Community Development Department
MONTHLY REPORT
January 2020

Professionalism
Reliability
Creativity
Service

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Fireproof
The city of New Albany contracts with a company called Fireproof to provide the off-site storage of inactive permits and other public records. This service is necessary to comply with our records retention policy. The zoning officer completed the audit of the Fireproof records and compared it to Fireproof’s own storage inventory. The audit confirmed that the department inventory is up-to-date, however a number of boxes in Fireproof’s inventory that were identified do not list a department or description of the contents. The zoning officer will be working with other city departments to identify the contents of these boxes and update the Fireproof inventory with the appropriate information.

- Total boxes at Fireproof for city of New Albany: 1,781
- Total development department boxes: 1,242 (70%)
- Approximate number of development department records in storage: 10,552

Professional Development
MORPC Webinar
On January 9th the administrative service director, planning manager, and economic development specialist attended a webinar hosted by the Mid-Ohio Regional Planning Commission and the Mid-Ohio Development Exchange entitled “Preparing for 5G: The Next Generation of Mobile Networks.” The panel of experts provided an update on the anticipated improvements of this new technology including an expanded bandwidth of 10 gigabits per second per device. They explained how 5G is expected to support applications that require real-time access to critical data with an extremely low latency. This will enable users to obtain actionable data insights from machine learning and artificial intelligence technology with greater efficiency. The speakers included Doug McCollough, Chief Information Officer for the city of Dublin; Chris Bland, Managing Partner of CEO Cell Site Capital; Brad McLean, Assistant Vice President of External Affairs for ATT; Greg Dunn, Attorney for Ice Miller; Chip Spann, Director of Engineering and Technical Services for Connected Nation; and Aaron Schill, Data & Mapping Director for MORPC.
BOARD AND COMMISSIONS
JANUARY 2020

Rocky Fork Blacklick Accord: January 15, 2020

Applications:
Title: Zoning Change—Central College Dining District
Location: 6678 Central College Road
Applicant: TFTFP LLC c/o Aaron Underhill
Request: Rezoning of .94 acres from Agricultural (AG) to Infill Planned Unit Development (I-PUD)
Zoning: Agricultural (AG) to Infill Planned Unit Development (I-PUD)
Commission Action: Denied (3-3 vote)

Planning Commission: January 22, 2020

Applications
Title: Zoning Change—Beech Crossing Zoning District
Location: Generally located north of State Route 161, west of Beech Road and south of Smith’s Mill Road
Applicant: MBJ Holdings LLC c/o Aaron Underhill
Request: Rezoning of 95.48 acres from Infill Planned Unit Development (I-PUD) and Limited General Employment (L-GE) to Infill Planned Unit Development (I-PUD)
Zoning: I-PUD and L-GE to I-PUD
Commission Action: Approved with conditions

Title: Final Development Plan—Medical Office Buildings I&II Pedestrian Skyway
Location: 5040 Forest Drive and 7277 Smith’s Mill Road
Applicant: Mark A. Davis
Request: Final Development Plan
Zoning: Blacklick Trust Corp: Mixed Use Subarea 8g
Commission Action: Approved with conditions

Title: Variance—9230 Pamplin Way
Location: 9230 Pamplin Way
Applicant: Muhammad Arif
Request: Variance
Zoning: Tidewater I-PUD
Commission Action: Denied
Project Updates
January 2020

Engage New Albany– Strategic Plan Update

January Strategic Plan Update

January marks the end of the second phase of the Engage New Albany planning effort. On January 8th city staff and MKSK held the third Engage New Albany steering committee meeting at the Heit Center. The steering committee reviewed and provided feedback on the initial plan recommendations.

On January 16th city staff and MKSK held the second community workshop at the New Albany Library. In order to promote the meeting and encourage public participation, the planning team posted advertisements on various social media platforms, created a Facebook event, sent mailers to every home in the city, and included the workshop in multiple e-blasts. As a result of this outreach, 75 residents attended the meeting. MKSK presented initial strategies regarding land use, sustainability, parks and recreation, mobility, the Village Center and community well-being. Attendees were asked to review the initial strategies and provide feedback to the planning team via comment cards. After the meeting, this presentation was added to the Strategic Plan website along with a survey to provide residents an opportunity to provide additional feedback. Over 550 people (33%) have opened the link to the presentation that was distributed through an e-blast.

City staff received a proposal from TischerBise to perform a land use based fiscal impact analysis. The purpose of the analysis is to assign a dollar amount to specific land uses in order to affirm and provide justification regarding future land use decisions. This analysis is expected to be complete in May and will be included as a component of the plan.

City staff and MKSK continued to analyze and discuss the MORPC traffic modeling results. These results are guiding the plan’s thoroughfare recommendations.

2 Public Events

105 Surveys Completed

286 Website Visits in January
2,857 website visits since launch
Economic Development Plan Update

The Community Development Department prepared an RFP to update the Economic Development Plan. The Economic Development Plan was adopted in 2006 to serve as a framework and a guide for economic development activity. Every three years, the city updates the economic development marketing assessment (the most recent update was in 2019) that includes stakeholder interviews with site selectors and existing business leaders and benchmarking with other communities. The Economic Development Plan Update will complement the city’s existing economic development and marketing activities focusing primarily on the relevance of the existing economic clusters (industry base) and analyzing the city’s existing incentive programs and benchmarks. The Community Improvement Corporation reviewed the draft RFP and provided comments. The RFP was issued to 12 economic development firms. The plan should be complete by July 1st.
**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 construction is now substantially complete and the contractor is completing final grading and restoration activities. Final seeding will be established in the early spring. The project was successfully completed within the original construction budget and schedule.
## 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

<table>
<thead>
<tr>
<th>Page Title</th>
<th>Pageviews</th>
<th>Avg. Time on Page</th>
<th>Entrances</th>
<th>Exits</th>
<th>Bounce Rate (%)</th>
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<tbody>
<tr>
<td>Display - Events</td>
<td>Innovate New Albany</td>
<td>New Albany, Ohio</td>
<td>6,952</td>
<td>0:00:02</td>
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<td>Innovate New Albany</td>
<td>New Albany, Ohio</td>
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<td>784</td>
<td>0:01:07</td>
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<td>Events Archive</td>
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<td>535</td>
<td>0:00:53</td>
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<td>Myonexus Therapeutics: 0 to &gt;$200 Million in Less than Three Years</td>
<td>Innovate New Albany</td>
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<td>416</td>
<td>0:02:56</td>
<td>266</td>
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<tr>
<td>Collaborate to Create: How to Get Laser Focused Using Collaborative Problem Solving Tools</td>
<td>Innovate</td>
<td>378</td>
<td>0:01:59</td>
<td>219</td>
<td>232</td>
</tr>
</tbody>
</table>
**Social Media Platforms** - This shows the importance of active and engaging social media posts. This stat will always be compared to the previous year.

**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 01/01/2020 until 01/31/2020*

- Organic Search: 46.21%
- Direct: 20.92%
- Email: 19.85%
- Referral: 8.86%
- Social: 4.16%
Social Media Section - Facebook

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

MailChimp Section

Subscribers: 2,619
Avg. Open Rate: 17.9%
Avg. Click-Thru Rate: 1.8%

Metrics by Campaign
From 02/08/2020 until 02/08/2020

<table>
<thead>
<tr>
<th>Campaign</th>
<th>Sent On</th>
<th>Unique Opens</th>
<th>Open Rate</th>
<th>Unique Clicks</th>
<th>Click Rate</th>
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</thead>
<tbody>
<tr>
<td>Expert Office Hours</td>
<td>01/29/2020</td>
<td>305</td>
<td>11.82%</td>
<td>35</td>
<td>0.81%</td>
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<tr>
<td>1–28–20 TIGER EMAIL</td>
<td>01/28/2020</td>
<td>508</td>
<td>19.71%</td>
<td>110</td>
<td>2.33%</td>
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<tr>
<td>Expert Office Hours</td>
<td>01/22/2020</td>
<td>593</td>
<td>23.24%</td>
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<tr>
<td>01–21–20 TIGER EMAIL</td>
<td>01/21/2020</td>
<td>512</td>
<td>19.84%</td>
<td>94</td>
<td>2.36%</td>
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<tr>
<td>01–14–20 TIGER EMAIL</td>
<td>01/14/2020</td>
<td>383</td>
<td>14.98%</td>
<td>107</td>
<td>2.54%</td>
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<tr>
<td>01–06–20 TIGER EMAIL</td>
<td>01/06/2020</td>
<td>456</td>
<td>17.00%</td>
<td>156</td>
<td>3.20%</td>
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</tbody>
</table>
Compass Business Group (CBG) is an IT services company that provides a wide range of help desk and infrastructure management services to business customers at an affordable price. The services that CBG provides include: server installation, cloud deployment, anti-virus and Windows patch management. CBG’s goal is to take the frustration out of managing IT, so its customers’ leaders can focus on running their businesses. The Founder and President of CBG is Jake Epling.
## Innovate New Albany
### January 2020

### February Look Ahead
<table>
<thead>
<tr>
<th>Event Name</th>
<th>Photo</th>
<th>Date</th>
<th>Event Type</th>
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</thead>
<tbody>
<tr>
<td>Manage Your Cash or It Will Manage You! 5 Techniques to Build a Growing, Valuable Business</td>
<td></td>
<td>2/5/2020</td>
<td>TIGER Workshop</td>
</tr>
<tr>
<td>Expert Office Hours</td>
<td></td>
<td>2/7/2020</td>
<td>EOH</td>
</tr>
<tr>
<td>3 Customer Experience Equations - Math You’ll Actually Use</td>
<td></td>
<td>2/14/2020</td>
<td>TIGER Talk</td>
</tr>
<tr>
<td>Titanic Syndrome Killed Many Companies. Are You Next?</td>
<td></td>
<td>2/21/2020</td>
<td>TIGER Talk</td>
</tr>
<tr>
<td>It’s Not About the Coffee: Reframe It with Design Thinking</td>
<td></td>
<td>2/26/2020</td>
<td>TIGER Workshop</td>
</tr>
</tbody>
</table>

### March Look Ahead
<table>
<thead>
<tr>
<th>Event Name</th>
<th>Photo</th>
<th>Date</th>
<th>Event Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Growth With Purpose: How to Grow Your Business Without Implooding</td>
<td></td>
<td>3/6/2020</td>
<td>TIGER Talk</td>
</tr>
<tr>
<td>Introduction to Information Security for Startups</td>
<td></td>
<td>3/13/2020</td>
<td>TIGER Talk</td>
</tr>
<tr>
<td>Meet the Middleman Revitalizing Innovation in Middle America</td>
<td></td>
<td>3/20/2020</td>
<td>TIGER Talk</td>
</tr>
<tr>
<td>Data Visualization, Neuroscience, and Why It Matters</td>
<td></td>
<td>3/27/2020</td>
<td>TIGER Talk</td>
</tr>
</tbody>
</table>
PLAN REVIEW
JANUARY 2020

Engineering Plan Reviews
There were four (4) engineering plans submitted for initial plan review in January.

<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>The Mill Redevelopment Private Site Improvement Plan</td>
<td>January 27, 2020</td>
<td>Pending</td>
<td>Pending</td>
<td>18</td>
</tr>
<tr>
<td>Van Trust Site J Private Site Improvement Plan</td>
<td>January 27, 2020</td>
<td>Pending</td>
<td>Pending</td>
<td>18</td>
</tr>
<tr>
<td>Van Trust Site J Public Sanitary Sewer Improvement Plan</td>
<td>January 31, 2020</td>
<td>Pending</td>
<td>Pending</td>
<td>18</td>
</tr>
<tr>
<td>Barrington Daycare Private Site Improvement Plan</td>
<td>January 28, 2020</td>
<td>Pending</td>
<td>Pending</td>
<td>18</td>
</tr>
</tbody>
</table>

Engineering Pre-Construction Meetings
There were no pre-construction meetings in January.
Residential Walk-Through Meetings

Commercial Walk-Through Meetings
PLAN REVIEW CONTINUED
JANUARY 2020

Residential Plan Review

Total Residential Plans Reviewed

Average Days for Residential Plan Review

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

**Total Commercial Plans Reviewed**

<table>
<thead>
<tr>
<th></th>
<th>Jan</th>
<th>Feb</th>
<th>Mar</th>
<th>Apr</th>
<th>May</th>
<th>Jun</th>
<th>Jul</th>
<th>Aug</th>
<th>Sep</th>
<th>Oct</th>
<th>Nov</th>
<th>Dec</th>
<th>YTD</th>
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<tbody>
<tr>
<td>Zoning 2020</td>
<td>12</td>
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<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>12</td>
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<tr>
<td>Building 2020</td>
<td>50</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
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<td></td>
<td>50</td>
</tr>
</tbody>
</table>

**Average Days for Commercial Plan Review**

*YTD is the total from January to the end of current month*
FIELD WORK AND INSPECTIONS
JANUARY 2020

Code Enforcement Activity

Address: 9200 McClellan Drive
Date of Complaint: January 17, 2020
Complaint Description: Patio built without permit
Violations: Work without permit
Activity: Inspection completed, letter mailed, permit was submitted
Status: Open

Address: 6678 Central College Road
Date of Complaint: January 13, 2020
Complaint Description: Temporary signs in right of way
Violations: None
Activity: Inspection completed, no sign present
Status: Closed

Address: 6512 Cedar Brook Drive
Date of Complaint: January 3, 2020
Complaint Description: Chickens on property
Violations: Poultry not permitted in zoning district
Activity: Letter mailed, re-inspection completed and item in compliance
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
Activity: Variance denied, letter pending for remedy or appeal
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: Ongoing coordination with property owner
Status: Open
Field Work and Inspections Continued
January 2020

Code Enforcement Activity continued...

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 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: Inspection completed, no changes  
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: 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: Fence permit approved, pending installation  
Status: Open
COMMERCIAL PROJECT CONSTRUCTION STATUS
JANUARY 2020

Village Center

**Name of Project:** Blue Horseshoe Partners Owner Improvements  
**Location:** 24 E. Main St.  
**Square Footage:** 3,990  
**Start Date:** May 2019  
**Estimated Completion:** Pending tenant commitment  
**Building Permit Status:** Exterior improvements including new windows, new siding, and cupola

**Name of Project:** All About Kids Daycare  
**Location:** 96 N. High St.  
**Square Footage:** 22,051  
**Start Date:** Fall 2019  
**Estimated Completion:** Summer 2020  
**Building Permit Status:** 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  
**Building Permit Status:** Footing and foundations

**Name of Project:** The Mill Redevelopment  
**Location:** 65 W. Dublin Granville Rd  
**Square Footage:** 6,690  
**Start Date:** Winter 2020  
**Estimated Completion:** Fall 2020  
**Building Permit Status:** Footing and foundations

All About Kids Daycare  
United Methodist Church Expansion
COMMERCIAL PROJECT CONSTRUCTION STATUS
JANUARY 2020

Innovation Campus Way Corridor

Name of Project: Alene Candles
Location: 9485 Innovation Campus Way
Square Footage: 278,950
Start Date: September 2019
Estimated Completion: Spring 2020
Building Permit Status: Shell construction

Name of Project: VeePak Expansion
Location: 9040 Smith’s Mill Rd.
Square Footage: 174,360
Start Date: Summer 2018
Estimated Completion: Spring 2020
Building Permit Status: Building permit approval

Name of Project: Montauk Innovations, LLC
Location: 1101 Beech Rd
Square Footage: 281,792
Start Date: March 2019
Estimated Completion: Fall 2020
Building Permit Status: 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
Building Permit Status: Footing and foundations with underground MEP, structural steel and precast
COMMERCIAL PROJECT CONSTRUCTION STATUS
JANUARY 2020

Innovation Campus Way Corridor continued...

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

Name of Project: Montauk Innovations, LLC Building II  
Location: 1101 Beech Rd  
Square Footage: 281,792  
Start Date: January 2020  
Estimated Completion: Spring 2020  
Building Permit Status: Footing and foundations with underground services
COMMERCIAL PROJECT CONSTRUCTION STATUS
JANUARY 2020

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
Building Permit Status: Full approval for all three buildings

Name of Project: Pharmaforce Expansion
Location: 6610 New Albany Rd East
Square Footage: 178,302
Start Date: June 2018
Estimated Completion: August 2021
Building Permit Status: Rough framing through rough-in MEPs

Canine Companions

Pharmaforce Expansion
COMMERCIAL PROJECT CONSTRUCTION STATUS
JANUARY 2020

Projects on Partial Occupancy

Name of Project: Axium II
Location: 8640 Innovation Campus Way
Expiration Date: April 27, 2020

Name of Project: Axium II Expansion
Location: 8640 Innovation Campus Way
Expiration Date: March 13, 2020

Name of Project: Feazel Roofing
Location: 7895 Walton Parkway
Expiration Date: April 17, 2020

Name of Project: New Albany Health Campus
Location: 7320 Smith’s Mill Rd.
Expiration Date: April 28, 2020

Name of Project: Northeast 302
Location: 9750 Innovation Campus Way
Expiration Date: May 27, 2020

Name of Project: Owner Improvements
Location: 15 S. High St.
Expiration Date: July 7, 2020

Name of Project: Sidecat, LLC– NAO 1 & 2 Building 1
Location: 1500 Beech Rd.
Expiration Date: February 14, 2020; March 2, 2020; March 6, 2020; March 27, 2020; June 3, 2020
ECONOMIC DEVELOPMENT STATISTICS
JANUARY 2020

2020 RFI Response Summary Year to Date
1 total

- Information Technology/Mission Critical
- Corporate Office & R&D
- Healthcare/Medical
- High Tech Manufacturing & Logistics
**Building and Zoning Statistics**

**January 2020**

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

**January 2020**

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

### New Residential Building Permits

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<tr>
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<td>Jan</td>
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### Subdivision Summary

<table>
<thead>
<tr>
<th>Subdivision</th>
<th>Total lots</th>
<th>Built lots</th>
<th>Available lots</th>
</tr>
</thead>
<tbody>
<tr>
<td>Courtyard at New Albany</td>
<td>105</td>
<td>28</td>
<td>77</td>
</tr>
<tr>
<td>Nottingham Trace</td>
<td>240</td>
<td>17</td>
<td>223</td>
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<tr>
<td>NACC 28 (Ebrington)</td>
<td>66</td>
<td>23</td>
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<tr>
<td>NACC 29 (Oxford)</td>
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*YTD is the total from January to the end of current month*
COMMERCIAL BUILDING STATISTICS
JANUARY 2020

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

New Commercial Building Permits

Total Commercial Square Footage
Under Construction

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