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**Community Development Department**  
**MONTHLY REPORT**  
**December 2022**

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*Professionalism*

*Reliability*

*Creativity*

*Service*

**Inside This Issue:**

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## **COMMUNITY ENGAGEMENT AND OUTREACH DECEMBER 2022**

New Albany Chamber Annual Meeting & Delta Awards (December 1)  
ED 411 (December 2)  
Central Ohio Waste and Wastewater Planning Workshop (December 6)  
Small Business TikTok filming and business visits (December 8)  
APA Central Ohio Conference Location Tour (December 8)  
Licking County—Heath Port Authority Introductions (December 8)  
Small Business TikTok filming and business visits (December 13)  
Meet and Greet with Senator– Elect Michele Reynolds (December 14)

**BOARD AND COMMISSIONS  
DECEMBER 2022**

**Architectural Review Board: December 12, 2022**

**Other Business**

**Title:** City Projects Update  
**Board Action:** N/A

**Planning Commission: December 19, 2022**

**Applications**

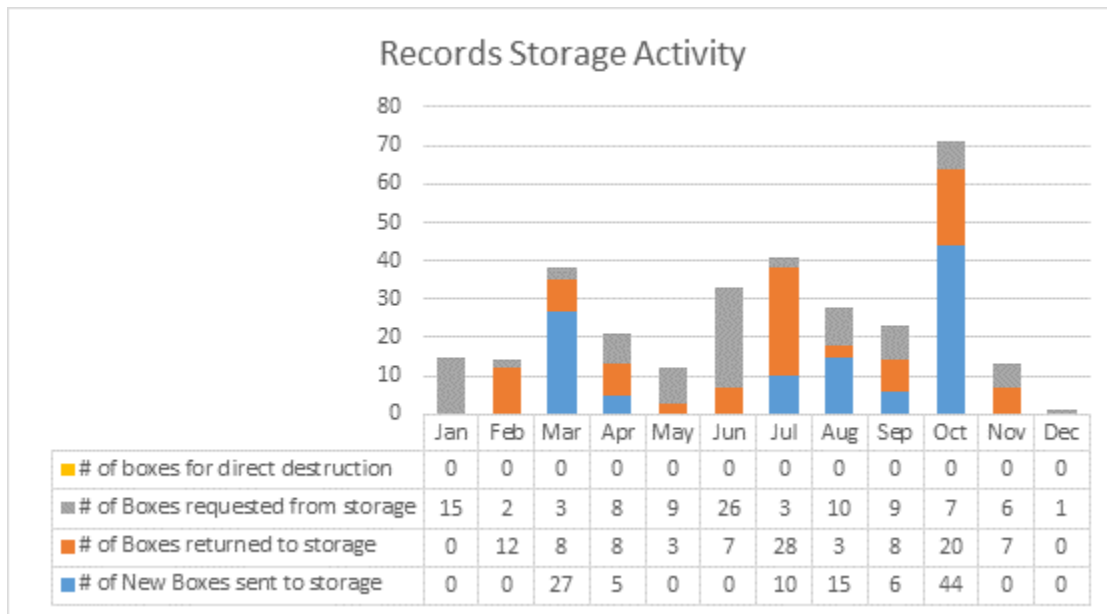
**Title:** Certificate of Appropriateness—3450 Horizon Ct  
**Location:** 3450 Horizon Ct  
**Applicant:** Lincoln Property Company  
**Request:** Certificate of Appropriateness  
**Zoning:** Limited General Employment (L-GE)  
**Commission Action:** Approved with conditions

**Title:** Rezoning—Technology Manufacturing District  
**Location:** Generally south of Green Chapel Rd, west of Mink St, east of Beech Rd, and north of Jug St  
**Applicant:** MBJ Holdings LLC, c/o Aaron Underhill  
**Request:** Rezoning  
**Zoning:** Existing: AG; Proposed: TMD  
**Commission Action:** Approved

## PROJECT UPDATES DECEMBER 2022

### 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.



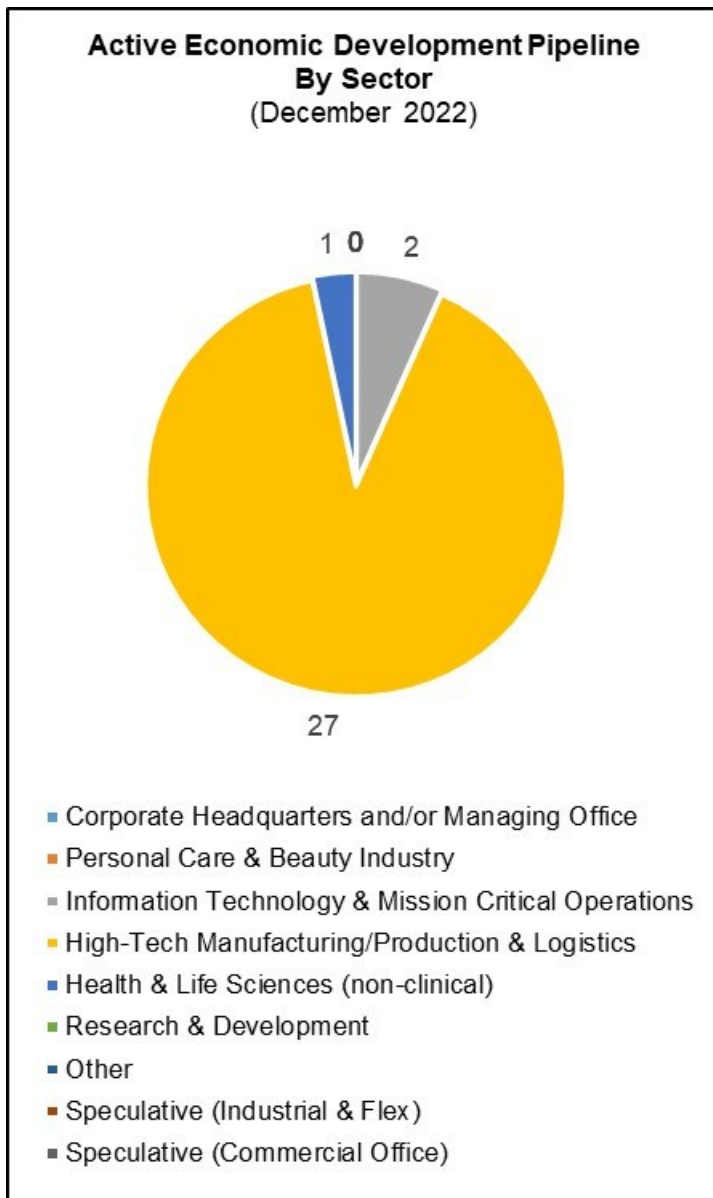
## ECONOMIC DEVELOPMENT UPDATES DECEMBER 2022

### Active Economic Development Pipeline

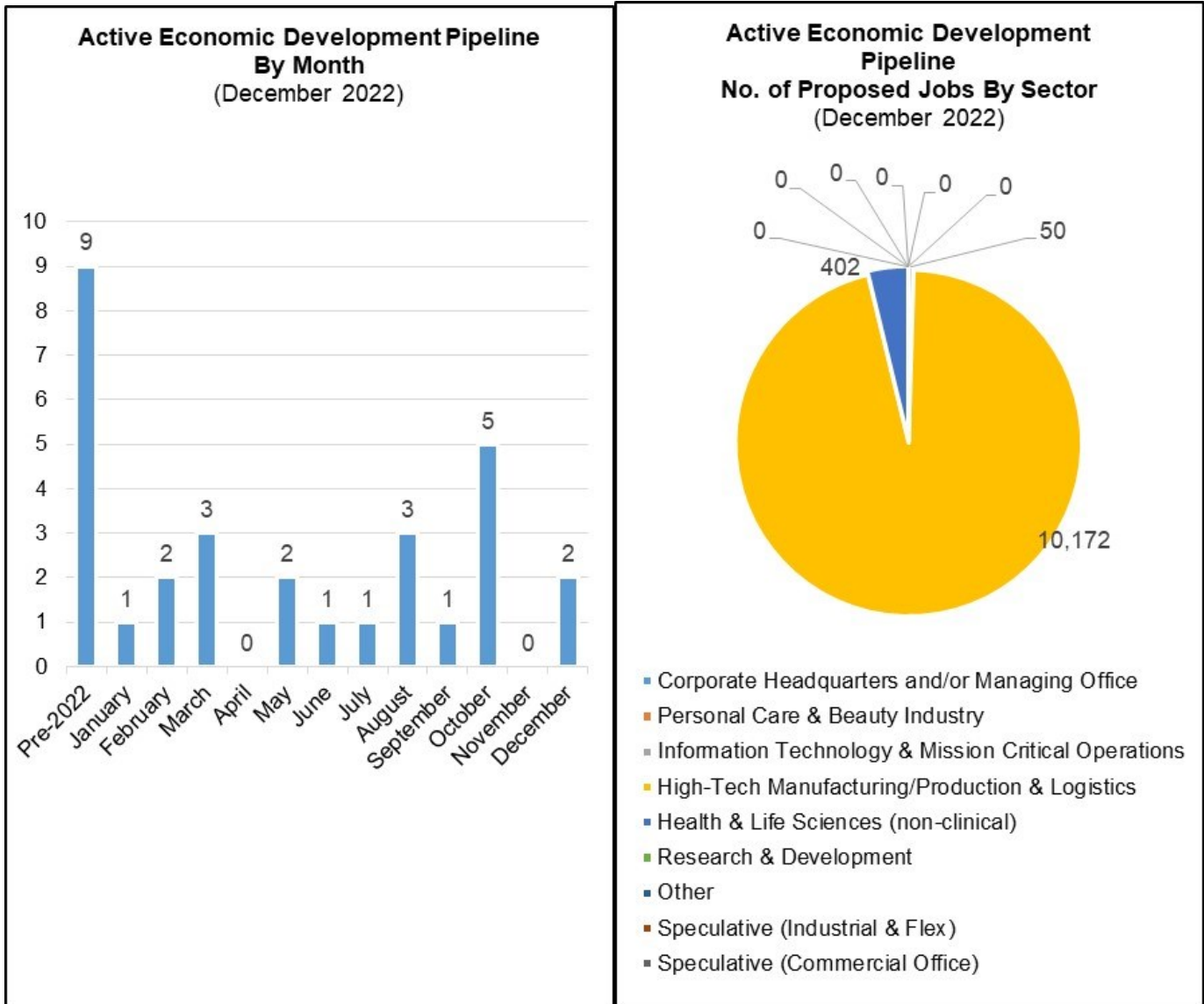
*(Including Site Selection Requests For Information)*

The department has responded to 21 site selection requests for information in 2022. This active pipeline represents more than \$6.9 billion in total investment associated with more than 10,574 net new jobs. The month of December added two new project(s) 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 30 projects with the top site uses being High-Tech Manufacturing/Production & Logistics, and Health & Life Sciences (non-clinical).



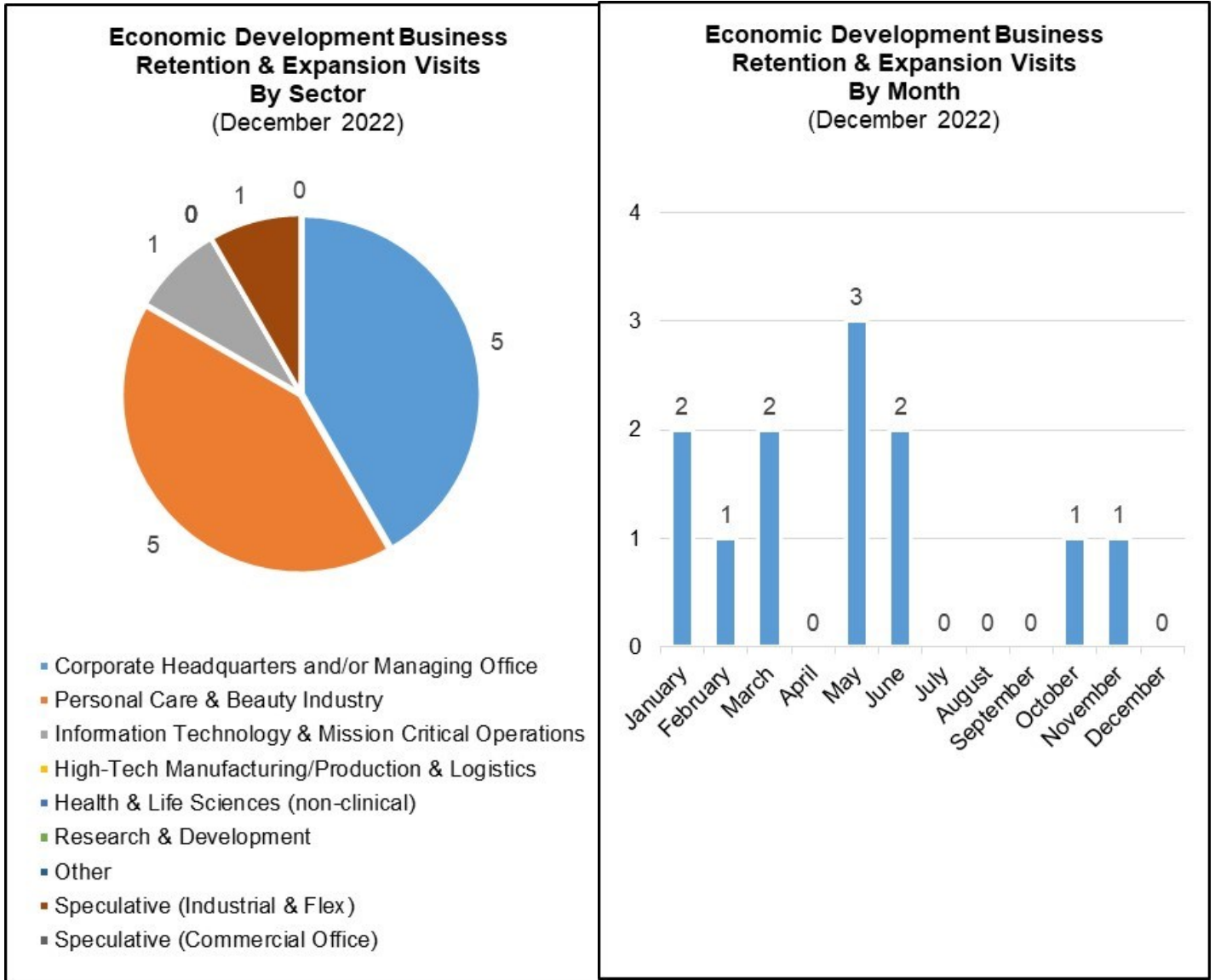
## ECONOMIC DEVELOPMENT UPDATES DECEMBER 2022



## ECONOMIC DEVELOPMENT UPDATES DECEMBER 2022

### Business Retention & Expansion Meetings

There were no business retention and expansions meetings conducted by city staff in December. City staff anticipates a robust business retention and expansion process to be established in 2023.



## INNOVATE NEW ALBANY

### DECEMBER 2022

### Google Analytics Section

Site Performance

**Traffic Metrics by Page Title** – This is where you can see which pages on the site are receiving the most pageviews, how long users spend on each page, and the bounce

### Traffic Metrics by Page Title

From 12/01/2022 until 12/31/2022

Page Title	Pageviews	Avg. Time on Page	Entrances	Exits	Bounce Rate (%)
Home - Innovate New Albany   New Albany, Ohio	476	0:01:06	360	251	58.89%
Innovate New Albany 8th Annual Holiday "Celebration of Innovation" - Innovate New Albany	383	0:01:42	244	245	60.66%
Upcoming Events - Innovate New Albany	161	0:01:07	73	83	72.60%
Meet Our Partners at Rev1 Ventures - Innovate New Albany	153	0:02:16	100	105	76.24%
Marketing Made Simple - How to Convert Dream Prospects into Paying Customers - Innovate New Albany	134	0:02:07	80	88	63.75%
Entire Site	3,482	0:01:32	2,405	2,405	79.19%

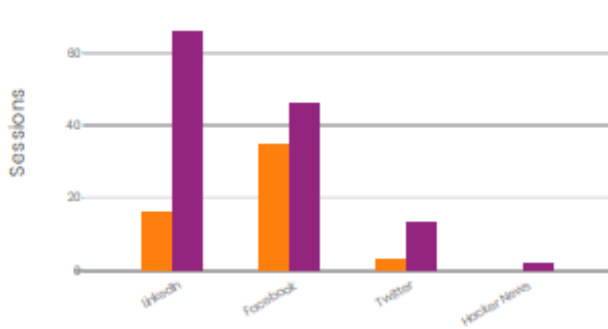


# INNOVATE NEW ALBANY DECEMBER 2022

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

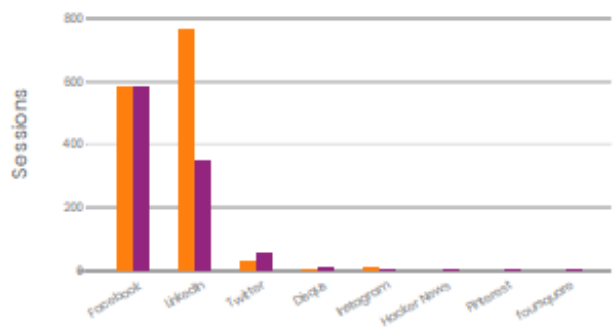
Sessions by Social Network

● 12/01/2022 - 12/31/2022 vs ● 12/01/2021 - 12/31/2021



Sessions by Social Network YTD Comparison

● 01/01/2022 - 12/31/2022 vs ● 01/01/2021 - 12/31/2021



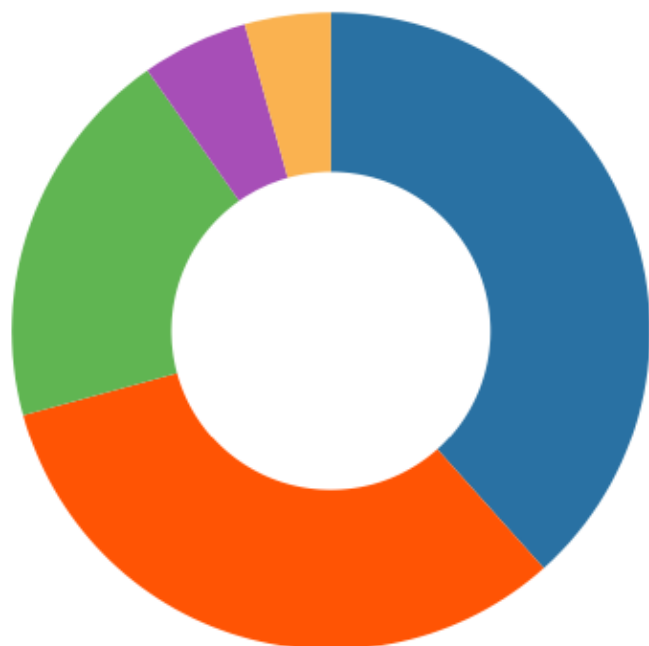
## Engagement Percentage Breakdown - Where are users coming from?

**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 12/01/2022 until 12/31/2022

● Email	38.38%
● Organic Search	32.37%
● Direct	19.50%
● Referral	5.39%
● Social	4.36%



## INNOVATE NEW ALBANY DECEMBER 2022

### MailChimp Section

**Subscribers: 3,848**

**Avg. Open Rate: 28.5%**

**Avg. Click-Thru Rate: 0.9%**

#### Metrics by Campaign

From 01/09/2023 until 01/09/2023

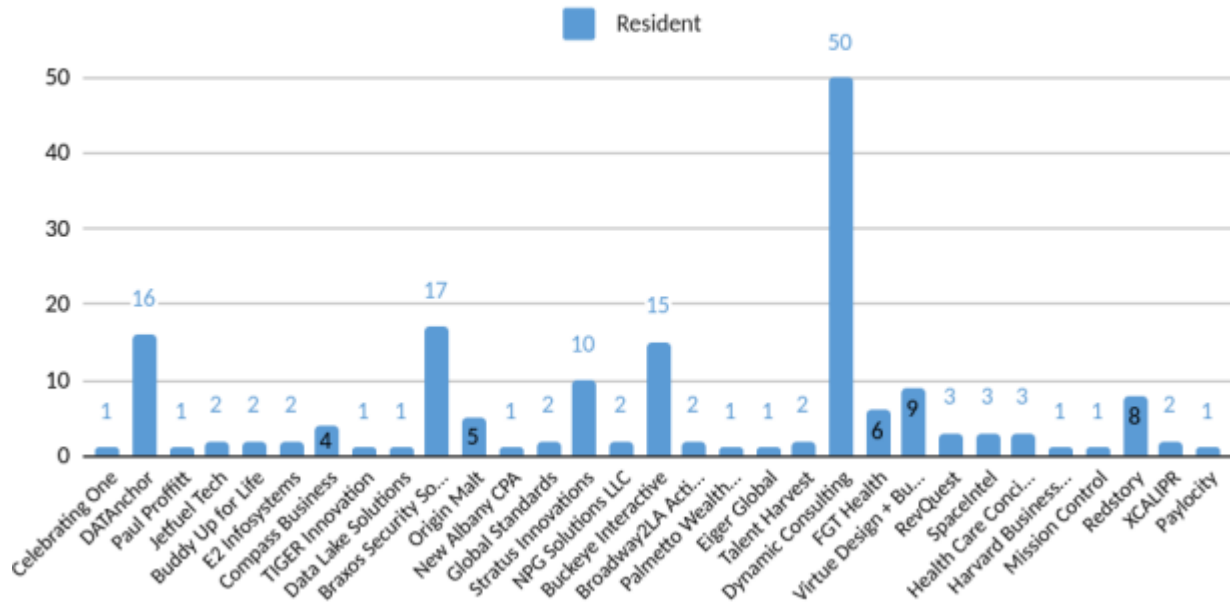
Campaign	Sent On	Unique Opens	Open Rate	Unique Clicks	Click Rate
12/30/22 - TIGER ☐ Email: 2 TIGER Talks in Jan 2023	12/30/2022	1,122	29.18%	178	1.27%
12/15/22 - TIGER ☐ Email: final event of 2022	12/15/2022	1,129	29.16%	100	0.88%
12-14-22 - Holiday Celebration on 121422 - FINAL Invitation - 5th Email	12/14/2022	1,106	28.55%	240	1.47%
12-12-22 - Holiday Celebration on 121422 - Invitation - 4th Email	12/12/2022	1,105	28.57%	68	1.03%
12/12/22 - TIGER ☐ Email: 2 more events this week (week of 12/12/22)	12/12/2022	1,038	26.80%	134	0.88%
TIGER ☐ Email: 2 events in week of 12/12/22	12/09/2022	1,096	28.29%	111	0.62%
12-09-22 - Holiday Celebration on 121422 - Invitation - 3rd Email	12/09/2022	1,222	31.55%	80	1.19%
Thu 12-8-22, TIGER ☐ Email: 1 Event - Fri 12/9	12/08/2022	1,073	27.71%	93	0.83%
Tue 12-6-22, TIGER ☐ Email: 2 Events - Tue 12/13, Fri 12/16	12/06/2022	1,086	28.06%	89	0.65%
Tue 12-6-22, TIGER ☐ Email: 2 Events - Wed 12/7, Fri 12/9	12/06/2022	1,060	27.43%	77	0.60%

# INNOVATE NEW ALBANY

## DECEMBER 2022

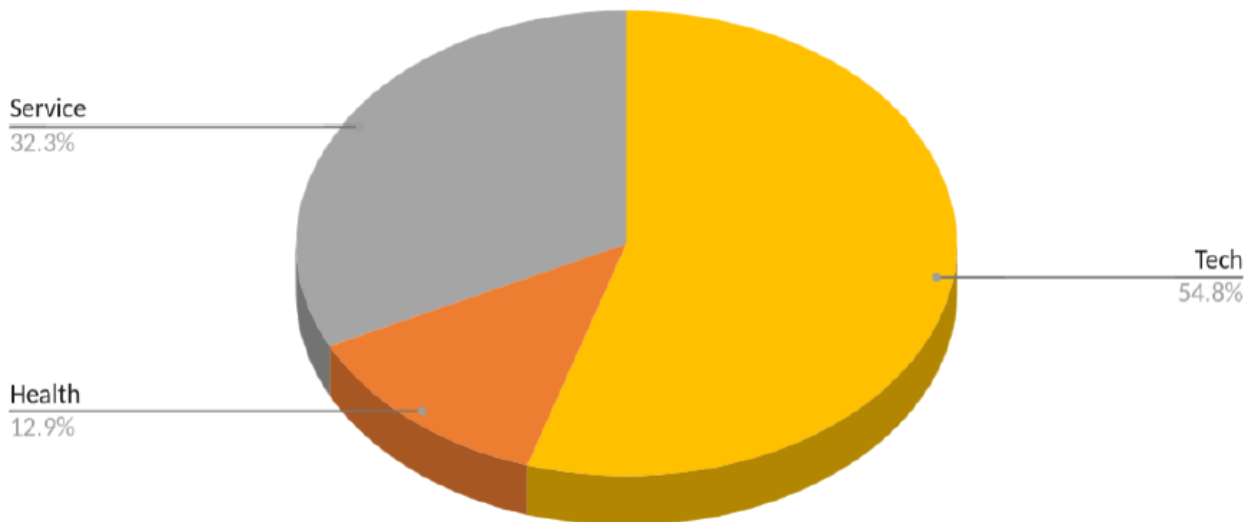
### Tenant Dashboard

### Resident Companies Employee Counts



### Industries Dashboard

#### INA Industries



## INNOVATE NEW ALBANY

DECEMBER 2022

### Company Spotlight



LIT DESIGN

#### **Lit Design LLC**

**Lit Design LLC** is a new "Virtual Resident Company" at **Innovate New Albany**.

Lit Design is a digital display importer dedicated to bringing cutting edge technologies and high impact experiences to the United States. Their displays are known for exceptional picture quality, energy efficiency, and durability.

The company began as a tech consulting company primarily serving friends and close associates, but it has rapidly evolved into a digital powerhouse with unique access to high-end display technologies, including the ability to create large scale custom designs and installations.

Lit Design was founded by **Cameron Eldridge** of Columbus. The leadership team now also includes **David Rosenberg** of Florida and **David Roche** of Delaware, Ohio.

Currently the team is focused on 3 types of products:

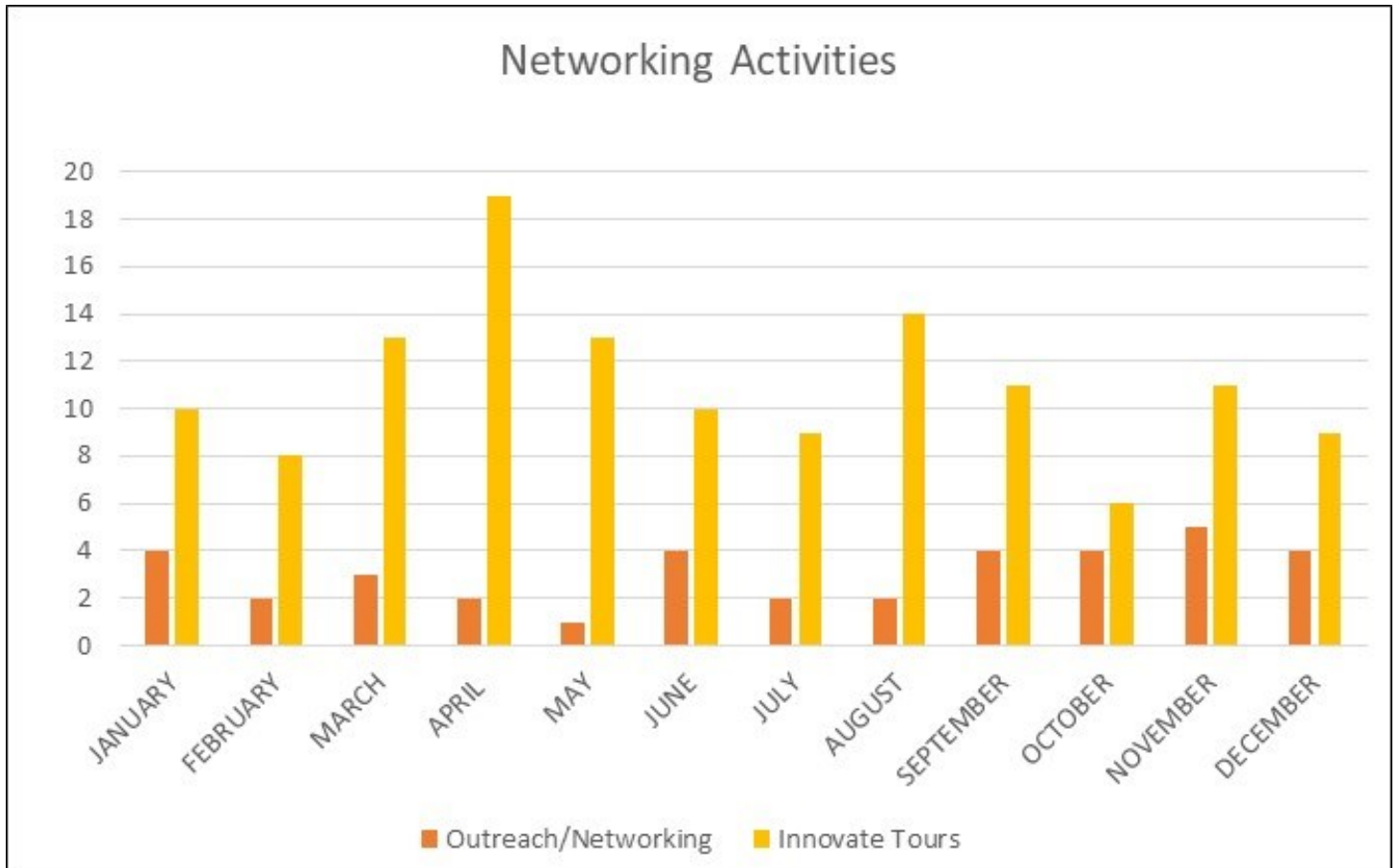
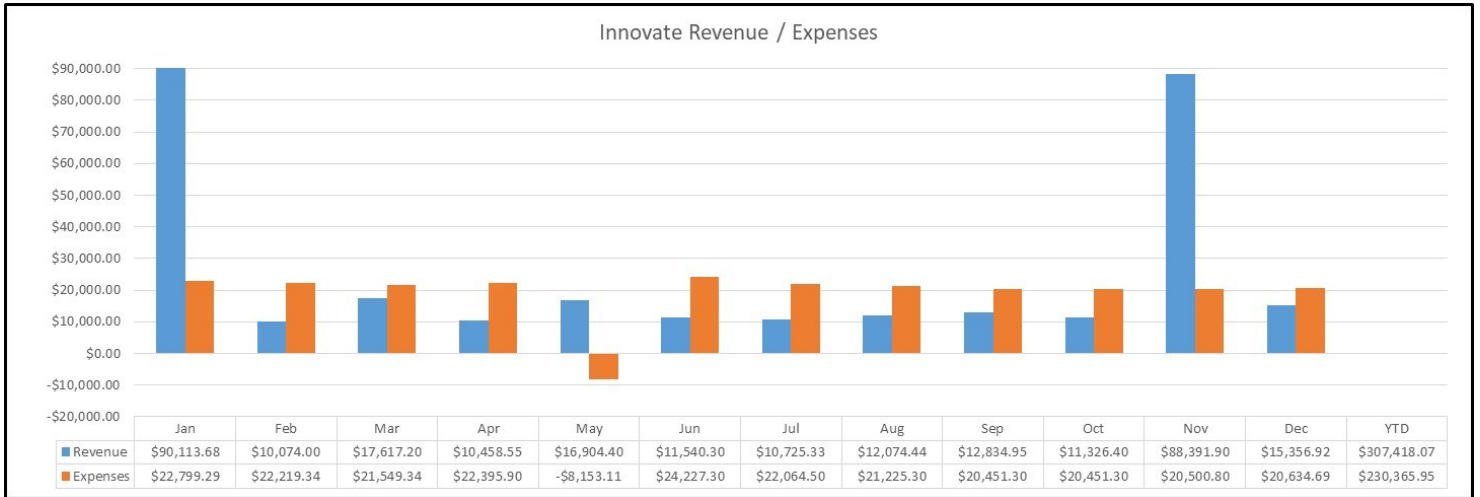
- Flat LED Panels
- Flex LED Panels
- Ultra High Def LCD Displays

One of Lit Design's recent notable successes is the design and installation of a custom American flag display - 18 x 32 ft. - for **NewDay USA**, a major mortgage lender that is focused on serving veterans. This display is now up and running in West Palm Beach, Florida. See a moving image of the flag display [here](#).

Lit Design is eager to take on additional unique, custom projects like the NewDay project. To learn more about Lit Design, please go their website: [litdesignllc.com](http://litdesignllc.com). And, interested parties can make inquiries directly at <https://www.litdesignllc.com/contact>.

## INNOVATE NEW ALBANY DECEMBER 2022




### Networking & Financials



## INNOVATE NEW ALBANY DECEMBER 2022

### Upcoming Events

### January 2023 Look Ahead

Event Name	Photo	Date	Event Type
Invincible 2023: Three Key Insights for Healthy Organization and Career (In-Person)		01/11/2023	TIGER Talk
Insider's Guide to Building a Brand and Raising Capital		01/13/2023	TIGER Talk
Innovate with Love		01/27/2023	TIGER Talk
Expert Office Hours		02/03/2023	EOH

## PLAN REVIEW DECEMBER 2022

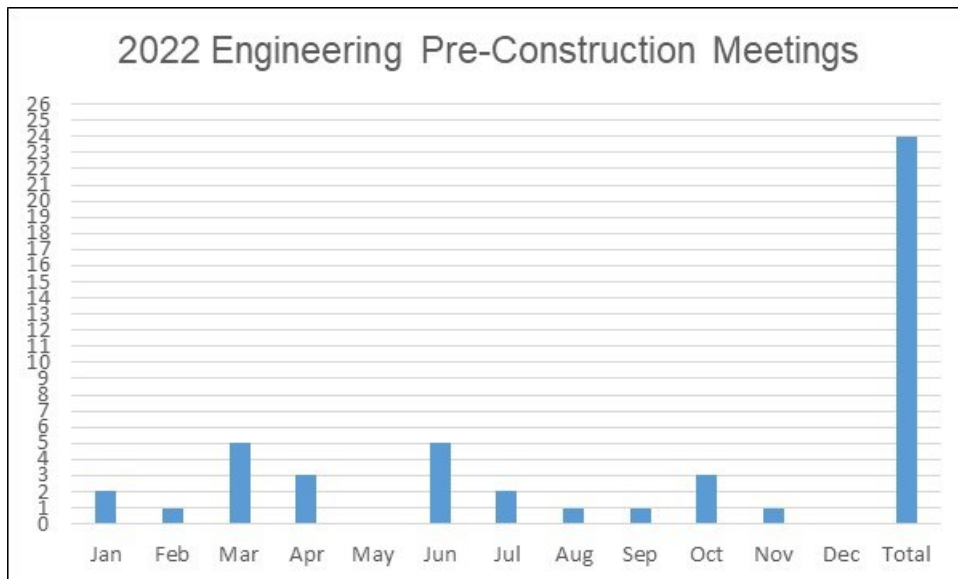
### Engineering Plan Reviews

There were five (5) 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)
Alden Woods Subdivision	December 13, 2022	December 27, 2022	14	18
Pharmavite Site Improvement	December 16, 2022	December 30, 2022	14	18
Pharmavite Sanitary	December 16, 2022	December 29, 2022	13	18
Van Trust Site C - Sanitary	December 28, 2022	-	-	18
Chipotle US 62 Site Development	December 29, 2022	-	-	18

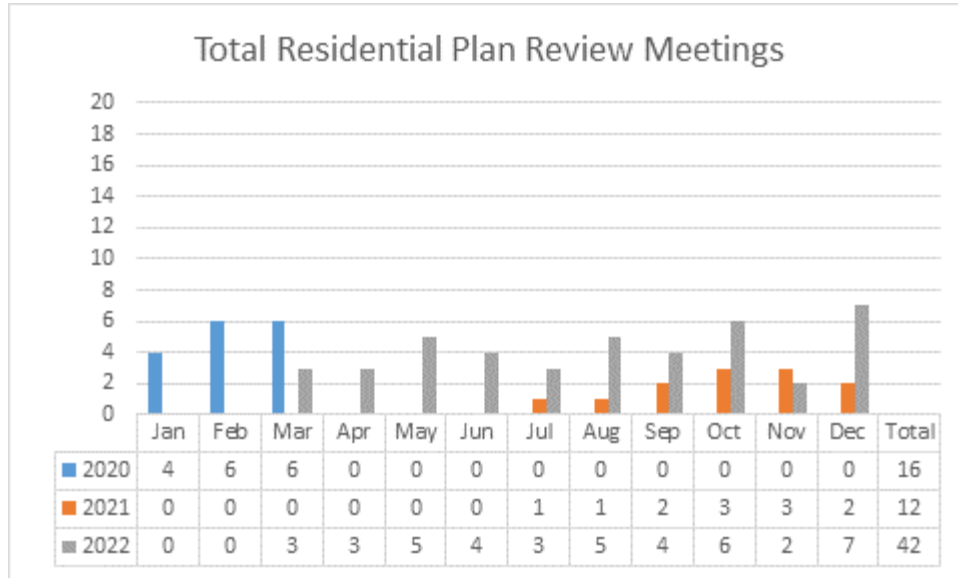
### Engineering Pre-Construction Meetings

There were zero (0) pre-construction meetings held in December.



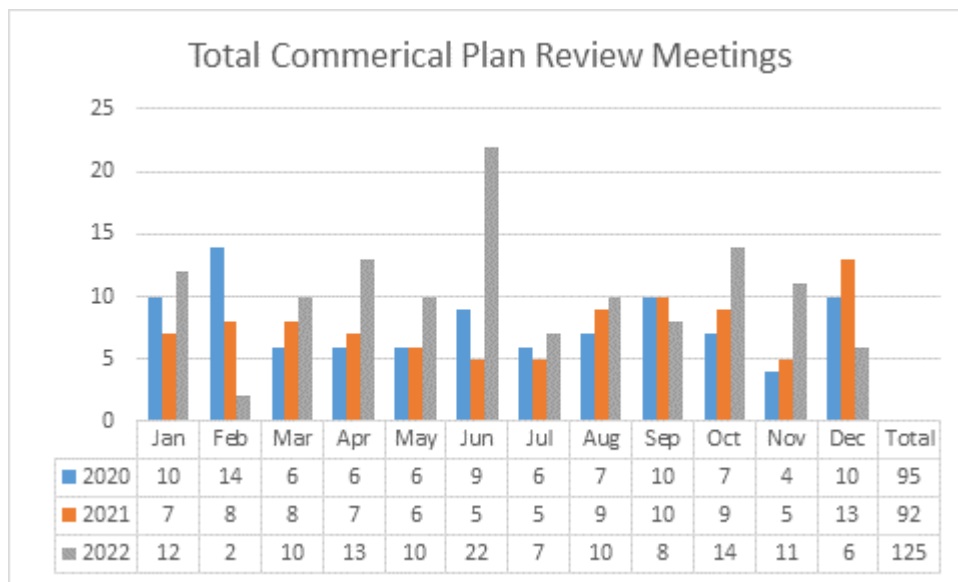
## PLAN REVIEW CONTINUED DECEMBER 2022

### 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

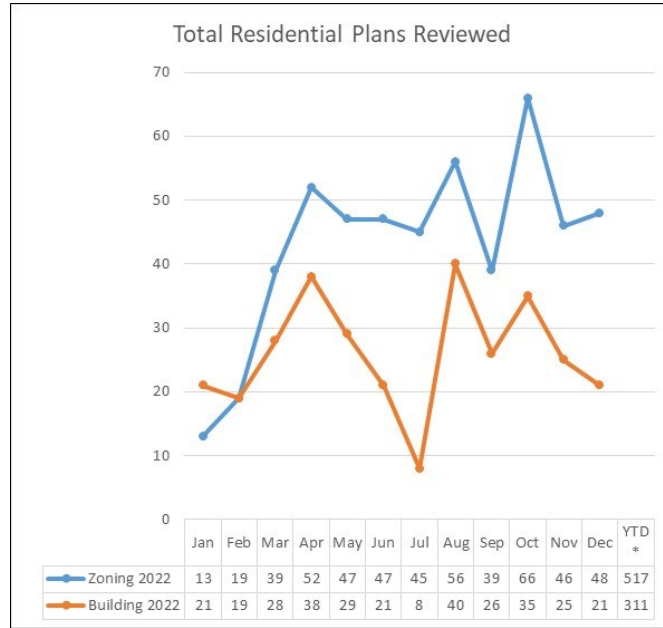


The development department offers in person meetings for commercial projects with the contractor/owners and appropriate city staff to discuss new projects, plan review submissions and occupancy coordination.



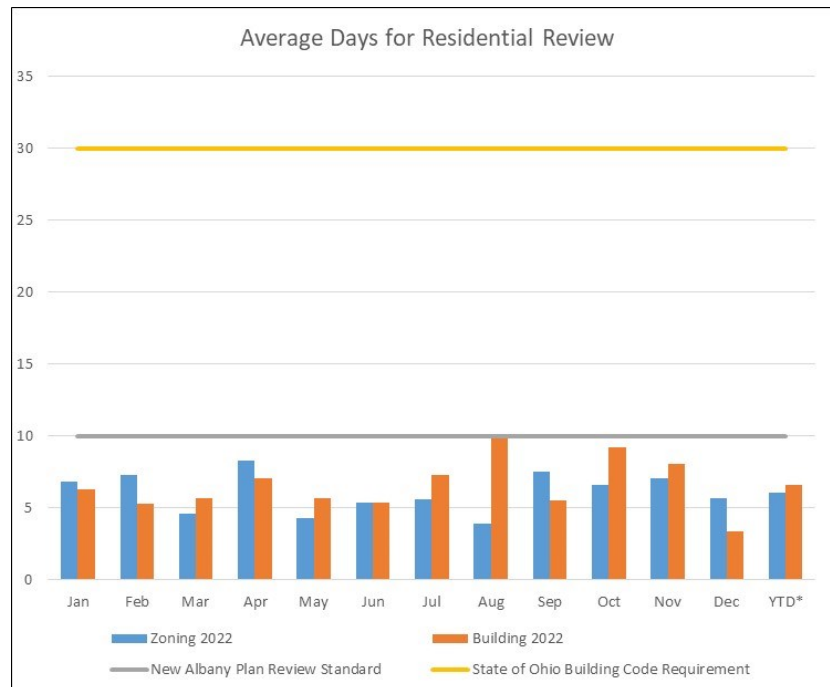
## PLAN REVIEW CONTINUED DECEMBER 2022

### 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.

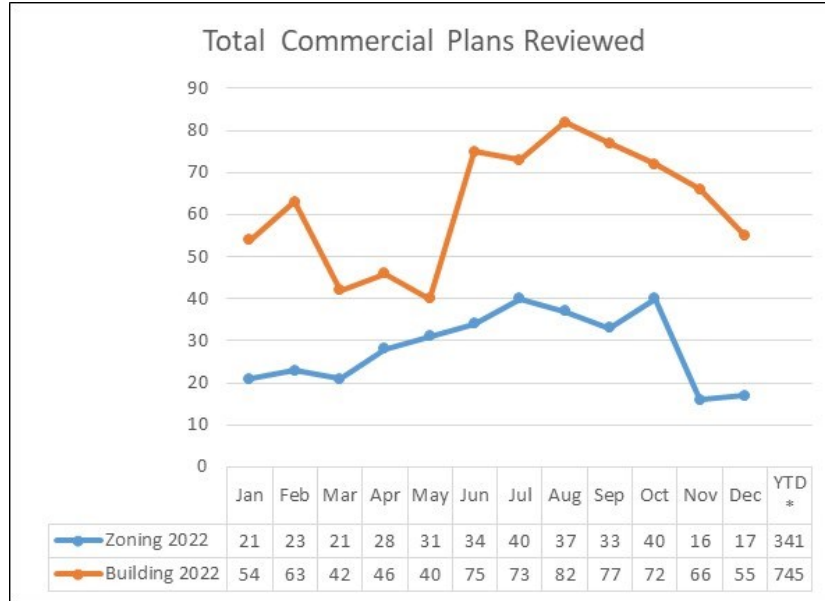
\*YTD is the total from January to the end of current month.



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.

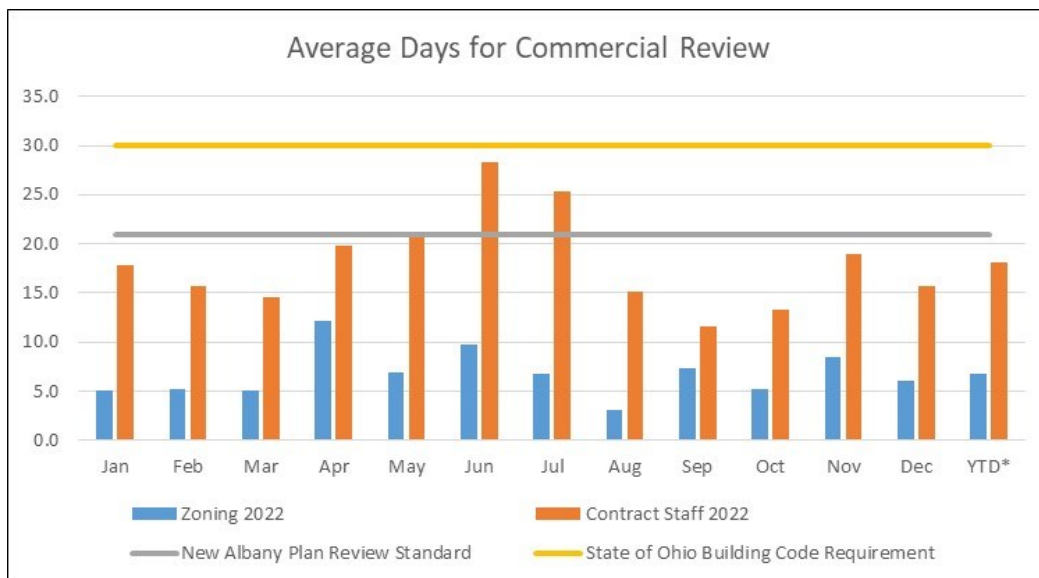
## PLAN REVIEW CONTINUED DECEMBER 2022

### 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 DECEMBER 2022

### Code Enforcement Activity

**Address:** 10153 Johnstown Road

**Date of Compliant:** December 08, 2022

**Complaint Description:** The New Albany police and county Humane Society inspected the property due to complaints about animals from neighbors. The city staff received a video and photos of the property from the police department. The zoning officer found potential violations including rubbish in the front yard, poor maintenance of lawn, unsafe structure, unsafe equipment, sanitation, window and door frames, stairs and walking surfaces, accumulation of rubbish or garbage, plumbing system hazards, prohibiting outdoor storage and accumulation, heating facilities required, and mechanical appliances.

**Activity:** The city zoning staff is investigating and coordinating with the Franklin County Public Health department and the city building inspectors.

**Status:** Open

**Address:** 5114 Harlem Road

**Date of Compliant:** December 12, 2022

**Complaint Description:** An anonymous call reported a pergola being built without a permit at almost eight feet tall over a pool.

**Activity:** Inspection complete, violation notice mailed. The homeowner contacted the city and submitted permits for zoning and building on December 20, 2022. The permits are approved and the violation is resolved.

**Status:** Closed

**Address:** 7029 Stonegate Drive

**Date of Compliant:** October 14, 2022

**Complaint Description:** The owner called in for a final zoning inspection for a re-roof with no permit provided.

**Violations:** No permit for project

**Activity:** Inspection complete, violation notice mailed. The homeowner was contacted over the phone and the city staff requested a permit be submitted for the work.

**Status:** Open

**Address:** 6972 Hanby's Loop

**Date of Complaint:** September 16, 2022

**Complaint Description:** Neighboring property owner applied for variance for fence within a drainage easement and reported this property had fence within easement. A black aluminum fence has been constructed in the rear drainage easement without a permit.

**Violations:** Fence and landscape in rear drainage easement.

**Activity:** Inspection complete and a final notice mailed. The property applied for variance which was denied by the city Planning Commission. The property owners are working diligently with us on a weekly basis for information and updates to move the fence and landscaping out the easement.

**Status:** Open

## FIELD WORK AND INSPECTIONS CONTINUED DECEMBER 2022

### Code Enforcement Activity continued...

**Address:** 7029 Hanby's Loop

**Date of Complaint:** August 19, 2022

**Complaint Description:** Neighboring property owner applied for variance for fence within a drainage easement and reported this property had fence within easement. Landscaping and black aluminum fence has been constructed in the rear drainage easement.

**Violations:** Fence and landscape in rear drainage easement.

**Activity:** Staff met with property owners to discuss resolution. Inspection complete, non-compliant. The city staff met with the homeowners to coordinate relocating the fence and landscaping out of the drainage easement.

**Status:** Open

**Address:** 6976 Hanby's Loop

**Date of Complaint:** August 22, 2022

**Complaint Description:** Neighboring property owner applied for variance for fence within a drainage easement and reported this property had fence within easement. A black aluminum fence has been constructed in the rear drainage easement without a permit.

**Violations:** Fence in rear drainage easement.

**Activity:** Inspection complete and a final notice mailed. The property applied for variance which was denied by the city Planning Commission. City staff visited the site to confirm the location of the easement and identify the landscape within the easement. Engineering is currently reviewing the information with the property owner.

**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:** Resolution Agreement was signed, compliance extension until October 2022. The patio has been completely removed from the preservation zone. The homeowner is finalizing the grading and landscaping that must be established where the deck patio was removed.

**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, and turf grass.

**Activity:** Property is sold by auction. The new owner was mailed about the violations. The new owner has begun cleaning the property and has submitted permits to renovate the home.

**Status:** Open

**FIELD WORK AND INSPECTIONS CONTINUED  
DECEMBER 2022**

**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:** Inspection complete, no change.

**Status:** On observation

## COMMERCIAL PROJECT CONSTRUCTION STATUS DECEMBER 2022

### Village Center & Other Areas

**Name of Project:** 24 Main (Restaurant)

**Location:** 24 E. Main St.

**Square Footage:** 3,990

**Start Date:** December 2023

**Estimated Completion:** Unknown



New Albany Presbyterian Church

**Name of Project:** New Albany Presbyterian Church

**Location:** 5885 Dublin-Granville Road

**Square Footage:** 26,744

**Start Date:** February 2022

**Estimated Completion:** Spring 2023

**Name of Project:** Plymouth Brethren Church

**Location:** 6851 Bevelhymer Road

**Square Footage:** 9,443

**Start Date:** February 2022

**Estimated Completion:** Fall 2023



Plymouth Brethren Church

## COMMERCIAL PROJECT CONSTRUCTION STATUS DECEMBER 2022

### Innovation Campus Way Corridor

**Name of Project:** Axiom - Building 4  
**Location:** 10015 Innovation Campus Way  
**Square Footage:** 314,131  
**Start Date:** April 2021  
**Estimated Completion:** Winter 2022



Axiom

**Name of Project:** Vertex  
**Location:** 13425 Worthington Rd.  
**Square Footage:** 124,873  
**Start Date:** July 2021  
**Estimated Completion:** Winter 2022



Vertex

**Name of Project:** Van Trust, Cupertino Warehouse  
**Location:** 13101 Worthington Road  
**Square Footage:** 445,940  
**Start Date:** May 2022  
**Estimated Completion:** Winter 2022



Cupertino

**Name of Project:** Jug Street North, Building 1  
**Location:** 3210 Horizon Court  
**Square Footage:** 448,080  
**Start Date:** June 2022  
**Estimated Completion:** Spring 2023

**Name of Project:** Jug Street North, Building 10  
**Location:** 3450 Horizon Court  
**Square Footage:** 177,054  
**Start Date:** July 2022  
**Estimated Completion:** Spring 2023



Jug Street North, Building 1



Jug Street North, Building 10

## COMMERCIAL PROJECT CONSTRUCTION STATUS DECEMBER 2022

### Innovation Campus Way Corridor continued...

**Name of Project:** Holiday Inn Express  
**Location:** 1955 Beech Rd.  
**Square Footage:** 60,164  
**Start Date:** February 2021  
**Estimated Completion:** Spring 2023



Holiday Inn Express

**Name of Project:** Amgen, Inc.  
**Location:** 4150 Ganton Parkway  
**Square Footage:** 290,454  
**Start Date:** October 2021  
**Estimated Completion:** Winter 2022



Amgen

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



9850 Innovation Campus Way

**Name of Project:** New Albany Commerce I  
**Location:** 7915 Smith's Mill Rd.  
**Square Footage:** 542,737  
**Start Date:** April, 2022  
**Estimated Completion:** Winter 2022



New Albany Commerce I

**Name of Project:** Innovation III  
**Location:** 8255 Innovation Campus Way W  
**Square Footage:** 302,630  
**Start Date:** April, 2022  
**Estimated Completion:** Winter 2022



Innovation III



## COMMERCIAL PROJECT CONSTRUCTION STATUS DECEMBER 2022

### U.S. State Route 62 / Walton and Smith's Mill Corridor

**Name of Project:** Express Oil Change  
**Location:** 9875 Johnstown Road  
**Square Footage:** 6,262  
**Start Date:** February 2022  
**Estimated Completion:** Winter 2022



Express Oil Change

**Name of Project:** Dunkin Donuts  
**Location:** 9855 Johnstown Road  
**Square Footage:** 2,561  
**Start Date:** May 2022  
**Estimated Completion:** Winter 2022



Dunkin Donuts

**Name of Project:** Popeye's Louisiana  
**Location:** 9980 Johnstown Road  
**Square Footage:** 3,272  
**Start Date:** June 2022  
**Estimated Completion:** Winter 2022



Popeye's Louisiana

**Name of Project:** Moo Moo Car Wash  
**Location:** 10000 Johnstown Road  
**Square Footage:** 3,600  
**Start Date:** November 2022  
**Estimated Completion:** TBD



Moo Moo Car Wash

## COMMERCIAL PROJECT CONSTRUCTION STATUS DECEMBER 2022

### Partial Occupancy Status

**Name of Project:** Innovation Industrial  
**Location:** 9360 Innovation Campus Way  
**Expiration Date:** February 10, 2022



Innovation Industrial

**Name of Project:** Montauk Innovations, LLC (NBY3A)  
**Location:** 1101 Beech Road  
**Expiration Date:** February 28, 2022

**Name of Project:** Duchess  
**Location:** 2135 Beech Rd.  
**Expiration Date:** March 3, 2022

**Name of Project:** Google, LLC Administration Building (HUB 1)  
**Location:** 1101 Beech Rd.  
**Expiration Date:** May 14, 2023



9885 Innovation Campus Way

**Name of Project:** Speculative Warehouse  
**Location:** 9885 Innovation Campus Way  
**Expiration Date:** May 16, 2023

**Name of Project:** Medical Center of New Albany  
**Location:** 6455 W. Campus Oval  
**Expiration Date:** May 30, 2023



Medical Center of New Albany

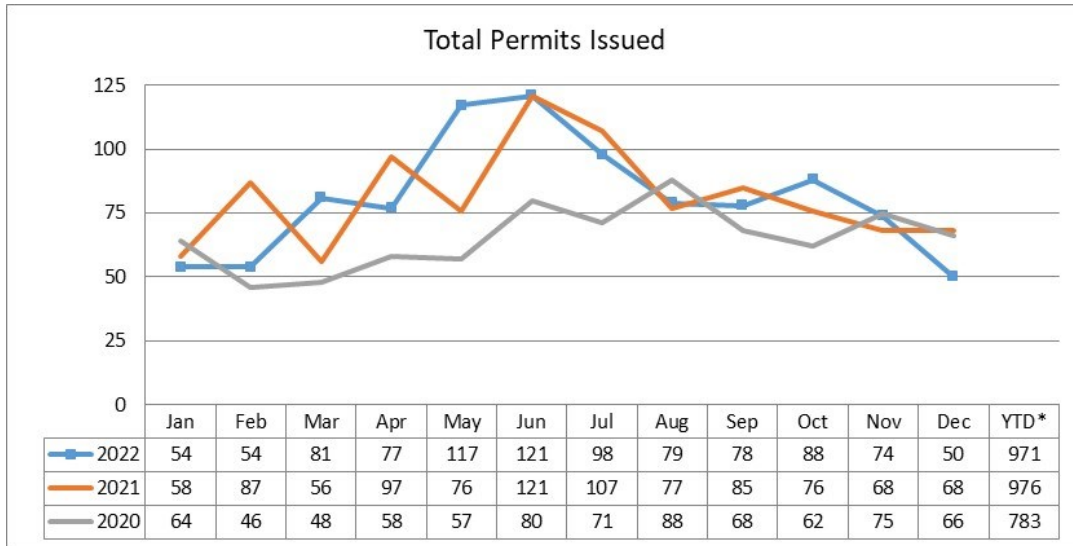
**Name of Project:** Aldi  
**Location:** 9895 Johnstown Road  
**Expiration Date:** June 16, 2023

**Name of Project:** Sidecat, LLC—NAO 5&6—Building 3  
**Location:** 1500 Beech Rd.  
**Expiration Date:** July 3, 2023

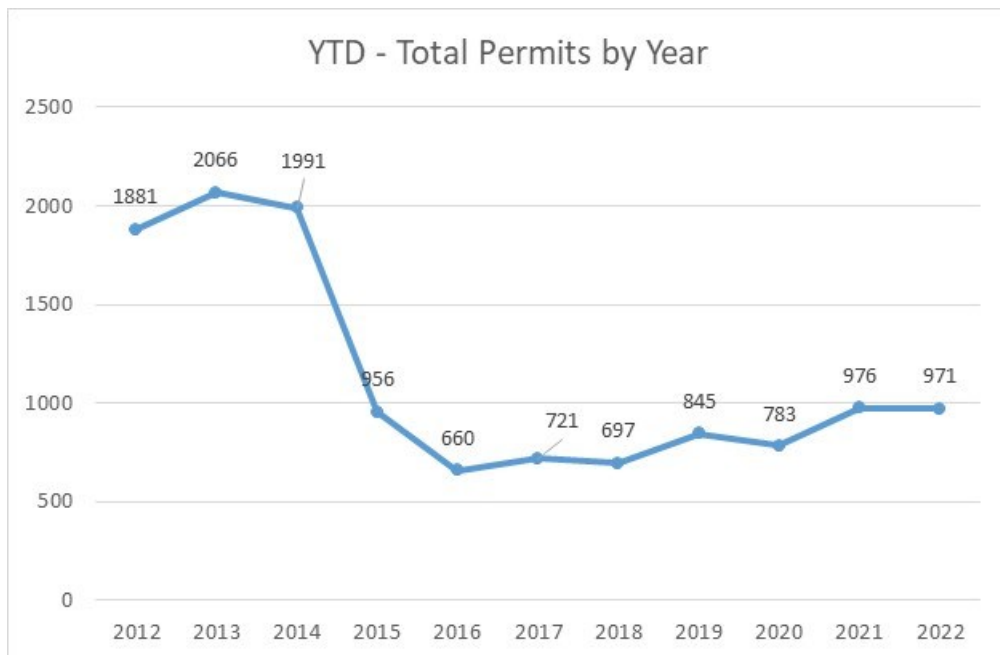


Aldi

## BUILDING AND ZONING STATISTICS DECEMBER 2022

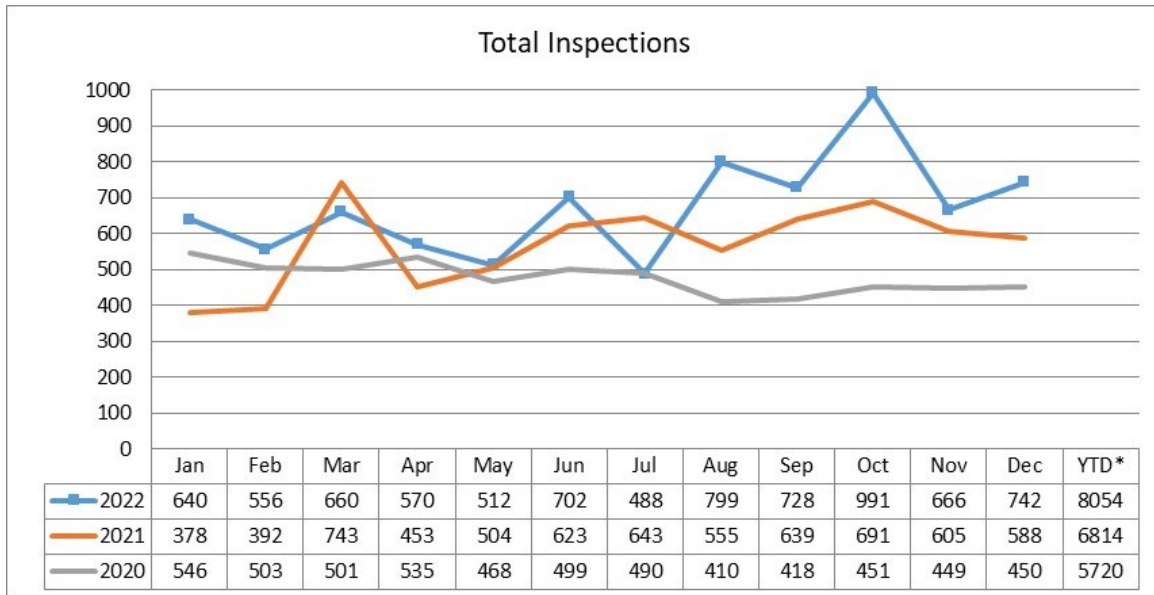


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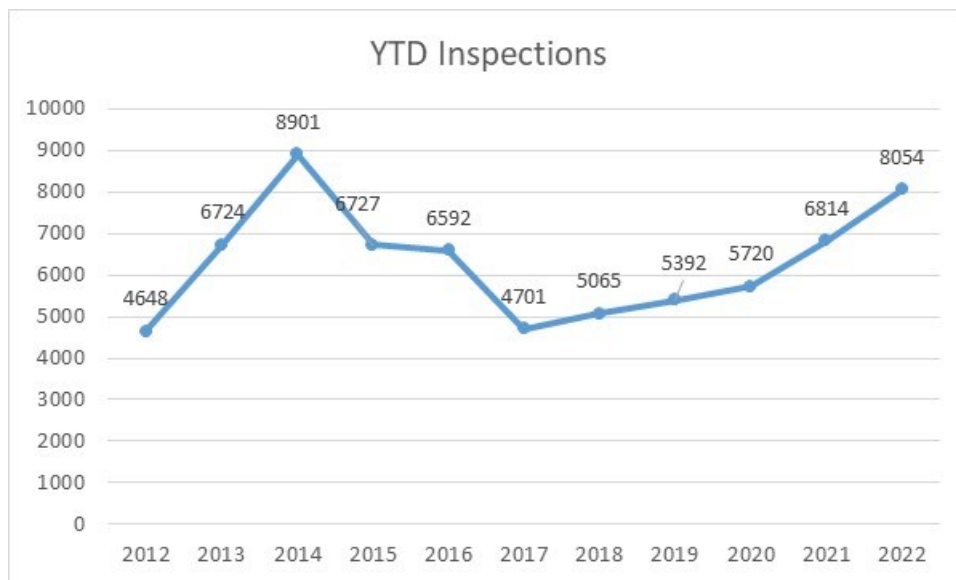
This graph represents the number of building and zoning permits issued per year. The significant decrease in the total number of permits in mid-2015 is due to an internal change in process. The change in process combined all permits related to one project into a single permit for ease of tracking and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

## BUILDING AND ZONING STATISTICS DECEMBER 2022



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

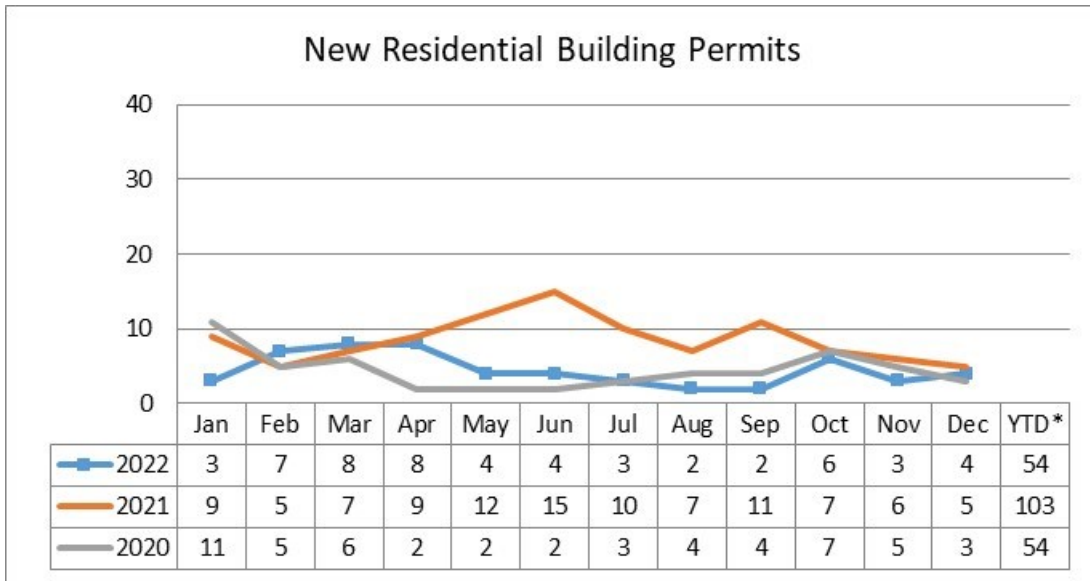
\*YTD is the total from January to the end of current month.



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

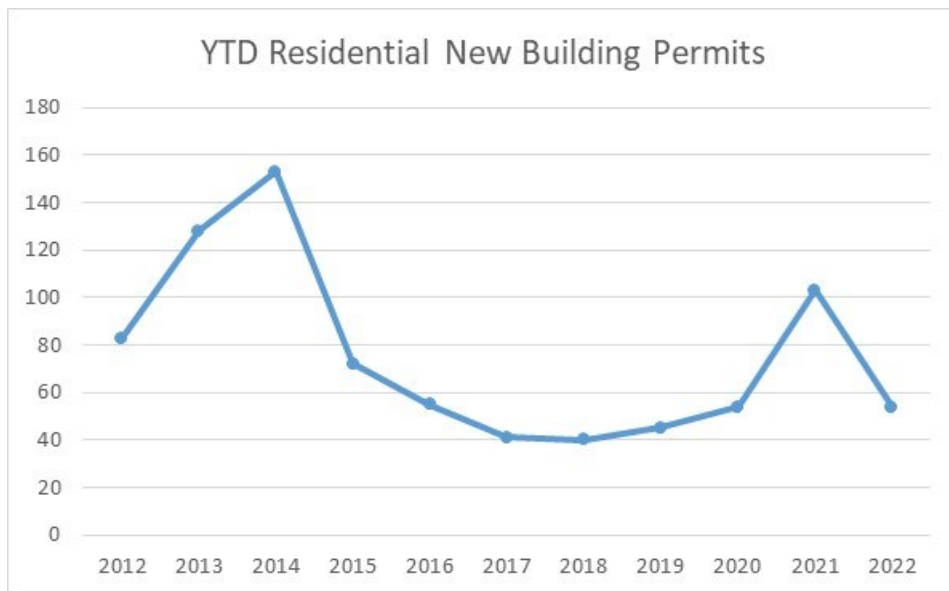
\*YTD is the total from January to the end of current month.

## BUILDING AND ZONING STATISTICS DECEMBER 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.

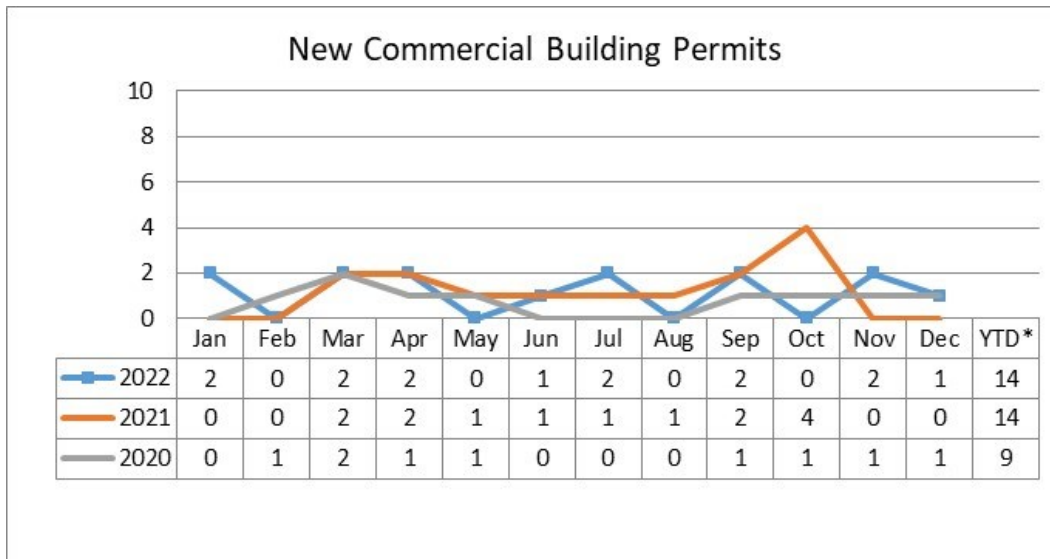
## RESIDENTIAL BUILDING STATISTICS DECEMBER 2022

### Subdivision Summary

Subdivision	Total lots	Built lots	Available lots
Courtyard at New	105	93	12
Nottingham Trace	240	88	152
NACC 28	66	50	16
NACC 29 (Oxford)	30	24	6
Millbrook	30	30	0
NACC 22	43	42	1
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	3	3	0
NACC 25-2	9	9	0
NACC 27 (Straits)	51	50	1
NACC 6	115	114	1
The Grange	2	1	1

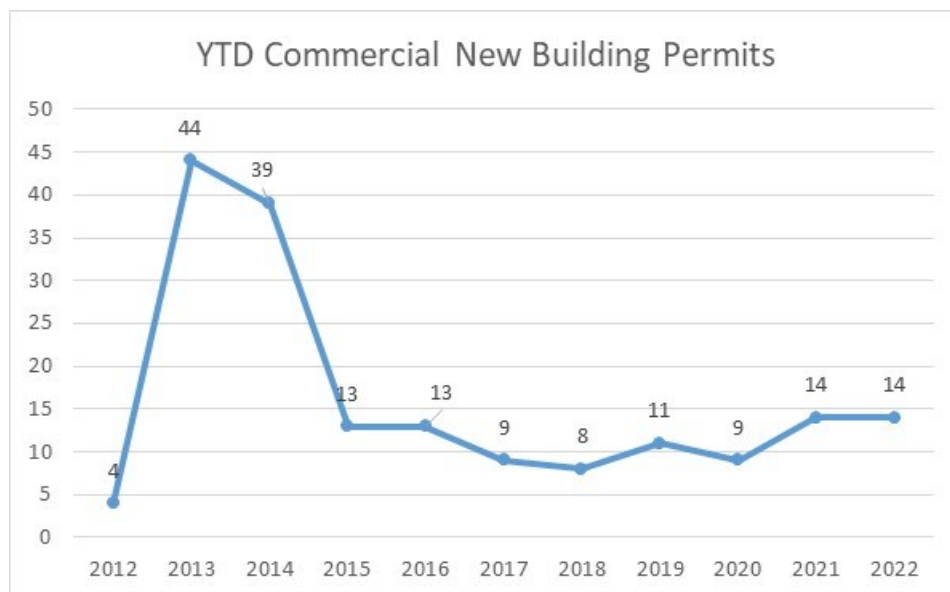
\*YTD is the total from January to the end of current month.

## COMMERCIAL BUILDING STATISTICS DECEMBER 2022



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

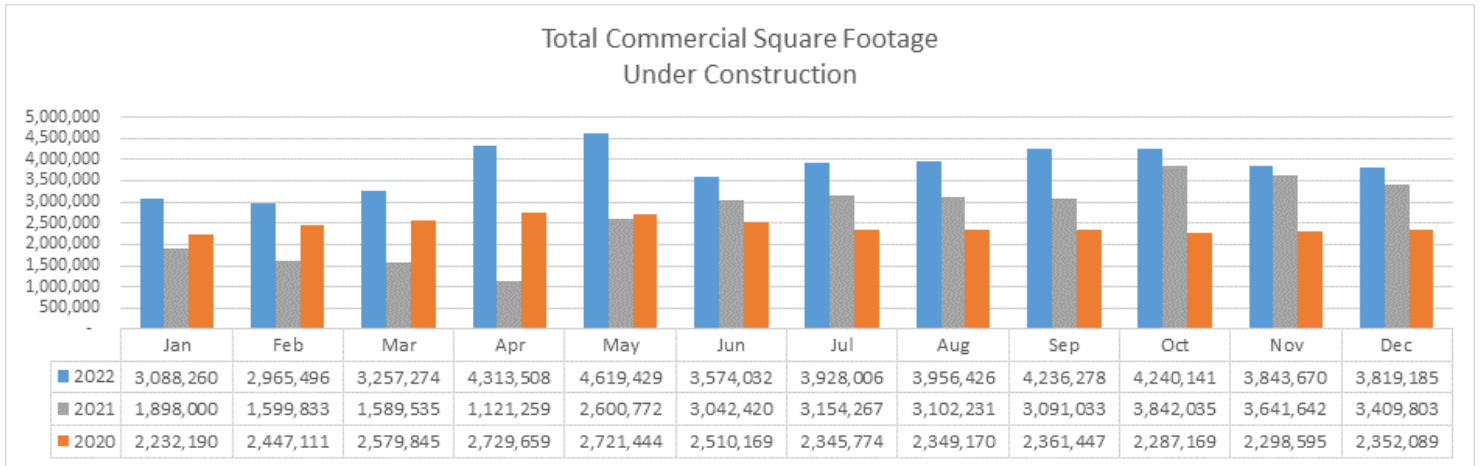
\*YTD is the total from January to the end of current month.



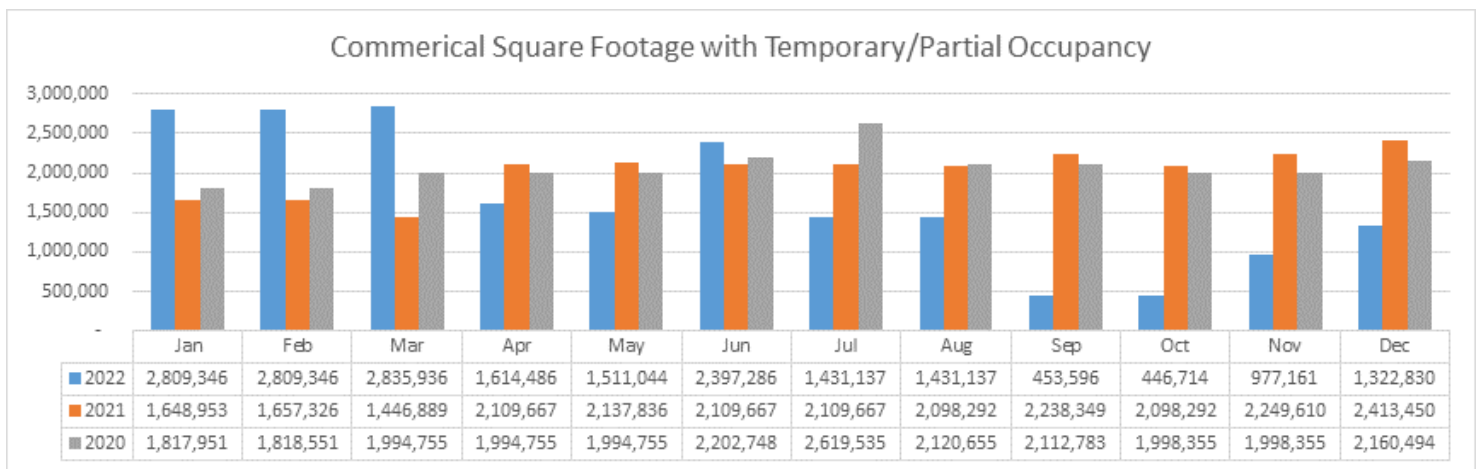
This graph represents that number of new commercial permits issued per year over a 10 year period of time. The large increase in 2013 was a result of permits pulled for Walcott Manor, a multi family subdivision.

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

## COMMERCIAL BUILDING STATISTICS DECEMBER 2022



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



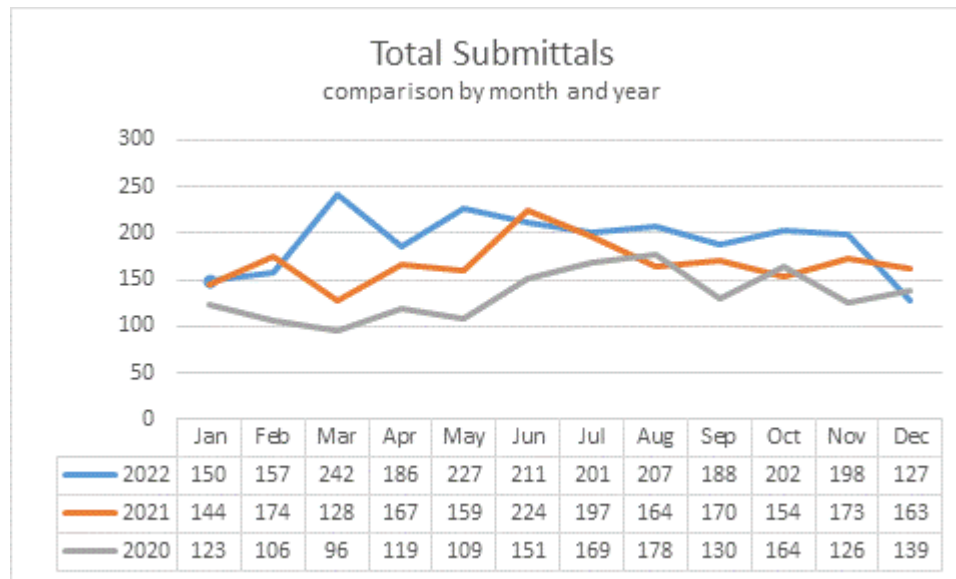
This graph represents the total square feet of commercial activity with partial, temporary or conditional occupancy each month evaluated over a three year period of time.



## SUBMITTAL STATISTICS DECEMBER 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.