

Community Development Department

MONTHLY REPORT

January 2023

Professionalism

Reliability

Creativity

Service

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COMMUNITY ENGAGEMENT AND OUTREACH JANUARY 2023

DBT Meet & Greet (January 12)

Mid-Ohio Development Exchange Board Meeting (January 13)

Economic Developers Advisory Committee Meeting (January 13)

Leadership New Albany Presentation (January 18)

New Albany Chamber Board Meeting (January 20)

New Albany Company Meet & Greet (January 20)

APA OH State Planning Conference Theme Meeting (January 24)

Mid-Ohio Development Exchange Annual Meeting (January 26)

City of New Albany and Montagne Powers Meet & Greet (January 26)

Intel and Bechtel Meet and Greet (January 27)

Chamber 101 (January 31)

APA OH State Planning Committee Meeting (January 31)

BOARD AND COMMISSIONS JANUARY 2023

Architectural Review Board: January 9, 2023

Applications

Title: Certificate of Appropriateness

Location: East of Main Street, south of Granville Street, west of High Street and north of Village Hall Road

Applicant: City of New Albany

Request: Demolition of existing structure, known as the New Albany Mill warehouse building

Zoning: Urban Center District within the Historic Center Sub-District

Title: Certificate of Appropriateness

Location: 50 Village Hall Road **Applicant:** City of New Albany

Request: Demolition of two parking garages on the New Albany Police Department site **Zoning:** Urban Center District within the Village Core and Open Space sub-districts

Title: Certificate of Appropriateness

Location: East of Main Street, south of Granville Street, west of High Street and north of Village Hall Road

Applicant: City of New Albany

Request: To add a Public Parking Garage building typology to the Urban Center Code for a development

site

Zoning: Urban Center District within the Village Core and Open Space sub-districts

Title: Certificate of Appropriateness

Location: East of Main Street, south of Granville Street, west of High Street and north of Village Hall Road

Applicant: City of New Albany

Request: To allow the construction of a public parking garage on a development site **Zoning:** Urban Center District within the Village Core and Open Space sub-districts

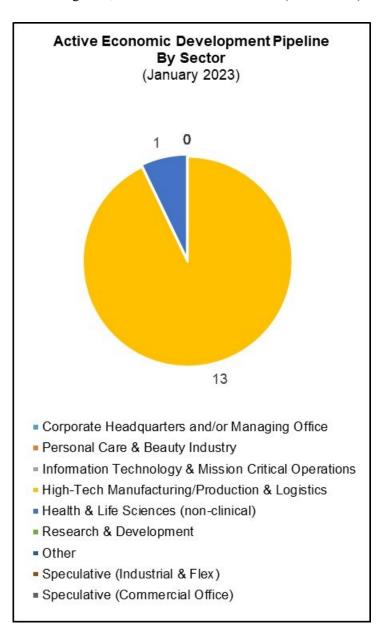
ECONOMIC DEVELOPMENT UPDATES JANUARY 2023

Active Economic Development Pipeline

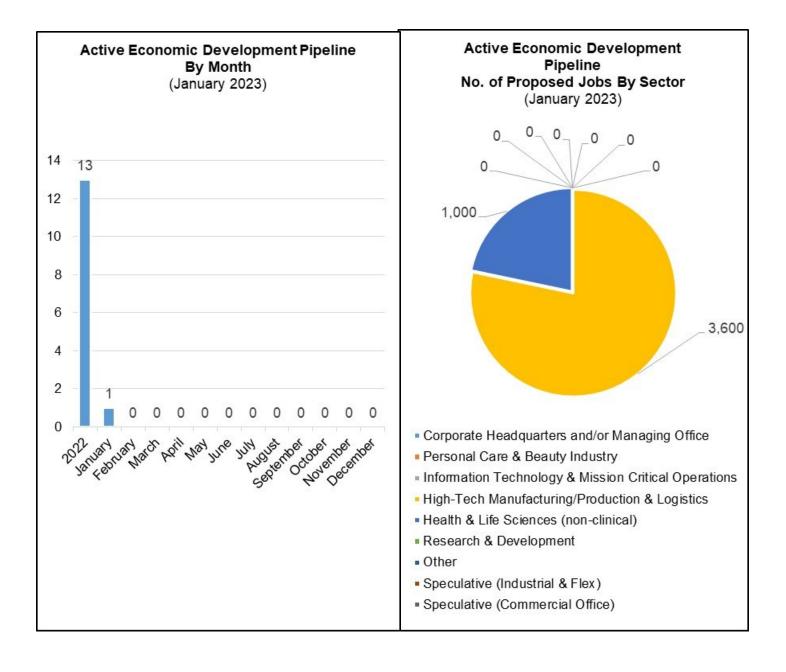
(Including Site Selection Requests For Information)

The department has responded to one site selection request for information in 2023. This active pipeline represents more than \$1.5 billion in total investment associated with more than 4,480 net new jobs. The month of January added one 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 14 projects with the top site uses being High-Tech Manufacturing/Production & Logistics, and Health & Life Sciences (non-clinical).



ECONOMIC DEVELOPMENT UPDATES JANUARY 2023



ECONOMIC DEVELOPMENT UPDATES JANUARY 2023

Business Retention & Expansion Meetings

No updates.

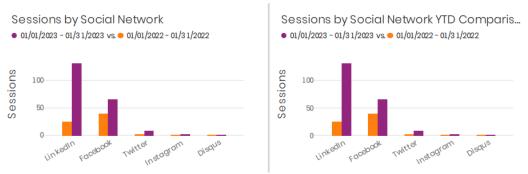
Google Analytics Section

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

Page Title	Pageviews	Avg. Time on Page	Entrances	Exits	Bounce Rate (%)
Home - Innovate New Albany New Albany, Ohio	611	0:01:00	457	294	51.20%
Upcoming Events – Innovate New Albany	255	0:01:30	111	130	68.47%
Expert Office Hours: Friday February 3 - Innovate New Albany	245	0:01:28	102	129	58.82%
Insider's Guide to Building a Brand and Raising Capital - Innovate New Albany	242	0:02:53	126	133	59.84%
Expert Office Hours Registration - Innovate New Albany New Albany, Ohio	225	0:00:58	54	55	24.07%
Entire Site	3,654	0:01:26	2,044	2,044	67.30%

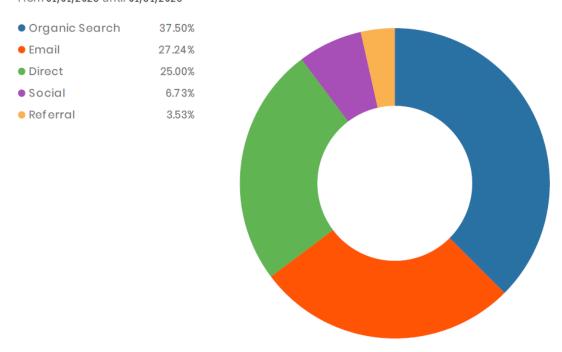
Social Media Platforms - This shows the importance of active and engaging social media posts. This stat will always be compared to the previous year.



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--

Engaged Sessions by Channel



MailChimp Section

Subscribers: 3,831

Avg. Open Rate: 28.1%

Avg. Click-Thru Rate: 1.1%

Metrics by Campaign

Campaign	Sent On	Unique Opens	Open Rate	Unique Clicks	Click Rate
Expert Office Hours Fri Feb 3, 2021 - VIRTUAL FORMAT - 2nd email	01/30/2023	934	24.37%	342	1.36%
01/27/23 - TIGER I Email: 1 TIGER Talk - Feb 2023 - 2/8	01/27/2023	1,057	27.61%	82	0.81%
Expert Office Hours Fri Feb 3, 2021 - VIRTUAL FORMAT - 1st email	01/27/2023	934	24.39%	323	1.04%
01/26/23 - TIGER [] Email: 1 TIGER Talk - Jan 2023 - 1/27	01/26/2023	1,036	27.04%	75	0.81%
01/23/23 - TIGER Email: 2 TIGER Talks - Jan 2023 - 1/24 & 1/27	01/23/2023	1,095	28.58%	128	0.84%
01/20/23 - TIGER [] Email: 2 TIGER Talks - Jan 2023 - 1/24 & 1/27	01/20/2023	1,124	29.28%	329	1.67%

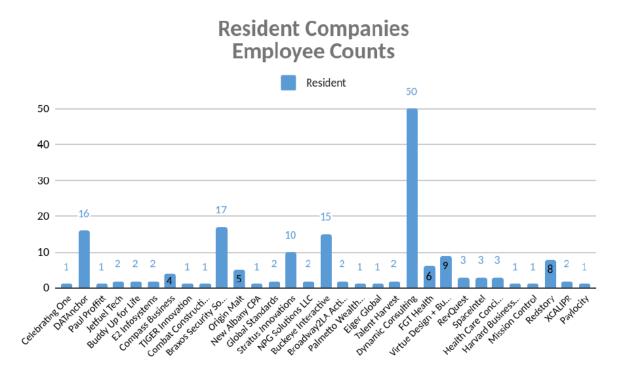
MAILCHIMP CONTINUED

Metrics by Campaign

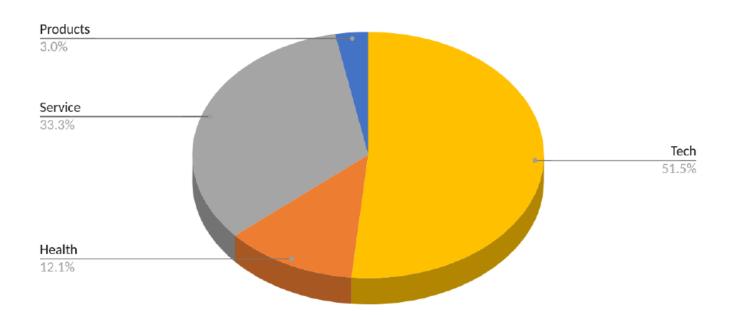
2 of 2

Campaign	Sent On	Unique Opens	Open Rate	Unique Clicks	Click Rate
01/18/23 - TIGER I Email: 2 TIGER Talks - Jan 2023 - 1/24 & 1/27	01/18/2023	1,090	28.36%	121	0.78%
01/16/23 - TIGER Email: 2 TIGER Talks - Jan 2023 - 1/24 & 1/27	01/16/2023	1,147	29.84%	129	1.14%
01/12/23 - TIGER II Email: 2 TIGER Talks - Jan 2023 - 1/13 & 1/27	01/12/2023	1,240	32.31%	281	1.72%
01/09/23 - TIGER II Email: 3 TIGER Talks in Jan 2023 - 3rd email for this grouping	01/09/2023	1,121	29.22%	266	1.04%

Tenant Dashboard



INA Industries



Company Spotlight



Combat Construction Safety Products (CSP) is the newest Virtual Resident company at Innovate New Albany having started its lease on 1/1/23. Combat CSP is a manufacturing company committed to solving safety and efficiency problems for value-added wholesale service providers of building materials. Combat CSP's products are known for:

- 1) Quality
- 2) Reusability
- 3) Ease-of-use
- 4) Cost-savings

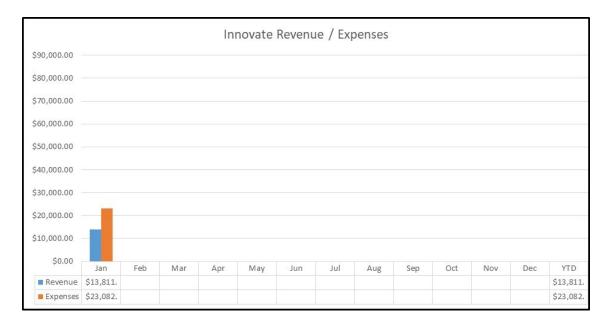
Combat CSP was founded by Evan Schroeder with support and guidance from many others Evan, along with his brothers and his one sister, were raised in New Albany. They attended New Albany schools as early askinder garten and all graduated from New Albany High School.

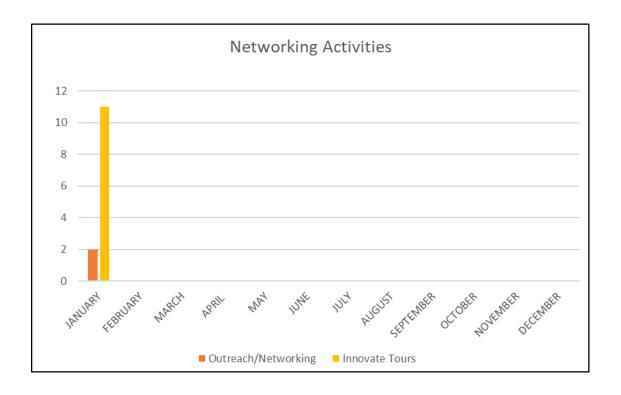
The company began in a garage where Evan and his parents worked together on the initial product concept.

Evan's father played a crucial role in the development of the first product and Evan's mother came up with the name that laid the foundation for the company's brand name Combat's first product, Combat Mat™, is known as the Swiss Army Knife of Drywall Delivery as it solves a long list of safety and efficiency concerns for drywall delivery companies.

Combat CSP plans to launch new products in 2023 and is looking to make their products an "insurance saving spurchase" to provide even more value to its customers Learn more about Combat CSP and Combat Mat™ on Tiktok, Youtube or LinkedIn.

Networking & Financials



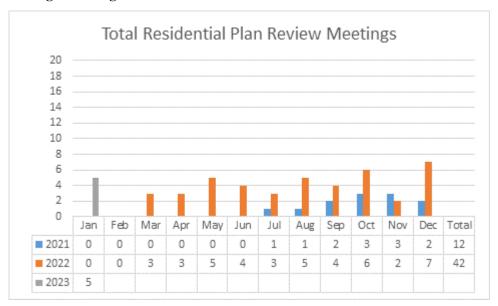


Upcoming Events

Event Name	Photo	Date	Event Type
Expert office Hours	INNOVATE NEWALBANY Fri 2/3/2023, 8:30 - 11:30am HON VINTUAL FOR THE STATE OF THE	02/03/2023	ЕОН
CES 2023: What "Human Security For All" Means for Today's Business Leaders	INNOVATENEWALBANY Wednesday 2/8/2023, 11:30am - 1:00pm participate in-person or virtually TIGER Talk For Innovators of All Stripes	02/08/2023	TIGER Talk
Cash Flow and Value Creation	INNOVATENEWALBANY Friday 2/17/2023, 11:30am - 1:00pm 100% IN PERSON RASHE RIN TORRING TIGER Talk For Innovators of All Stripes	02/17/2023	TIGER Talk

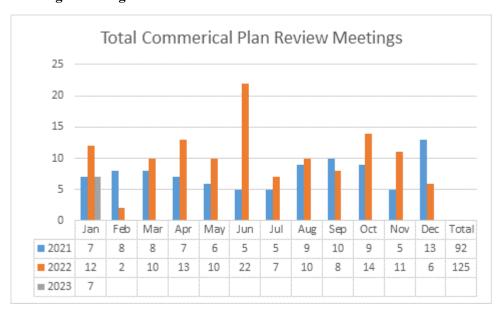
PLAN REVIEW JANUARY 2023

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.

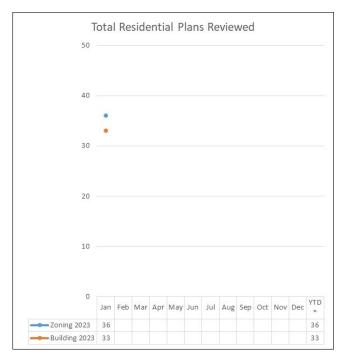
Commercial Walk-Through Meetings



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.

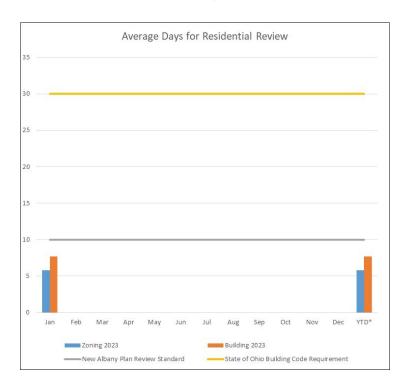
PLAN REVIEW JANUARY 2023

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.





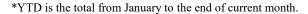
This graph shows the average number of days for residential plan review for building and zoning completed during each month. The state standard from the Board of Building Standards and the city standards are listed as solid lines for comparison.

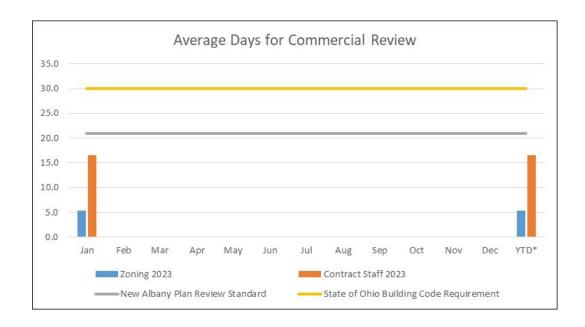
PLAN REVIEW JANUARY 2023

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.





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.

ENGINEERING JANUARY 2023

Engineering Plan Reviews

There was one (1) engineering plan 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)
VanTrust Tech Park - Site A and B Mass Excavation	January 6, 2023	January 27, 2023*	21	18
Nottingham Trace Phase 2-4	January 9, 2023	January 13, 2023	5	18
NBY4A Site Improvement Plan	January 11, 2023	January 25, 2023	14	18
VanTrust Tech Park - Site B South 60K Building	January 12, 2023	January 26, 2023	14	18
VanTrust Site A Sanitary	January 12, 2023	January 26, 2023	14	18
Project Scarlet Site Improvement Plan	January 31, 2023	-	-	18

^{*} Includes meetings, comment coordination, and an additional submittal for approval

Engineering Pre-Construction Meetings

There were two (2) pre-construction meetings held in January.

- NBY4A Site and Sanitary Extension
- AEP Anguin Substation Extension



Engineering January 2023

Requests for Proposals

Name of Project: Ganton Parkway Extension

Status: Proposal from Carpenter Marty is under review

Anticipated Notice to Proceed: March 6, 2023

Name of Project: New Albany Residential Traffic Calming

Status: Proposal from OHM is under review **Anticipated Notice to Proceed:** March 6, 2023

Traffic Studies

Name of Project: Sugar Run Traffic Study

Consultant: EP Ferris

Status: Traffic counts for January have been completed and counts in February to begin week of 2/6/23.

Name of Project: Pedestrian Connectivity Traffic Study

Consultant: EP Ferris Status: On hold

Capital Improvement Projects

Name of Project: Mink Rd Improvements and Clover Valley Rd, Harrison Rd and Jug Street Improvements

Out to Bid Date: January 10, 2023 Opening of Bid: February 10, 2023

Name of Project: Green Chapel Road Improvements

Out to Bid Date: January 10, 2023 Opening of Bid: February 21, 2023

FIELD WORK AND INSPECTIONS JANUARY 2023

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 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 staff is investigating and coordinating with Franklin County Agency of Aging. The staff is scheduled to meet with law director and chief building official to coordinate appropriate action.

Status: Open

Address: 5114 Harlem Road

Date of Compliant: December 12, 2022

Complaint Description: An anonymous call reported a fence and pergola being built without a permit.

Activity: Inspection complete and a violation notice was 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. A variance has been submitted for the height of the privacy wall.

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 on a weekly basis with information and updates to move the fence and landscaping out the easement. The plan is to reconvene in March to set deadlines when the weather breaks to allow projects to continue.

Status: Open

FIELD WORK AND INSPECTIONS CONTINUED JANUARY 2023

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. After meeting with the property owners, they agreed to submit scope of work from contractors to relocate the landscaping, fence, and irrigation. The city staff is drafting an agreement to memorialize the construction obligations.

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 owner applied for variance which was denied by the city Planning Commission. The city staff visited the site to confirm the location of the easement and identify the landscape within the easement. The city engineering staff is currently reviewing the information with the property owner.

Status: Open

1

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: 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 Compliant: 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 was sold by auction. The city staff mailed information regarding the violations to the new property

owners. The new owner has begun cleaning the property and has submitted permits to renovate the home.

Status: Open

FIELD WORK AND INSPECTIONS CONTINUED JANUARY 2023

Code Enforcement Activity continued...

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: Inspection complete, no change.

Status: On observation

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

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



New Albany Presbyterian Church



Plymouth Brethren Church

Innovation Campus Way and Beech Road Corridor

Name of Project: Axium - Building 4 Location: 10015 Innovation Campus Way

Square Footage: 314,131 **Start Date:** April 2021

Estimated Completion: Early Spring 2023

Name of Project: Vertix

Location: 13425 Worthington Rd.

Square Footage: 124,873 **Start Date:** July 2021

Estimated Completion: Early Spring 2023

Name of Project: Van Trust, Cupertino Warehouse

Location: 13101 Worthington Road

Square Footage: 445,940 **Start Date:** May 2022

Estimated Completion: Spring 2023

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

Name of Project: Holiday Inn Express

Location: 1955 Beech Rd. Square Footage: 60,164 Start Date: February 2021

Estimated Completion: Spring 2023



Vertix



Cupertino



Jug Street North, Building 1



Jug Street North, Building 10



Holiday Inn Express

Innovation Campus Way and Beech Road Corridor continued...

Name of Project: Amgen, Inc. Location: 4150 Ganton Parkway

Square Footage: 290,454 **Start Date:** October 2021

Estimated Completion: Spring 2023

Name of Project: New Albany Commerce I

Location: 7915 Smith's Mill Rd.

Square Footage: 542,737 **Start Date:** April, 2022

Estimated Completion: Early Spring 2023

Name of Project: New Albany Commerce II

Location: 8200 Smith's Mill Rd.

Square Footage: 218,457 Start Date: September, 2022 Estimated Completion: Unknown

Name of Project: Montauk Innovations—NBY4A

Location: 1101 Beech Rd Square Footage: 178,350 Start Date: January, 2023

Estimated Completion: Unknown



Amgen



New Albany Commerce I



New Albany Commerce II

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: Spring 2023

Name of Project: Popeye's Louisiana Location: 9980 Johnstown Road

Square Footage: 3,272 **Start Date:** June 2022

Estimated Completion: Early Spring 2023

Name of Project: Moo Moo Car Wash Location: 10000 Johnstown Road

Square Footage: 3,600 **Start Date:** November 2022

Estimated Completion: Summer 2023



Express Oil Change



Popeye's Louisiana



Moo Moo Car Wash

Partial Occupancy Status

Name of Project: Innovation Industrial **Location:** 9360 Innovation Campus Way

Expiration Date: April 10, 2023

Name of Project: Montauk Innovations, LLC (NBY3A)

Location: 1101 Beech Road

Expiration Date: February 28, 2023

Name of Project: Duchess Location: 2135 Beech Rd. Expiration Date: March 3, 2023

Name of Project: Google, LLC Administration Building (HUB 1)

Location: 1101 Beech Rd.

Expiration Date: May 14, 2023

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

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

Name of Project: Speculative Warehouse Location: 9850 Innovation Campus Way

Expiration Date: June 28, 2023



Innovation Industrial



9885 Innovation Campus Way



Medical Center of New Albany



Aldi



9850 Innovation Campus way

Partial Occupancy Status continued...

Name of Project: Innovation III

Location: 8255 Innovation Campus Way W

Expiration Date: July 24, 2023

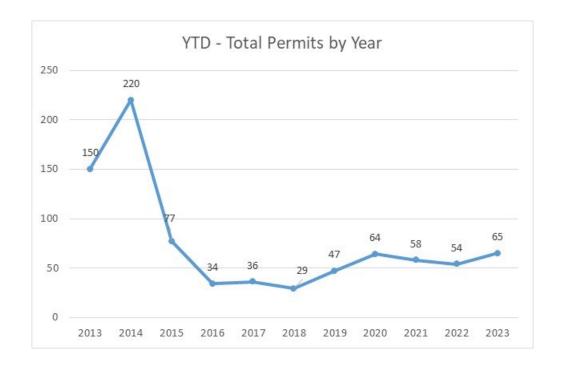
Name of Project: Dunkin Donuts Location: 9855 Johnstown Road Expiration Date: July 5, 2023



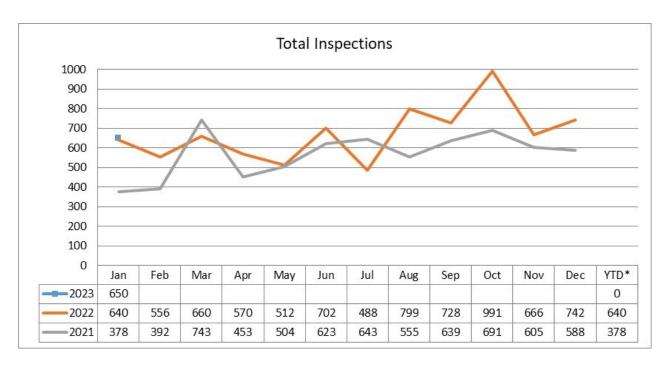
Dunkin Donuts



*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.



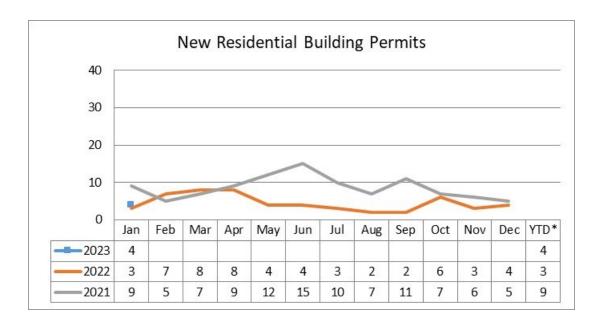
This graph represents the number of building and zoning inspections completed per month.

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



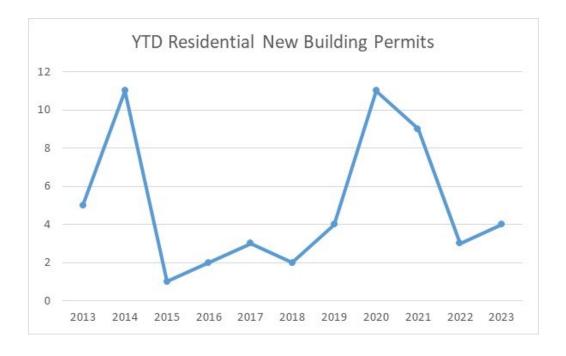
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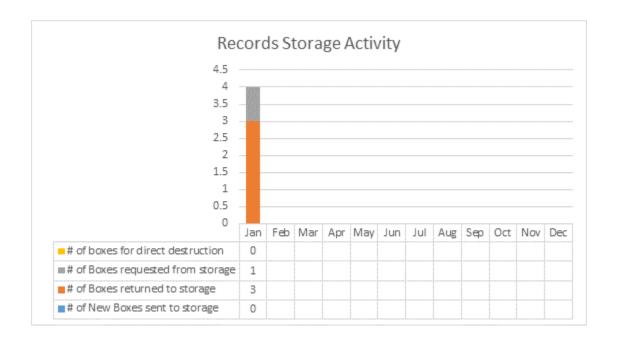
This graph represents the number of new residential permits per month over a three year period of time.

*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.



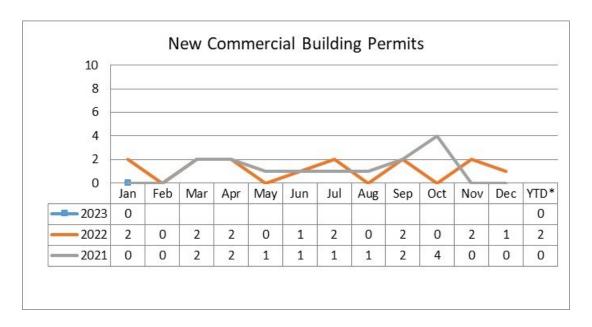
RESIDENTIAL BUILDING STATISTICS JANUARY 2023

Subdivision Summary

Subdivision	Total lots	Permitted lots	Available lots
Woodhaven	60	3	57
Courtyard at New Albany	105	93	12
Nottingham Trace	240	89	151
NACC 28 (Ebrington)	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 (Edgemont)	3	3	0
NACC 25-2 (Highgrove)	9	9	0
NACC 27 (Straits Farm)	51	50	1
NACC 6	115	114	1
The Grange	2	1	1

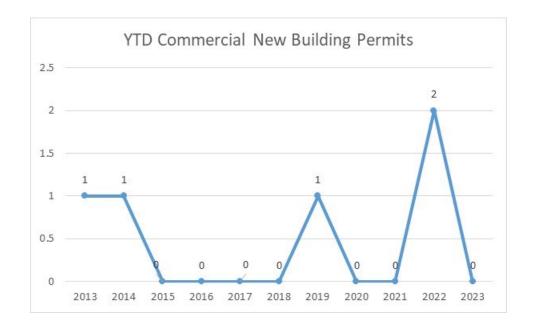
^{*}YTD is the total from January to the end of current month.

COMMERCIAL BUILDING STATISTICS JANUARY 2023



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

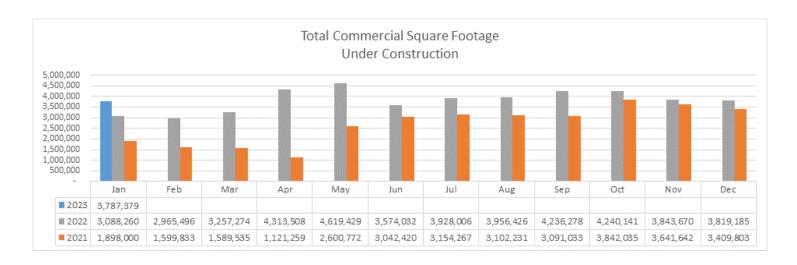
*YTD is the total from January to the end of current month.



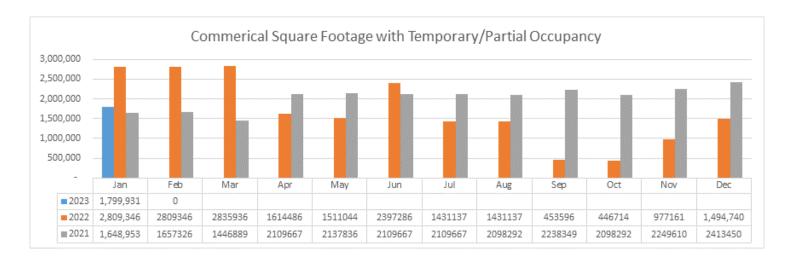
This graph represents that number of new commercial permits issued per year over a 10 year period of time. The large increase in 2013 was a result of permits pulled for Walcott Manor, a multi family subdivision.

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

COMMERCIAL BUILDING STATISTICS JANUARY 2023



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

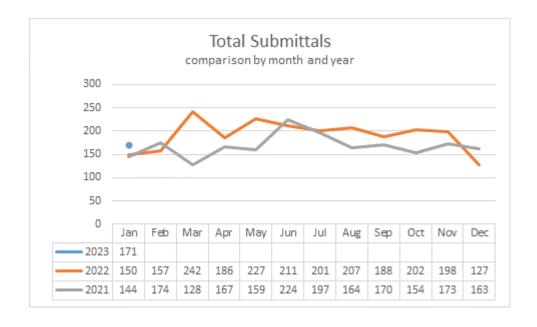


This graph represents the total square feet of commercial activity with partial, temporary or conditional occupancy each month evaluated over a three year period of time.

SUBMITTAL STATISTICS JANUARY 2023



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.