



Community Development Department
MONTHLY REPORT
April 2021

Professionalism

Reliability

Creativity

Service

Inside This Issue:

Department Operations/Updates During COVID-19	2
Community Engagement and Outreach	3
Boards and Commissions	4
Project Updates	6
Planning Project Updates	8
Economic Development Update	16
New Albany Real Estate	18
Innovate New Albany	20
Plan Review	27
Field Work and Inspections	31
Commercial Construction	33
Statistics	38

DEPARTMENT OPERATIONS/UPDATES DURING COVID-19

APRIL 2021

COVID-19 Response

The operational plan implemented in June 2020 remained unchanged through April 2021. 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: The staff continues 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

APRIL 2021

Meetings

New Albany and Salesforce Goal Setting (April 5)
CoStar Training (April 6)
Ohio Economic Development Association (OEDA) —American Rescue Plan Briefing Webinar (April 9)
Economic Development Advisory Council (EDAC) Meeting (April 9)
WOW! Partnership Meeting (April 9)
Abercrombie & Fitch—Businesses Retention & Expansion Meeting Follow-up (April 12)
Ohio Economic Development Association (OEDA) —Board of Directors Meeting (April 21)
Accelerating Growth Through Entrepreneurship-Led Economic Development (April 22 and 23)
Dupler Office Business Development Meeting (April 26)
APA Central Ohio Social Requirements Planning (April 27)
CBRE Real Estate Evaluation Discussion Re: Discover and State Farm Buildings (April 27)
Healthy New Albany and Innovate New Albany Partnership Discussion (April 30)
Mental Health in the Workplace– Columbus Business First webinar (April 29)

Presentations

Ohio Economic Development Association (OEDA) —Basic Course Introduction, approx. 64 participants (April 6)
Ohio Economic Development Association (OEDA) —Real Estate Development and Redevelopment, approx. 64 participants (April 20)

Media Relations

This Week — “New building planned for New Albany International Business Park” (April 21; Published April 23)

BOARD AND COMMISSIONS

APRIL 2021

Architectural Review Board: April 12, 2021

Applications

Title: Certificate of Appropriateness and Waivers—New Signage
Location: 160 West Main Street
Applicant: Doug Provost
Request: Certificate of Appropriateness and Waivers (2)
Zoning: Urban Center Code
Commission Action: Certificate of appropriateness approved, waivers (2) denied

Planning Commission: April 19, 2021

Title: Mink Interchange Expansion Zoning District Conditional Use
Location: 12746 Cobbs Road
Applicant: MBJ Holdings LLC, c/o Aaron Underhill, Esq
Request: Conditional use to allow manufacturing and production uses
Zoning: Agricultural (AG) to Limited General Employment (L-GE)
Commission Action: Tabled

Title: Jug Street South Zoning District Conditional Use
Location: 13607 and 13525 Jug Street
Applicant: MBJ Holdings LLC, c/o Aaron Underhill, Esq
Request: Conditional use to allow manufacturing and production uses
Zoning: Agricultural (AG) to Limited General Employment (L-GE)
Commission Action: Tabled

Title: Axiom Plastics Conditional Use
Location: 14062 Worthington Road
Applicant: Axiom Plastics, c/o Aaron Underhill, Esq
Request: Conditional use to allow manufacturing and production uses
Zoning: Limited General Employment (L-GE)
Commission Action: Approved with conditions

Board of Zoning Appeals: April 24, 2021

Title: 7708 Brandon Road—Accessory Structure Area Variance
Location: 7708 Brandon Road
Applicant: f5 Design/Architecture, c/o Todd Parker
Request: Variance
Zoning: R-3
Commission Action: Denied (2-2)

BOARD AND COMMISSIONS

APRIL 2021

Board of Zoning Appeals Continued:

Title: Building Height Variance
Location: 163.33+/- acre area generally located south of Worthington Road and west of Beech Road
Applicant: MBJ Holdings LLC, c/o Aaron Underhill, Esq.
Request: Variance
Zoning: Multiple L-GE (Limited General Employment) commercial zoning districts
Commission Action: Approved

Title: Amazon Fulfillment Center—Sign Variances
Location: 1245 Beech Road
Applicant: EMH&T, c/o Amy Nagy
Request: Variances (5)
Zoning: L-GE (Limited General Employment)
Commission Action: Approved

PROJECT UPDATES

APRIL 2021

Electronic Plan Review and Permitting Software

Anticipated completion date: June 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:

An implementation committee was formed within the development department that has started to plan the software buildout and implementation with Accela staff. Staff continued to work through the analysis phase which involves creating workflows, modifying existing Accela module applications, and identifying changes that need to be made to the standard Accela template.

Next Steps: 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: April 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 and together closed out approximately 50 permits.

Change of Occupancy Procedures

Anticipated Completion Date: April 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 April.

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.

PLANNING PROJECT UPDATES

APRIL 2021

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 city received a contract proposal from MKSK and EMH&T to create the construction plans for the phase 1 park improvements. Staff is reviewing the proposal and anticipates construction to begin in the spring. The phase 1 improvements do not include the homestead.

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.

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.

Status Update:

- MKSK finalized the design development plan. The plan set includes conceptual wetland trail locations, homestead site plan, materials, and parking plan.
 - The conceptual homestead retains the existing home and barn. It proposes to add a ceremony garden, event center, outside event lawn, various trails, and an 80-space vehicular parking lot with potential overflow parking locations to accommodate an additional 58 vehicles.
 - The conceptual trail network consists of 8-foot-wide paved trails and boardwalks as well as 5-foot-wide mown paths. The network allows for visitors to choose between a 1.8, 1.2, 0.9, and 0.7-mile loops.
- The plans, maps and studies page on the city website has been updated to include this plan.

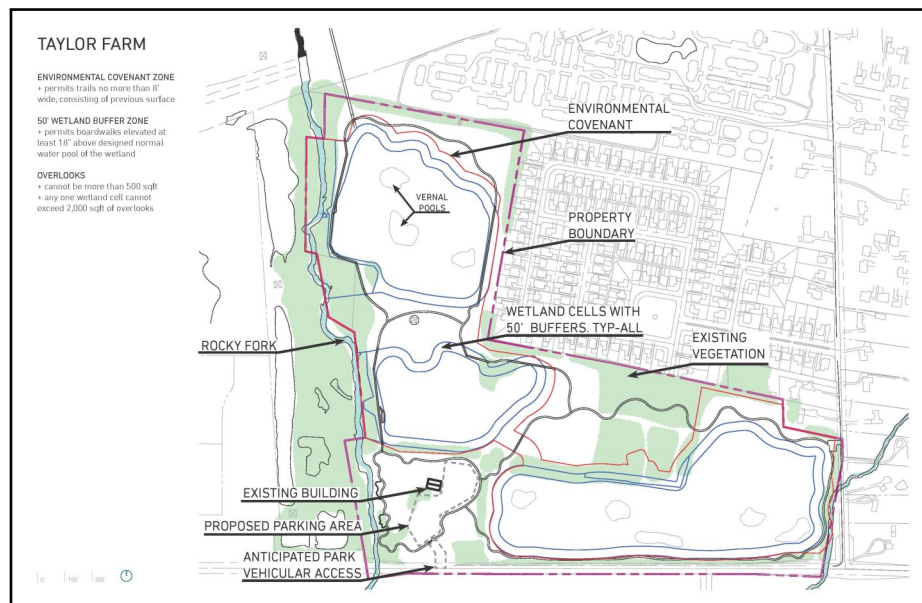
PLANNING PROJECT UPDATES

APRIL 2021

Taylor Farm Plan continued...

Next Steps:

No additional steps. This project is complete.



PLANNING PROJECT UPDATES

APRIL 2021

Village Center Parking Strategy

Anticipated Completion Date: Spring 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

Historical Context:

The traffic consultant, Wells & Associates, finished their review of two proposed extensions of Market Street in November. 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

APRIL 2021

Village Center Parking Strategy continued...

The working group met in August 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

APRIL 2021

Village Center Parking Strategy continued...

In February, the project team provided an update to city council on the initial findings and draft recommendations of the plan. The staff provided an overview of traffic modeling data, parking blocks, current conditions, and recommendations for parking scenarios based on anticipated future growth. The city council comments/discussion included:

- A comparison of AADT (annual average daily traffic) to other cities
- The perception that people have to park far away from their destination in the Heit Center lot while the data shows there is sufficient parking at the Heit Center lot.
- The best practices and the parking space to building area ratios used for the parking standards.
- The impact of traffic from school campus on public streets. The staff acknowledged the issue and commented that there are limits to infrastructure improvements. The goal of this plan is to balance operational and infrastructure improvements.

Status Update:

- An initial draft of the entire plan was provided by MKSK. The city staff reviewed and provided comments to MKSK. The primary comment is there should be additional background information regarding the analysis and data contained in the plan since that is used as the basis for the plan's recommendations.
- The city staff, New Albany Company representatives and consultants held a visioning meeting with the goal of creating consensus around future growth and development. Led by consultants, the group reached agreement on a conceptual Market Street extension road alignment, development sites, and general building heights.
 - The team agreed throughout the Village Center there should be a mixture of building width heights to create an authentic town center aesthetic. In general, though the team decided it would be appropriate for future development to be up to three stories in the historic Village Center, four stories in the nine acres behind CVS, and two stories in the area between south High Street and the Market Street extension, south of Granville Street.

Next Steps:

- MKSK is updating the draft plan to incorporate staff comments and the consensus items from the visioning meeting with the New Albany Company representatives.

PLANNING PROJECT UPDATES

APRIL 2021

Parks Framework Plan

Anticipated Completion Date: Spring 2021

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

APRIL 2021

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.
- 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.

In February, the staff began an extensive search for the appropriate playground equipment to ensure the needs of the community are met while balancing the playground design/aesthetics. The staff and MKSK decided to remove the “playbook of amenities” from the Parks Framework Plan so it can act as a standalone document. This will allow staff to proceed and finalize the remainder of the Parks Framework Plan while an extensive search for the appropriate playground equipment continues.

The staff coordinated park upgrades to Sumption Park in the New Albany Links subdivision with the HOA beginning in February. The HOA and the city are partnering to provide the addition of a climbing structure, upgraded play surface, benches, picnic tables and a redesigned seating/shade structure. The city’s goal is to have the benches, seating, and shade structure match other public parks to achieve a cohesive design with the other subdivision playgrounds.

The “playbook of amenities” will be pulled from the plan as a separate document, in order to advance the rest of the Parks Framework Plan while the planning team reviews playground material and designs from various vendors.

PLANNING PROJECT UPDATES

APRIL 2021

Parks Framework Plan continued...

Status Update:

- An initial draft of the Parks Framework Plan was provided by MKSK. Staff is reviewing the document in order to provide MKSK feedback.

Next Steps:

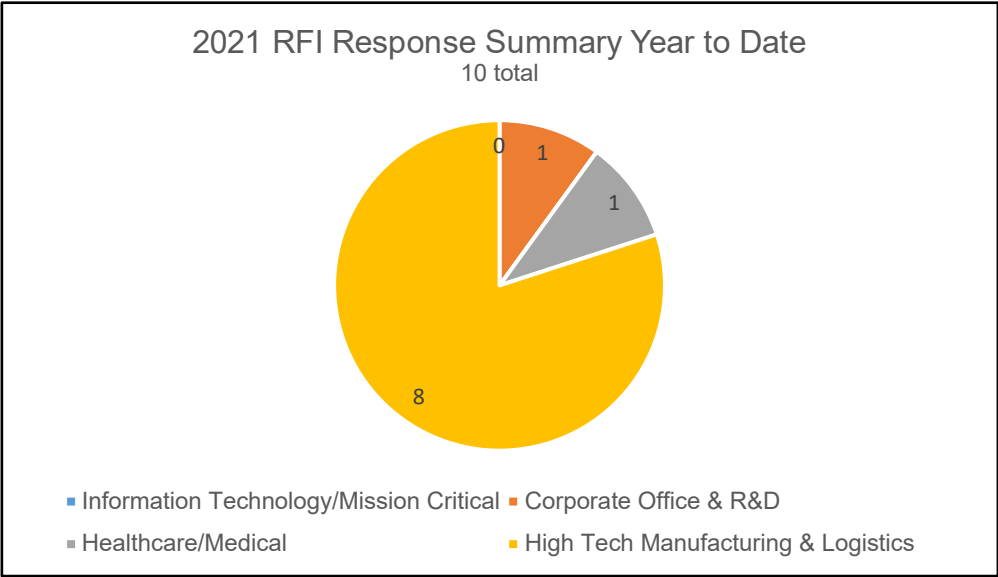
- The planning team is reviewing playground material and designs. Once a playground equipment vendor and design is selected the “playbook of amenities” will be updated.
- Once the draft plan and the “playbook of amenities” is completed, the staff will identify parks to improve and get an estimated cost for the 2021 budget.

ECONOMIC DEVELOPMENT UPDATES

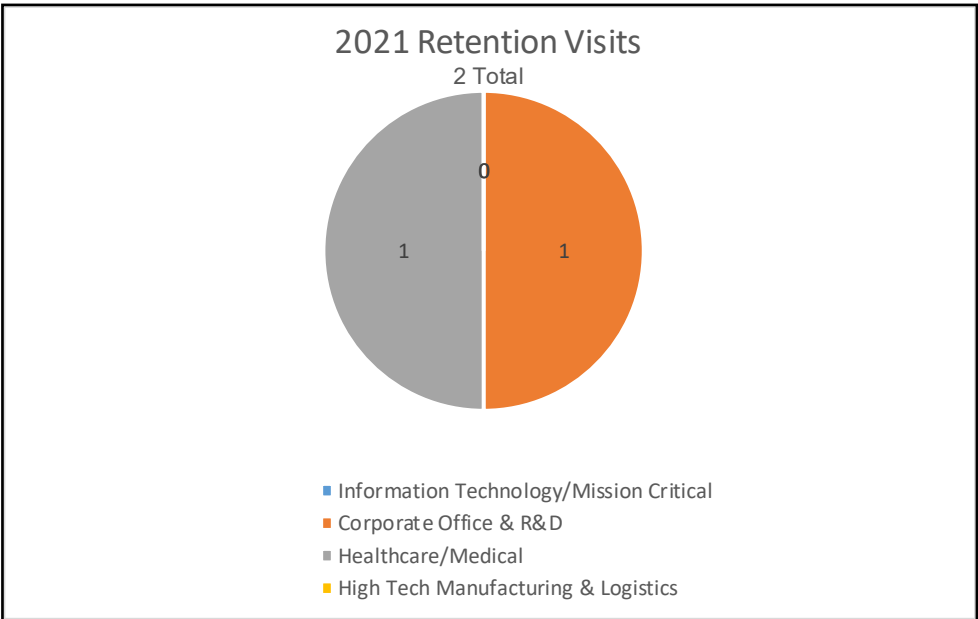
APRIL 2021

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 10 RFIs representing a need for more than 925 total acres, 1,545,000 square feet and \$1.1B total investment. All of the responses to date have been for prospects in the high tech manufacturing & logistics industry, Corporate Office & R&D., and Healthcare/Medical.



Business Retention and Expansion



ECONOMIC DEVELOPMENT UPDATES

APRIL 2021

Business Retention and Expansion

Abercrombie & Fitch Co. — 6301 Fitch Path; 7775 Smith's Mill Road; 8100 Smith's Mill Road New Albany, OH 43054

- Abercrombie & Fitch Co. was founded in 1892 and is headquartered in New Albany, Ohio. Abercrombie & Fitch Co., through its subsidiaries, operates as a specialty retailer. The company operates in two segments, Hollister and Abercrombie. It offers an assortment of apparel, personal care products, intimates, and accessories for men, women, and children under the Hollister, Abercrombie & Fitch, abercrombie kids, Moose, Seagull, and Gilly Hicks brands. Abercrombie operates approximately 730 stores in North America, Europe, Asia, and the Middle East. The company sells products through its stores and direct-to-consumer channels; various third-party wholesale, franchise, and licensing arrangements; and e-commerce platforms.
- A follow-up meeting was held on April 12, 2021 to discuss possible adjustments to the company's active Economic Development Agreement which includes a clause that may be enforced depending on the outcome of legislative action being considered by the Ohio General Assembly regarding remote workers and income tax withholdings.
- The economic development staff are currently drafting an amendment to the agreement to clarify the intent of the clause.

NEW ALBANY AREA REAL ESTATE

APRIL 2021

Regional Summary—Office

The Columbus office market continues to be impacted by the ongoing COVID-19 pandemic, posting negative net absorption of 351,686 square feet and vacancy of 11.8 percent this quarter. A majority of this can be attributed to the 700,000+ square feet of sublease space that has been added to the market over the past year. On a positive note, development remains high with 1.4 million square feet underway and tenant demand is picking up. There was 355,000 square feet of new leasing activity this quarter, compared to 214,000 square feet last quarter, signifying that the office market is beginning to rebound

Key Takeaways

- The vacancy rate hit 11.8 percent this quarter - the highest it has been since 2015
- Construction activity remains steady, with more product underway currently than there was in Q1 2020
- Overall asking rates have increased Year over Year, up to \$19.33 FSG per square foot this quarter

Q1 2021 Office Market Statistics

Submarket	Total Inventory SF	Direct Vacancy Rate	Sublease Vacancy Rate	Availability Rate	Vacancy Rate	Vacancy Rate Previous	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg Direct Asking Rate (FSG)
Arlington/Grandview	5,796,531	4.76%	0.31%	6.44%	5.04%	4.95%	(5,157)	(5,157)	254,250	-	\$18.14
CBD	20,406,307	10.39%	0.87%	14.07%	11.26%	11.07%	19,280	19,280	1,024,938	66,000	\$19.44
Dublin	10,071,815	14.00%	0.45%	20.37%	14.31%	13.27%	(104,506)	(104,506)	-	-	\$20.54
East	3,661,971	11.68%	2.82%	16.38%	14.49%	14.61%	4,128	4,128	-	-	\$15.17
Easton	3,310,565	11.18%	5.60%	13.85%	16.78%	14.40%	(78,804)	(78,804)	-	-	\$26.97
Gahanna/Airport	1,502,752	13.11%	9.17%	24.02%	22.28%	12.81%	(142,308)	(142,308)	-	-	\$18.86
Hilliard	2,441,594	4.00%	0.13%	13.37%	4.13%	3.99%	(3,630)	(3,630)	-	-	\$18.18
New Albany	2,426,379	7.66%	0.00%	35.72%	7.66%	5.44%	(54,055)	(54,055)	134,211	-	\$20.81
North Central	1,417,668	12.70%	0.00%	0.62%	12.70%	13.05%	5,000	5,000	-	-	\$14.95
Polaris	4,727,625	7.27%	0.05%	11.72%	7.32%	8.61%	61,161	61,161	-	-	\$20.63
Powell	273,589	13.44%	0.00%	12.82%	13.44%	9.83%	(9,857)	(9,857)	-	-	\$14.95
Southeast	510,564	0.57%	0.00%	0.57%	0.57%	1.64%	5,475	5,475	-	-	\$17.20
Southwest	237,119	12.25%	0.00%	11.05%	12.25%	11.46%	(1,889)	(1,889)	-	-	\$11.95
Westerville	4,887,987	10.44%	2.99%	19.31%	13.06%	13.01%	(2,426)	(2,426)	-	-	\$17.87
Worthington	6,221,601	13.23%	3.47%	18.49%	16.70%	15.99%	(44,098)	(44,098)	-	-	\$17.89
TOTAL	67,894,067	10.32%	1.52%	15.66%	11.80%	11.20%	(351,686)	(351,686)	1,413,399	66,000	\$19.33

NEW ALBANY AREA REAL ESTATE

APRIL 2021

Q1 2021 Regional Summary—Industrial

The Columbus industrial market started the year strong, recording 5,072,626 square feet of net absorption. The ongoing COVID-19 health crisis has caused already-high demand for warehouse space to skyrocket, leading to booming activity in the industrial sector. This growth has yielded absorption greater than 1 million square feet in 14 of the past 15 quarters in Central Ohio and driven vacancy to 4.02 percent - the lowest it's been in three years. With consistent demand and expected construction completions, Columbus can anticipate more activity throughout 2021 as the pandemic fuels growth in industrial space.

Key Takeaways

- Quarterly net absorption reached 5.1 million square feet this quarter - the highest ever recorded in a single quarter
- Vacancy declined nearly 70 basis points in the last quarter as newly completed product was leased up
- Overall asking rates increased to \$4.01 NNN per square foot

Q1 2021 Significant Sale/Lease Activity—Industrial

Address	Space	Transition Type	Tenant
8300 Innovation Campus Way	234,400SF	Lease	Rieke
8200 Innovation Campus Way	94,273 SF	Lease	Axium Packaging

LBA Realty purchased 6198 Green Pointe Drive and 9750 Innovation Campus Way (Hims) from VanTrust for \$56.1 million and \$24.5 million, respectively. This was the largest portfolio sale of the quarter.

INNOVATE NEW ALBANY

APRIL 2021

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 04/01/2021 until 04/30/2021

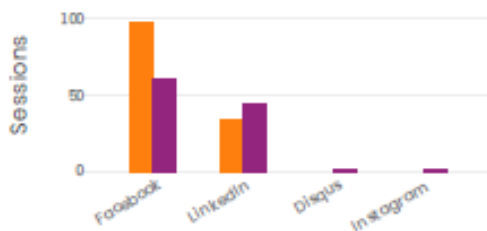
Page Title	Pageviews	Avg. Time on Page	Entrances	Exits	Bounce Rate (%)
Display – Events Innovate New Albany New Albany, Ohio	15,037	0:00:02	63	62	47.62%
Events Archive Innovate New Albany	409	0:01:13	326	331	92.94%
How to Become Listening STARS Innovate New Albany	362	0:01:23	166	187	30.72%
Innovate New Albany New Albany, Ohio	358	0:01:13	285	197	55.99%
Diversity Certification: Good Business for Small Business Innovate New Albany	187	0:01:11	115	115	61.74%
Entire Site	17,529	0:00:08	1,628	1,628	69.61%

INNOVATE NEW ALBANY
APRIL 2021

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

04/01/2021 - 04/30/2021 vs. 04/01/2020 - 04/30/2020



Sessions by Social Network YTD Comparis...

01/01/2021 - 04/30/2021 vs. 01/01/2020 - 04/30/2020



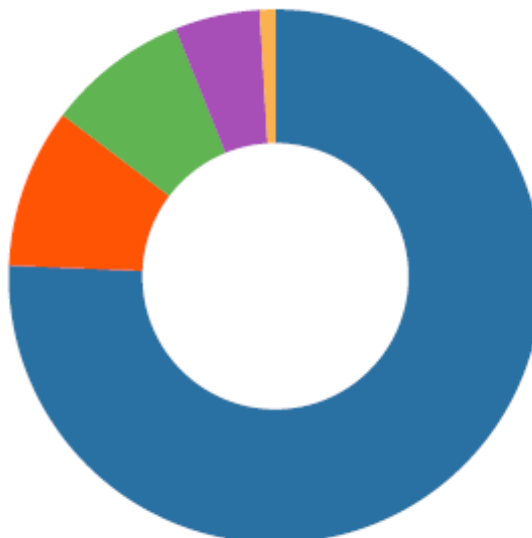
Engagement Percentage Breakdown - Where are users coming from?

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 04/01/2021 until 04/30/2021

Referral	75.65%
Direct	9.68%
Organic Search	8.58%
Email	5.15%
Social	0.94%



INNOVATE NEW ALBANY

APRIL 2021

MailChimp Section

Subscribers: 3,675

Avg. Open Rate: 14.4%

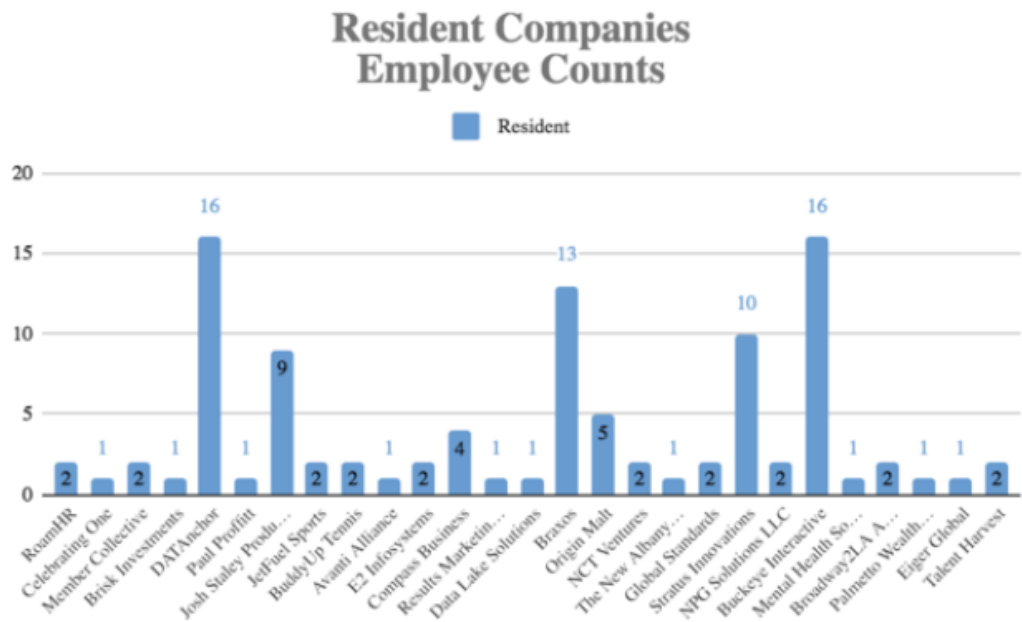
Avg. Click-Thru Rate: .91%

Metrics by Campaign

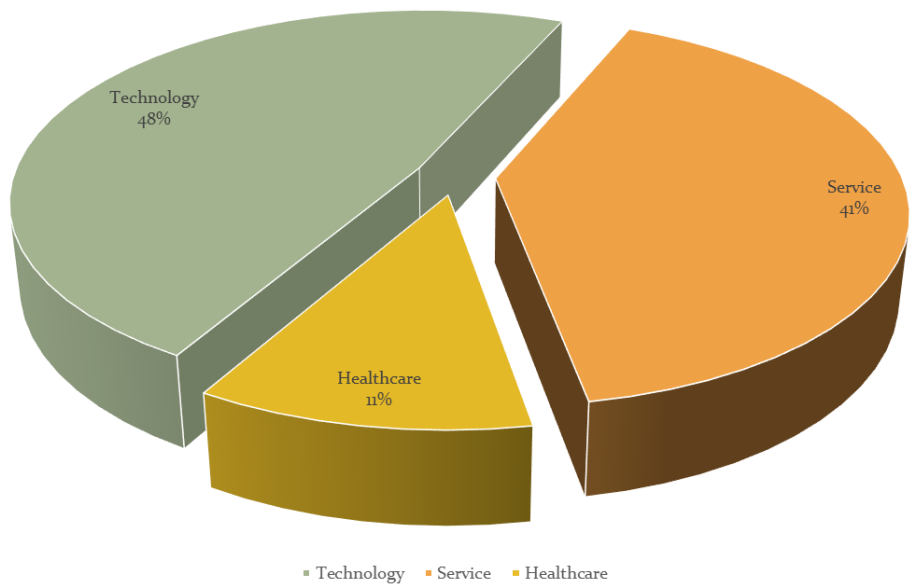
From 05/05/2021 until 05/05/2021

Campaign	Sent On	Unique Opens	Open Rate	Unique Clicks	Click Rate
04-15-21 - TIGER I Email - LAST CHANCE for 4/16 - plus ad for open office/cube space	04/15/2021	677	18.55%	82	0.96%
04-13-21 - TIGER I Email - plus ad for open office/cube space	04/13/2021	755	20.68%	99	1.32%
Expert Office Hours Friday April 9, 2020 - VIRTUAL FORMAT - 2nd Email (copy 01)	04/08/2021	332	9.14%	164	0.55%
03-30-21 - TIGER I Email - LAST CHANCE for 3/31 - plus ad for open office/cube space (copy 01)	04/06/2021	527	14.61%	145	1.16%
Expert Office Hours Friday April 9, 2020 - VIRTUAL FORMAT - 2nd Email	04/05/2021	388	10.77%	234	0.75%
Expert Office Hours Friday April 9, 2020 - VIRTUAL FORMAT - 1st Email	04/02/2021	459	12.80%	279	0.72%

INNOVATE NEW ALBANY - TENANT DASHBOARD & SPOTLIGHT COMPANY
APRIL 2021



Types of Companies @ Innovate by Industry



INNOVATE NEW ALBANY - TENANT DASHBOARD & SPOTLIGHT COMPANY**APRIL 2021**

Josh Staley Productions (JSP) is a professional DJ company that has been a virtual resident and then a cubicle resident at Innovate New Albany for 2+ years. The founder of JSP is Josh Staley, a resident of Granville, Ohio. JSP provides DJ and event production services for weddings and corporate events in Central Ohio and locations well beyond. JSP provides a wide range of services related to creating great event experiences including special lighting, live streaming, and photo booths. JSP will soon have a more visible presence in New Albany, having recently agreed to lease a large space adjacent to Plain Township Hall, where it plans to collaborate with other professional service providers who serve wedding and events clients. Learn more about JSP at: <https://www.joshstaleyproductions.com/>.

INNOVATE NEW ALBANY

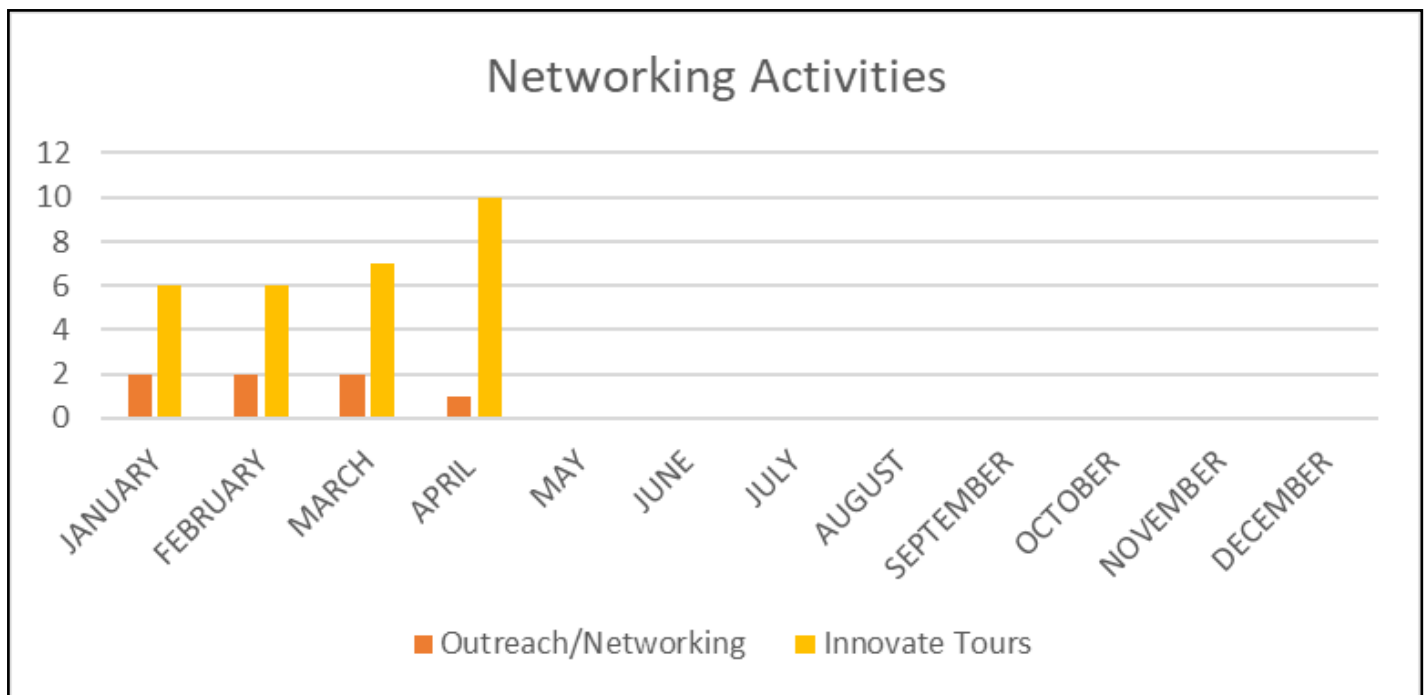
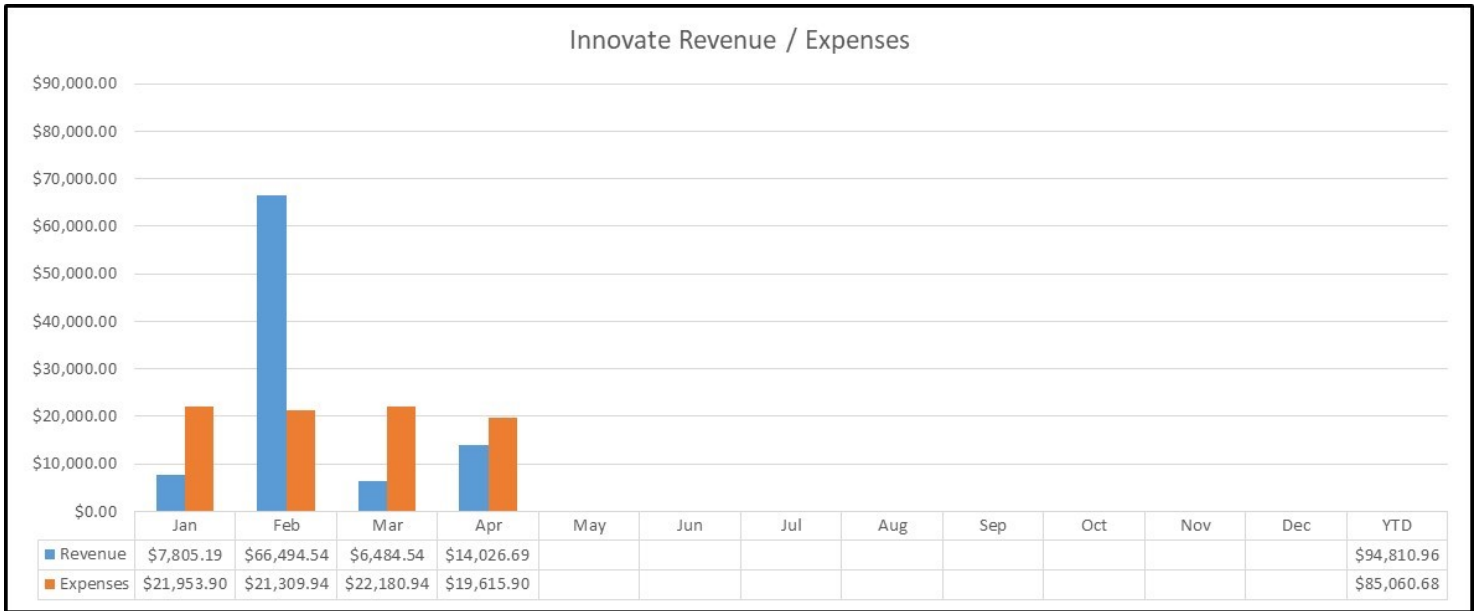
APRIL 2021

May 2021 Look Ahead

Event Name	Photo	Date	Event Type
How to Become Listening STARS	 <div>LIVESTREAM Fri 5/7/21 12 - 1pm</div>	5/7/2021	TIGER Talk
Skills for Success Leading Remote Teams	 <div>LIVESTREAM Fri 5/21/21 12 - 1pm</div>	5/21/2021	TIGER Workshop
How to Confidently Connect with Your Perfect Investors	 <div>LIVESTREAM Fri 5/28/21 12 - 1pm</div>	5/28/2021	TIGER Talk

INNOVATE NEW ALBANY-NEWS & FINANCIALS

APRIL 2021



PLAN REVIEW

APRIL 2021

Engineering Plan Reviews

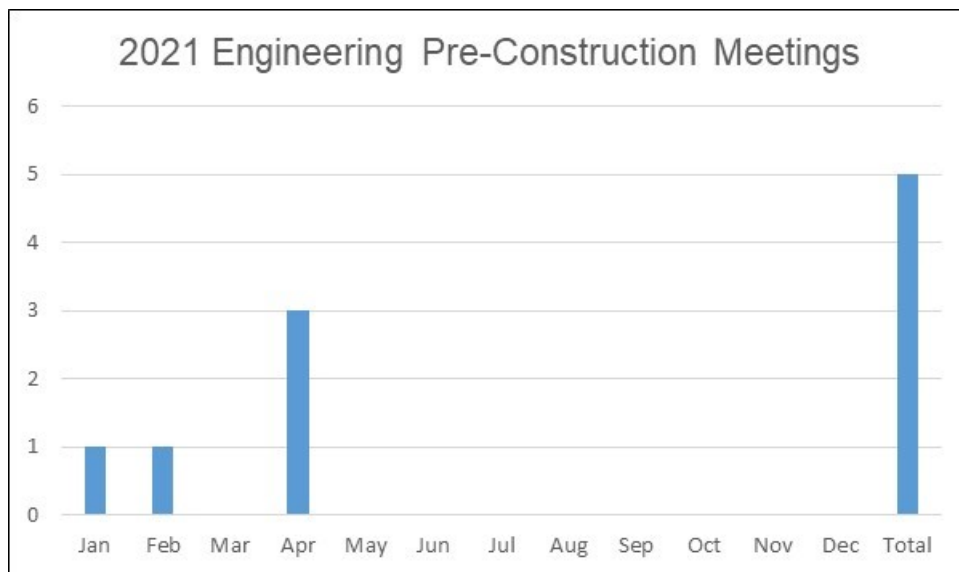
There were two (2) engineering plans submitted for initial review. Additionally, there were five (5) engineering plans that were resubmitted for back check review.

Project Name	Initial Submittal Date	Comments Issued Date	Total Review Time (Days)	Review Time Standard (Days)
Worthington Road Subtrunk Sewer Extension, Phase 1	April 26, 2021	pending	pending	18
Innovation Industrial Site 11 Private Site Improvements	April 26, 2020	pending	pending	18

Engineering Pre-Construction Meetings

There was three (3) pre-construction meeting in April:

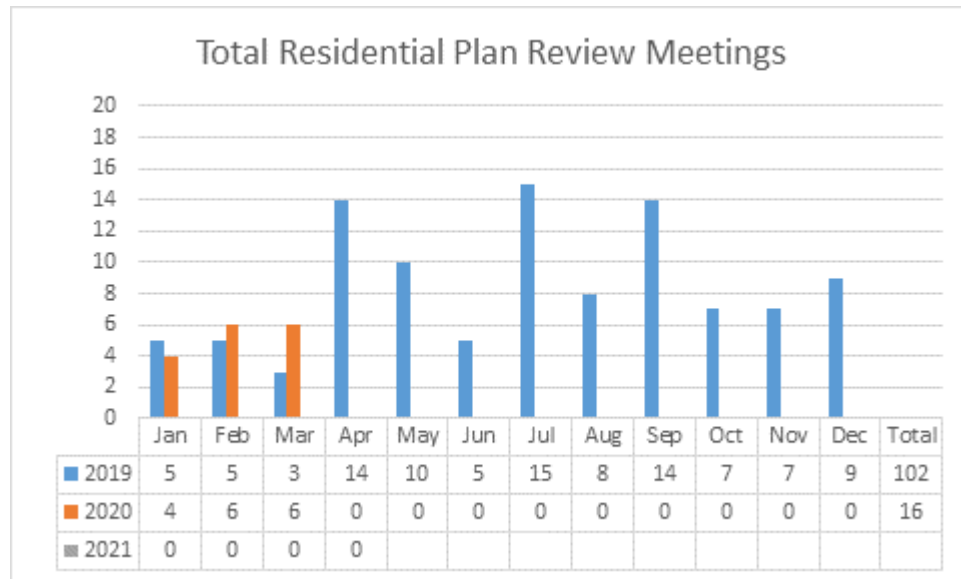
- Project Scarlet
- DC8 Trailer Parking Lot Expansion
- Englefield Oil



PLAN REVIEW CONTINUED

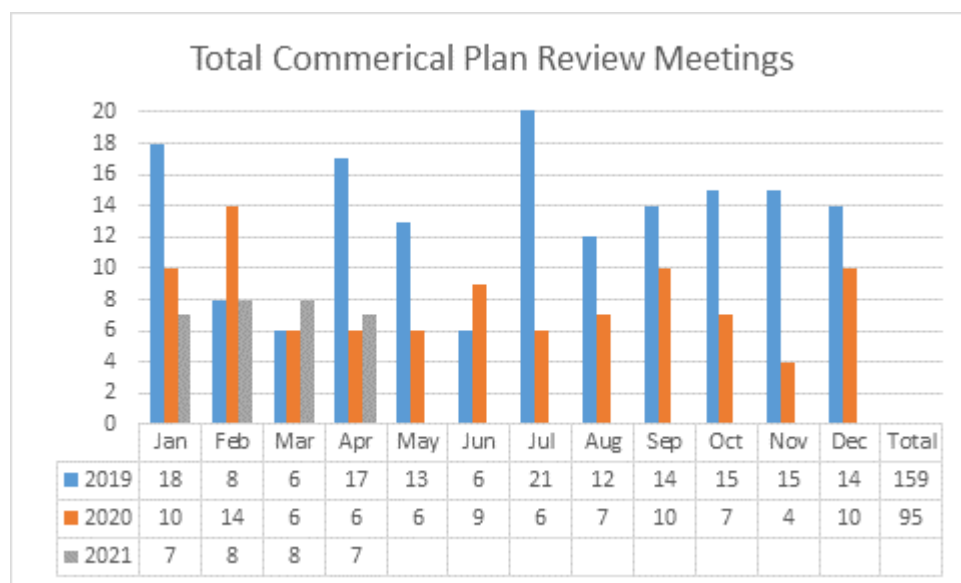
APRIL 2021

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

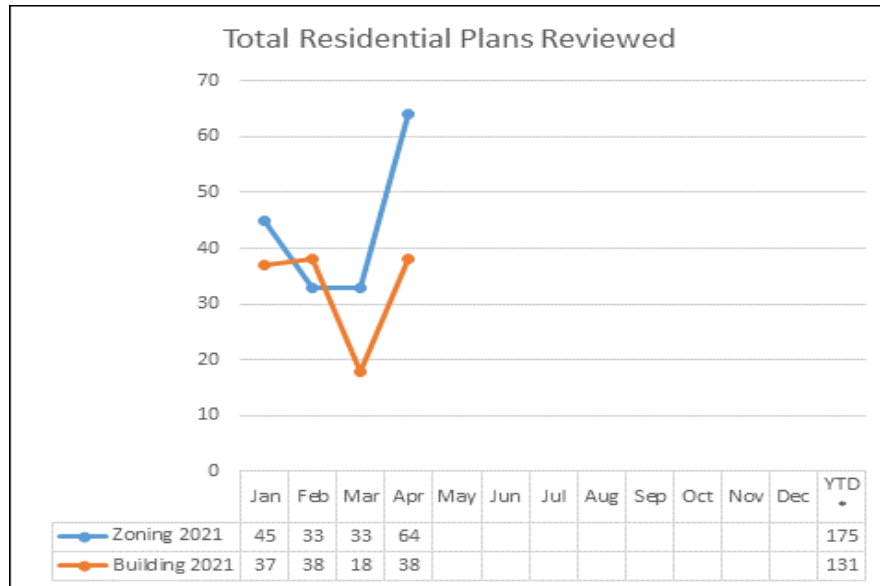


The development department offers in person meetings for commercial projects with the contractor/owners and appropriate city staff to discuss new projects, plan review submissions and occupancy coordination. These meetings have been offered virtually since March 23, 2020 due to COVID-19.

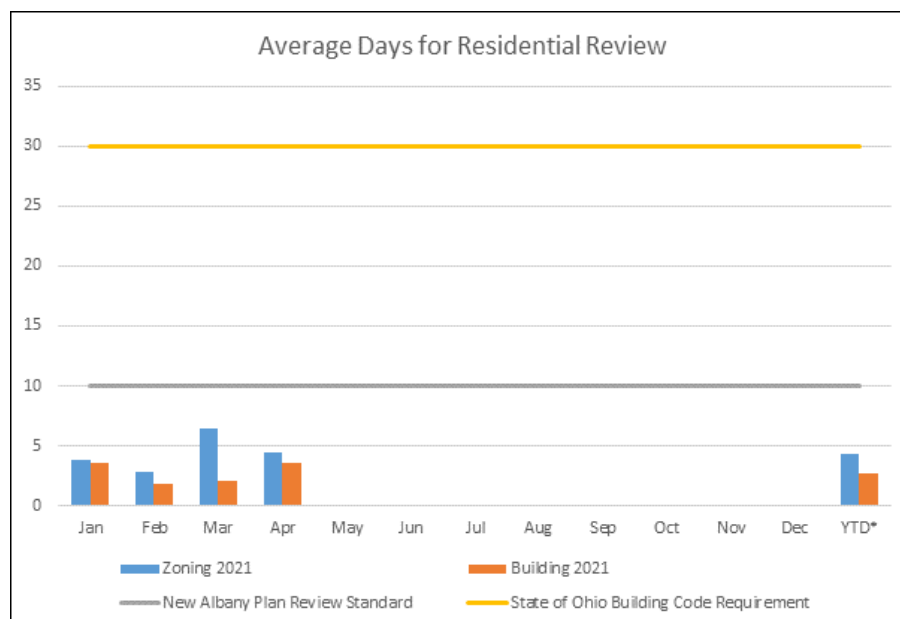
PLAN REVIEW CONTINUED

APRIL 2021

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

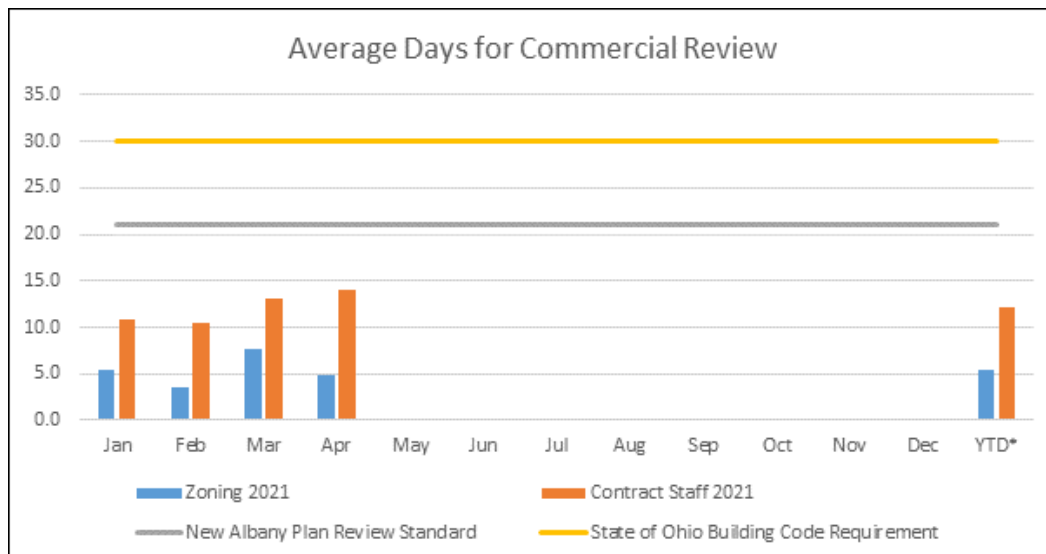
APRIL 2021

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

APRIL 2021

Code Enforcement Activity

Address: 7514 Phelps Close
Date of Complaint: April 23, 2021
Complaint Description: No fence around pool
Violations: Pool barrier
Activity: Initial Inspection, violation letter mailed
Status: Open

Address: 7799 Straits Lane
Date of Complaint: April 20, 2021
Complaint Description: Building a patio in easement
Violations: None
Activity: Inspection completed, spring cleanup only
Status: Closed

Address: Smiths Mill Road between Johnstown Road and Kitzmiller (10 properties)
Date of Complaint: April 19, 2021
Complaint Description: Grass has not be mowed
Violations: None
Activity: Inspection completed
Status: Closed

Address: 5880 Dublin Granville Road
Date of Complaint: March 18, 2021
Complaint Description: Multiple cars that don't move, 2 boats stored on property, exterior rubbish and junk
Violations: Parking limitations, outdoor storage and accumulation
Activity: Inspection completed, violation letter mailed, re-inspection completed, 2nd letter mailed
Status: Open

Address: 7145 Central College Road
Date of Complaint: January 13, 2021
Complaint Description: Chickens on property
Violations: Improper use of property
Activity: Notice mailed with updated compliance date
Status: Open

Address: Windsor Reserve
Date of Complaint: November 10, 2020
Complaint Description: Fence needs painted
Violations: Fence /Wall
Activity: Re-inspection completed, items corrected
Status: Closed

FIELD WORK AND INSPECTIONS CONTINUED

APRIL 2021

Code Enforcement Activity continued...

Address: 5065 Johnstown Road

Date of Complaint: September 19, 2020

Complaint Description: Pool without a barrier

Violations: Working without a permit, pool barrier required

Activity: Notice mailed with updated compliance date

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 maintenance

Activity: Extension granted until spring due to weather

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: Pending court proceedings—Pre-trial meeting held

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

COMMERCIAL PROJECT CONSTRUCTION STATUS

APRIL 2021

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



Amphitheater

Name of Project: United Methodist Church Expansion

Location: 20 Third St.

Square Footage: 24,727

Start Date: Fall 2019

Estimated Completion: May 2021



United Methodist Church Expansion

Name of Project: Brewdog

Location: 97 W. Granville St.

Square Footage: 6,882

Start Date: Spring 2021

Estimated Completion: Summer 2021

Name of Project: Charleen & Charles Hinson Amphitheater

Location: 170 W. Granville St.

Square Footage: 13,349

Start Date: October 2020

Estimated Completion: Summer 2021

Name of Project: Miracle Field

Location: 7600 Swickard Woods Blvd.

Start Date: April 2021

Estimated Completion: Summer 2021



All About Kids Daycare

Name of Project: F45

Location: 9695 Johnstown Rd.

Square Footage: 2,906

Start Date: April 2021

Estimated Completion: Summer 2021

COMMERCIAL PROJECT CONSTRUCTION STATUS

APRIL 2021

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

Name of Project: Amazon.com Inc.

Location: 1245 Beech Rd

Square Footage: 1,005,649

Start Date: April 2021

Estimated Completion: Summer 2022

Name of Project: Axium - Building 5

Location: 10015 Innovation Campus Way

Square Footage: 314,131

Start Date: April 2021

Estimated Completion: Fall 2021

COMMERCIAL PROJECT CONSTRUCTION STATUS

APRIL 2021

Innovation Campus Way Corridor continued...

Name of Project: VanTrust Site J Building II
Location: 8200 Innovation Campus Way West
Square Footage: 196,000
Start Date: December 2020
Estimated Completion: September 2021

Name of Project: Holiday Inn Express
Location: 1955 Beech Road
Square Footage: 60,164
Start Date: February 2021
Estimated Completion: Summer 2022



Vantrust Site J Building II

COMMERCIAL PROJECT CONSTRUCTION STATUS

APRIL 2021

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: Sheetz Gas Station and Convenience Store

Location: 9905 Johnstown Rd

Square Footage: 6,118

Start Date: November 2020

Estimated Completion: Summer 2021

Name of Project: Medical Office Connector Skybridge

Location: 5040 Forest Dr

Square Footage: 2,620

Start Date: January 2020

Estimated Completion: Summer 2021



Sheetz Gas Station

COMMERCIAL PROJECT CONSTRUCTION STATUS APRIL 2021

Partial Occupancy Status

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

Location: 1500 Beech Rd.

Expiration Date: April, 2021

Name of Project: Montauk Innovations, LLC Building II

Location: 1101 Beech Rd

Expiration Date: November 1, 2021

Name of Project: Canine Companions

Location: 7480 New Albany Condit Rd.

Expiration Date: March 2021

Name of Project: Duchess Shop

Location: 9550 Johnstown Road

Expiration Date: June 3, 2021

Name of Project: Axiom Building 3

Location: 9043 Smith's Mill Rd

Expiration Date: October 22, 2021

Name of Project: Barrington School

Location: 8415 Walton Parkway

Expiration Date: May 24, 2021



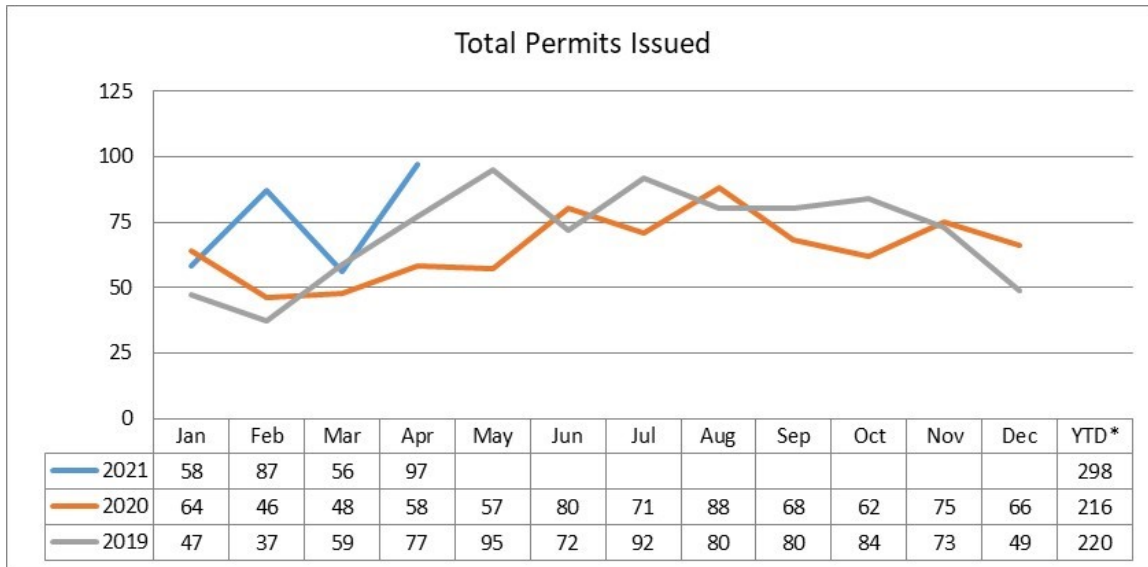
Axiom Building 3



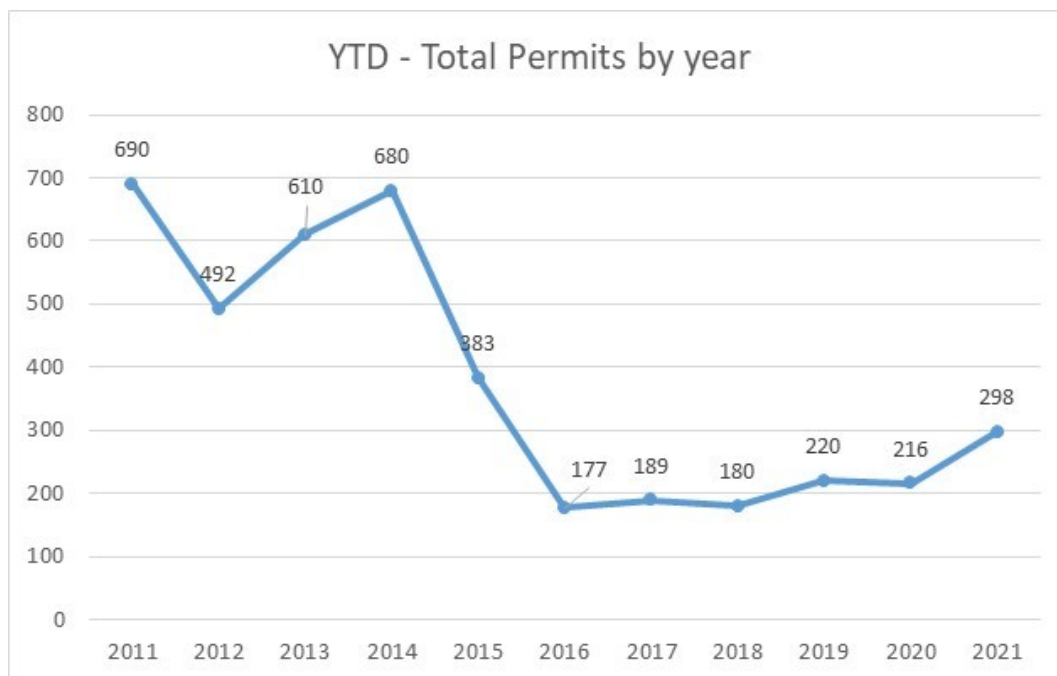
Barrington School

BUILDING AND ZONING STATISTICS

APRIL 2021



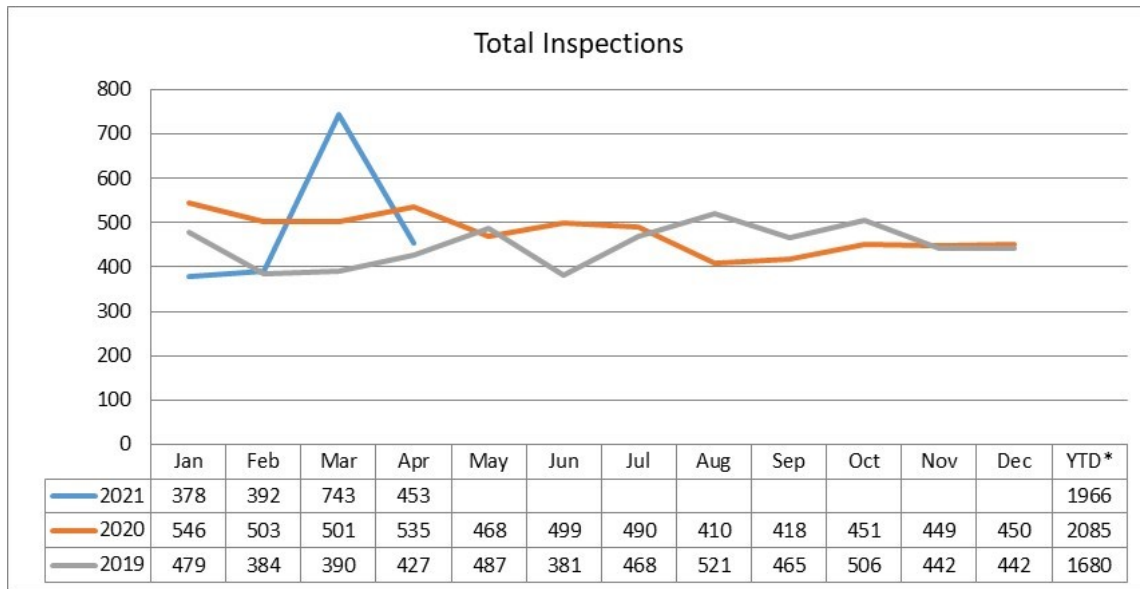
*YTD is the total from January to the end of current month.



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

APRIL 2021



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.

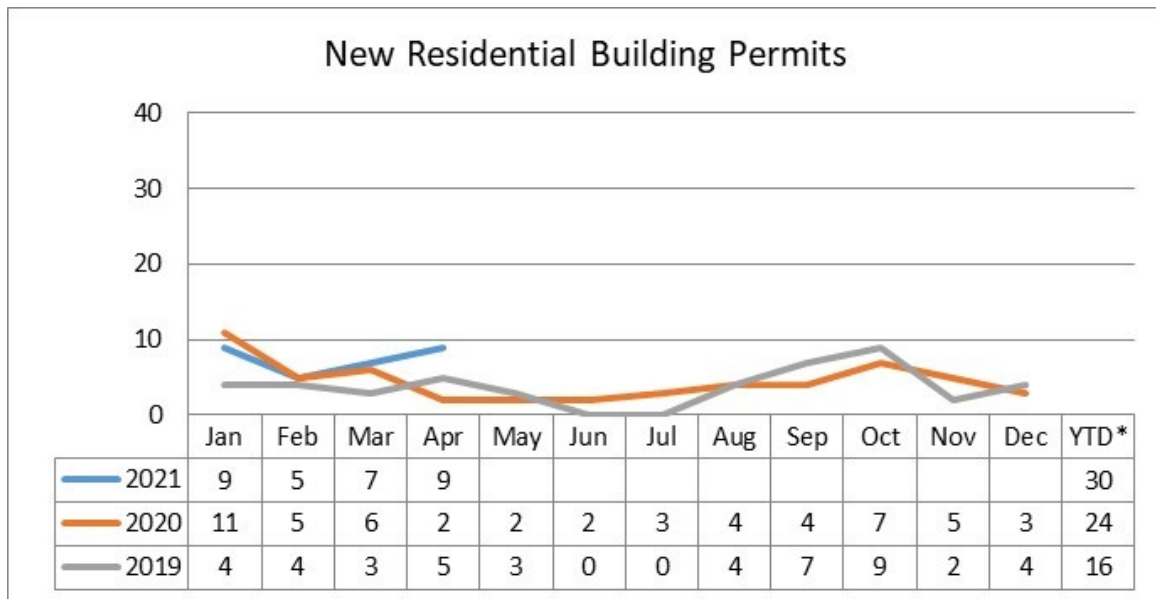


This graph represents the number of building and zoning inspections completed per year.

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

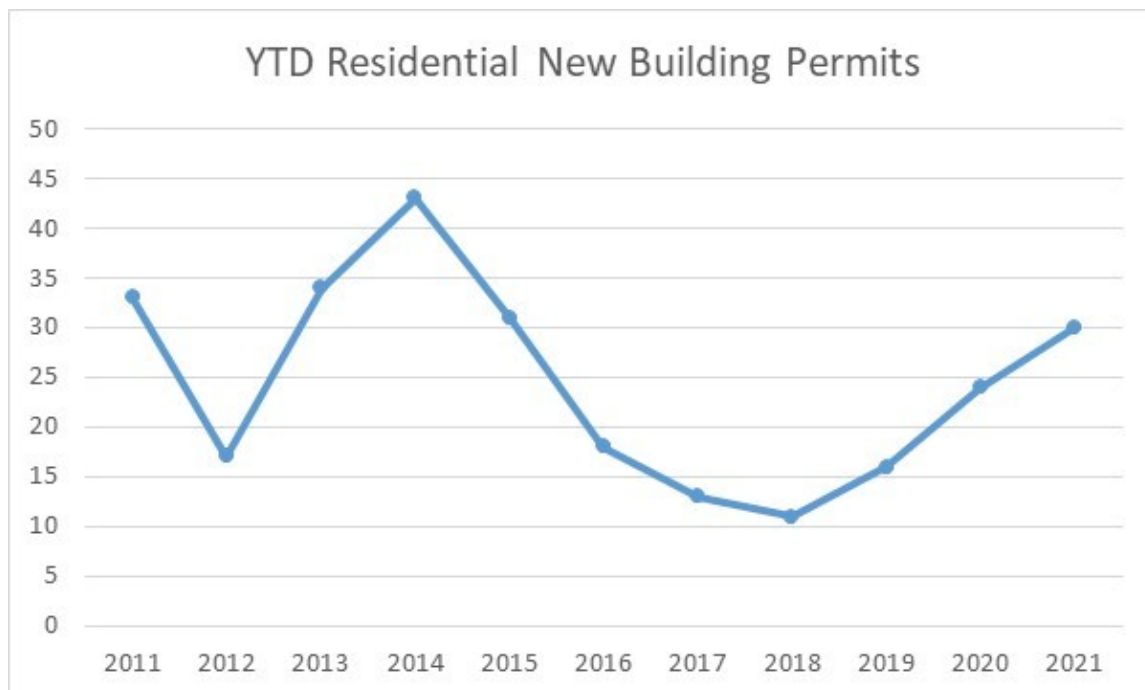
BUILDING AND ZONING STATISTICS

APRIL 2021



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

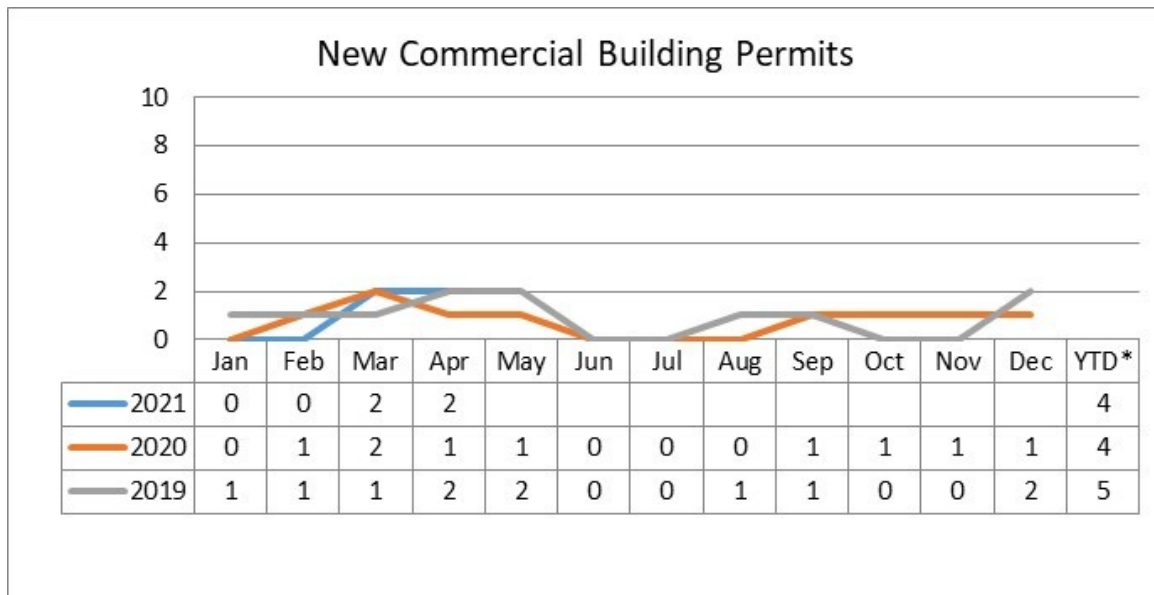
APRIL 2021

Subdivision Summary			
Subdivision	Total lots	Built lots	Available lots
Courtyard at New Albany	105	51	54
Nottingham Trace	240	39	201
NACC 28 (Ebrington)	66	34	32
NACC 29 (Oxford)	30	19	11
Millbrook	30	30	0
NACC 22	43	41	2
Hawksmoor	16	10	6
NA Links 13-1	19	18	1
NACC 20-3	23	19	4
NACC 24	28	27	1
NACC 11/11a	102	99	3
NACC 26 (Highgrove Farms)	8	7	1
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.

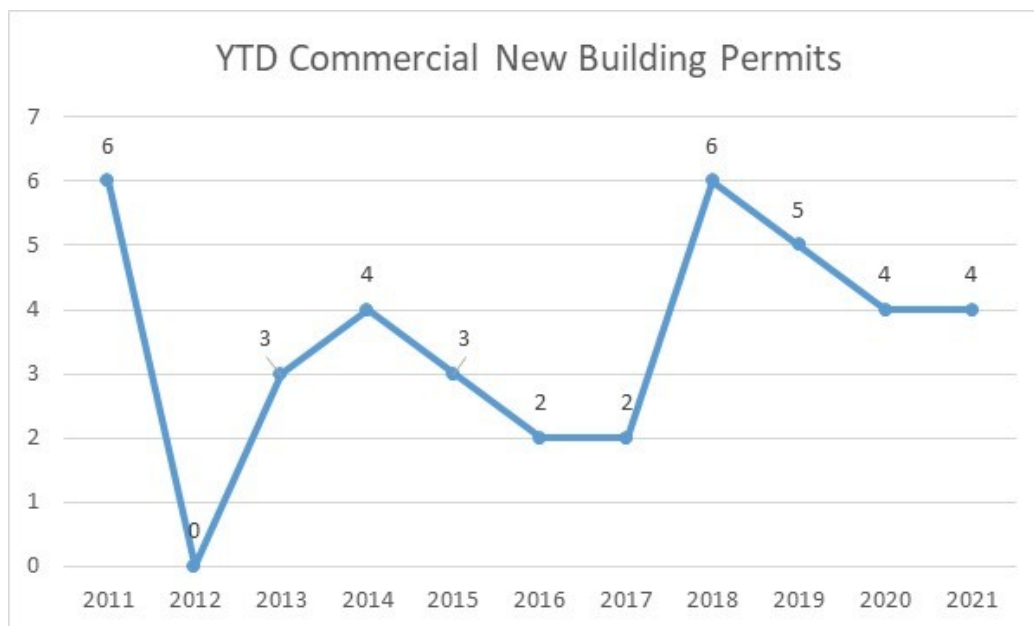
COMMERCIAL BUILDING STATISTICS

APRIL 2021



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.

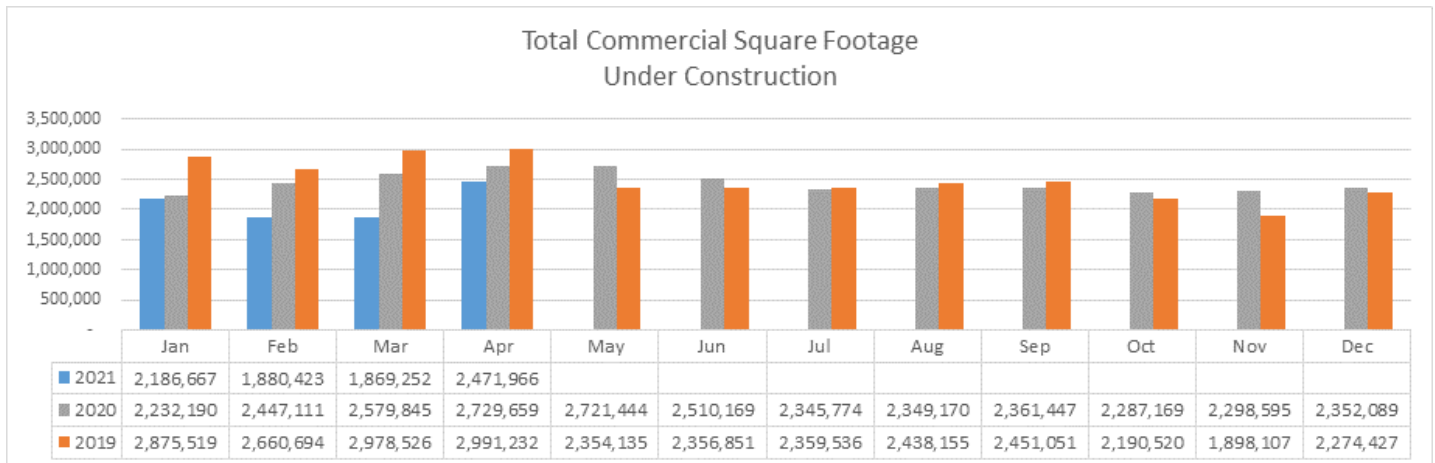


This graph represents that number of new commercial permits issued per year over a 10 year period of time. The large increase in 2013 was a result of permits pulled for Walcott Manor, a multi family subdivision.

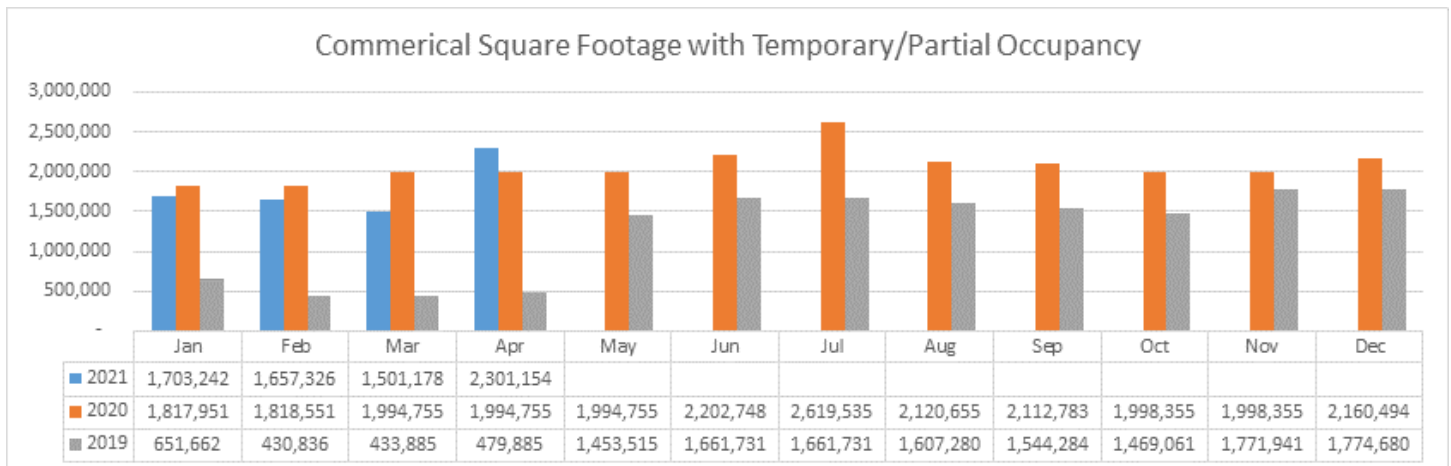
*YTD is the total from January to the end of current month.

COMMERCIAL BUILDING STATISTICS

APRIL 2021



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

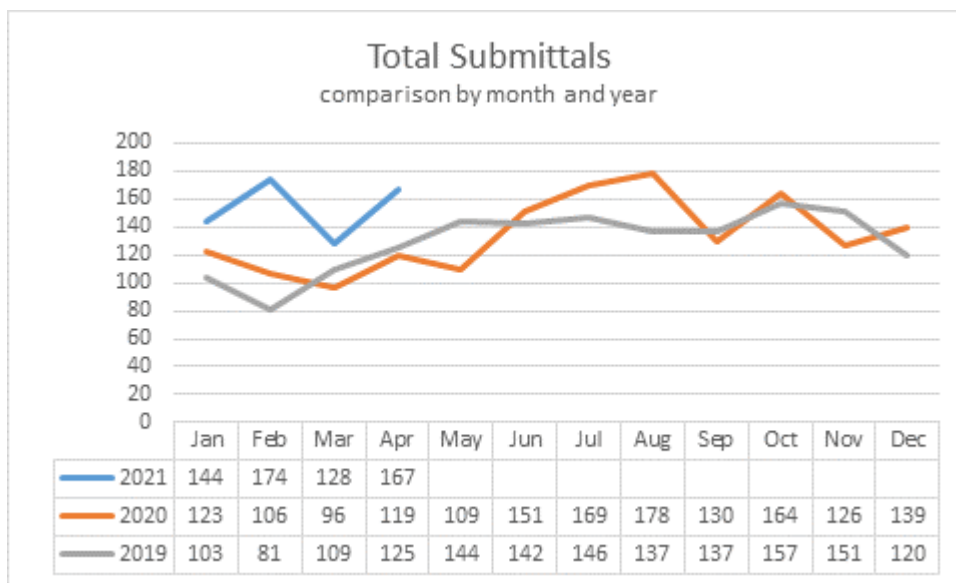


This graph represents the total square feet of commercial activity with partial, temporary or conditional occupancy each month evaluated over a three year period of time.

SUBMITTAL STATISTICS APRIL 2021



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.