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## Community Development Department

### MONTHLY REPORT

December 2019

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*Professionalism*

*Reliability*

Be inspired.

*Creativity*

*Service*

#### **Inside This Issue:**

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## **NEWS AND INFORMATION**

### **DECEMBER 2019**

#### **Professional Development**

##### **Ohio Ethics Training**

As of December 2019, all of the staff in the community development department participated in Ohio Ethics Law training. The inspectors receive training annually as a part of their required continuing education. The remaining staff participated in a webinar offered by the Ohio Ethics Commission.

##### **PowerPoint Training**

On December 20<sup>th</sup> the planner and the administrative assistant held a departmental training session on the city's new PowerPoint presentation template. The PowerPoint template is part of the city wide rebranding initiative. Staff was introduced to the new slide layouts and font types. The planner demonstrated how to use the new smart slides with embedded graphs and how to upload pictures. Staff started using the PowerPoint for boards and commissions meetings as well as individual presentations.

##### **ED 411**

On December 6<sup>th</sup> several members of the department attended the eighth annual Economic Development 411 (ED411) event. More than 600 elected and appointed officials, civic leaders and business leaders joined the Mid-Ohio Development Exchange and One Columbus for a day of insightful conversation centered around current economic development practices in the Central Ohio Region. The keynote speakers included J.J. Peterson, author of StoryBrand, Kenny McDonald, president and CEO of Columbus 2020, Lydia Mihalik, Director of Ohio Development Services, and J.P Nauseef, President and CEO of JobsOhio.

##### **MORPC**

On December 11<sup>th</sup> the development services manager attended the quarterly Sustainable2050 meeting at MORPC. MORPC staff members provided attendees an update on the Regional Sustainability Agenda and Sustainability Dashboard and Energy Benchmarking Program. Rob Chandler from the city of Worthington provided an account of the city's effort to become a certified Sustainable2050 member community. Representatives from various Franklin County agencies provided highlights of their efforts as well. The meeting concluded with a member roundtable discussion on future meeting topics and the program's structure, offerings, and opportunities for improvement.

##### **New Albany Delta Awards**

On December 12<sup>th</sup> members of the department attended the New Albany Chamber of Commerce's Annual Meeting and Delta Awards at the Estate at New Albany. The chamber annually honors local businesses and community leaders for their significant roles in driving community and economic growth and excellence. The Delta Awards is an opportunity to recognize outstanding people and organizations for their achievements and contributions to our community.

## **NEWS AND INFORMATION**

### **DECEMBER 2019**

#### **Retention Visits**

##### **Courtyard by Marriott- 5211 Forest Drive**

The economic development specialist completed a business retention and expansion meeting with Carrie Boor, Director of Sales at Marriott Courtyard. The Marriott was the first hotel to locate in New Albany six years ago. The hotel will undergo a refresh the second quarter of 2020.

- 55 employees;
- Workforce needs: entry level employees starting out at \$10 hr.;
- Hotel is typically booked to occupancy Mon-Fri with business travelers and on weekends with others for social events.

##### **American Regent– 6610 New Albany Rd. East**

The director and a representative from One Columbus met with Stephanie Glover, Associate Director, Supply Chain Operations for American Regent. In January 2019, Luitpold Pharmaceuticals announced it changed its legal name from PharmaForce to American Regent, Inc. The name change was a result of consolidating two subsidiaries. American Regent is undergoing a 140,000 sf. building addition to expand the manufacturing and warehouse operations.

- Company wide sales are approaching \$1 billion;
- Developer, manufacturer, and distributor of injectable human pharmaceutical products;
- Growth attributed to innovative products for iron deficiency and veterinary medicine use;
- Approximately 190 employees;
- Workforce opportunities include operators, packers, and material handlers at entry level to professional senior scientists and chemists.

**BOARD AND COMMISSIONS****DECEMBER 2019****Architectural Review Board: December 9, 2019****Applications:**

**Title:** Certificate of Appropriateness & Waiver—15 South High Street  
**Location:** 15 South High Street  
**Applicant:** Bill Murphy  
**Request:** Exterior building modifications and new signage  
**Zoning:** Urban Center Code  
**Commission Action:** Approved with conditions

**Planning Commission: December 16, 2019****Applications**

**Title:** Final Plat—5055 Johnstown Road  
**Location:** 5055 Johnstown Road  
**Applicant:** Leslie Timmons c/o Aaron Underhill  
**Request:** Final Plat  
**Zoning:** Timmons Limitation Text (L-R-1)  
**Commission Action:** Approved with conditions

**Title:** Variance—5055 Johnstown Road  
**Location:** 5055 Johnstown Road  
**Applicant:** Leslie Timmons c/o Aaron Underhill  
**Request:** Variance  
**Zoning:** Timmons Limitation Text (L-R-1)  
**Commission Action:** Approved

## **PROJECT UPDATES**

### **DECEMBER 2019**

#### **Engage New Albany– Strategic Plan Update**

In December the team and the transportation subcommittee took a deeper dive into the data, analytics and policy recommendations for the transportation/mobility component of the plan.

In December the Mid-Ohio Regional Planning Commission (MORPC) completed a 30-year traffic model based on projected population and employment data. This data will be used to develop transportation goals and inform the thoroughfare component of the strategic plan. City staff, E.P. Ferris and MKSK are currently reviewing the modeling data.

On December 18<sup>th</sup> city staff and MKSK held the second Engage New Albany transportation subcommittee meeting. The city engineer presented some of the city's key transportation policies and discussed recently completed and future transportation projects. The subcommittee participated in a mentimeter survey to prioritize transportation goals which will be presented at the January 8<sup>th</sup> steering committee meeting and the January 16<sup>th</sup> public workshop.

City staff and MKSK began analyzing land use recommendations and options for the specific focus areas. The focus areas include Ganton, Winding Hollow, Zarley and the Northwest Area which includes portions of New Albany Road East, State Route 605 and Central College Road.

Staff sent out a series of public releases to invite residents to the January 16<sup>th</sup> Community Workshop. During the second week of December the planning team posted announcements of the workshop on the city's Facebook, Next Door Neighborhood, and Twitter accounts. Staff prepared and sent a notice to the New Albany Plain Local District so they could distribute to their mailing list. The city's website homepage is updated to include a link to the Engage New Albany website which has also been modified to include information about the upcoming public meeting. The steering committee was given an electronic meeting announcement to share with their friends and family.

## CAPITAL IMPROVEMENT PROJECT UPDATES

### DECEMBER 2019

**Name of Project:** Blacklick Creek Trunk Sewer Part 2A-2

**Construction Start Date:** May 2019

**Project Description:** This project consists of furnishing all labor, materials and equipment for the construction of approximately 10,750 linear feet of 18" through 48" gravity sewer and other related items including site work. This project will ultimately connect to manhole 26 that will be installed with the Blacklick Creek Trunk Sewer Part 2A-1. This project also includes an open-cut crossing of Babbitt Road.

**Status:** All of the 48" trunk sewer has been installed, inspected and is available for connection. In December the contractor completed the installation of the 30" sanitary sewer along with the crossing of Beech Road. The total project is scheduled for testing in January and is expected to be on-line in February. This is consistent with the project schedule.



Last piece of pipe



Trench

## **CAPITAL IMPROVEMENT PROJECT UPDATES**

### **DECEMBER 2019**

**Name of Project:** Innovation Campus Way West

**Construction Start Date:** September 2019

**Project Description:** This project will extend Innovation Campus Way West approximately 2,900 linear feet east from its current western limit. The subject roadway extension will include storm sewer and waterline extensions, along with street lighting. This roadway will provide the necessary vehicular access to support development of the adjacent ground, as well as help distribute traffic to and from the Abercrombie & Fitch campus.

**Status:** The final course of asphalt was placed and the project is now substantially complete. The contractor is addressing final punch list items and will return in the spring to touch up seeding areas and perform final site restoration.

## INNOVATE NEW ALBANY

### DECEMBER 2019

# Google Analytics Section

## Site Performance

**Traffic Metrics by Page Title** - This is where you can see which pages on the site are receiving the most pageviews, how long users spend on each page, and the bounce rate.

### Traffic Metrics by Page Title

From 12/01/2019 until 12/31/2019

Page Title	Pageviews	Avg. Time on Page	Entrances	Exits	Bounce Rate (%)
Display - Events   Innovate New Albany   New Albany, Ohio	6,872	0:00:02	67	67	55.22%
Innovate New Albany   New Albany, Ohio	641	0:01:13	472	233	38.14%
An Entrepreneurial Journey - From Columbus to Silicon Valley to New Albany   Innovate New Albany	556	0:02:31	440	448	84.77%
Innovate New Albany & Buckeye Interactive's 8th Annual Holiday Celebration of Innovation   Innovate New Albany	489	0:02:58	278	309	58.42%

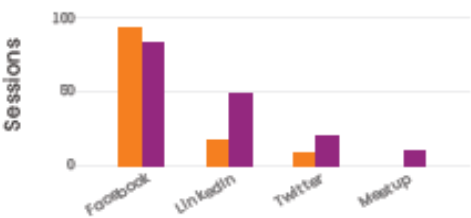


INNOVATE NEW ALBANY  
DECEMBER 2019

**Social Media Platforms** - This shows the importance of active and engaging social media posts. This stat will always be compared to the previous year.

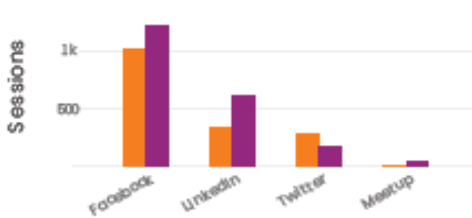
Sessions by Social Network

12/01/2019 - 12/31/2019 vs. 12/01/2018 - 12/31/2018



Sessions by Social Network YTD Comparis...

01/01/2019 - 12/31/2019 vs. 01/01/2018 - 12/31/2018



**Engagement Percentage Breakdown** - Where are users coming from?

**Note:** Organic Search means users used a search engine and ended up on our site. Direct means they directly came to our site through typing in our URL in their browser or through browser bookmarks. Referral refers to visits that

Engaged Sessions by Channel

From 12/01/2019 until 12/31/2019

Organic Search	39.70%
Direct	30.33%
Email	16.98%
Referral	7.73%
Social	5.27%

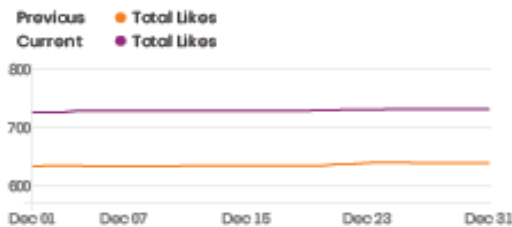


## INNOVATE NEW ALBANY DECEMBER 2019

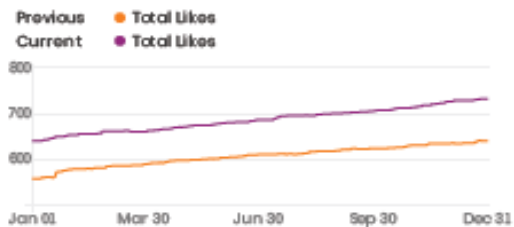
### Social Media Section – Facebook

**Note:** The below stat shows year-to-date numbers for both the year at hand and the previous year.

Daily Total Likes – Monthly Comparisons  
12/01/2019 – 12/31/2019 vs. 12/01/2018 – 12/31/2018



Daily Total Likes – YTD Comparisons  
01/01/2019 – 12/31/2019 vs. 01/01/2018 – 12/31/2018

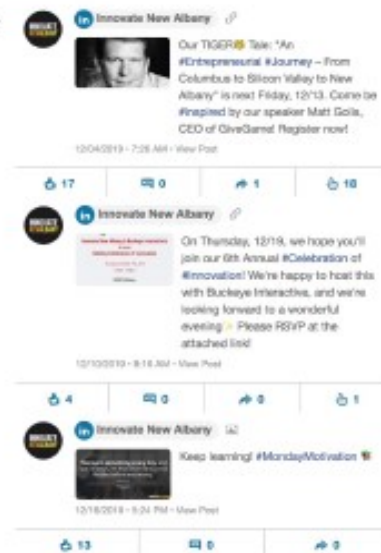


### LinkedIn

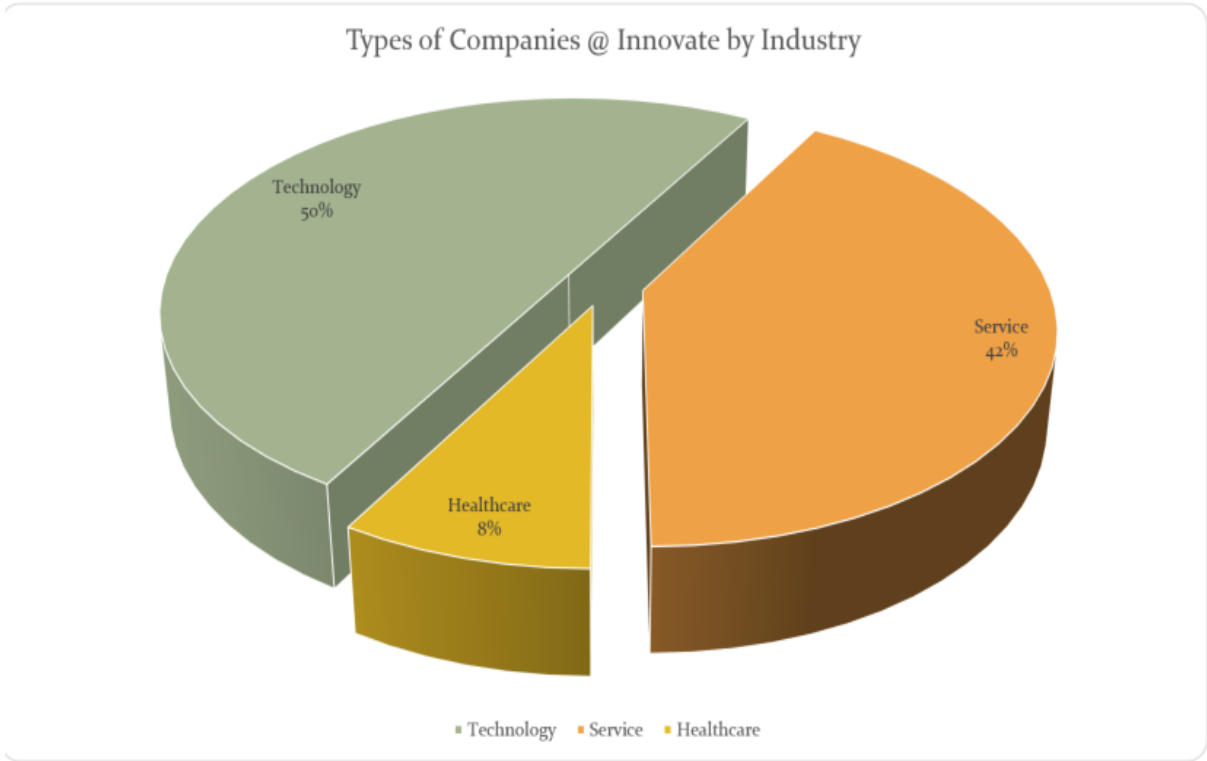
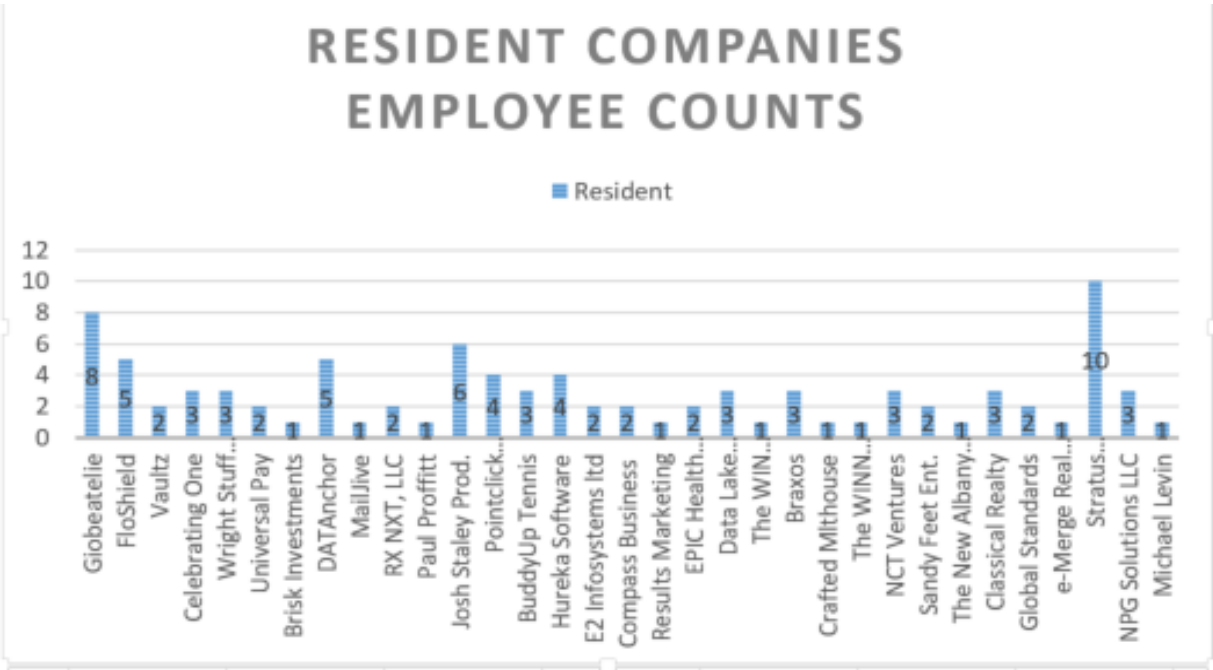
LinkedIn Engagement Timeline



### TOP POSTS



**INNOVATE NEW ALBANY - TENANT DASHBOARD & SPOTLIGHT COMPANY**  
**DECEMBER 2019**



## INNOVATE NEW ALBANY - TENANT DASHBOARD & SPOTLIGHT COMPANY

DECEMBER 2019

### Spotlight Company

December Spotlight



**NPG Solutions** is led by its co-founders Bob Ray and Bill Fuller. NPG a thought leader in technology solutions for business customers, specializing in Communications and IT including ... **Cloud, Collocation, Voice (UCaaS), Connectivity, Security and Spend Management.** NPG was founded with a "market disruptive" spirit and "colossal" objectives to provide best-in-class intellectual capital, solutions and Layer 7 applications to its clients to support their operational excellence, industry intelligence, and spend management goals.




## INNOVATE NEW ALBANY

DECEMBER 2019

### January Look Ahead

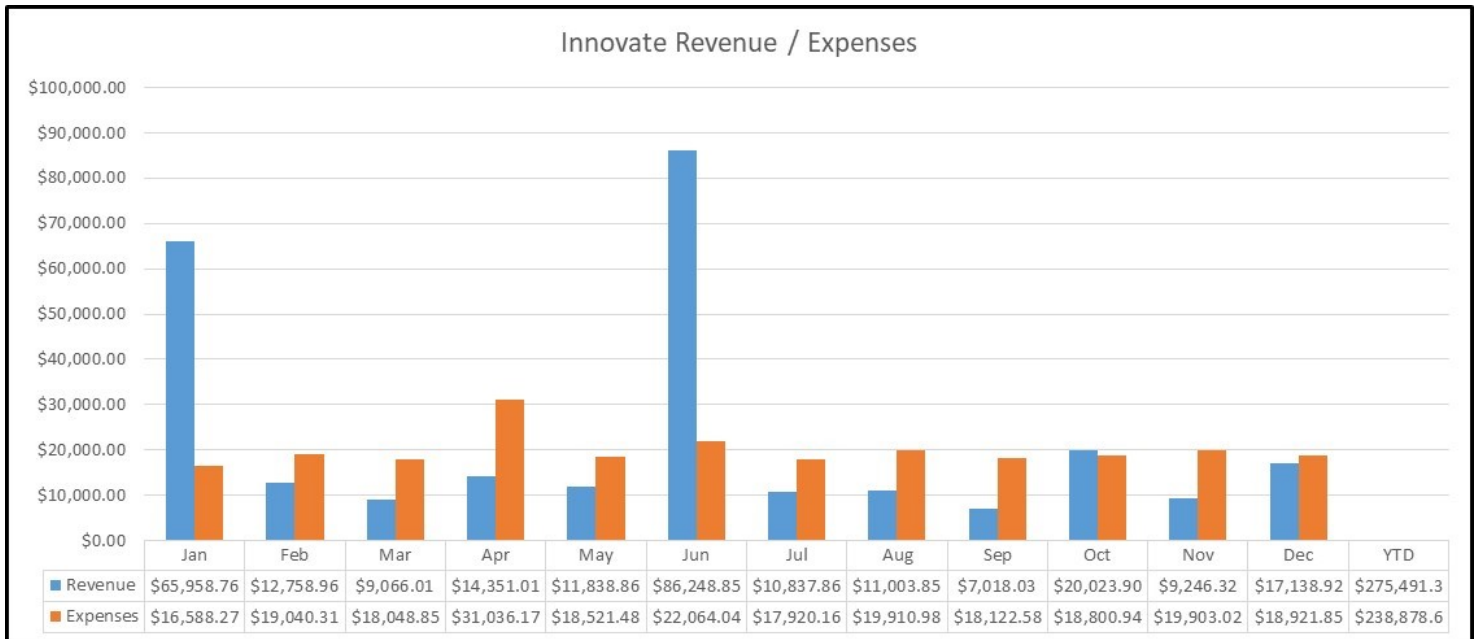
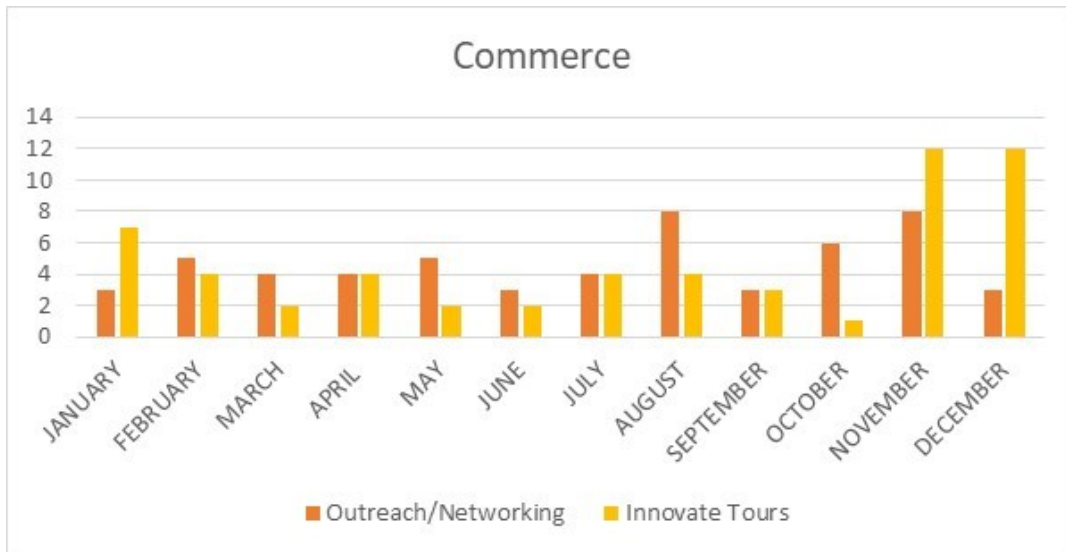
Event Name	Photo	Date	Event Type
Myonex Therapeutics: 0 to >\$200 Million in Less than Three Years		1/10/2020	TIGER Talk
Collaborate to Create: How to Get Laser Focused Using Collaborative Problem Solving Tools		1/17/2020	TIGER Talk
Buckeye Interactive's 4th Annual Technology Outlook		1/24/2020	TIGER Talk
The Value of Custom, Face-to-Face Events in an Increasingly Faceless, Spammy Digital Marketing World		1/31/2020	TIGER Talk

### February Look Ahead

Event Name	Photo	Date	Event Type
Manage Your Cash or It Will Manage You! 5 Techniques to Build a Growing, Valuable Business		2/5/2020	TIGER Workshop
3 Customer Experience Equations – Math You'll Actually Use		2/14/2020	TIGER Talk
Titanic Syndrome Killed Many Companies. Are You Next?		2/21/2020	TIGER Talk
Never Go With Your Gut: How Pioneering Leaders Make the Best Decisions and Avoid Business Disasters		2/28/2020	TIGER Talk

## INNOVATE NEW ALBANY-NEWS & FINANCIALS

### DECEMBER 2019



**PLAN REVIEW**  
**DECEMBER 2019**

**Engineering Plan Reviews**

<b>Project Name</b>	<b>Initial Submittal Date</b>	<b>Comments Issued Date</b>	<b>Total Review</b>	<b>Review Time Standard</b>
Faith Life Church—Private Site Improvement Plan	December 27, 2019	pending	pending	18
Faith Life Church—Sanitary Sewer Plan	December 27, 2019	pending	pending	18

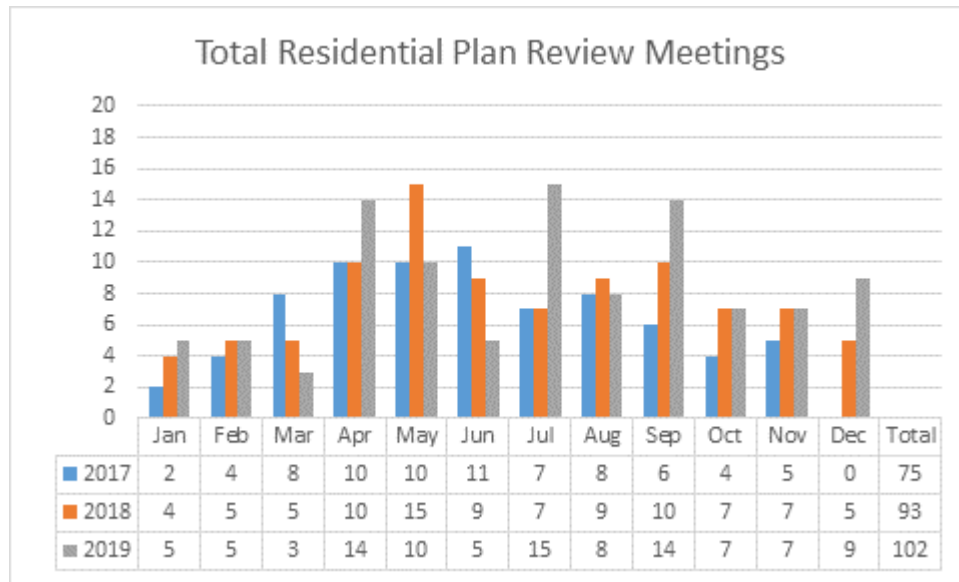
**Engineering Pre-Construction Meetings**

There were no pre-construction meetings in December 2019.

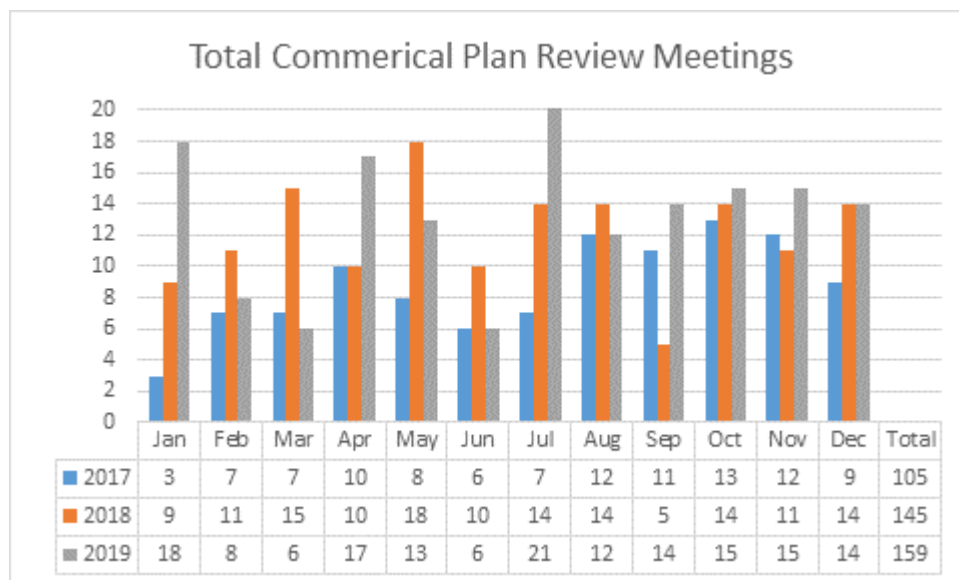
## PLAN REVIEW CONTINUED

### DECEMBER 2019

#### Residential Walk-Through Meetings



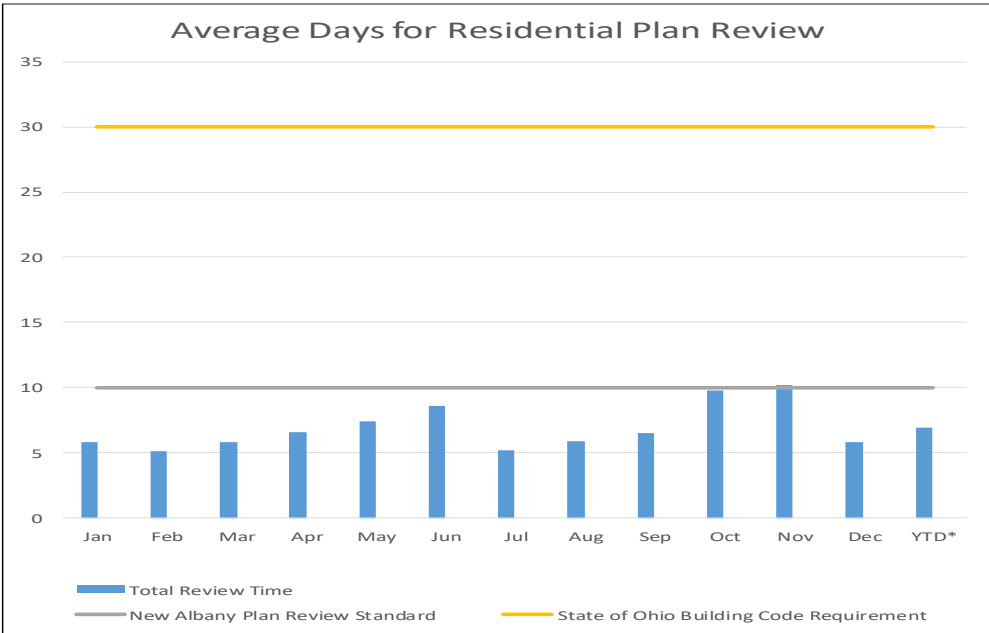
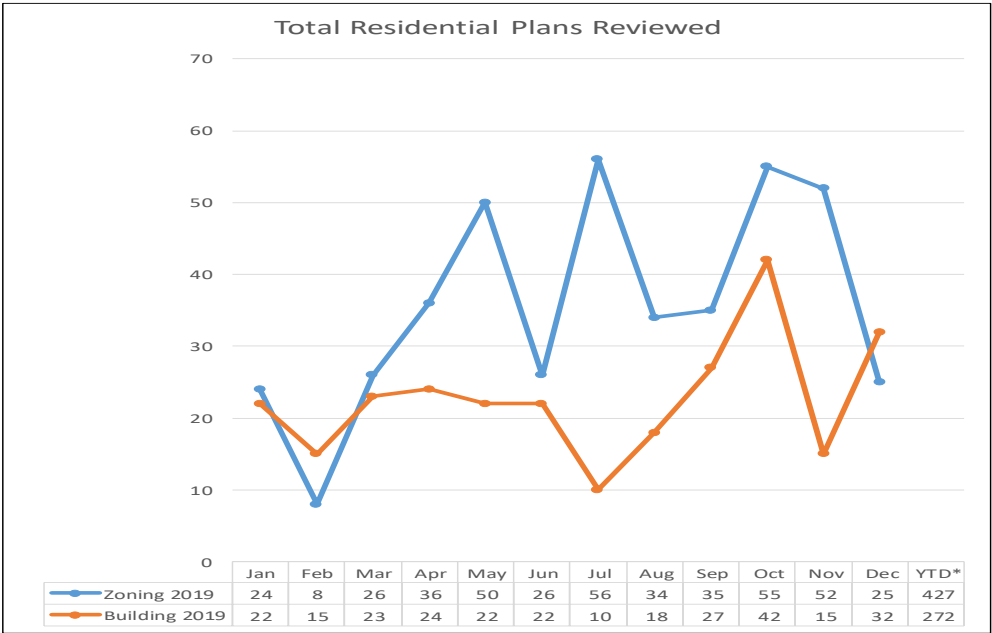
#### Commercial Walk-Through Meetings





**PLAN REVIEW CONTINUED**  
**DECEMBER 2019**

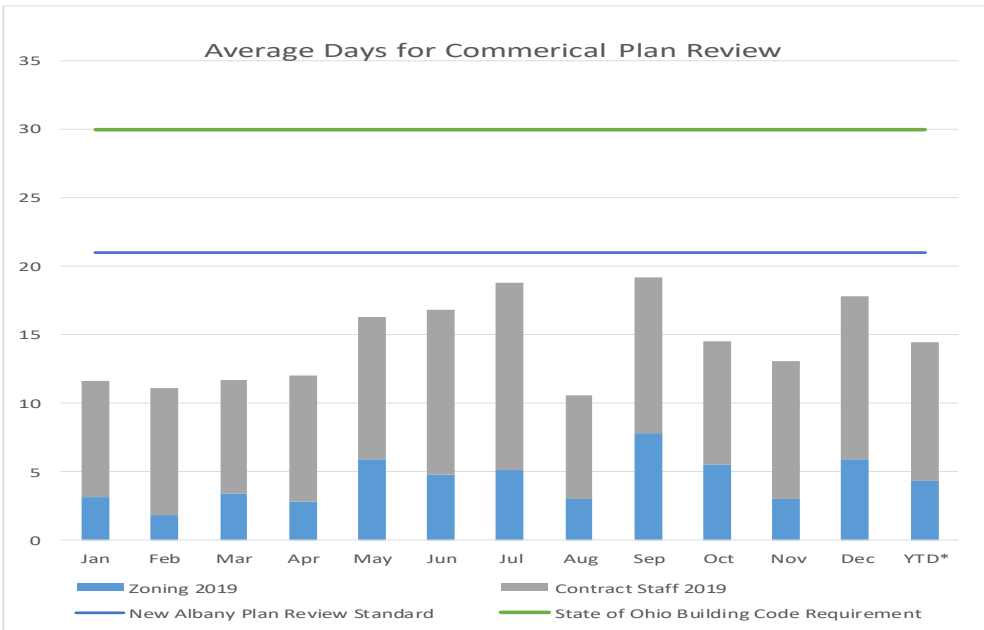
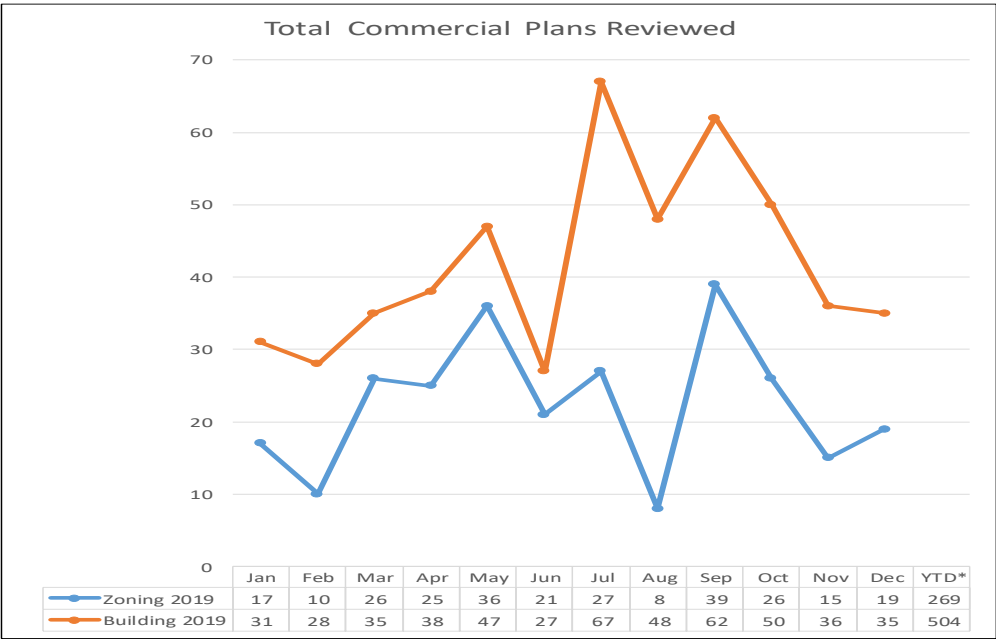
**Residential Plan Review**



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

**PLAN REVIEW CONTINUED**  
**DECEMBER 2019**

**Commercial Plan Review**



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

## FIELD WORK AND INSPECTIONS

### DECEMBER 2019

#### Code Enforcement Activity

**Address:** 7010 Doran Drive

**Date of Complaint:** December 6, 2019

**Complaint Description:** Inoperable vehicle

**Violations:** Inoperable / unlicensed vehicle

**Activity:** Initial inspection, violation letter mailed, re-inspection completed, items in compliance

**Status:** Closed

**Address:** 66 Miller Avenue

**Date of Complaint:** December 6, 2019

**Complaint Description:** RV parking

**Violations:** None

**Activity:** Inspection completed, no violations found

**Status:** Closed

**Address:** 9230 Pamplin Way

**Date of Complaint:** October 24, 2019

**Complaint Description:** Encroachment in a preservation zone

**Violations:** Working without a permit, encroachment of a preservation zone and floodway

**Activity:** Violation letter mailed, city staff met with owner, owner has submitted for a variance

**Status:** Open

**Address:** 6835 Cedar Brook Glen

**Date of Complaint:** September 12, 2019

**Complaint Description:** Mounding added which is hampering the neighbors drainage

**Violations:** Undetermined

**Activity:** Pending meeting with adjacent property owner and city administration

**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:** Property owner has made progress and extension granted

**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:** Inspection completed, no changes

**Status:** On observation

## **FIELD WORK AND INSPECTIONS CONTINUED**

### **DECEMBER 2019**

#### **Code Enforcement Activity continued...**

**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:** Inspection completed, no changes

**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:** Revision to approved permit approved per HOA changes

**Status:** Open

#### **Commercial Inspections**

##### **Epcon Clubhouse—6796 Liatris Lane**

On December 17<sup>th</sup> city staff completed an inspection and the zoning was approved for conditional occupancy.

##### **Feazel Roofing—7895 Walton Parkway**

On December 17<sup>th</sup> city staff completed an inspection and the zoning was approved for occupancy.

## COMMERCIAL PROJECT CONSTRUCTION STATUS

### DECEMBER 2019

#### 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 ten 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

**Name of Project:** Blue Horseshoe Partners Owner Improvements

**Location:** 24 E. Main

**Square Footage:** 3,990

**Start Date:** May 2019

**Estimated Completion:** Late fall 2019

**Construction Phase:** Exterior improvements including new windows, new siding, and cupola

**Name of Project:** Owner Improvements

**Location:** 15 S. High

**Square Footage:** 2,098

**Start Date:** Fall 2019

**Estimated Completion:** Winter 2019

**Construction Phase:** Rough framing through rough MEP

**Name of Project:** All About Kids Daycare

**Location:** 96 N. High

**Square Footage:** 22,051

**Start Date:** Fall 2019

**Estimated Completion:** Summer 2020

**Construction Phase:** Footing and foundations

**Name of Project:** United Methodist Church Expansion

**Location:** 20 Third St.

**Square Footage:** 24,727

**Start Date:** Fall 2019

**Estimated Completion:** Winter 2020

**Construction Phase:** Footing and foundations

## COMMERCIAL PROJECT CONSTRUCTION STATUS

### DECEMBER 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; partial occupancy for first four phases set to expire in February 2020, March 2020 and June 2020

**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 December 27, 2019

**Name of Project:** Northeast 302

**Location:** 9750 Innovation Campus Way

**Square Footage:** 302,880

**Start Date:** May 2019

**Estimated Completion:** December 2019

**Construction Phase:** Partial occupancy to expire in May 2020

**Name of Project:** Alene Candles

**Location:** 9485 Innovation Campus Way

**Square Footage:** 278,950

**Start Date:** September 2019

**Estimated Completion:** Spring 2019

**Construction Phase:** Shell construction



Axium II



Northeast 302



Alene Candles

## COMMERCIAL PROJECT CONSTRUCTION STATUS

### DECEMBER 2019

#### 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 January 13, 2020

**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:** Full approval

**Name of Project:** Montauk Innovations, LLC  
**Location:** 1101 Beech Rd  
**Square Footage:** 281,792  
**Start Date:** March 2019  
**Estimated Completion:** Fall 2020  
**Construction Phase:** Building shell and roof construction through rough framing

**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, structural steel and precast

**Name of Project:** Axium Building 3  
**Location:** 9043 Smith's Mill Rd  
**Square Footage:** 97,056  
**Start Date:** December 2019  
**Estimated Completion:** Summer 2020  
**Construction Phase:** Footing and foundations with underground electrical



Axium II Expansion

## COMMERCIAL PROJECT CONSTRUCTION STATUS

DECEMBER 2019

### Forest Dr./Walton Parkway Corridor

**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:** Full approval for all three buildings



Canine Companions

**Name of Project:** New Albany Health Campus

**Location:** 7320 Smith's Mill Rd.

**Square Footage:** 88,771

**Start Date:** June 2018

**Estimated Completion:** October 2019

**Construction Phase:** Partial occupancy expires April 28, 2020



New Albany Health Campus

**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:** Rough framing through rough-in MEPs



Pharmaforce Expansion

**Name of Project:** Feazel Roofing

**Location:** 7895 Walton Parkway

**Square Footage:** 23,517

**Start Date:** Fall 2018

**Estimated Completion:** Fall 2019

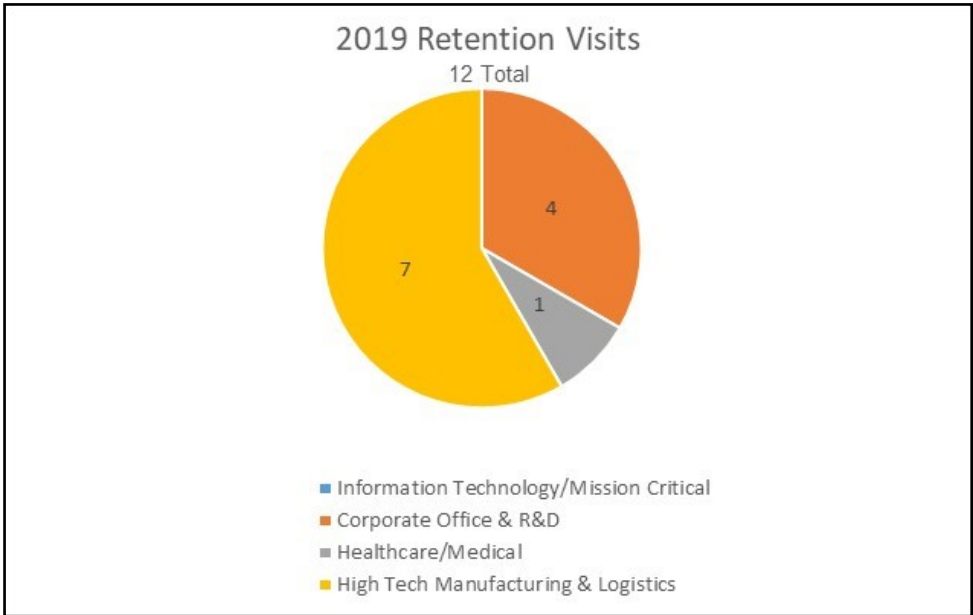
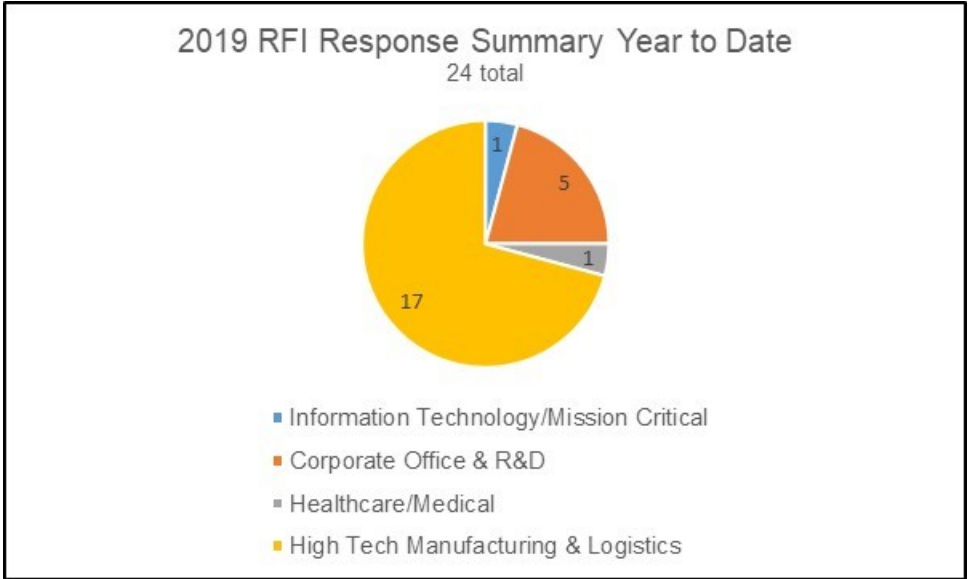
**Construction Phase:** Partial occupancy expires April 17, 2020



Feazel Roofing

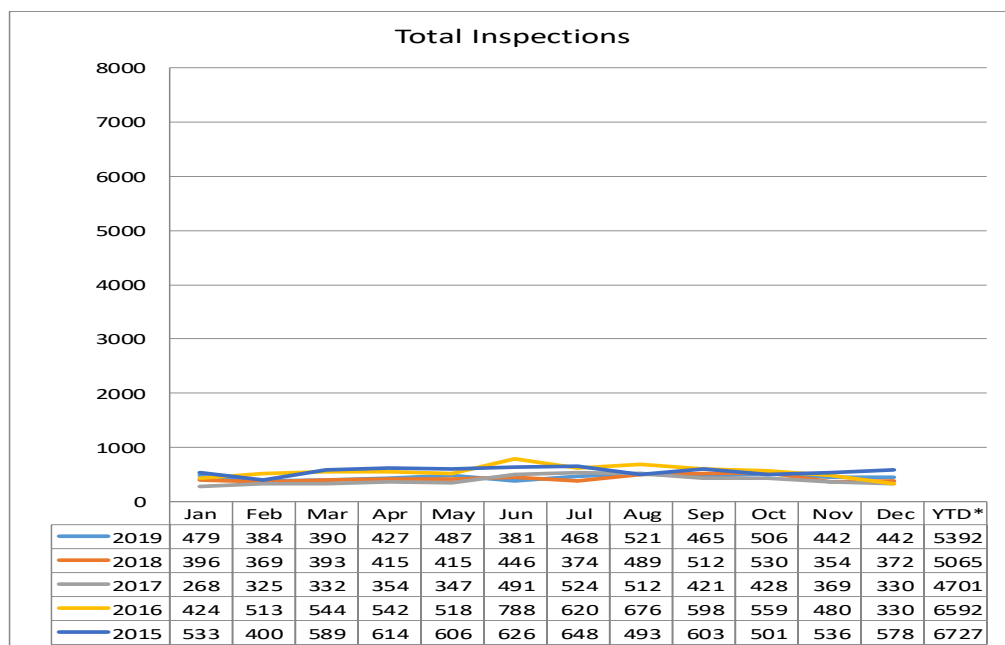
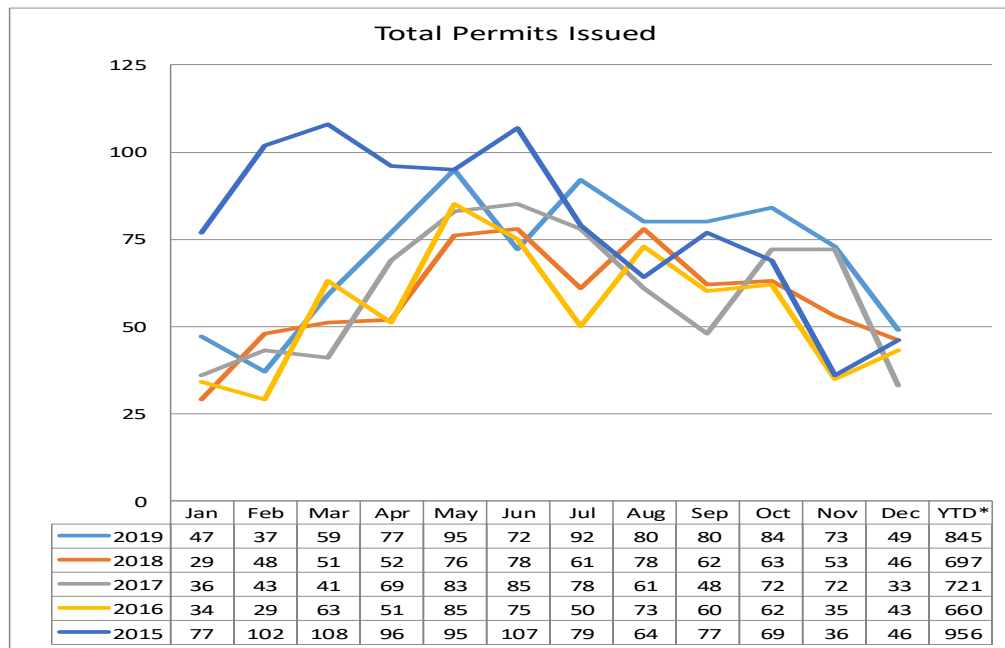


**ECONOMIC DEVELOPMENT STATISTICS**  
**DECEMBER 2019**



## BUILDING AND ZONING STATISTICS

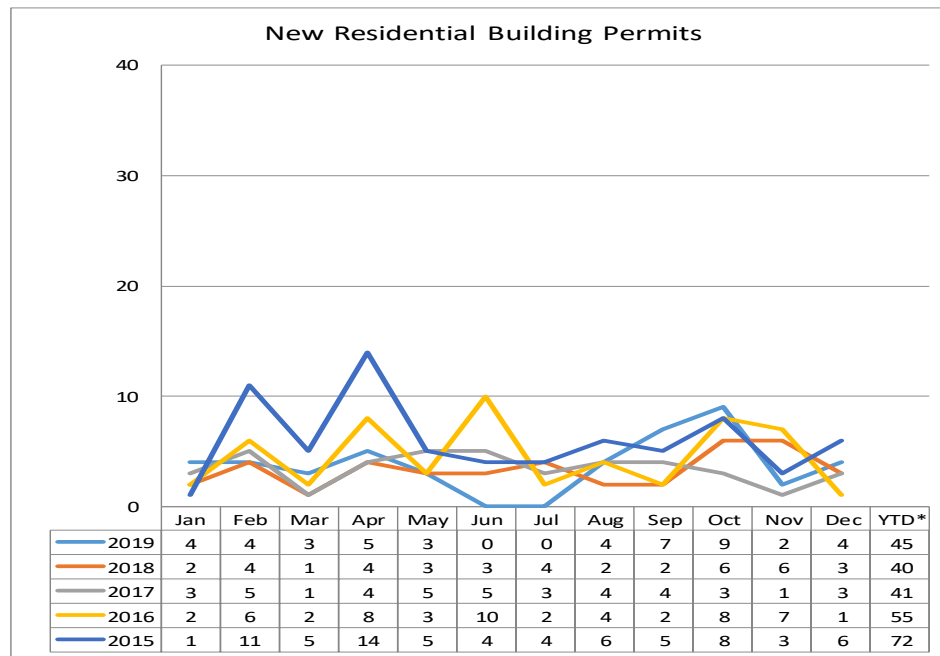
### DECEMBER 2019



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

## RESIDENTIAL BUILDING STATISTICS

### DECEMBER 2019

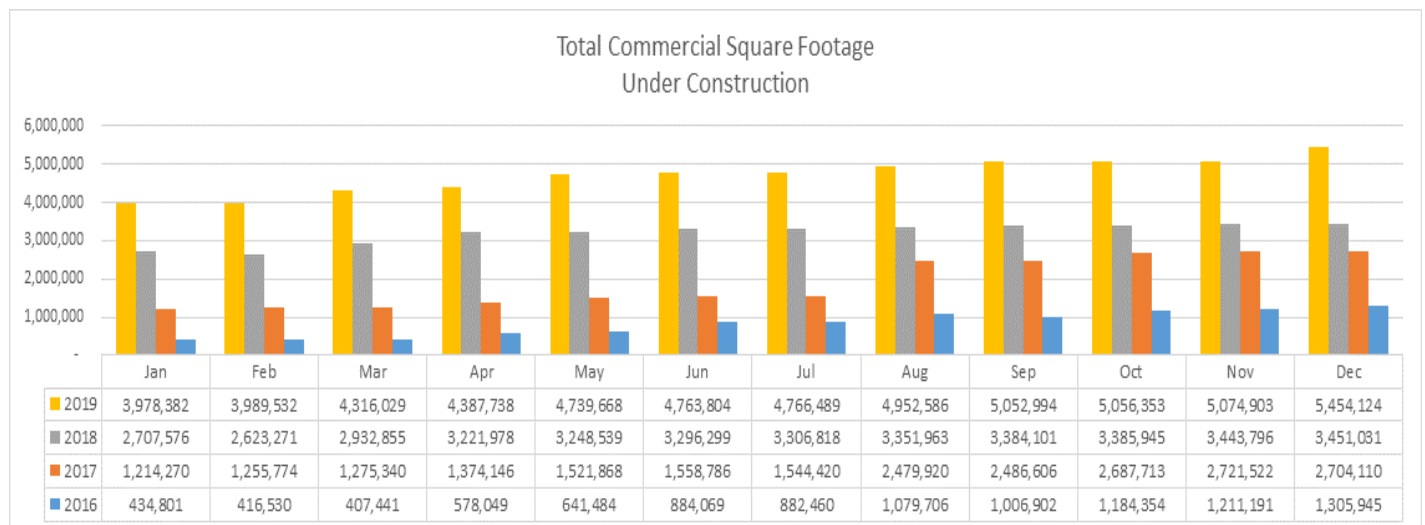
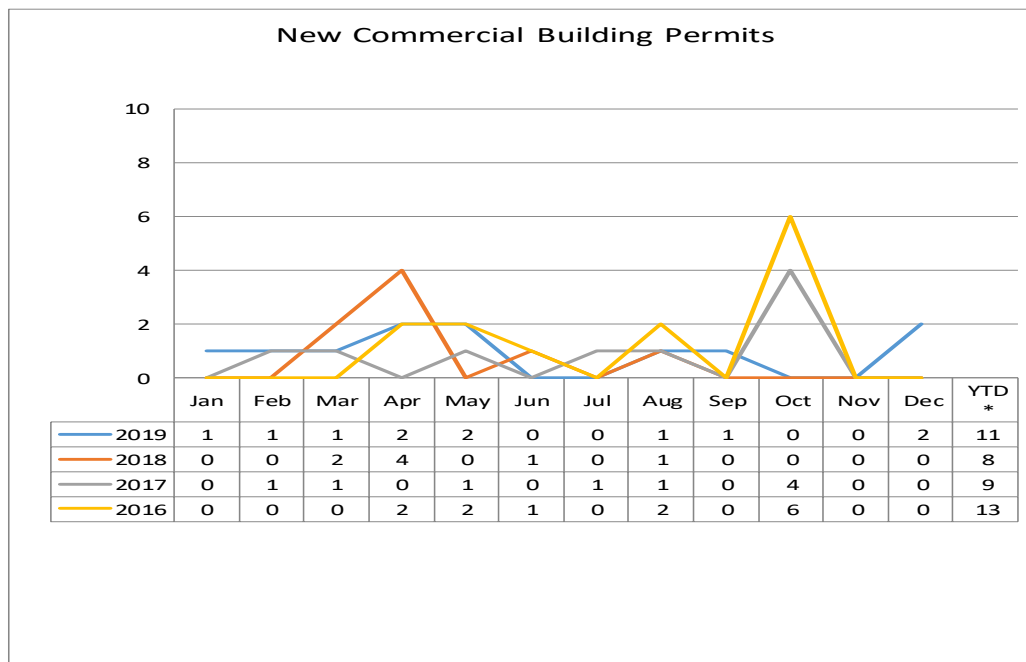


Subdivision Summary			
Subdivision	Total lots	Built lots	Available lots
Courtyard at New Albany	105	22	83
Nottingham Trace	240	13	227
NACC 28 (Ebrington)	66	22	44
NACC 29 (Oxford)	30	18	12
Millbrook	30	30	0
NACC 22	43	38	5
Hawksmoor	16	10	6
NA Links 13-1	19	18	1
NACC 20-3	23	19	4
NACC 24	28	25	3
NACC 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

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

## COMMERCIAL BUILDING STATISTICS

### DECEMBER 2019



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