



Community Development Department
MONTHLY REPORT
July 2021

Professionalism

Reliability

Creativity

Service

Inside This Issue:

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DEPARTMENT OPERATIONS/UPDATES DURING COVID-19

JULY 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 In June 2021, those orders were lifted, City Council rescinded the mandatory mask order and the department transitioned back into standard operating procedures.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 in-person meetings have resumed.

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

COMMUNITY ENGAGEMENT AND OUTREACH

JULY 2021

Meetings

Ohio Environmental Protection Agency (OhioEPA) Mitigation Inspection & Tour (July 7)
Ohio Economic Development Association (OEDA) Investor Outreach Meeting (July 8)
Central Ohio Transit Authority (COTA) Board Appointment Recommendation Meeting (July 9)
Economic Development Advisory Council (EDAC) Monthly Meeting (July 9)
Ohio Economic Development Association (OEDA) Annual Summit Planning Meeting (July 12)
New Albany Community Foundation Quarterly Catch-up Meeting (July 16)
New Albany Community Improvement Corporation Meeting (July 21)
APA Ohio and MORPC Touch-base (July 29)
APA Ohio Social Planning (July 29)
Horizon Fiber Introduction to New Albany (July 30)

Presentations

Utilities & Data Centers Virtual Conference (July 14)

BOARD AND COMMISSIONS

JULY 2021

Architectural Review Board: July 12, 2021

Applications

Title: Certificate of Appropriateness—New Signage
Location: 140 West Granville Street
Applicant: The New Albany Community Foundation
Request: Certificate of Appropriateness
Zoning: Urban Center Code
Commission Action: Approved

Planning Commission: July 19, 2021

Applications

Title: Final Development Plan—Verizon Data Center
Location: Generally located east of Souder Road and north of New Albany Road East
Applicant: Foresite Group LLC
Request: Final Development Plan
Zoning: Infill Planned Unit Development (I-PUD)
Commission Action: Approved with conditions

Title: Final Plat—Ganton Parkway East Phase II
Location: Generally located east of Beech Road and south of Worthington Road
Applicant: City of New Albany
Request: Final Plat
Zoning: Limited General Employment (L-GE)
Commission Action: Approved

Board of Zoning Appeals: July 26, 2021

Title: Variance—7034 Dean Farm Road
Location: 7034 Dean Farm Road
Applicant: Suncraft Corporation, Inc. c/o James Knox
Request: Variance
Zoning: New Albany Links C-PUD
Commission Action: Approved with conditions

PROJECT UPDATES

JULY 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 continued to work on closing out permits for 2017-2019.

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 July

Next Steps:

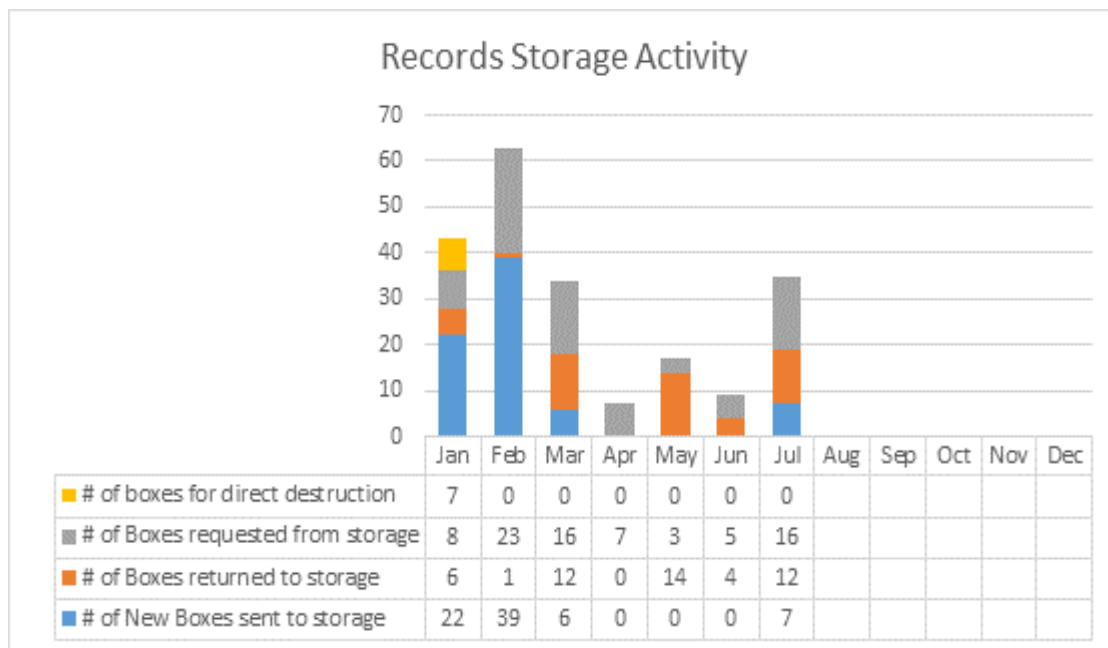
The staff will collaborate with our chief building official to recommend policy changes and to create any necessary forms.

PROJECT UPDATES

JULY 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

JULY 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

JULY 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

JULY 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:

Based on the outcome of the visioning meeting with the New Albany Company, the city staff finalized the Market Street extension road alignment and potential building heights/densities so they can be incorporated into the plan.

There are no other 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.

PLANNING PROJECT UPDATES

JULY 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

JULY 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

JULY 2021

Parks Framework Plan continued...

Status Update:

- The special city council meeting with Planters Grove residents scheduled on July 22nd was canceled. The city staff provided MKSK comments and revisions to the plan based on feedback gathered from residents who attended city council meetings.

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

- Staff received an updated draft of the entire plan from MKSK in June. The vast majority of the city staff comments were properly addressed. 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 park-land 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.
- In June 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:

- MKSK is updating the draft plan to incorporate public comments from city council meetings.
- 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

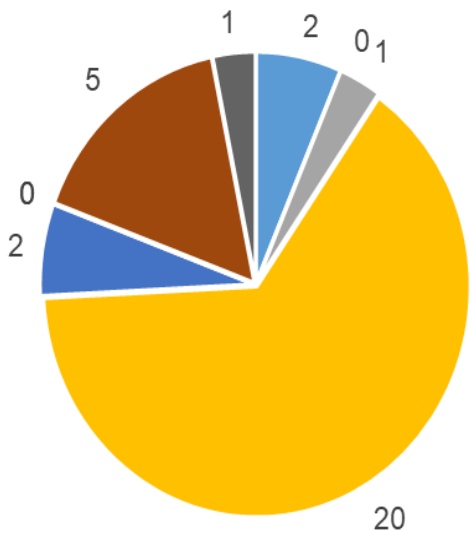
JULY 2021

Active Economic Development Pipeline

(Including Site Selection Requests For Information)

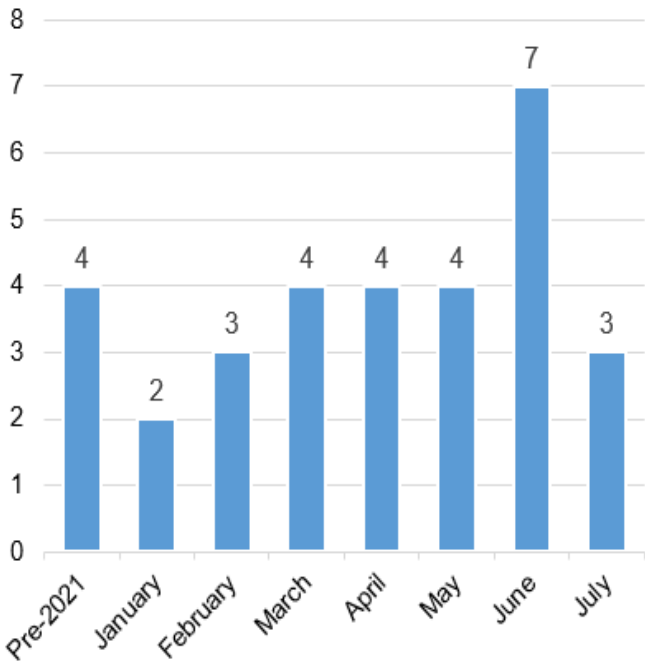
The department has responded to 20 site selection Requests for Information in 2021. Currently, the department has an active portfolio of approximately 31 projects with the top site uses being High-Tech Manufacturing/ Production & Logistics, Speculative (Industrial & Flex), and Health & Life Sciences (non-clinical).

Active Economic Development Pipeline
By Sector
(July 2021)



- Corporate Headquarters and/or Managing Office
- Personal Care & Beauty Industry
- Information Technology & Mission Critical Operations
- High-Tech Manufacturing/Production & Logistics
- Health & Life Sciences (non-clinical)
- Research & Development
- Other
- Speculative (Industrial & Flex)
- Speculative (Commercial Office)

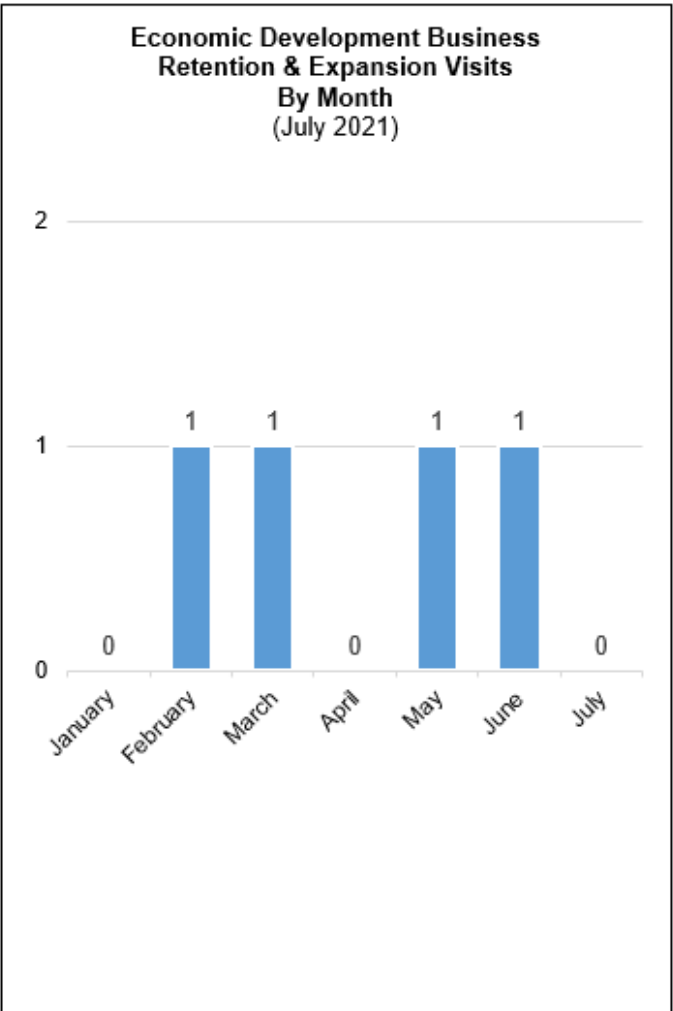
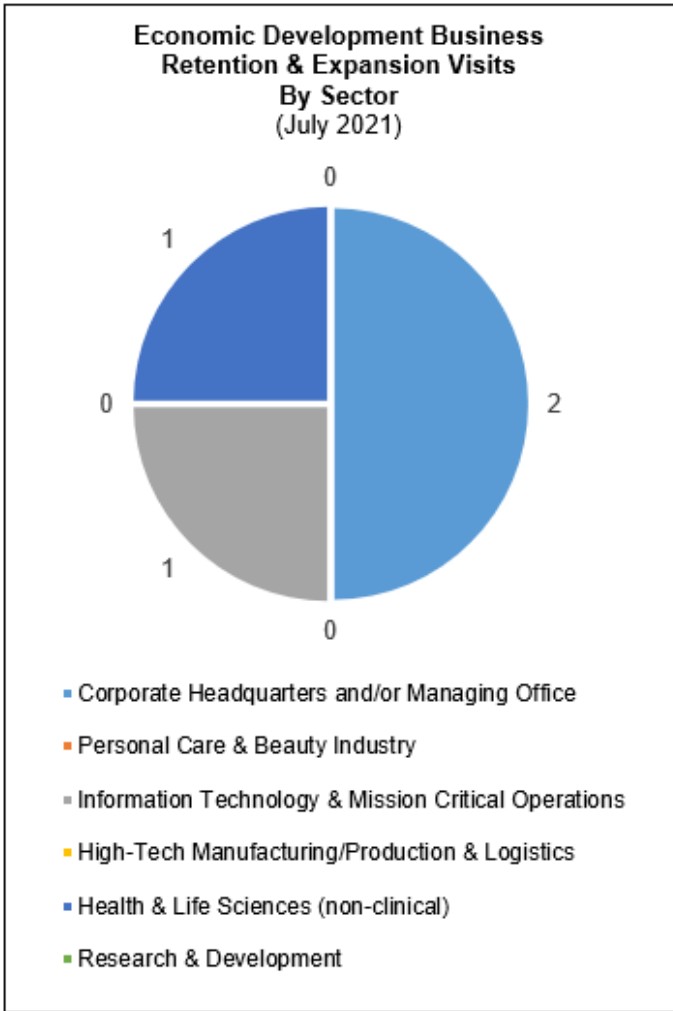
Active Economic Development Pipeline
By Month
(July 2021)



ECONOMIC DEVELOPMENT UPDATES

JULY 2021

Business Retention and Expansion



INNOVATE NEW ALBANY

JULY 2021

Google Analytics Section

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 07/01/2021 until 07/31/2021

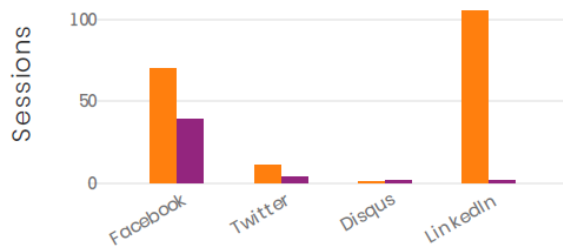
Page Title	Pageviews	Avg. Time on Page	Entrances	Exits	Bounce Rate (%)
Display - Events Innovate New Albany New Albany, Ohio	15,533	0:00:01	64	64	51.56%
Events Archive Innovate New Albany	643	0:01:04	597	604	98.32%
Innovate New Albany New Albany, Ohio	312	0:00:37	241	157	51.87%
How to Actually Recruit a Competitive Startup Team Innovate New Albany	154	0:02:36	87	98	59.77%
Branding, Step 2 – Clearing & Protecting your Trademarks Innovate New Albany	87	0:00:49	44	42	38.64%
Entire Site	18,971	0:00:04	2,807	2,807	87.90%

INNOVATE NEW ALBANY JULY 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.

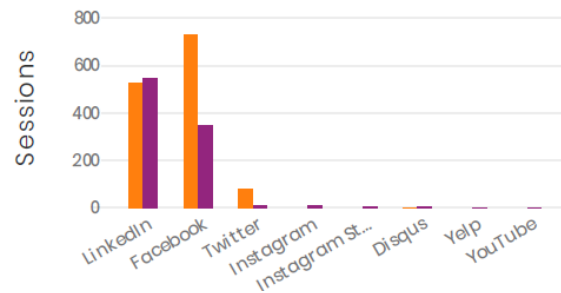
Sessions by Social Network

● 07/01/2021 - 07/31/2021 vs. ● 07/01/2020 - 07/31/2020



Sessions by Social Network YTD Comparis...

● 01/01/2021 - 07/31/2021 vs. ● 01/01/2020 - 07/31/2020



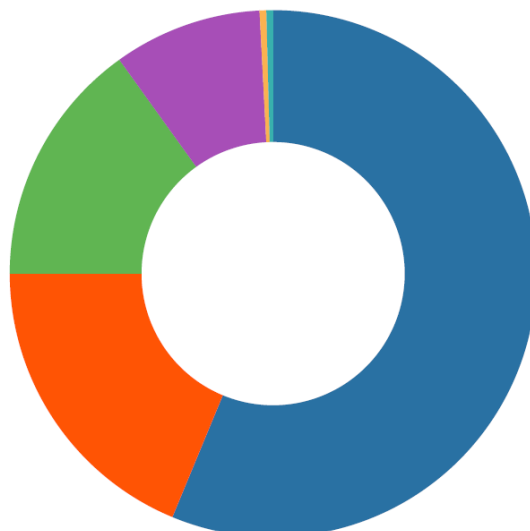
Engagement Percentage Breakdown - Where are users coming from?

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

Engaged Sessions by Channel

From 07/01/2021 until 07/31/2021

Referral	56.25%
Organic Search	18.75%
Direct	15.08%
Email	9.10%
Social	0.41%
(Other)	0.41%



INNOVATE NEW ALBANY

JULY 2021

MailChimp Section

Subscribers: 3,638

Avg. Open Rate: 17.1%

Avg. Click-Thru Rate: 1.00%

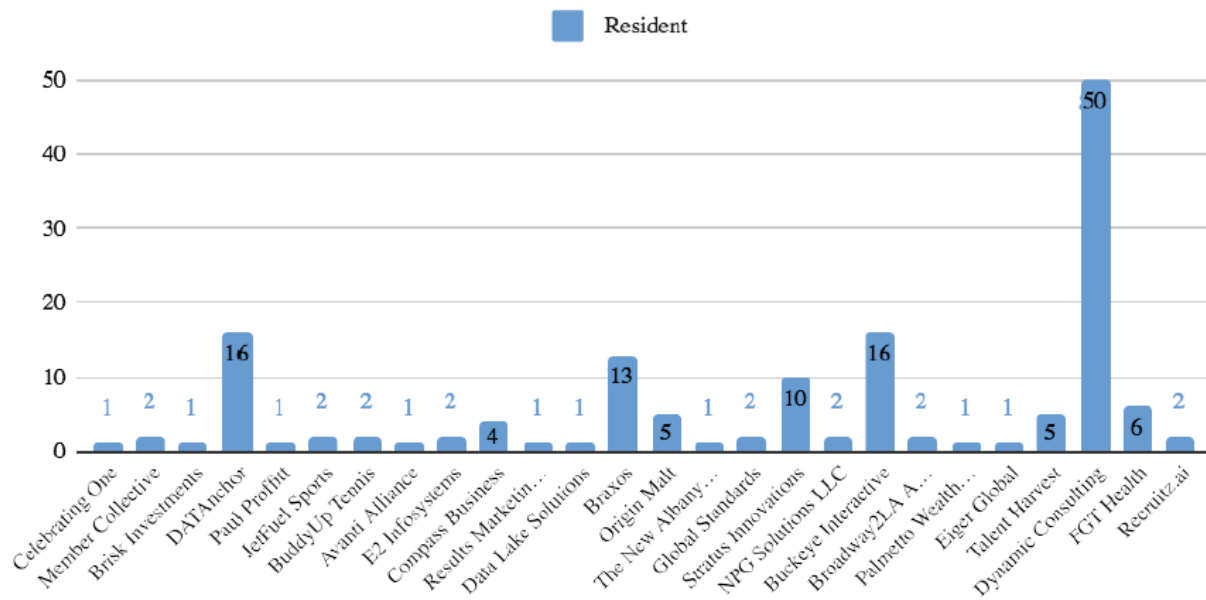
Metrics by Campaign

From 07/01/2021 until 07/31/2021

Campaign	Sent On	Unique Opens	Open Rate	Unique Clicks	Click Rate
07-30-21 - TIGER ☐ Email - TIGER Talks on 8/13 and 8/20	07/30/2021	533	14.60%	71	0.79%
07-22-21 - TIGER ☐ Email - LAST CHANCE for 07/23 TIGER Talk	07/22/2021	557	15.26%	82	0.99%
07-20-21 - TIGER ☐ Email - LAST CHANCE for 07/21 TIGER Talk	07/20/2021	704	19.26%	116	0.90%
07-19-21 - TIGER ☐ Email	07/19/2021	747	20.41%	172	1.34%
07-16-21 - TIGER ☐ Email - events on 7/21 and 7/23	07/16/2021	593	16.20%	78	1.01%

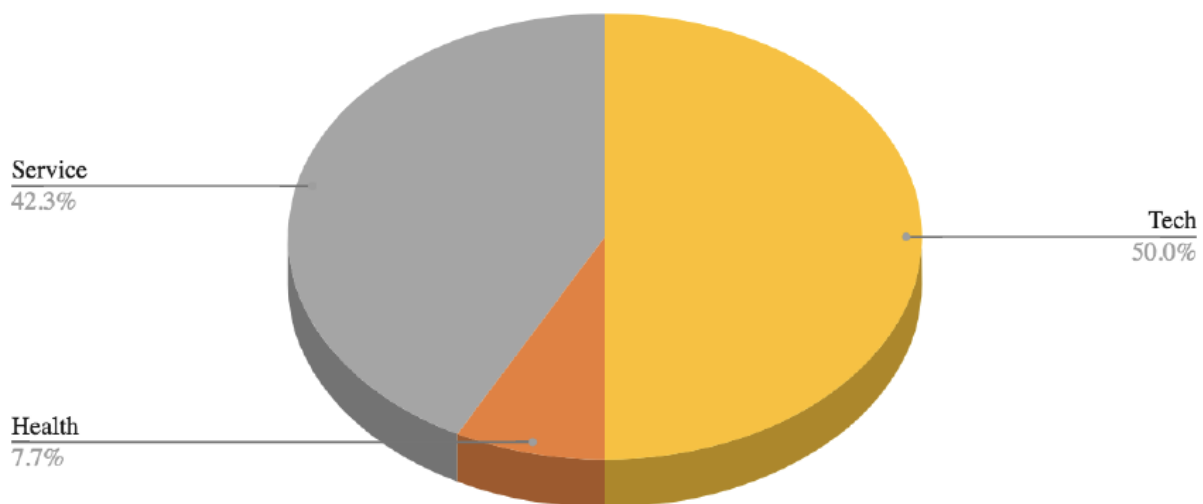
INNOVATE NEW ALBANY
JULY 2021

Resident Companies
Employee Counts



INA Industries

INA Industries



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

July 2021 Spotlight

**talentharvest**
reap greatness

Talent Harvest is owned and led by the husband and wife team **John LaMotta & Jennifer LaMotta**. Talent Harvest is a Recruitment as a Service (RaaS) & Talent Optimization Certified consulting firm. The firm helps its client businesses align their leadership, teams, and culture to their business strategy.

As a Certified Partner of **The Predictive Index (PI)**, **Talent Harvest** leverages PI's scientifically-validated talent optimization tools to help its client organizations hire the right people, manage them effectively, and inspire them to achieve maximum business results as fast as possible.

Additionally, **Talent Harvest** partners one-on-one with executives and professionals through career coaching and resume writing services.





Talent Harvest is growing. It recently hired three new employees who are working from Innovate New Albany.

Learn more about **Talent Harvest** at www.talentharvest.co.

INNOVATE NEW ALBANY

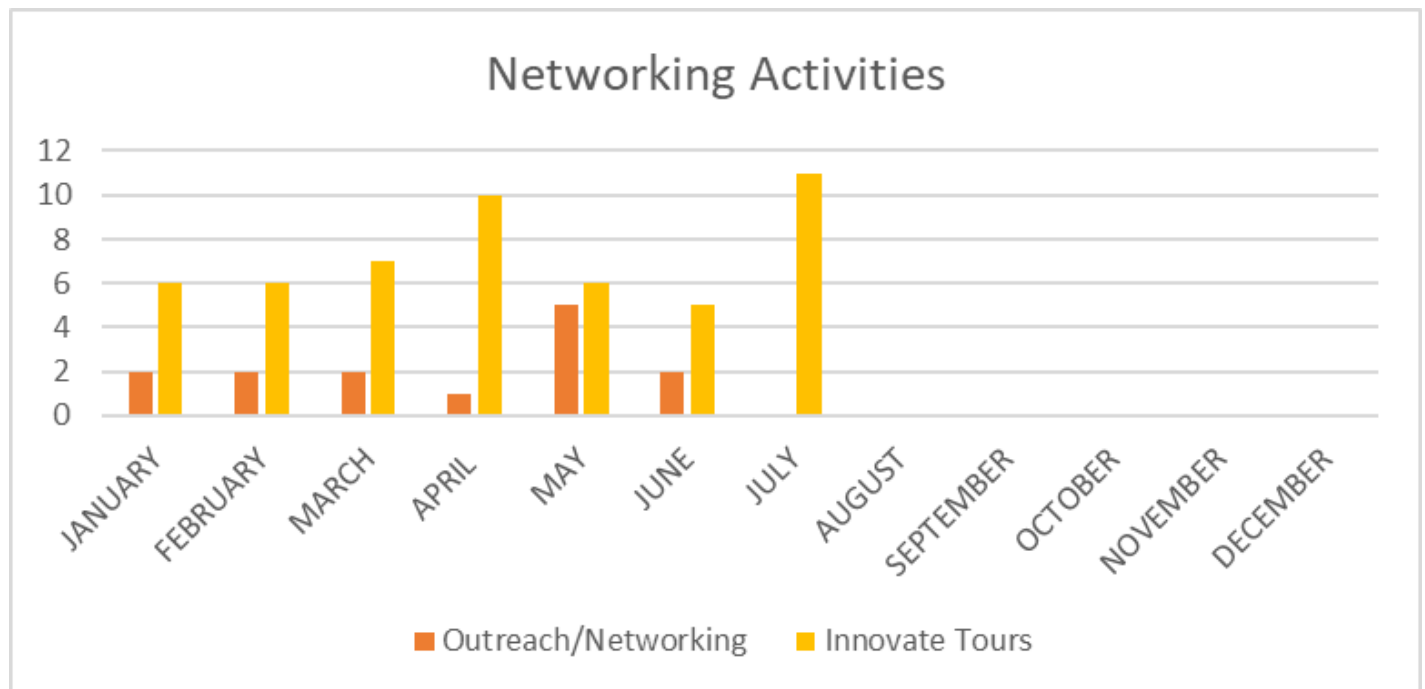
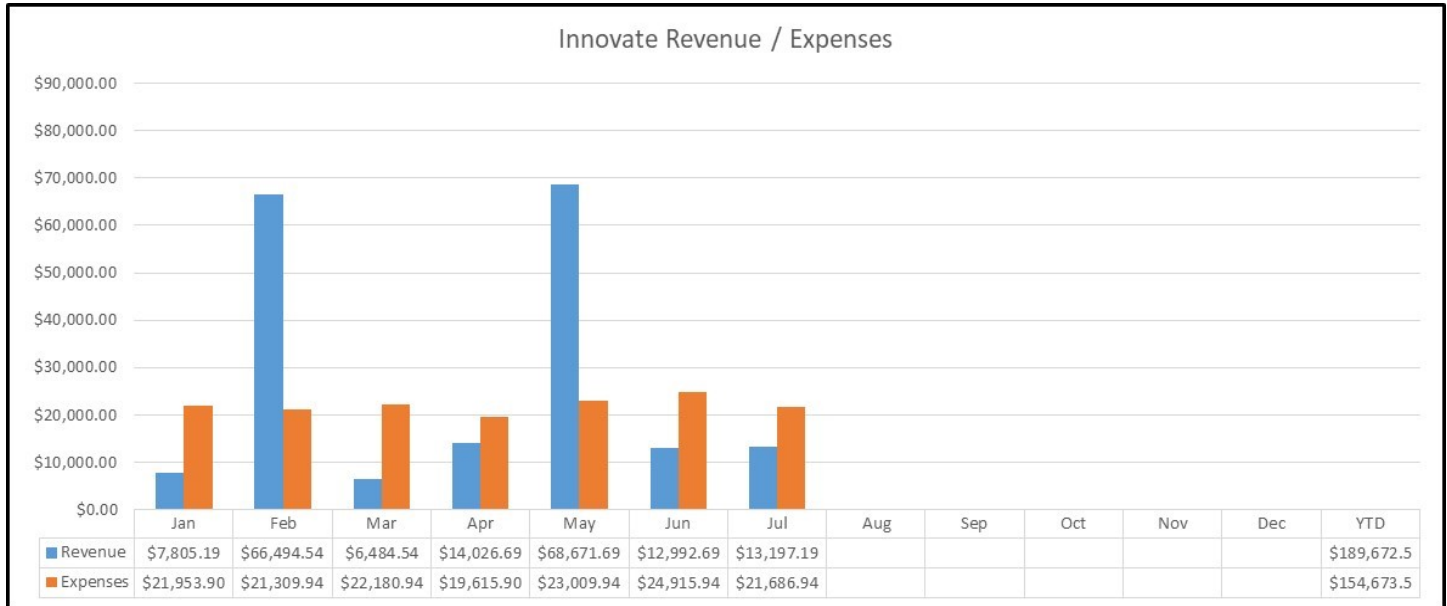
JULY 2021

August 2021 Look Ahead

Event Name	Photo	Date	Event Type
Expert Office Hours		8/13/2021	EOH
Recreate Balance by Living Wholeheartedly, Post Pandemic – New! Hybrid Format		8/13/2021	TIGER Talk
LinkedIn Sales Navigator: Laser-Targeting Your Ideal B2B Clients (LIVESTREAM)		8/18/2021	TIGER Talk
Could Your Website Be Sabotaging Your Digital Ad Campaigns?		8/20/2021	TIGER Talk

INNOVATE NEW ALBANY-NEWS & FINANCIALS

JULY 2021



PLAN REVIEW

JULY 2021

Engineering Plan Reviews

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

Project Name	Initial Submittal Date	Comments Issued Date	Total Review Time (Days)	Review Time Standard (Days)
New Albany Country Club Section 30 Private Site Improvements	July 8, 2021	July 22, 2021	14	18
Jug Street Data Center Private Site Improvements	July 8, 2021	July 23, 2021	15	18
CMH 7 Off-Ramp Widening	July 26, 2021	pending	pending	18

Engineering Pre-Construction Meetings

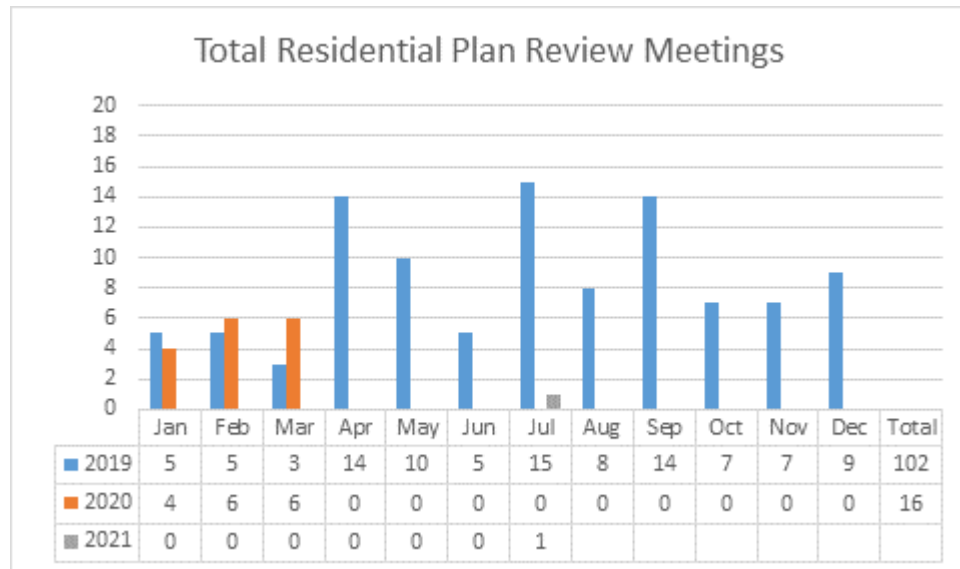
There were two (2) pre-construction meeting in July:

- Innovation Industrial
- Project Charger Mass Excavation

PLAN REVIEW CONTINUED

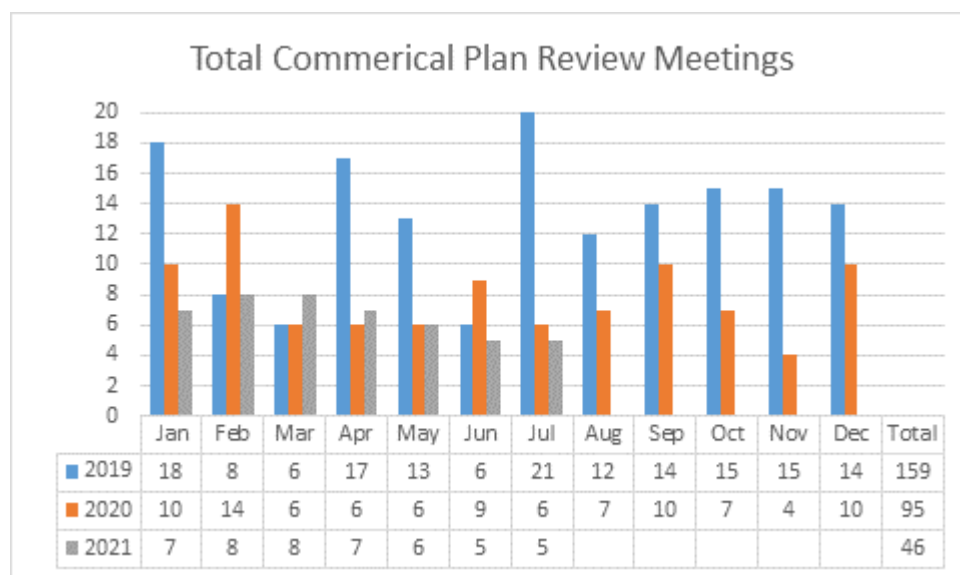
JULY 2021

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.

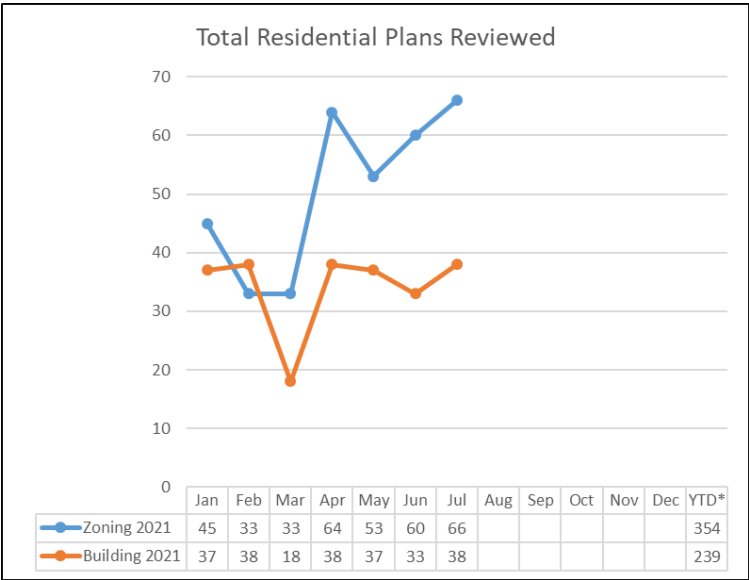
Commercial Walk-Through Meetings



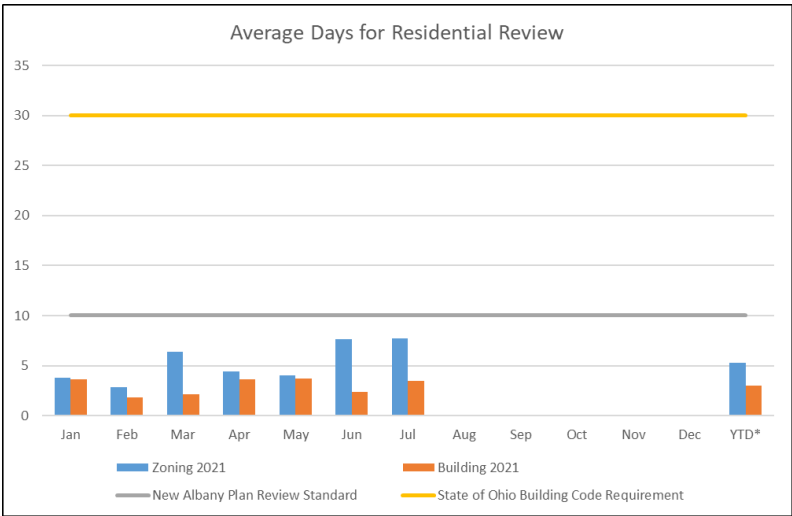
The development department offers in person meetings for commercial projects with the contractor/owners and appropriate city staff to discuss new projects, plan review submissions and occupancy coordination.

PLAN REVIEW CONTINUED
JULY 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.

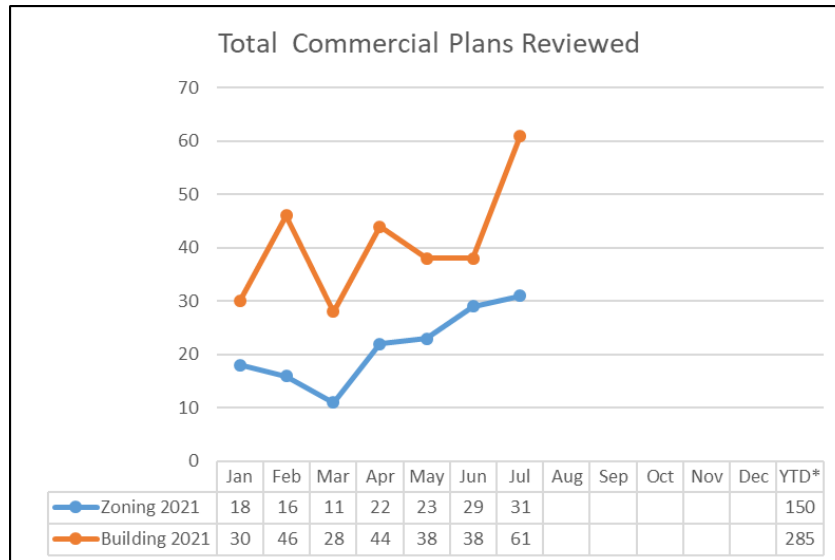


This graph shows the average number of days for residential plan review for building and zoning completed during each month. The state standard from the Board of Building Standards and the city standards are listed as solid lines for comparison.

PLAN REVIEW CONTINUED

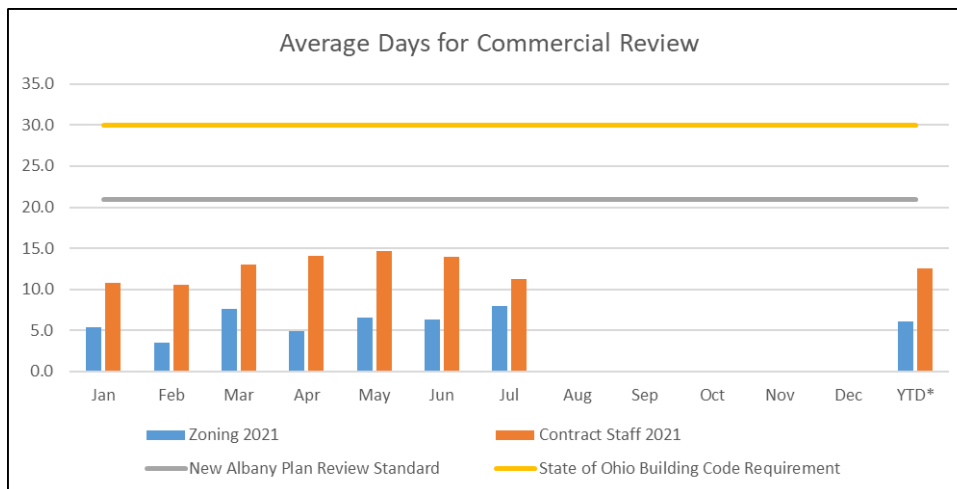
JULY 2021

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.

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

FIELD WORK AND INSPECTIONS

JULY 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: Closed

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: Closed

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: Closed

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: Closed

FIELD WORK AND INSPECTIONS CONTINUED

JULY 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: Closed

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

JULY 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

JULY 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

Charleen & Charles Hinson Amphitheater—170 W. Granville St.

The city staff completed an inspection on July 26th and zoning provided temporary occupancy.

COMMERCIAL PROJECT CONSTRUCTION STATUS JULY 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



Brewdog



Amphitheater

COMMERCIAL PROJECT CONSTRUCTION STATUS

JULY 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

Name of Project: Duchess

Location: 2135 Beech Rd.

Square Footage: 11,375

Start Date: June 2021

Estimated Completion: TBD

COMMERCIAL PROJECT CONSTRUCTION STATUS JULY 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 JULY 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 JULY 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: Axiom 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: September 13, 2021



Axiom Building 3



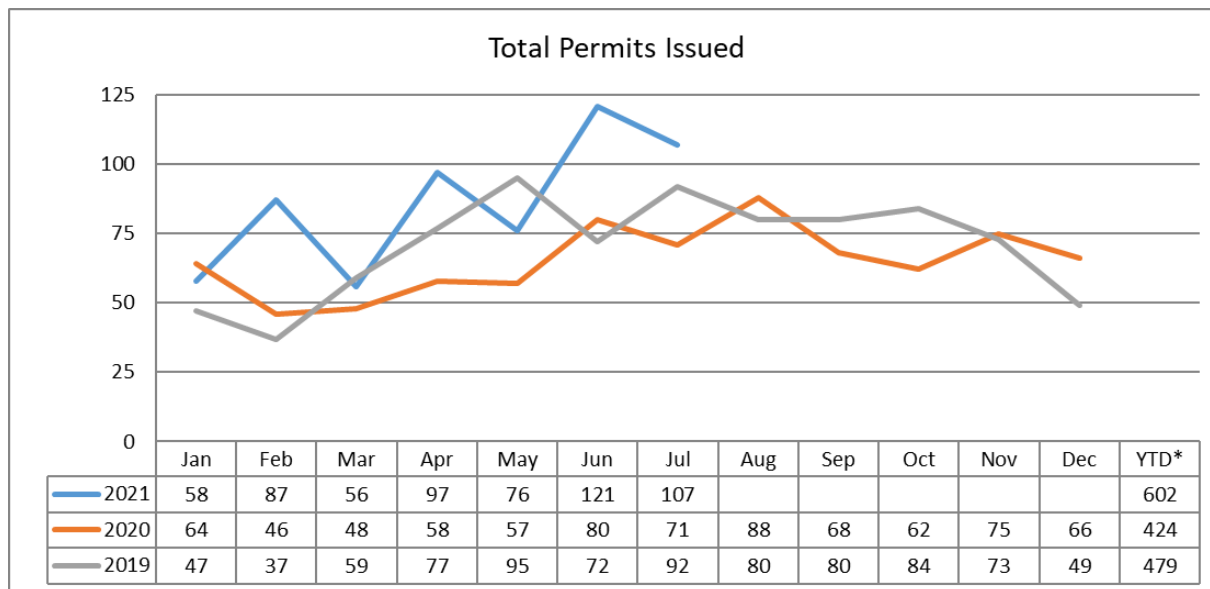
United Methodist Church Expansion



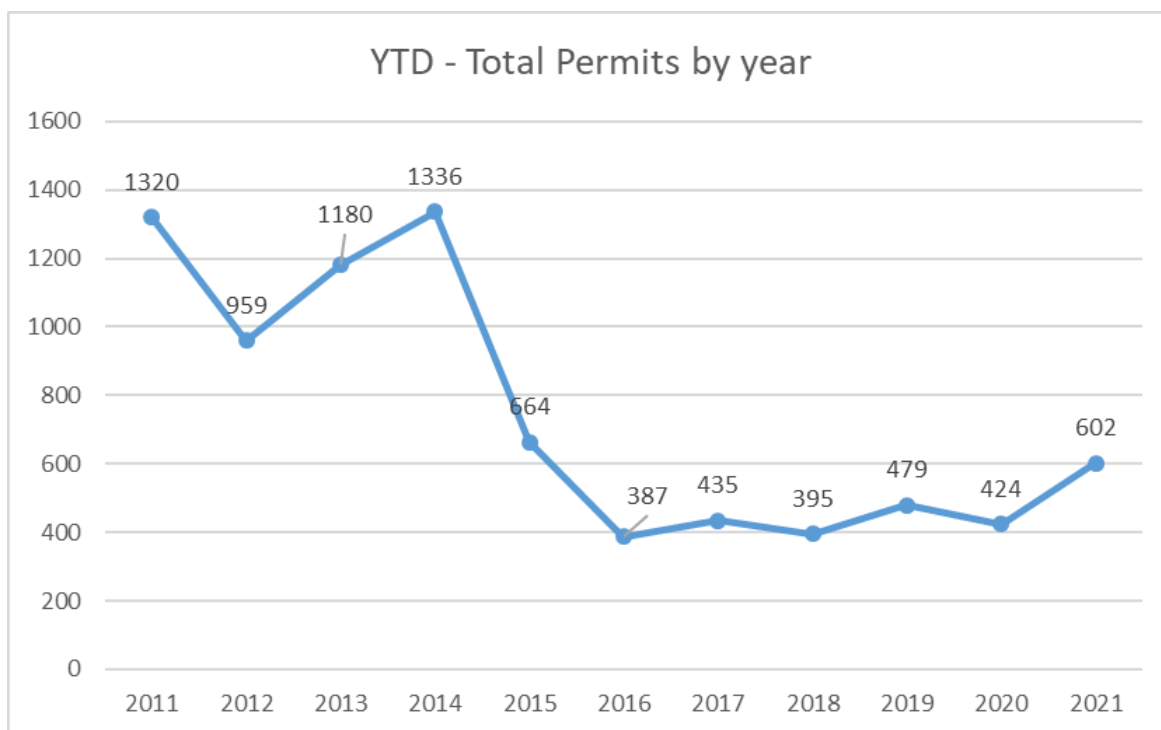
All About Kids Daycare

BUILDING AND ZONING STATISTICS

JULY 2021

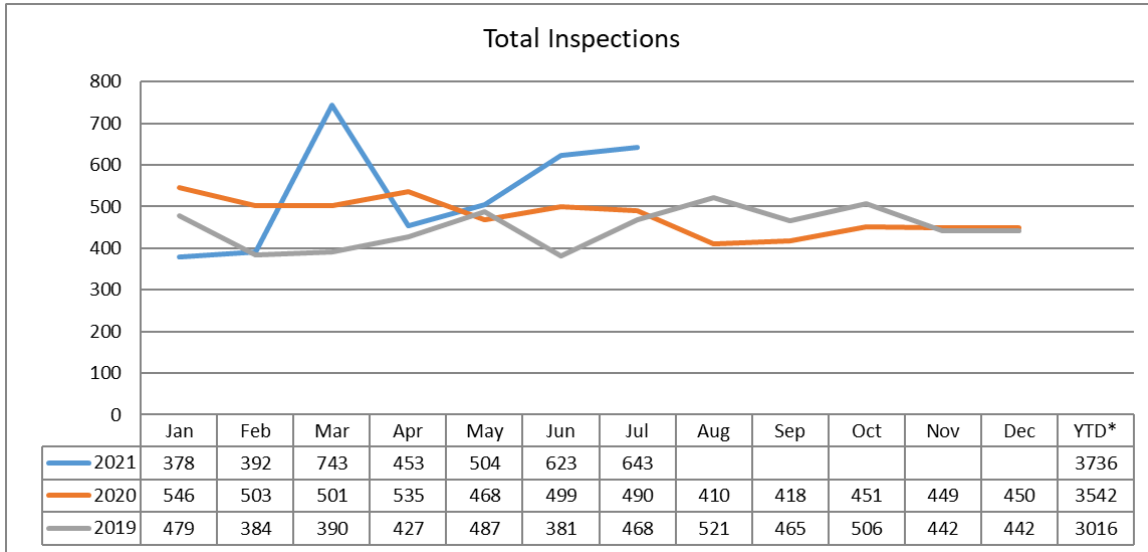


*YTD is the total from January to the end of current month.



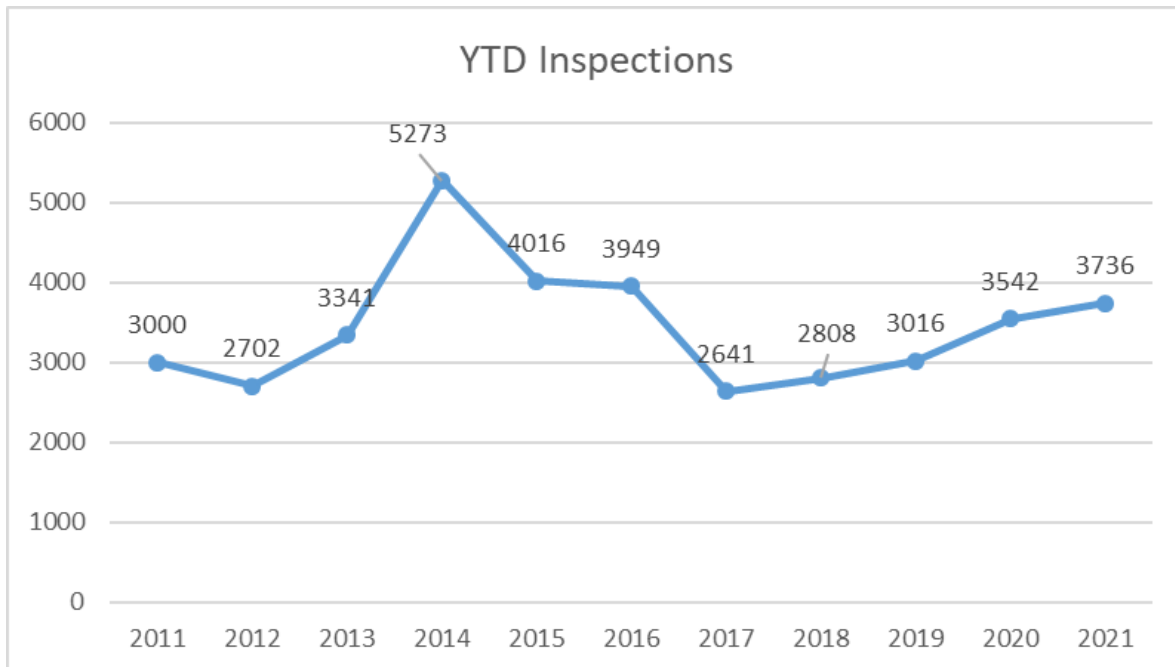
This graph represents the number of building and zoning permits issued per year. The significant decrease in the total number of permits in mid-2015 is due to an internal change in process. The change in process combined all permits related to one project into a single permit for ease of tracking and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

BUILDING AND ZONING STATISTICS JULY 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.

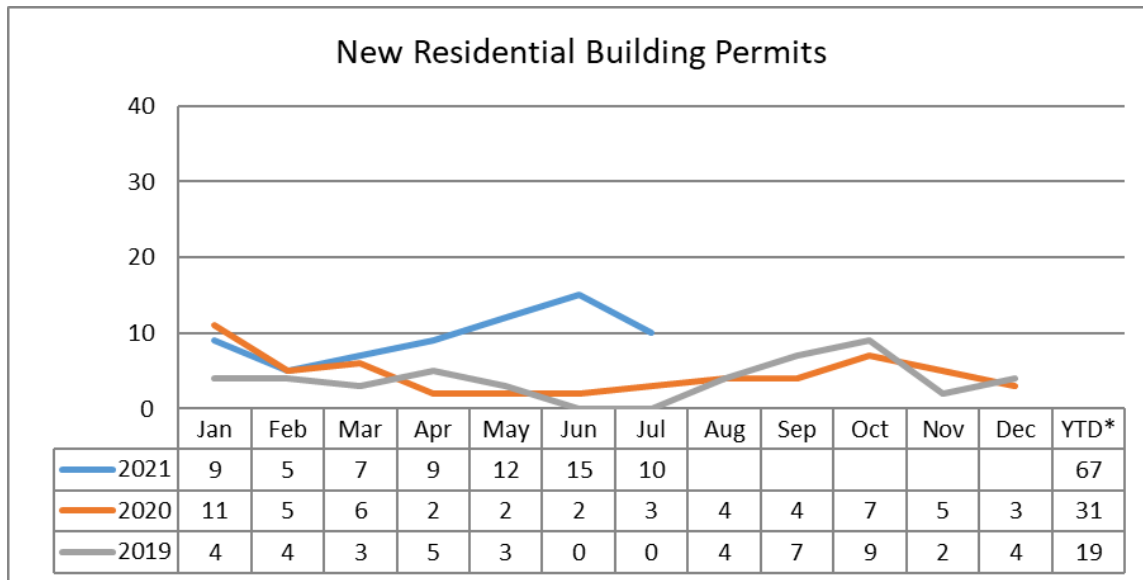


This graph represents the number of building and zoning inspections completed per year.

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

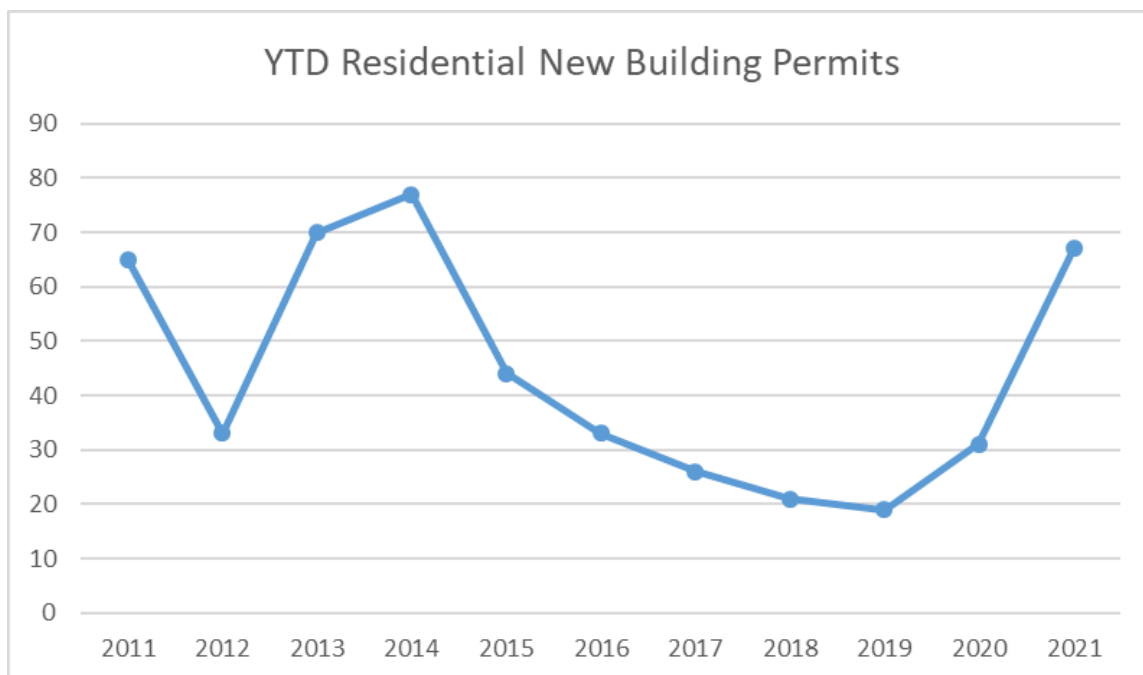
BUILDING AND ZONING STATISTICS

JULY 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

JULY 2021

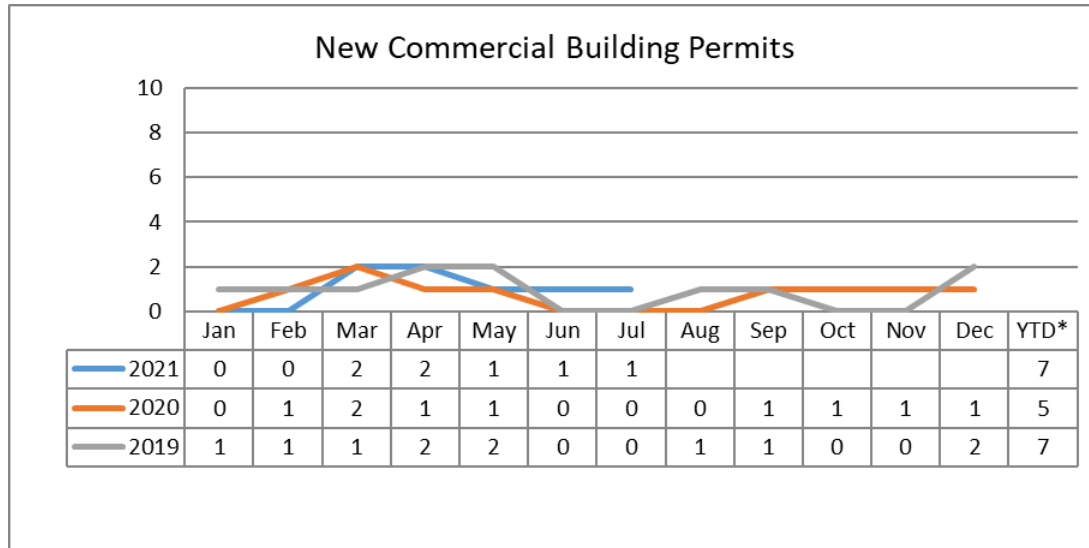
Subdivision Summary

Subdivision	Total lots	Built lots	Available lots
Courtyard at New Albany	105	70	35
Nottingham Trace	240	44	196
NACC 28 (Ebrington)	66	39	27
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.

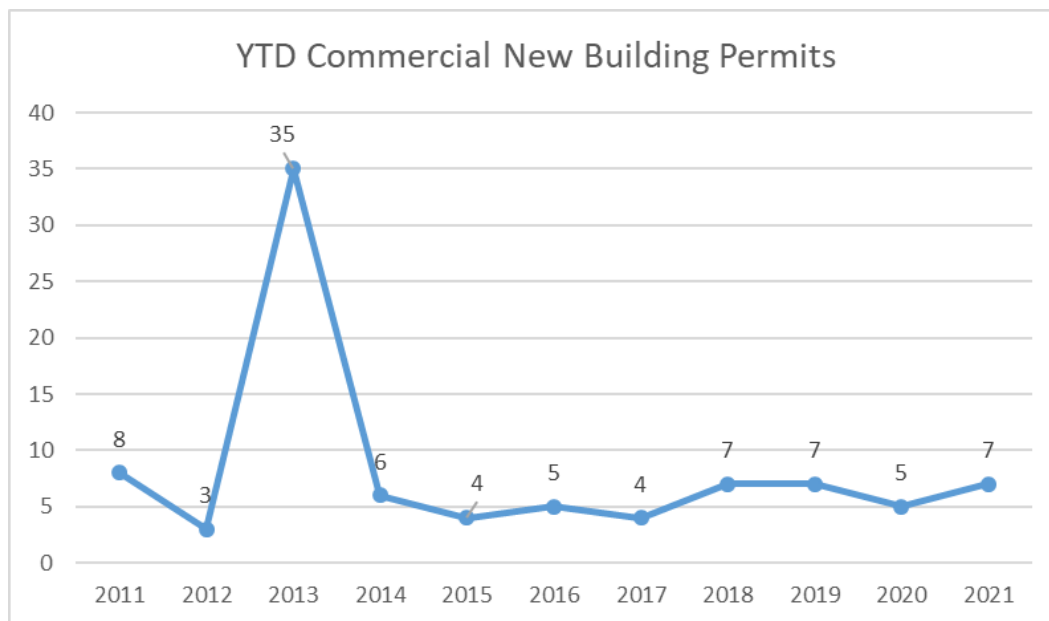
COMMERCIAL BUILDING STATISTICS

JULY 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.

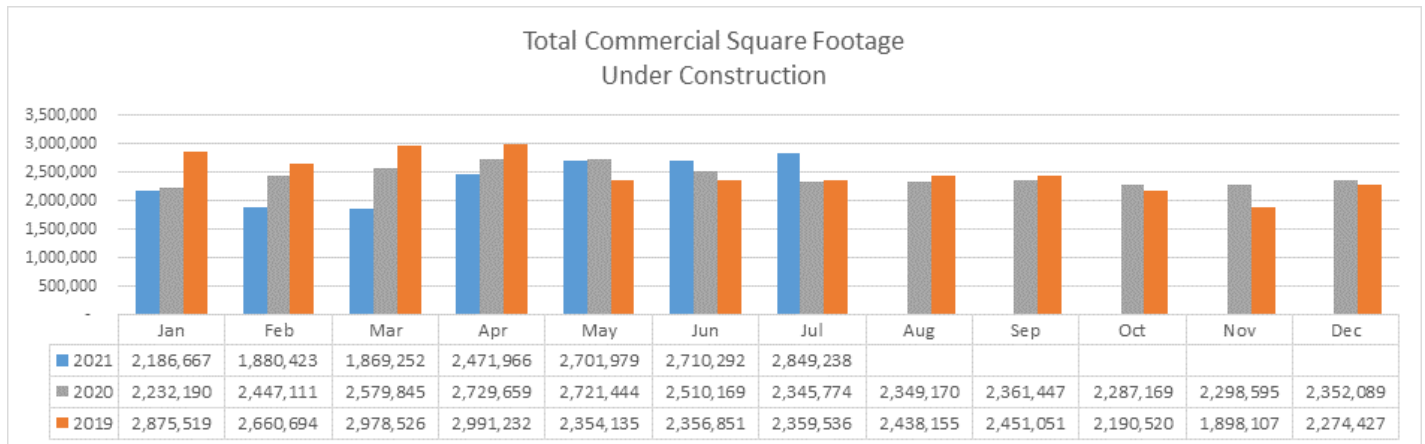


This graph represents that number of new commercial permits issued per year over a 10 year period of time. The large increase in 2013 was a result of permits pulled for Walcott Manor, a multi family subdivision.

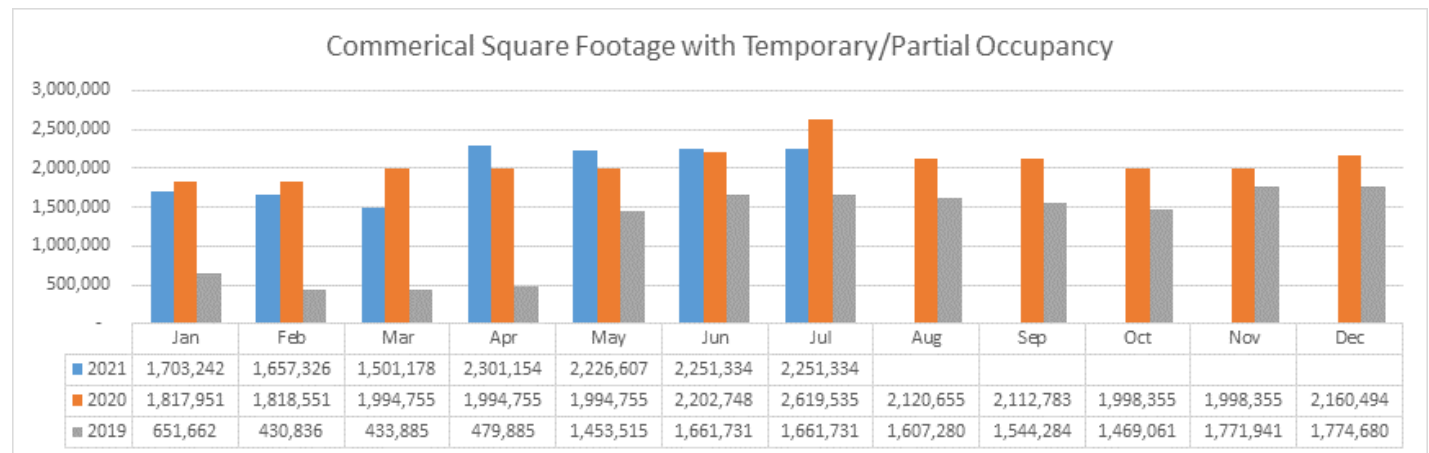
*YTD is the total from January to the end of current month.

COMMERCIAL BUILDING STATISTICS

JULY 2021



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

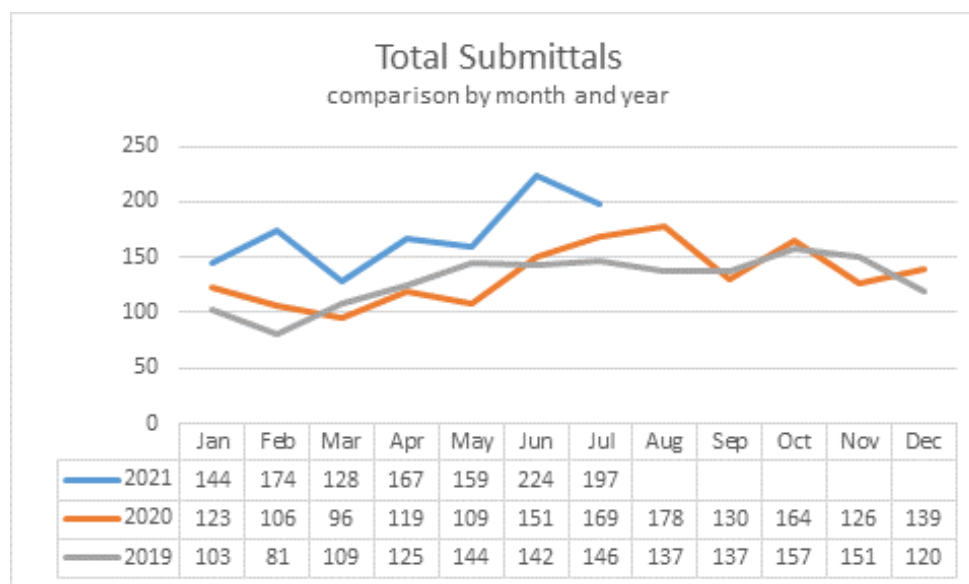


This graph represents the total square feet of commercial activity with partial, temporary or conditional occupancy each month evaluated over a three year period of time.

SUBMITTAL STATISTICS JULY 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.