



Community Development Department
MONTHLY REPORT
November 2020

Professionalism

Reliability

Creativity

Service

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DEPARTMENT OPERATIONS/UPDATES DURING COVID-19 NOVEMBER 2020

COVID-19 Response

The operational plan implemented in June remained unchanged through November. Village Hall was reopened to the public on June 15th. As a result, the Community Development Department resumed normal staffing, operations and work hours at the front desk. All of changes are consistent with the guidance issued by Governor DeWine, the Ohio Department of Health, Franklin County Public Health and the Centers for Disease Control and Prevention (CDC). The changes have enabled the department activities to proceed with limited interruption while reducing person to person contact. These measures are necessary to ensure that quality customer service continues during this time and to establish a framework to protect the health, safety and welfare of those doing business in the city of New Albany.

Office: The department is generally staffed by eight people each day in order to complete administrative tasks and to facilitate permitting, plan review and inspection services. All staff members are required to adhere to the social distancing, sanitization, and other recommendations of the Centers for Disease Control and Prevention (CDC) while in the office.

Permitting: In-person permitting services are available weekdays between 8am and 5pm.

Inspections: Building inspectors continue to utilize remote inspection protocol to the extent practical, however, in-person inspections are being regularly scheduled. When on-site inspections are conducted, the contractors are directed to ensure the inspection area has a minimum number of people present and that social distancing is observed.

Support Services and Meetings: Staff is continuing to utilize remote meeting platforms to the extent practical. This platform enables staff to effectively host a variety of meetings without causing service interruption or delay to our customers. In-person meetings are only being scheduled as deemed necessary by staff and by appointment only.

Board & Commission Meetings: The planning staff continues to use a web-based platform for all board & commission meetings.

COMMUNITY ENGAGEMENT AND OUTREACH NOVEMBER 2020

Meetings

Intersection of Planning & Economic Development by APA Ohio and OEDA (November 17, 18, and 19)

EDAC (November 6)

**BOARD AND COMMISSIONS
NOVEMBER 2020**

Planning Commission: November 16, 2020

Applications

Title: Hawksmoor North Rezoning
Location: 4093 Reynoldsburg New Albany Road and 6 Hawksmoor Drive
Applicant: D&H Hawksmoor Properties Ltd., c/o Aaron Underhill, Esq
Request: Rezoning
Zoning: R-1 and Infill Planned Unit Development (I-PUD) to Infill Planned Unit Development (I-PUD)
Commission Action: Tabled

Title: Variance—8 Highgrove Farms
Location: 8 Highgrove Farms
Applicant: Brian Kent Jones Architects dba The Jones Studio c/o Aaron Underhill, Esq.
Request: Variance
Zoning: West Nine 2 I-PUD
Commission Action: Tabled

Title: Final Development Plan—Motor Enclave
Location: Generally located north of State Route 161, south of Smith’s Mill Road and west of Kitzmiller Road
Applicant: EMH&T c/o Kevin Gradert
Request: Final Development Plan
Zoning: Motor Enclave Zoning District (I-PUD)
Commission Action: Approved with Conditions

Board of Zoning Appeals: November 23, 2020

Applications

Title: Variances—10 New Albany Farms
Location: 10 New Albany Farms
Applicant: Todd Parker, f5 Design and Architecture, Inc.
Request: Variances (3)
Zoning: R-1
Commission Action: Approved with Conditions

PROJECT UPDATES

NOVEMBER 2020

ENGAGE NEW ALBANY

You're part of the plan

November Strategic Plan Update

Draft Plan Review

The Engage New Albany Plan will consist of the following chapters:

- Introduction
- Community Wellbeing
- Parks and Recreation
- Sustainability
- Land Use
- Mobility
- Focus Areas
- Implementation

MKSK provided the final two draft chapters of the plan, land use and mobility, and city staff provided revisions which will be included in the final draft chapters of the plan.

While each chapter of the plan addresses a unique topic, they often relate to one another. The planning team has focused on ensuring that the various chapters cross reference each other in order to make the plan easier to use for staff, members of the public and developers. For example, land use strategies and residential densities have implications on mobility and future traffic patterns in the city. Staff reviewed future build out projections based on current and future residential development rights to ensure that they are accounted for in the plan. Additionally, the introduction of new mixed use areas and hamlets have implications on future traffic patterns and necessary improvements to accommodate this desired growth. The mobility section of the plan contains the background analysis and key takeaways from the traffic modeling exercises completed earlier this year. This analysis will guide city staff on the type of roadway and other mobility improvements are necessary as the city grows with new residential, commercial and mixed use development.

Schedule & Next Steps

MKSK is revising the land use and mobility chapters based on staff revisions. The planning team will continue to work on the final elements of the plan to ensure that a comprehensive, easy to use document is created which will consist of over 250 pages of material. Once a final full draft of the plan is received staff will create a final adoption schedule and begin pulling together talking points for all of the boards and commissions and city council. The full draft will be sent to the steering committee for review in mid-December.

Upcoming Meetings/Project Benchmarks:

Final draft plan	December 2020
Begin Adoption	January 2021

PROJECT UPDATES

NOVEMBER 2020

Electronic Plan Review and Permitting Software

Anticipated completion date: April 2021 (Software Buildout)

Project Description:

The staff will identify, evaluate and recommend for selection a software package that will automate the plan review and permitting process of the department. The evaluation will include a detailed cost/benefit analysis of the software package, as well as an assessment of the specific user interface, workflow and data capabilities. The staff will also establish a transition plan necessary to implement the selected software into the daily operations of the department and create a communication plan to share any changes and updates with residents, contractors and consultants. After the software is accepted by city council, the staff will buildout and implement the new software.

Status Update:

Accela was presented to city council as the recommended software package to meet the needs of the city. The recommendation was accepted and the city entered into a service contract with Accela. An implementation committee was formed within the development department that has started to plan the software buildout and implementation with Accela staff.

Next Steps: The staff will create individual workflow diagrams for each permit within the department and compile all of the current permits in preparation for creating new workflows within Accela. The staff will work closely with technical support staff from Accela to continue the software buildout.

Inventory & Analysis of Building Records and Conditional Occupancies

Anticipated completion date: March 2021

Project Description: The staff will review and close all commercial and residential building permit records that are not currently active. Additionally, each permit will be electronically closed in CityView and physically inventoried with VRC (formerly known as FireProof) in accordance with our records retention policy.

Status Update: The staff continued to review and close out inactive building permits. The building inspectors continued taking inventory of expired permits that need closed out. Approximately 123 boxes of files were identified to be destroyed by VRC as their retention period expired.

Change of Occupancy Procedures

Anticipated Completion Date: January 2021

Project Description:

The staff will establish an updated procedure to better facilitate changes of occupancy within existing buildings that do not include a building modification. This update seeks to simplify the city's current change of occupancy policy while providing assurance that conformance with applicable zoning and fire codes is maintained. This will also result in reduced costs to property owners and will expedite and streamline the issuance of a change of occupancy permit.

Status Update:

No update for the month of November.

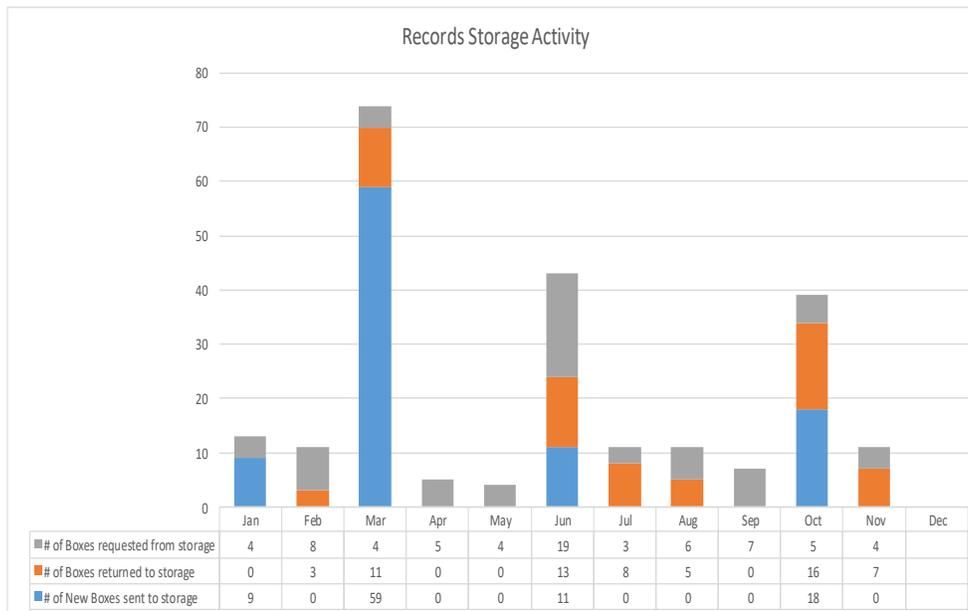
Next Steps:

- The staff will conduct additional research to further compare and contrast our policies with 2-3 additional peer communities.
- The staff will collaborate with our chief building official to recommend policy changes and to create any necessary forms.

PROJECT UPDATES NOVEMBER 2020

VRC

Project Description: VRC (formerly known as Fireproof) is the company that provides record storage for the city. The department sends records to storage after the project / permits are completed or when the record is no longer needed. These records are inventoried in boxes. Boxes are frequently called back to the city offices for reasons that include but are not limited to public records requests and research purposes. This graph shows the monthly activity between the department and VRC.



PLANNING PROJECT UPDATES NOVEMBER 2020

Taylor Farm Plan

Anticipated Completion Date: Spring 2021

Project Description:

Develop initial design strategies and schematic design documents including a site plan with narrative descriptions of major systems, amenities and materials for the Taylor property. This project is comprised of the 88 acre +/- Taylor Farm Park and the 10 acre +/- Taylor Home site.

Historical Context:

The site consists of a total of three wetland cells encompassing the majority of the previously farmed area. An effort has been made to preserve the tree row along the rear and side of the homestead and subdivision. The team primarily discussed how the size of the three wetland cells may affect the homestead site programming and the city's ability to construct leisure trails throughout the entire property.

Status Update:

There are no status updates to report. Below is the latest status update from the October report:

An updated site plan was submitted that met staff's remaining comments:

- The wetland cell located east of the Taylor Home site was revised to allow the same streetscape treatment that is established on the south side of Dublin-Granville Road with the understanding that the southern edge of the cell needs to be naturalized so it's not a straight edge.
- There is at least a 50 foot setback between leisure trails and residential lots.
- There is an 80-85 foot buffer on the east side of the Taylor Home site in order to achieve flexibility in the design of the future homestead uses.

With the exception of the homestead, this latest update includes all of the schematic phase 1 improvements including streetscape along the public roads, grading, and layout for a leisure trail network. The staff shared this schematic plan with city council during their capital workshop retreat. The plan was received favorably and subsequently the construction design documents for the parking lot and leisure trail system were ranked as a 2021 priority project.

Next Steps:

Our opinion is that it is best to wait for MKSK to finish the Parks Framework Plan since it includes programming recommendations for this area. Once the framework plan is finished, the staff can complete the homestead planning with some real site information that is consistent with other planning efforts.



PLANNING PROJECT UPDATES

NOVEMBER 2020

Village Center Parking Strategy

Anticipated Completion Date: February 2021

Project Description:

Examination of existing and future parking needs in a comprehensive, data driven manner as necessary to develop a plan that provides targeted parking recommendations to facilitate the continued growth of the Village Center. The project deliverables include:

- Data validation of the parking model recommendations and traffic data analysis to ensure the parking recommendations and existing roadways are in alignment (transportation consultants Wells & Associates).
- Development of a Build-Out Plan that includes a range of future development scenarios varying in density and scale to adequately understand the impact on future parking and the overall transportation network (i.e. traffic).
- Short-term parking management strategies to address existing parking needs and long-term parking management strategies that anticipate future development conditions. Certain areas within the Village Center may be assigned multiple long-term parking management strategies based on the consensus plan.
- A phasing plan as well as an order of magnitude costs for the parking improvements recommendations.
- The plan will link parking and street improvements to density or other quantitative measure rather than time. This will allow the plan to remain relevant regardless of the timeframe that the Village Center builds out or how it might build out. It will also provide options for the city when evaluating proposed development projects.
- The traffic studies from the engineering firm Carpenter Marty and MORPC will be used to inform final parking recommendations in the final deliverable. The final report will tie parking recommendations to these traffic studies.

The working group includes the following members:

- Tom Rubey, The New Albany Company
- Jennifer Chrysler, Director of Community Development
- Adrienne Joly, Director of Administrative Services
- Mike Barker, Deputy Director of Community Development
- Steve Mayer, Planning Manager
- Chris Christian, City Planner
- Jeff Pongonis, MKSK
- Chris Hermann, MKSK

Status Update:

The traffic consultant, Wells & Associates, finished their review of two proposed extensions of Market Street. The traffic simulation analysis concluded that connecting Third Street to Market Street results in overall less car travel delay within the Village Center. This connection, along with other intersection improvements at Main Street and Third Street, provides the most efficient flow of vehicular traffic. The simulation modeled AM/PM peak travel times based on anticipated development in the year 2031.

PLANNING PROJECT UPDATES

NOVEMBER 2020

Village Center Parking Strategy continued...

There are no additional status updates to report. Below is the latest status update from the August report:

The working group met at the end of the month to review key takeaways and recommendations:

- Key Takeaway #1: Rose Run II & Locust Alley
 - There were two parking districts that have been combined.
 - The group decided that this district requires a low and high density development scenario.
 - Provides parking for historic Village Center to the north of the site.
 - Explore on-street parking near Main Street dogleg. Implementation of the Market Street extension will make this feasible.
- Key Takeaway #2: Market & Main Continued Growth
 - Any new development will park itself.
 - Need to acknowledge timing and staging of future construction projects and materials may create temporary parking deficits.
 - Developers are responsible for producing a parking solution during construction.
 - At the completion of Market & Main development, the new parking created will likely be part of a regional parking solution during off-peak hours. (ie: event parking for McCoy and Amp).
 - RAMSA plan was created prior to Rose Run I's completion. An updated development plan will be required to address the new park and understand parking requirements for this district.
- Key Takeaway #3: Market Street Extension
 - Traffic bypass through town – reduces pressure on High (605) & Main (62) intersection to allow a more pedestrian friendly environment to walk to parking.
 - This new alignment may present options for new pocket parking lots (15-20 spaces each) around the Historic Core.
- Key Takeaway #4: 9 Acres
 - The district must park itself.
 - If the district cannot park itself then a shared agreement for a parking structure at Rose Run II must be in place.
- Key Takeaway #5: Park Once!
 - Enhancing the pedestrian experience from parking space to destination (ie: alleys, streetscapes) will increase likelihood people will walk.
 - Shared parking solutions are potentially available at Learning Campus parking available during non-school hours for event parking overflow.
 - Wayfinding solutions should be discussed for all types of parking (e.g lots, on-street, shared, etc.) and for local Village Center destinations.
- The idea of a “decision schedule” was introduced as a means for the city to prioritize improvements and determine when infrastructure improvements are needed based on the scale of private developments.

PLANNING PROJECT UPDATES

NOVEMBER 2020

Village Center Parking Strategy continued...

Next Steps:

- MKSK will continue to refine the exact alignment to ensure the Village Center historic lot and block network is preserved while also taking into consideration established environmental features. Wells & Associates and MKSK will collaborate on a schedule.
- Wells & Associates will run the same traffic simulation based on current conditions in order to know the immediate impact on present day traffic flow.
- Wells & Associates and MKSK will collaborate on a schedule to finalize their tasks and report back to the city.
- Once the final alignment is determined, MKSK will continue working on the build-out plan and “decision schedule” drafts.
- Once there is final agreement on the build-out plan, it will be used to create draft recommended parking assignments and recommendations for each parking district.
- Once comments from Wells & Associates are received for the alignment of the Market Street extension, a final design will be chosen and used with other parking data to assist in the strategies and recommendations.

PLANNING PROJECT UPDATES

NOVEMBER 2020

Parks Framework Plan

Anticipated Completion Date: December 2020

Project Description:

Development of a park system hierarchy complete with park typologies, use sheds, and program elements and components for each existing and future park. These recommendations will be used as a tool for the city to evaluate and prioritize future improvements for each unique park location. The project's deliverables include:

- Improvement recommendations for the facilities in each neighborhood park based on an assessment, analysis, and hierarchy developed out of the planning effort.
- Recommendations will include a basic diagram and descriptive narrative.
- A phasing plan and an order of magnitude costs to accomplish the recommended improvements.

The project working group includes the following members:

- Dave Wharton, Director of the NA Joint Parks District
- Abbey Brooks, Healthy New Albany and Parks and Trails Advisory Board
- Tom Rubey, The New Albany Company
- Jennifer Chrysler, Director of Community Development
- Adrienne Joly, Director of Administrative Services
- Steve Mayer, Planning Manager
- Chris Christian, City Planner
- Andrew Overbeck, MKSK
- Jeff Pongonis, MKSK
- Chris Hermann, MKSK

Historical Context:

The third and final working group meeting was held in August. MKSK presented the following:

- Park hierarchy consisting of four types:
 - Neighborhood Playground
 - Neighborhood Parks
 - Parkland Preservation
 - Destination Parks
- For each park hierarchy type, the draft plan includes:
 - General recommendations
 - Locations of each throughout the community
 - A "playbook of amenities" consisting of types of equipment, seating, landscaping, and other types of programming.
- The working group was supportive of the draft. The working group discussed the following details of the plan:
 - The Miracle Field area is not included in the plan because there is not enough space to provide desired amenities. Additionally, it is private property and the rest of the parks included in the plan are all publically owned.
 - The "playbook of amenities" should include pre-selected materials and colors for equipment. There are two main age groups for playground equipment: 2-5 and 5-12 years old. The "playbook of amenities" should be broken down by age group.
 - The group still wants to be disciplined with playground aesthetics but at the same time wants to provide more dynamic programming and design.
 - Park maintenance should be considered in the plan.
 - Park access should be contemplated. Access meaning how easy it is to find a park. An example is Byington Park which has a narrow walkway between to homes as an entrance. It is easy to miss.

PLANNING PROJECT UPDATES NOVEMBER 2020

Parks Framework Plan continued...

- The working group virtual meeting was recorded. The staff was able to share the video with members of city council so they can see and hear, firsthand, the presentation and feedback from the group.

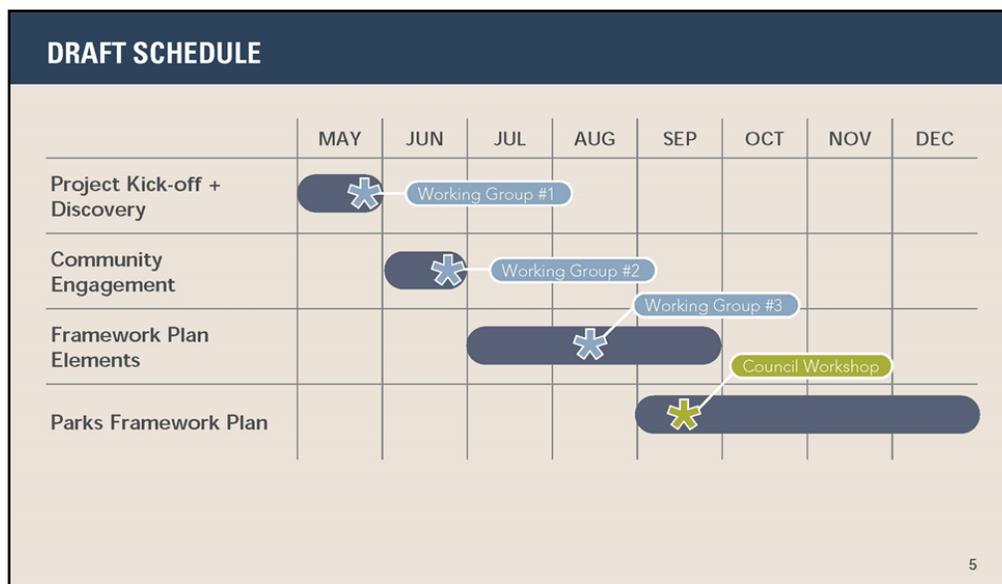
MKSK presented the analysis and recommendations to city council during their capital retreat workshop. City council prioritized the recommended improvements in neighborhood parks for the 2021 budget. City council set a goal to improve at least 2-3 parks per year until all of the neighborhood parks are updated. The number of parks updated annually may fluctuate dependent on overall budget and the costs necessary to upgrade each park.

Status Update:

- MKSK finalized the draft plan which includes the “playbook of amenities” to pick and choose park improvements for each neighborhood park based on the feedback from the working group.
- The playbook consists of:
 - Three options for the primary play structure.
 - Three options for complementary activities.
 - Options for additional individualized components.
 - Finishes, site amenities, selection for colors, benches and landscaping.
 - All of the options listed above can fit within the existing 50'x50' square mulched areas. There are 27 total different combinations possible based on the pre-selected equipment.
 - All of the 50'x50' square mulched areas are proposed to have a solid rubber surface to make it ADA accessible.
 - An order of magnitude costs for each playground.

Next Steps:

- The staff is reviewing the “playbook of amenities” with community stakeholders. Once completed staff will provide comments to MKSK for any necessary revisions.
- Once the draft plan and the “playbook of amenities” is completed, the staff will identify parks to improve and get an estimated cost for the 2021 budget. In addition to park maintenance.
- Once the draft plan document is finished, the staff will send a copy to the entire working group for review.



PLANNING PROJECT UPDATES

NOVEMBER 2020

Veterans Memorial Plan

Anticipated Completion Date: December 2020

Project Description:

Assessment and recommendations for the memorial's desired programming and location. The final deliverable include:

- Booklet telling the complete story of how the design team developed the final concepts.
- Written narrative describing the site details.
- Graphic exhibits consisting of site plans, renderings, vignettes, narratives, and/or 3D modeling to convey the plan concepts to city council.
- Order of magnitude costs for each plan concept.

The project working group includes the following members:

- Sloan Spalding, Mayor
- Ben Collins, Plain Township administrator
- Jennifer Chrysler, Director of Community Development
- Adrienne Joly, Director of Administrative Services
- Steve Mayer, Planning Manager
- Chris Christian, City Planner
- Jeff Pongonis, MKSK
- Karla Salmans, MKSK

The focus group includes the following community members:

- Ron Davies
- Ken Krebs
- Jake Bame
- Sarah Higgiston
- Rich McMunn
- Paul Hatfield
- Tom Rubey
- Victor Wilson
- Dennis Keese

Historical Context:

Based on the information received during the last focus group meeting MKSK further developed the concept plans to include focus group's comments and general discussion items:

- The conceptual plan is a hybrid of the three main elements proposed: water, light, and path. Water is the guiding form with light and pathway elements incorporated into it.
- The hybrid design approach includes:
 - Veterans Memorial Wall and Founders Wall encircling the historic cemetery. MKSK discussed how they spent a lot of time studying views from the Locust Alley public walkway to the memorial wall to ensure there is proper scale and massing. The goal is that the wall will provide enough "gravity" to pull pedestrians toward the site to ensure it doesn't feel tucked back into the site.
 - A separate First Responders Pavilion at the northwest corner of Granville Street and Main Street. While the Veterans Memorial at Rose Run II is meant to be more contemplative and thoughtful, the First Responders Pavilion is meant to be a gathering area with amenities like tables with a fire pit.
- MKSK presented rendered material illustrating the Veterans Memorial Wall, Founders Wall, Heroes Walk, and First Responders Pavilion to city council during their capital retreat workshop. City council provided positive feedback and prioritized the creation of design documents as a part of the Rose Run II project for the 2021 budget.

PLANNING PROJECT UPDATES NOVEMBER 2020

Veterans Memorial Plan continued...

Status Update:

MKSK and the staff held the third and final virtual focus group meeting. MKSK presented refined the conceptual plans for the Veterans Memorial and First Responders Pavilion.

The latest renderings ensured there is a nice "rhythm" of major program elements for the Veterans Memorial. The major elements include a Veterans Plaza (wall location), Founders Cemetery grounds and wall, Heroes Walk, riparian paths along Rose Run, sunny clearing for gathering, and a woodland frame along the south side to buffer the parking area. Additional details and ideas include adding sculptures to the woodland areas where there are lighting elements in order to add another layer of program elements. The Veterans Wall is envisioned as being textured with waterfalls and fog elements at dawn and dusk.

Alternate layouts were created and include:

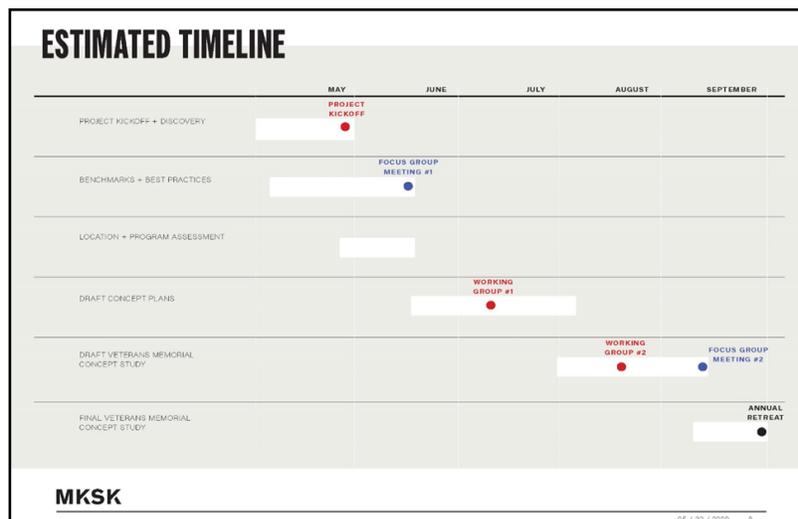
- For the Veterans Memorial
 - Made Veterans Wall more pronounced and lowered it, so there is a water scrim.
 - The pedestrian walkway is wider, making the central space more open.
 - The reflective space is moved away from the historic creamery building at the mill site.
- For the First Responders Pavilion
 - Added formal the grove of trees around pavilion.
 - The pavilion itself is a little larger and made of more prominent materials.
 - Raised grade so there are steps leading up to the pavilion to give it more prominence.

The focus group is supportive of the design elements and general concepts. The group encouraged staff to look at design elements from the amphitheater to incorporate into the First Responders Pavilion so there is consistency in design elements.

The draft booklet for the Veterans Memorial Concept Study has been provided to staff for review.

Next Steps:

- The city staff is reviewing the Veterans Memorial Concept Study booklet. Once the review and any necessary revisions are completed, the booklet will be distributed to the focus group for their records.
- A virtual presentation of the draft to the Parks and Trails Advisory Board and the Cemetery Restoration Advisory Board is scheduled on December 7, 2020.
- A virtual presentation of the draft to Architectural Review Board is scheduled on December 14, 2020.



ECONOMIC DEVELOPMENT UPDATE

NOVEMBER 2020

Economic Development Plan Update

Anticipated Completion Date: December 2020

Project Description:

This project is an update to the economic development plan adopted in 2006. The city created an RFP for services in February 2020 after review and approval from the Community Improvement Corporation (CIC). The CIC serves as the “steering committee” for the project. The RFP was sent to twelve firms. Three firms (one local and two from outside of the state of Ohio) responded to the request. A small committee comprised of staff and the president of the board of trustees of the CIC reviewed the proposals and made a recommendation to the city manager to enter into contract with Camoin 310. Camoin was the consultant that developed the original plan adopted in 2006. The contract includes a scope of services as follows:

- An economic baseline report that includes an analysis of the region’s current economic situation and the city’s role in the regional economy; identification of the city’s competitive assets and opportunities for generating economic activity; and, a comparison of the city’s position relative to the region and the nation (where appropriate). The baseline report will also include the following specific information:
 - Demographic and socioeconomic profile of the community;
 - Economic, industry and business data and trends; and,
 - Workforce and skills assessment.
- An inventory of economic drivers, i.e. site availability, land use policies and regulations, private sector investments, which will shape the creation of an Action Map. The Action Map is the main tool for implementation and will identify specific economic drivers that will be critical to move forward with economic strategies that are resilient and practical for implementation.
- An action plan matrix in the form of a table or spreadsheet and final report that includes business attraction strategies, business retention strategies, recommendations for improving the business climate and strategies to build on existing assets.

Status Update:

The final draft includes the following strategies and initiatives as a part of a multi-year action plan:

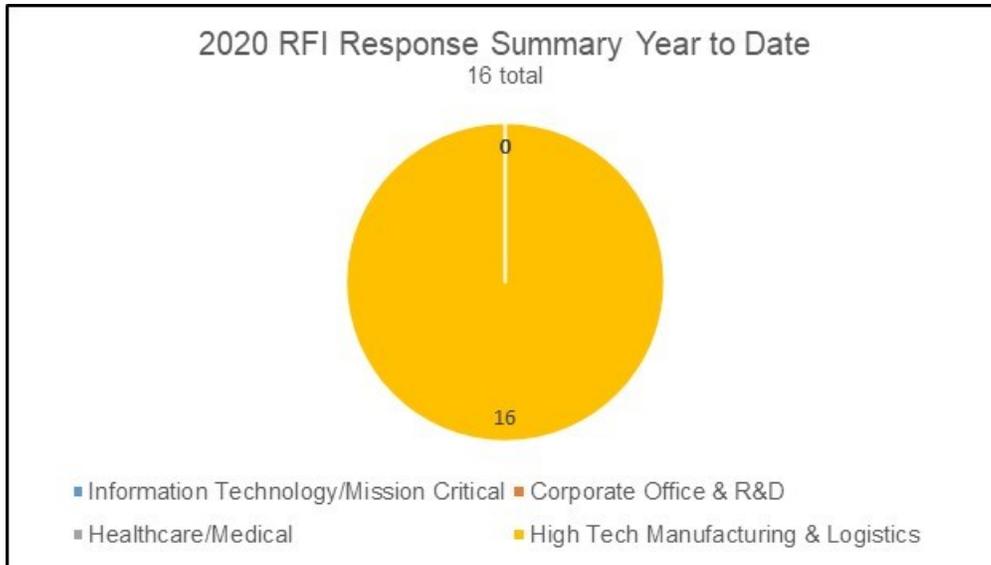
1. Create a Decision Framework for the City’s Economic Development Activities.
2. Maintain New Albany’s Leadership as a Competitive Location for Existing and New Businesses.
3. Upgrade to a Smart, Data-Driven BR&E Program and a Proactive Attraction Strategy.
4. Integrate Innovation and Entrepreneurship with Existing Businesses and Resources.

The draft was distributed to the CIC for comment and review.

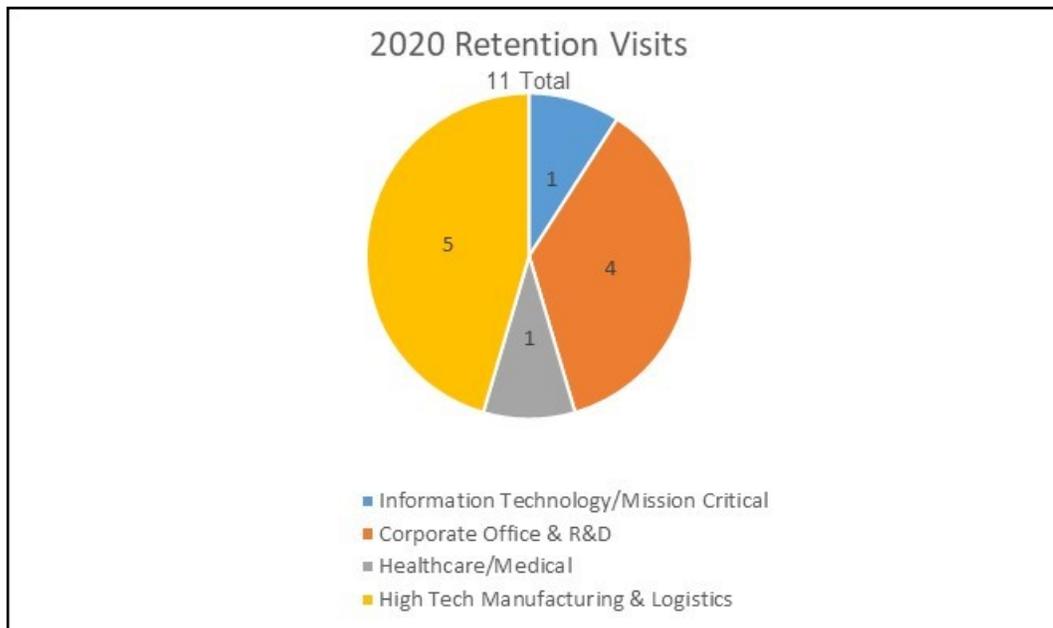
ECONOMIC DEVELOPMENT UPDATES NOVEMBER 2020

Requests for Information

This chart describes the number and type of Requests for Information (RFI) responses submitted by the department by month. To date, the department has responded to 16 RFIs representing 477.82 total acres, 5.1M square feet and \$490M total investment. All of the responses to date have been for prospects in the high tech manufacturing & logistics industry.



Business Retention and Expansion



ECONOMIC DEVELOPMENT UPDATES

NOVEMBER 2020

Business Retention & Expansion (BRE) Visit:

American Regent - 6610 New Albany Road East

- American Regent develops, manufactures and supplies high-quality sterile injectables for healthcare providers;
- The company is headquartered in New York;
- The New Albany expansion has paid quick dividends and the plan is to continue growing here;
- Manufacturing talent is hard to find;
- Their largest initiative is to build a better brand locally, so they are going to put more resources towards gaining visibility in the local market.

Hims (healthcare sector/telemedicine) - 9750 Innovation Campus Way

- Hims is a telemedicine company with a primary focus on men's health;
- The company is launching into primary care and behavioral health;
- The company was formed in 2017 with 260 doctors across the US;
- In November 2020 the New Albany site was certified as a pharmacy;
- Fulfillment will start June 1st and shipping June 15th;
- The company is headquartered in San Francisco;
- The company is hiring for the following positions: fulfillment, pharmacists, and pharmacy techs. They expect to have at a minimum 200 FTEs;
- The decision to locate in Ohio was made because Ohio State has a robust pharmacology program. One Columbus is taking the lead to connect the company to Ohio State, Columbus State, and C-TEC;
- The company is working to develop a program on-site for pharmacy tech training and certification.

Community Reinvestment Area Housing Council

On November 5th the Community Reinvestment Area Housing Council (CRAHC) met virtually for the annual meeting. Each year, the council is tasked with making an annual inspection of a property within the community reinvestment area for which an exemption has been granted. Due to the COVID-19 emergency, the CRAHC was unable to make an annual inspection of a property. The CRAHC reviewed active CRA reports and the economic development specialist provided an update on Business Retention & Expansion (BRE) meetings and surveys.

GRANT FUNDING NOVEMBER 2020

Grant Research

The city received funding from AEP Ohio (Smart Columbus initiative) for two DC Fast Chargers. The EV charging stations are located in the parking lot at 150 W. Main Street and available for use. An FAQ can be found on the city's website at <https://newalbanyohio.org/news/2020/11/electric-vehicle-charging-stations-now-available/>.



INNOVATE NEW ALBANY NOVEMBER 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.

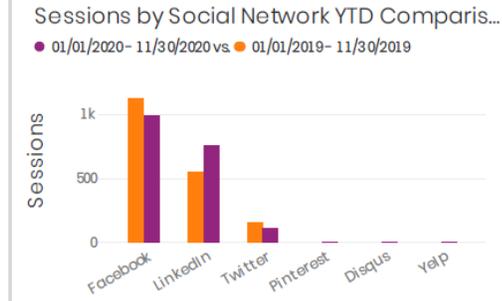
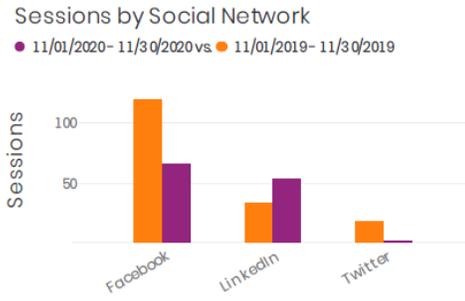
Traffic Metrics by Page Title

From 11/01/2020 until 11/30/2020

Page Title	Pageviews	Avg. Time on Page	Entrances	Exits	Bounce Rate (%)
Display - Events Innovate New Albany New Albany, Ohio	14,004	0:00:01	58	58	51.72%
Innovate New Albany New Albany, Ohio	274	0:01:06	223	145	54.26%
Using AI in Healthcare: The Deep Lens Story (LIVESTREAM) Innovate New Albany	219	0:01:01	154	167	76.13%
Raising Capital from the Crowd: Public Fundraise by Activating Everyday Investors (LIVESTREAM) Innovate New Albany	164	0:02:19	95	106	65.26%
Events Archive Innovate New Albany	97	0:00:48	35	51	74.29%

INNOVATE NEW ALBANY NOVEMBER 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.

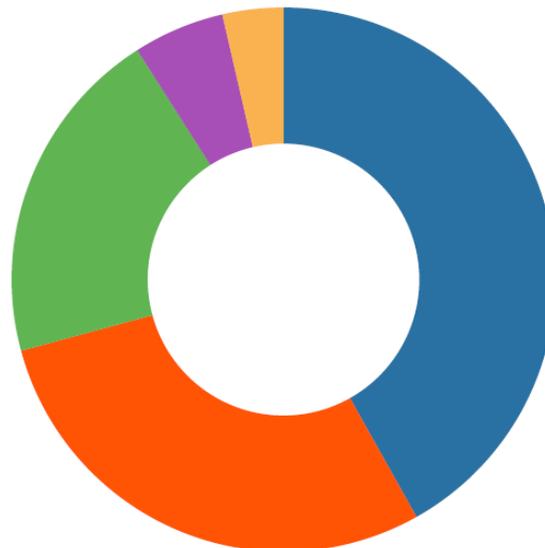


Engagement Percentage Breakdown - Where are users coming from?

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 came to the site from sources outside of its search engine-- so through referral links.

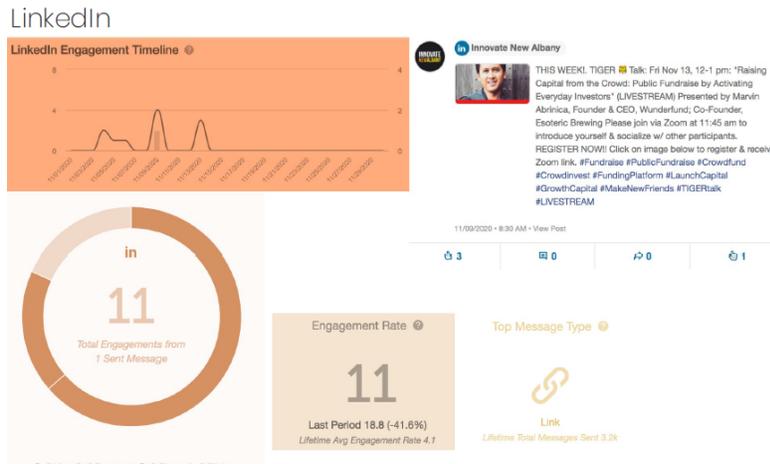
Engaged Sessions by Channel
From 11/01/2020 until 11/30/2020

- Organic Search 41.87%
- Direct 28.92%
- Email 20.18%
- Social 5.42%
- Referral 3.61%



INNOVATE NEW ALBANY NOVEMBER 2020

Social Media Section – LinkedIn



MailChimp Section

Subscribers: 3,425
Avg. Open Rate: 15.7%
Avg. Click-Thru Rate: 1.1%

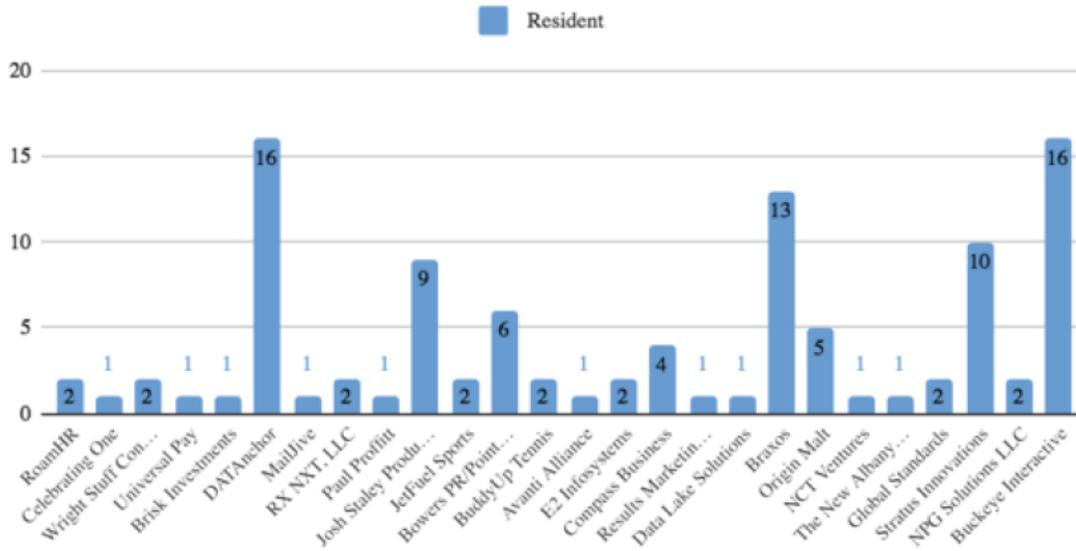
Metrics by Campaign

From 11/01/2020 until 11/30/2020

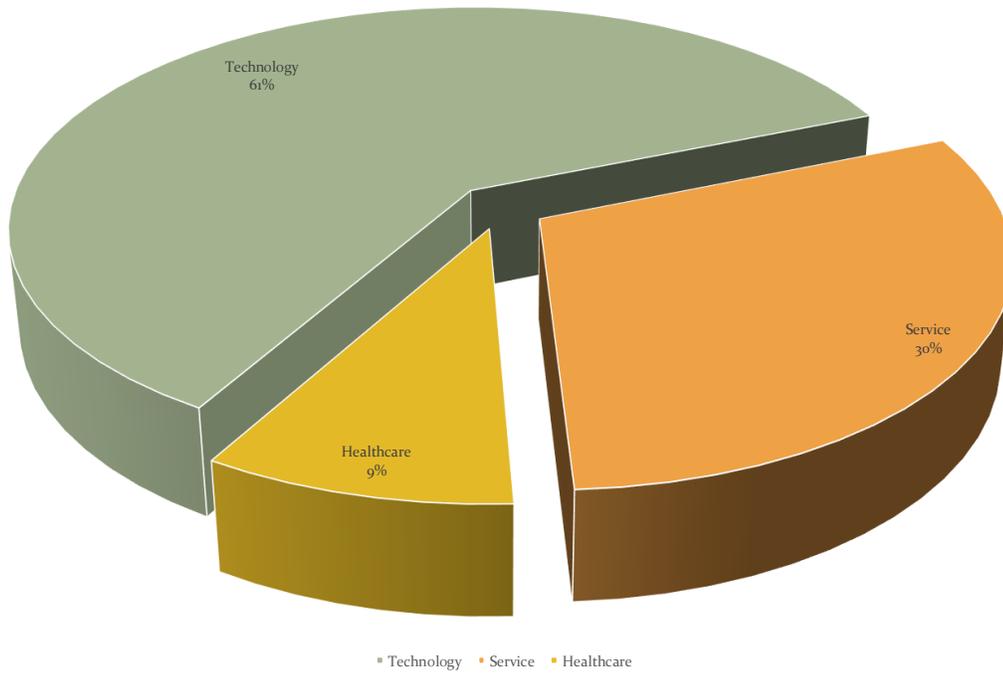
Campaign	Sent On	Unique Opens	Open Rate	Unique Clicks	Click Rate
11-29-20 – TIGER Email – TWO NEW EVENTS – 12-02 & 12-09	11/29/2020	542	15.77%	59	1.46%
11-12-20 – TIGER Email – LAST CHANCE for FRI 11/13	11/12/2020	520	15.18%	32	0.85%
11-09-20 – TIGER Email – New Event on Fri 11/13/20 – 2nd Email	11/09/2020	495	14.52%	26	0.70%
11-07-20 – TIGER Email – New Event on Fri 11/13/20	11/07/2020	591	17.31%	38	1.05%

INNOVATE NEW ALBANY - TENANT DASHBOARD & SPOTLIGHT COMPANY NOVEMBER 2020

Resident Companies Employee Counts



Types of Companies @ Innovate by Industry



INNOVATE NEW ALBANY - TENANT DASHBOARD & SPOTLIGHT COMPANY

NOVEMBER 2020

E2 INFOSYSTEMS

E2 Infosystems is led by Founder/CEO Satish Albert, a longtime resident of New Albany. E2 is a software engineering and consulting firm providing tech solutions to address business problems.

E2's technology strategy and execution approach prepares its clients for current and future needs by building a solid foundation that offers scalability for growth and adaptability to change. E2 stays on the forefront of the continuous evolution of technology so they can add value by making sure our clients are keeping up with the pace of change.

E2's specialties include all of the following:

1. Migration to the Cloud
2. Mobile App Development
3. Web Application Development
4. Data Management, Data Analytics, Data Visualization
5. DevOps / Automation including Test Automation, Continuous Integration
6. Managed Services including Monitoring & Alerting, Software Consultation
7. Technology Partnership including End-to-End Software Development

Learn more about E2 Infosystems by visiting the company's recently updated website: <http://www.e2infosystems.com/>

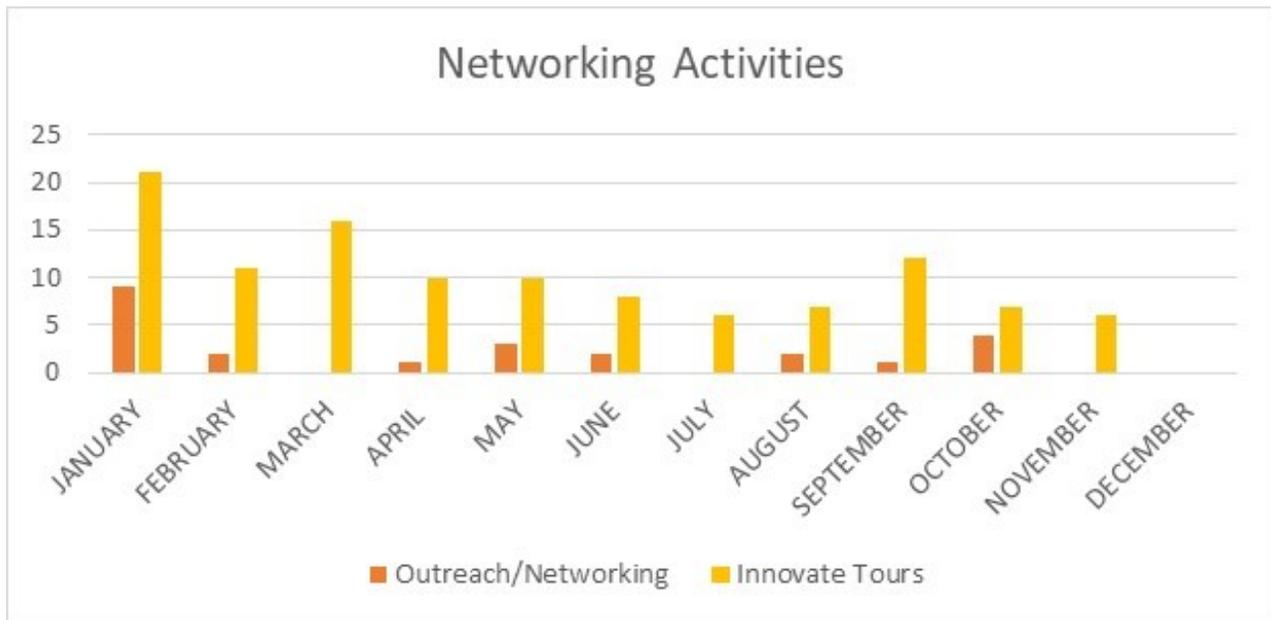
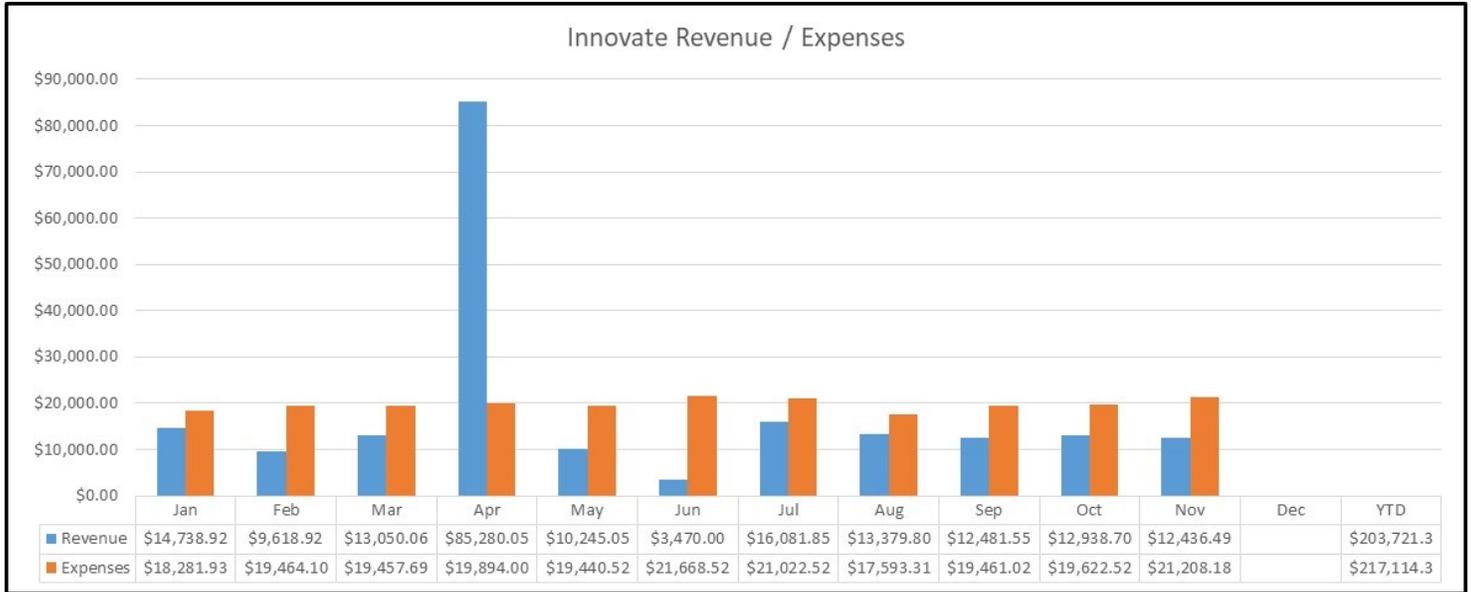
INNOVATE NEW ALBANY NOVEMBER 2020

Look Ahead

Event Name	Photo	Date	Event Type
Grow Revenue by Winning Business from the Federal Government	 <p style="text-align: center; font-size: small;">LIVESTREAM WED 12/2, 12 - 1PM</p>	12/2/2020	TIGER Talk
Expert Office Hours	 <p style="text-align: center; font-size: small;">NOW 100% VIRTUAL!</p>	12/4/2020	EOH
The Pivot: How Refill Built a Path for Sustainable Growth in the Midst of a Pandemic	 <p style="text-align: center; font-size: small;">LIVESTREAM WED 12/9, 12 - 1PM</p>	12/9/2020	TIGER Tale
Strategy of Hope – Leadership Actions to Fuel Success in 2021	 <p style="text-align: center; font-size: small;">LIVESTREAM FRI 12/11, 12 - 1PM</p>	12/11/2020	TIGER Talk
Flow Innovation: "Building Bridges to Transformation with Small Teams & Quick Wins"	 <p style="text-align: center; font-size: small;">LIVESTREAM FRI 1/8 12 - 1PM</p>	1/8/2020	TIGER Talk

INNOVATE NEW ALBANY-NEWS & FINANCIALS

NOVEMBER 2020



PLAN REVIEW
NOVEMBER 2020

Engineering Plan Reviews

There were three (3) engineering plans submitted for initial review. Additionally, there were six (6) engineering plans that were resubmitted for back check review.

Project Name	Initial Submittal Date	Comments Issued Date	Total Review Time (Days)	Review Time Standard (Days)
Beech Crossing Private Road	November 3, 2020	November 19, 2020	16	18
Buff City Soap	November 3, 2020	November 20, 2020	17	18
Englefield Oil at Beech Road and Smith's Mill Road	November 16, 2020	pending	pending	18

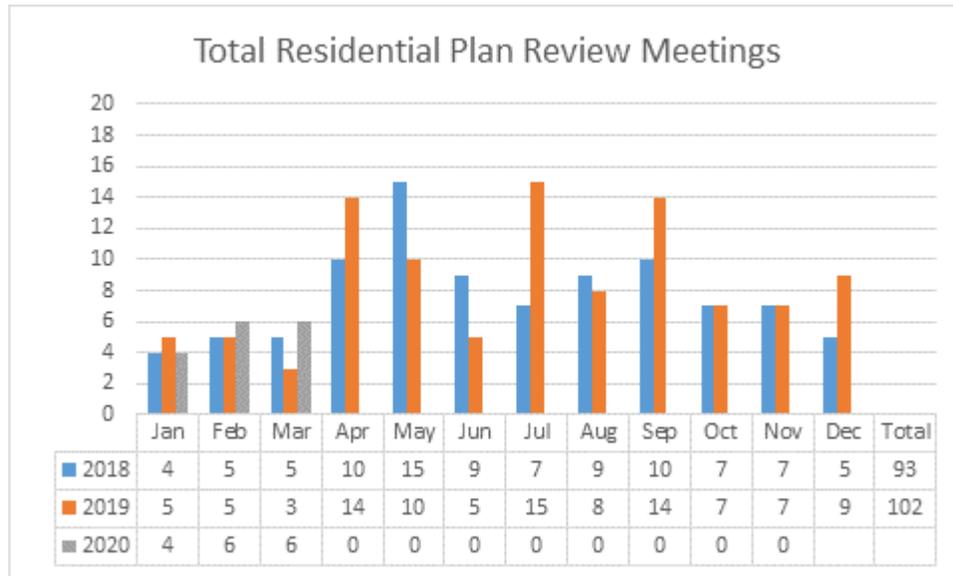
Engineering Pre-Construction Meetings

There was one (1) pre-construction meeting in November:

- Axium Sanitary Sewer Extension

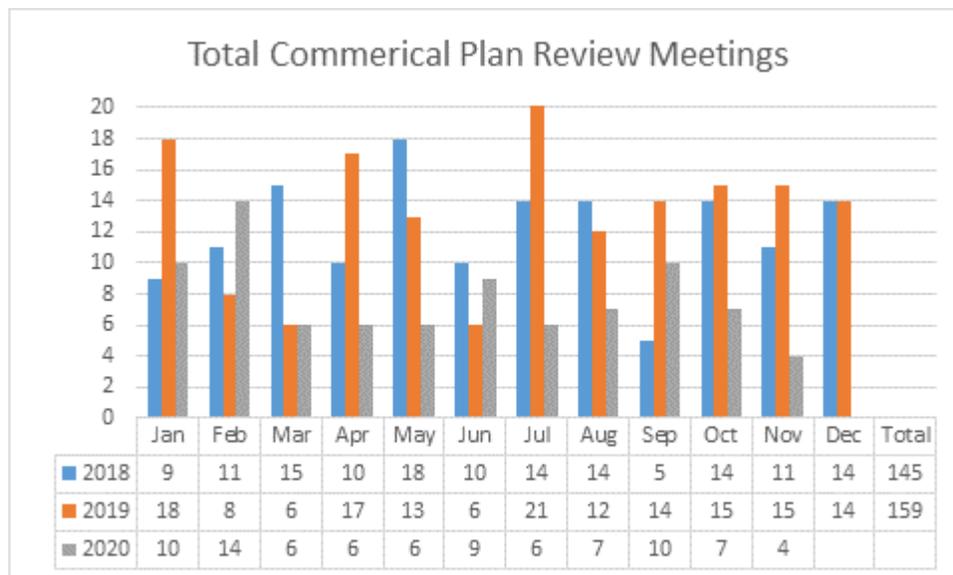
PLAN REVIEW CONTINUED NOVEMBER 2020

Residential Walk-Through Meetings



The development department offers in person meetings for small residential projects with the contractor/owners and the zoning and building plan reviewers. These meetings have not been offered since March 23, 2020 due to COVID-19.

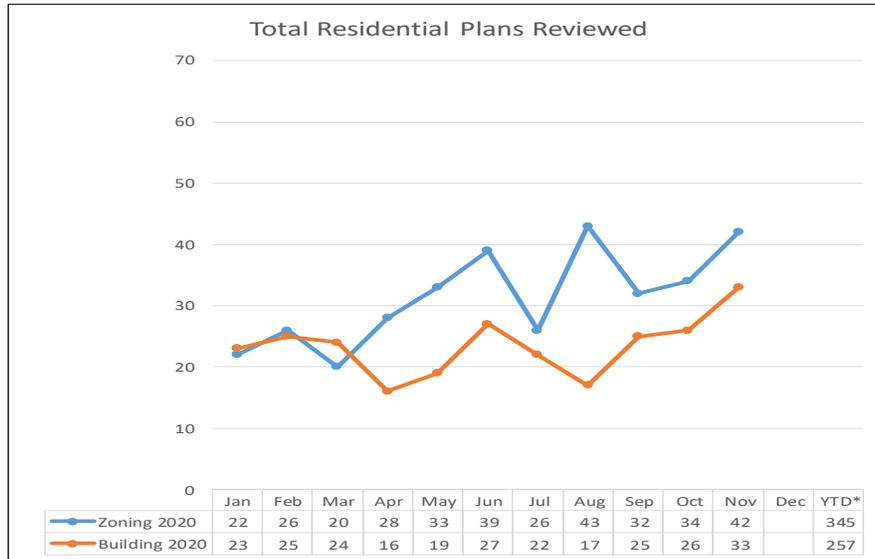
Commercial Walk-Through Meetings



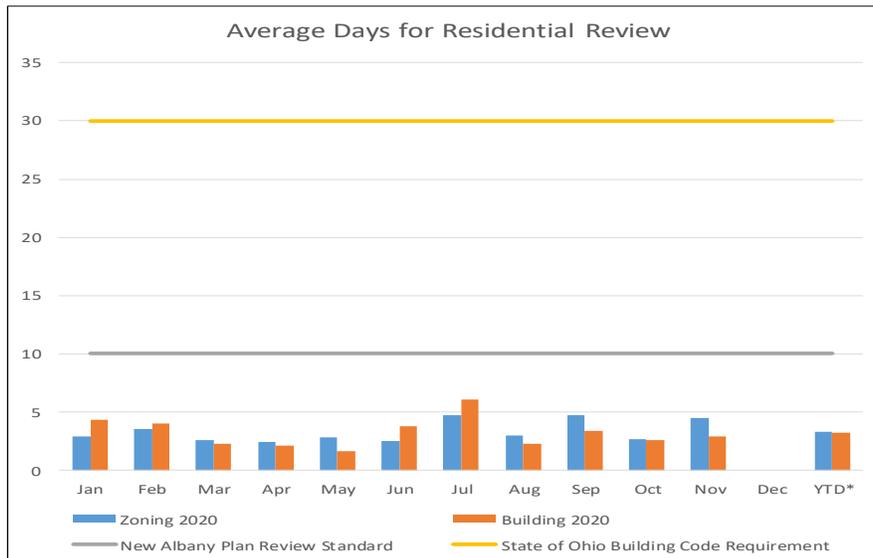
The development department offer in person meetings for commercial projects with the contractor/owners and appropriate city staff to discuss new projects, plan review submissions and occupancy coordination. These meetings have been offered virtually since March 23, 2020 due to COVID-19.

PLAN REVIEW CONTINUED NOVEMBER 2020

Residential Plan Review



This graph shows the total number of residential plan reviews completed during each month. This includes new projects, response to denials and revisions to approved plans. *YTD is the total from January to the end of current month.



This graph shows the average number of days for residential plan review for building and zoning completed during each month. The state standard from the Board of Building Standards and the city standards are listed as solid lines for comparison.

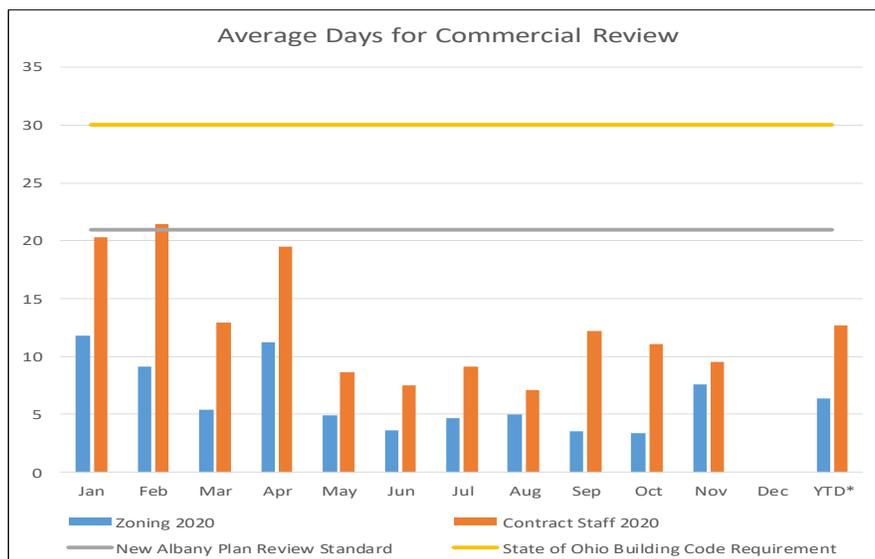
PLAN REVIEW CONTINUED NOVEMBER 2020

Commercial Plan Review



This graph shows the total number of commercial plans reviewed during each month. This includes new projects, response to denials and revisions to approved plans.

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



This graph shows the average number of days for commercial plans reviewed by building and zoning during each month. The state standard from the Board of Building Standards and the city standards are listed as solid lines for comparison.

In February, the city standard was not met 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 NOVEMBER 2020

Code Enforcement Activity

Address: 6678 Central College Road

Date of Complaint: November 14, 2020

Complaint Description: Fitness classes in the building

Violations: Improper Use, Zoning permit required and Certificate of Occupancy required

Activity: Inspection complete, letter mailed

Status: Open

Address: Windsor Reserve

Date of Complaint: November 10, 2020

Complaint Description: Fence needs painted

Violations: Fence /Wall

Activity: Inspection complete, letter mailed, extension granted

Status: Open

Address: 5666 Morgan Road

Date of Complaint: September 29, 2020

Complaint Description: Ceiling damage, interior trash, egress blocked, resident welfare

Violations: Motor vehicle, accumulation of debris (owner refused entry into house due to COVID concerns)

Activity: Owner contacted staff to request an extension. Extension approved.

Status: Open

Address: 5065 Johnstown Road

Date of Complaint: September 19, 2020

Complaint Description: Pool without a barrier

Violations: Permit required, Pool barrier required

Activity: Second letter mailed

Status: Open

Address: 3493 Reynoldsburg New Albany Road

Date of Complaint: July 21, 2020

Complaint Description: Vacant house

Violations: Protective treatment, rubbish and garage accumulation, accessory structure

Activity: Re-inspection completed, extension granted

Status: Open

Address: 5880 Dublin Granville Road

Date of Complaint: March 2, 2020

Complaint Description: Multiple vehicles with tarps, trash on property and siding in disrepair

Violations: Motor vehicle, accumulation of rubbish & trash, protective treatment

Activity: Re-inspection completed, items in compliance

Status: Closed

FIELD WORK AND INSPECTIONS CONTINUED

NOVEMBER 2020

Code Enforcement Activity continued...

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: Leisure Trail fee in lieu approved by Council.
Status: Open

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: Sent to legal for further action
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: 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: None
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: None
Status: On observation

**FIELD WORK AND INSPECTIONS CONTINUED
NOVEMBER 2020**

Commercial Inspections

Canine Companions - 7480 New Albany Condit Road

City staff complete an inspection on November 13th and zoning continued the conditional occupancy approval.

Christian Meeting Room—5026 Johnstown Road

City staff completed an inspection on November 16th and zoning provided full approval.

Alene Candles - 9485 Innovation Campus Way

City staff completed an inspection on November 13th and zoning continued the conditional occupancy approval.

Duchess Gas station—9550 Johnstown Road

City staff completed an inspection on November 25th and zoning provided temporary occupancy approval.

Site J shell building—8300 Innovation Campus Way West

City staff completed an inspection on November 24th and zoning provide temporary occupancy approval.

COMMERCIAL PROJECT CONSTRUCTION STATUS NOVEMBER 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



Name of Project: All About Kids Daycare
Location: 96 N. High St.
Square Footage: 22,051
Start Date: Fall 2019
Estimated Completion: January 2021

Name of Project: United Methodist Church Expansion
Location: 20 Third St.
Square Footage: 24,727
Start Date: Fall 2019
Estimated Completion: Winter 2020

Duke & Duchess

Name of Project: The Mill Redevelopment
Location: 65 W. Dublin Granville Rd
Square Footage: 6,690
Start Date: Fall 2020
Estimated Completion: Spring 2021



Name of Project: Duke & Duchess
Location: 9550 Johnstown Road
Square Footage: 11,375
Start Date: Spring 2020
Estimated Completion: December 2020

United Methodist Church Expansion

Name of Project: Charleen & Charles Hinson Amphitheater
Location: 170 W. Granville St.
Square Footage: 13,349
Start Date: October 2020
Estimated Completion: Summer 2021



All About Kids Daycare

COMMERCIAL PROJECT CONSTRUCTION STATUS NOVEMBER 2020

Innovation Campus Way Corridor

Name of Project: VeePak Expansion

Location: 9040 Smith's Mill Rd.

Square Footage: 174,360

Start Date: Summer 2018

Estimated Completion: Spring 2020

Name of Project: Sidecat, LLC—NAO3 Building 2

Location: 1500 Beech Rd

Square Footage: 518,184

Start Date: March 2019

Estimated Completion: Spring 2021

Name of Project: Sidecat, LLC—NAO5&6 Building 3

Location: 1500 Beech Rd

Square Footage: 976,626

Start Date: July 2020

Estimated Completion: July 2023

COMMERCIAL PROJECT CONSTRUCTION STATUS NOVEMBER 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: Late Fall 2020

Name of Project: Montauk Innovations, LLC Building II

Location: 1101 Beech Rd

Square Footage: 281,792

Start Date: January 2020

Estimated Completion: Spring 2021

Name of Project: VanTrust Site J

Location: 9750 Innovation Campus Way West

Square Footage: 196,000

Start Date: February 2020

Estimated Completion: December 2020



Axium Building 3



VanTrust Site J

COMMERCIAL PROJECT CONSTRUCTION STATUS NOVEMBER 2020

Forest Dr./Walton Parkway Corridor

Name of Project: American Regents Expansion

Location: 6610 New Albany Rd East

Square Footage: 178,302

Start Date: June 2018

Estimated Completion: August 2021

Name of Project: Barrington School

Location: 8415 Walton Parkway

Square Footage: 10,360

Start Date: August 2020

Estimated Completion: Spring 2021

Name of Project: Sheetz Gas Station and Convenience Store

Location: 9905 Johnstown Rd

Square Footage: 6,118

Start Date: November 2020

Estimated Completion: Summer 2021



Barrington School

COMMERCIAL PROJECT CONSTRUCTION STATUS NOVEMBER 2020

Partial Occupancy Status

Name of Project: Sidecat, LLC– NAO 1 & 2 Building 1

Location: 1500 Beech Rd.

Expiration Date: January 22, 2020

Name of Project: Montauk Innovations, LLC

Location: 1101 Beech Rd

Expiration Date: January 18, 2020

Name of Project: Canine Companions

Location: 7480 New Albany Condit Rd.

Expiration Date: January 25, 2020

Name of Project: American Regents Expansion

Location: 6610 New Albany Rd East

Expiration Date: January 28, 2020 for Phase 1; December 7, 2020 for Phase 2; January 20, 2020 for Phase 3

Name of Project: Alene Candles

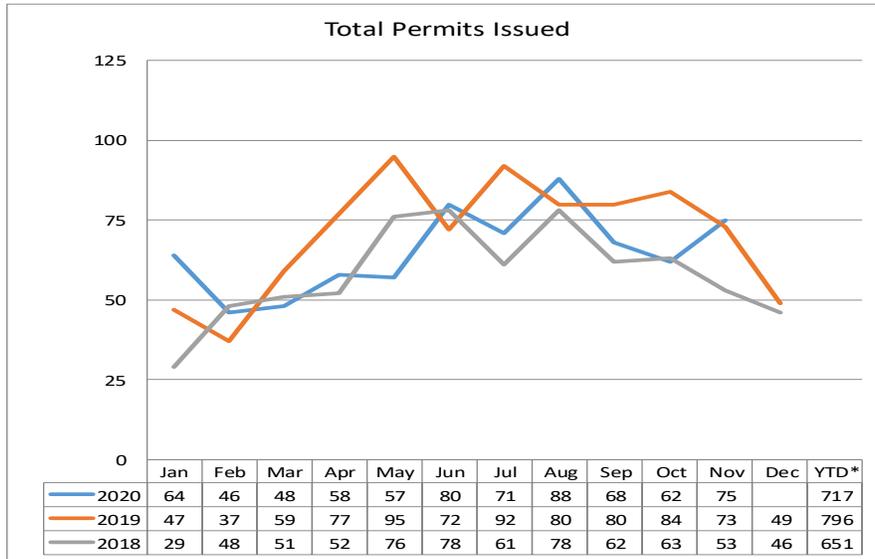
Location: 9485 Innovation Campus Way

Expiration Date: December 2, 2020

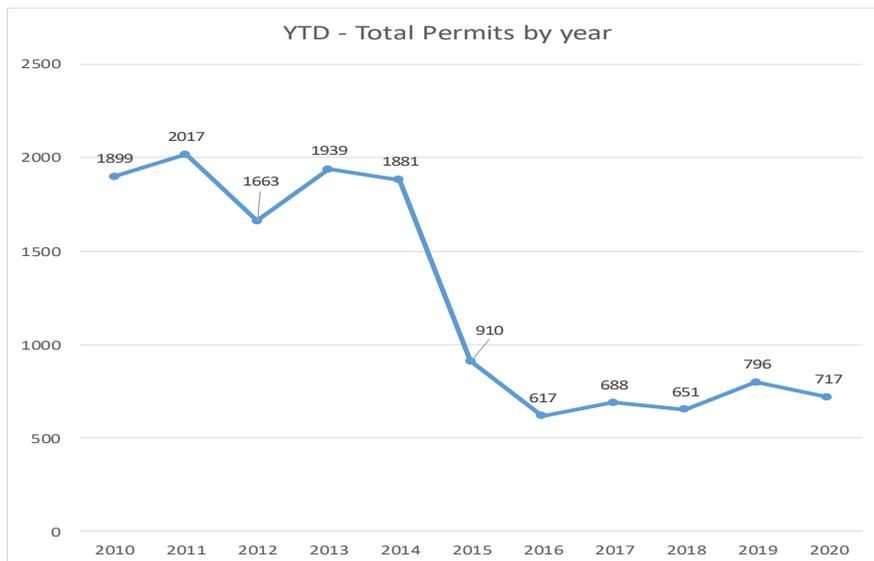


Alene Candles

BUILDING AND ZONING STATISTICS NOVEMBER 2020

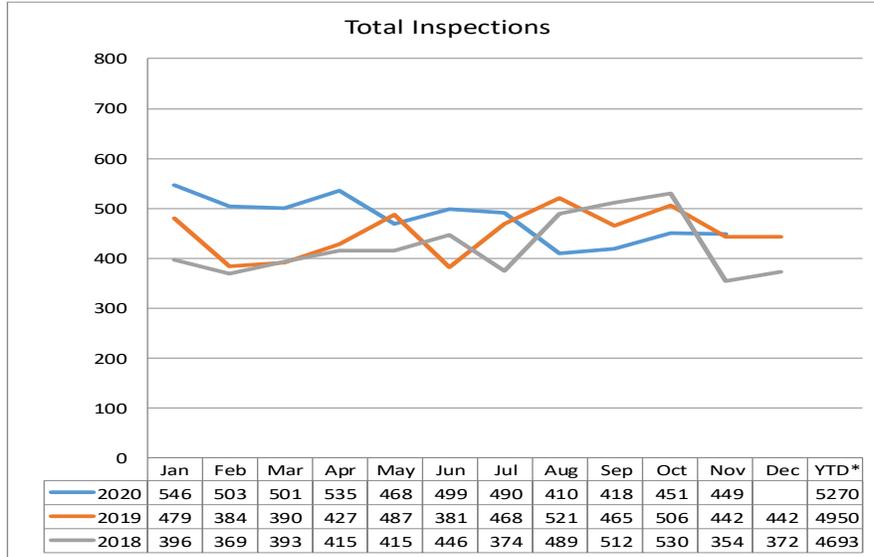


*YTD is the total from January to the end of current month.



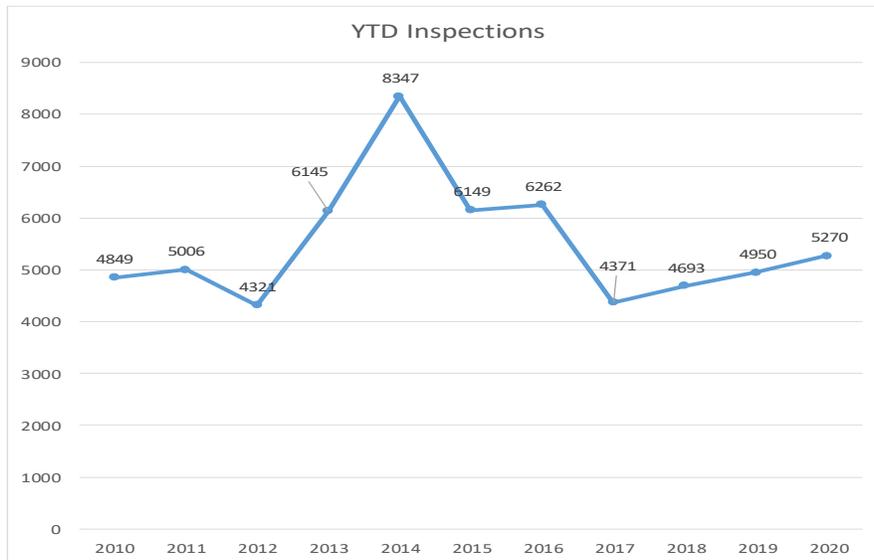
This graph represents the number of building and zoning permits issued per year. The significant decrease in the total number of permits in mid-2015 is due to an internal change in process. The change in process combined all permits related to one project into a single permit for ease of tracking and overall project coordination. However, this change does not always reflect the number of plan/permit reviews in a single permit.

BUILDING AND ZONING STATISTICS NOVEMBER 2020



This graph represents the number of building and zoning inspections completed per month.

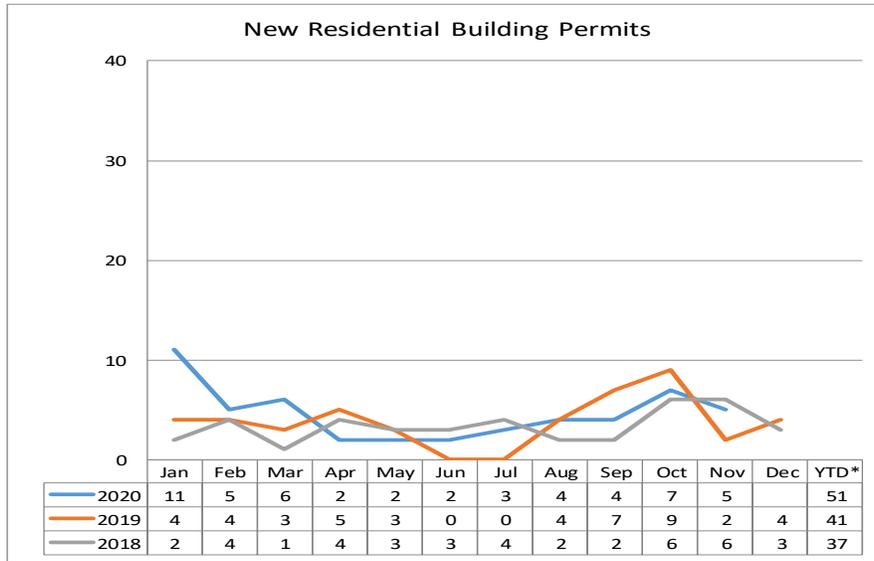
*YTD is the total from January to the end of current month.



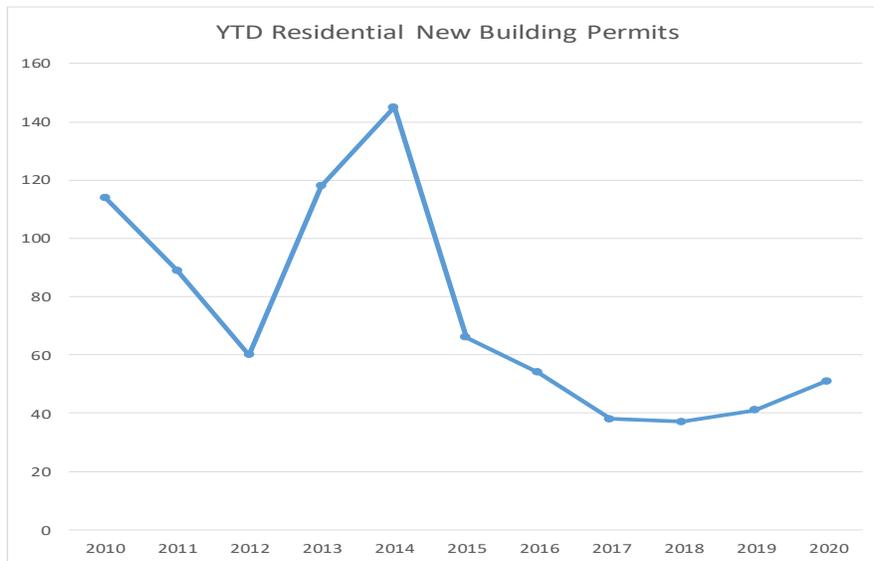
This graph represents the number of building and zoning inspections completed per year.

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

BUILDING AND ZONING STATISTICS NOVEMBER 2020



This graph represents the number of new residential permits per month over a three year period of time.
*YTD is the total from January to the end of current month.



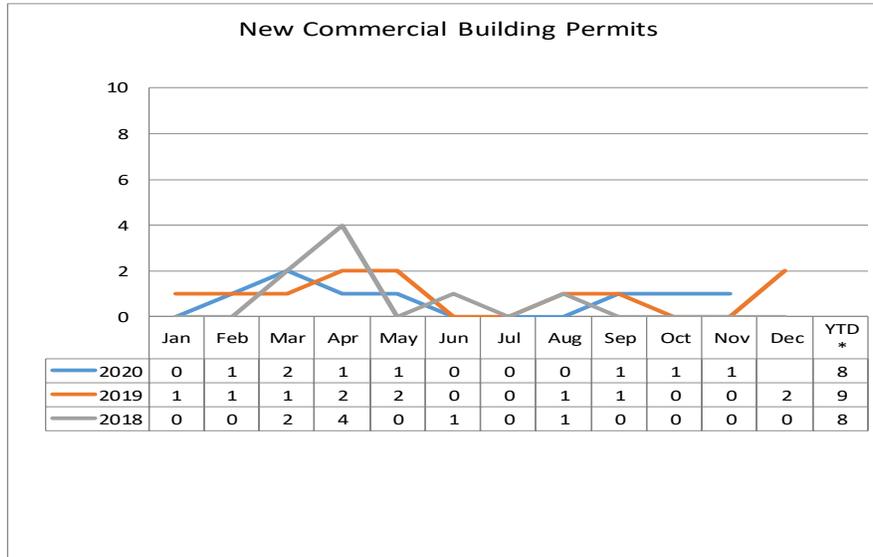
This graph represents the total number of new residential permits issued per year over a 10 year period.
*YTD is the total from January to the end of current month.

RESIDENTIAL BUILDING STATISTICS
NOVEMBER 2020

Subdivision Summary			
Subdivision	Total lots	Built lots	Available lots
Courtyard at New Albany	105	43	62
Nottingham Trace	240	30	210
NACC 28 (Ebrington)	66	29	37
NACC 29 (Oxford)	30	19	11
Millbrook	30	30	0
NACC 22	43	40	3
Hawksmoor	16	10	6
NA Links 13-1	19	18	1
NACC 20-3	23	19	4
NACC 24	28	26	2
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

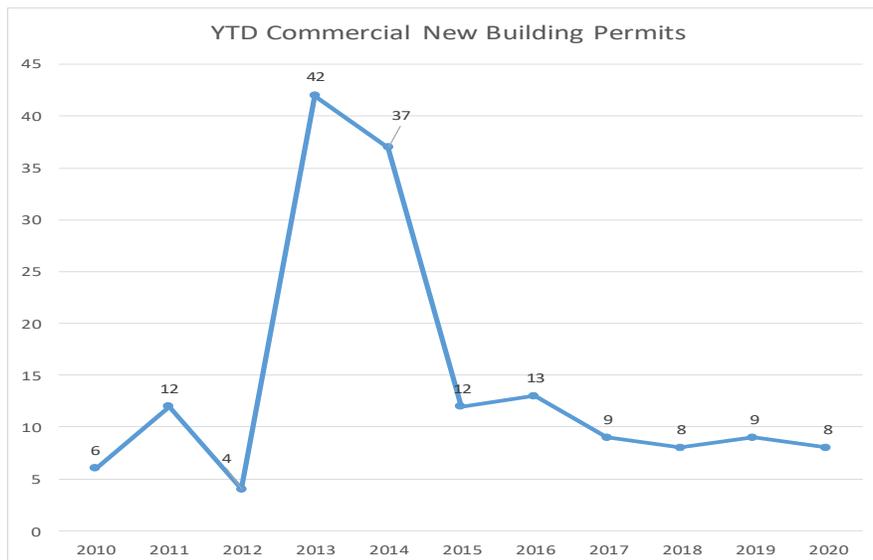
*YTD is the total from January to the end of current month.

COMMERCIAL BUILDING STATISTICS NOVEMBER 2020



This graph represents the number of new commercial building permits per month over a three year period of time.

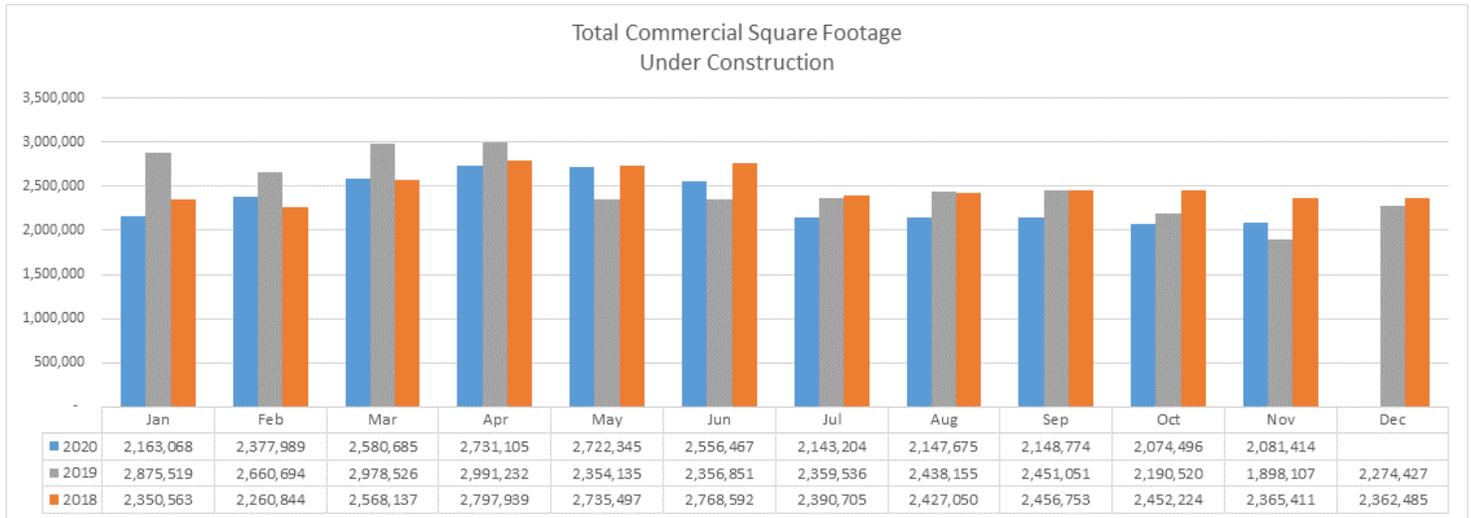
*YTD is the total from January to the end of current month.



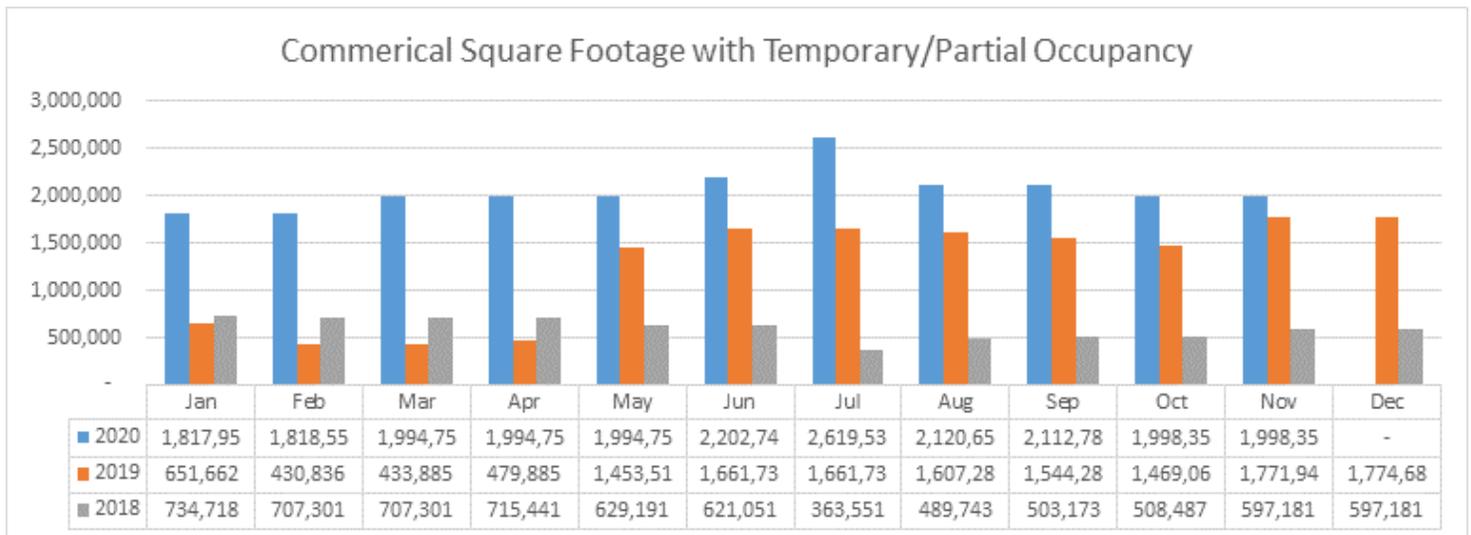
This graph represents that number of new commercial permits issued per year over a 10 year period of time. The large increase in 2013 was a result of permits pulled for Walcott Manor, a multi family subdivision.

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

COMMERCIAL BUILDING STATISTICS NOVEMBER 2020



This graph represents the total square feet of commercial projects actively under construction each month evaluated over a three year period.

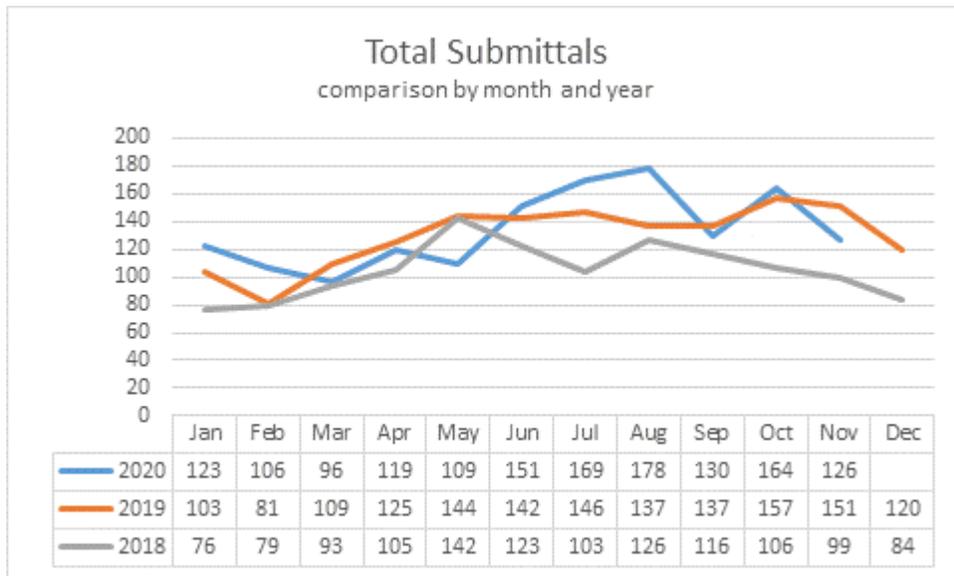


This graph represents the total square feet of commercial activity with partial, temporary or conditional occupancy each month evaluated over a three year period of time.

SUBMITTAL STATISTICS NOVEMBER 2020



This graph shows the total number of submittals processed by the development department during each month by each discipline.



This graph shows the total number of submittals processed by the development department per month compared over a three year period of time.