



Community Development Department
MONTHLY REPORT
September 2021

Professionalism

Reliability

Creativity

Service

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DEPARTMENT OPERATIONS/UPDATES DURING COVID-19

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 In June 2021, those orders were lifted, City Council rescinded the mandatory mask order and the department transitioned back into standard operating procedures.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

COMMUNITY ENGAGEMENT AND OUTREACH

SEPTEMBER 2021

Meetings

Ohio Economic Development Associate 2021 Executive Committee Meeting (September 8)
EDAC (September 10)
The Future of Central Ohio Airports (September 16)
Attracting Remote Workers with Incentive Programs (September 22)
Ohio Afterschool Network Program Introduction Meeting (September 22)
Lower.com Field Tour with MODE (September 23)
Innovate and City of New Albany partnership with Denison University Introduction (September 24)
APA Ohio Board Meeting (September 24)
Central Ohio APA Food Equity Session for State Conference Recording (September 28)
Government Innovations: How local and state governments are helping level the playing field in economic development (September 30)
2021 OhioCED Capstone Course Orientation Session (September 30)
Rose Run Tour with Central Ohio APA (September 30)

Presentations

Senior Connections Presentation—What is Innovate New Albany (Healthy New Albany) (September 23)

BOARD AND COMMISSIONS

SEPTEMBER 2021

Architectural Review Board : September 13, 2021

Applications

Title: McHenry Advisers—New Signage
Location: 134 E. Main Street
Applicant: FastSigns, c/o Mark Rubcich
Request: New Signage
Zoning: New Albany Exchange I-PUD
Commission Action: Approved with conditions

Planning Commission: September 20, 2021

Applications

Title: Final Development Plan—Aldi
Location: Generally located north of US-62, east of Walton Parkway and Bevelhymer Road
Applicant: Aldi, Inc c/o Russ White
Request: Final Development Plan
Zoning: Walton-62 Commerce Zoning District (I-PUD)
Commission Action: Approved with conditions

Title: Variances—Aldi
Location: Generally located north of US-62, east of Walton Parkway and Bevelhymer Road
Applicant: Aldi, Inc c/o Russ White
Request: Variances (6)
Zoning: Walton-62 Commerce Zoning District (I-PUD)
Commission Action: Approved

Title: Final Development Plan—Woodhaven I-PUD Rezoning
Location: 7555 Bevelhymer Road and 7325 Walnut Street
Applicant: Bobb Webb Group c/o Brandon Belli
Request: Final Development Plan
Zoning: Woodhaven Zoning District (I-PUD)
Commission Action: Approved with conditions

BOARD AND COMMISSIONS

SEPTEMBER 2021

Planning Commission Continued:

Title: Final Plat—Woodhaven I-PUD Rezoning
Location: 7555 Bevelhymer Road and 7325 Walnut Street
Applicant: Bobb Webb Group c/o Brandon Belli
Request: Final Plat
Zoning: Woodhaven Zoning District (I-PUD)
Commission Action: Approved with conditions

Title: Savko Batch Plan Conditional Use
Location: 13411 Worthington Road
Applicant: MJB Holdings LLC, c/o Aaron Underhill, Esq
Request: Conditional use to allow industrial manufacturing and assembly uses
Zoning: Limited General Employment (L-GE)
Commission Action: Approved with conditions

Title: Final Development Plan—Express Oil
Location: Generally located north of US-62, east of Walton Parkway and Bevelhymer Road
Applicant: JNBG Land Holdings LLC
Request: Final Development Plan
Zoning: Walton-62 Commerce Zoning District (I-PUD)
Commission Action: Approved with conditions

Title: Variances—Express Oil
Location: Generally located north of US-62, east of Walton Parkway and Bevelhymer Road
Applicant: Aldi, Inc c/o Russ White
Request: Variances (2)
Zoning: Walton-62 Commerce Zoning District (I-PUD)
Commission Action: Approved

Title: Final Development Plan—Dunkin Donuts
Location: Generally located north of US-62, east of Walton Parkway and Bevelhymer Road
Applicant: ms Consultants Inc, c/o Tami Thompson
Request: Final Development Plan
Zoning: Walton-62 Commerce Zoning District (I-PUD)
Commission Action: Approved with conditions

BOARD AND COMMISSIONS

SEPTEMBER 2021

Planning Commission Continued:

Title: Final Development Plan—Dunkin Donuts
Location: Generally located north of US-62, east of Walton Parkway and Bevelhymer Road
Applicant: ms Consultants Inc, c/o Tami Thompson
Request: Final Development Plan
Zoning: Walton-62 Commerce Zoning District (I-PUD)
Commission Action: Approved with conditions

Title: Variances—Dunkin Donuts
Location: Generally located north of US-62, east of Walton Parkway and Bevelhymer Road
Applicant: ms Consultants Inc, c/o Tami Thompson
Request: Variances (4)
Zoning: Walton-62 Commerce Zoning District (I-PUD)
Commission Action: Approved

Title: Conditional Use—Popeyes
Location: Generally located south of US-62 within the Canini Trust Corp
Applicant: ms Consultants Inc, c/o Tami Thompson
Request: Conditional use to allow a restaurant with a drive thru
Zoning: Canini Trust Corp Zoning District (I-PUD)
Commission Action: Approved with conditions

Title: Final Development Plan—Popeyes
Location: Generally located south of US-62 within the Canini Trust Corp
Applicant: ms Consultants Inc, c/o Tami Thompson
Request: Final Development Plan
Zoning: Canini Trust Corp Zoning District (I-PUD)
Commission Action: Approved with conditions

Title: Variances—Popeyes
Location: Generally located north of US-62, east of Walton Parkway and Bevelhymer Road
Applicant: ms Consultants Inc, c/o Tami Thompson
Request: Variances (3)
Zoning: Canini Trust Corp Zoning District (I-PUD)
Commission Action: Approved

BOARD AND COMMISSIONS

SEPTEMBER 2021

Planning Commission Continued:

Title: Preliminary Development Plan—Al. Neyer Site
Location: Generally located south of Smith's Mill Road, directly west of the Lower.com building
Applicant: Al. Neyer LLC, c/o Shad Sletto
Request: Preliminary Development Plan
Zoning: Limited General Employment (L-GE)
Commission Action: Approved with conditions

Board of Zoning Appeals: September 27, 2021

Title: Variance—28 Pickett Place
Location: 28 Pickett Place
Applicant: Landscape Design Solutions c/o Jacob Basnett
Request: Variance
Zoning: Pickett Place Zoning District (I-PUD)
Commission Action: Approved with conditions

Title: Variance—Al. Neyer Site
Location: Generally located south of Smith's Mill Road, directly west of the Lower.com building
Applicant: Al. Neyer LLC, c/o Shad Sletto
Request: Variance (2)
Zoning: Limited General Employment (L-GE)
Commission Action: Approved

Title: Variance—Axiom 2
Location: 8640 Innovation Campus Way West
Applicant: EMH&T c/o Katie Bauman
Request: Variance
Zoning: Limited General Employment (L-GE)
Commission Action: Approved with conditions

Title: Variance—Trove Warehouse
Location: 5850 Zarley Street
Applicant: Heninger Construction
Request: Variance
Zoning: Limited Industrial District (LI)
Commission Action: Tabled

PROJECT UPDATES

SEPTEMBER 2021

Electronic Plan Review and Permitting Software

Anticipated completion date: December 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:

The implementation committee formed within the development department worked closely with Accela staff to complete the analysis phase of the buildout. The analysis phase involved 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. The next phase of the buildout is the integration portion which includes integrating Bluebeam, payment adapters, and Outlook.

Inventory & Analysis of Building Records and Conditional Occupancies

Anticipated completion date: December 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: December 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 September.

Next Steps:

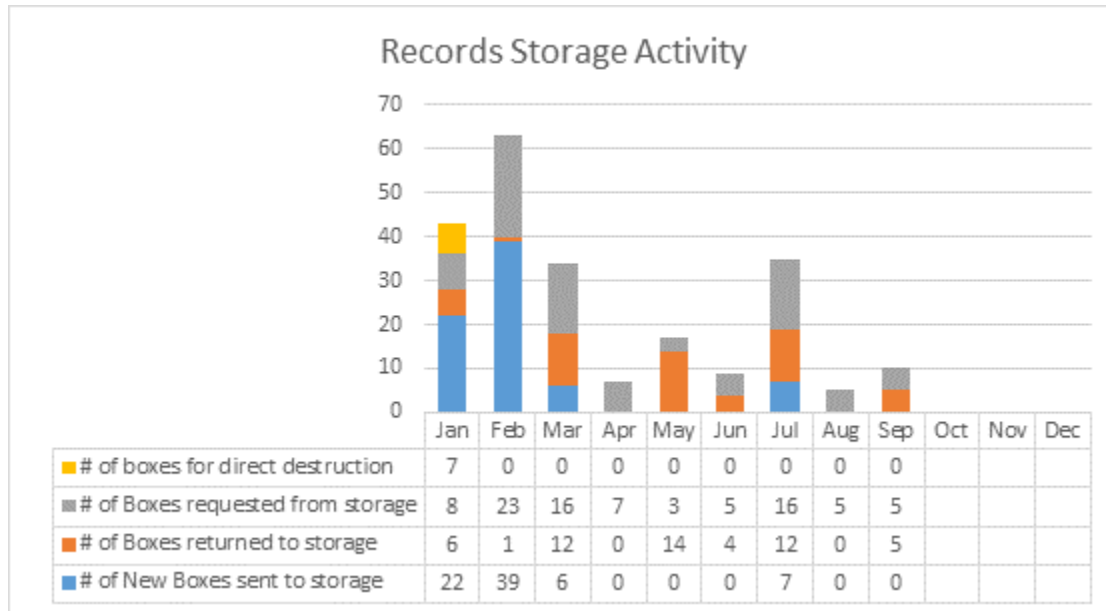
The staff will collaborate with our chief building official to recommend policy changes and to create any necessary forms within Accela.

PROJECT UPDATES

SEPTEMBER 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

SEPTEMBER 2021

Village Center Parking Strategy

Anticipated Completion Date: October 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

SEPTEMBER 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

SEPTEMBER 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 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.
 - 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.

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. MKSK is scheduled to have the updates completed by October 13th.

PLANNING PROJECT UPDATES

SEPTEMBER 2021

Parks Framework Plan

Anticipated Completion Date: October 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 publicly 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 homes as an entrance. It is easy to miss.

PLANNING PROJECT UPDATES

SEPTEMBER 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

SEPTEMBER 2021

Parks Framework Plan continued...

Status Update:

There are no 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 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.
- 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.
- 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. MKSK is scheduled to have the updates completed by October 8th.

ECONOMIC DEVELOPMENT UPDATES

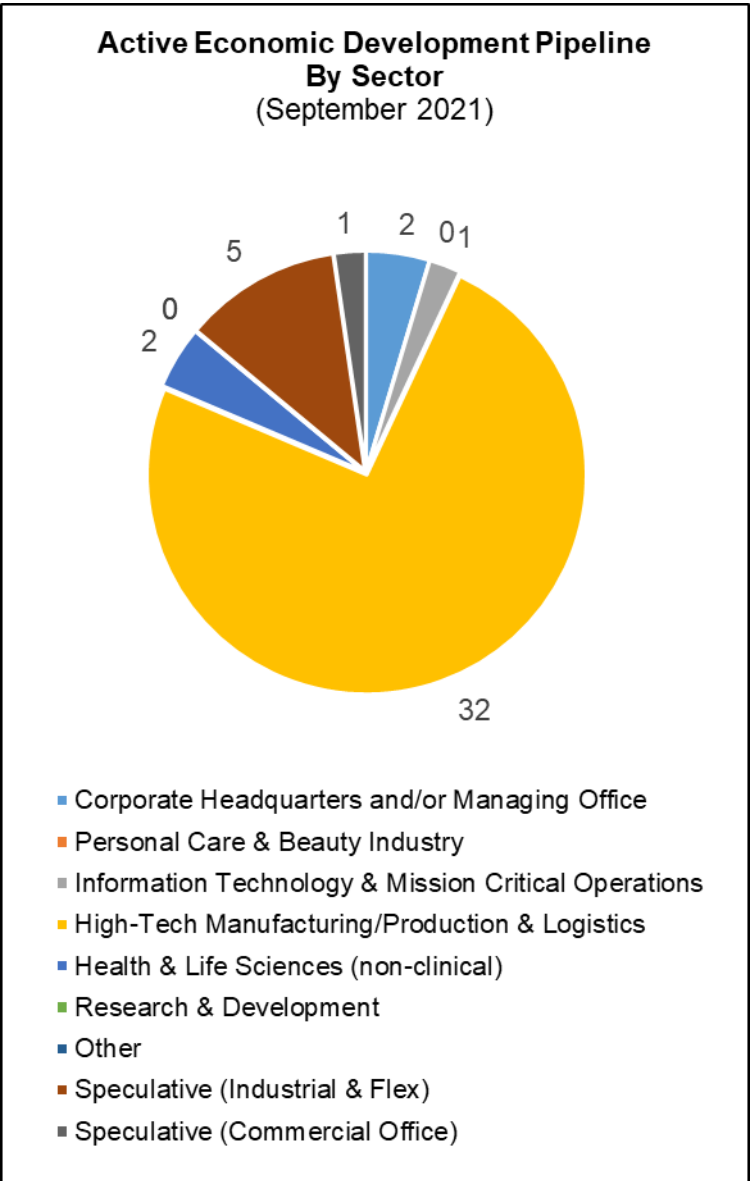
SEPTEMBER 2021

Active Economic Development Pipeline

(Including Site Selection Requests For Information)

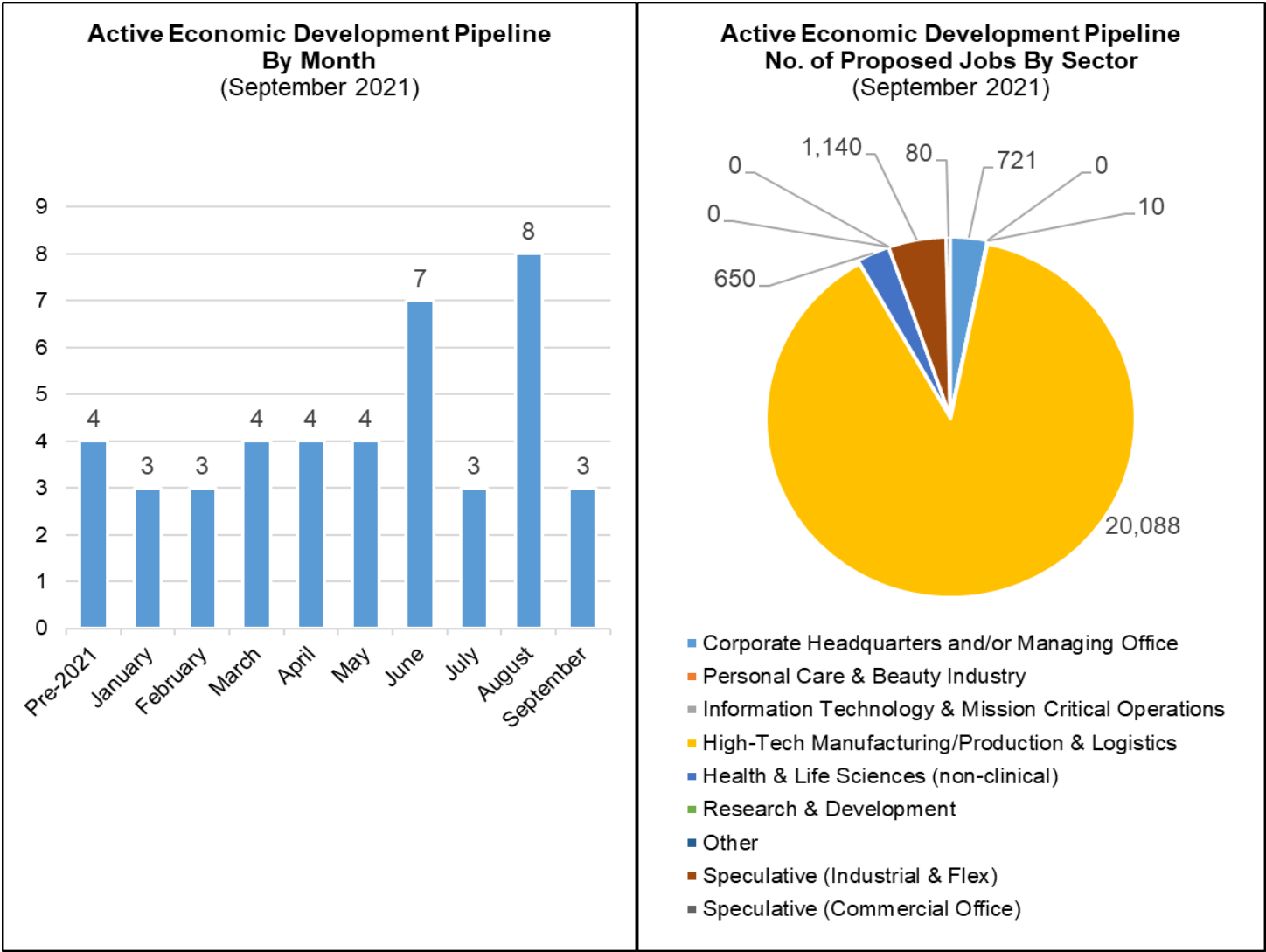
The department has responded to 40 site selection Requests for Information in 2021. This active pipeline represents \$6.9 billion in total investment associated with more than 22,500 net new jobs. The month of September added three projects to the pipeline.

Currently, the department has an active portfolio of approximately 43 projects with the top site uses being High-Tech Manufacturing/Production & Logistics, Speculative (Industrial & Flex), and Health & Life Sciences (non-clinical).



ECONOMIC DEVELOPMENT UPDATES
SEPTEMBER 2021

Business Retention and Expansion



ECONOMIC DEVELOPMENT UPDATES

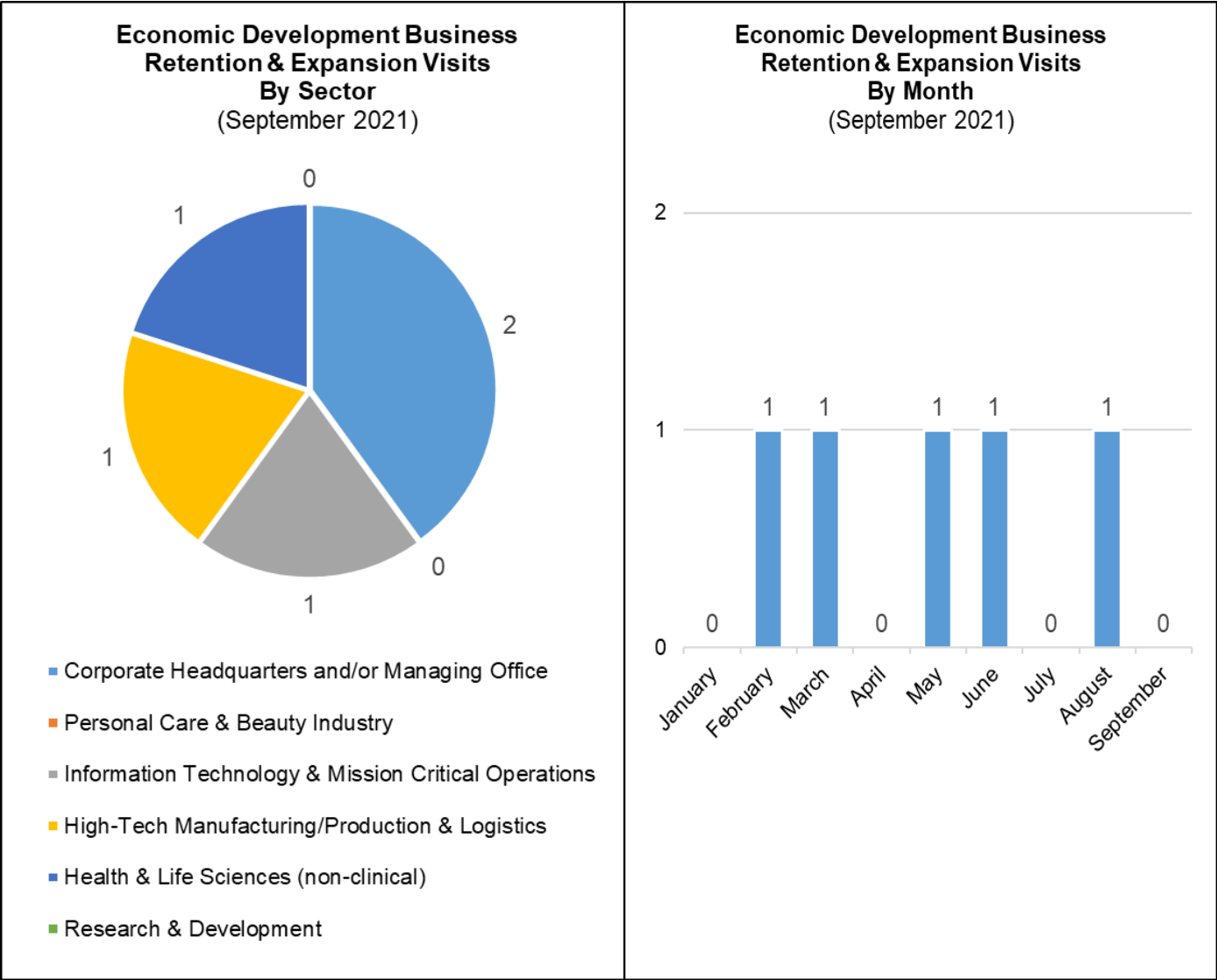
SEPTEMBER 2021

Business Retention and Expansion

There were no Business Retention and Expansion visits in September.

ECONOMIC DEVELOPMENT UPDATES
SEPTEMBER 2021

Business Retention and Expansion Visits Year To Date



INNOVATE NEW ALBANY

SEPTEMBER 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 09/01/2021 until 09/30/2021

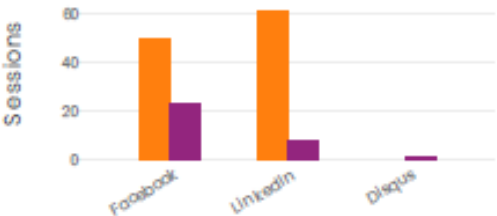
Page Title	Pageviews	Avg. Time on Page	Entrances	Exits	Bounce Rate (%)
Display - Events Innovate New Albany New Albany, Ohio	11,022	0:00:01	44	44	50.00%
Display - Events - Innovate New Albany New Albany, Ohio	4,008	0:00:02	16	16	50.00%
Innovate New Albany New Albany, Ohio	324	0:01:00	238	164	53.78%
Upcoming Events - Innovate New Albany	133	0:01:26	51	65	72.55%
Expert Office Hours - October 1st - Innovate New Albany	61	0:02:53	41	35	58.54%
Entire Site	16,970	0:00:05	1,289	1,289	75.48%

INNOVATE NEW ALBANY
SEPTEMBER 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.

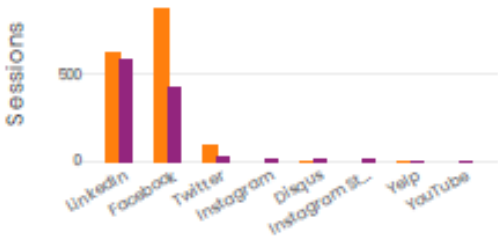
Sessions by Social Network

● 09/01/2021 - 09/30/2021 vs. ● 09/01/2020 - 09/30/2020



Sessions by Social Network YTD Comparis...

● 01/01/2021 - 09/30/2021 vs. ● 01/01/2020 - 09/30/2020



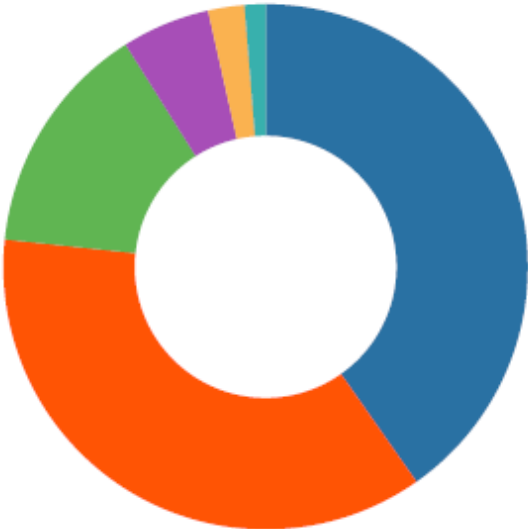
Engagement Percentage Breakdown - Where are users coming from?

Note: Organic Search means users used a search engine and ended up on our site. Direct means they directly came to our site through typing in our URL in their browser or through browser bookmarks. Referral refers to visits that came to the site from sources outside of its search engine-- so through referral links.

Engaged Sessions by Channel

From 09/01/2021 until 09/30/2021

● Organic Search	40.26%
● Direct	36.42%
● Email	14.38%
● Referral	5.43%
● (Other)	2.24%
● Social	1.28%



INNOVATE NEW ALBANY

SEPTEMBER 2021

MailChimp Section

Subscribers: 3,635

Avg. Open Rate: 15.9%

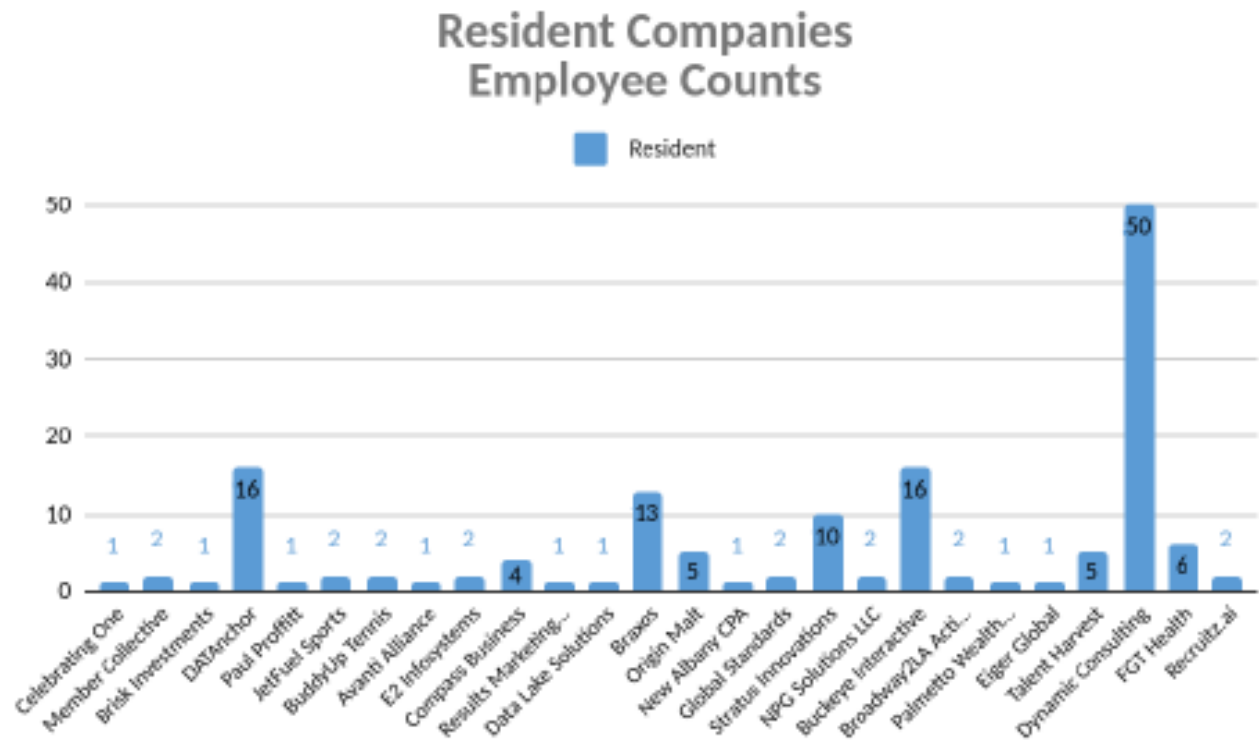
Avg. Click-Thru Rate: .55%

Metrics by Campaign

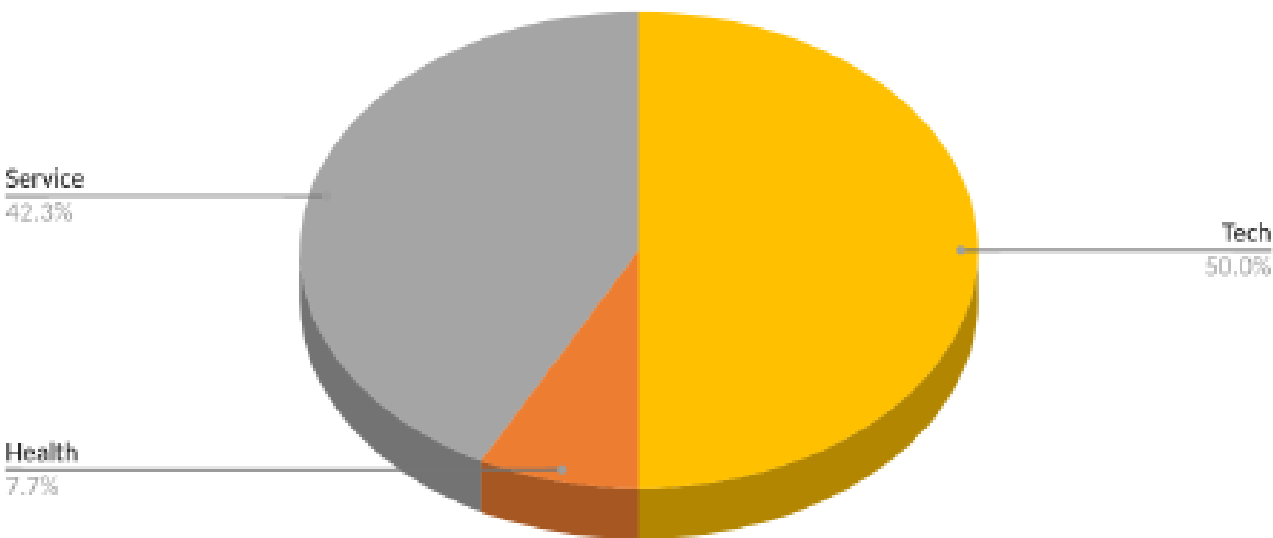
From 09/01/2021 until 09/30/2021

Campaign	Sent On	Unique Opens	Open Rate	Unique Clicks	Click Rate
Expert Office Hours Fri Oct 01, 2021 - VIRTUAL FORMAT - 3rd Email	09/29/2021	565	15.57%	18	0.19%
Expert Office Hours Fri Oct 01, 2021 - VIRTUAL FORMAT - 2nd Email	09/28/2021	558	15.36%	5	0.14%
09-29-21 - TIGER 🐅 Email - TIGER Talk Wed 9/29	09/28/2021	531	14.62%	47	0.96%
Expert Office Hours Fri Oct 01, 2021 - VIRTUAL FORMAT - 1st email	09/27/2021	708	19.48%	23	0.33%
09-23-21 - TIGER 🐅 Email - TIGER Talks Fri 9/24 & Wed 9/29	09/23/2021	529	14.54%	39	0.80%
09-20-21 - TIGER 🐅 Email - TIGER Talks Fri 9/24 & Wed 9/29	09/20/2021	577	15.86%	57	0.88%

INNOVATE NEW ALBANY
SEPTEMBER 2021



INA Industries



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

September Spotlight



Buckeye Interactive was founded by New Albany resident Brad Griffith more than 10 years ago. The company serves small businesses, nonprofits, and other growing organizations to build digital business solutions that help these clients achieve their missions and succeed.

Buckeye's services include website development, design, content strategy, custom application development (including integration of multiple systems for efficient operation), and infrastructure management and support.

Buckeye Interactive had grown significantly, including several years when it was located physically at Innovate New Albany. Buckeye currently operates as a "virtual resident company" at Innovate NA. Buckeye's clients include the Columbus Metropolitan Library and it continues to support Innovate New Albany in a subcontractor role supporting TIGER Innovation LLC. Learn more about Buckeye Interactive at www.BuckeyeInteractive.com.

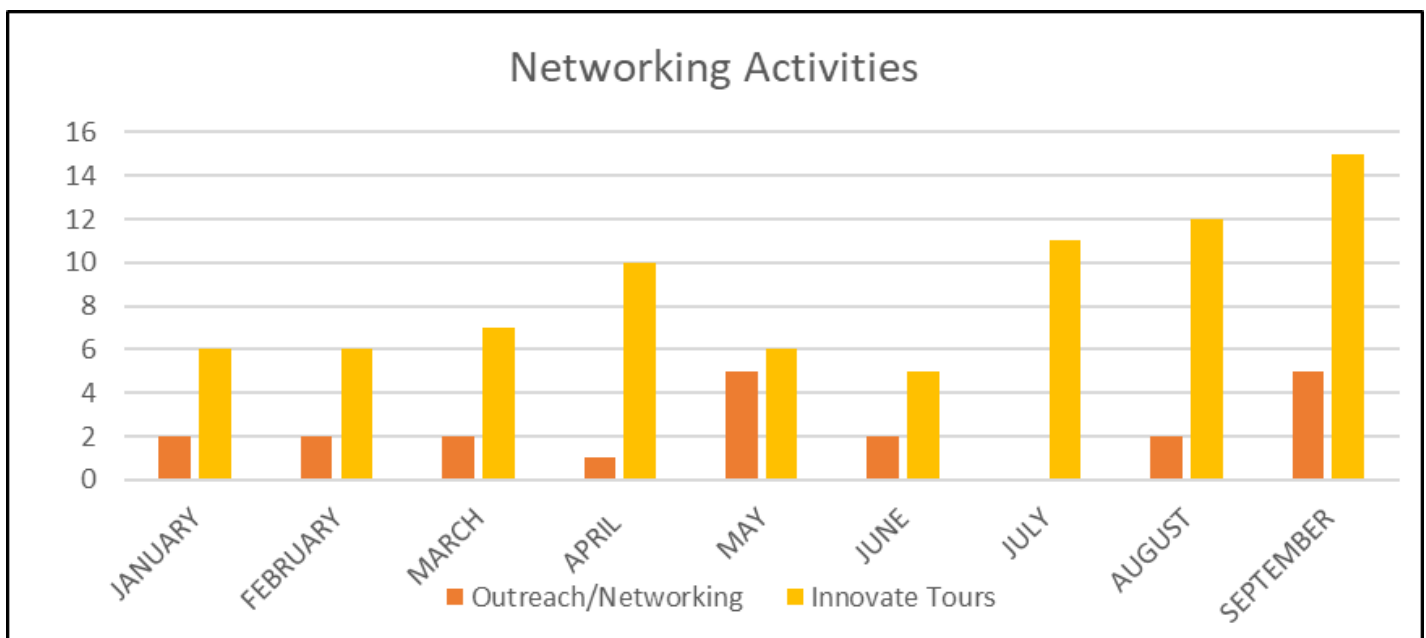
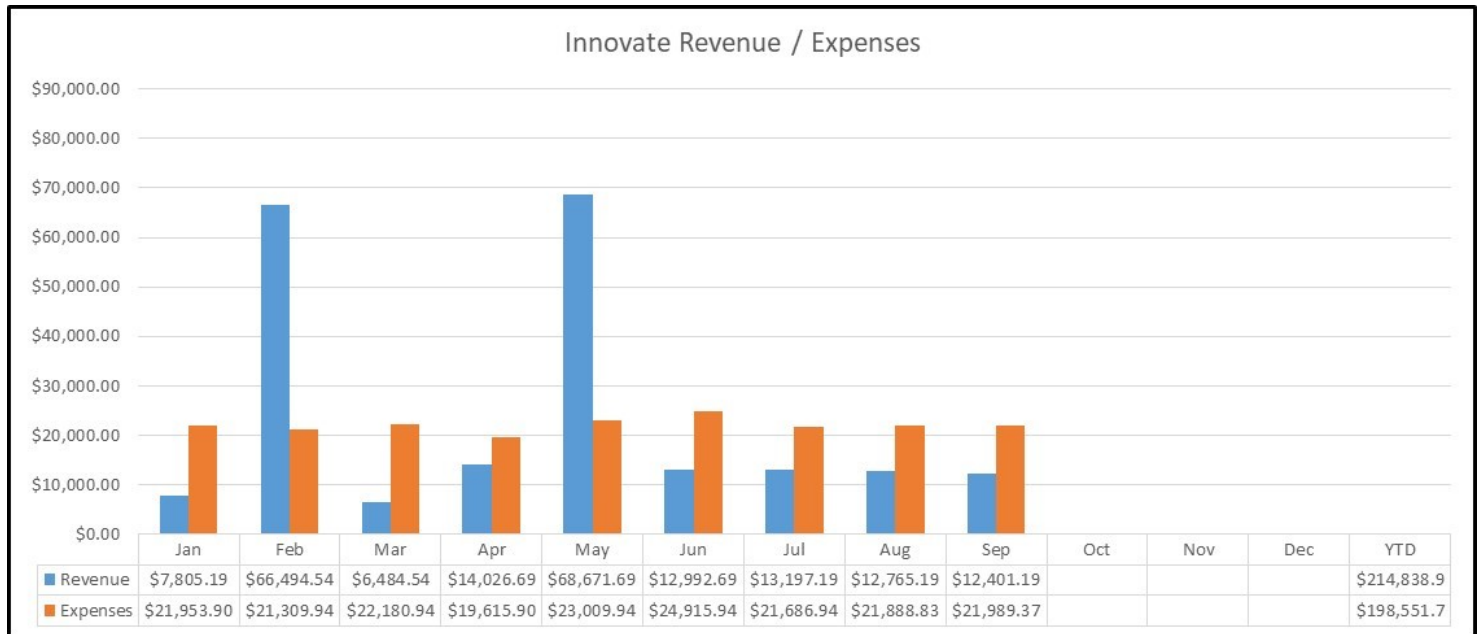
INNOVATE NEW ALBANY SEPTEMBER 2021

October Look Ahead

Event Name	Photo	Date	Event Type
Expert Office Hours		10/1/2021	EOH
How to Win with Your First Corporate Customer		10/8/2021	TIGER Talk
The State of Venture in Ohio: 2021		10/22/2021	Tiger Talk

INNOVATE NEW ALBANY-NEWS & FINANCIALS

SEPTEMBER 2021



PLAN REVIEW SEPTEMBER 2021

Engineering Plan Reviews

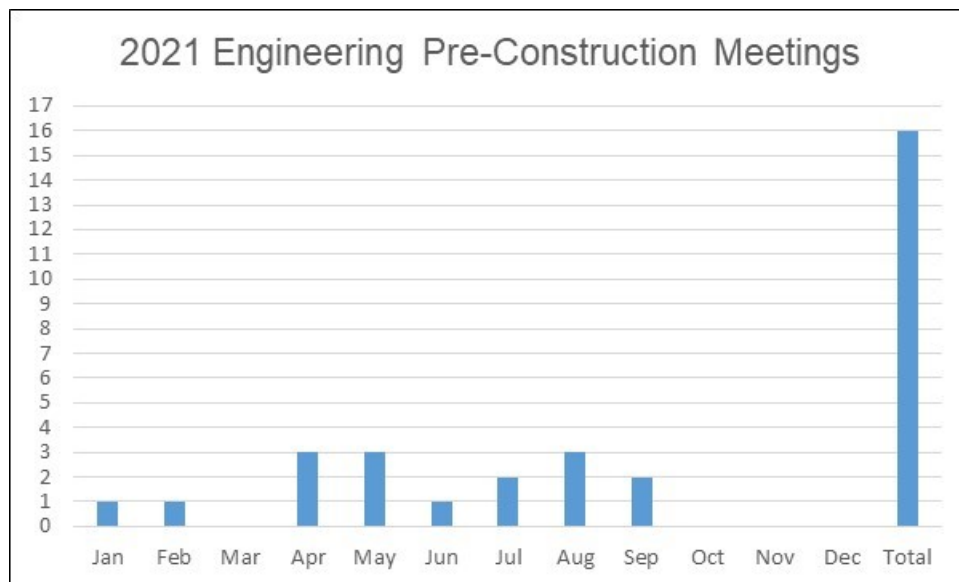
There were two (2) engineering plans submitted for initial review. Additionally, there were five (5) engineering plans that were resubmitted for back check review.

Project Name	Initial Submittal Date	Comments Issued Date	Total Review Time (Days)	Review Time Standard (Days)
Google HUB 1 Site Improvement	September 7, 2021	September 22, 2021	15	18
New Albany Presbyterian Church Site Improvement	September 13, 2021	pending	pending	18

Engineering Pre-Construction Meetings

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

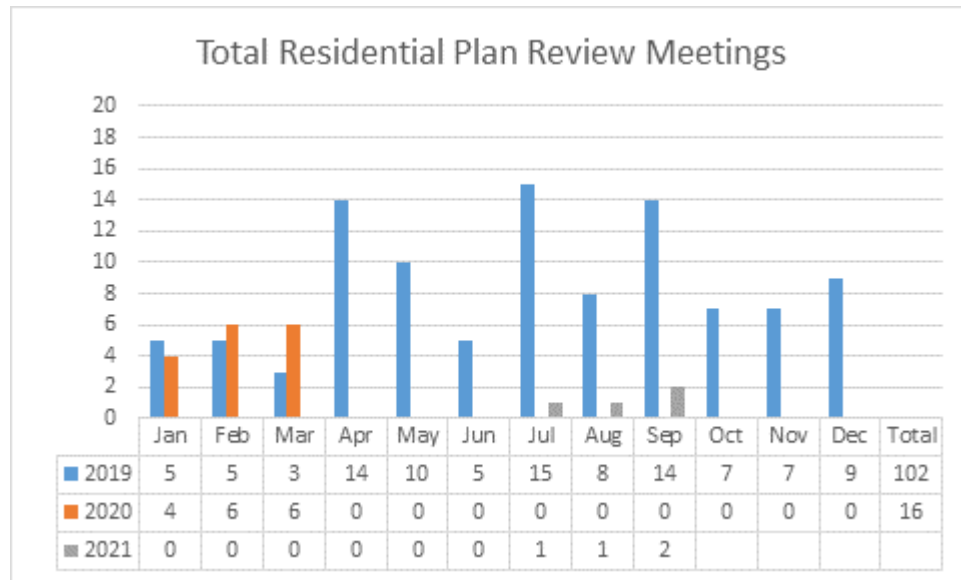
- Amgen Site Improvements
- Powergrid Stream Relocation



PLAN REVIEW CONTINUED

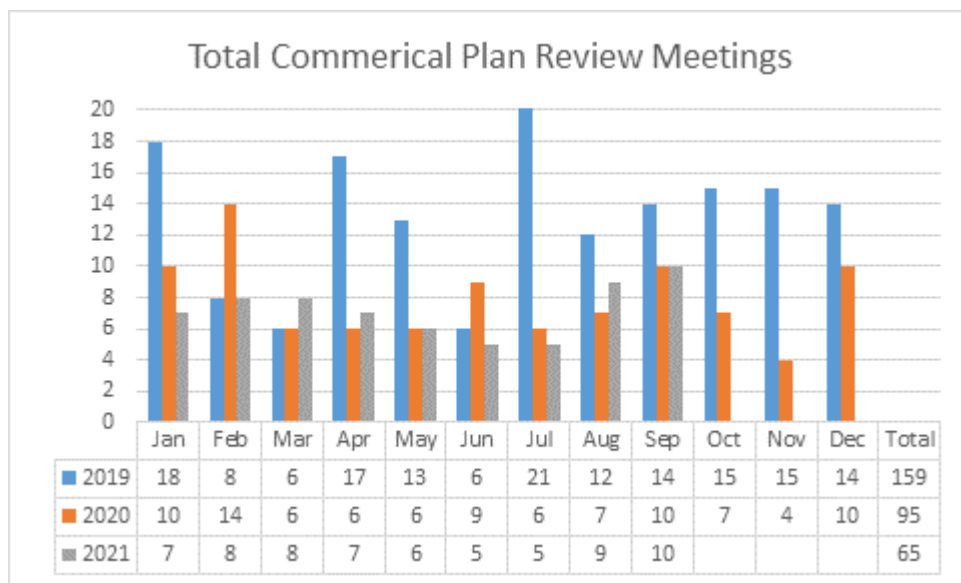
SEPTEMBER 2021

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.

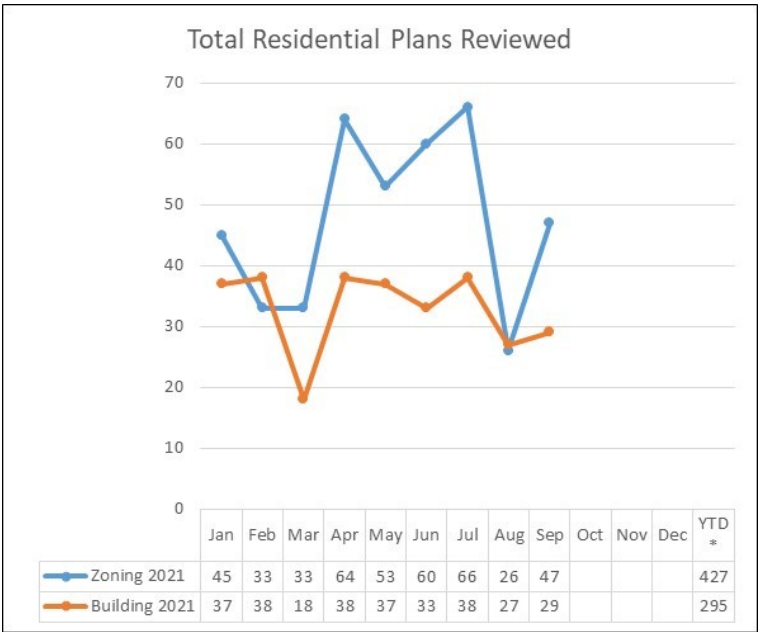
Commercial Walk-Through Meetings



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.

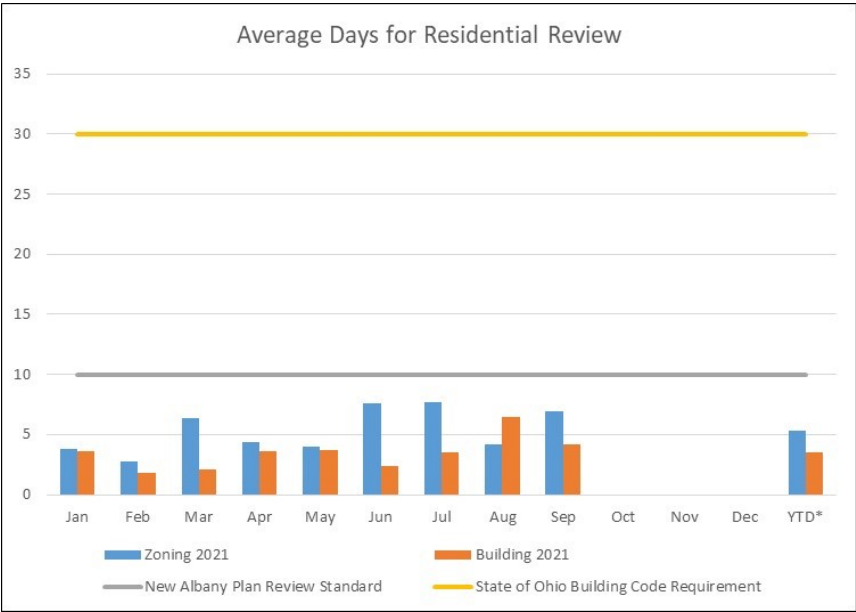
PLAN REVIEW CONTINUED
SEPTEMBER 2021

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.

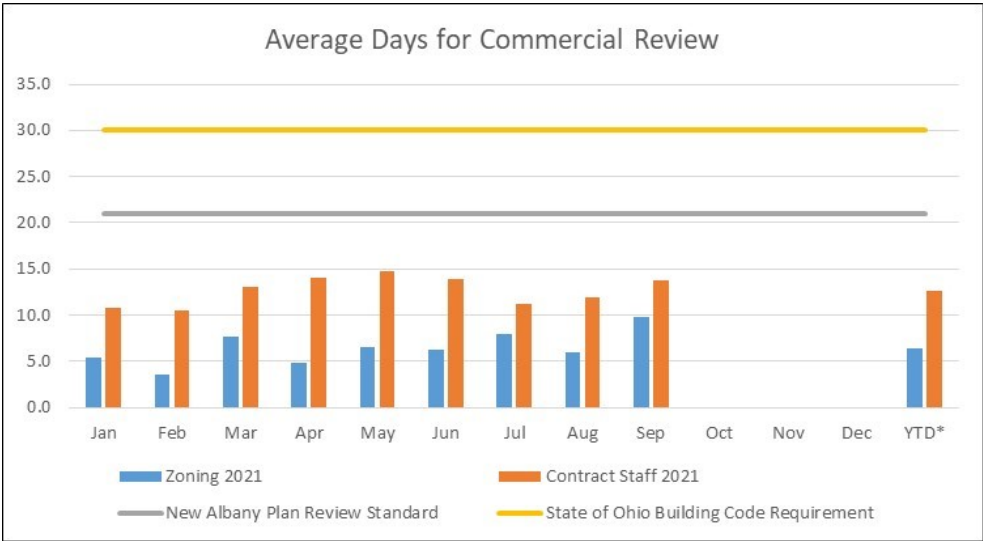
PLAN REVIEW CONTINUED
SEPTEMBER 2021

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

SEPTEMBER 2021

Code Enforcement Activity

Address: 6678 Central College Road

Date of Complaint: September 20, 2021

Complaint Description: Downed trees and tall grass

Violations: Turfgrass, outdoor storage, landscape maintenance, sign maintenance

Activity: Inspection completed, letter mailed

Status: Open

Address: 7120 Central College Road

Date of Complaint: September 20, 2021

Complaint Description: Junk vehicle

Violations: Parking motor vehicle on residential property

Activity: Inspection completed, spoke with resident, letter mailed

Status: Open

Address: 6207 Callaway Square W

Date of Complaint: June 9, 2021

Complaint Description: Outdoor improvements without a permit

Violations: Permit required

Activity: Permit submitted, denied, pending re-submittal

Status: Open

Address: 6830 Central College Road

Date of Complaint: July 20, 2021

Complaint Description: Pool without proper fence

Violations: Swimming Pools

Activity: Re-inspection completed, items corrected

Status: Closed

Address: 175 W Main Street (CVS)

Date of Complaint: July 13, 2021

Complaint Description: Planter beds need maintained

Violations: Unknown

Activity: Re-inspection completed, items corrected

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: Received an update from owner regarding the fence on backorder. Temporary fence is being maintained.

Status: Open

FIELD WORK AND INSPECTIONS CONTINUED

SEPTEMBER 2021

Code Enforcement Activity continued...

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: Letter mailed, restoration plan was submitted for review

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: Re-inspection completed, items corrected

Status: Closed

Address: 7145 Central College Road

Date of Complaint: January 13, 2021

Complaint Description: Chickens on property

Violations: Improper use of property

Activity: Letter mailed

Status: Open

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: Re-inspection completed, item corrected

Status: Closed

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: Re-inspection completed

Status: Closed

Address: 9230 Pamplin Way

Date of Complaint: October 24, 2019

Complaint Description: Encroachment in a preservation zone

Violations: Working without a permit, encroachment of a preservation zone

Activity: Pending court proceedings—case was continued

Status: Open

FIELD WORK AND INSPECTIONS CONTINUED

SEPTEMBER 2021

Code Enforcement Activity continued...

Address: 6869 Central College Road

Date of Compliant: 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: Reviewing options for legal action

Status: On observation

Address: 10135 Johnstown Road

Date of Compliant: 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: No activity

Status: On observation

Commercial Inspections

All About Kids—96 N High Street

The city staff completed an inspection on September 16th and zoning continued the temporary occupancy.

Miracle Field—7620 Swickard Woods Blvd

The city staff completed an inspection on September 24th and zoning approved the temporary occupancy.

COMMERCIAL PROJECT CONSTRUCTION STATUS

SEPTEMBER 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

COMMERCIAL PROJECT CONSTRUCTION STATUS SEPTEMBER 2021

Innovation Campus Way Corridor

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: Axiom - Building 4

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: Spring 2022

Name of Project: Vertex

Location: 13425 Worthington Rd.

Square Footage: 124,873

Start Date: July 2021

Estimated Completion: TBD



Axiom—Building 4

COMMERCIAL PROJECT CONSTRUCTION STATUS SEPTEMBER 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

Name of Project: Innovation Industrial
Location: 9360 Innovation Campus Way
Square Footage: 130,096
Start Date: August 2021
Estimated Completion: TBD



Building 315



Vantrust Site J Building II

COMMERCIAL PROJECT CONSTRUCTION STATUS

SEPTEMBER 2021

Forest Dr./Walton Parkway Corridor

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 SEPTEMBER 2021

Partial Occupancy Status

Name of Project: United Methodist Church Expansion

Location: 20 Third St.

Expiration Date: November 1, 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: Axium Building 3

Location: 8982 Innovation Campus Way

Expiration Date: October 22, 2021

Name of Project: All About Kids Daycare

Location: 96 N. High St.

Expiration Date: November 28, 2021

Name of Project: Brewdog

Location: 97 W. Granville St.

Expiration Date: October 17, 2021

Name of Project: Charleen & Charles Hinson Amphitheater

Location: 170 W. Granville St.

Expiration Date: February 14, 2022



United Methodist Church Expansion

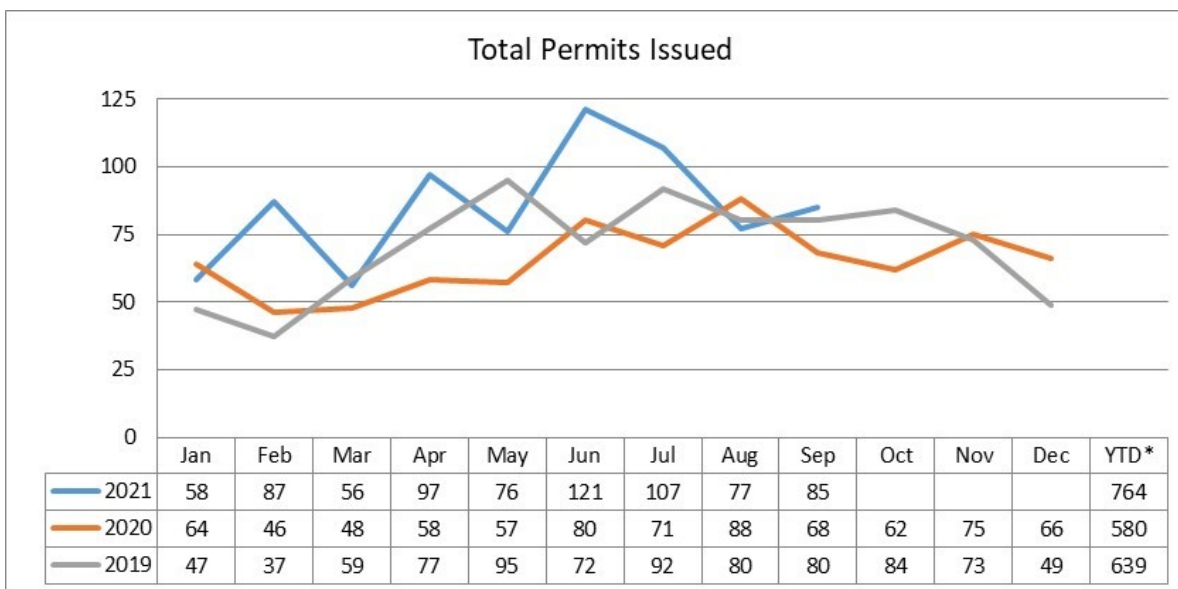


Axium Building 3

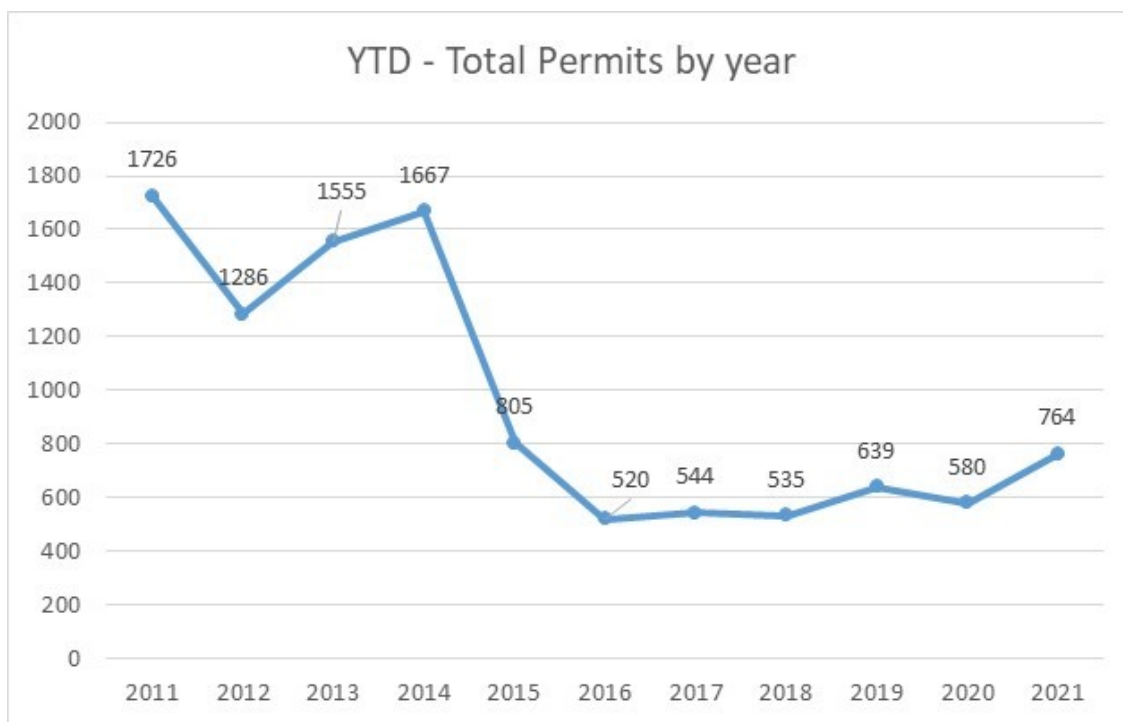


All About Kids Daycare

BUILDING AND ZONING STATISTICS SEPTEMBER 2021

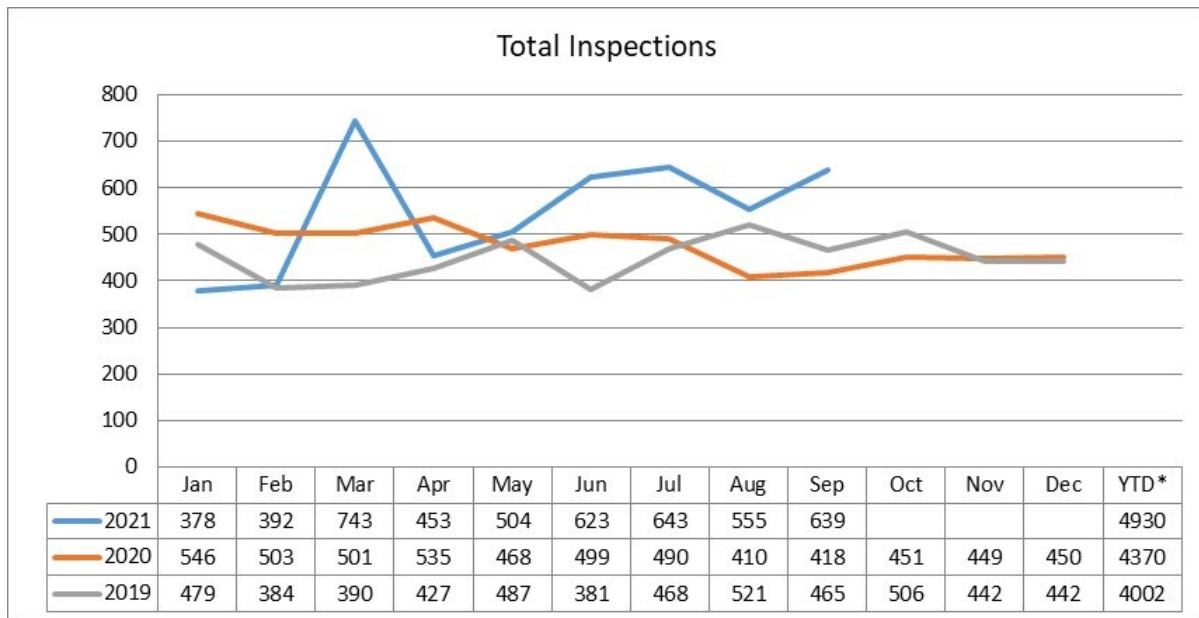


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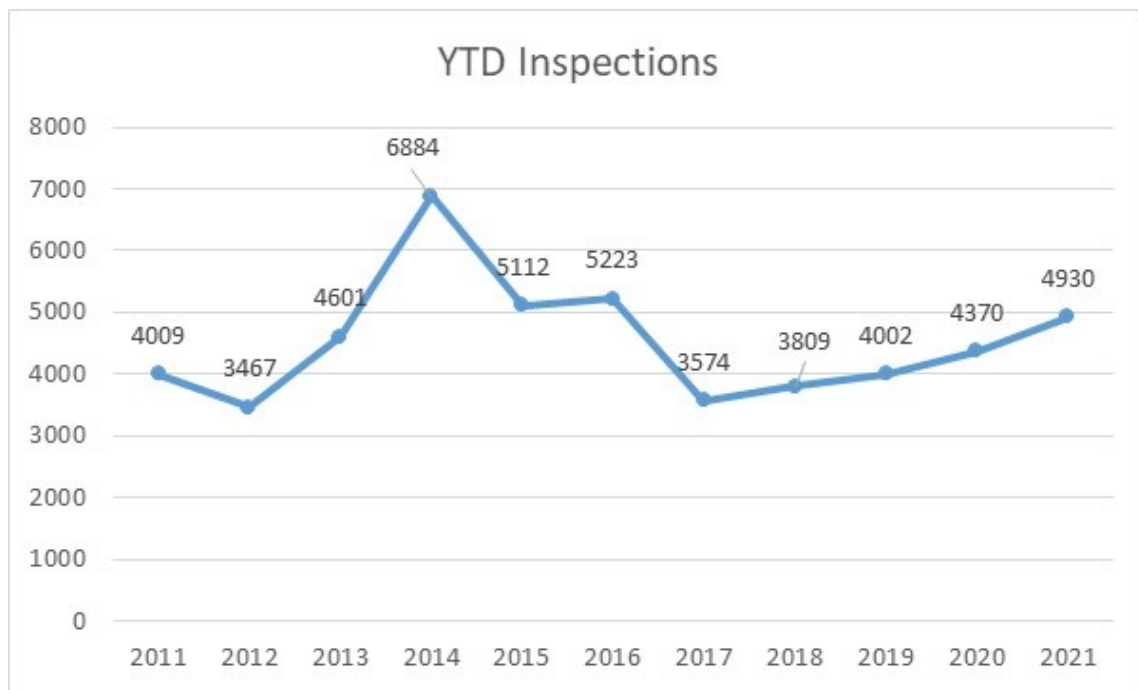
This graph represents the number of building and zoning permits issued per year. The significant decrease in the total number of permits in mid-2015 is due to an internal change in process. The change in process combined all permits related to one project into a single permit for ease of tracking and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

BUILDING AND ZONING STATISTICS SEPTEMBER 2021



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

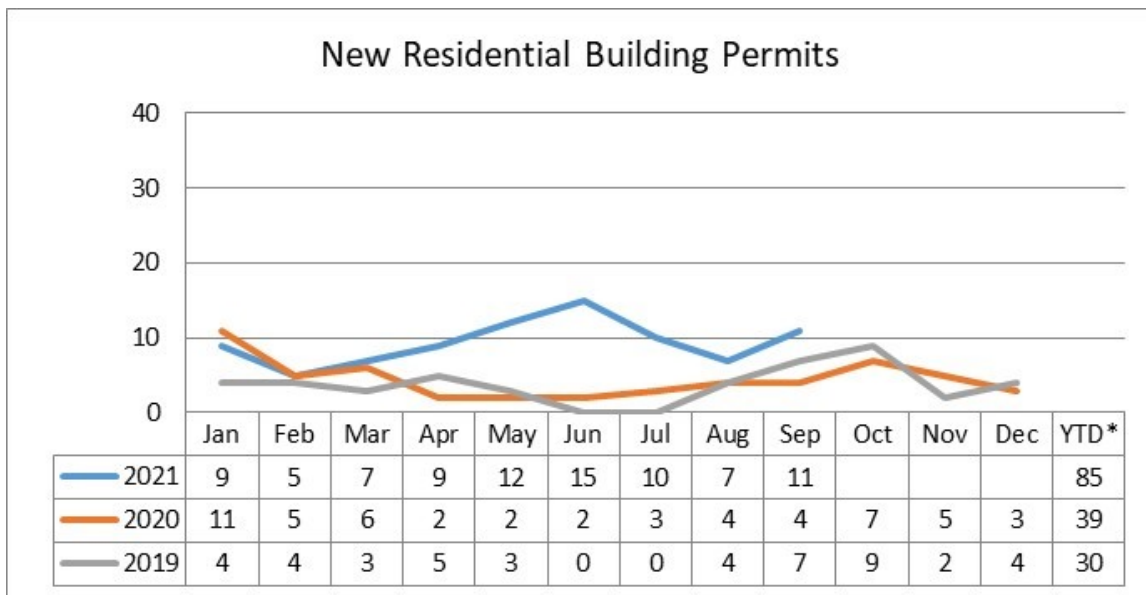
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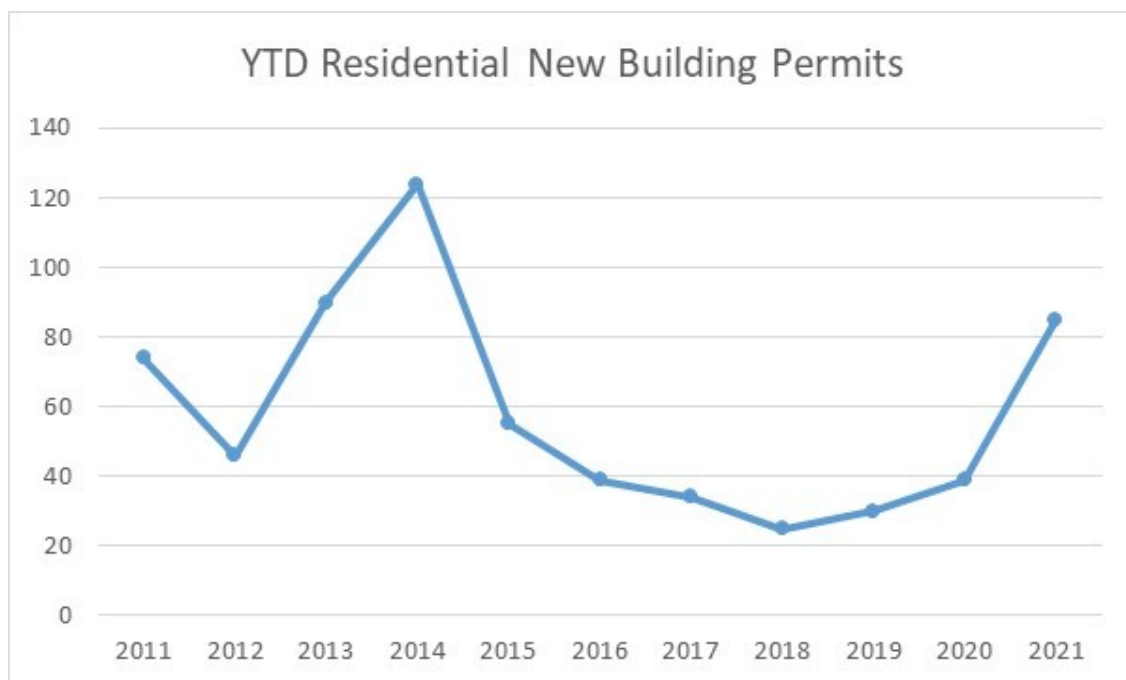
*YTD is the total from January to the end of current month.

BUILDING AND ZONING STATISTICS SEPTEMBER 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

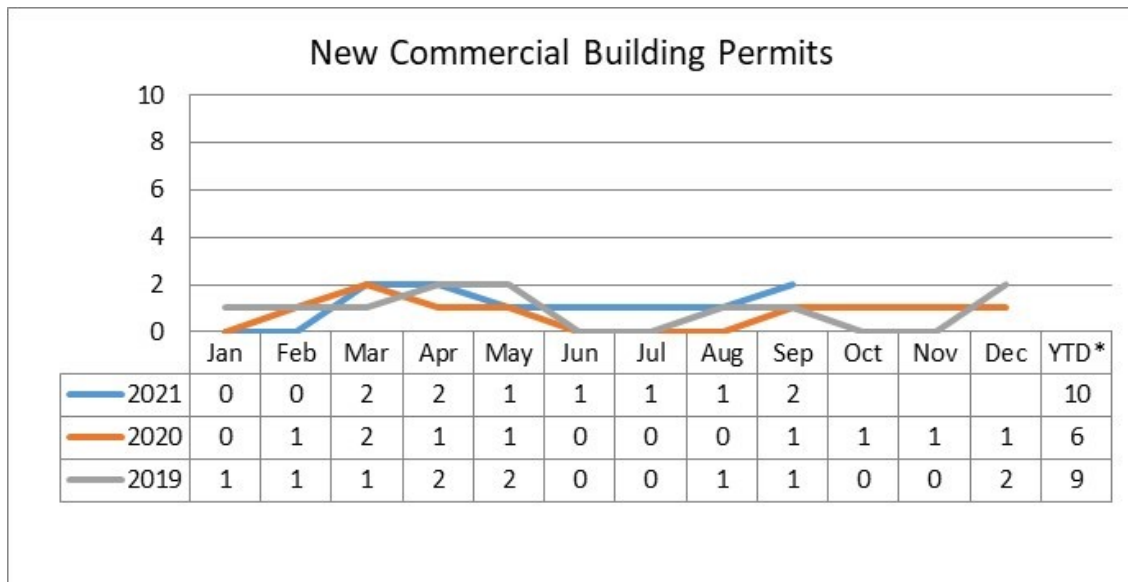
SEPTEMBER 2021

Subdivision Summary

Subdivision	Total lots	Built lots	Available lots
Courtyard at New Albany	105	77	28
Nottingham Trace	240	51	189
NACC 28 (Ebrington)	66	42	24
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

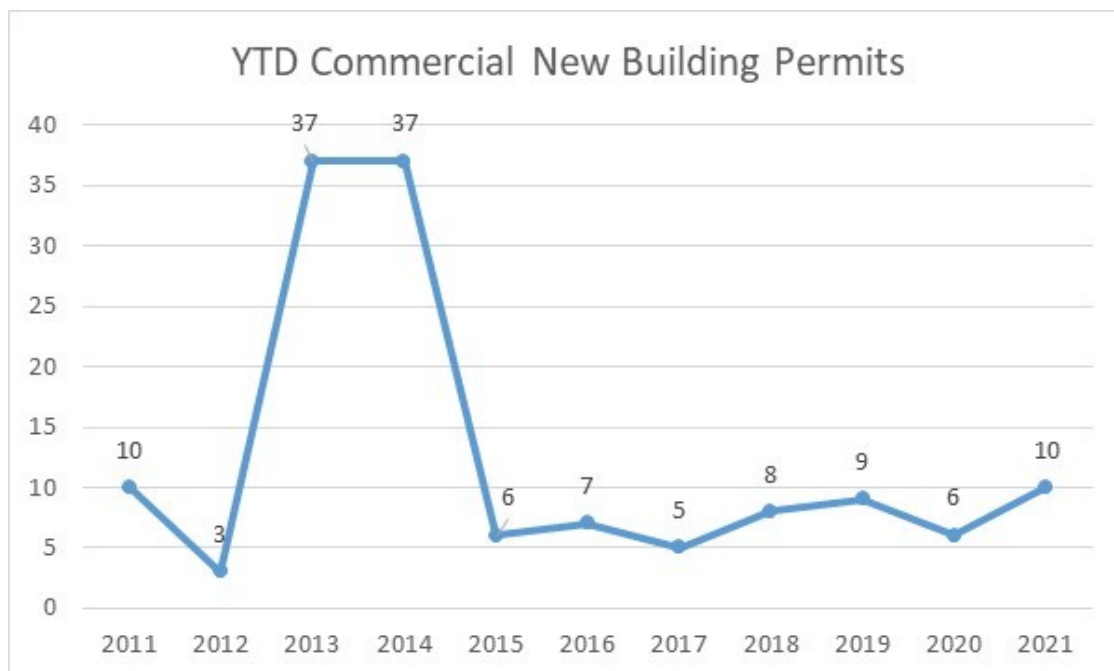
*YTD is the total from January to the end of current month.

COMMERCIAL BUILDING STATISTICS SEPTEMBER 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.

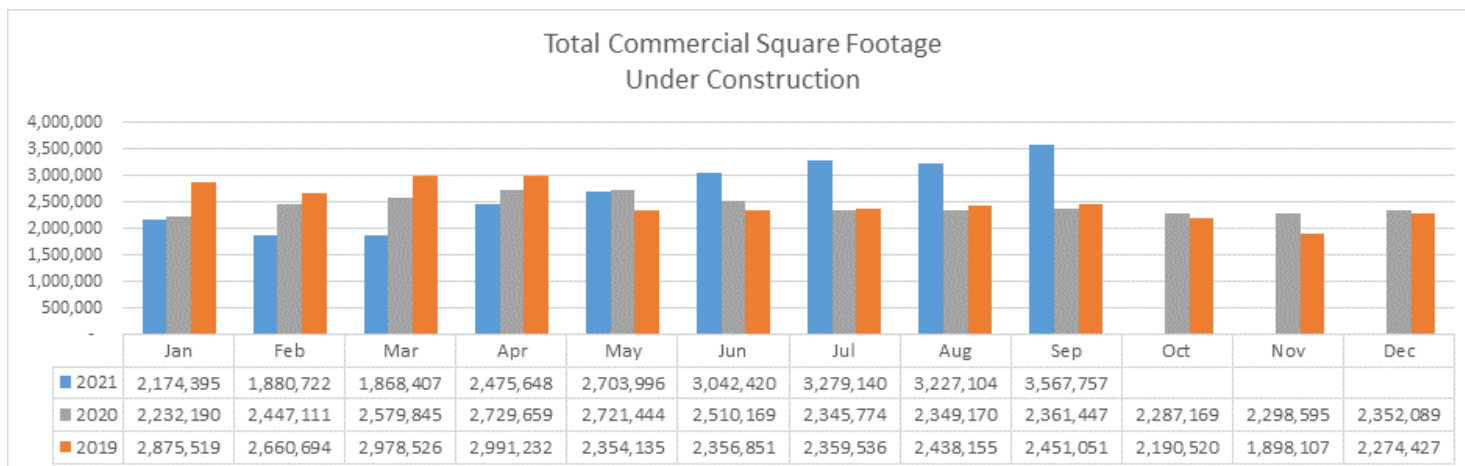


This graph represents that number of new commercial permits issued per year over a 10 year period of time. The large increase in 2013 was a result of permits pulled for Walcott Manor, a multi family subdivision.

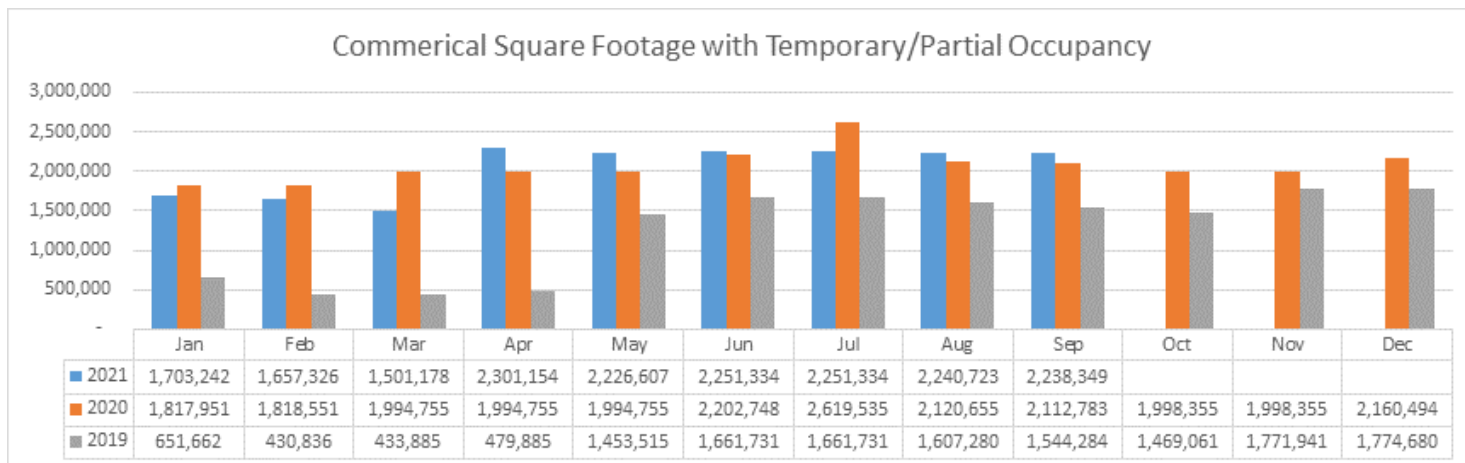
*YTD is the total from January to the end of current month.

COMMERCIAL BUILDING STATISTICS

SEPTEMBER 2021



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

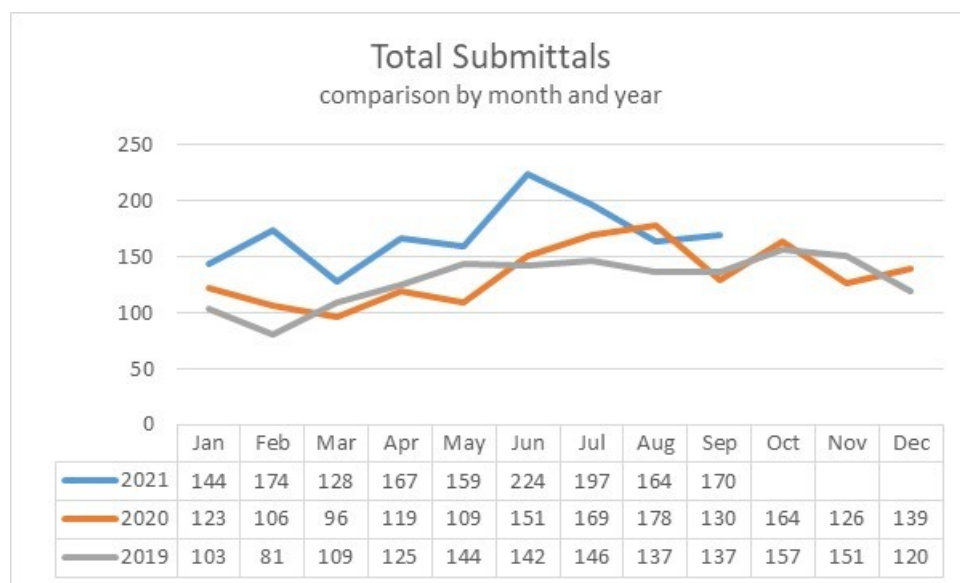


This graph represents the total square feet of commercial activity with partial, temporary or conditional occupancy each month evaluated over a three year period of time.

SUBMITTAL STATISTICS SEPTEMBER 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.