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**Community Development Department**  
**MONTHLY REPORT**  
**June 2021**

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*Professionalism*

*Reliability*

*Creativity*

*Service*

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## **DEPARTMENT OPERATIONS/UPDATES DURING COVID-19**

### **JUNE 2021**

#### **COVID-19 Response**

In June 2020, the community development department implemented modified operating procedures in response to the State of Ohio health orders regarding the COVID-19 pandemic. In June 2021, those orders were lifted, City Council rescinded the mandatory mask order and the department transitioned back into standard operating procedures. All of the 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).

**Office:** The department is fully staffed each day. 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 are conducting in-person inspections. While inspectors are on-site, 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 and is preparing for more in-person meetings to resume in July.

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

## **COMMUNITY ENGAGEMENT AND OUTREACH**

### **JUNE 2021**

#### **Meetings**

Danis Construction Business Development Meeting (June 2)

Farrell & Flynn Business Development Meeting (June 2)

Economic Development Advisory Council (EDAC) Meeting (June 11)

Siekman & Siekman Re: Ohio Municipal Broadband Investments/Ohio Budget (June 11)

Ohio Economic Development Association Board Meeting (June 16)

Dupler Business Development Meeting (June 23)

Mid-Ohio Development Exchange Meeting Re: Emerging Workforce Trends (June 24)

## COMMUNITY ENGAGEMENT AND OUTREACH

### JUNE 2021

#### Media Relations

##### Biotech firm to build \$365 million packaging plant in New Albany

Jim Weiker

The Columbus Dispatch

The biotechnology company Amgen plans to build a \$365 million pharmaceutical packaging facility in New Albany that will employ 400 workers. The Ohio Tax Credit Authority Monday approved a state tax credit for the project, near Beech Road and Rt. 161.

Amgen, based in Thousand Oaks, California, plans to start work in the fall on the 270,000-square-foot facility.

In a news release announcing the decision, the company said "the facility will feature Amgen's most advanced assembly and final product packaging capabilities for medicines to be distributed in the U.S."

"We are proud of our track record of providing a reliable supply of high-quality medicines for patients around the world," Amgen Executive Vice President of Operations Esteban Santos said in the news release.

"We are adding this additional assembly and packaging plant to our global supply chain network to support the anticipated growth in demand for Amgen medicines."

The company will hire technicians, engineers, managers and other positions to staff the plant. The facility is expected to have an annual payroll of around \$41 million.

The state tax credits are worth up to \$15 million over the next 15 years, depending on how many jobs are created. The city of New Albany has granted other tax breaks, including a 100% property tax abatement for 15 years, for the project, which will be built on the Licking County side of property that straddles Licking and Franklin counties.

Amgen Senior Vice President of Manufacturing Arleen Paulino said the company chose New Albany for its factory because of access to talented workers, "favorable operating costs," a centralized location for logistics and "the vibrant business climate."

"We look forward to building strong connections with the New Albany community," Paulino said in the release.

Amgen, founded in 1980, develops medicines for serious diseases that have few treatments, focusing on cardiovascular disease, oncology, bone health, neuroscience, nephrology and inflammation, according to the firm. Among its best-known products are Neulasta, designed to treat cancer patients with low white blood cells, the arthritis drug Enbrel, anemia drug Epogen, and cancer treatment Neupogen.

In May, the company received U.S. Food and Drug Administration approval for Lumakras, a potentially major treatment for lung cancer patients with a common genetic mutation.

Amgen reported revenue of \$25 billion in 2020 and is one of 30 companies in the Dow Jones Industrial Average. The company reported disappointing results for the first quarter, including a 4% decline in revenue due to a drop in prices for the company's products.

The company employs nearly 25,000 workers including 14,000 in the U.S., although in March, Amgen acquired Rodeo Therapeutics Corp., founded by two researchers from Case Western Reserve University.

The Columbus area lags well behind Northeast Ohio in the number of biotech firms, according to the industry group BioOhio. But central Ohio has seen several recent expansions in the industry, including:

- The Massachusetts-based pharmaceutical firm Serepta Therapeutics' new building at 3435 Stelzer Road, part of the company's Gene Therapy Center of Excellence;
- Nationwide Children's Hospital's \$200 million expansion of Andelyn Biosciences in Ohio State University's Innovation District, to pioneer cell- and gene-based therapy;
- The Grove City gene therapy firm Forge Biologics' recent raising of \$120 million in financing.

Amgen worked with the economic development agencies JobsOhio and One Columbus, in addition to the Ohio Tax Credit Authority, to bring Amgen to Ohio.

"Amgen is a global pioneer on the front lines of restoring health and providing therapies for those fighting serious illnesses such as cancer," said Gov. Mike DeWine in a news release.

"Attracting a biotechnology leader to the Columbus region was a collaborative effort between the Ohio Development Services Agency, JobsOhio and its partners, and we look forward to working with Amgen as it improves healthcare throughout the world with talent from Ohio."

In separate actions, the Ohio Tax Credit Authority also approved tax breaks for the insurance technology firm Bold Penguin and the welding robotics firm Path Robotics, both of Columbus, and for the plastics injections firm Midwest Molding of Union County.

*jweiker@dispatch.com*

*@JimWeiker*

## **BOARD AND COMMISSIONS**

### **JUNE 2021**

#### **Parks and Trails Advisory Board: June 7, 2021**

##### **Applications**

**Title:** Final Development Plan—NACC Section 30  
**Location:** Generally located north and west of Lambton Park Road and south of Brandon Road  
**Applicant:** The New Albany Company LLC c/o Aaron Underhill, Esq.  
**Request:** Final Development Plan  
**Zoning:** Comprehensive Planned Unit Development (C-PUD)  
**Commission Action:** Approved with conditions

#### **Planning Commission: June 7, 2021**

##### **Applications**

**Title:** Zoning Amendment—Woodhaven I-PUD Rezoning  
**Location:** 7555 Bevelhymer Road and 7325 Walnut Street  
**Applicant:** ALTO Real Estate, LLC c/o Patrick Fisher  
**Request:** Rezoning  
**Zoning:** Infill Planned Unit Development (I-PUD)  
**Commission Action:** Approved with conditions

##### **Other Business**

-NoNA Zoning District Informal Review  
-Chapter 1131 Residential Estate District (R-1) Poultry Conditional Use Amendment

#### **Architectural Review Board: June 14, 2021**

##### **Applications**

**Title:** Certificate of Appropriateness—New Signage  
**Location:** 68 North High Street, building A  
**Applicant:** Brad Shockey  
**Request:** Certificate of Appropriateness  
**Zoning:** Urban Center Code  
**Commission Action:** Approved with conditions

## **BOARD AND COMMISSIONS**

### **JUNE 2021**

#### **Architectural Review Board Continued...**

**Title:** Certificate of Appropriateness—New Signage  
**Location:** 68 North High Street, building B  
**Applicant:** Brad Shockey  
**Request:** Certificate of Appropriateness  
**Zoning:** Urban Center Code  
**Commission Action:** Approved with conditions

**Title:** Certificate of Appropriateness—New Signage  
**Location:** 68 North High Street, building C  
**Applicant:** Brad Shockey  
**Request:** Certificate of Appropriateness  
**Zoning:** Urban Center Code  
**Commission Action:** Approved with conditions

**Title:** Certificate of Appropriateness—New Signage  
**Location:** 68 North High Street, building D  
**Applicant:** Zhenia Shirck  
**Request:** Certificate of Appropriateness  
**Zoning:** Urban Center Code  
**Commission Action:** Approved with conditions

**Title:** Certificate of Appropriateness and Waivers—New Signage  
**Location:** 68 North High Street, building E  
**Applicant:** Brad Shockey  
**Request:** Certificate of Appropriateness  
**Zoning:** Urban Center Code  
**Commission Action:** Approved with conditions

**Title:** Certificate of Appropriateness—New Signage  
**Location:** 68 North High Street, building F  
**Applicant:** Brad Shockey  
**Request:** Certificate of Appropriateness  
**Zoning:** Urban Center Code  
**Commission Action:** Approved with conditions

#### **Other Business:**

-Window Sign Regulations

## **BOARD AND COMMISSIONS**

### **JUNE 2021**

#### **Planning Commission: June 21, 2021**

##### **Applications**

**Title:** Final Development Plan—NACC Section 30  
**Location:** Generally located north and west of Lambton Park Road and south of Brandon Road  
**Applicant:** The New Albany Company LLC c/o Aaron Underhill, Esq.  
**Request:** Final Development Plan  
**Zoning:** Comprehensive Planned Unit Development (C-PUD)  
**Commission Action:** Approved with conditions

**Title:** Final Plat—NACC Section 30  
**Location:** Generally located north and west of Lambton Park Road and south of Brandon Road  
**Applicant:** The New Albany Company LLC c/o Aaron Underhill, Esq.  
**Request:** Final Plat  
**Zoning:** Comprehensive Planned Unit Development (C-PUD)  
**Commission Action:** Approved with conditions

**Title:** Zoning Change—NoNA Zoning District  
**Location:** Generally located at the southwest and southeast corners of the Central College Road and New Albany Condit Road intersection  
**Applicant:** NoNA Master Development LLC  
**Request:** Rezoning  
**Zoning:** R-1 to Infill Planned Unit Development (I-PUD)  
**Commission Action:** Approved with conditions

#### **Board of Zoning Appeals: June 28, 2021**

**Title:** Variance—5693 Jersey Drive  
**Location:** 5693 Jersey Drive  
**Applicant:** Archadeck of Columbus, c/o Keith Moeller  
**Request:** Variance  
**Zoning:** New Albany Links C-PUD  
**Commission Action:** Approved with conditions

## PROJECT UPDATES

JUNE 2021

### Electronic Plan Review and Permitting Software

**Anticipated completion date:** November 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:** August 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 closed out all permits from 2014-2016.

### Change of Occupancy Procedures

**Anticipated Completion Date:** August 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 June.

#### Next Steps:

- The staff will collaborate with our chief building official to recommend policy changes and to create any necessary forms.

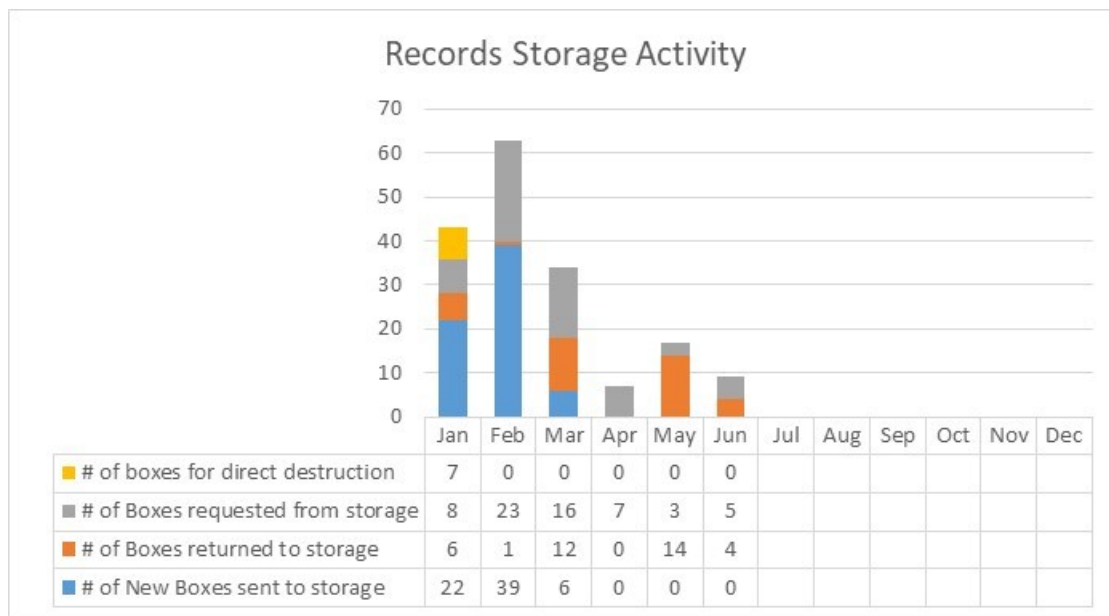


## PROJECT UPDATES

JUNE 2021

### 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

### JUNE 2021

#### Village Center Parking Strategy

**Anticipated Completion Date:** Summer 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

### JUNE 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

### JUNE 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:

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

- 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.
- Based on the outcome of the visioning meeting with the New Albany Company, the city staff is working with the property owner to determine the final Market Street extension road alignment so it can be incorporated into the plan.

## PLANNING PROJECT UPDATES

### JUNE 2021

#### Parks Framework Plan

**Anticipated Completion Date:** Summer 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

JUNE 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.

### Status Update:

- Staff received an updated draft of the entire plan from MKSK. The vast majority of the city staff comments were properly addressed. There is a special city council meeting with Planters Grove residents scheduled on July 22nd. The meeting agenda includes discussing the future of the park and renaming the subdivision. The staff will wait to finalize the plan until after this council meeting so the results can be included in the parkland improvement recommendations.
  - Since the initial draft publishing and review, the IDEA committee created and shared recommendations related to the historical significance of the street names in New Albany and their possible ties to historic plantations. One of the recommended immediate actions that could be taken is to change the name of the Planters Grove Subdivision and create a historical marker for Planters Grove to explain the origin of the subdivision name and the community awareness that caused it to be changed.
  - Recently, residents of the Planter’s Grove area have brought concerns to council regarding the suitability of the basketball court. The residents and council note how the park was not intended or designed to be a regional draw and accommodate a large number of visitors since it does not provide off-street parking, bathroom facilities, and lighting.

## **PLANNING PROJECT UPDATES**

### **JUNE 2021**

#### **Parks Framework Plan continued...**

- The city council approved a request by the city staff to issue a request for qualifications seeking a qualified vendor to design and furnish new playground equipment at the Planters Grove, Lambton and North of Woods Parks. Services are to include playground design, removal of existing equipment, supply of new equipment, installation, site furnishings, and associated site work. The selected vendor will be required to provide a minimum of three different design proposals for review. This approach will allow the city to consider several equipment lines and evaluate them on their consistency with the existing aesthetic of New Albany neighborhoods and the quality of the materials. Responses to the RFQ will be evaluated by a team of city staff members and scored based on criteria provided in the RFQ including project team, past performance, understanding of the project, project approach and overall quality of the response. The RFQ process will allow for a transparent and competitive selection based on vendor qualifications and experience with municipal playground equipment.

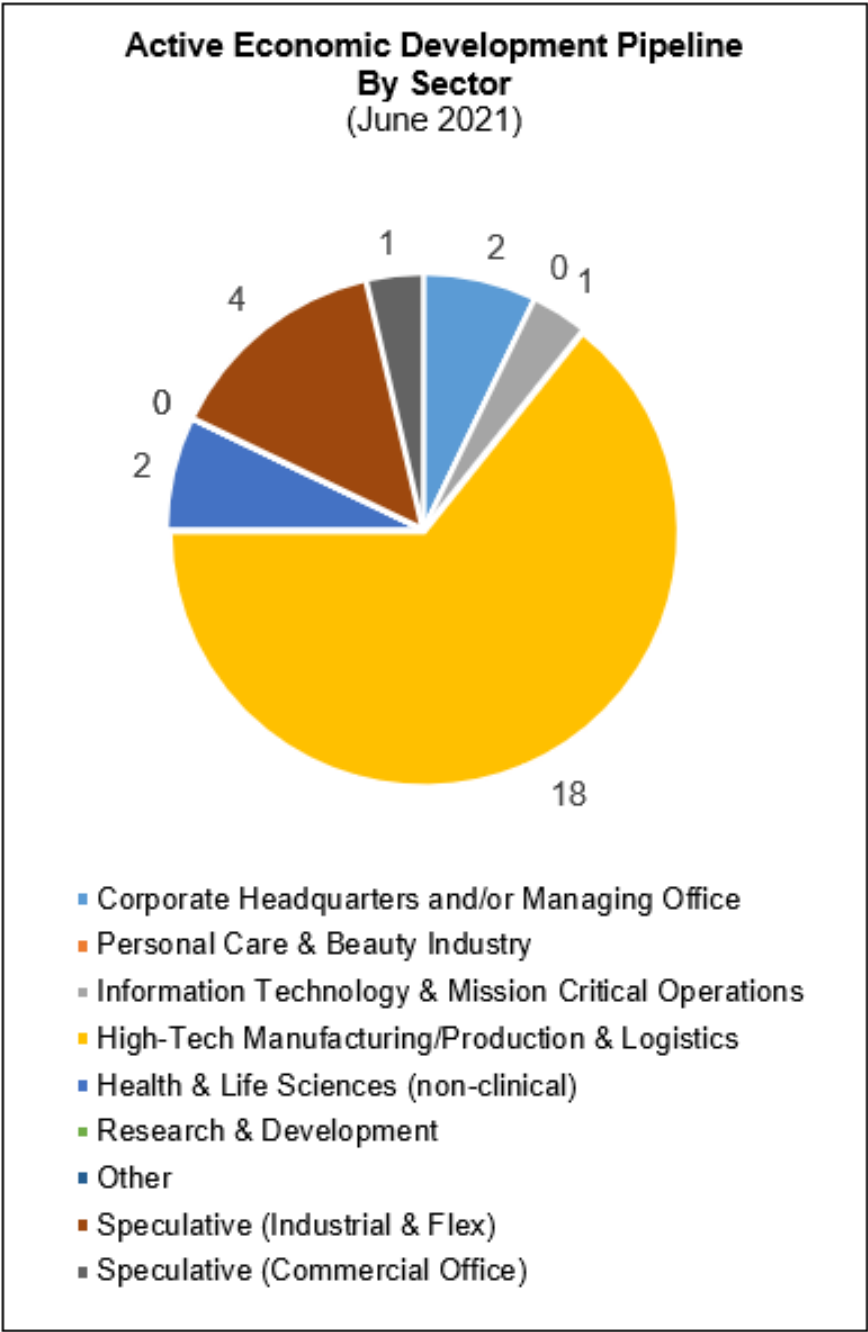
#### **Next Steps:**

- The final draft will be revised to include the outcome of the July 22<sup>nd</sup> special city council meeting with residents.
- The planning team is reviewing playground material and designs as part of the RFQ process. Once a playground equipment vendor and design is selected the “playbook of amenities” will be updated.

**ECONOMIC DEVELOPMENT UPDATES**  
**JUNE 2021**

**Active Economic Development Pipeline**  
*(Including Site Selection Requests For Information)*

The department has responded to 17 site selection Requests for Information in 2021. This active pipeline represents \$11.264 billion in total investment associated with more than 17,600 net new jobs. Currently, the department has an active portfolio of approximately 28 projects with the top site uses being High-Tech Manufacturing/Production & Logistics, Speculative (Industrial & Flex), and Health & Life Sciences (non-clinical).

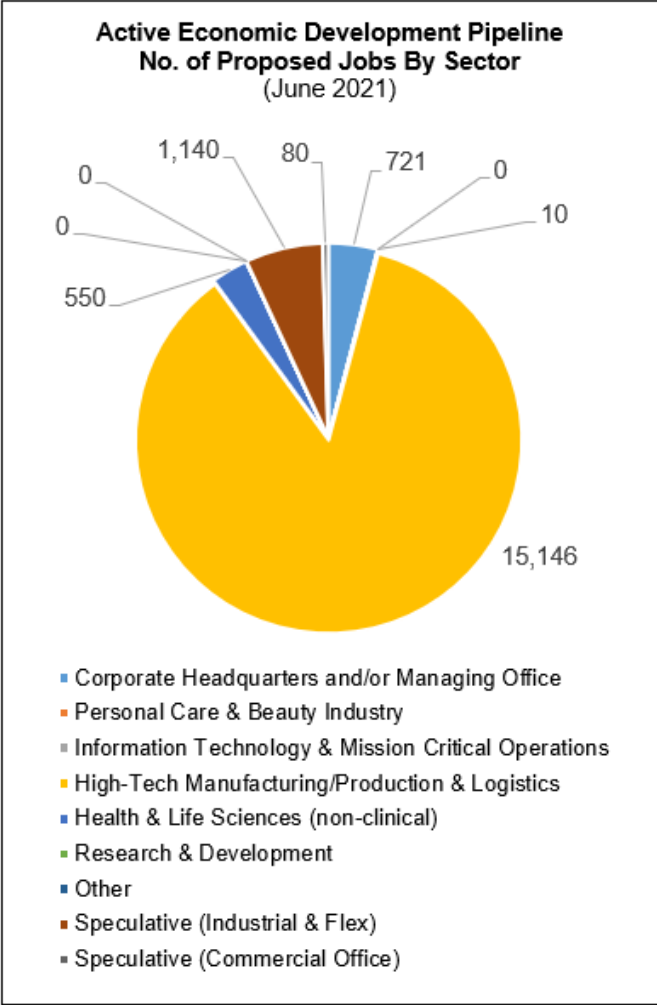
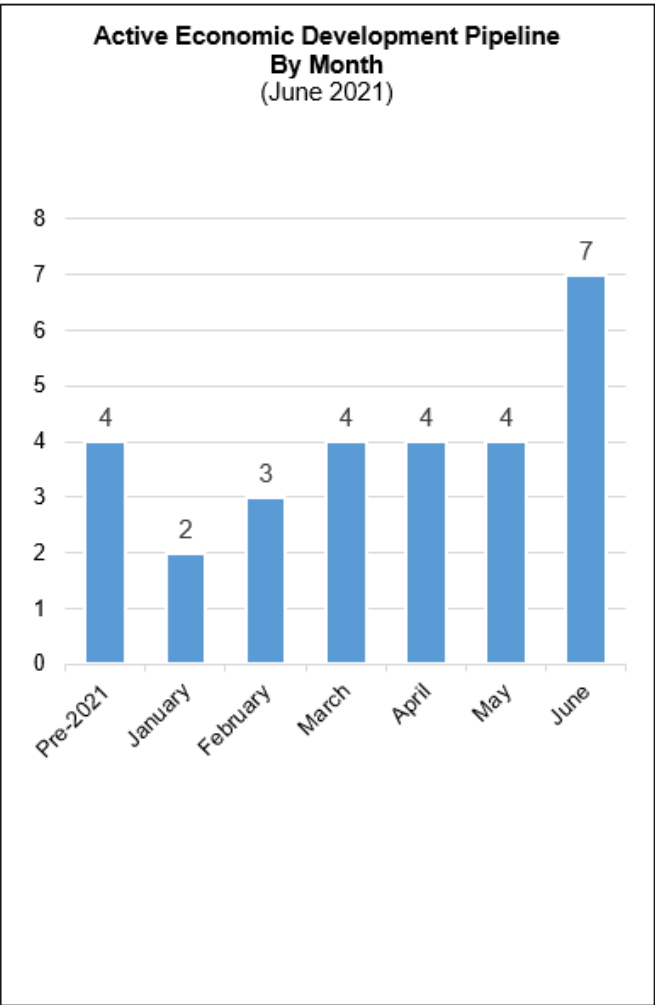




# ECONOMIC DEVELOPMENT UPDATES

## JUNE 2021

### Business Retention and Expansion



## **ECONOMIC DEVELOPMENT UPDATES**

### **JUNE 2021**

#### **Business Retention and Expansion**

##### **Aetna — 7400 W Campus Rd, New Albany, OH 43054**

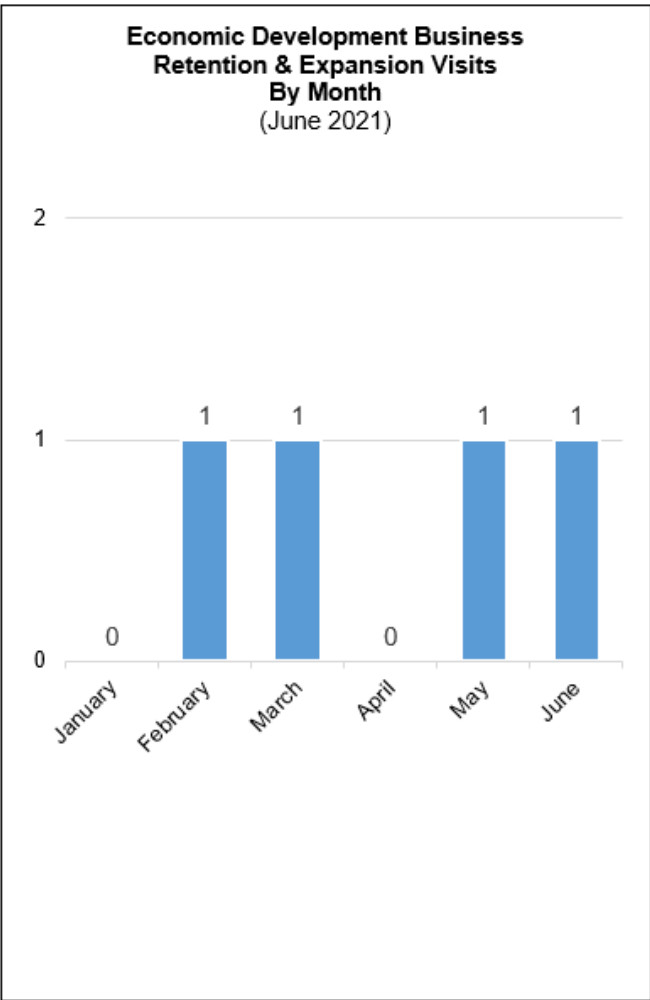
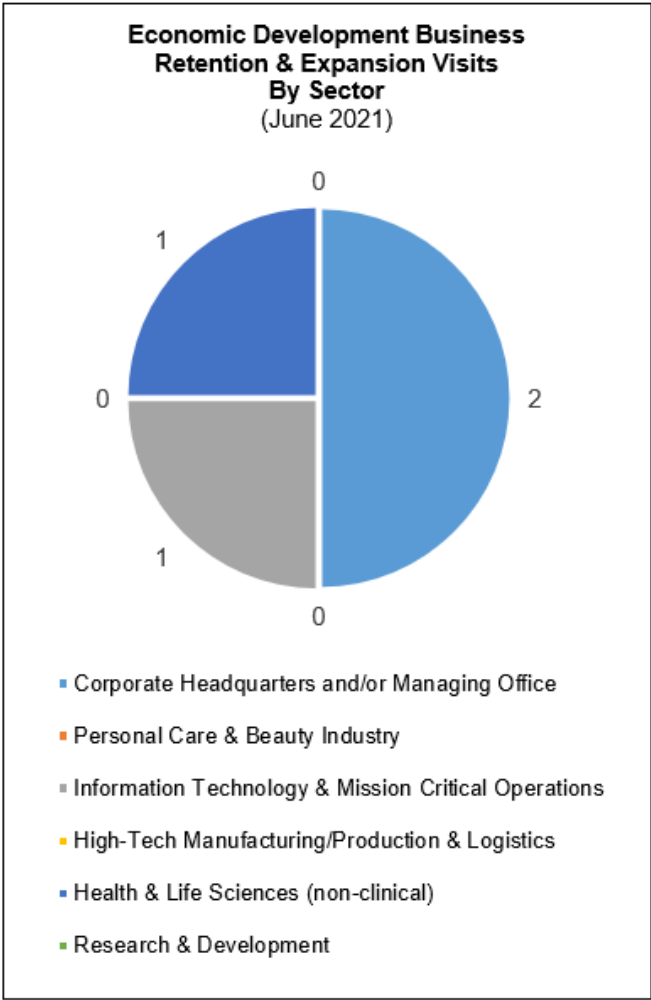
- Founded in 1853 in Hartford, CT, Aetna is one of the nation's leading diversified health care benefits companies, serving an estimated 46.7 million people with information and resources to help them make better decisions about their healthcare. CVS Health completed the acquisition of Aetna in December 2018. Aetna is the brand name used for products and services provided by one or more of the Aetna group of companies, including Aetna Life Insurance Company and its affiliates (Aetna). Aetna, CVS Pharmacy, CVS Caremark and MinuteClinic, LLC (which either operates or provides certain management support services to MinuteClinic-branded walk-in clinics) are part of the CVS Health family of companies.
- Notable Ohio Presence:
  - Approximately 11,500 total employees
  - 50+ CVS HealthHUB locations
- New Albany Presence:

Aetna has reduced their New Albany area presence as the effects of COVID and a waning portfolio of Ohio-based, private sector clients persists. Aetna has reduced their New Albany-area employees by approximately half and the corresponding office footprint by approximately the same percentage. A meaningful percentage of the employees once attributed to the New Albany office are expected to work remotely going forward.
- Workforce Innovation Talent Centers (WITCs): Aetna has established Workforce Innovation & Talent Centers to help attract and cultivate individuals interested in careers across our enterprise. These centers offer a unique and innovative platform to develop workforce solutions attracting potential partnerships to provide CVS Health with diverse and inclusive pipelines of talent. Through effective partnership development and collaboration with government agencies, community organizations and educational institutions, the Workforce Innovation & Talent Centers create programs tailored to the specific needs of our partners and the populations they serve. These customized programs incorporate education and on-the-job skill development while providing exposure to work in a retail environment. Aetna currently operates four Workforce Innovation & Talent Centers in Boston, Cleveland, New York City and Washington, D.C. providing direct support to their community partners from an on-site Workforce Initiatives team member.

# ECONOMIC DEVELOPMENT UPDATES

## JUNE 2021

### Business Retention and Expansion



## INNOVATE NEW ALBANY

JUNE 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.

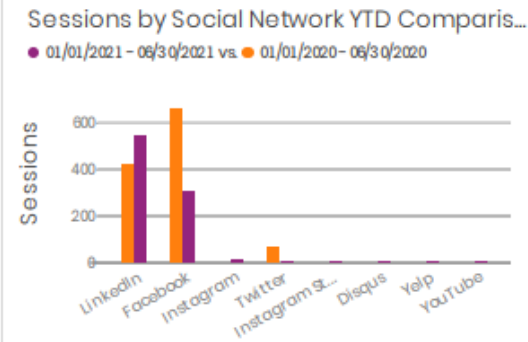
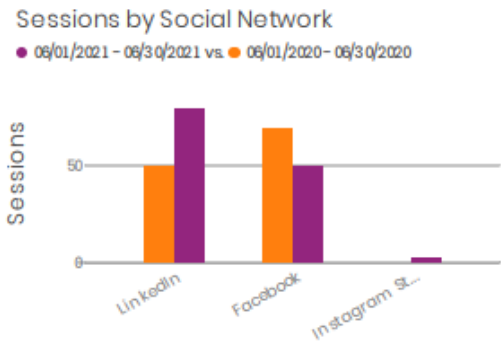
### Traffic Metrics by Page Title

From 06/01/2021 until 06/30/2021

Page Title	Pageviews	Avg. Time on Page	Entrances	Exits	Bounce Rate (%)
Display - Events   Innovate New Albany   New Albany, Ohio	15,030	0:00:01	60	60	50.00%
Events Archive   Innovate New Albany	967	0:01:18	887	888	96.39%
Innovate New Albany   New Albany, Ohio	372	0:00:55	281	177	51.60%
The 3Cs of Scaling Up – How to Grow Companies and Communities Quickly Without Venture Capital   Innovate New Albany	260	0:02:08	138	157	46.04%
Branding for Non Branding People   Innovate New Albany	121	0:01:32	74	76	52.70%
Entire Site	17,935	0:00:06	2,149	2,149	78.28%

INNOVATE NEW ALBANY  
JUNE 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.



**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 06/01/2021 until 06/30/2021

Organic Search	33.91%
Direct	32.61%
Email	21.17%
Social	8.42%
Referral	3.89%



## INNOVATE NEW ALBANY

JUNE 2021

### MailChimp Section

**Subscribers: 3,662**

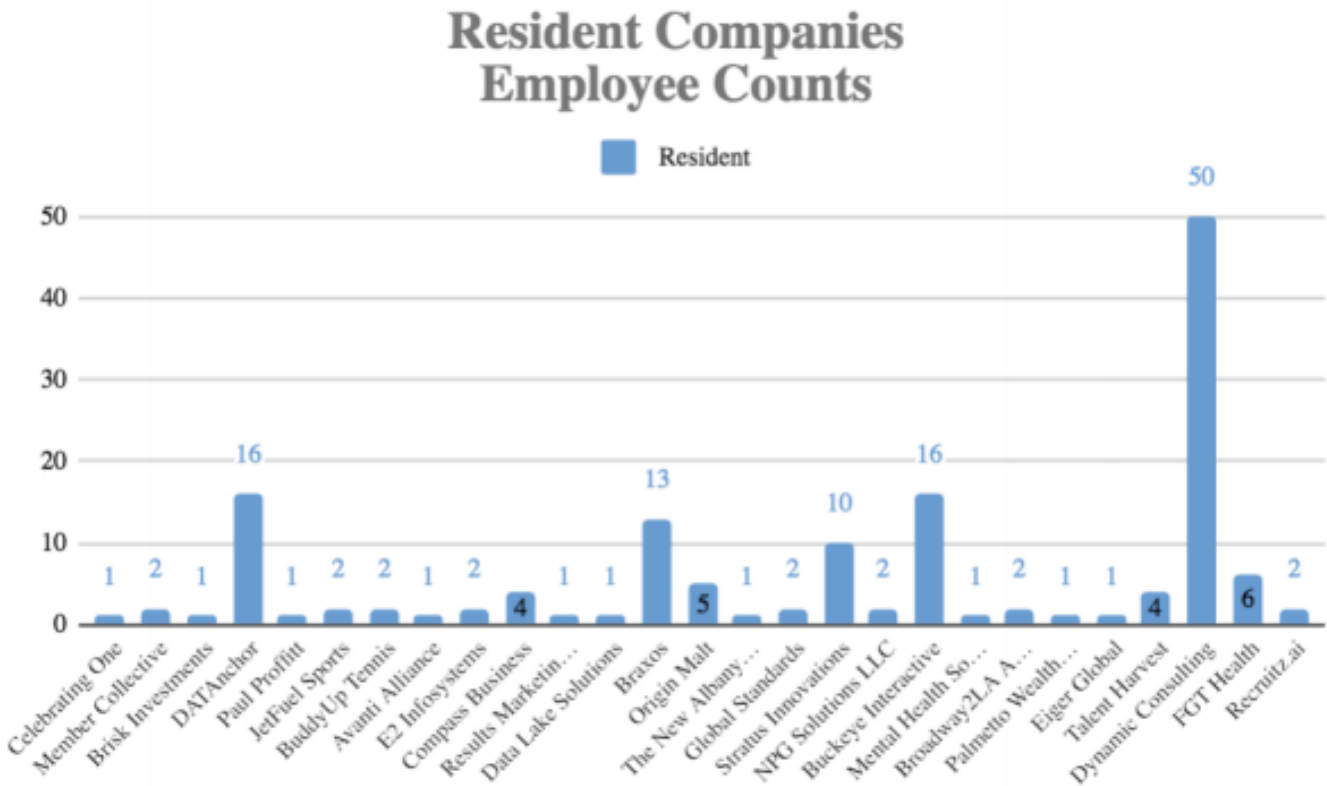
**Avg. Open Rate: 12.8%**

**Avg. Click-Thru Rate: .7%**

Metrics by Campaign

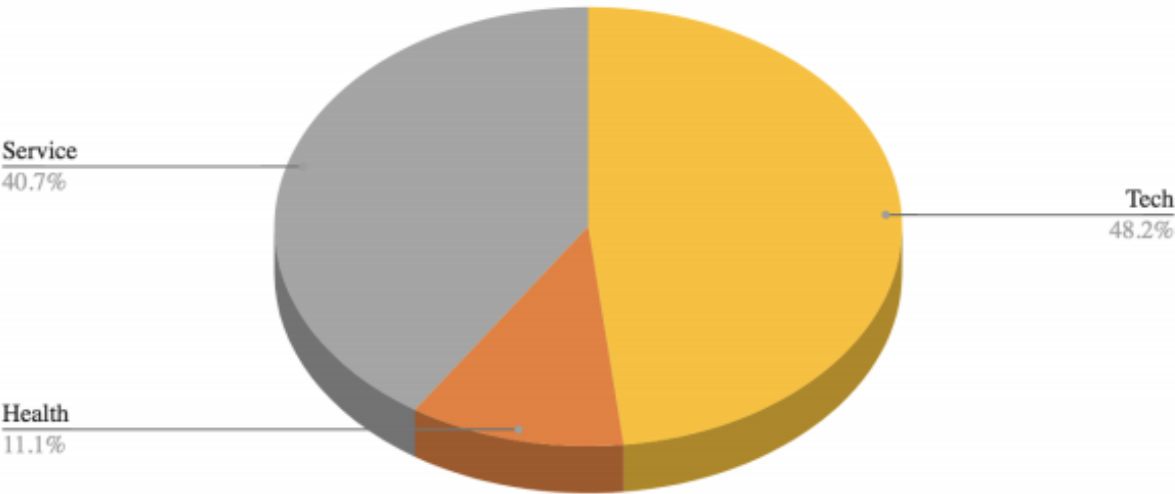
Campaign	Sent On	Unique Opens	Open Rate	Unique Clicks	Click Rate
Expert Office Hours   Fri June 25, 2021 - Virtual FORMAT - 4th Email - FINAL CALL!	6/24/2021	292	7.98%	46	0.46%
Expert Office Hours   Fri June 25, 2021 - VIRTUAL FORMAT - 3rd Email	6/23/2021	387	10.57%	176	0.30%
Expert Office Hours   Fri June 25, 2021 - VIRTUAL FORMAT - 2nd Email	6/21/2021	426	11.59%	53	0.57%
06-21-21 - TIGER Email - events on 6/23 and 7/23	6/21/2021	523	14.22%	28	0.73%
6/17/2021 TIGER Email - LAST CHANCE - Professor Dan Isenberg	6/17/2021	502	13.65%	33	0.63%
Expert Office Hours   Fri June 25, 2021- VIRTUAL FORMAT - 1st Email	6/17/2021	341	9.26%	19	0.24%
06-14-21 TIGER Email - THIS WEEK- Professor Dan Isenberg	6/14/2021	556	15.13%	102	1.17%
06-08-21 TIGER Email - LAST CHANCE for 6/9 TIGER Talk	6/9/2021	597	16.37%	28	0.74%
06-07-21 TIGER email	6/7/2021	555	15.21%	67	1.04%
06-03-21 TIGER Email	6/3/2021	528	14.45%	88	1.01%

INNOVATE NEW ALBANY  
JUNE 2021



Industries

INA Industries



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




**Dynamic Consulting** was founded several years ago in Chicago by **Jonathan Stypula**, who became a resident of New Albany in the past year. Dynamic Consulting is a **Gold Microsoft Partner** specializing in implementations and strategic management of Microsoft's Dynamics 365, Power Platform and Modern Workplace solutions including Office 365 and Azure. The company is highly effective at both ERP and CRM implementations based on its own nuanced approach which combines expertise, creativity, and exceptional customer service. Learn more about at <https://www.dynamicconsulting.com/>.



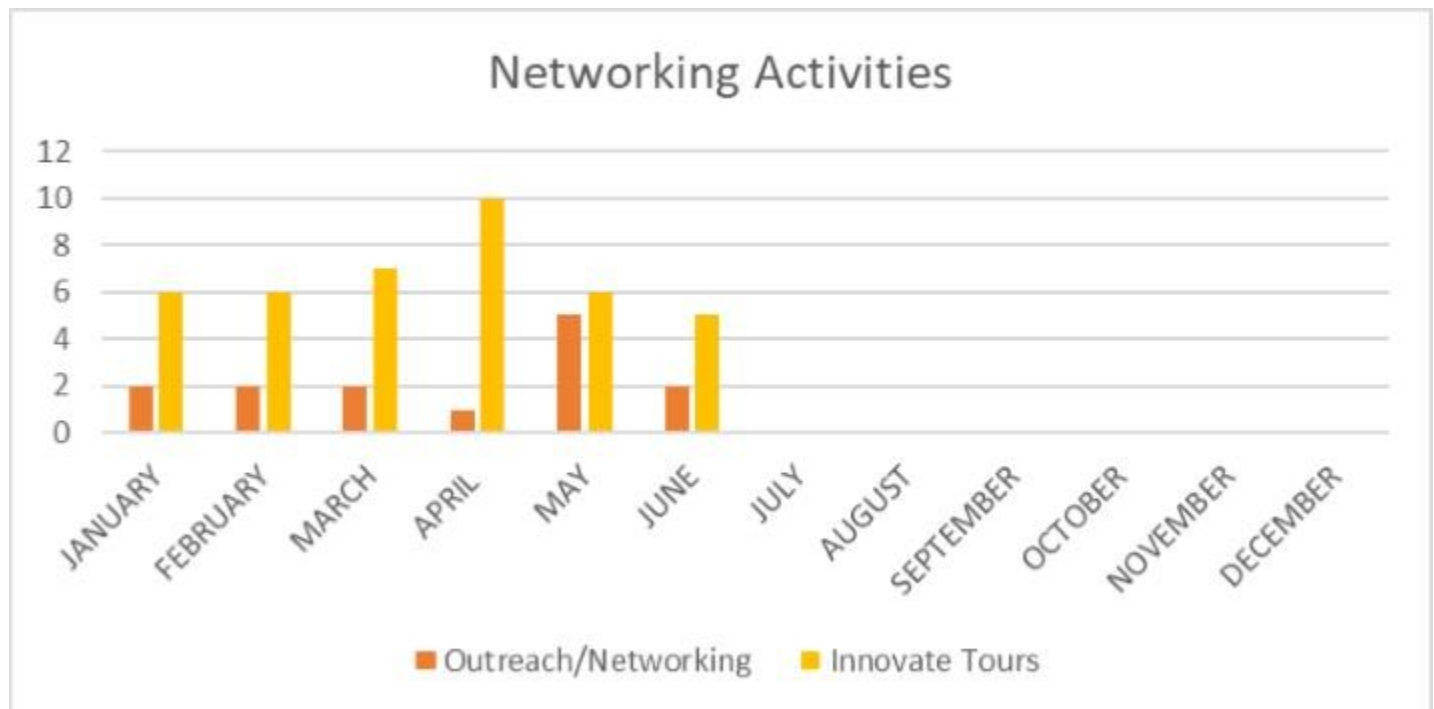
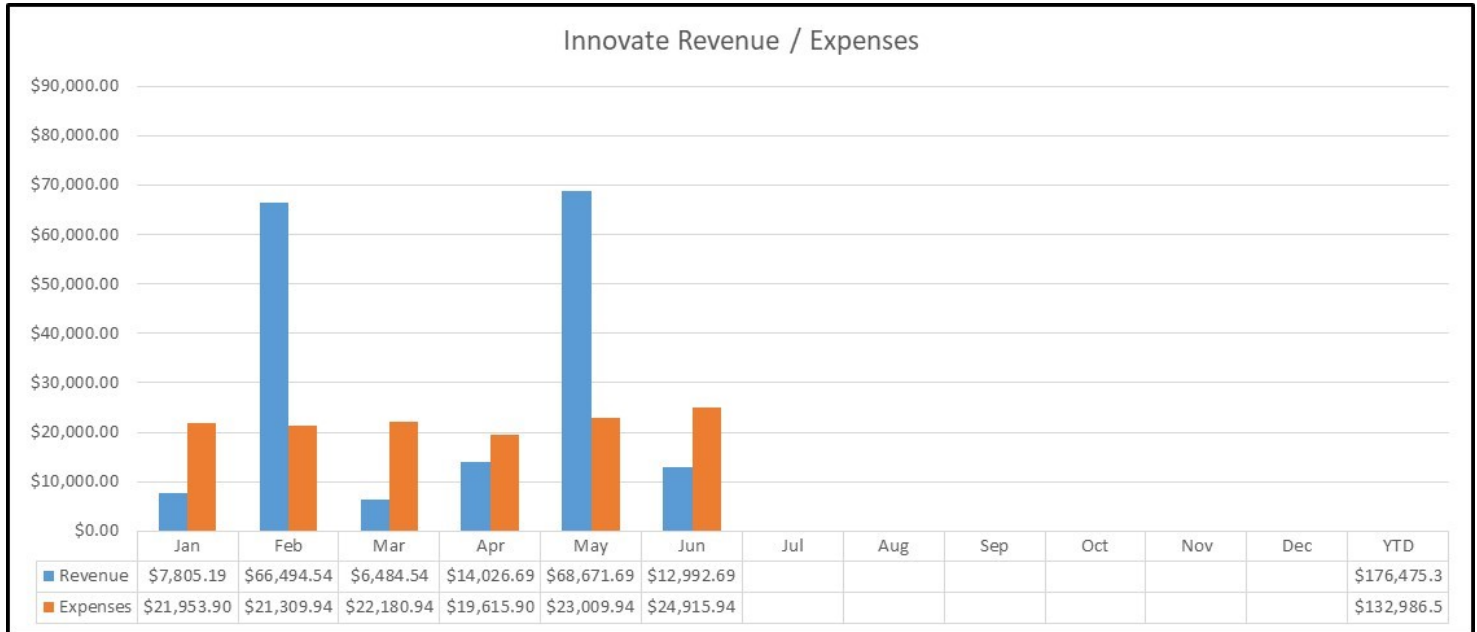
## INNOVATE NEW ALBANY JUNE 2021

### July 2021 Look Ahead

Event Name	Photo	Date	Event Type
How to Actually Recruit a Competitive Startup Team		7/23/2021	TIGER Talk

## INNOVATE NEW ALBANY-NEWS & FINANCIALS

JUNE 2021



## PLAN REVIEW

### JUNE 2021

#### Engineering Plan Reviews

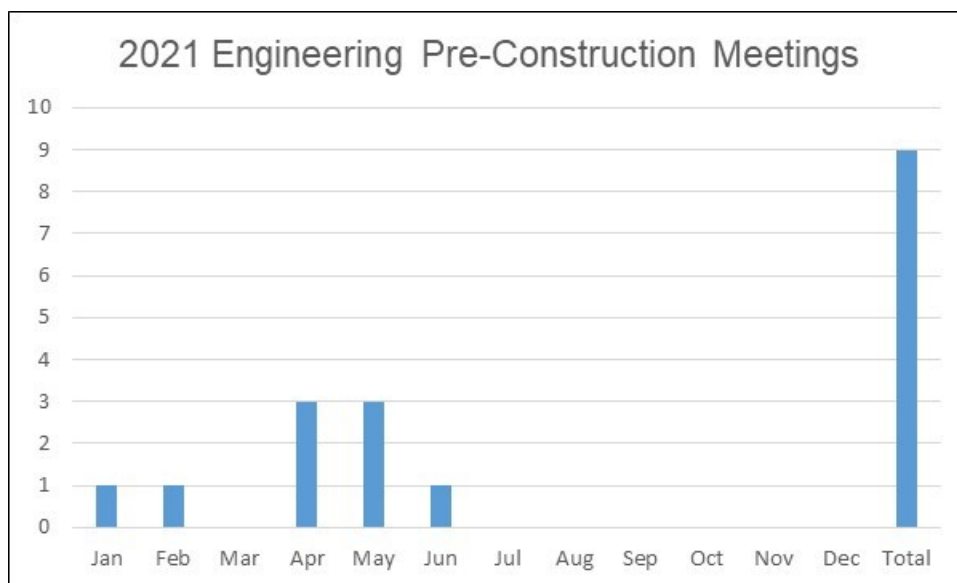
There were three (4) engineering plans submitted for initial review. Additionally, there were three (3) engineering plans that were resubmitted for back check review.

Project Name	Initial Submittal Date	Comments Issued Date	Total Review Time (Days)	Review Time Standard (Days)
Site 14 - Innovation Campus Way	June 23, 2021	pending	pending	18
Project Charger Mass Excavation	June 23, 2021	pending	pending	18
NACC Section 30 Mass Excavation	June 24, 2021	pending	pending	18
NACC Section 30 Sanitary Sewer	June 24, 2021	pending	pending	18

#### Engineering Pre-Construction Meetings

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

- New Albany Medical Office Building



## PLAN REVIEW CONTINUED

### JUNE 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.

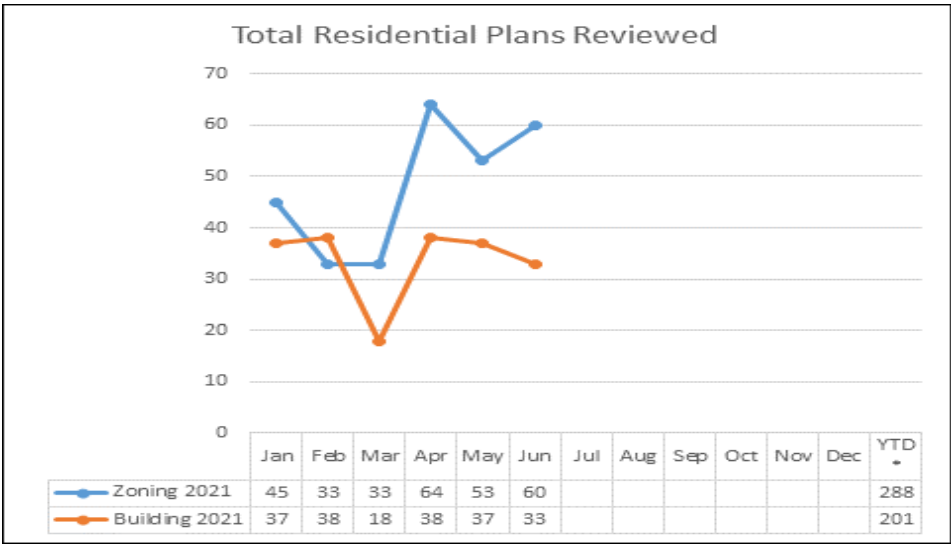
#### Commercial Walk-Through Meetings



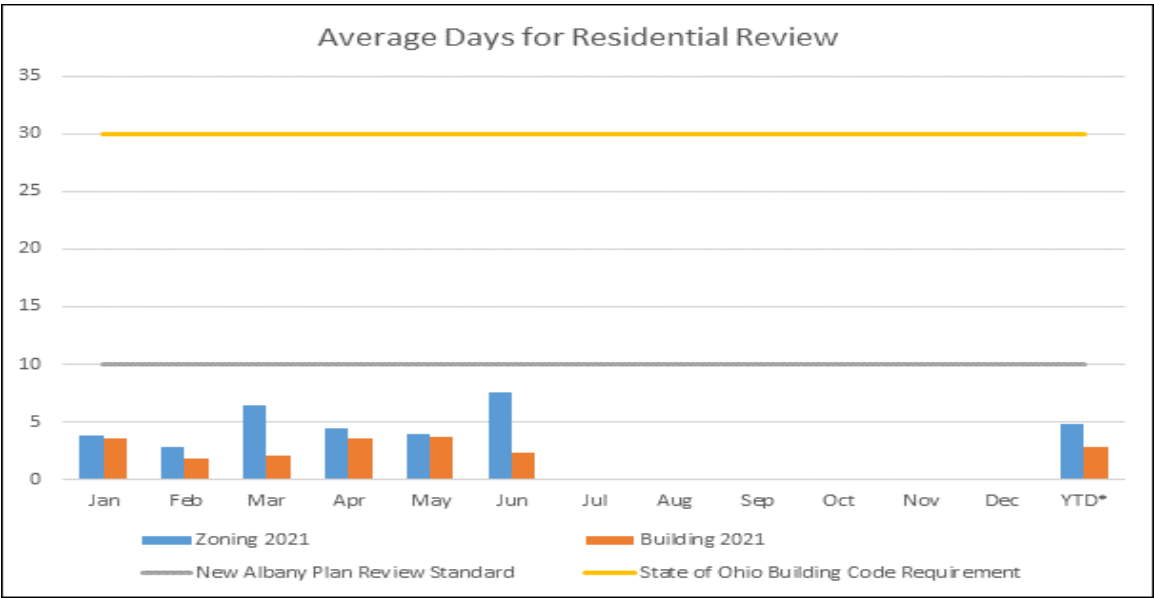
The development department offers in person meetings for commercial projects with the contractor/owners and appropriate city staff to discuss new projects, plan review submissions and occupancy coordination. These meetings have been offered virtually since March 23, 2020 due to COVID-19.

**PLAN REVIEW CONTINUED**  
**JUNE 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

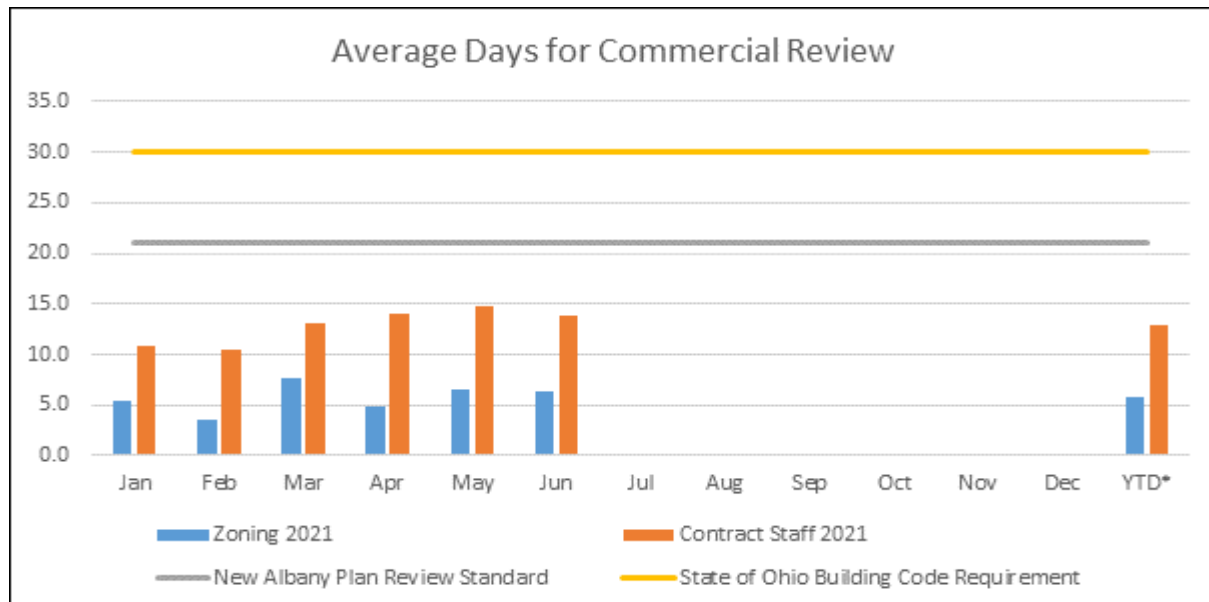
### JUNE 2021

#### 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

### JUNE 2021

#### Code Enforcement Activity

**Address:** \*\* Ackerly Farm Loop

**Date of Complaint:** June 29, 2021

**Complaint Description:** Construction vehicles parked on both sides of the road near roundabout creating unsafe condition

**Violations:** None. Homeowners and builders were contacted. No parking signs were posted on non-construction side of road.

**Status:** Closed

**Address:** 5410 Fort Ward Drive

**Date of Complaint:** June 16, 2021

**Complaint Description:** Grade deterioration around foundation due to rain washout. Homeowner was concerned about future structural damage if deterioration was not addressed

**Violations:** None. Homeowner was provided with names of contractors who recently applied for similar work in New Albany.

**Status:** Closed

**Address:** 7706 Nottingham Blvd.

**Date of Complaint:** June 9, 2021

**Complaint Description:** Outdoor improvements without a permit

**Violations:** Permit required

**Activity:** Inspection completed, violation letter mailed

**Status:** Open

**Address:** 6110 Nottingham Loop

**Date of Complaint:** June 9, 2021

**Complaint Description:** Outdoor improvements without a permit

**Violations:** Permit required

**Activity:** Inspection completed, violation letter mailed. Spoke with homeowner and they plan to submit for a permit.

**Status:** Open

**Address:** 6122 Nottingham Loop

**Date of Complaint:** June 9, 2021

**Complaint Description:** Outdoor improvements without a permit

**Violations:** Permit required

**Activity:** Inspection completed, violation letter mailed

**Status:** Open

**Address:** 7839 Eastcross Drive

**Date of Complaint:** June 9, 2021

**Complaint Description:** Outdoor improvements without a permit

**Violations:** Permit required

**Activity:** Inspection completed, violation letter mailed

**Status:** Open

## FIELD WORK AND INSPECTIONS CONTINUED

### JUNE 2021

#### Code Enforcement Activity continued...

**Address:** 6207 Callaway Square W

**Date of Complaint:** June 9, 2021

**Complaint Description:** Outdoor improvements without a permit

**Violations:** Permit required

**Activity:** Inspection completed, violation letter mailed

**Status:** Open

**Address:** 6231 Callaway Square W

**Date of Complaint:** June 1, 2021

**Complaint Description:** Outdoor improvements without a permit

**Violations:** Permit required

**Activity:** Inspection completed, notice delivered to owner, owner submitted permit next day, permit is approved for patio, landscaping was denied

**Status:** Closed

**Address:** 7514 Phelps Close

**Date of Complaint:** June 7, 2021

**Complaint Description:** Temporary fence around pool not being maintained

**Violations:** Pool barrier

**Activity:** Inspection completed, letter mailed

**Status:** Open

**Address:** 7365 Milton Court

**Date of Complaint:** June 4, 2021

**Complaint Description:** Buffer area was cleared and grass seed planted

**Violations:** Encroachment of platted buffer area

**Activity:** Inspection completed, letter mailed, site visit with owner

**Status:** Open

**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:** Property owner has been updated, met with family on-site, violation letter mailed, extension granted

**Status:** Open

**Address:** 7145 Central College Road

**Date of Complaint:** January 13, 2021

**Complaint Description:** Chickens on property

**Violations:** Improper use of property

**Activity:** Code update pending planning commission and council review

**Status:** Open



## FIELD WORK AND INSPECTIONS CONTINUED

### JUNE 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:** Compliance date was extended to schedule contractor

**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, pending new quote from contractor

**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—case was continued

**Status:** Open

**Address:** 6818 Central College Road

**Date of Complaint:** February 28, 2019

**Complaint Description:** Condition of barn

**Violations:** Accumulation of rubbish and exterior structure maintenance

**Activity:** Inspection completed, owner sent pictures of all sides, items completed

**Status:** Closed

**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:** Quarterly inspection completed, no changes

**Status:** On observation

## **FIELD WORK AND INSPECTIONS CONTINUED**

### **JUNE 2021**

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

**Address:** 10135 Johnstown Road

**Date of Complaint:** February 3, 2016

**Complaint Description:** Multiple vehicles on the property and the welfare of the resident

**Violations:** Unsafe structure, unsafe equipment, parking limitations, sanitation, accessory structures, motor vehicles, glazing, window and door frames, protective treatment, structural members, exterior walls, roofs and drainage, stairs and walking surfaces, accumulation of rubbish or garbage, plumbing system hazards, prohibiting outdoor storage and accumulation, heating facilities required, mechanical appliances, residential occupancy

**Activity:** Quarterly inspection completed, no changes

**Status:** On observation

#### **Commercial Inspections**

**Sheetz—9905 Johnstown Road**

The city staff approved an inspection on June 16, 2021.

## COMMERCIAL PROJECT CONSTRUCTION STATUS JUNE 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:** 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

**Name of Project:** F45

**Location:** 9695 Johnstown Rd.

**Square Footage:** 2,906

**Start Date:** April 2021

**Estimated Completion:** Summer 2021

**Name of Project:** New Warming Hut—New Albany Country Club

**Location:** 1 Club Lane

**Square Footage:** 464

**Start Date:** June, 2021

**Estimated Completion:** Fall 2021



Brewdog



Amphitheater

## **COMMERCIAL PROJECT CONSTRUCTION STATUS**

### **JUNE 2021**

#### **Innovation Campus Way Corridor**

**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

### JUNE 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

**Name of Project:** Building 315  
**Location:** 8950 Smith's Mill Rd. N.  
**Square Footage:** 317,086  
**Start Date:** June 3, 2021  
**Estimated Completion:** Winter 2021



Vantrust Site J Building II

## COMMERCIAL PROJECT CONSTRUCTION STATUS

### JUNE 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:** Medical Office Connector Skybridge

**Location:** 5040 Forest Dr

**Square Footage:** 2,620

**Start Date:** January 2020

**Estimated Completion:** Summer 2021

**Name of Project:** Medical Center of New Albany

**Location:** 6455 W. Campus Oval

**Square Footage:** 46,080

**Start Date:** June 2021

**Estimated Completion:** Summer 2022



Medical Office Connector Skybridge

## COMMERCIAL PROJECT CONSTRUCTION STATUS JUNE 2021

### Partial Occupancy Status

**Name of Project:** United Methodist Church Expansion  
**Location:** 20 Third St.  
**Expiration Date:** August 30, 2021

**Name of Project:** Sidecat, LLC— NAO 1 & 2 Building 1  
**Location:** 1500 Beech Rd.  
**Expiration Date:** April 2021

**Name of Project:** Sidecat, LLC—NAO3 Building 2  
**Location:** 1500 Beech Rd  
**Expiration Date:** October 8, 2021

**Name of Project:** Montauk Innovations, LLC Building II  
**Location:** 1101 Beech Rd  
**Expiration Date:** November 1, 2021

**Name of Project:** Duchess Shop  
**Location:** 9550 Johnstown Road  
**Expiration Date:** August 3, 2021

**Name of Project:** Axium Building 3  
**Location:** 9043 Smith's Mill Rd  
**Expiration Date:** October 22, 2021

**Name of Project:** All About Kids Daycare  
**Location:** 96 N. High St.  
**Expiration Date:** July 28, 2021

**Name of Project:** Sheetz Gas Station and Convenience Store  
**Location:** 9905 Johnstown Rd  
**Expiration Date:** July 13, 2021



Axium Building 3



United Methodist Church Expansion



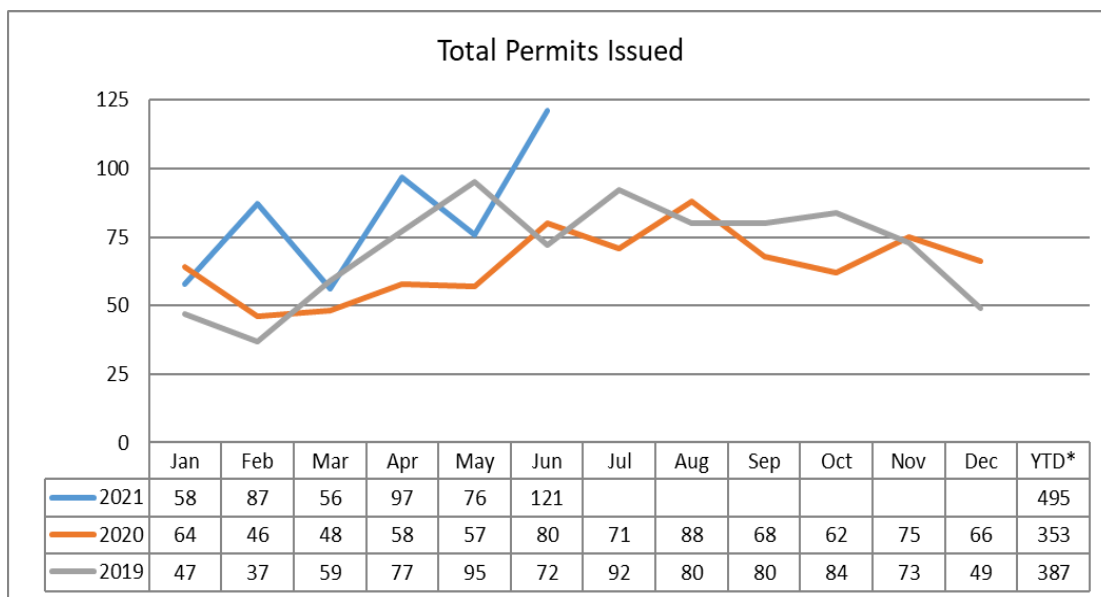
All About Kids Daycare



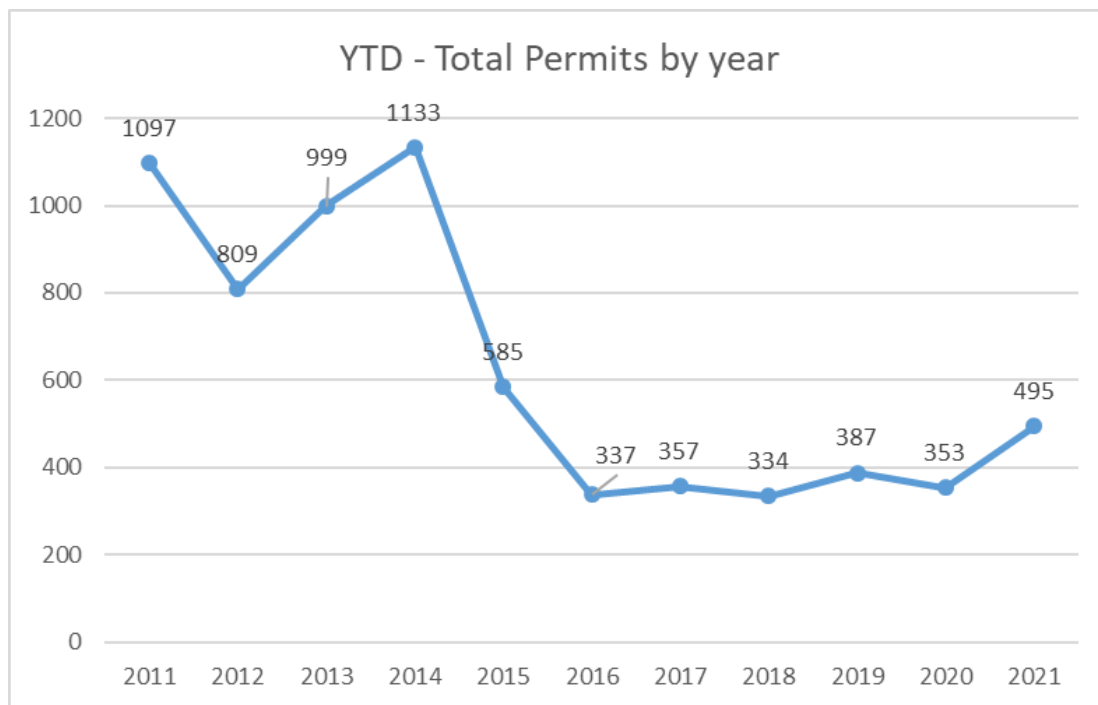
Sheetz Gas Station and Convenience Store

## BUILDING AND ZONING STATISTICS

### JUNE 2021



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

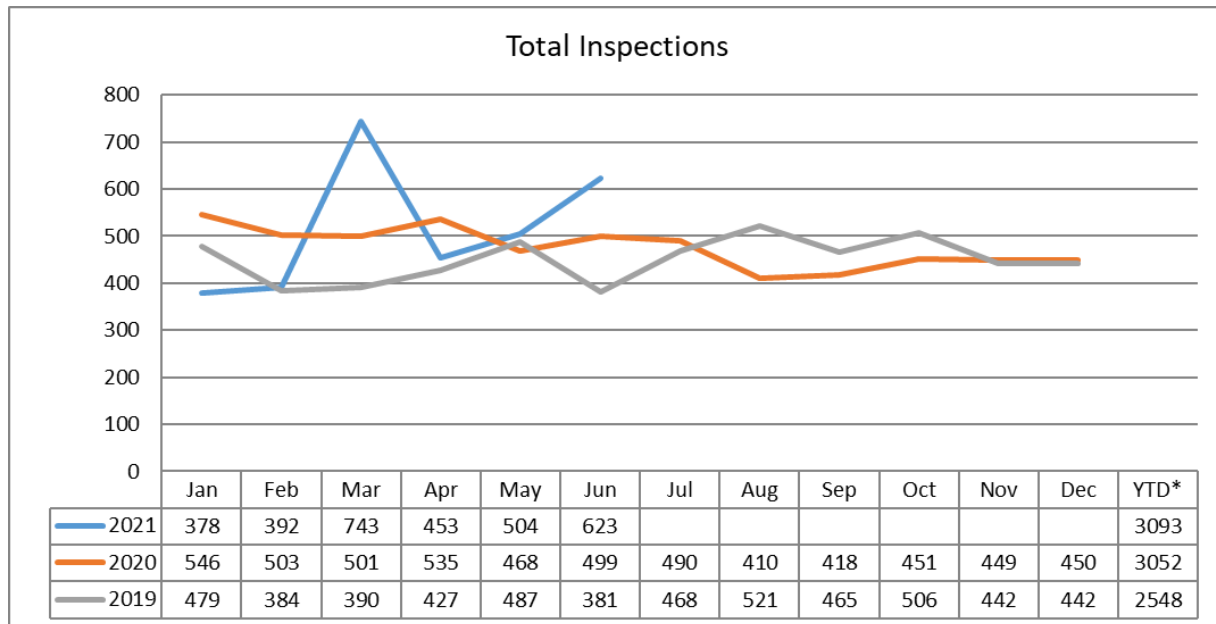


This graph represents the number of building and zoning permits issued per year. The significant decrease in the total number of permits in mid-2015 is due to an internal change in process. The change in process combined all permits related to one project into a single permit for ease of tracking and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



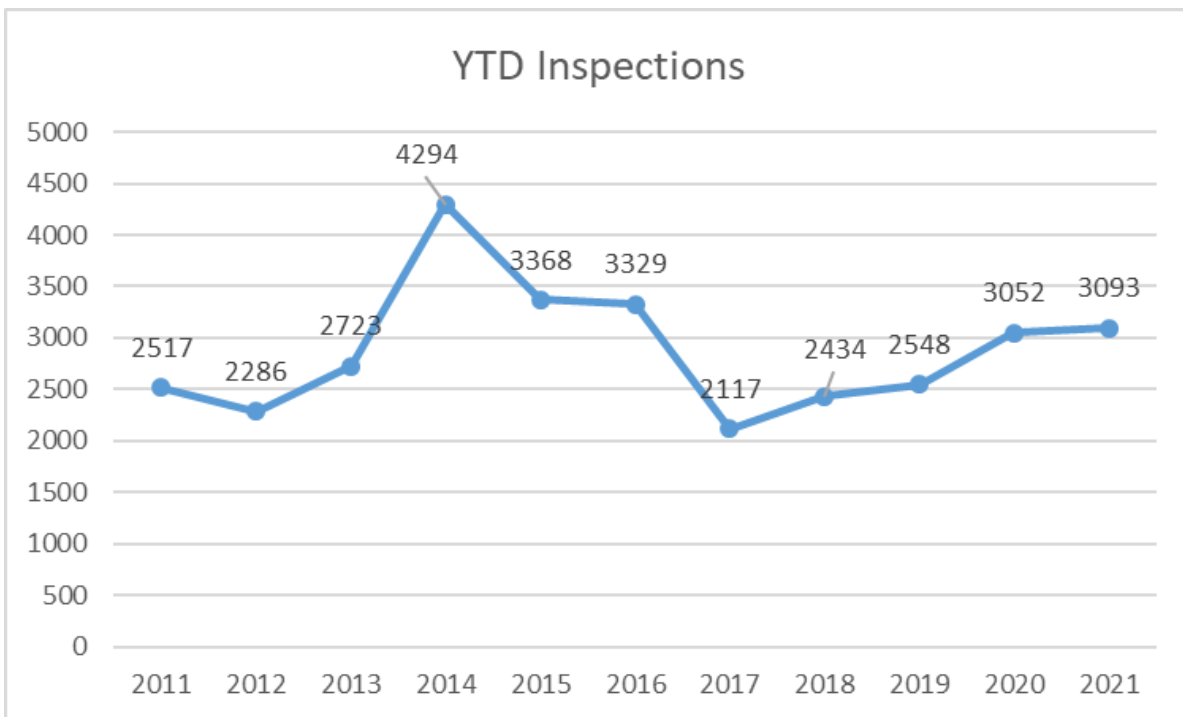
## BUILDING AND ZONING STATISTICS

### JUNE 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.

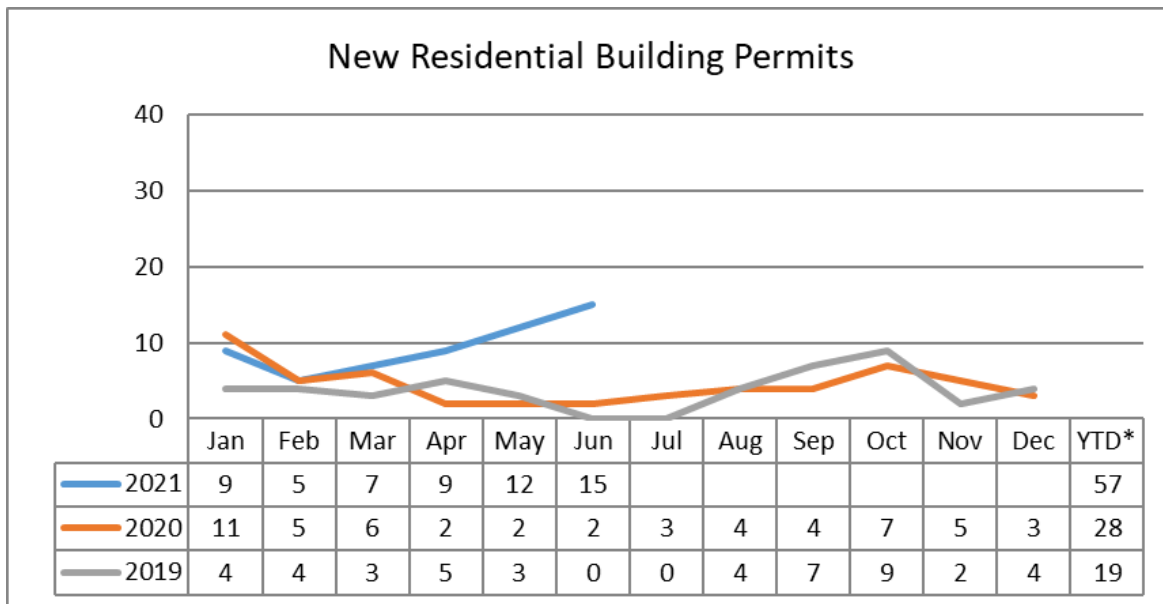


This graph represents the number of building and zoning inspections completed per year.

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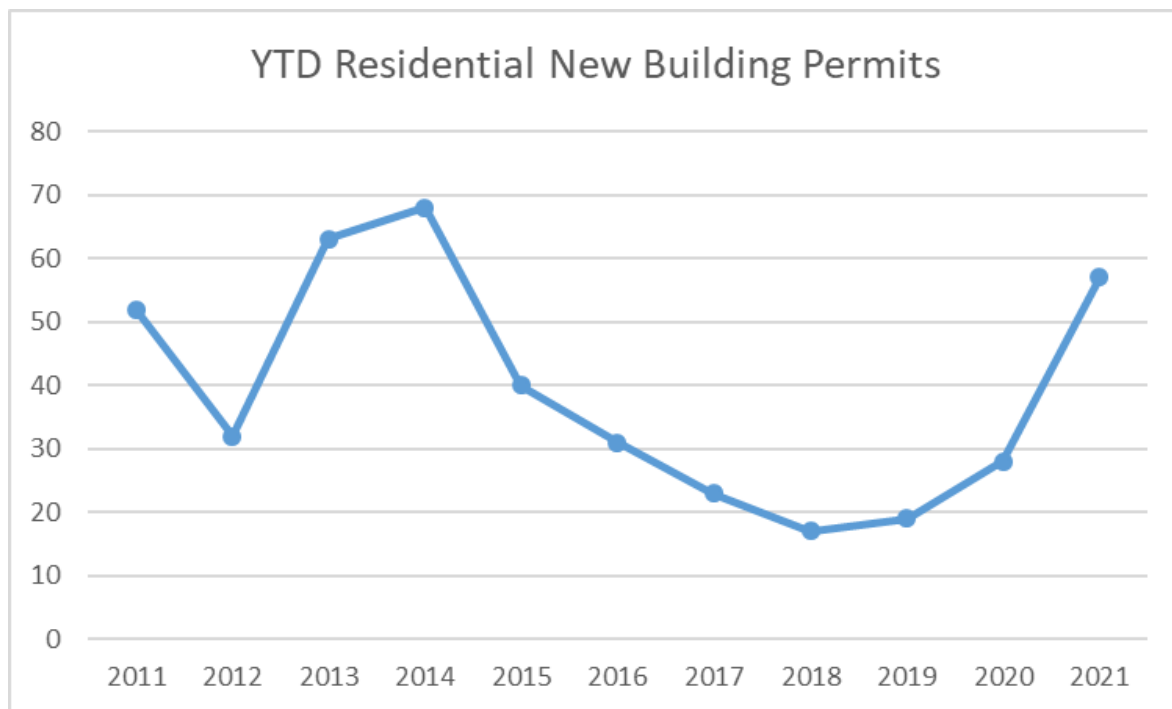
## BUILDING AND ZONING STATISTICS

### JUNE 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

### JUNE 2021

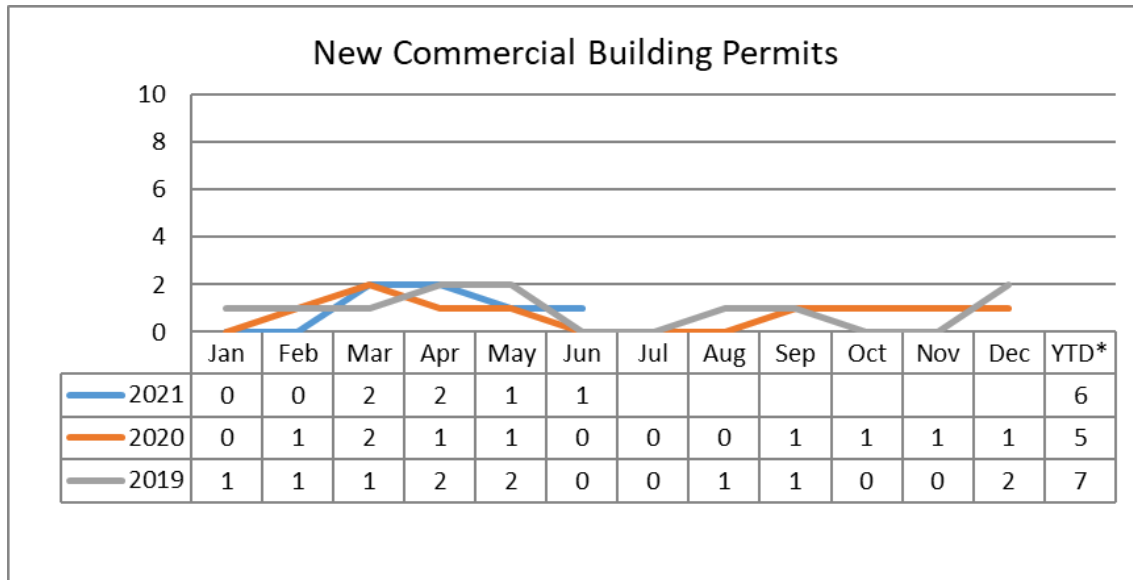
### Subdivision Summary

<b>Subdivision</b>	<b>Total lots</b>	<b>Built lots</b>	<b>Available lots</b>
Courtyard at New Albany	105	65	40
Nottingham Trace	240	42	198
NACC 28 (Ebrington)	66	37	29
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	8	0
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.

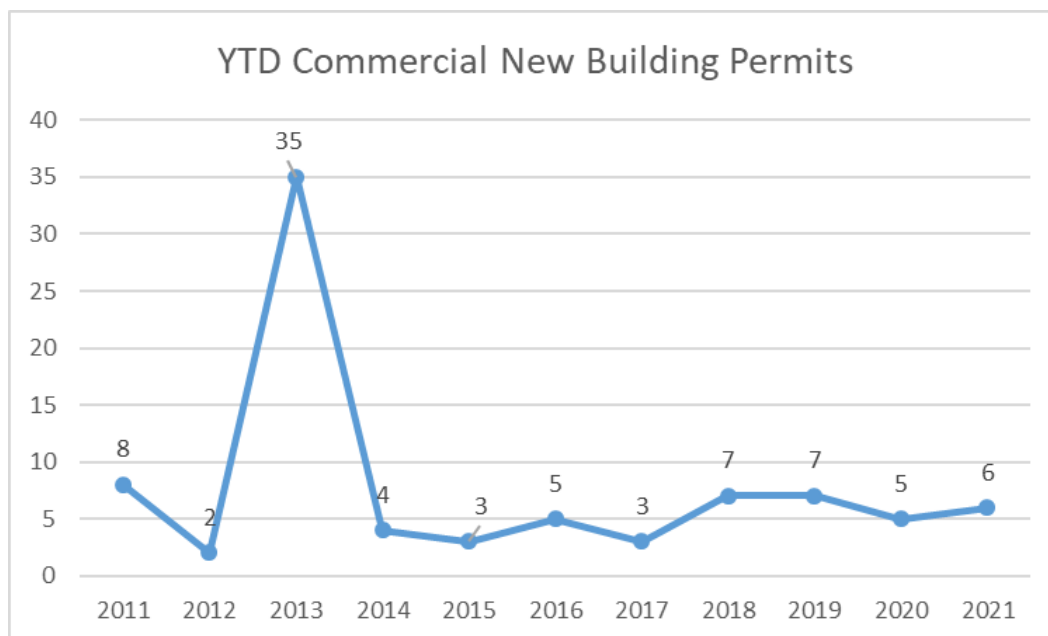
## COMMERCIAL BUILDING STATISTICS

### JUNE 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.

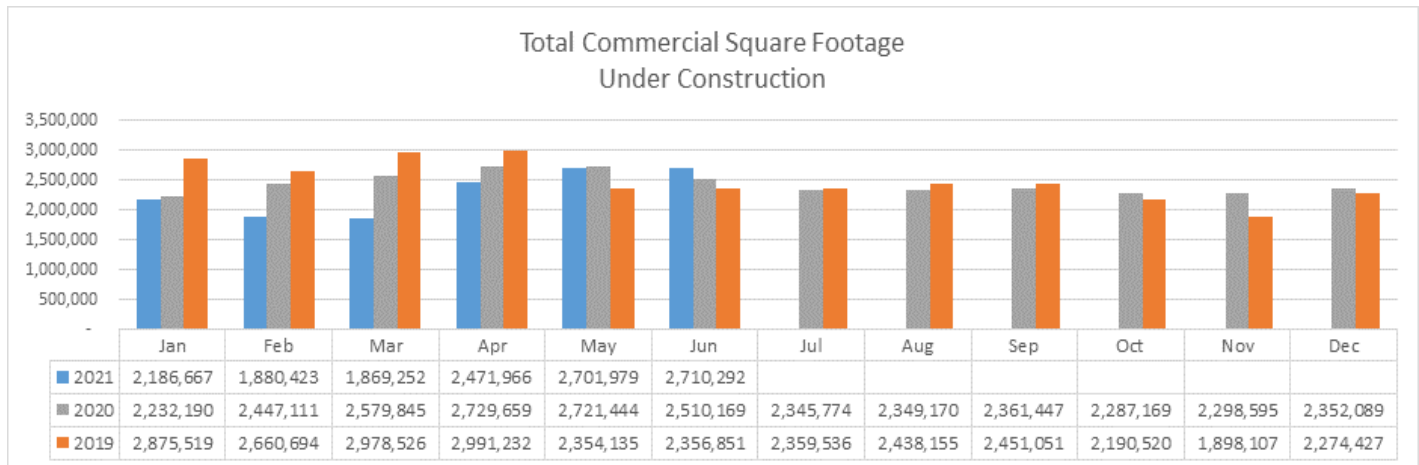


This graph represents that number of new commercial permits issued per year over a 10 year period of time. The large increase in 2013 was a result of permits pulled for Walcott Manor, a multi family subdivision.

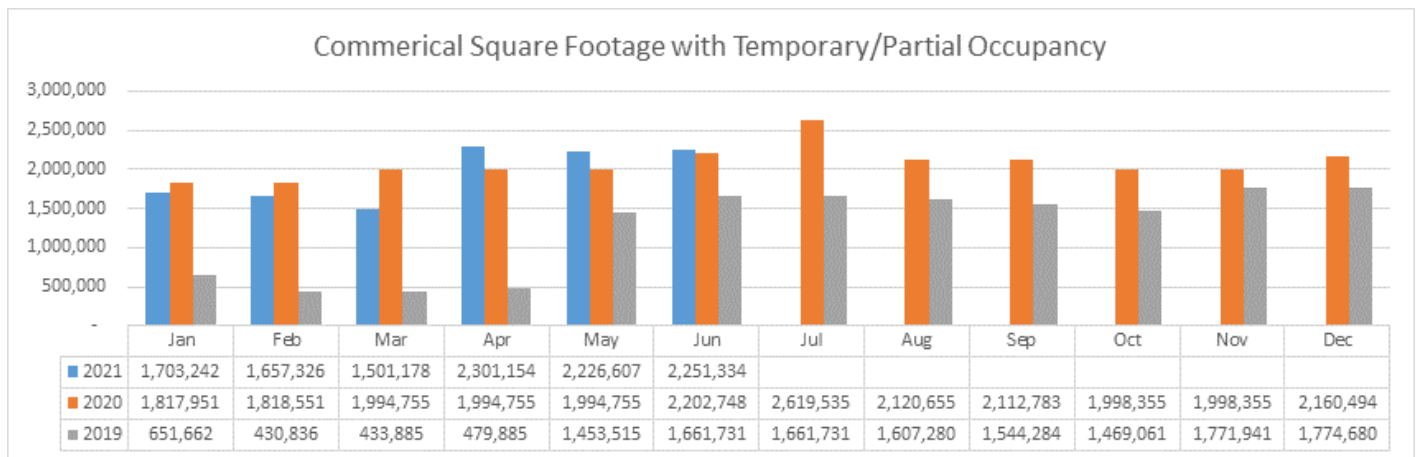
\*YTD is the total from January to the end of current month.

## COMMERCIAL BUILDING STATISTICS

### JUNE 2021



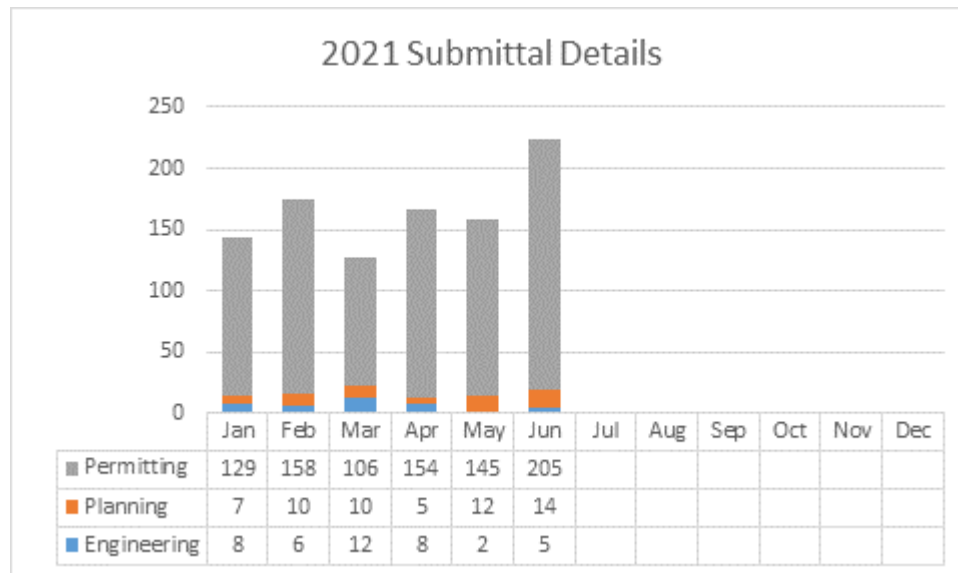
This graph represents the total square feet of commercial projects actively under construction each month evaluated over a three year period.



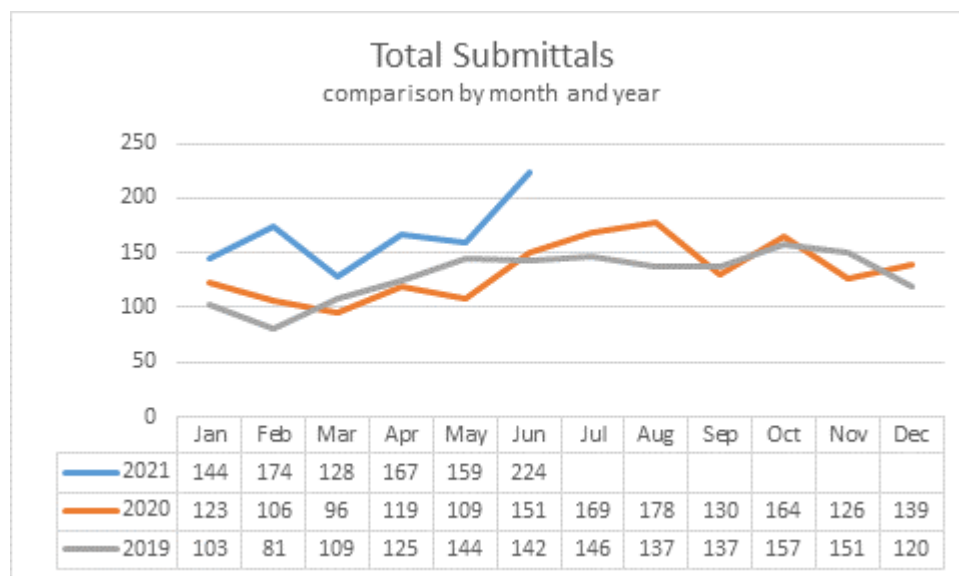
This graph represents the total square feet of commercial activity with partial, temporary or conditional occupancy each month evaluated over a three year period of time.

## SUBMITTAL STATISTICS

### JUNE 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.