



Community Development Department

MONTHLY REPORT

September 2018

Professionalism

Reliability

Be inspired.

Creativity

Service

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NEWS AND INFORMATION

SEPTEMBER 2018

CityView

The development clerks, services coordinator, zoning officer, and services manager met multiple times throughout the month to discuss improvements to CityView reporting. CityView currently provides reports from 2014 when the software was first adopted. Since that time, the department has modified the monthly, quarterly, and annual reporting process. Much of the current reporting is manually manipulated in order to ascertain the desired data. Staff has created a priority list of reporting improvements and is working with the IT manager and CityView to incorporate these improvements.

New Albany Chamber Luncheon

On September 19th the community development department attended the New Albany Chamber Annual Luncheon. The luncheon celebrated the 20th anniversary of the New Albany Business Park. Guests learned about past, current and new initiatives and the strategy for growth and development in New Albany and the surrounding area.

MORPC

On September 19th the development services manager attended a “Placemaking in the Burbs” webinar at MORPC. This webinar explored challenges the suburban communities of Newcastle, WA and Bellevue, WA faced and recent projects to address them. Presenters walked through existing conditions and challenges in the suburban environment, detailed the public outreach process that engaged a wide-range of community members and lessons learned. The communities created multi-modal connection (pedestrian and bike) for place making in order to foster development and encourage finding “champions” for implementation. They also used the ULI (Urban Land Institute) advisory services to help kick-start and find solutions to challenges to infrastructure installations.

Board and Commission Orientation

On September 20th the law director, development services coordinator and development services manager provided new member orientation training to Sarah Briggs. Council appointed Sarah to the Architectural Review Board. Sarah previously served on the Rocky Fork-Blacklick Accord and the Board of Zoning Appeals.

BOARD AND COMMISSIONS SEPTEMBER 2018

Planning Commission Workshop September 5, 2018

Applications

None

Other Business

Business Park tour

Architectural Review Board September 10, 2018

Applications

Title: Certificate of Appropriateness and Waiver
Location: 96 North High Street
Applicant: Greg Davis
Request: Certificate of Appropriateness and Waiver for a new daycare
Zoning: Urban Center District within the Historic Center Subarea
Strategic Plan: Village Center
Board Action: Tabled

Title: Certificate of Appropriateness
Location: 122 East Main Street
Applicant: Stephanie Buss
Request: Certificate of Appropriateness for new signage
Zoning: I-PUD—New Albany Exchange within the Village Center
Board Action: Approved with conditions

Title: Certificate of Appropriateness
Location: 45 North High Street
Applicant: Blue Horseshow Partners, LLC
Request: Certificate of Appropriateness for building modifications
Zoning: Urban Center District within the Historic Center Sub-District
Board Action: Approved with conditions

Other Business

None

**BOARD AND COMMISSIONS
SEPTEMBER 2018**

Planning Commission September 17, 2018

Applications

Title: Conditional Use Extension
Location: 7405 Steeplechase Lane
Applicant: Pulte Home of Ohio, LLC
Request: Conditional Use Extension for Model Home
Zoning: I-PUD (Infill Planned Unit Development – Millbrook Farm at Sugar Run PUD text)
Strategic Plan: Town Residential District
Commission Action: Approved with conditions

Other Business

Informal review of a zoning change within the Licking County portion of the business park for Project Penguin.

Board of Zoning Appeals September 24, 2018

Applications

Title: Variance
Location: 5739 Kitzmiller Road
Applicant: Chris McCann
Request: Variance to allow a single family residence to encroach the front yard setback requirement
Zoning: NACO 1998 I-PUD, Subarea 8b
Strategic Plan: Office Campus
Board Action: Approved

Other Business

None

CAPITAL IMPROVEMENT PROJECT UPDATES

SEPTEMBER 2018

Name of Project: Beech Road South

Start Date: November 2017

Estimated Completion: November 2018

Project description: This project includes the reconstruction and widening of Beech Road from Worthington Road to Morse Road. Also included is the extension of 30" and 24" gravity sanitary sewer to serve the Beech Road corridor. This project also includes a 30" water main along Beech Road from Smith's Mill Road to a point +/-2,000' north of Morse Road.

Status: Excessive rain delayed the project in early September, however several advances occurred and the contractor is back on track to open the road on November 1st. All of the roller compacted concrete has been placed on the project. The remaining intermediate and surface asphalt is scheduled to be installed the week of October 8th. The multi-use paths south of the Facebook campus are graded, the aggregate base has been installed and paving is scheduled the week of October 8th. The conduit for the street lights are installed and all of the bases are poured. The new traffic signals at Worthington Road and within the SR161 interchange are installed and are operational. The remaining street lights will be set after the asphalt pavement is placed. The denuded areas have been seeded.



Beech Rd. Bike Path



Beech Rd. Roller Compacted Concrete

CAPITAL IMPROVEMENT PROJECT UPDATES CONTINUED

SEPTEMBER 2018

Name of Project: Morse & Beech Road 36” Water Transmission Main

Anticipated Construction Start Date: October 2018

Project description: This project includes the extension of approximately 12,000 linear feet of 36” water transmission main along Morse Road and Beech Road.

Status: The shop drawings have been submitted and approved for critical project materials and the contractor is currently receiving and staging material on site. The project is currently tracking to begin with an initial closure of Morse Road on October 15th.

Name of Project: NAPD Morse Road Booster Station

Anticipated Construction Start Date: September 2018

Project description: This project includes the construction of a waterline booster station along the north side of Morse Road, between Avis Road and Pine Meadow Road. The project includes the building construction, mechanical equipment, water main work and site improvements.

Status: Critical submittals have been submitted and approved for the initial project materials. The contractor has mobilized on site, installed all necessary sediment and erosion control devices, completed the necessary site clearing, prepared the project staging area and excavated the basement level and foundation of the waterline booster station.



Morse Road 36in. Pipe



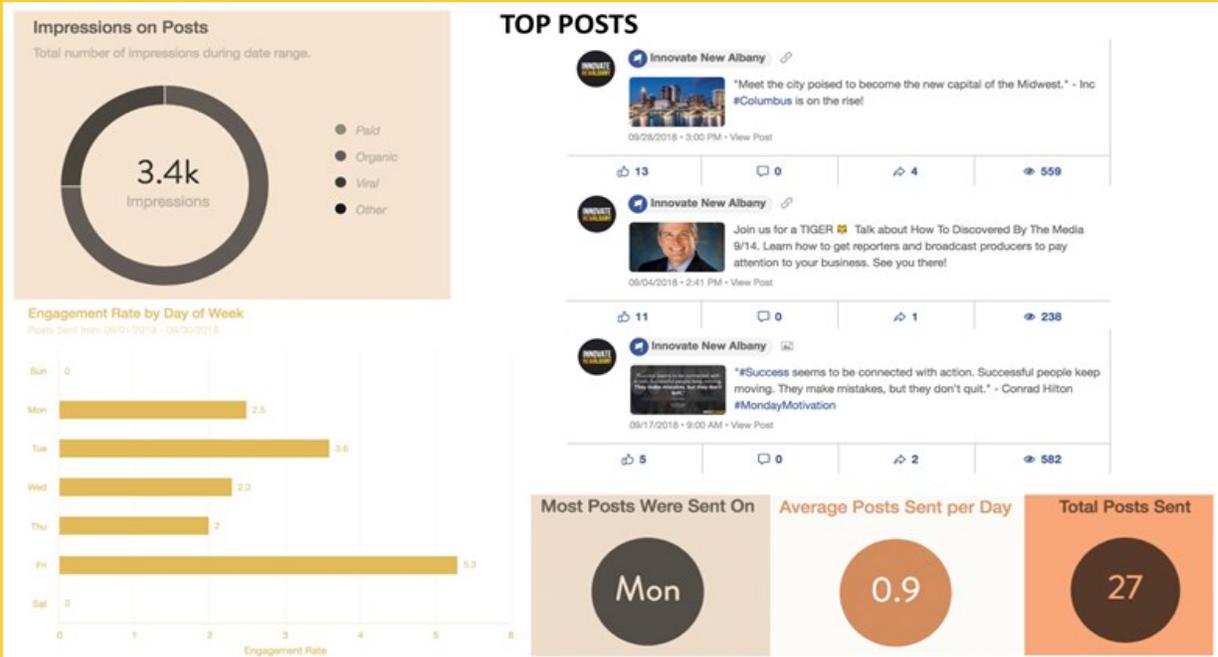
Booster Station Foundation



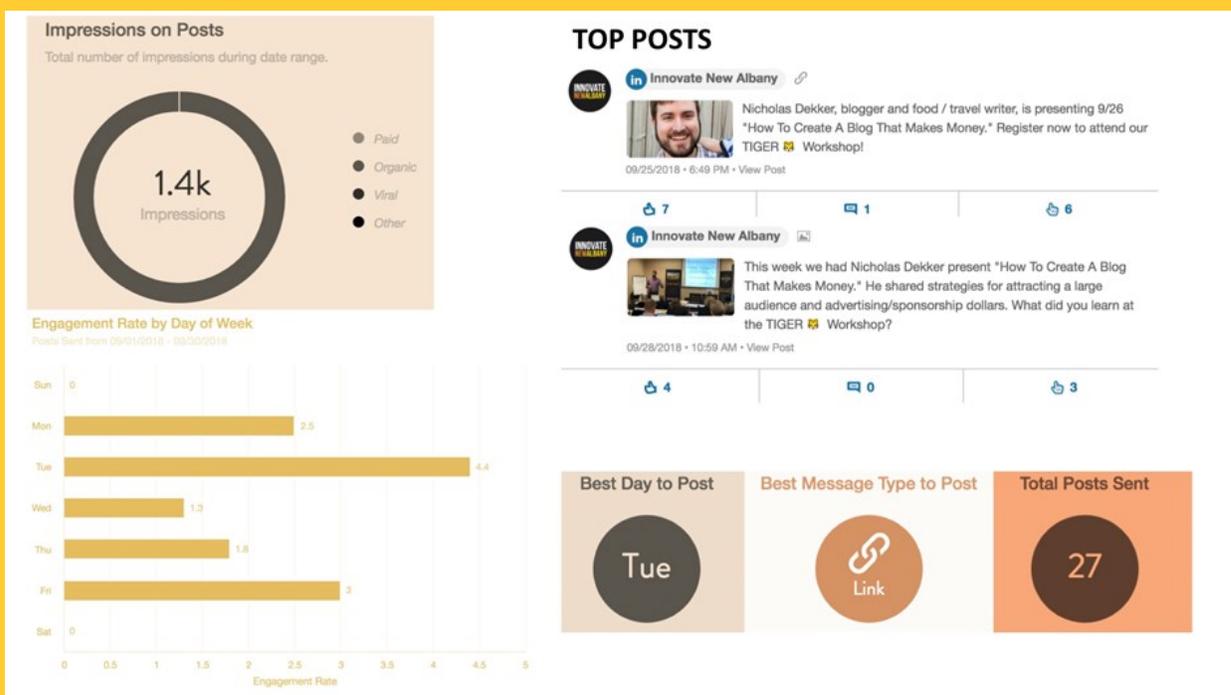
Booster Station Site

INNOVATE NEW ALBANY – COMMUNICATIONS DASHBOARD SEPTEMBER 2018

Facebook Overview

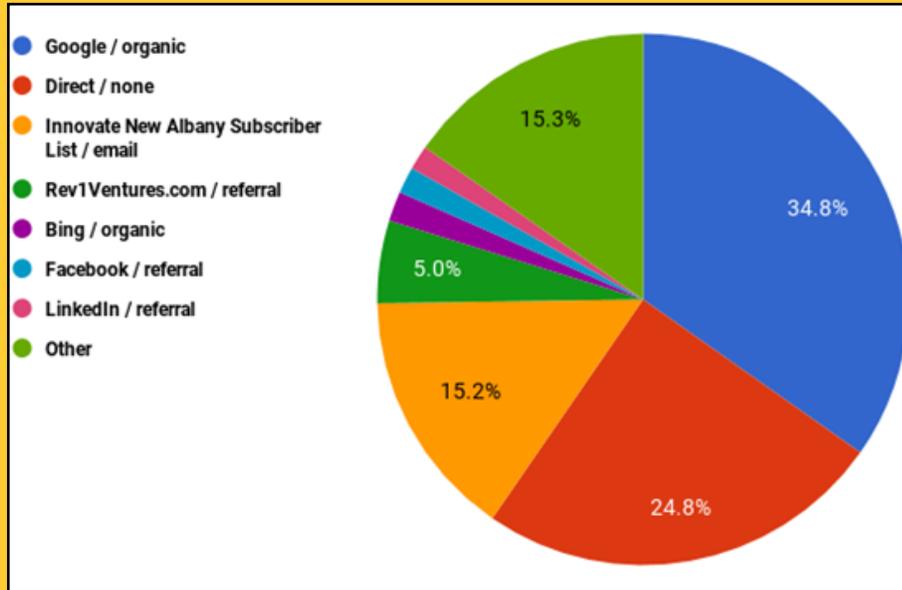


LinkedIn Overview



INNOVATE NEW ALBANY – COMMUNICATIONS DASHBOARD SEPTEMBER 2018

Traffic Overview



Email Overview

Subject	Status	Opens	Clicks
09-24-18 TIGER Newsletter Regular · Innovate New Albany Subscriber List Sent Mon, September 24th 3:30 PM to 1K recipients by you	Sent	24.9%	2.7%
Past Month (5)			
EOH October 5th Sent 09-19-18 Regular · Innovate New Albany Subscriber List Sent Thu, September 20th 8:30 AM to 1K recipients by you	Sent	20.2%	0.3%
09-17-18 TIGER Newsletter Regular · Innovate New Albany Subscriber List Sent Mon, September 17th 2:00 PM to 1K recipients by you	Sent	25.3%	2.4%
EOH October 5th Sent 09-12-18 Regular · Innovate New Albany Subscriber List Sent Wed, September 12th 3:00 PM to 1K recipients by you	Sent	22.7%	0.3%
09-10-18 TIGER Newsletter Regular · Innovate New Albany Subscriber List Sent Mon, September 10th 3:00 PM to 1K recipients by you	Sent	25.2%	3.0%
09-05-18 TIGER Newsletter Regular · Innovate New Albany Subscriber List Sent Wed, September 5th 11:00 AM to 1K recipients by you	Sent	23.0%	2.1%

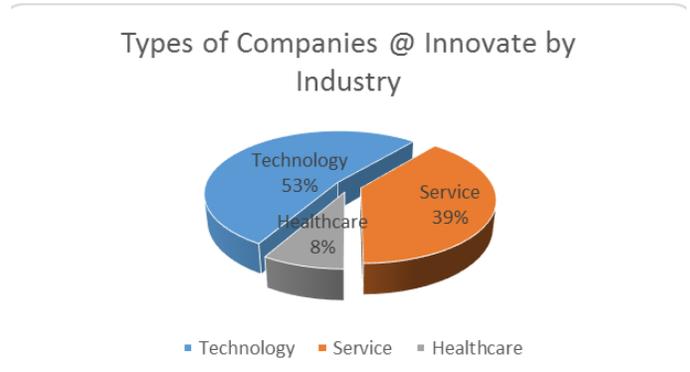
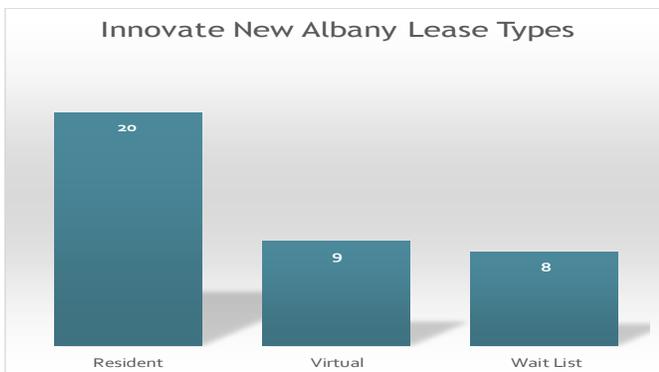
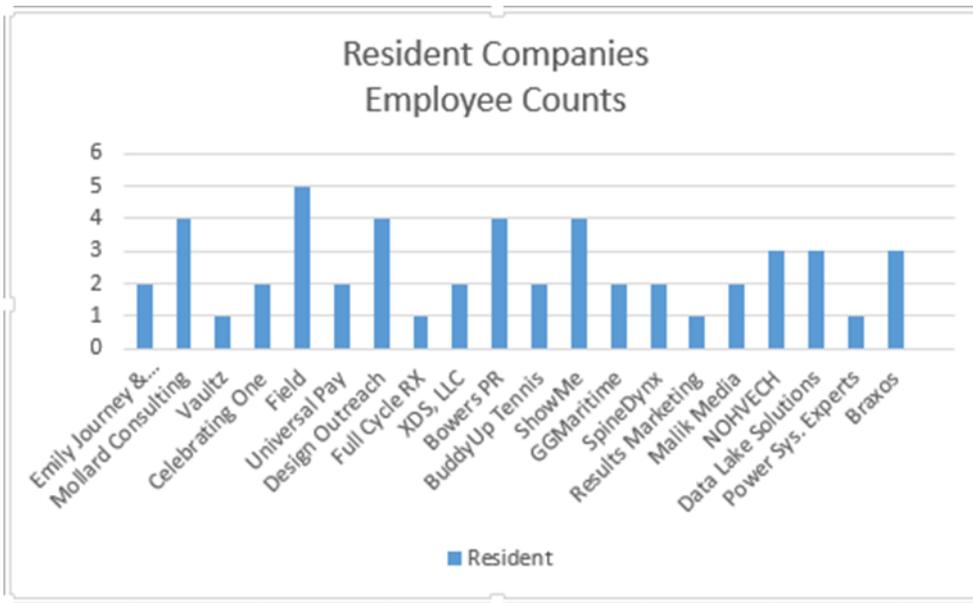
INNOVATE NEW ALBANY - TENANT DASHBOARD & SPOTLIGHT COMPANY SEPTEMBER 2018

Spotlight Company: Point Click Grow (PCG)

Owner - Co-Founder Susan Fortner

Number of Employees: 3

PCG is a demographically-focused, cloud-based software platform that simplifies and automates social media marketing for small businesses. Their first focus is on serving dental offices with their second target being auto dealers.



INNOVATE NEW ALBANY EVENTS COMING SOON

VIRTUAL REALITY: HOW IT CAN DRAMATICALLY IMPROVE LEARNING

October 19 @ 11:30 am - 1:00 pm | TIGER Talk

📍 8000 Walton Parkway New Albany, OH 43054 United States



The process of Learning (education, training and simulation) has been ripe for disruption for quite some time now. The current approach used in western society was designed for a purpose that no longer exists and, as a result, large segments of our population have been unable to realize their full potential.

Alternative approaches to learning have been designed and implemented with varying degrees of success, but we have yet to see the mass adoption of these techniques.

Virtual Reality just might be the last puzzle piece to a learning revolution that transforms our society, creating more opportunity and growth for a broader segment of our society.

Let's discuss how this technology impacts learning and how you can begin to think about it in a way that gives your business an early advantage.

DO'S AND DON'TS OF JOINING A NONPROFIT BOARD

October 26 @ 11:30 am - 1:00 pm | TIGER Talk

📍 8000 Walton Parkway New Albany, OH 43054 United States



Nonprofit board service can be inspiring, but if not matched or structured well, can be frustrating. Kerri Mollard will discuss how to identify a nonprofit board to serve on, and what to look for to determine the best fit and use of your skills.

Speaker: Kerri Mollard, CEO, [Mollard Consulting](#)

Kerri holds a Master's Degree from Indiana University as well as a Bachelor's Degree from The Ohio State University. She has spent the last 22 years working in the nonprofit sector including serving as an executive director. She also has taught Nonprofit Management at Ohio Dominican University.

Since 2003, Kerri has been the CEO of [Mollard Consulting](#), where she has served more than 70 nonprofits through fundraising strategies, planning, and capacity building. She gets it — and she wants to help TIGER Talk guests explore their passion, but not by launching a new nonprofit. Not

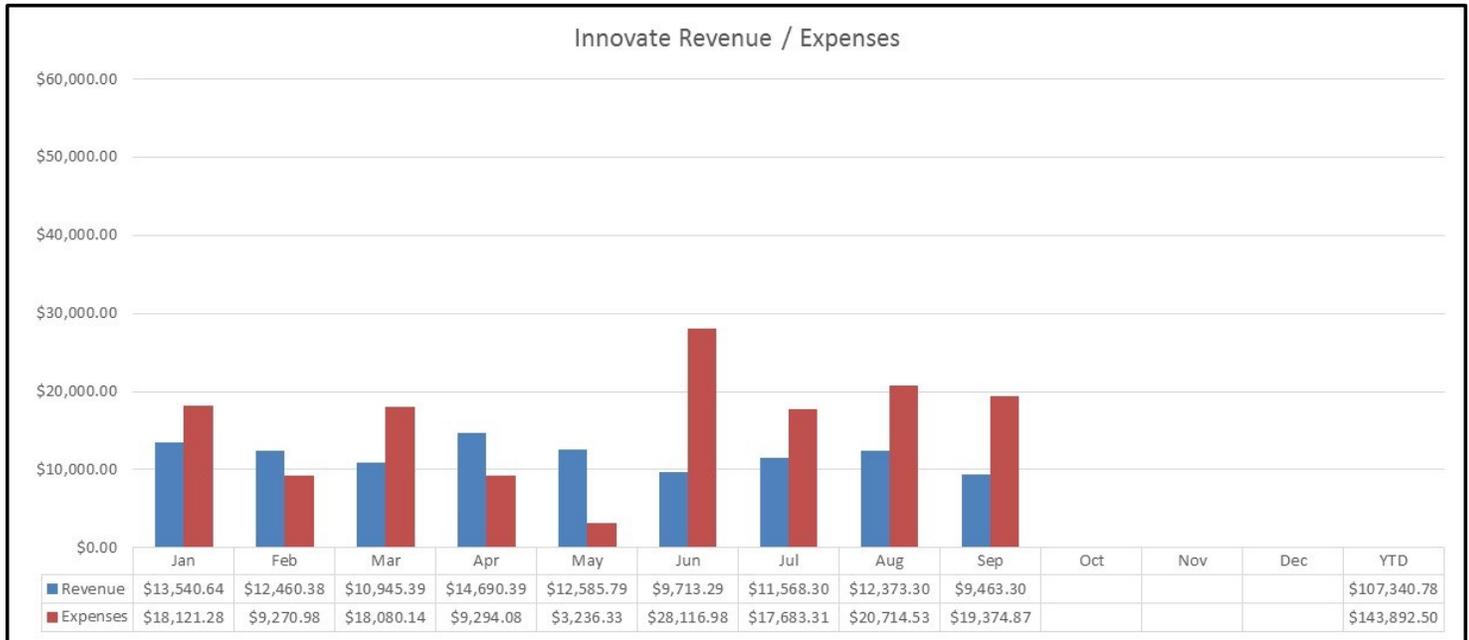
yet anyway.

INNOVATE NEW ALBANY NEWS & INFORMATION SEPTEMBER 2018

Innovative Information:

- The spotlighted entrepreneur at Startup Grind at Rev1 Ventures was Tara Abraham, Co-Founder of Accel
- Hosted Benjamin Reid, head librarian at the New Albany Branch library
- Hosted software entrepreneur Mark Doyle
- Hosted Joe Heskett, business leadership coach new to Central Ohio
- Innovate New Albany resident company, BuddyUp Tennis was featured on NBC News Sunday Night. Buddy Up Tennis is a program that serves individuals with Down syndrome to opportunity to learn fitness and tennis skills with buddies and coaches. Beth Gibson, inspired by her son Will, started the program ten years ago. <https://www.youtube.com/watch?v=rtaWAtKcO6U>

INNOVATE NEW ALBANY- FINANCIALS SEPTEMBER 2018



PLAN REVIEW
SEPTEMBER 2018

Engineering Plan Reviews

Two (2) initial plan review submittals were received during the month of September.

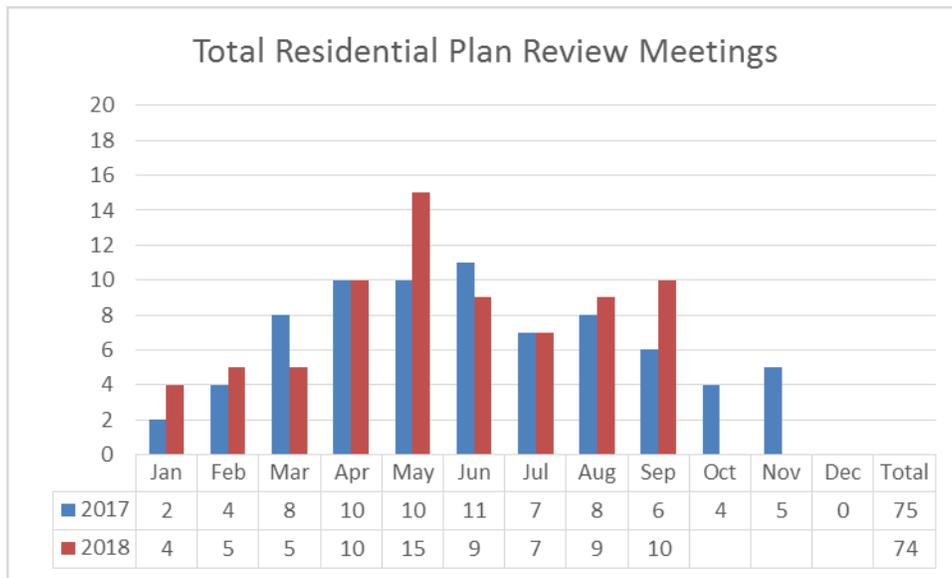
Project Name	Initial Submittal Date	Comments Issued Date	Total Review Days	Review Time Standard
A&F-Central College Access Road—Street, Storm Sewer and Waterline Plan	September 10, 2018	September 19, 2018	9	18
Axium Site Improvement Plan – Break Room Addition	September 13, 2018	September 26, 2018	13	18

Engineering Pre-Construction Meetings

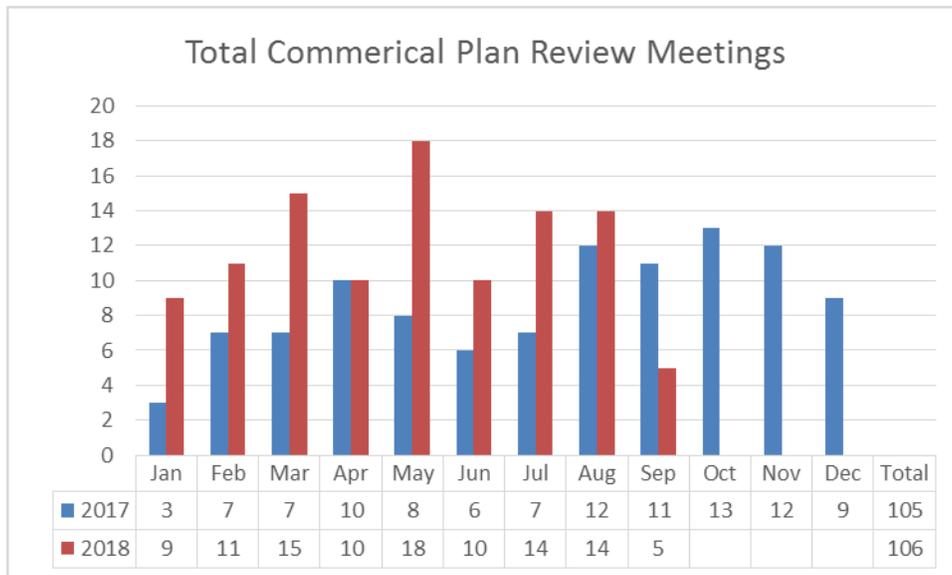
No pre-construction meetings were held during the month of September.

PLAN REVIEW CONTINUED SEPTEMBER 2018

Residential Walk-Through Meetings

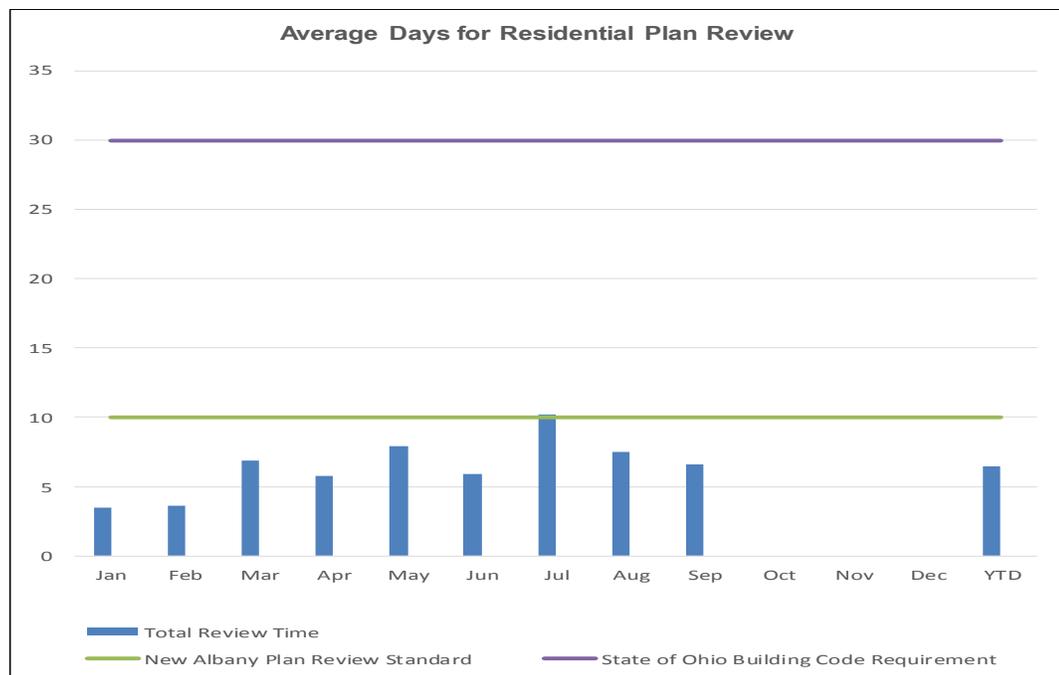
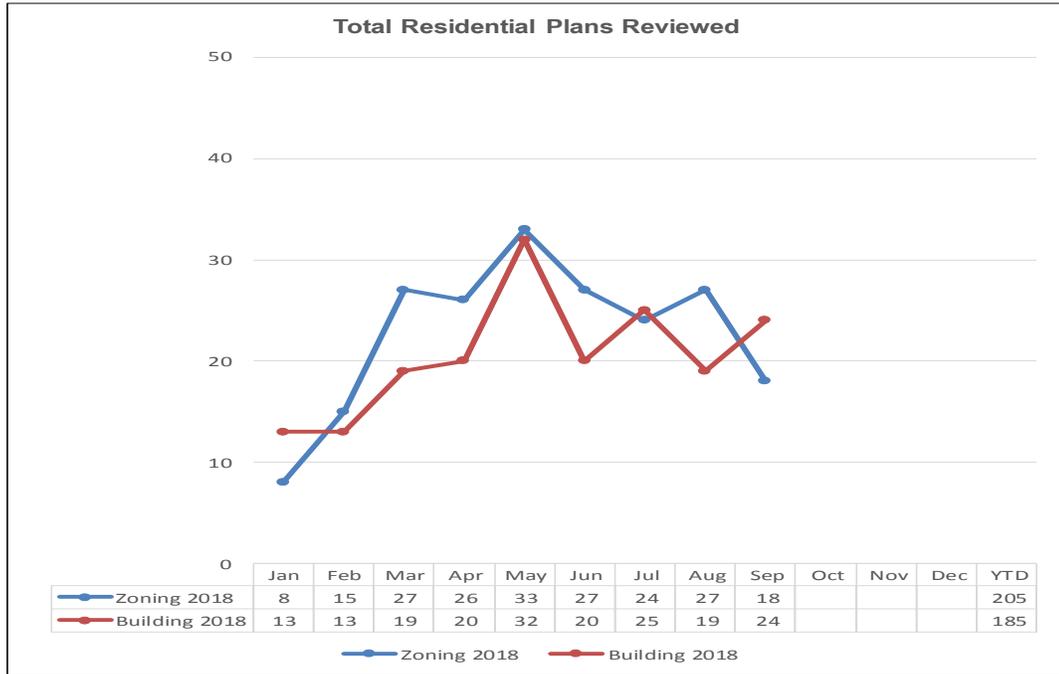


Commercial Walk-Through Meetings



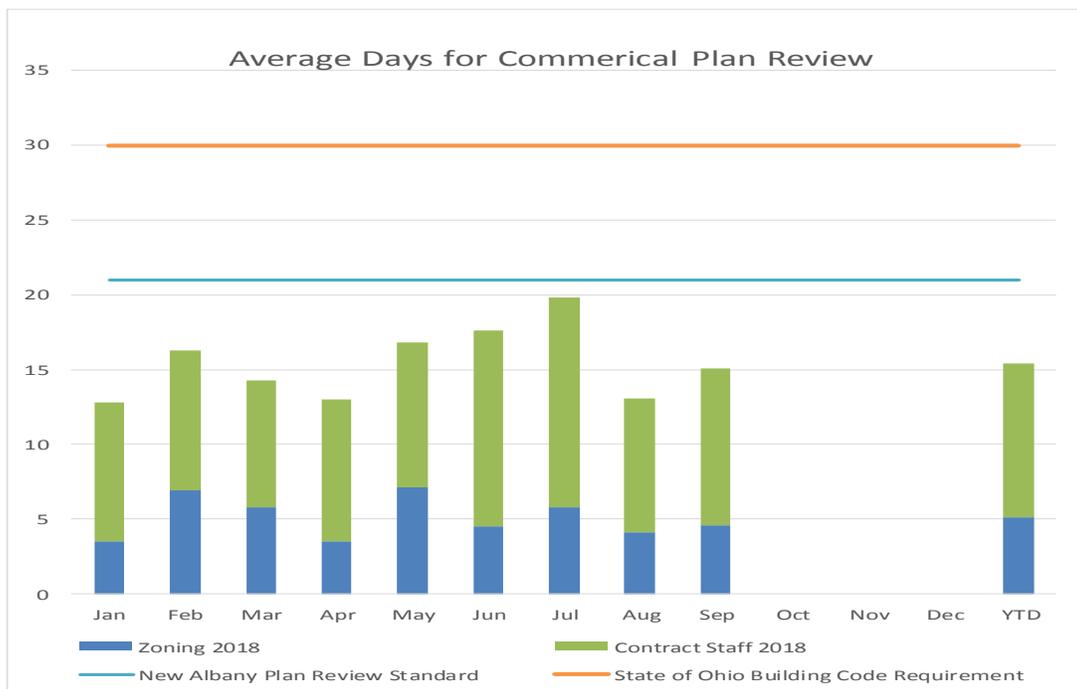
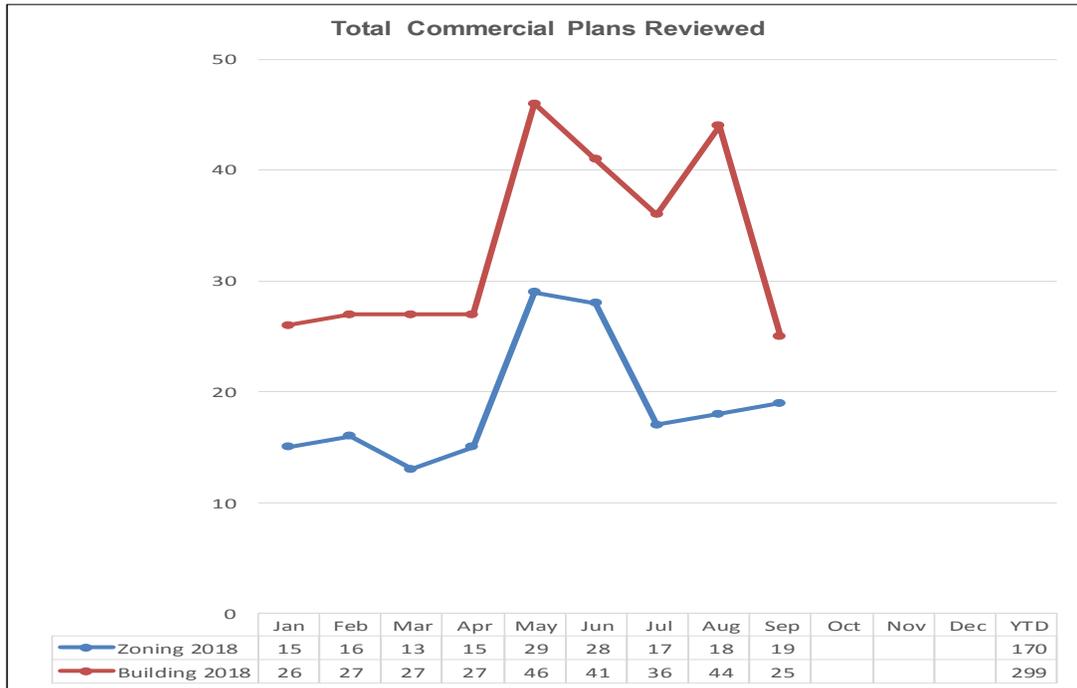
PLAN REVIEW CONTINUED SEPTEMBER 2018

Residential Plan Review



PLAN REVIEW CONTINUED SEPTEMBER 2018

Commercial Plan Review



FIELD WORK AND INSPECTIONS SEPTEMBER 2018

Zoning Related Field Concerns and Inspections

Code Enforcement Activity

Address: 175 W Main Street

Date of Complaint: September 28, 2018

Complaint Description: Grass not mowed, weeds out of control

Violations: None

Activity: Inspection completed, no violations

Status: Closed

Address: 102 W Main Street

Date of Complaint: September 28, 2018

Complaint Description: Grass not mowed, weeds out of control

Violations: Turfgrass

Activity: Inspection completed, message left, violation letter in process

Status: Open

Address: 17 Third Street

Date of Complaint: September 14, 2018

Complaint Description: Grass not mowed

Violations: Turfgrass

Activity: Inspection completed, violation letter mailed, re-inspection completed and violation corrected

Status: Closed

Address: 7435 Steeplechase Lane

Date of Complaint: August 30, 2018

Complaint Description: Patio & pergola under construction without permit

Violations: Work without permit

Activity: Pergola denied, variance submitted for October meeting

Status: Open

Address: 5786 Plainview Drive

Date of Complaint: August 30, 2018

Complaint Description: Two motor homes in driveway

Violations: Parking limitations in residential district

Activity: Re-inspection completed, violation corrected

Status: Closed

FIELD WORK AND INSPECTIONS CONTINUED

SEPTEMBER 2018

Code enforcement activity continued...

Address: 5750 Plainview Drive

Date of Complaint: July 20, 2018

Complaint Description: Soft-sided dumpster in driveway, shed in disrepair, pool holding stagnate water

Violations: Approved trash container

Activity: Re-inspection completed, trash and shed violations corrected; pool violation is outstanding

Status: Open

Address: 5065 Johnstown Road

Date of Complaint: July 16, 2018

Complaint Description: Multiple boats on property

Violations: Parking limitations on recreational vehicles

Activity: Re-inspection completed, violation corrected

Status: Closed

Address: 6220 E Dublin Granville Road

Date of Complaint: May 23, 2018

Complaint Description: Not mowing near fence, fence needs maintained

Violations: Turfgrass swards, protective treatment

Activity: Re-inspection completed, violation corrected

Status: Closed

Address: 256 E. Main Street

Date of Complaint: May 14, 2018

Complaint Description: Dead trees, trash

Violations: Landscaping maintenance, prohibiting outdoor storage, protective treatment

Activity: Fence permit submitted for staff review

Status: Open

Address: 5155 Johnstown Road

Date of Complaint: December 18, 2017

Complaint Description: Construction without a permit

Violations: Permit required

Activity: Re-inspection completed, violation corrected

Status: Closed

Address: 5 S. Ealy Crossing

Date of Complaint: October 9, 2017

Complaint Description: Light posts not installed per zoning text

Violations: Light post missing

Activity: Re-inspection completed, violation corrected

Status: Closed

FIELD WORK AND INSPECTIONS CONTINUED

SEPTEMBER 2018

Code enforcement activity continued...

Address: 7869 Peter Hoover Road

Date of Complaint: October 26, 2017

Complaint Description: Running a business from the home, diesel & noise pollution, trash, construction waste

Violations: Prohibiting outdoor storage and accumulation, landscape materials, responsibility, grading, drainage and accumulation of rubbish or garbage

Activity: None

Status: Open

Address: 6869 Central College Road

Date of Complaint: June 2, 2016

Complaint Description: Condition of a vacant house

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

Activity: Quarterly inspection completed

Status: On observation

Address: 10135 Johnstown Road

Date of Complaint: February 3, 2016

Complaint Description: Multiple vehicles on the property and the welfare of the resident

Violations: Unsafe structure, unsafe equipment, parking limitations, sanitation, accessory structures, motor vehicles, glazing, window and door frames, protective treatment, structural members, exterior walls, roofs and drainage, stairs and walking surfaces, accumulation of rubbish or garbage, plumbing system hazards, prohibiting outdoor storage and accumulation, heating facilities required, mechanical appliances, residential occupancy

Activity: Quarterly inspection completed

Status: On observation

Address: 7010 Lambton Park Road

Date of Complaint: November 18, 2015

Complaint Description: Fence not built around a pool

Violation: Pool fence

Activity: Violation letter pending

Status: Open

Commercial Inspections

There were no commercial zoning inspections during September.

COMMERCIAL PROJECT CONSTRUCTION STATUS SEPTEMBER 2018

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: Interior finish, received first phase of occupancy in August 2018

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: Interior and exterior finishes

Name of Project: Market & Main/ Multi-tenant

Location: 160 W. Main St.

Square Footage: 48,420

Start Date: July 2016

Estimated Completion: Spring 2018

Construction Phase: Occupancy for seven companies- Board and Brush, Wallick Communities, PetPeople, Truluck Boutique, Tailsman Capital Partners, Freshii, Columbus OBGYN, and Johnson’s Ice Cream
Three companies under construction- Nosh, Fox in the Snow, and 3Minute Fitness



Town Center Apartments



Town Center Apartments

COMMERCIAL PROJECT CONSTRUCTION STATUS SEPTEMBER 2018

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: Shell building completed Summer 2017
Construction Phase: Tenant finishes for three companies

Name of Project: Turnstile
Location: 1500 Beech Road
Square Footage: 973,670
Start Date: Fall 2017
Estimated Completion: Fall 2018
Construction Phase: Shell building and core with rough MEP

Name of Project: AEP Office Building II
Location: 8600 Smith's Mill Road
Square Footage: 163,994
Start Date: Winter 2017
Estimated Completion: Fall 2018
Construction Phase: Shell through rough framing

Name of Project: Axium II
Location: 8640 Innovation Campus Way
Square Footage: 116,720
Start Date: September 2017
Estimated Completion: Spring 2018
Construction Phase: Partial occupancy expires October 30, 2018

Name of Project: Amcor Expansion
Location: 8865 Smith's Mill Rd N
Square Footage: 61,740
Start Date: November 2017
Estimated Completion: Summer 2018
Construction Phase: Partial occupancy expires November 6, 2018



AEP

COMMERCIAL PROJECT CONSTRUCTION STATUS SEPTEMBER 2018

Innovation Campus Way Corridor continued...

Name of Project: Axium II Expansion
Location: 8640 Innovation Campus Way
Square Footage: 55,800
Start Date: June 2018
Estimated Completion: Spring 2019
Construction Phase: Shell

Name of Project: VeePak Expansion
Location: 9040 Smith's Mill Rd.
Square Footage: 174,360
Start Date: Summer 2018
Estimated Completion: Spring 2019
Construction Phase: Building shell & core with owner supplied equipment



Axium II Expansion



VeePak Expansion

COMMERCIAL PROJECT CONSTRUCTION STATUS

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: Full approval



Home 2 Suites

Name of Project: Canine Companion Campus
Location: 7480 New Albany Condit Rd.
Square Footage: 54,289
Start Date: February 2018
Estimated Completion: Fall 2019
Construction Phase: Footing and foundation for three buildings



Walton Offices II

Name of Project: Walton Offices II
Location: 8200 Walton Parkway
Square Footage: 44,222
Start Date: April 2018
Estimated Completion: Fall 2019
Construction Phase: Shell through rough framing

Name of Project: New Albany Health Campus
Location: 7320 Smith's Mill Rd.
Square Footage: 88,771
Start Date: June 2018
Estimated Completion: July 2019
Construction Phase: Shell through rough-in MEPs



New Albany Health Campus

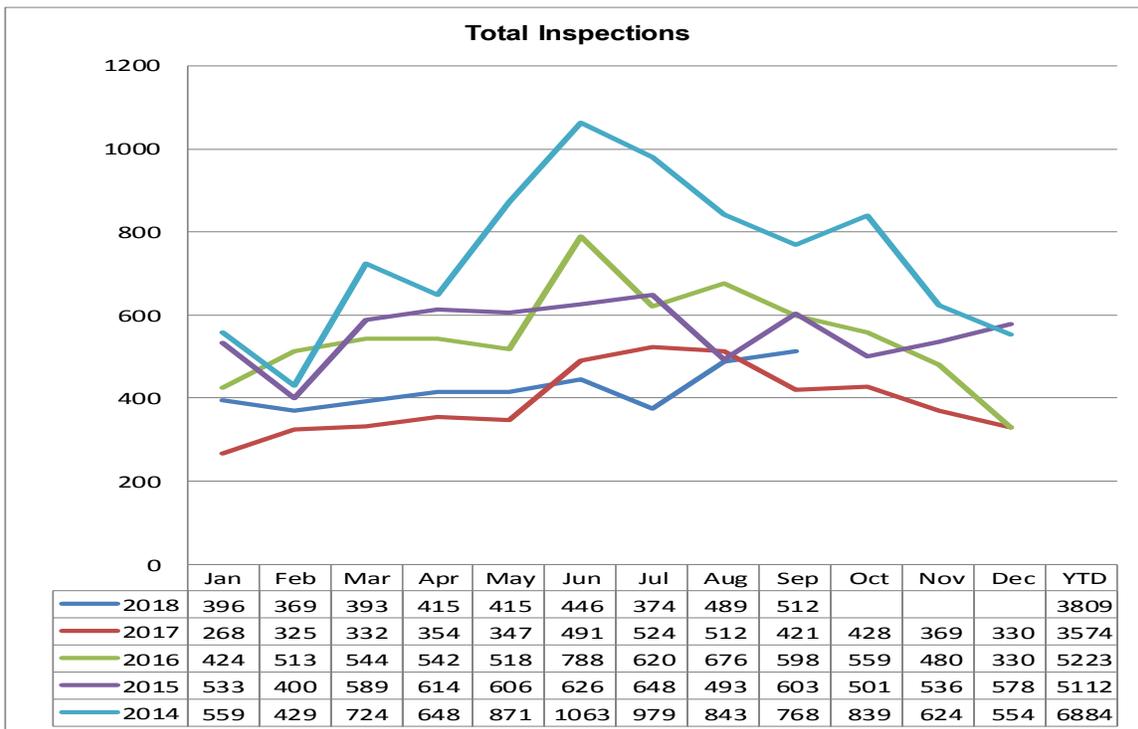
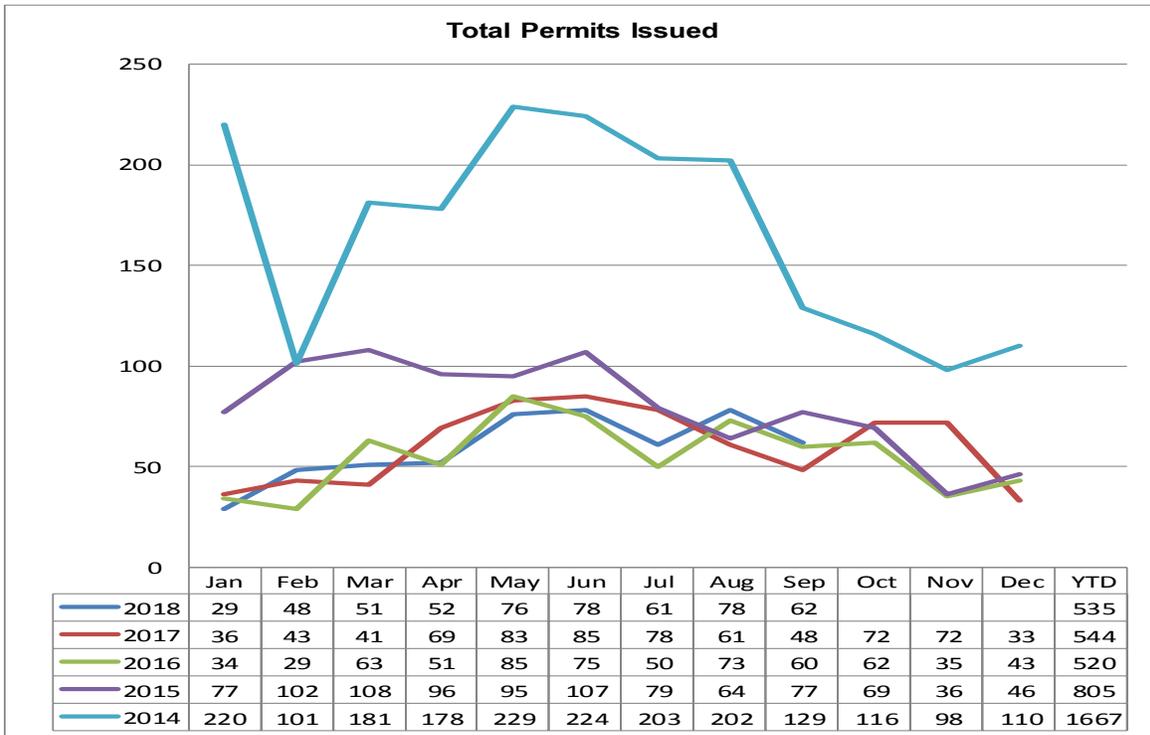
Name of Project: Pharmaforce Expansion
Location: 6610 New Albany Rd East.
Square Footage: 178,302 square feet
Start Date: June 2018
Estimated Completion: August 2021
Construction Phase: Under-slab building services with slab, structural steel framing & masonry elevator & stair shafts - only

Name of Project: Feazel Roofing
Location: 7895 Walton Parkway
Square Footage: 23,517 square feet
Start Date: Fall 2018
Estimated Completion: Fall 2019
Construction Phase: Footing foundation with underground MEP

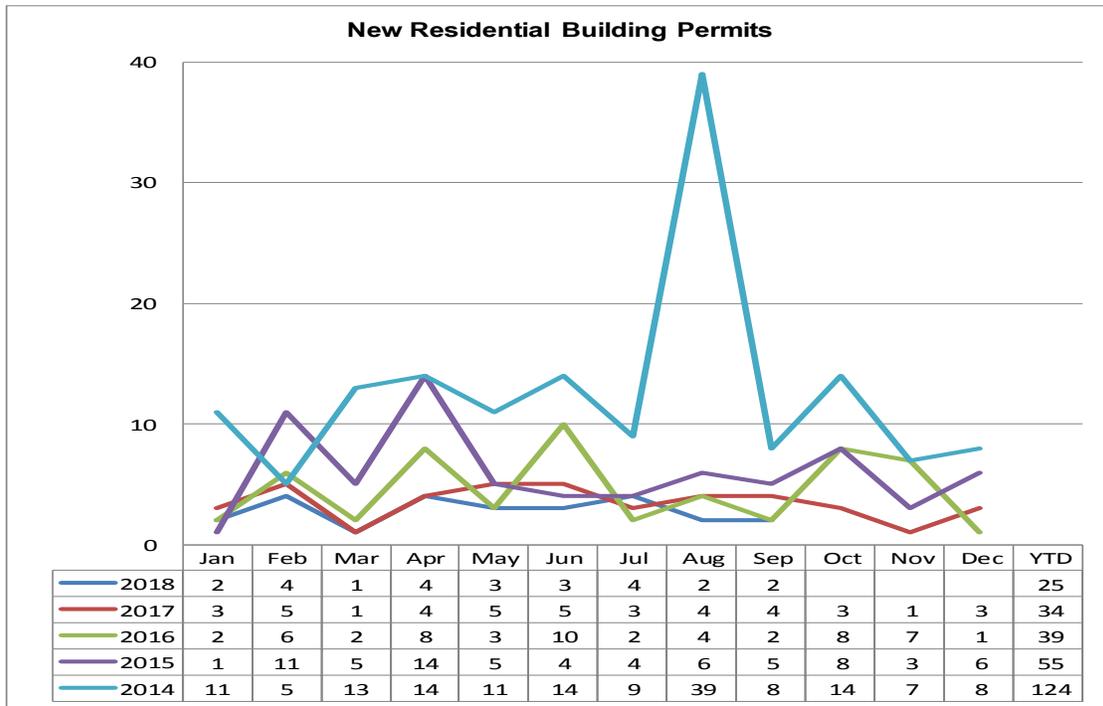


Pharmaforce Expansion

BUILDING AND ZONING STATISTICS SEPTEMBER 2018



RESIDENTIAL BUILDING STATISTICS SEPTEMBER 2018



Subdivision Summary			
Subdivision	Total lots	Built lots	Available lots
Nottingham Trace	240	0	240
NACC 28 (Ebrington)	66	15	51
NACC 29 (Oxford)	30	10	20
Millbrook	30	23	7
NACC 22	43	36	7
Hawksmoor	16	10	6
NA Links 13-1	19	17	2
NACC 20-3	23	19	4
NACC 24	28	24	4
NACC 11/11a	102	99	3
NACC 26 (Highgrove Farms)	8	6	2
NACC 5a/c	35	33	2
Balfour Green	2	1	1
Crescent Pond	3	2	1
NACC 14	50	49	1
NACC 15aa	8	7	1
NACC 15e	23	22	1
NACC 18 (Edgemont)	3	2	1
NACC 25-2 (Highgrove)	9	8	1
NACC 27 (Straits Farm)	51	50	1
NACC 6	115	114	1
The Grange	2	1	1

COMMERCIAL BUILDING STATISTICS SEPTEMBER 2018

