Community Development Department
MONTHLY REPORT
September 2018

Professionalism
Reliability
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.
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
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
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.
Facebook Overview

LinkedIn Overview
Traffic Overview

- Google / organic: 34.8%
- Direct / none: 24.8%
- Innovate New Albany Subscriber List / email: 15.3%
- Rev1Ventures.com / referral: 15.2%
- Bing / organic: 5.0%
- Facebook / referral: Other

Email Overview

- **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%
  - Opens: 2.7%
  - Clicks

- **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%
  - Opens: 0.3%
  - Clicks

- **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%
  - Opens: 2.4%
  - Clicks

- **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%
  - Opens: 0.3%
  - Clicks

- **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%
  - Opens: 3.0%
  - Clicks

- **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%
  - Opens: 2.1%
  - Clicks
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-EVENT DASHBOARD
SEPTEMBER 2018

September 7, 2018
Crypto Mania: Behavioral Finance Forces Driving Cryptocurrencies and Financial Markets

September 11, 2018
Ohio Small Business Development Center Intellectual Property Workshop

September 13, 2018
Founder Institute Recruiting Event: “Startup Ideation Bootcamp”

September 14, 2018
How To Get Discovered By The Media

September 20, 2018
Founder Institute Recruiting Event: “How to Launch a Startup Without Quitting Your Day Job”

September 21, 2018
The Recipe For Building Real, Authentic Business Relationships - Even In Today’s Digital World

September 26, 2018
How To Create A Blog That Makes Money
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 Molland 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 Molland, CEO, Molland 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 Molland 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.
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=rtaWAtKeO6U](https://www.youtube.com/watch?v=rtaWAtKeO6U)
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.

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Initial Submittal Date</th>
<th>Comments Issued Date</th>
<th>Total Review Days</th>
<th>Review Time Standard</th>
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<tr>
<td>A&amp;F-Central College Access Road—Street, Storm Sewer and Waterline Plan</td>
<td>September 10, 2018</td>
<td>September 19, 2018</td>
<td>9</td>
<td>18</td>
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<tr>
<td>Axium Site Improvement Plan – Break Room Addition</td>
<td>September 13, 2018</td>
<td>September 26, 2018</td>
<td>13</td>
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Engineering Pre-Construction Meetings
No pre-construction meetings were held during the month of September.
Residential Walk-Through Meetings

![Total Residential Plan Review Meetings]

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Commercial Walk-Through Meetings

![Total Commercial Plan Review Meetings]

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<td>Total</td>
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</table>
Residential Plan Review

Total Residential Plans Reviewed

Average Days for Residential Plan Review

Zoning 2018 8 15 27 26 33 27 24 27 18 205
Building 2018 13 13 19 20 32 20 25 19 24 185

Total Review Time

New Albany Plan Review Standard
State of Ohio Building Code Requirement
Plan Review Continued
September 2018

Commercial Plan Review

![Chart of Total Commercial Plans Reviewed]

![Chart of Average Days for Commercial Plan Review]
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 stagnant 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 Compliant: 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 Compliant: 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 Compliant: 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
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
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
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

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

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

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
BUILDING AND ZONING STATISTICS
SEPTEMBER 2018

**Total Permits Issued**

![Graph showing total permits issued from January to December for each year from 2014 to 2018.](image)

**Total Inspections**

![Graph showing total inspections from January to December for each year from 2014 to 2018.](image)
RESIDENTIAL BUILDING STATISTICS
SEPTEMBER 2018

New Residential Building Permits

Subdivision Summary

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<thead>
<tr>
<th>Subdivision</th>
<th>Total lots</th>
<th>Built lots</th>
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<td>NACC 28 (Ebrington)</td>
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COMMERCIAL BUILDING STATISTICS
SEPTEMBER 2018

New Commercial Building Permits

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Total Commercial Square Footage
Under Construction

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