



Community Development Department
MONTHLY REPORT
March 2022

Professionalism

Reliability

Creativity

Service

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COMMUNITY ENGAGEMENT AND OUTREACH

MARCH 2022

External Meetings

Economic Development Advisory Council (March 4)

New Albany-Plain Local School District Meeting Re: Innovate New Albany Partnerships (March 7)

LinkUS Presentation with COTA, MORPC, and City of Columbus (March 7)

New Albany Community Improvement Corporation Regular Meeting (March 8)

Spectrum Communications Business Development Meeting (March 9)

Ohio Business Roundtable—Licking County Economic and Workforce Development (March 11)

Ohio Economic Development Association (OEDA) Executive Committee Meeting (March 17)

One Columbus Meeting Re: Intel Staff Lead (Ted Geer) Introduction (March 18)

GROW Licking County & Heath-Newark-Licking County Port Authority Meeting Re: Intel Rezoning & Communications (March 23)

One Columbus Meeting Re: Economic Development Strategy & Tactic Planning (March 24)

Plain Township Strategic Plan Discussion (March 31)

Events

MORPC State of the Region (March 16)

One Columbus Investor Forum (March 30)

Central Ohio APA Happy Hour (March 31)

BOARD AND COMMISSIONS

MARCH 2022

Parks and Trails Advisory Board: March 7, 2022

Other Business

- Annual Organizational Meeting
- Leisure Trail Prioritization Charette

Architectural Review Board: March 14, 2022

Other Business

- Annual Organizational Meeting

Planning Commission: March 21, 2022

Applications

Title: Zoning Change —Remove Minimum Office Space Requirement
Location: Canini Trust Corp
Applicant: City of New Albany
Request: Zoning Change
Zoning: Canini Trust Corp I-PUD
Commission Action: Approved

Title: Zoning Change —Canini Trust Corp Subarea 8D
Location: Canini Trust Corp
Applicant: Smith Mill Ventures LLC, c/o Aaron Underhill, Esq.
Request: Zoning Change
Zoning: Canini Trust Corp I-PUD Subarea 8D
Commission Action: Approved

Other Business

- Executive Session pursuant to New Albany Charter Section 4.03(E) for economic development purposes.

PROJECT UPDATES

MARCH 2022

Electronic Plan Review and Permitting Software

Anticipated completion date: April 2022 (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 integration portion of the buildout which includes integrating Bluebeam, payment adapters and Outlook.

Next Steps:

The staff will work closely with technical support staff from Accela to test the software and complete the training.

Change of Occupancy Procedures

Anticipated Completion Date: May 2022

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:

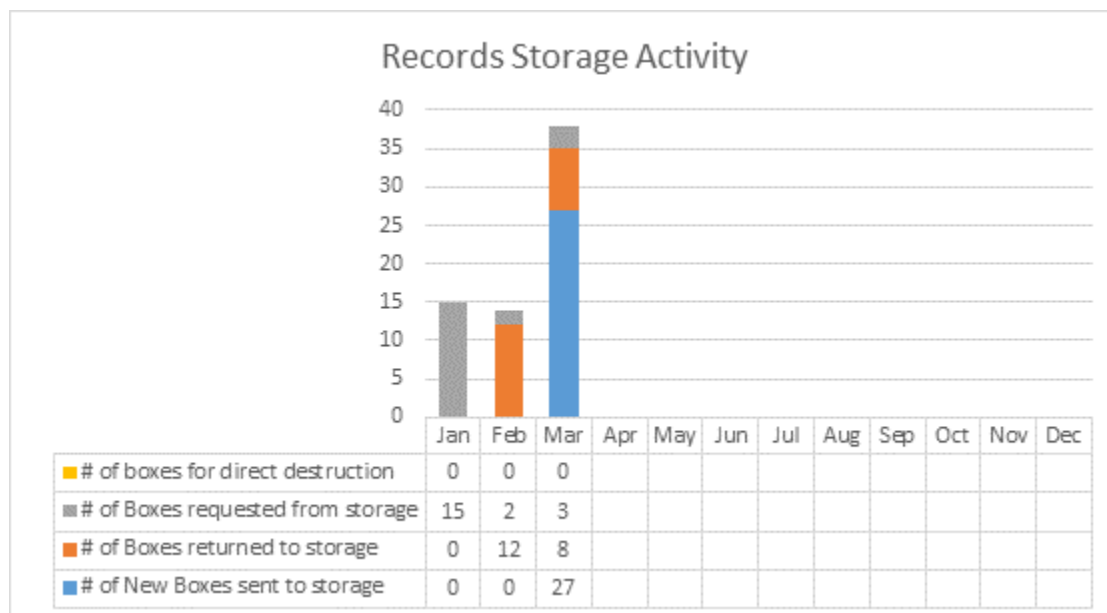
No update for the month of March.

Next Steps:

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

MARCH 2022

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

MARCH 2022

Village Center Parking Strategy

Anticipated Completion Date: Spring 2022

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

MARCH 2022

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

MARCH 2022

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.
- 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.
- An initial draft of the entire plan was provided by MKSK in December 2021. The city staff reviewed and provided comments to MKSK. The primary comment is that there should be additional data validation of the parking model recommendations and traffic data analysis in the plan.

Status Update:

- MKSK updated the draft plan to incorporate city staff and the traffic consultant's comments.

Next Steps:

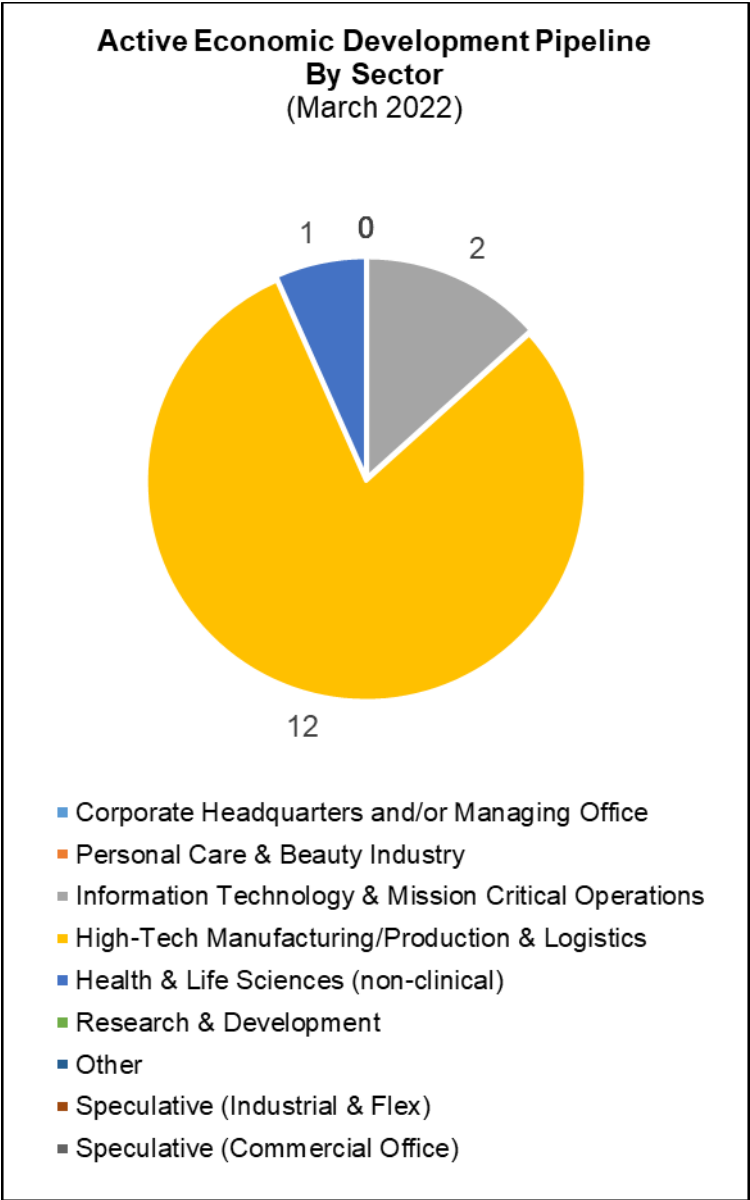
- MKSK and the city staff are scheduled to meet in-person to go over the latest draft the first week of April.
- After the meeting, MKSK will send the draft to the city staff for their full review of the document. The city staff will provide comments back to MKSK by the end of month of April.

ECONOMIC DEVELOPMENT UPDATES
MARCH 2022

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

The department has responded to 6 site selection Requests for Information in 2022. This active pipeline represents more than \$5.3 billion in total investment associated with more than 4,762 net new jobs. The month of March added three projects to the pipeline. Several site selection projects were not pursued because of development requirements or characteristics and site availability.

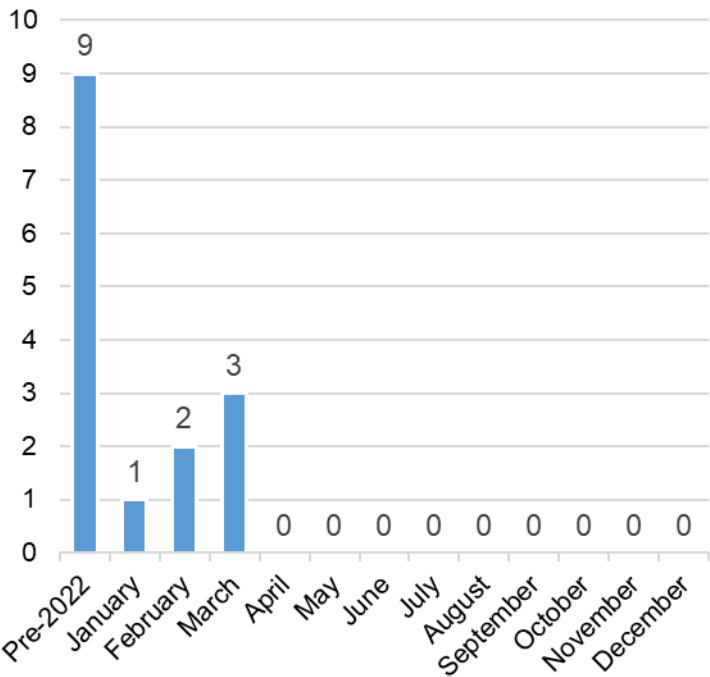
Currently, the department has an active portfolio of approximately 15 projects with the top site uses being High-Tech Manufacturing/Production & Logistics, and Health & Life Sciences (non-clinical).



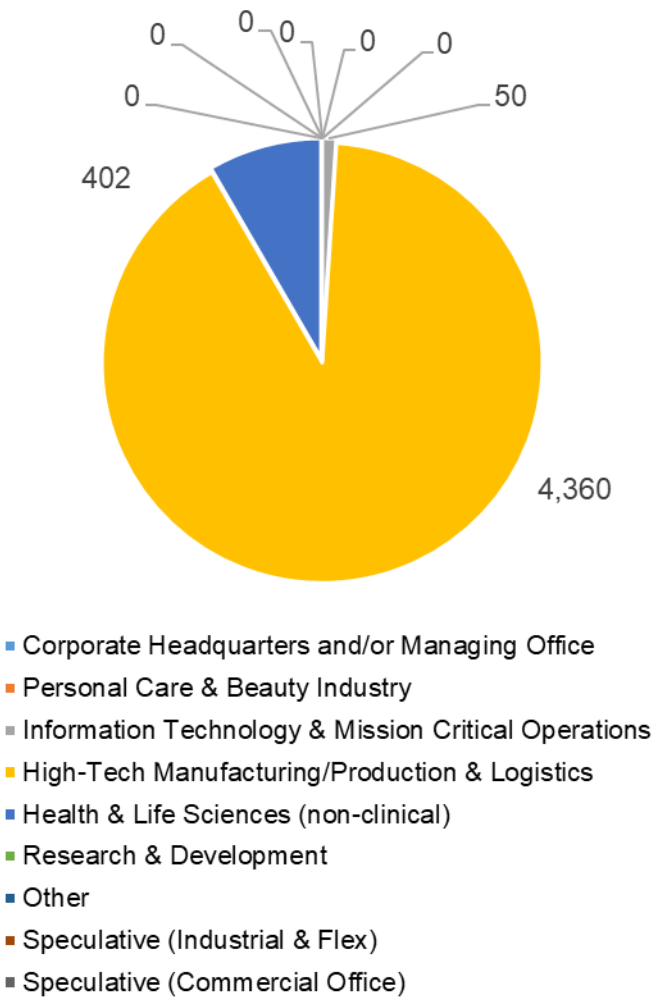
ECONOMIC DEVELOPMENT UPDATES

MARCH 2022

**Active Economic Development Pipeline
By Month
(March 2022)**



**Active Economic Development Pipeline
No. of Proposed Jobs By Sector
(March 2022)**



ECONOMIC DEVELOPMENT UPDATES

MARCH 2022

Business Retention and Expansion

Ryder Last Mile (7795 Walton Pkwy, New Albany, OH 43054)

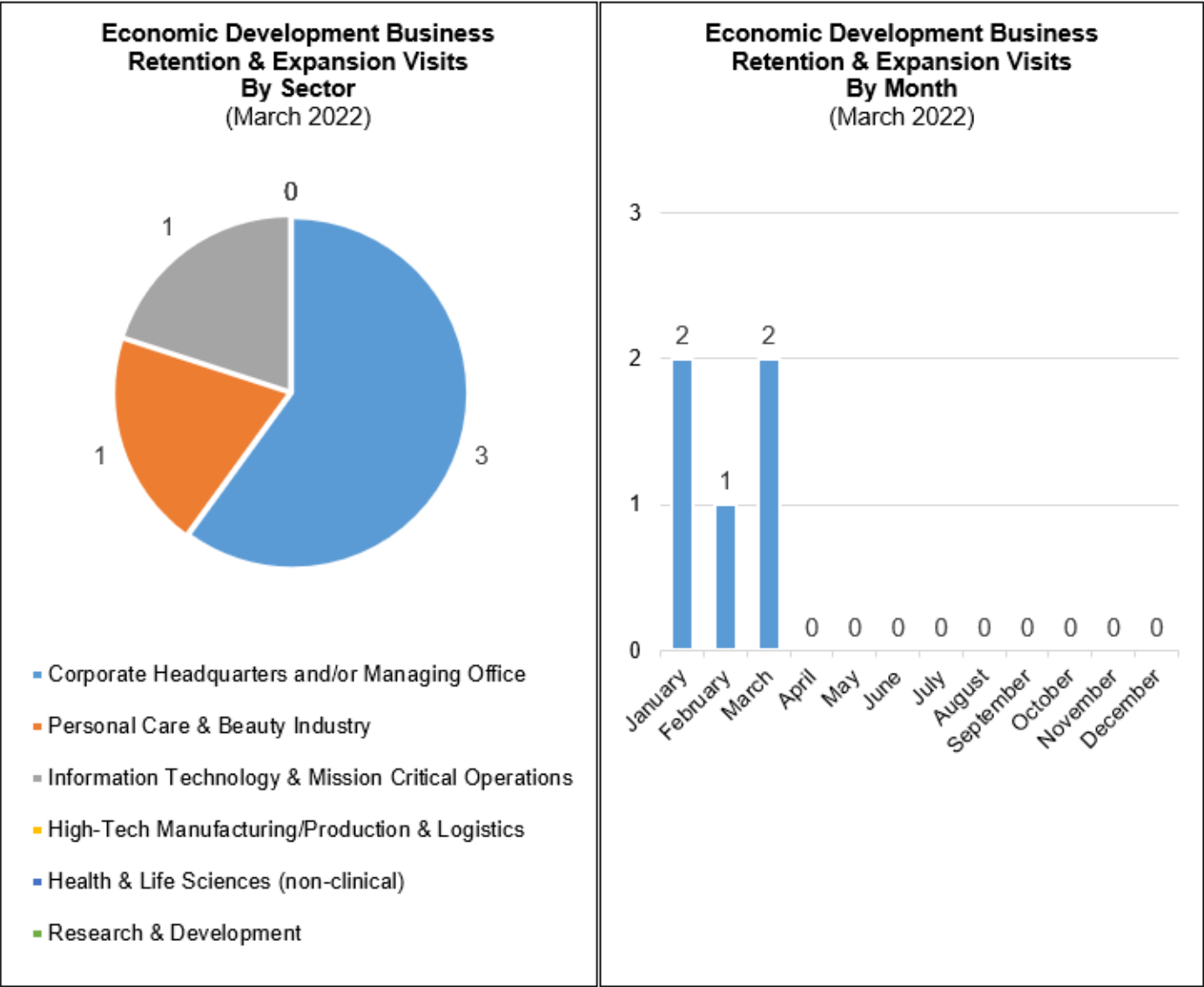
- Ryder Last Mile provides home delivery of big and bulky products with white glove installation through multiple tiers of service and a network of carriers throughout the U.S. and Canada. From customer contact through shipment tracking, delivery, and follow-up survey, the service is designed to create a positive shopping experience that turns into repeat business for Ryder's customers. Clients of Ryder include JCPenney, Costco, Williams-Sonoma, and Create & Barrel. The company has experienced +15% revenue growth in each of the last two fiscal years and projects +18% revenue growth in this fiscal year. This may be attributed to consumer stimulus spending on durable goods and an increase in activity of online shopping.
- As a result of a transition to a hybrid and flexible work schedule, Ryder has reduced the amount of commercial office space it leases in New Albany by approximately 50%. The company's lease ends in approximately 3 years after renewing it in the fall of 2021 (6-9 months ago). Approximately 50 of the +/- 230 associates are in the New Albany office at any one time Monday through Thursday. In-person collaboration and training is picking back up as the company has found it a bit of a struggle to train new associates remotely.
- The company is currently hiring at its New Albany location including call center supervisors, logistics management trainees, operations associates, customer service representatives, account customer service coordinators, and transportation analysts. To be more competitive in the marketplace, the company has raised wages on customer service representative positions from approx. \$13-15/hr. two years ago to approx. \$16-19/hr. now. Annual turnover at the New Albany location is under 30%. Filling and retaining warehouse positions continues to be a challenge for the company with significantly higher turnover. Peak employment is from November through January with hiring ramping up in October.
- The city staff committed to explore new recruitment strategies with the company—which recently transitioned to a corporate (non-local) recruiting model, One Columbus, and the Central Ohio Workforce Development Board.

Alene Candles (8860 Smith's Mill Road, New Albany, OH 43054)

- Alene develops and carefully creates candles for some of the world's most recognized retail, boutique and cosmetic brands.
- Alene was interested in becoming more involved with the local community and connected with the New Albany Chamber of Commerce to meet with available resources regarding recruitment and transportation and other topics that are pertinent to today's workforce.
- Currently, Alene has 23 +/- job openings and has had to raise wages recently to attract prospective job seekers.
- The city staff committed to explore new recruitment strategies with the company and provided an overview of some current transportation options as well as a few private resources.

ECONOMIC DEVELOPMENT UPDATES
MARCH 2022

Business Retention and Expansion Visits Year To Date



INNOVATE NEW ALBANY

MARCH 2022

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.

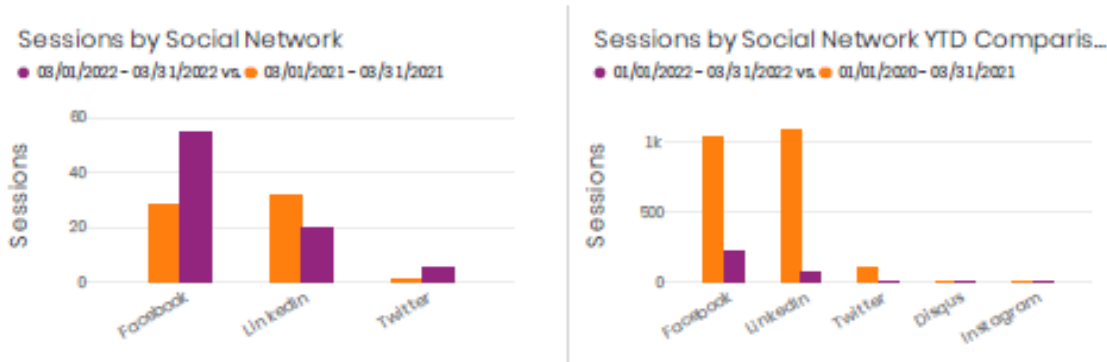
Traffic Metrics by Page Title

From 03/01/2022 until 03/31/2022

Page Title	Pageviews	Avg. Time on Page	Entrances	Exits	Bounce Rate (%)
Display - Events - Innovate New Albany New Albany, Ohio	14,746	0:00:02	62	62	50.00%
Expert Office Hours - Friday Apr 1, 2022 - Innovate New Albany	712	0:00:24	218	306	52.29%
Home - Innovate New Albany New Albany, Ohio	526	0:01:02	393	276	55.73%
Expert Office Hours - Friday May 21 - via Zoom - Innovate New Albany	261	0:00:03	43	36	20.93%
Expert Office Hours Registration - Innovate New Albany New Albany, Ohio	253	0:00:48	87	48	25.29%
Entire Site	18,154	0:00:07	1,790	1,790	63.58%

INNOVATE NEW ALBANY
MARCH 2022

Social Media Platforms – This shows the importance of active and engaging social media posts. This stat will always be compared to the previous year.

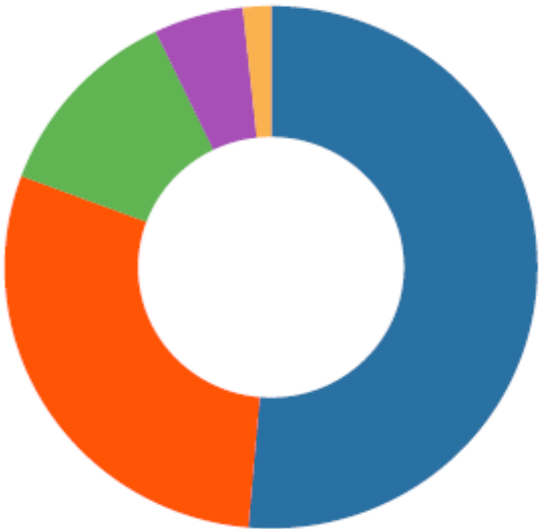


Engagement Percentage Breakdown – Where are users coming from?

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

Engaged Sessions by Channel
From 03/01/2022 until 03/31/2022

Direct	51.36%
Organic Search	29.32%
Email	12.20%
Referral	5.42%
Social	1.69%



INNOVATE NEW ALBANY

MARCH 2022

MailChimp Section

Subscribers: 3,650

Avg. Open Rate: 28.6%

Avg. Click-Thru Rate: 1.1%

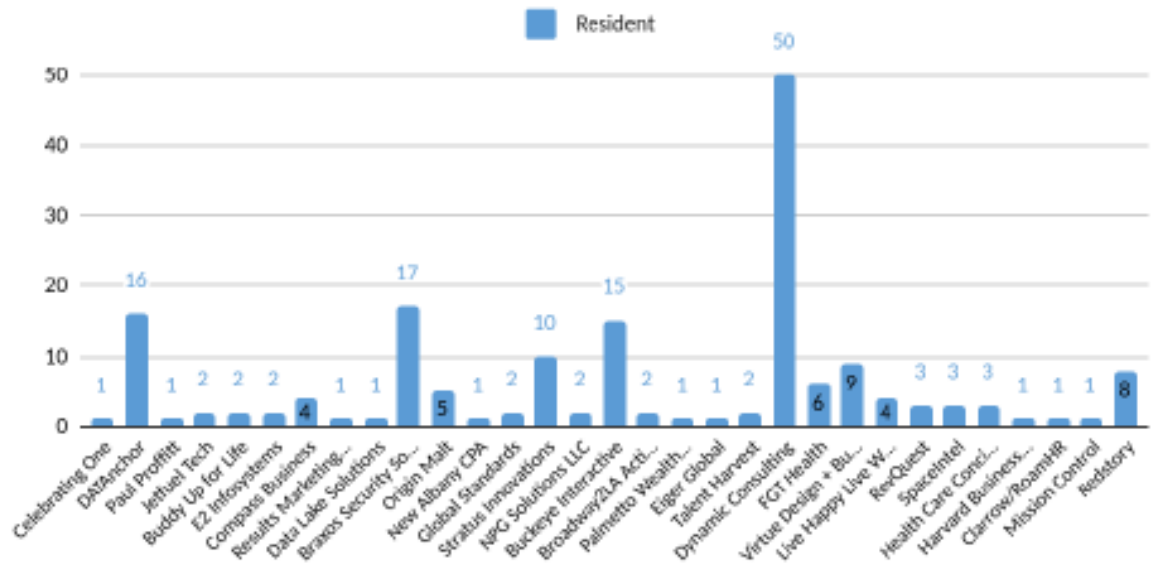
Metrics by Campaign

From 03/01/2022 until 03/31/2022

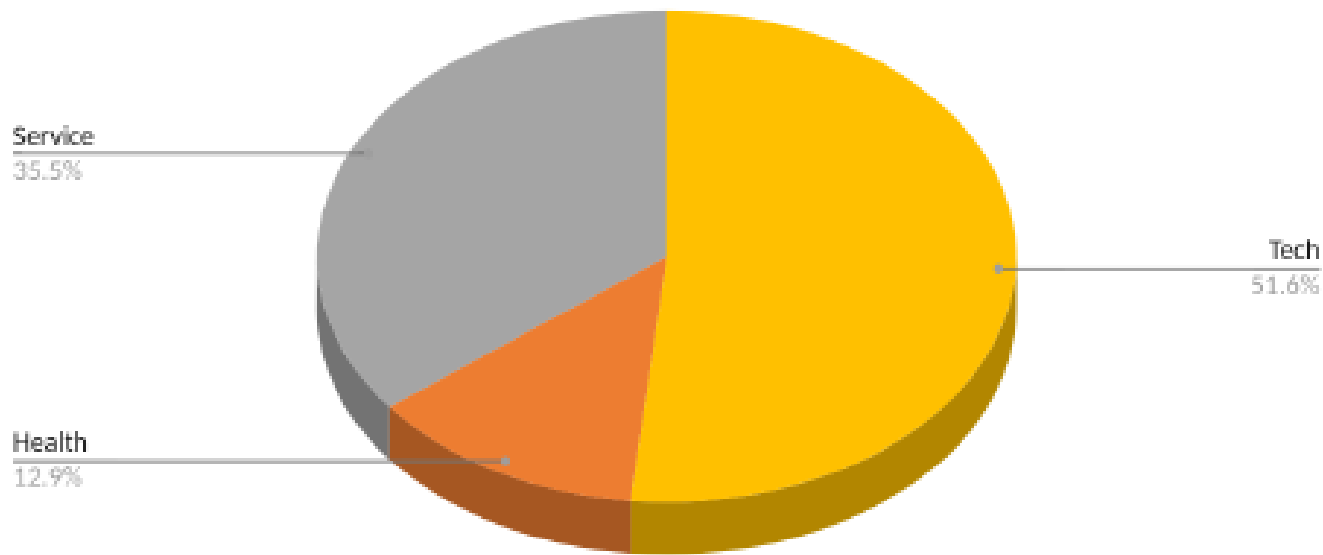
Campaign	Sent On	Unique Opens	Open Rate	Unique Clicks	Click Rate
Expert Office Hours Fri APR 1, 2021 - VIRTUAL FORMAT 3rd Email	03/30/2022	1,030	28.27%	467	1.54%
Tuesday 03-29-22 - TIGER ☐ Email - Talk on 0408	03/29/2022	955	26.17%	97	0.71%
Expert Office Hours Fri APR 1, 2021 - VIRTUAL FORMAT 2nd email	03/29/2022	1,278	35.02%	532	1.59%
Expert Office Hours Fri APR 1, 2021 - VIRTUAL FORMAT 1st email	03/28/2022	1,233	33.79%	413	1.62%
Thursday 03-24-22 - TIGER ☐ Email - Reschedule from Fri 0325 to 0408	03/24/2022	972	26.65%	49	0.82%
Tuesday 03-18-22 - TIGER ☐ Email - Fri 032522	03/18/2022	975	26.70%	60	0.79%
Tuesday 03-15-22 - TIGER ☐ Email - Fri 032522	03/15/2022	982	26.87%	95	0.79%
Saturday 03-12-22 - TIGER ☐ Email - New Event - Fri 032522	03/12/2022	1,050	28.80%	55	1.15%
03-03-22 - TIGER ☐ Email - Event this Friday	03/03/2022	912	25.01%	119	1.01%

INNOVATE NEW ALBANY
MARCH 2022

Resident Companies
Employee Counts



INA Industries



INNOVATE NEW ALBANY - TENANT DASHBOARD & SPOTLIGHT COMPANY**MARCH 2022**

R E D S T O R Y

Redstory, an experiential marketing and event agency, exists to create powerful and emotional connections between brands and people that enable healthy change and create a lasting human impact.

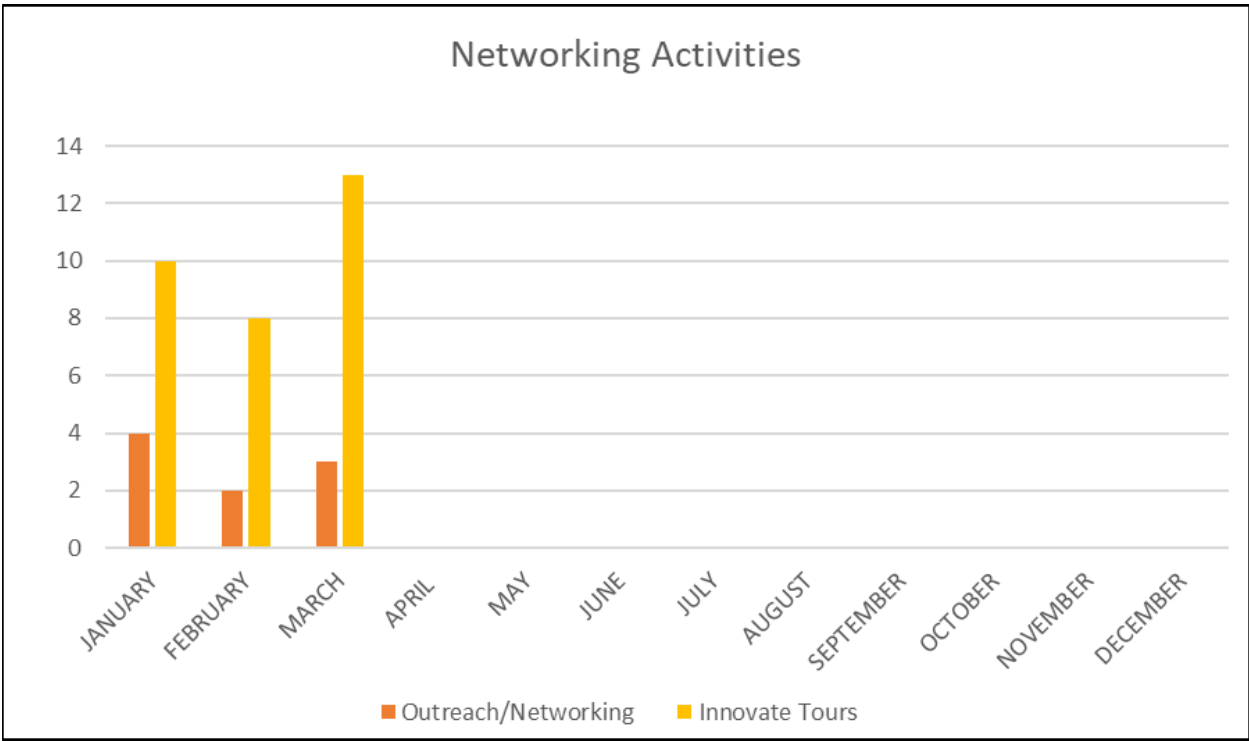
In their own words: "Redstory exists to highlight what matters. Just like you circle your favorite quotes in red, we highlight experiences and activate people to focus on what matters most: human impact.

We create lasting impact by combining science and art with a proprietary process that guarantees success. Everything we do is meant to highlight you and the impact you're striving to create. And with us, what you create will matter."

Redstory is a specialist in creating great events for businesses and other organizations, but their services extend well beyond traditional event planning and execution. Redstory was founded by [Michael Farrell](#) who serves as President. Michael splits his time between Redstory's original office near Nashville, TN and the Columbus area.

To learn more about Redstory, go to <https://redstory.co/>.

INNOVATE NEW ALBANY-NEWS & FINANCIALS
MARCH 2022



INNOVATE NEW ALBANY

MARCH 2022

April Look Ahead

Event Name	Photo	Date	Event Type
Expert Office Hours		04/01/2022	EOH
"Becoming Customer-Centric, for Davids and Goliaths" by Gretchen Goffe		04/08/22	TIGER Talk
"Where's the Money? Sources of Financing for Startups" by Melinda Gloriosa		04/22/2022	TIGER Talk
"G is for Growth: Leveraging Digital Marketing as a Catalyst for Growth" by Ashley Gill		05/04/2022	TIGER Talk

PLAN REVIEW

MARCH 2022

Engineering Plan Reviews

There were eight engineering plans submitted for initial review. Additionally, there were six engineering plans that were re-submitted for back check review.

Project Name	Initial Submittal Date	Comments Issued Date	Total Review Time (Days)	Review Time Standard (Days)
NBY4A Mass Excavation	March 4, 2022	March 21, 2022	17	18
Englefield Oil Hydrant Relocation	March 7, 2022	March 21, 2022	14	18
Harrison & Jug Street Data Center Private Site Improvements	March 7, 2022	March 21, 2022	14	18
LCO Mass Excavation	March 8, 2022	March 22, 2022	14	18
NAO Warehouse Site Improvements	March 8, 2022	March 24, 2022	16	18
Jug Street North Building 10 Site Improvements	March 15, 2022	March 29, 2022	14	18
Axium Truck Stop Parking Expansion	March 20, 2022	pending	pending	pending
Innovation Industrial Hydrant Relocation	March 25, 2022	pending	pending	pending

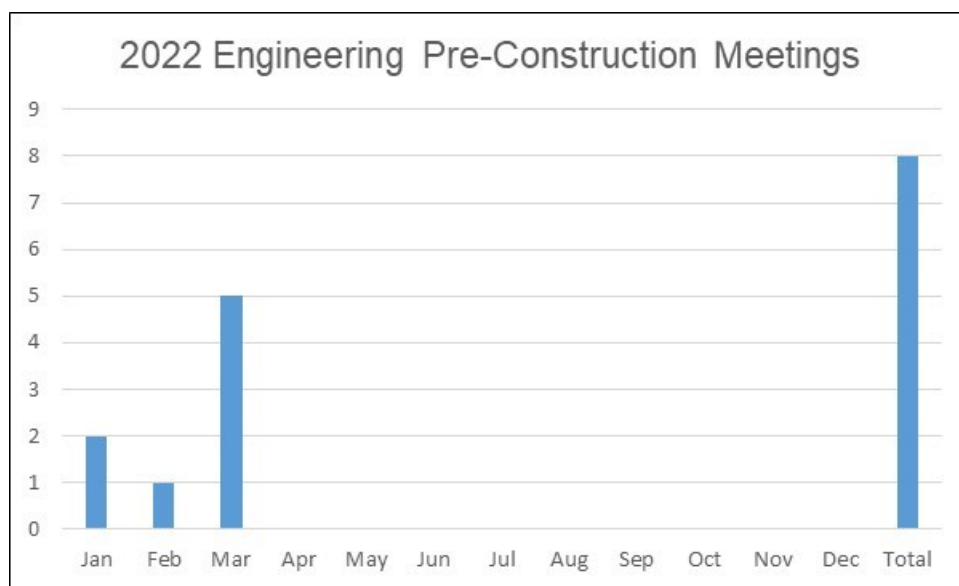
PLAN REVIEW CONTINUED

MARCH 2022

Engineering Pre-Construction Meetings

There were five pre-construction meeting in March:

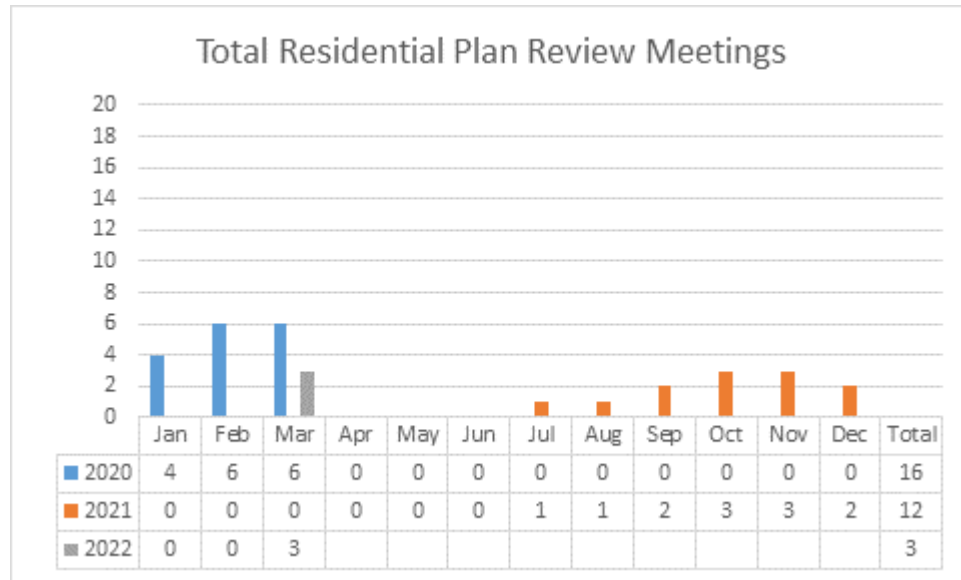
- Beech Road and SR 161 Widening
- Innovation III
- Newton Court Data Center
- Popeye's and Dunkin Donuts
- New Albany Commerce 1



PLAN REVIEW CONTINUED

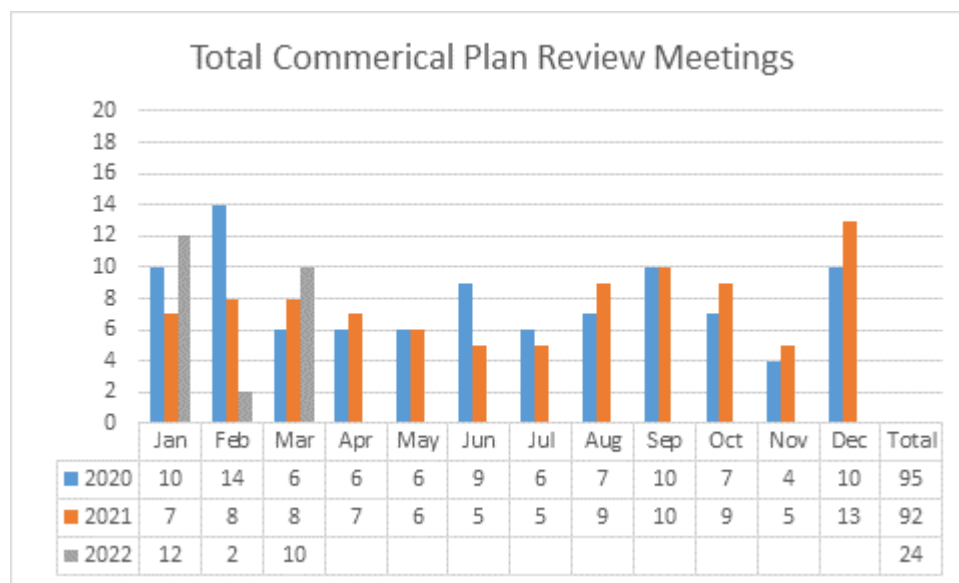
MARCH 2022

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.

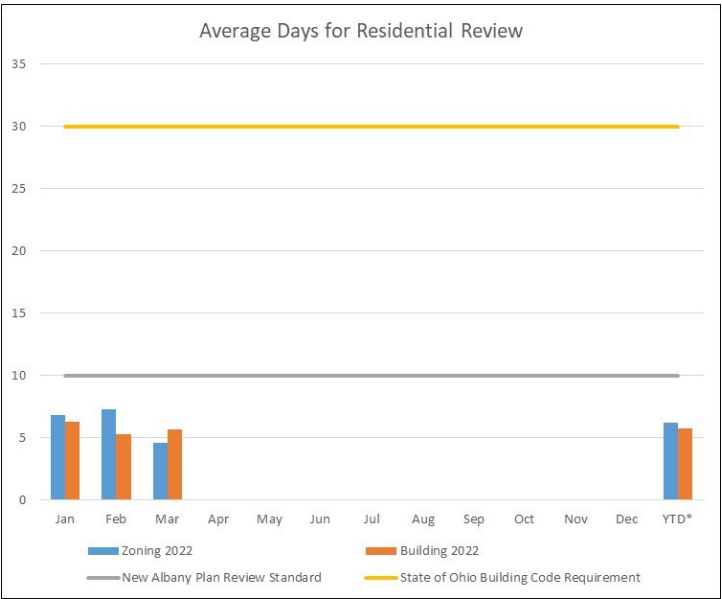
PLAN REVIEW CONTINUED
MARCH 2022

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

MARCH 2022

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

MARCH 2022

Code Enforcement Activity

Address: 9905 Johnstown Road

Date of Complaint: March 22, 2022

Complaint Description: Trash blowing around site and neighboring properties

Violations: Accumulation of rubbish and garbage

Activity: Inspection completed, verbal warning given, re-inspections completed and violation corrected

Status: Closed

Address: Woodhaven Subdivision

Date of Complaint: March 18, 2022

Complaint Description: Trees being removed

Violations: None

Activity: Inspection completed

Status: Closed

Address: 6870 Cedar Brook Glen

Date of Complaint: March 8, 2022

Complaint Description: Debris and trash cans on property line

Violations: Accumulation of rubbish and garbage

Activity: Inspection completed and violation letter mailed

Status: Open

Address: 5065 Johnstown Road

Date of Complaint: February 23, 2022

Complaint Description: Multiple inoperable cars & trailers and pallets in the back yard

Violations: Parking motor vehicles on residential property

Activity: Re-inspection completed, items corrected

Status: Closed

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: Extension was granted for planting scheduled during this spring. A status letter was sent to document the previously approved restoration plan, the removal of play equipment due to the denied variance, the approved timeframe for planting and the expected maintenance for the buffer area.

Status: Open

FIELD WORK AND INSPECTIONS CONTINUED

MARCH 2022

Code Enforcement Activity continued...

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: Resolution Agreement was signed, compliance extension until October 2022

Status: Open

Address: 6869 Central College Road

Date of Complaint: June 2, 2016

Complaint Description: Condition of a vacant house

Violations: Vacant structure, sanitation, swimming pools, enclosures, exterior walls, disposal of rubbish, turf grass swards

Activity: No activity

Status: On observation

Address: 10135 Johnstown Road

Date of Complaint: February 3, 2016

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

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

Activity: No activity

Status: On observation

Commercial Inspections

Axium Plastics—8300 Innovation Campus Way West

The city staff completed an inspection on March 18th and zoning provided a full approval.

COMMERCIAL PROJECT CONSTRUCTION STATUS

MARCH 2022

Village Center & Other Areas

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: New Albany Presbyterian Church

Location: 5885 Dublin-Granville Road

Square Footage: 326,744

Start Date: February 2022

Estimated Completion: Spring 2023

Name of Project: Aldi

Location: 9895 Johnstown Road

Square Footage: 419,787

Start Date: January 2022

Estimated Completion: Fall 2022

Name of Project: Express Oil Change

Location: 9875 Johnstown Road

Square Footage: 6,262

Start Date: February 2022

Estimated Completion: Fall 2022

COMMERCIAL PROJECT CONSTRUCTION STATUS

MARCH 2022

Innovation Campus Way Corridor

Name of Project: Sidecat, LLC—NAO 5&6—Building 3

Location: 1500 Beech Rd.

Square Footage: 976,626

Start Date: July 2020

Estimated Completion: July 2023



Axium Building 4

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 4

Location: 10015 Innovation Campus Way

Square Footage: 314,131

Start Date: April 2021

Estimated Completion: Spring 2022



Duchess

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: Summer 2022



Vertex

Name of Project: Google, LLC Administration Building

Location: 1101 Beech Rd.

Square Footage: 51,000

Start Date: October 2021

Estimated Completion: Summer 2022

COMMERCIAL PROJECT CONSTRUCTION STATUS

MARCH 2022

Innovation Campus Way Corridor continued...

Name of Project: Montauk Innovations, LLC
Location: 1101 Beech Rd.
Square Footage: 178,350
Start Date: December 2020
Estimated Completion: Summer 2022



Innovation Industrial

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

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



Speculative Warehouse

Name of Project: Speculative Warehouse
Location: 9885 Innovation Campus Way
Square Footage: 351,851
Start Date: October 2021
Estimated Completion: Spring 2022

Name of Project: Amgen, Inc.
Location: 4150 Ganton Parkway
Square Footage: 290,454
Start Date: October 2021
Estimated Completion: Winter 2023



Amgen

Name of Project: Speculative Warehouse
Location: 9850 Innovation Campus Way
Square Footage: 523,761
Start Date: February 2022
Estimated Completion: Fall 2022

COMMERCIAL PROJECT CONSTRUCTION STATUS

MARCH 2022

Forest Dr./Walton Parkway Corridor

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 Center of New Albany

COMMERCIAL PROJECT CONSTRUCTION STATUS

MARCH 2022

Partial Occupancy Status

Name of Project: Medical Office Connector Skybridge

Location: 5040 Forest Dr.

Expiration Date: March 24, 2022

Name of Project: Axiom Building 3

Location: 8982 Innovation Campus Way

Expiration Date: April 22, 2022

Name of Project: VanTrust Site J Building II

Location: 8200 Innovation Campus Way West

Expiration Date: June 28, 2022

Name of Project: Building 315

Location: 8950 Smith's Mill Rd. N.

Expiration Date : July 26, 2022

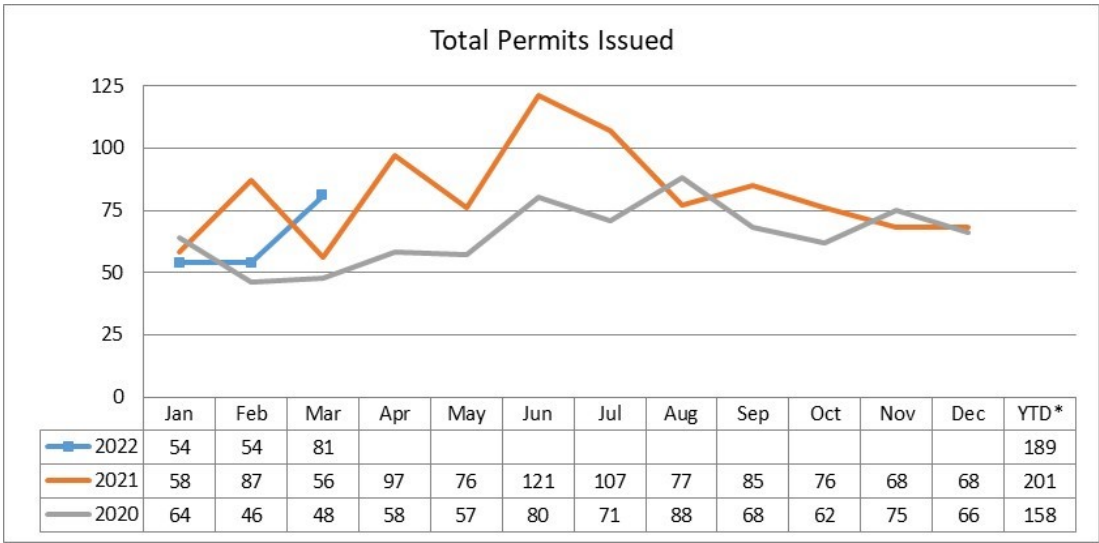


Building 315

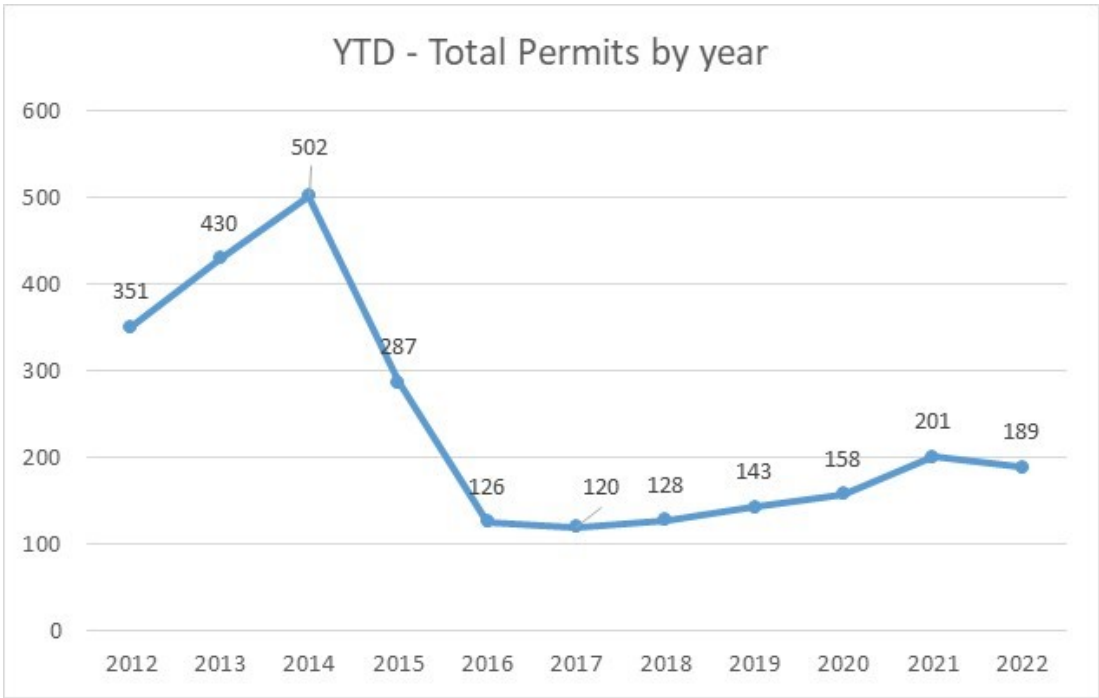


Vantrust Site J Building II

BUILDING AND ZONING STATISTICS
MARCH 2022

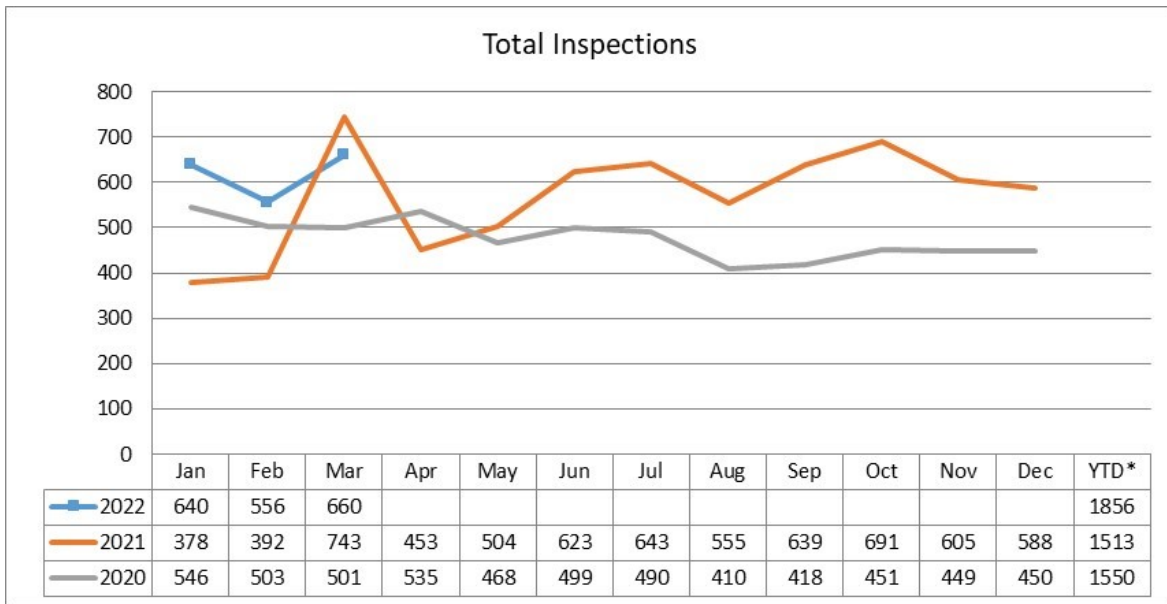


*YTD is the total from January to the end of current month.



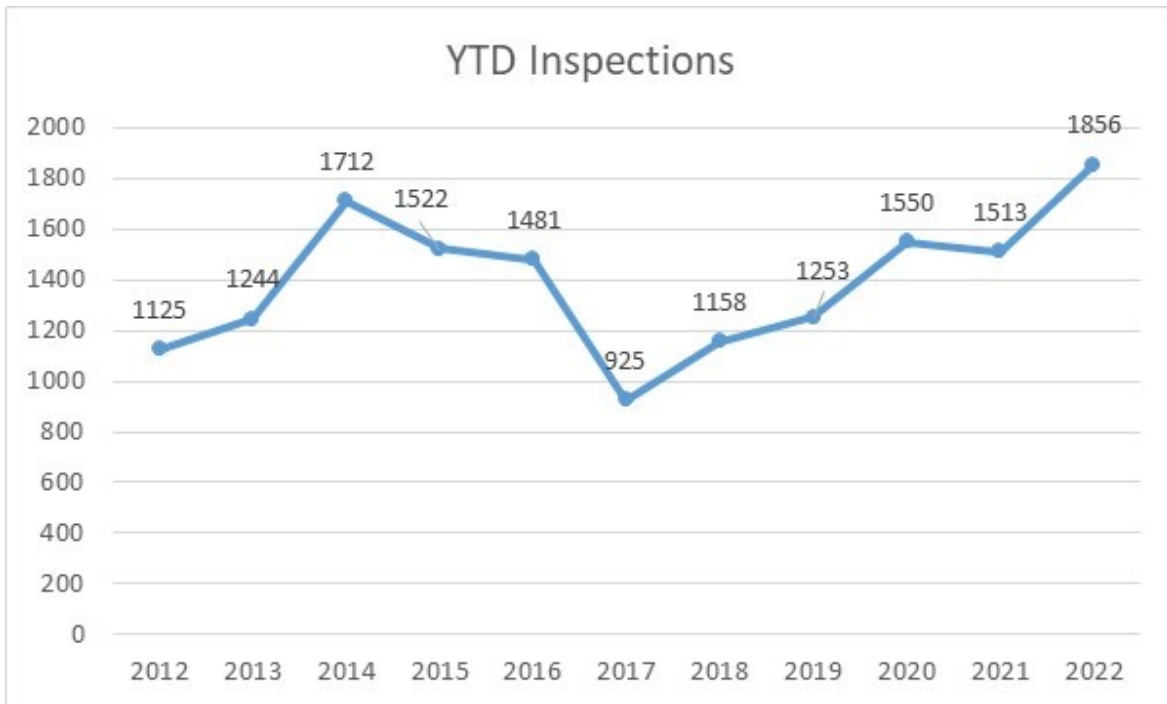
This graph represents the number of building and zoning permits issued per year. The significant decrease in the total number of permits in mid-2015 is due to an internal change in process. The change in process combined all permits related to one project into a single permit for ease of tracking and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

BUILDING AND ZONING STATISTICS MARCH 2022



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

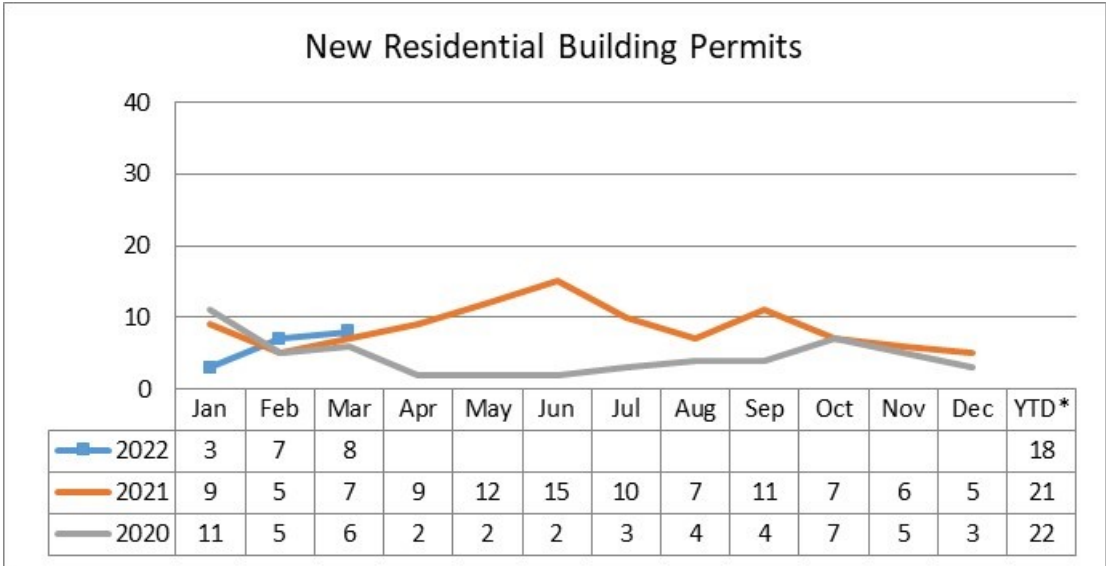
*YTD is the total from January to the end of current month.



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

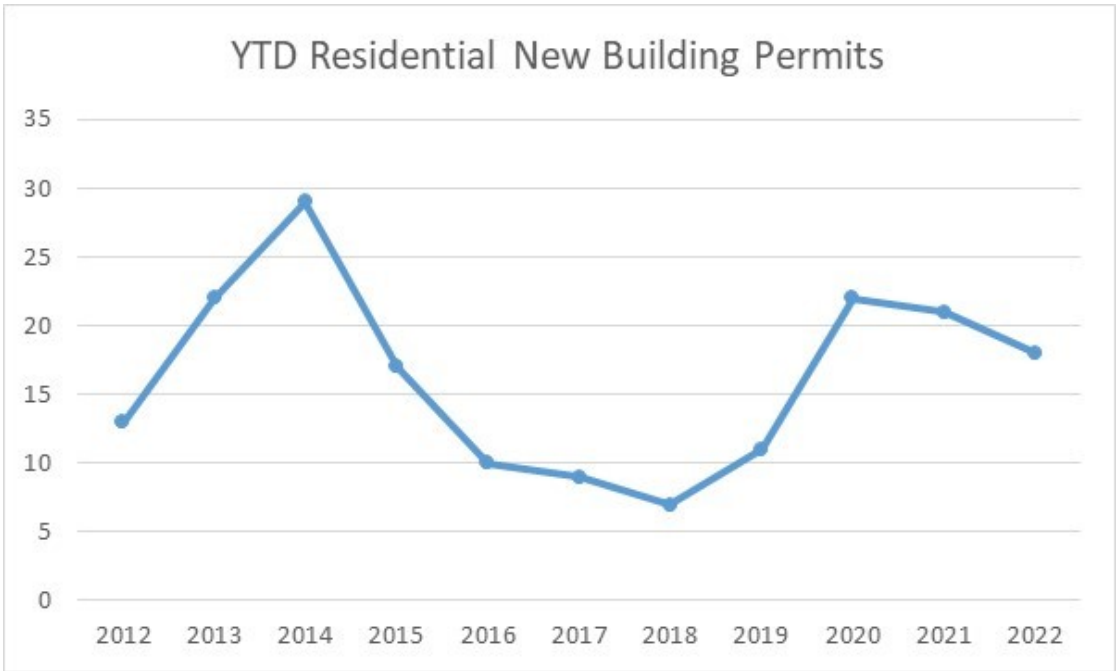
*YTD is the total from January to the end of current month.

BUILDING AND ZONING STATISTICS
MARCH 2022



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

MARCH 2022

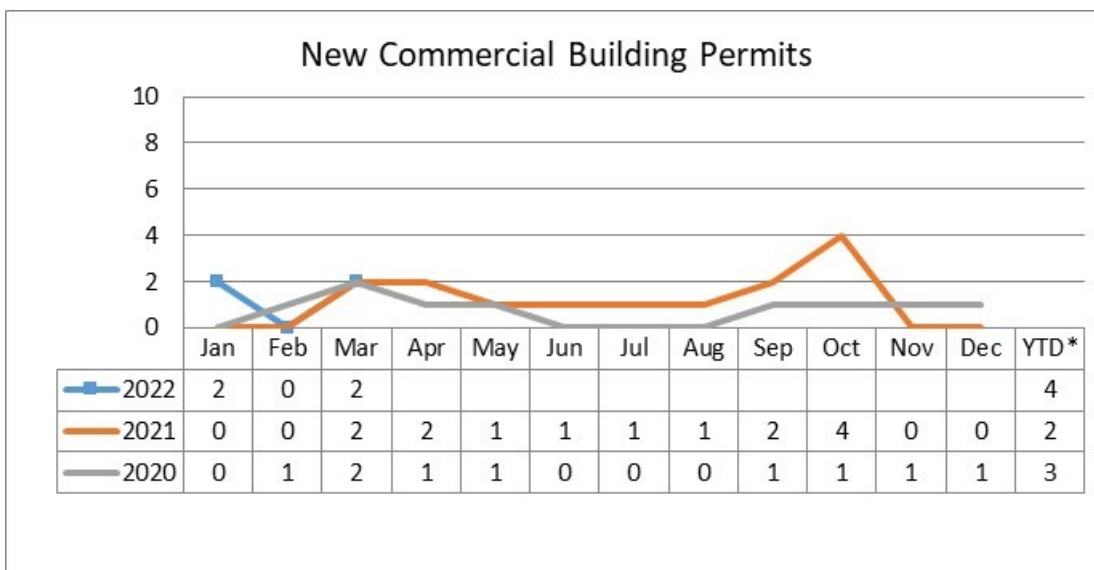
Subdivision Summary

Subdivision	Total lots	Built lots	Available lots
Courtyard at New Albany	105	89	16
Nottingham Trace	240	67	173
NACC 28 (Ebrington)	66	46	20
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	20	3
NACC 24	28	27	1
NACC 11/11a	102	99	3
NACC 26 (Highgrove Farms)	8	8	0
NACC 5a/c	35	34	1
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	3	0
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.

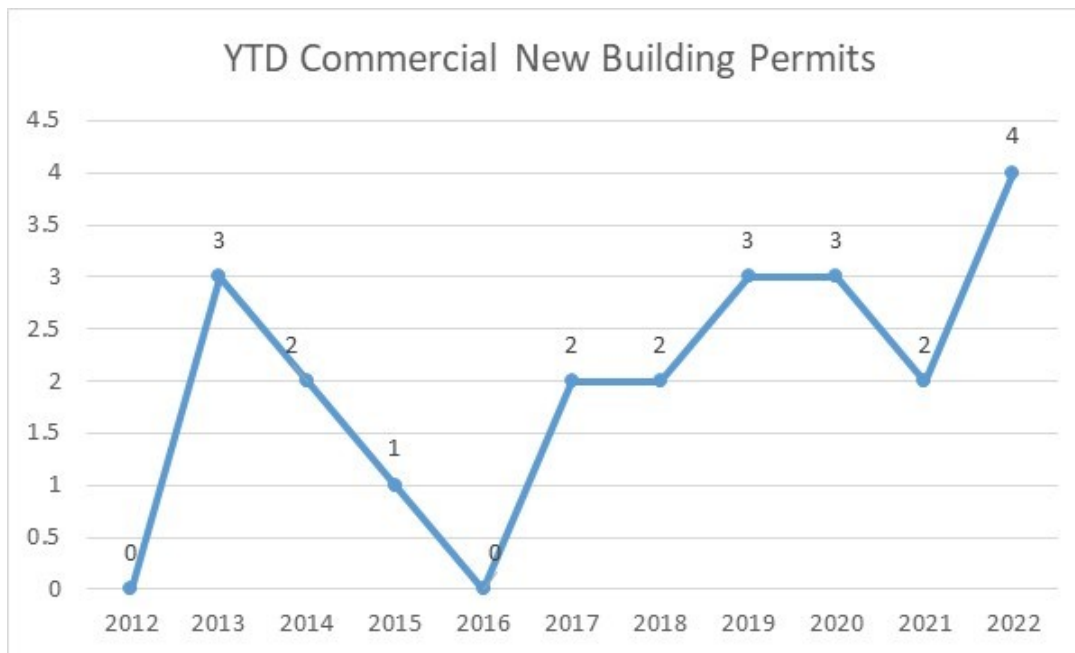
COMMERCIAL BUILDING STATISTICS

MARCH 2022



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

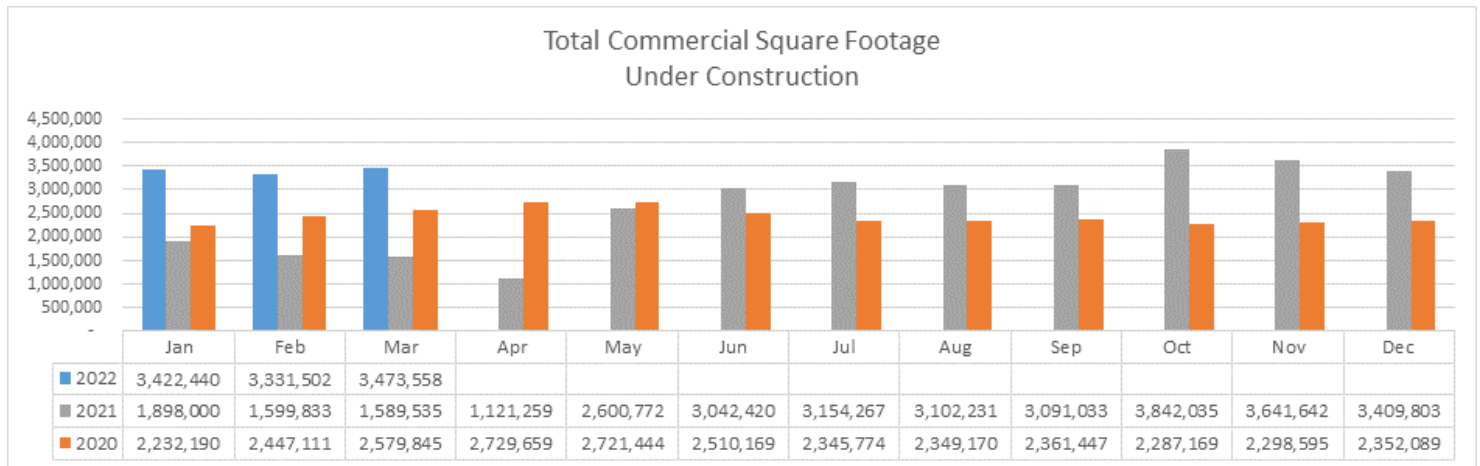
*YTD is the total from January to the end of current month.



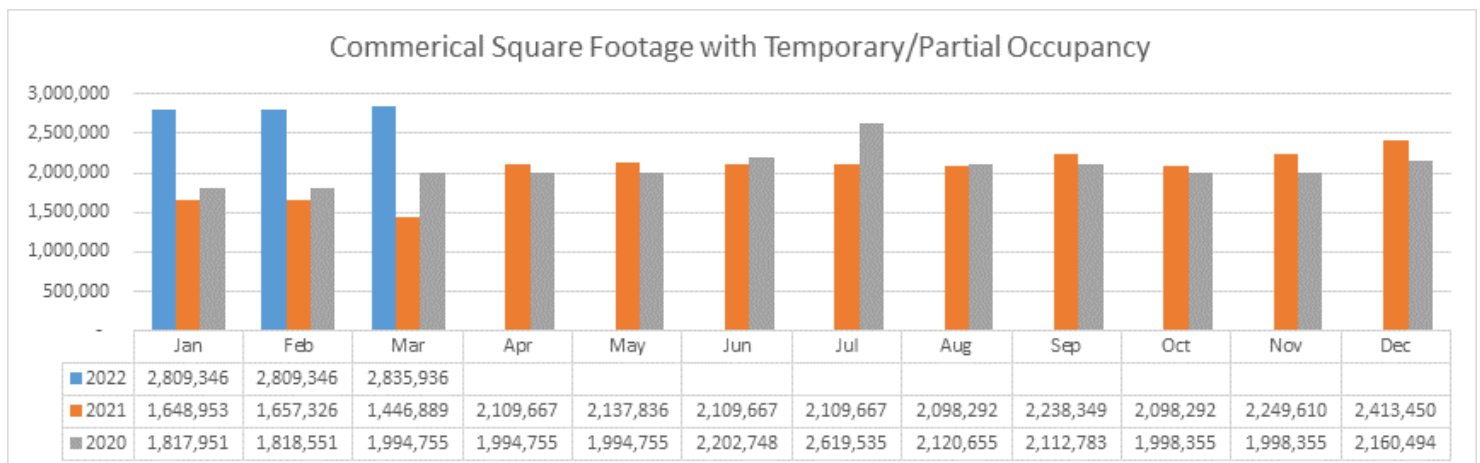
This graph represents that number of new commercial permits issued per year over a 10 year period of time. The large increase in 2013 was a result of permits pulled for Walcott Manor, a multi family subdivision.

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

COMMERCIAL BUILDING STATISTICS MARCH 2022



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

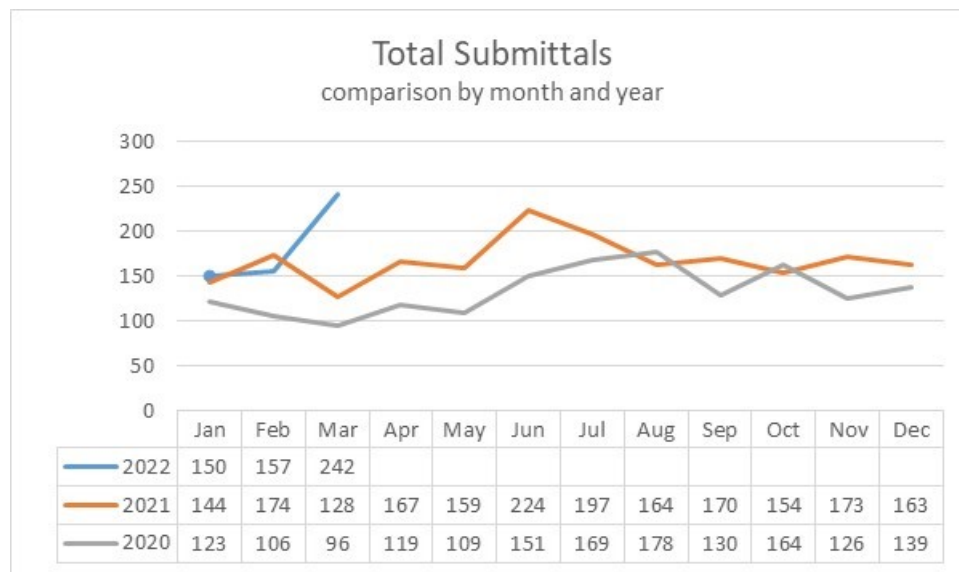


This graph represents the total square feet of commercial activity with partial, temporary or conditional occupancy each month evaluated over a three year period of time.

SUBMITTAL STATISTICS MARCH 2022



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.