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**Community Development Department**  
**MONTHLY REPORT**  
**February 2020**

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*Professionalism*

*Reliability*

*Creativity*

Be inspired.

*Service*

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## **NEWS AND INFORMATION**

### **FEBRUARY 2020**

#### **Fireproof**

The city of New Albany contracts with Fireproof to provide off-site storage of 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 were identified that do not list a department or description of the contents. The zoning officer worked with other city departments to identify the contents of half of the unidentified boxes. The Fireproof website inventory was updated accordingly. The remaining unidentified boxes are under review. When the development department inventory is complete a list of records for destruction will be compiled in March.

#### **Temporary Signs**

The planning manager and zoning officer met with the public information officer and the chief communications and marketing officer to discuss the process for communicating the regulations for temporary signs. The goal is to communicate clearly and concisely the approved locations for temporary signs.

#### **Professional Development**

##### **Public Records Law Training**

On February 11<sup>th</sup> the department attended Ohio Public Records Law Training presented by Mark Weaver. The staff learned the difference between public information requests and public records requests, the process for evaluating requests, and the time frame for responding. The department started using the new records request log.

##### **MORPC Webinar**

On February 19<sup>th</sup> the director of administrative services, planning manager, planner, and intern participated in a MORPC webinar titled Street Typologies: An Organizing Framework for More Walkable, Bikeable Streets. The webinar shared how cities are developing new street typology systems that better align with overall transportation goals. This presentation shared strategies used in Des Moines, Iowa and Phoenix, Arizona to develop new street typologies that align with existing and future land use and create more walkable and bikeable streets.

##### **New Intern**

On February 10<sup>th</sup> Megan Esselburn was hired as the department's intern. Megan is a graduate student at The Ohio State University majoring in City and Regional Planning and will graduate Spring 2021. Megan is employed part-time during the school year and will be working full-time during the summer.

## **BOARD AND COMMISSIONS**

### **FEBRUARY 2020**

#### **Architectural Review Board: February 10, 2020**

##### **Applications:**

**Title:** Certificate of Appropriateness—The Mill  
**Location:** 97 West Granville Street  
**Applicant:** Tom Rubey  
**Request:** Certificate of Appropriateness- Building and Site Plan Modifications  
**Zoning:** Urban Center Code  
**Commission Action:** Approved with conditions

#### **Planning Commission: February 19, 2020**

##### **Applications**

**Title:** Final Development Plan—Holiday Inn Express  
**Location:** Northwest corner of State Route 161 and Beech Road  
**Applicant:** EMH&T c/o Natalie Fremming  
**Request:** Final Development Plan  
**Zoning:** Beech Crossing Zoning District  
**Commission Action:** Approved with conditions

**Title:** Zoning Change—Central College Dining District  
**Location:** PIDs: 222-001983 and 222-001991  
**Applicant:** TFTP LLC c/o Aaron Underhill  
**Request:** Rezoning of 0.93 acres from Agricultural (AG) to Infill Planned Unit Development (I-PUD)  
**Zoning:** AG to I-PUD  
**Commission Action:** Denied (0-4 vote)

#### **Board of Zoning Appeals: February 24, 2020**

##### **Applications**

**Title:** Variance—12 New Albany Farms Road  
**Location:** 12 New Albany Farms Road  
**Applicant:** Alyssa Lowry  
**Request:** Variance  
**Zoning:** R-1  
**Commission Action:** Approved

**Title:** Variance—7747 Sutton Place  
**Location:** 7747 Sutton Place  
**Applicant:** f5 Design c/o Todd Parker  
**Request:** Variance  
**Zoning:** R-3  
**Commission Action:** Approved

## PROJECT UPDATES

### FEBRUARY 2020

#### Engage New Albany– Strategic Plan Update

**ENGAGE**  
**NEW ALBANY**  
*You're part of the plan*

## February Strategic Plan Update

In February, an online survey was added to the Engage New Albany's website. The online survey was open until February 14th and was completed by 180 people. Residents provided feedback on each of the plan's six topic areas: land use, mobility, village center, sustainability, parks & recreation and community well-being. On February 25th MKSK published the combined results from the online survey in the Engage New Albany Summary Report No. 2. This summary report also included results from the sustainability and transportation subcommittee meetings, community workshop and the third steering committee meeting.

During the first two phases of the plan over 1,200 people have been directly engaged in the planning process, there have been over 3,000 visits to the strategic plan website and 657 people have provided feedback by completing an online survey.

An initial draft of the Engage New Albany plan is expected to be complete by late spring and city staff expects to have the adoption process completed by the end of July.

## **PROJECT UPDATES**

### **FEBRUARY 2020**

#### **Taylor Farm**

The development staff worked with MKSK to discuss and diagram potential site objectives, programming, and preliminary concepts for the Taylor Farm property. MKSK then created a schematic Taylor Farm park layout diagram. City staff and MKSK met with the New Albany Company and EMH&T to discuss the feasibility of the city's schematic diagram. EMH&T will analyze and evaluate the city's layout against the actual grading of the site.

## INNOVATE NEW ALBANY FEBRUARY 2020

# 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 02/01/2020 until 02/29/2020

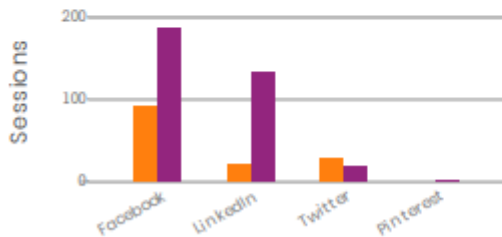
Page Title	Pageviews	Avg. Time on Page	Entrances	Exits	Bounce Rate (%)
Display - Events   Innovate New Albany   New Albany, Ohio	9,962	0:00:02	58	58	50.00%
Innovate New Albany   New Albany, Ohio	598	0:01:07	453	241	40.84%
Events Archive   Innovate New Albany	338	0:01:07	66	91	48.48%
Never Go With Your Gut: How Pioneering Leaders Make the Best Decisions and Avoid Business Disasters   Innovate New Albany	325	0:02:05	206	211	72.33%
3 Customer Experience Equations – Math You'll Actually Use   Innovate New	310	0:01:30	175	194	68.00%

INNOVATE NEW ALBANY  
FEBRUARY 2020

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

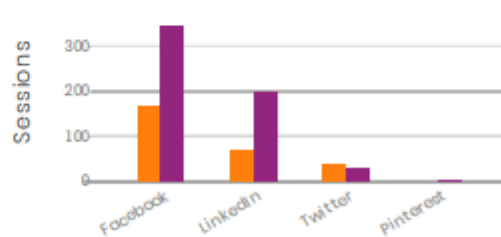
Sessions by Social Network

● 02/01/2020 - 02/29/2020 vs. ● 02/01/2019 - 02/28/2019



Sessions by Social Network YTD Comparis...

● 01/01/2020 - 02/29/2020 vs. ● 01/01/2019 - 02/28/2019



**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 02/01/2020 until 02/29/2020

● Organic Search	41.47%
● Direct	22.09%
● Email	20.12%
● Referral	8.59%
● Social	7.73%



## INNOVATE NEW ALBANY FEBRUARY 2020

### Social Media Section – Twitter

#### Twitter



### MailChimp Section

**Subscribers: 2,619**

**Avg. Open Rate: 17.9%**

**Avg. Click-Thru Rate: 1.9%**

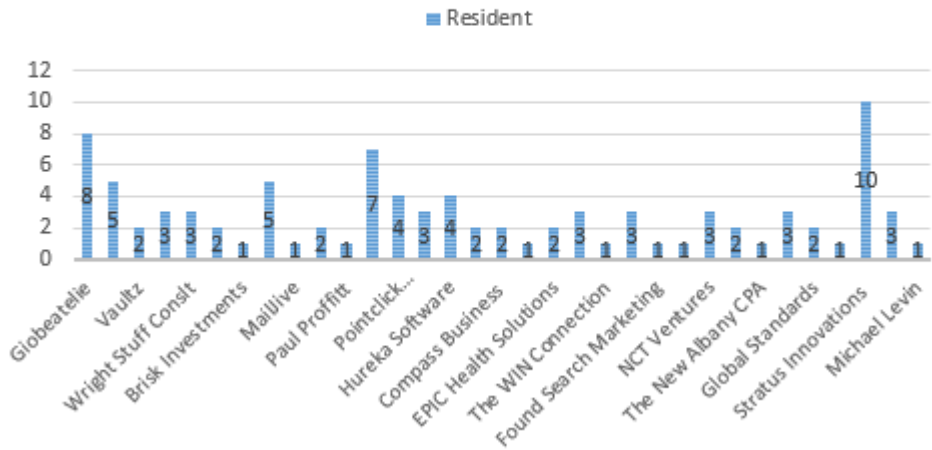
#### Metrics by Campaign

From 02/06/2020 until 02/06/2020

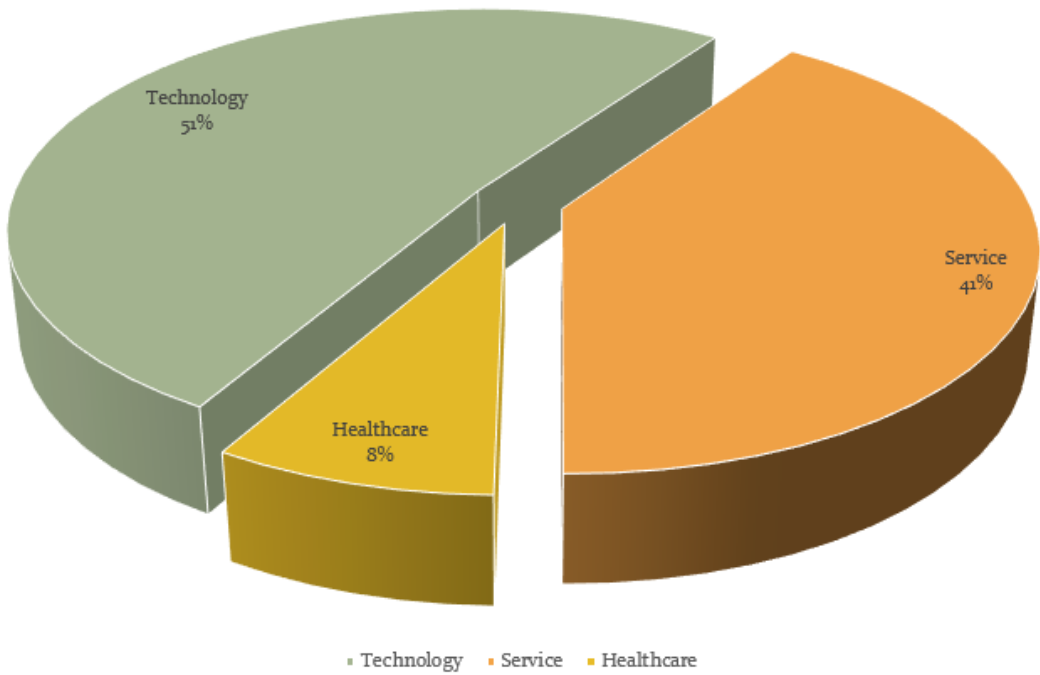
Campaign	Sent On	Unique Opens	Open Rate	Unique Clicks	Click Rate
Expert Office Hours   February 7 - Don't Miss	01/29/2020	305	11.82%	35	0.81%
01-28-20 TIGER EMAIL	01/28/2020	508	19.71%	110	2.33%
Expert Office Hours   February 7 - Register Now	01/22/2020	593	23.24%	27	0.67%
01-21-20 TIGER EMAIL	01/21/2020	512	19.84%	94	2.36%
01-14-20 TIGER EMAIL	01/14/2020	383	14.96%	107	2.54%
01-06-20 TIGER EMAIL	01/06/2020	455	17.98%	156	3.28%

INNOVATE NEW ALBANY - TENANT DASHBOARD & SPOTLIGHT COMPANY  
FEBRUARY 2020

RESIDENT COMPANIES  
EMPLOYEE COUNTS



Types of Companies @ Innovate by Industry



## INNOVATE NEW ALBANY - TENANT DASHBOARD & SPOTLIGHT COMPANY

FEBRUARY 2020

### Spotlight Company

February Spotlight







**Celebrating One** is a 501c3 registered non-profit founded by New Albany resident Jurgita Fumo. Celebrating One's purpose is to acknowledge and celebrate the achievements of those overcoming the life challenges of emotional suffering or poor mental health, no matter how small.

## INNOVATE NEW ALBANY

FEBRUARY 2020

### March Look Ahead

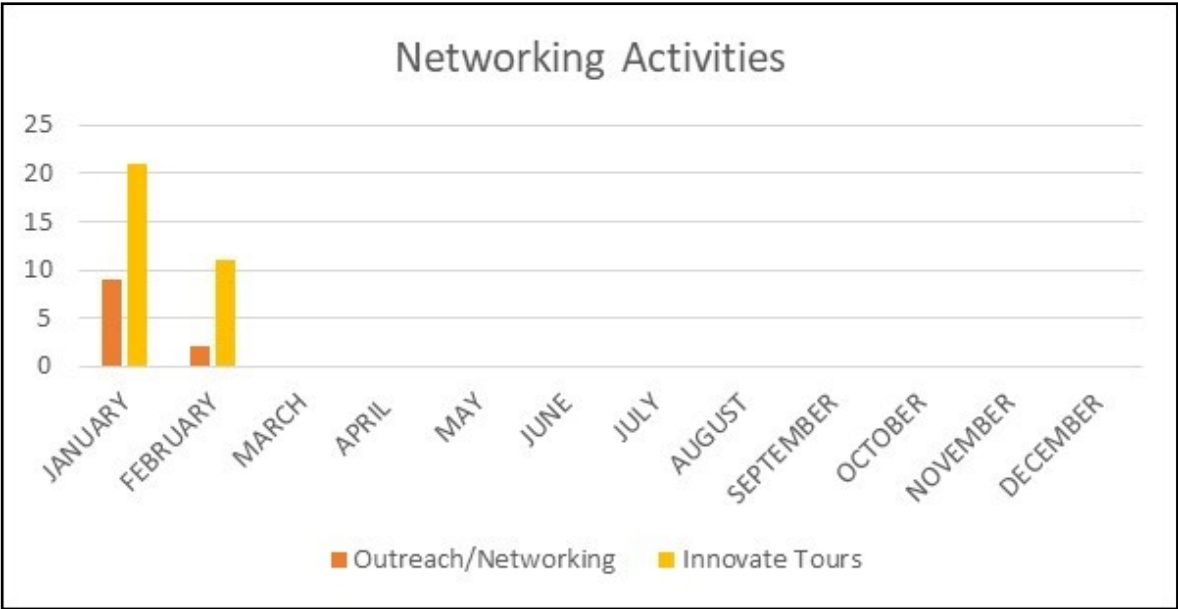
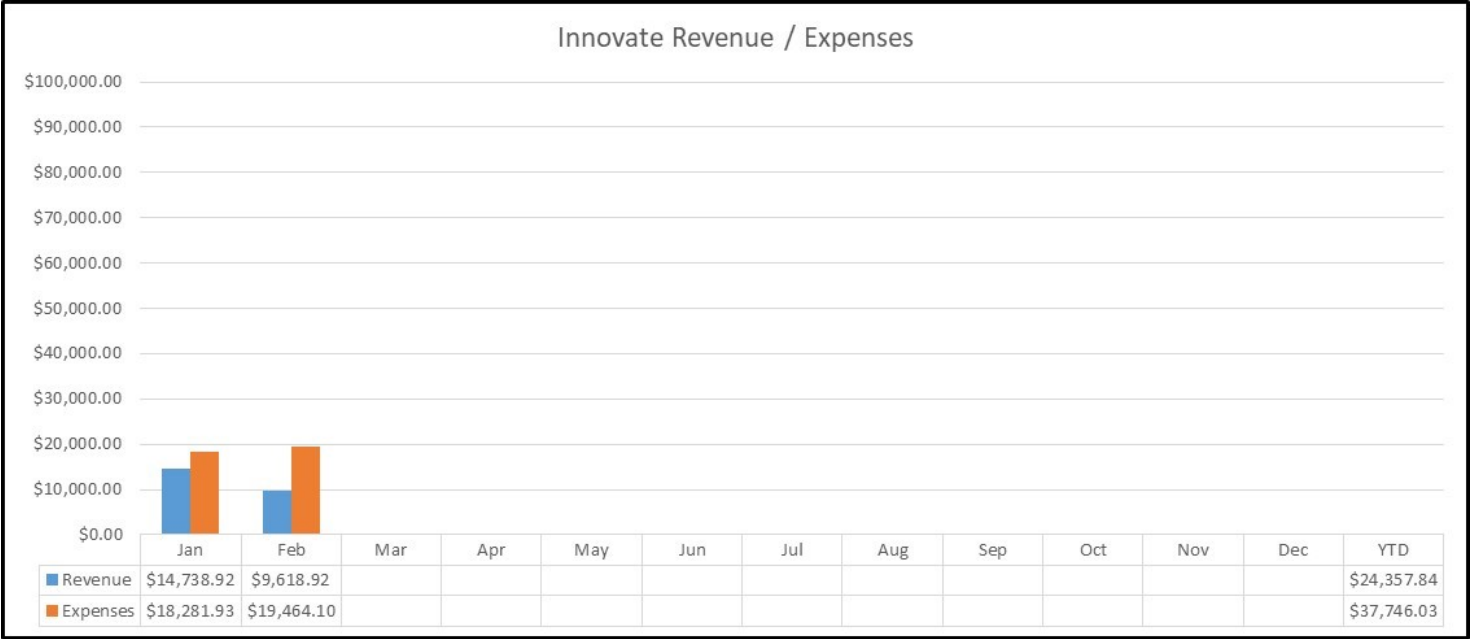
Event Name	Photo	Date	Event Type
Growth With Purpose: How to Grow Your Business Without Imploding		3/6/2020	TIGER Talk
Introduction to Information Security for Startups		3/13/2020	TIGER Talk
Meet the Middleman Revitalizing Innovation in Middle America		3/20/2020	TIGER Tale
Data Visualization, Neuroscience, and Why It Matters		3/27/2020	TIGER Talk

### April Look Ahead

Event Name	Photo	Date	Event Type
How I Launched a Company for Good from my Dorm Room		4/3/2020	TIGER Tale
Machine Learning 101 for Business		4/17/2020	TIGER Talk
Are You Wasting Money With Marketing That's Not Working?		4/24/2020	TIGER Talk



**INNOVATE NEW ALBANY-NEWS & FINANCIALS**  
**FEBRUARY 2020**



## PLAN REVIEW FEBRUARY 2020

### Engineering Plan Reviews

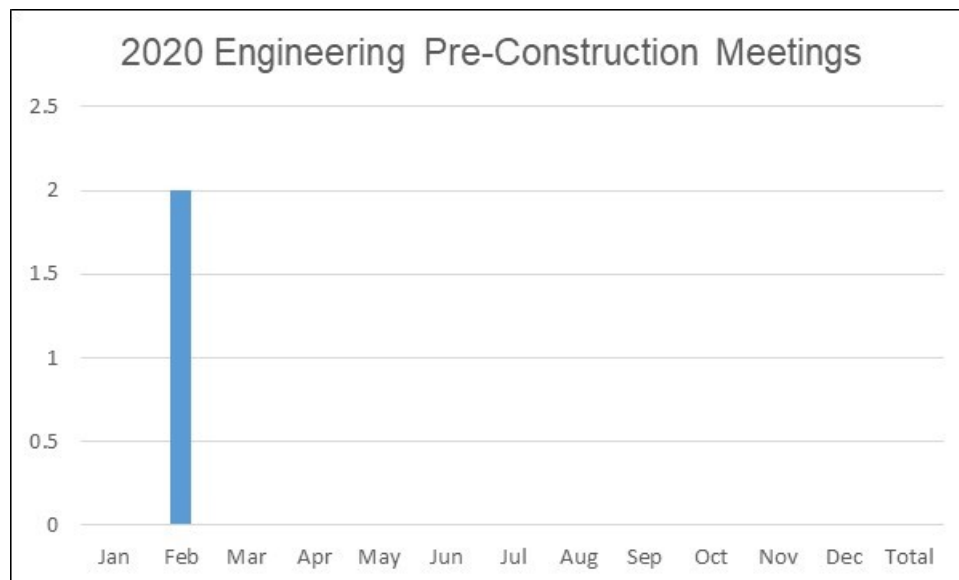
There were three (3) engineering plans submitted for initial review. Additionally, there were two (2) engineering plans that were resubmitted for back check review. The average review time was 17.5 days.

Project Name	Initial Submittal Date	Comments Issued Date	Total Review Time (Days)	Review Time Standard (Days)
Pharmaforce Culvert Extension	February 10, 2020	February 26, 2020	16	18
NAO 5/6 Site Improvement Plans	February 17, 2020	pending	pending	18
Project 68 - Building 4 Site Construction - Sanitary Sewer	February 26, 2020	pending	pending	18

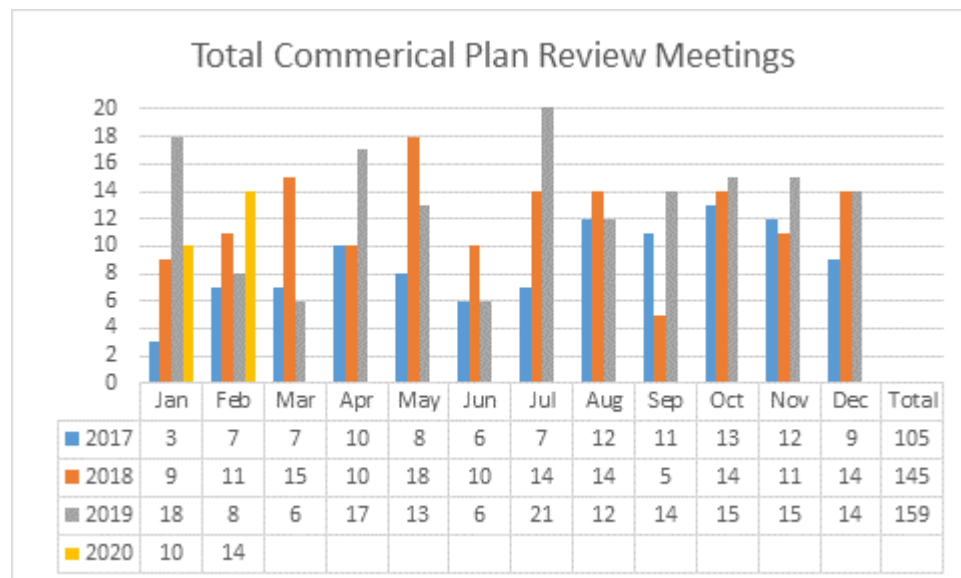
### Engineering Pre-Construction Meetings

There were two (2) pre-construction meetings in February:

- Miracle Field
- Englefield Oil

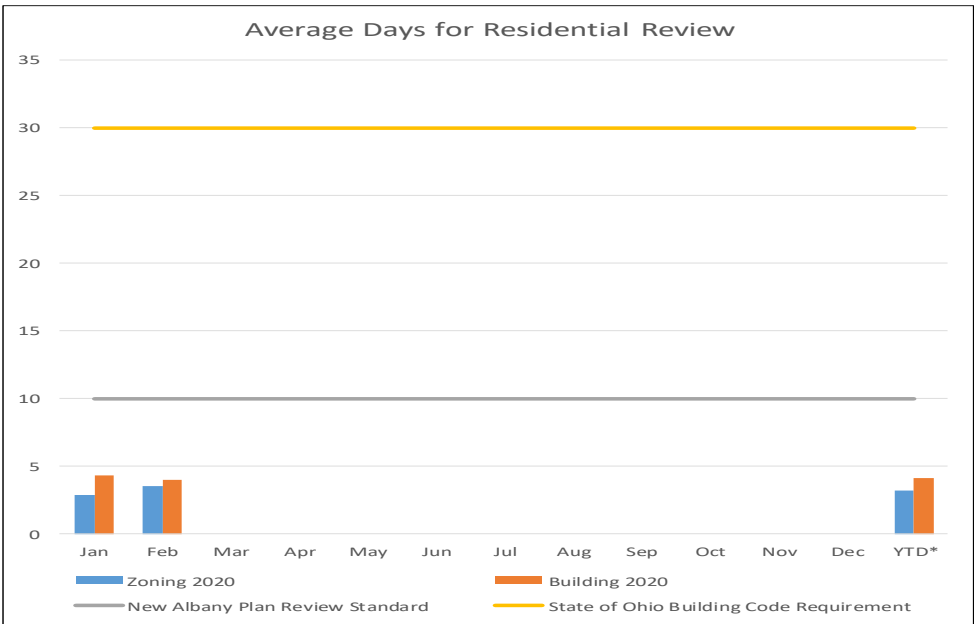
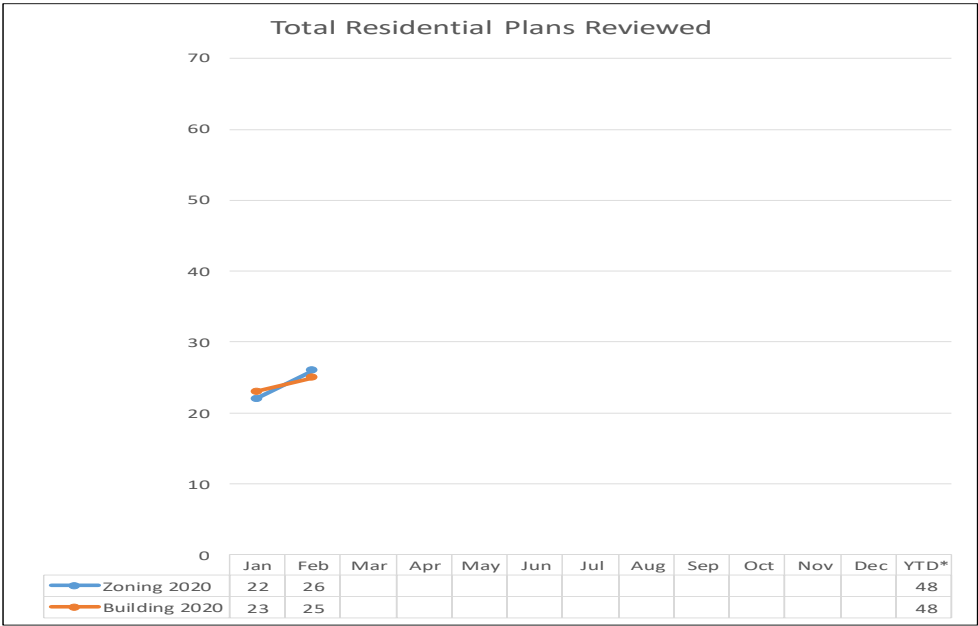


## Residential Walk-Through Meetings



**PLAN REVIEW CONTINUED**  
**FEBRUARY 2020**

**Residential Plan Review**

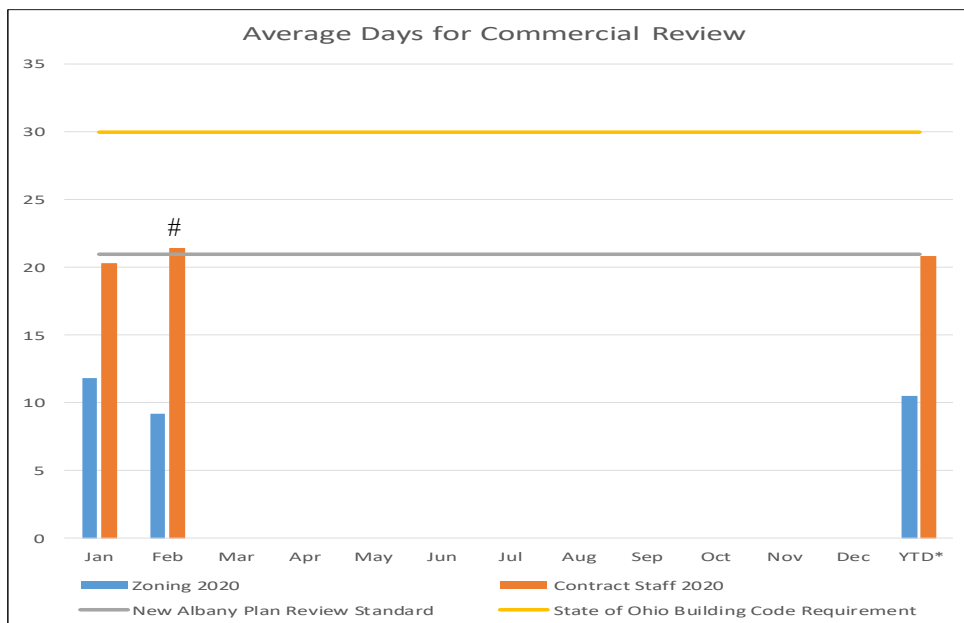
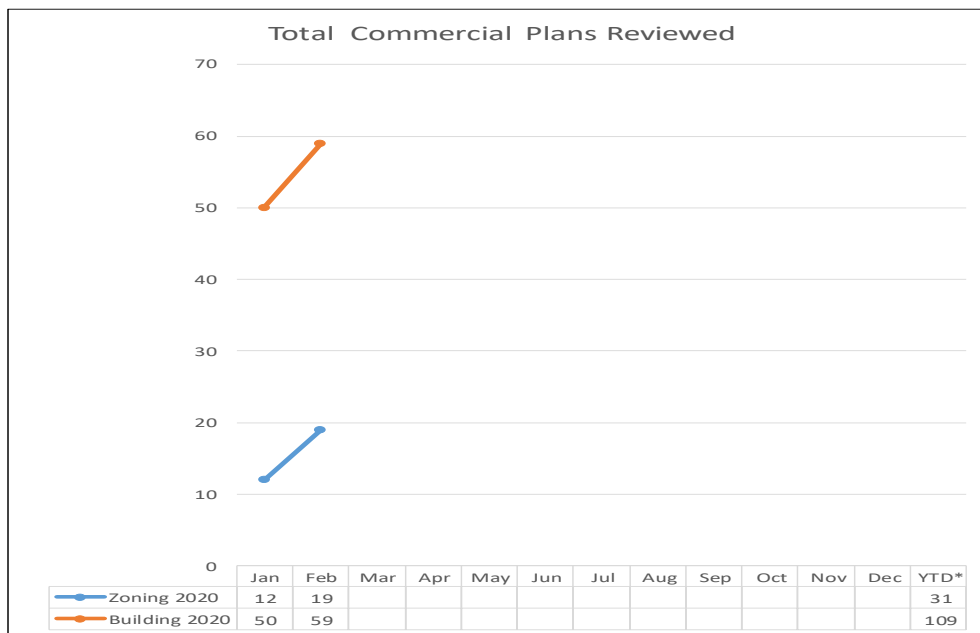


\*YTD is the total from January to the end of current month

## PLAN REVIEW CONTINUED

### FEBRUARY 2020

#### Commercial Plan Review



# Extra time needed due to a period of extended sick leave for both the primary and backup plans examiners

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

## FIELD WORK AND INSPECTIONS

### FEBRUARY 2020

#### Code Enforcement Activity

**Address:** 5886 Johnstown Road

**Date of Complaint:** January 17, 2020

**Complaint Description:** Leisure trail not installed with new house

**Violations:** Leisure trail not installed

**Activity:** Inspection complete, letter mailed

**Status:** Open

**Address:** 9200 McClellan Drive

**Date of Complaint:** January 17, 2020

**Complaint Description:** Patio built without permit

**Violations:** Work without permit

**Activity:** 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; re-consideration requested

**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

**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, 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**

### **FEBRUARY 2020**

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

**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 Complaint:** 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 FEBRUARY 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:** Shell construction



United Methodist Church Expansion

## COMMERCIAL PROJECT CONSTRUCTION STATUS FEBRUARY 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:** Building envelope and rough framing/MEP



Alene Candles

## COMMERCIAL PROJECT CONSTRUCTION STATUS FEBRUARY 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:** Building envelope

**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

**Name of Project:** HIMS and HERS Tenant Improvement

**Location:** 9750 Innovation Campus Way West

**Square Footage:** 196,000

**Start Date:** February 2020

**Estimated Completion:** Fall 2020

**Building Permit Status:** Underslab construction



Axium Building 3

## COMMERCIAL PROJECT CONSTRUCTION STATUS

### FEBRUARY 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 FEBRUARY 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

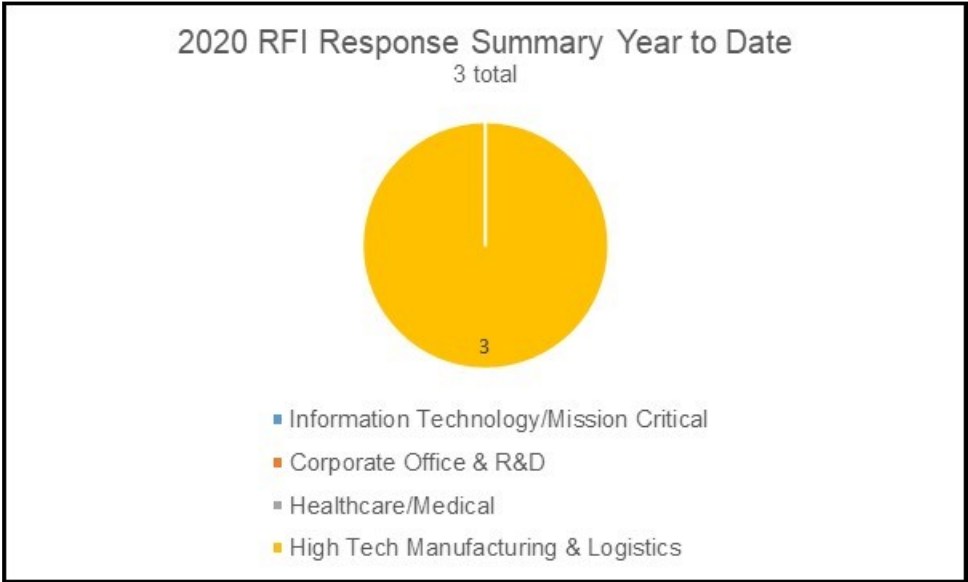


Axium 2



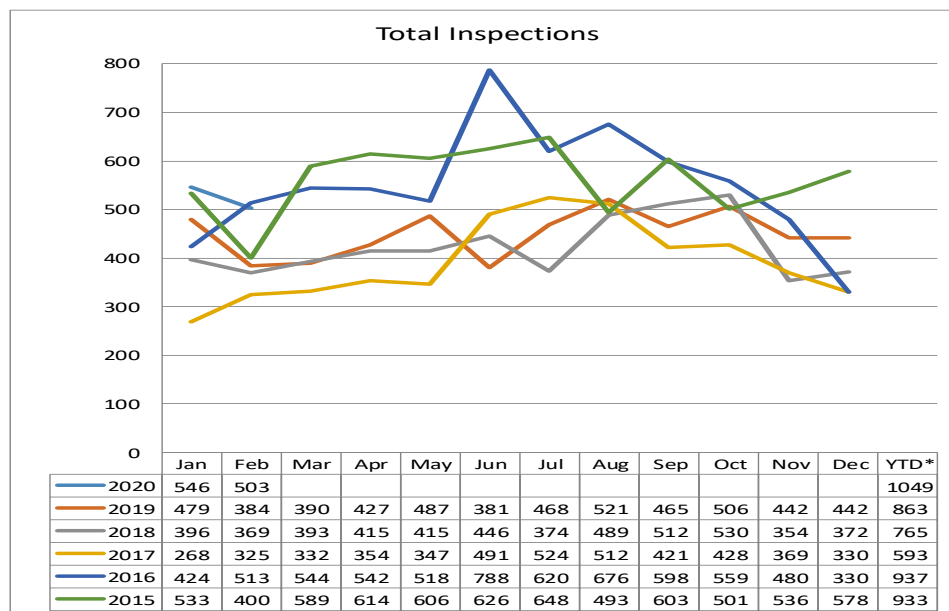
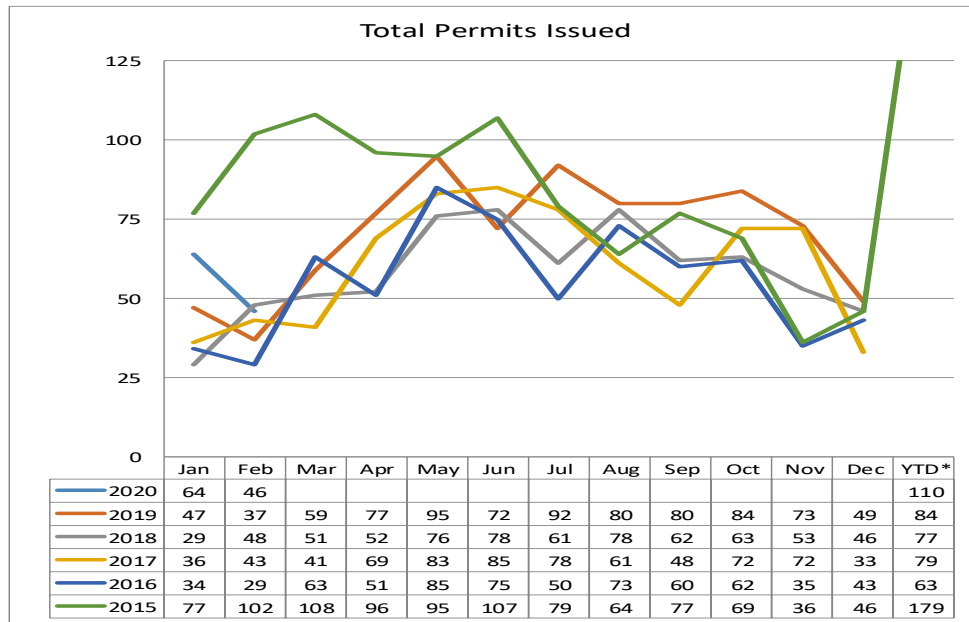
Northeast 302

**ECONOMIC DEVELOPMENT STATISTICS**  
**FEBRUARY 2020**



## BUILDING AND ZONING STATISTICS

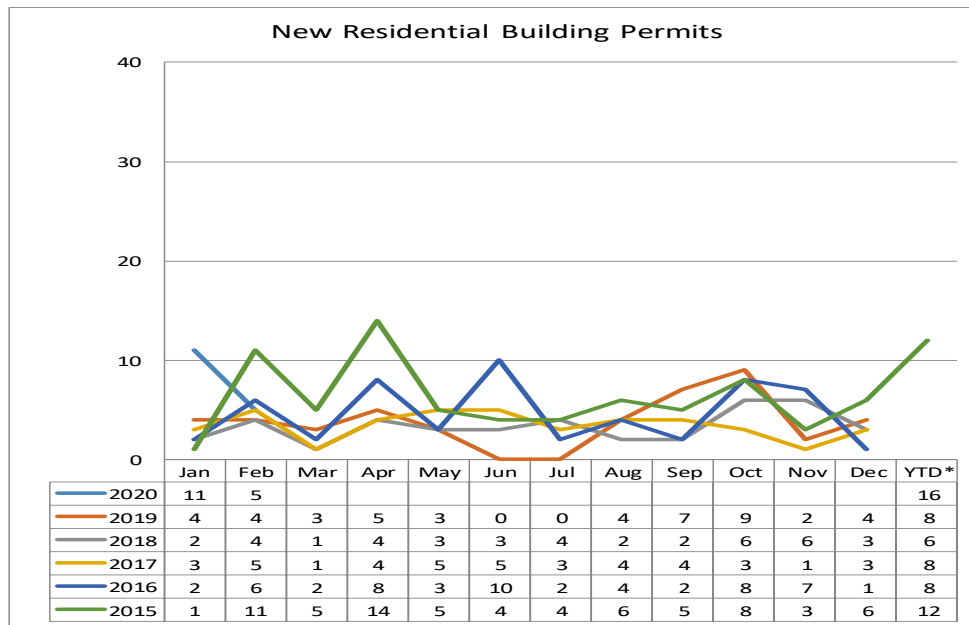
### FEBRUARY 2020



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## RESIDENTIAL BUILDING STATISTICS

### FEBRUARY 2020



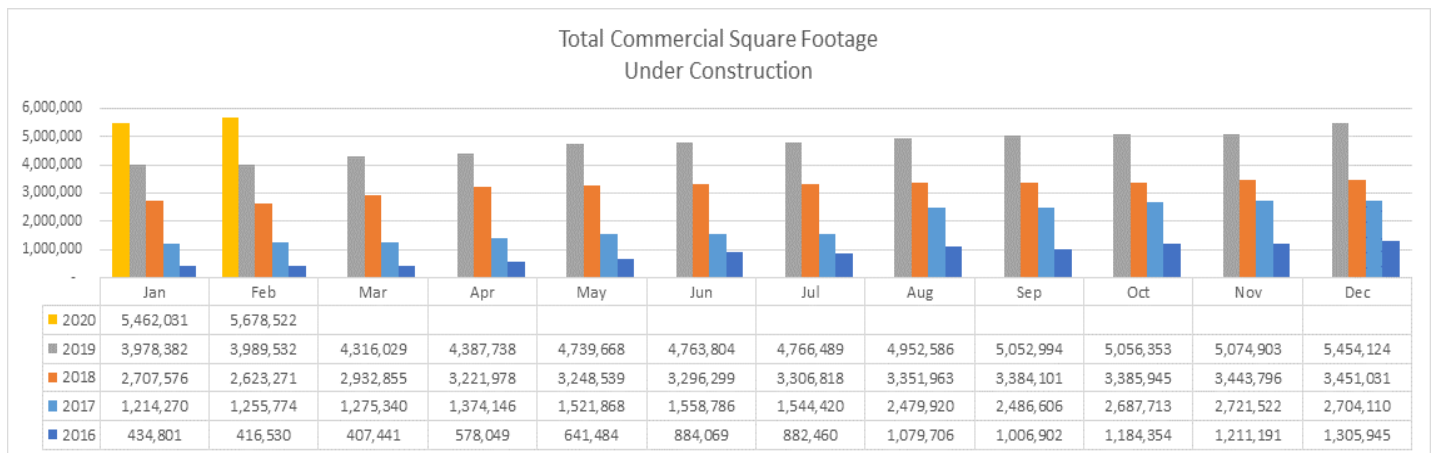
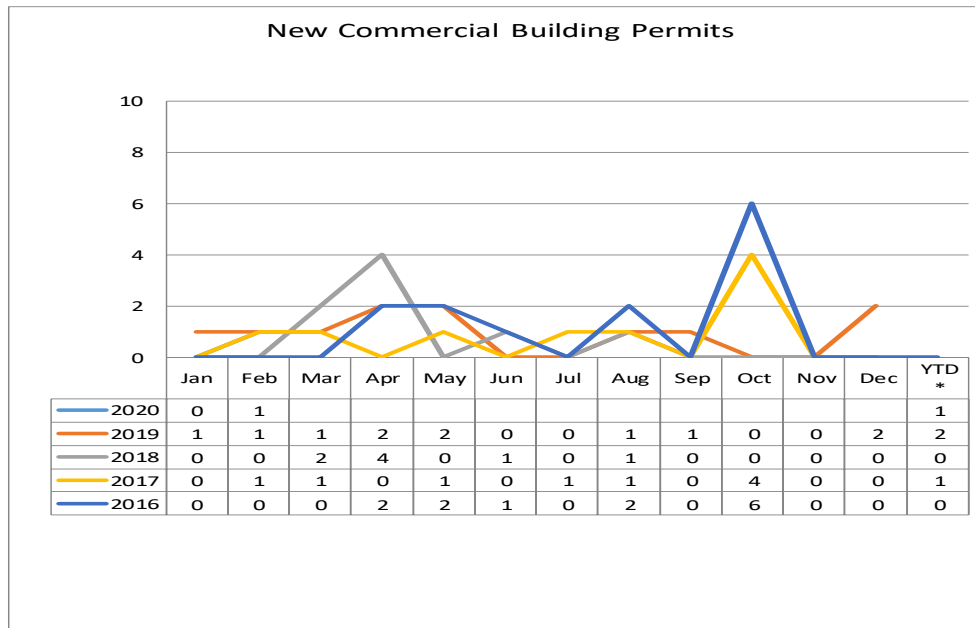
### Subdivision Summary

Subdivision	Total lots	Built lots	Available lots
Courtyard at New Albany	105	29	76
Nottingham Trace	240	20	220
NACC 28 (Ebrington)	66	24	42
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

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## COMMERCIAL BUILDING STATISTICS

### FEBRUARY 2020



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