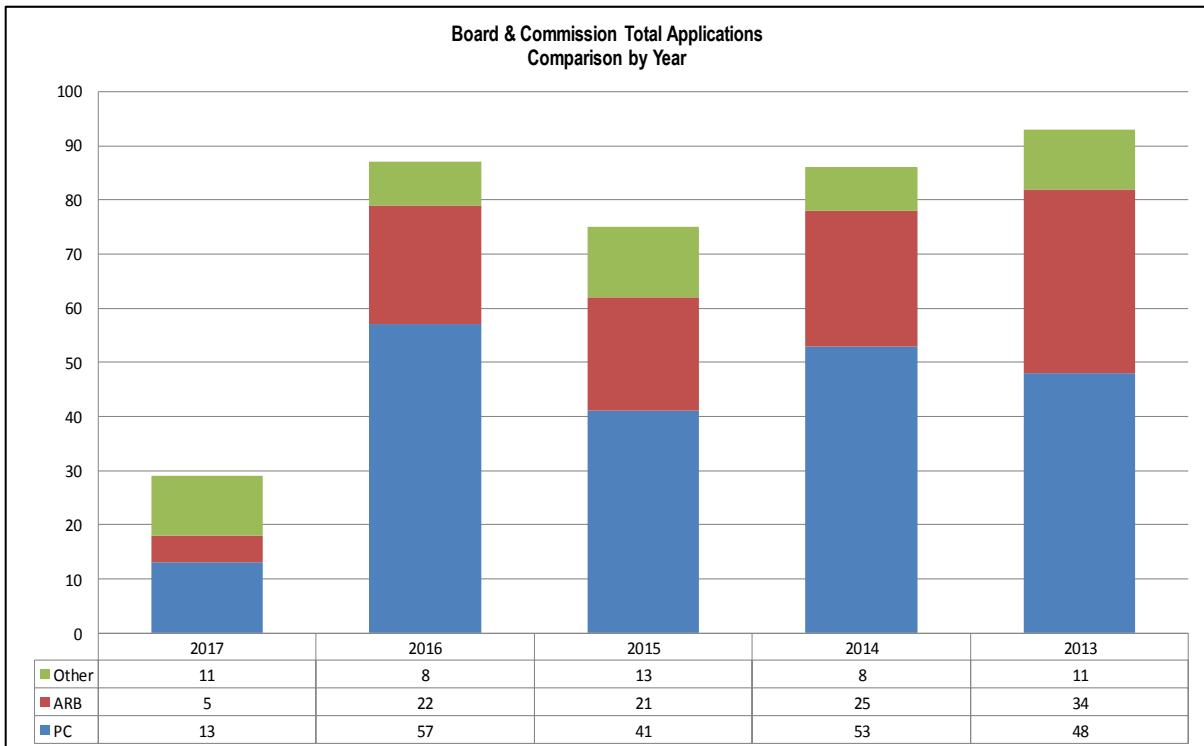
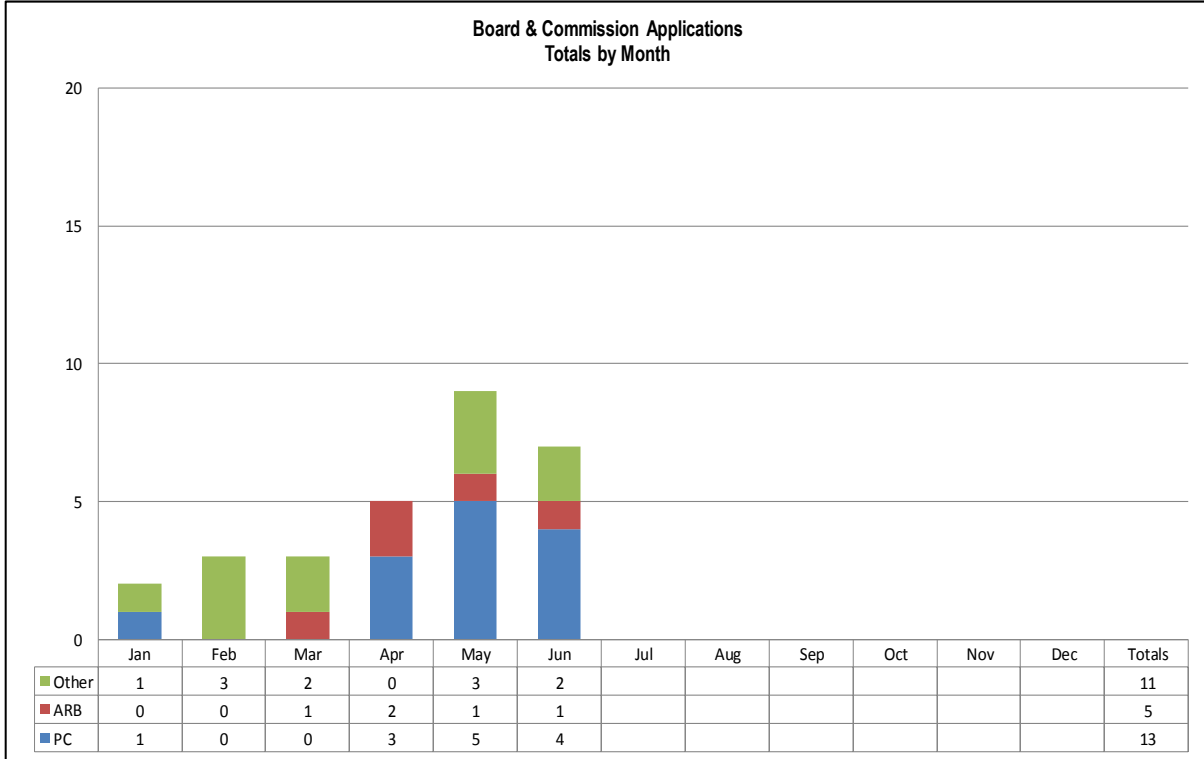


Estate of New Albany



Multi-Tenant 8100 Walton Parkway

BOARD AND COMMISSION STATISTICS JUNE 2017



BUILDING AND ZONING STATISTICS JUNE 2017

