Community Development Department
MONTHLY REPORT
April 2019

Professionalism
Reliability
Creativity
Service

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NEWS AND INFORMATION
APRIL 2019

Ohio State Annual Real Estate Conference
On April 9th the development services manager attend the 2019 Ohio State Annual Real Estate Conference at Bridge Park in Dublin. The conference consisted of two presentations and panel discussions: housing affordability and attainability and sustainability opportunities and challenges. The keynote speaker was Andres Duany, American Architect, urban planner and a founder of the Congress for the New Urbanism.

MORPC State of the Region Luncheon
Several city staff members and council members attended the MORPC 2019 State of the Region luncheon. The theme for this year “Planning Today Transforming Tomorrow,” highlighted community accomplishments and upcoming plans for leading our region into the future. The Keynote Speaker, Anthony Foxx former United States Secretary of Transportation, currently works alongside Lyft’s co-founders.

Professional Development/Trainings
On April 9th the economic development specialist attended MAPS class at the Ohio State University. The class entitled “Grant Writing and Grant Research was presented by Bonnie Fink. The class focused on the funding process, proposal writing, researching grants and funding possibilities.

On April 24th the development services manager attended a MAPS class at the Ohio State University. The class entitled “From Manager to Coach: How to Positively Influence Performance” was presented by Maureen Metcalf. The class focused on three areas: employee engagement and wellbeing, performance management and feedback and coaching and development.

Workenomics
The economic development specialist attended the Workenomics meeting in Newark. The group was formed as a tool for business retention and expansion. Licking County Works is launching an occupational marketing campaign. This campaign will target residents who work out of the county. There was also a discussion regarding Workenomics and where it falls within the Chamber structure and Grow Licking County’s authority.

Outreach
The economic development specialist, development services coordinator, and a building inspector were invited to speak at New Albany Middle School for Government Career Week. This outreach opportunity was part of Career Café, an outreach opportunity with Eastland Fairfield Career & Technical Schools. The staff members attended both a morning and afternoon class. Presentations focused on why government jobs are rewarding careers.
Parks and Trails Advisory Board: April 3, 2019

**Applications**
None.

**Other Business**
- Leisure Trail Master Plan Review and Recommendation to the Planning Commission
  The development services manager presented the Leisure Trail Master Plan to the board and a motion was passed to recommend approval of the plan to the Planning Commission. The plan is scheduled to be heard by the Planning Commission on June 3, 2019.

- 2019 New Albany Strategic Plan Steering Committee Designee
  The board passed a motion to nominate Mr. Resch to serve on the steering committee and nominated Ms. Brooks to serve as the alternate.

Architectural Review Board: April 8, 2019

**Applications**

<table>
<thead>
<tr>
<th>Title:</th>
<th>Certificate of Appropriateness - Hunter Capital Signage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>29 South High Street</td>
</tr>
<tr>
<td>Applicant:</td>
<td>ProSign Studio</td>
</tr>
<tr>
<td>Request:</td>
<td>New Signage</td>
</tr>
<tr>
<td>Zoning:</td>
<td>Urban Center Code</td>
</tr>
<tr>
<td>Commission Action:</td>
<td>Approved</td>
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<thead>
<tr>
<th>Title:</th>
<th>Certificate of Appropriateness - New Albany High School Baseball Field Pressbox</th>
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<tbody>
<tr>
<td>Location:</td>
<td>New Albany High School Baseball Field</td>
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<tr>
<td>Applicant:</td>
<td>EMH&amp;T c/o Katie Miller</td>
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<tr>
<td>Request:</td>
<td>New Construction of a press box at the High School Baseball Field</td>
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<tr>
<td>Zoning:</td>
<td>Urban Center Code</td>
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<tr>
<td>Commission Action:</td>
<td>Approved with conditions</td>
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<table>
<thead>
<tr>
<th>Title:</th>
<th>Certificate of Appropriateness - Miracle Field</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>Located on the New Albany Plain Local Schools Campus adjacent to the Plain Township Aquatic Center</td>
</tr>
<tr>
<td>Applicant:</td>
<td>The New Albany Company c/o Tom Rubey</td>
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<tr>
<td>Request:</td>
<td>New Construction of a baseball field and associated facilities</td>
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<tr>
<td>Zoning:</td>
<td>Urban Center Code</td>
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<tr>
<td>Commission Action:</td>
<td>Approved with conditions</td>
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</table>

**Other Business**
- 2019 New Albany Strategic Plan Steering Committee designee
  The board nominated Mr. Iten to serve on the steering committee.
Applications

Title: Variance to allow a fireplace to encroach the required side yard setback at 7030 Hanby’s Loop
Location: 7030 Hanby’s Loop
Applicant: Outdoor-FX Inc
Request: To allow a fireplace to encroach into the required 7 foot side yard setback by 2 feet
Zoning: PUD (West Nine)
Commission Action: Denied. This application is being reconsidered at the May 20, 2019 Planning Commission meeting.

Title: Nottingham Trace—Clubhouse Final Development Plan Modification
Location: 6100 Nottingham Loop
Applicant: Pulte Homes of Ohio
Request: Clubhouse FDP Modification
Zoning: I-PUD (Nottingham Trace)
Commission Action: Approved with conditions

Other Business

- Annual Organizational Meeting: Chairperson, Mr. Kirby; Vice-Chairperson, Mr. Wallace; Secretary, Mr. Shockey; Liaison to the Board of Zoning Appeals, Ms. Wiltrout.
- 2019 New Albany Strategic Plan Steering Committee designee
  The board nominated Mr. Schell and Ms. Wiltrout to serve on the steering committee.

Board of Zoning Appeals: Meeting was cancelled due to the lack of agenda items.
2019 Strategic Plan Update
The community development department continued to work on preparing for a June 1st public launch of the 2019 Strategic Plan. City staff met with consultants, MKSK, on April 2nd to brainstorm public engagement for the strategic plan. Staff engaged Cheryl Pentella, Mark Moorehead and EP Ferris for additional consulting services. Staff also started outreach to create a steering committee and focus group candidate lists. The final scopes of service and master schedule will be completed in early May.

Codified Ordinances Update
The city planner, development services coordinator, development services manager and law director proposed necessary code changes to Codified Ordinance 1179 (Wireless Telecommunications Facilities) in order to keep the section harmonious and aligned with the recently updated Codified Ordinance 907 (Rights-of-Way). Codified Ordinance 907 was updated to allow small cell facilities and wireless support structures in the right-of-way. Additionally, staff proposed other minor modifications that improve some design requirements and provide clarity of certain approval processes. Staff presented the proposed changes to the Planning Commission in April which were approved. The development services manager will present the changes to City Council in May.

The city planner, development services coordinator, development services manager and zoning officer researched and started drafting code changes to Codified Ordinance 1165 (General Development Standards) in order to modernize the code for consistency with construction within the community and other local municipalities. The standards within Codified Ordinance 1165 were last updated at the time of their creation in the 1990s. The proposed changes will reclassify the types of structures and their associated standards such as area requirement, height requirement and setbacks. Additionally, staff proposes other minor modifications that improve the use of the entire code section. Staff took a draft text modification to the Planning Commission in April for a second workshop. The Commission was supportive of the changes with a few comments to be addressed prior to a final vote. Staff is working to make the changes and formally present the changes for a vote in summer 2019.

Smartride
COTA and the city are working together to erect three directional signs within the business park. COTA will manufacture the signs and the city will provide the post, backing and installation. The signs will be staged on the Northbound ramp from 161 to Johnstown Rd., Eastbound Johnstown Rd. & Forest Drive, and Westbound Johnstown Rd. & Woodcrest Way South.
CAPITAL IMPROVEMENT PROJECT UPDATES
APRIL 2019

Name of Project: Morse & Beech Road 36” Water Transmission Main
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: Installation of the 36” water main is now complete. The entire water main passed the pressure test and is awaiting chlorination, in coordination with the Morse Road Booster Station. The contractor is currently restoring and seeding areas that that were disturbed as a part of the waterline installation.

Name of Project: NAPD Morse Road Booster Station
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: All of the on-site waterline has been installed, and the physical connection have been completed at the booster station. The internal piping is approximately 90 percent complete. The doors and windows have been installed. The electrical work is complete in the basement and the HVAC installation is approximately 95% complete. This project is currently tracking ahead of schedule.
Name of Project: Blacklick Creek Trunk Sewer Part 1
Construction Start Date: January 2019
Project Description: This project includes the construction of approximately 3,200 feet of 48” sanitary sewer that will connect to a sanitary sewer system that is being constructed by the city of Columbus. This project is generally located along the south side of Morse Road beginning on the west side of Reynoldsburg New Albany Road and extending to the east. This project will utilize a specialized construction method called micro-tunneling. The city’s contractor is Ward & Burke Tunneling, Inc.
Status: The contractor has completed the first micro-tunneling drive from Manhole 3 to Manhole 5. The contractor is currently preparing to commence the second and final micro-tunneling drive that will make the ultimate connection to the downstream sanitary sewer system that was recently installed by the City of Columbus.
Facebook Overview

LinkedIn Overview
Traffic Overview

Twitter Overview
### Innovate New Albany-April 2019

#### 04-30-19 TIGER
- **Regular** · Innovate New Albany Subscriber List
- Sent Tue, April 30th 2:00 PM to 2K recipients by you
- **Sent** 21.6% 3.0% Subscribers: 2,129

#### 04-22-19 TIGER
- **Regular** · Innovate New Albany Subscriber List
- Sent Mon, April 22nd 7:30 PM to 2K recipients by you
- **Sent** 23.1% 2.2% Avg. Open Rate: 21.75%

#### 04-15-19 TIGER
- **Regular** · Innovate New Albany Subscriber List
- Sent Mon, April 15th 2:30 PM to 2K recipients by you
- **Sent** 22.4% 1.6% Avg. Click-Thru Rate: 1.92%

#### 04-08-19 TIGER Newsletter
- **Regular** · Innovate New Albany Subscriber List
- Sent Mon, April 8th 7:00 PM to 2K recipients by you
- **Sent** 23.2% 1.9%

#### EOH | April 5 | 4.01.19 (3rd email)
- **Regular** · Innovate New Albany Subscriber List
- Sent Tue, April 2nd 10:04 AM to 2K recipients by you
- **Sent** 17.9% 0.3%

#### 04-01-19 TIGER Newsletter
- **Regular** · Innovate New Albany Subscriber List
- Sent Mon, April 1st 10:30 AM to 2K recipients by you
- **Sent** 22.3% 2.5%
**Spotlight Company: Epic Health Solutions**

**Co-Founder—Robyn Taylor**

**Number of Employees: 5**

EPIC provides training, strategic planning, technical assistance and support to state health departments, local health departments and community organization and their partners. EPIC plans to use technology to share tools and resources with the communities it serves.
INNOVATE NEW ALBANY
APRIL 2019

April 3, 2019
Selling: The Way People Like to Buy.

April 4, 2019
Columbus Executive Forum

April 5, 2019
Expert Office Hours

April 19, 2019
Driving Toward the Future with GhostWave

April 26, 2019
Fostering Innovation at a Large, Established Company: Unleash the Power of the Diverse and Dedicated Team
INNOVATE NEW ALBANY-
EVENTS COMING SOON

May 10, 2019
11:30 a.m. - 1:00 p.m.

From Corporate Executive to Building a Business and to Making it on Her Own!

TIGER Talk

May 17, 2019
11:30 a.m. - 1:00 p.m.

Becoming A Great Data Company

TIGER Talk
Innovative Information:
Rev1 Ventures hosted the fifth annual Innovation Hop celebrating Columbus entrepreneurs and innovators. More than 700 guests attended the event showcasing 70 of the region’s startups and corporate innovators.
INNOVATE NEW ALBANY - FINANCIALS
APRIL 2019

*April increase in expenses due to 2018 CAM charge reconciliations with Ohio Equities.
Plan Review
April 2019

Engineering Plan Reviews

<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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<tbody>
<tr>
<td>NACO Road—Private Site Improvement</td>
<td>April 26, 2019</td>
<td>May 10, 2019</td>
<td>14</td>
<td>18</td>
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</table>

Engineering Pre-Construction Meetings
There were five (5) pre-construction meetings in April:
- NAO 3 Site Improvement
- Project Penguin Site Improvement
- Northeast 302 Building Site Improvement
- AEP Anguin Station Site Improvement
- Blacklick Creek Trunk Sewer Part 2A-1 and 2A-2
Residential Walk-Through Meetings

![Total Residential Plan Review Meetings Chart]

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<tr>
<th>January</th>
<th>February</th>
<th>March</th>
<th>April</th>
<th>May</th>
<th>June</th>
<th>July</th>
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Commercial Walk-Through Meetings

![Total Commercial Plan Review Meetings Chart]

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<tr>
<th>January</th>
<th>February</th>
<th>March</th>
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<th>May</th>
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PLAN REVIEW CONTINUED
APRIL 2019

Residential Plan Review

Total Residential Plans Reviewed

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<tr>
<th>Month</th>
<th>Zoning 2019</th>
<th>Building 2019</th>
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<tr>
<td>YTD*</td>
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Average Days for Residential Plan Review

- Total Review Time
- New Albany Plan Review Standard
- State of Ohio Building Code Requirement
PLAN REVIEW CONTINUED
APRIL 2019

Commercial Plan Review

Total Commercial Plans Reviewed

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<th>Month</th>
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Average Days for Commercial Plan Review

Zoning 2019: [Graph]
Contract Staff 2019: [Graph]
New Albany Plan Review Standard: [Graph]
State of Ohio Building Code Requirement: [Graph]
Zoning Related Field Concerns and Inspections

Code Enforcement Activity

Address: 6930 Joysmith Circle
Date of Complaint: April 24, 2019
Complaint Description: Retaining wall around driveway is in disrepair
Violations: None
Activity: Inspection completed and spoke with complainant.
Status: Closed

Address: 78 & 88 Keswick Drive
Date of Complaint: April 23, 2019
Complaint Description: Missing street trees
Violations: None
Activity: Trees were installed the following week
Status: Closed

Address: 5155 Johnstown Road
Date of Complaint: April 22, 2019
Complaint Description: New Owner is using for commercial storage and renting to tenants
Violations: Unknown
Activity: Inspection completed and spoke with new property owner.
Status: Open

Address: 4661 Beecher Court
Date of Complaint: April 9, 2019
Complaint Description: Tree is leaning onto street tree, safety concern
Violations: Unknown
Activity: Letter sent requesting contact to discuss
Status: Open

Address: 6818 Central College Road
Date of Complaint: February 28, 2019
Complaint Description: Condition of barn
Violations: Accumulation of rubbish and exterior structure maintenance.
Activity: Repairs have been started
Status: Open

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
FIELD WORK AND INSPECTIONS CONTINUED
APRIL 2019

Violations: Prohibiting outdoor storage and accumulation, landscape materials, responsibility, grading, drainage and accumulation of rubbish or garbage
Activity: Received new complaint regarding construction trucks, inspection completed and no new violations found. Property was free of debris and trash.
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: None
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: None
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: None
Status: Open

Commercial Inspections
Main & Market Apartments—195 W. Main Street & 200 W. Main Street
City staff completed an inspection to update the outstanding items.

Other Business
4329 Brompton Court—The property owner responded promptly to the letter received and provided pictures and a video depicting the drainage conditions that existed prior to the construction of the pool. Based on this information, it does not appear that the construction of the pool made a meaningful difference to the drainage concern. The engineer will evaluate the property during a more significant rainfall event to offer recommendations to improve drainage in this area.
Village Center

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 eight companies- Board and Brush, Wallick Communities, PetPeople, Truluck Boutique, Tailsman Capital Partners, Freshii, Columbus OBGYN, Johnson’s Ice Cream, 3Minute Fitness, and Fox in the Snow.
COMMERCIAL PROJECT CONSTRUCTION STATUS
APRIL 2019

Innovation Campus Way Corridor

Name of Project: Sidecat, LLC—NAO 1 & 2 Building 1
Location: 1500 Beech Road
Square Footage: 973,670
Start Date: Fall 2017
Estimated Completion: Spring 2019
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: Summer 2019
Construction Phase: Rough framing through rough MEP

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 June 28, 2019

Name of Project: Axium Break Room
Location: 9005 Smith’s Mill
Square Footage: 3,282
Start Date: October 2018
Estimated Completion: Summer 2019
Construction Phase: Full approval
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:** Partial occupancy expires May 13, 2019

**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

**Name of Project:** Montauk Innovations, LLC  
**Location:** 1101 Beech Rd  
**Square Footage:** 281,792  
**Start Date:** March 2019  
**Estimated Completion:** Fall 2020  
**Construction Phase:** Footing and foundations with steel and electrical grounding

**Name of Project:** Sidecat, LLC—NAO3 Building 2  
**Location:** 1500 Beech Rd  
**Square Footage:** 518,184  
**Start Date:** March 2019  
**Estimated Completion:** Spring 2021  
**Construction Phase:** Footing and foundations with underground MEP and structural steel
COMMERCIAL PROJECT CONSTRUCTION STATUS
APRIL 2019

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: Partial occupancy expires August 1, 2019

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: Full approval

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  
Start Date: June 2018  
Estimated Completion: August 2021  
Construction Phase: Exterior envelope

Name of Project: Feazel Roofing  
Location: 7895 Walton Parkway  
Square Footage: 23,517  
Start Date: Fall 2018  
Estimated Completion: Fall 2019  
Construction Phase: Building structural steel
## 2019 RFI/Response Summary

<table>
<thead>
<tr>
<th></th>
<th>Information Technology/Mission Critical</th>
<th>Corporate Office &amp; R&amp;D</th>
<th>Healthcare/Medical</th>
<th>High Tech Manufacturing &amp; Logistics</th>
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<tr>
<td>January</td>
<td></td>
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![2019 RFI/Response Summary](image)
BUILDING AND ZONING STATISTICS
APRIL 2019

Total Permits Issued

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Total Inspections

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*YTD is the total from January to the end of current month
RESIDENTIAL BUILDING STATISTICS
APRIL 2019

Subdivision Summary

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*YTD is the total from January to the end of current month
COMMERCIAL BUILDING STATISTICS
APRIL 2019

New Commercial Building Permits

Total Commercial Square Footage Under Construction

*YTD is the total from January to the end of current month