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## Community Development Department

### MONTHLY REPORT

February 2016

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*Professionalism*

*Reliability*

Be inspired.

*Creativity*

*Service*

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## NEWS AND INFORMATION

### FEBRUARY 2016

#### City Land Use Calculations

The city planner, deputy director, and public information officer met to discuss calculating the percentage of land uses in the city as of December 31, 2015 for the city's annual report. The city planner used the department's GIS software to find the following information:

<b>TYPE:</b>	<b>Acres (US)</b>	<b>Percentage</b>
<b>Area within City Boundary</b>	<b>9093.049</b>	
<b>Commercial</b>	<b>3607.744207</b>	<b>40%</b>
<b>Residential</b>	<b>3302.981618</b>	<b>36%</b>
<b>Parks, Open Space, Golf Course</b>	<b>1009.631603</b>	<b>11%</b>
<b>Metro Park</b>	<b>996.622015</b>	
<b>Subtotal (not Metro Park)</b>	<b>7920.357428</b>	
<b>ROW, Civic, Institutional, Gov</b>	<b>1172.685572</b>	<b>13%</b>
<b>Housing Unit Estimate Units Built 2015</b>		<b>3243</b>
<b>Housing Unit Estimate Units Planned 2015</b>		<b>317</b>
<b>Housing Unit Estimate Units Entitled 2015</b>		<b>2007</b>
<b>units built per acre</b>		<b>36%</b>
<b>units built &amp; planned per acre</b>		<b>39%</b>
<b>Total units built, planned, &amp; entitled per acre</b>		<b>61%</b>

#### Building Project Status

A fire department coordination meeting was held with the assistant fire chief and the fire marshal from Plain Township Fire Department to discuss the new plan submittal and plan review processes. The new rules adopted by the Ohio Board of Building Standards and process equipment was also discussed.

## **NEWS AND INFORMATION**

### **FEBRUARY 2016**

#### **ODOT Open House**

On February 18<sup>th</sup> the city manager and the development services manager attended a public open house hosted by ODOT. Several questions were posed related to a north-south connector road that would connect Cobbs Road to Innovation Campus Way. ODOT is evaluating the public feedback received at this meeting.

#### **Heritage Ohio**

The city planner and economic development specialist met with Geoffrey Hartnell of Heritage Ohio. Heritage Ohio is working with the Franklin County Economic Development and Planning Department to coordinate the county's new Downtown Works Initiative, which is part of the county's Smart Works program. The initiative supports the Main Street approach while assisting communities as they strive for higher quality of life and economic growth.

#### **Ohio Means Jobs**

The economic development specialist and executive director of the New Albany Chamber met with Andrew Oocumma of Ohio Means Jobs. Ohio Means Jobs – Columbus-Franklin County (OMJ-CFC) is a service of the Central Ohio Workforce Investment Corporation. The OMJ-CFC job center serves businesses and job seekers in Columbus and Franklin County with the mission of meeting their employment needs to support economic development in Central Ohio. The business solutions team works with companies of all sizes, assisting them with talent recruitment, hiring events, response to lay-offs, and customized training programs.

## **BOARDS AND COMMISSIONS**

**FEBRUARY 2016**

### **Architectural Review Board**

The Architectural Review Board met on February 8, 2016 and heard one item. The board approved a certificate of appropriateness for the west building elevation of a new structure located at the corner of Market and Main Streets.

### **Board of Zoning Appeals**

The Board of Zoning Appeal met on February 22, 2016 and heard three items. The board approved with conditions a variance to the height and location requirements for a recreational structure located at 7363 Milton Court. The board approved with conditions a variance to eliminate the requirement that the property located at 5055 Johnstown Road have frontage on a public street. The board approved with conditions a variance to allow a service area to be located 25 feet from a district where residences are a permitted use for properties generally located west of Beech Road and north of Innovation Campus Way West.

## **PROJECT UPDATES**

**FEBRUARY 2016**

### **Western Licking County Accord**

On February 1, 2016 the deputy director and city planner hosted the Western Licking County Accord's elected official group. MKSK consultants presented the final results of the individual meetings from each jurisdiction, the working group's draft vision statement, and discussed possible next steps to continue the Western Licking County Accord plan. The elected official group decided the next step is to have each jurisdiction formally adopt a resolution in support of the plan. Johnstown's city council heard a resolution (Resolution No. 2016-09) to participate in the second phase of the plan on March 1, 2016. Jersey Township is also expected to hear a resolution in the beginning of March.

### **Oxford Park**

On February 4, the city planner met on site with New Albany Company's landscape architect and the city arborist to discuss park designs and landscaping treatments. Conceptual site designs were agreed to be based on existing site conditions. The city planner then met with the New Albany Company on February 8<sup>th</sup> to discuss Oxford Park design elements. On February 23 the deputy director, development services manager, and city planner met on site to review staking of the grading limits, mow/no mow boundaries, and trail alignment to ensure they are cohesive with the preserved trees.

### **Millbrook Farm at Sugar Run**

February 5, 2016 CDD staff met with Pulte Homes to discuss the proposed home elevations. The initial home elevation package submitted by Pulte did not meet the city's Design Guidelines and Requirements. The deputy director, city planner, and city architectural consultant provided guidance and additional clarification on the required changes to bring the homes into compliance with city requirements.

### **City GIS Data**

On February 23 the CDD staff hosted a multi-departmental meeting to discuss the current condition of GIS data and the future GIS needs in the city. The police department is planning to upgrade the dispatching software to be based on GIS data. Currently the CDD and service departments have separate GIS databases. The participants also had a discussion on creating one GIS database for all departments to share and utilize.

## **PROJECT UPDATES CONTINUED**

**FEBRUARY 2016**

### **Fiber**

A collaborative meeting was held on February 23<sup>rd</sup> that included representatives from administration, as well as the service, finance and community development departments. During this meeting, the development services manager presented proposed updates to the codified ordinances related to the New Albany Fiber Network. A follow up meeting is scheduled for March 22<sup>nd</sup>.

### **Capital Improvement Projects Update**

#### **Blacklick Sanitary Sewer Trunk Project**

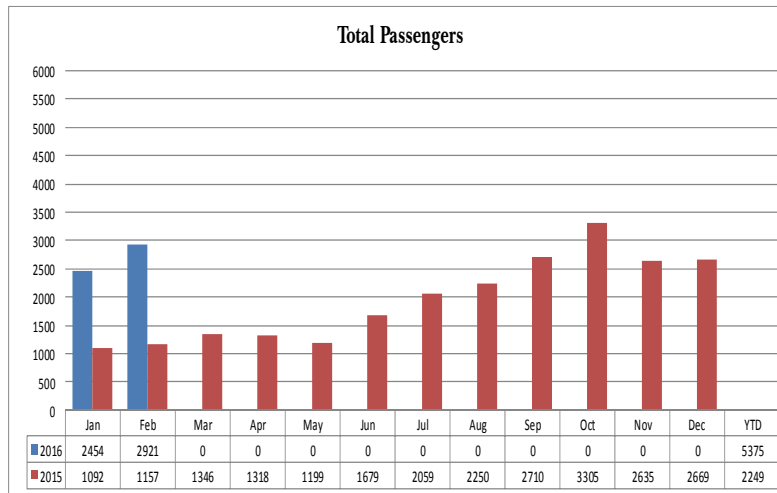
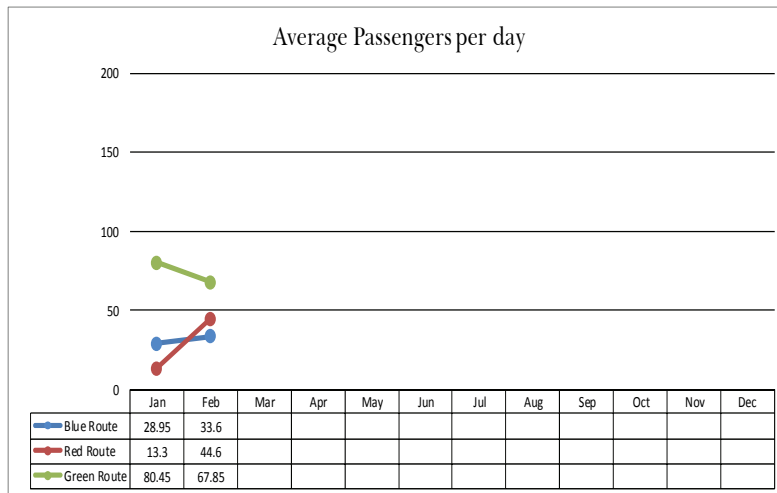
On February 17 the development services manager and the design team from EMH&T presented 90% plans to the city manager, service director and city engineer. There are a few action items moving forward. At this time, EMH&T will work to complete the design and plan production.

#### **Mink Road Roadway Improvement and SR 161 Interchange Project (ODOT)**

On February 9<sup>th</sup>, the development services manager, a representative from the New Albany Company and the design team from EMH&T met with representatives from ODOT, District 5, to discuss design progress and project schedule. ODOT indicated that the project cost was on track to not exceed \$12M, and that the anticipated sale date of the project is September 8<sup>th</sup>. There was additional discussion to coordinate the interface of this project with Innovation Campus Way. A follow up meeting has been scheduled for March 15<sup>th</sup>.

## PROJECT UPDATES CONTINUED FEBRUARY 2016

### New Albany SmartRide



## **PROJECT UPDATES CONTINUED**

**FEBRUARY 2016**

### **Innovate New Albany**

#### **Spotlight**

##### TEDx New Albany

Approximately 8 NAHS students have been working from the Innovate conference rooms to plan a TEDx New Albany event scheduled for Saturday, April 2. This community collaboration between Innovate and the schools has led to recruitment for a resident founder, a January TIGER Talk presenter, and a TIGER Talk attendee to serve as a TEDx speaker.

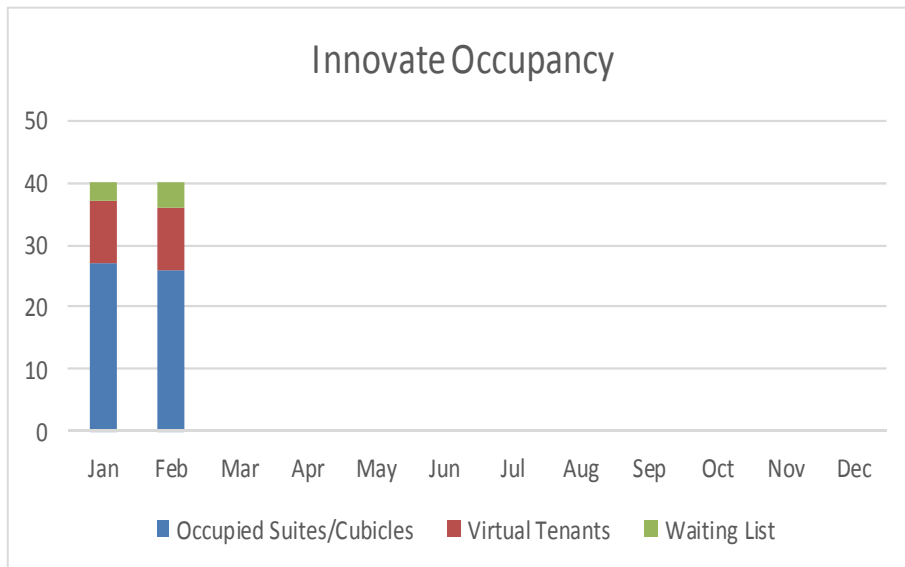
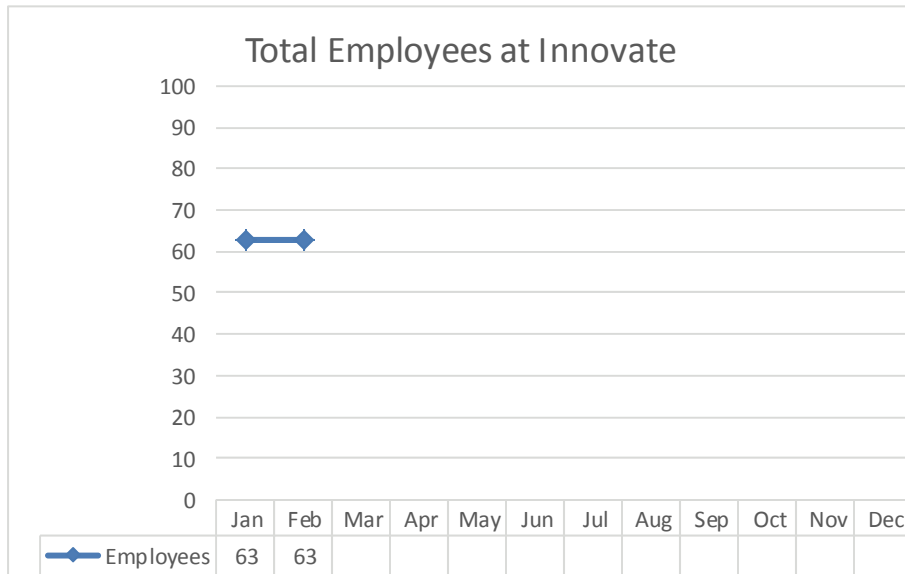
#### **Event Activity**

- The Growth Hackers' Guide to Building Your Business, led by Ryan McManus, founder of ContentVia, (34 attendees)
- Seizing Business Opportunities in a Country of Aging Baby Boomers, led by Lori Wengerd, owner of Homecare Assistance (of Central Ohio), (26 attendees)
- How to Create and Host Your Own Website and Custom Email Account, led by Dave Agler, founder of Double I Media, (13 attendees)
- Creativity – Your Company's Greatest Asset, led by John McNeal, founder of 2 Reveal, (26 attendees)



## PROJECT UPDATES CONTINUED FEBRUARY 2016

### Innovate New Albany



# PROJECT UPDATES CONTINUED

FEBRUARY 2016

## Innovate New Albany Electronic Media and Internet Campaign:

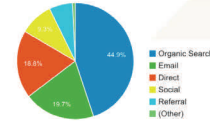
### Audience Overview

	January	February
Visits	1,533	1,380
Users	1,222	1,020
Pageviews	2,741	2,888
Pages / Session	1.79	2.09
Avg. Bounce Rate	68.04%	60.07%
Avg. Duration	1:17	1:48

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### Traffic Sources

Google / organic  
 Direct / none  
 Email List / email  
 Disqus / referral  
 Facebook / referral  
 Bing / organic  
 New Albany Chamber / referral  
 Meetup.com / referral  
 Yahoo / organic  
 ColumbusRegion.com / referral  
 Buckeye Interactive / referral  
 NewAlbanyBusiness.org / referral  
 LinkedIn.com / referral



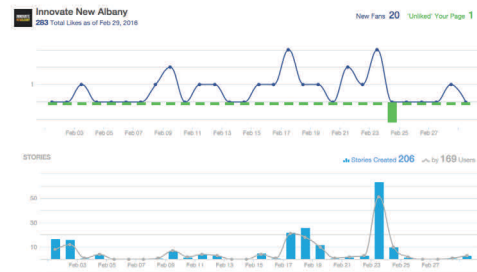
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### Twitter Overview



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### Facebook Overview



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### February Blog Posts

- February 3<sup>rd</sup>, 2016  
**Your Ultimate Editing Checklist**  
 By Laurie Zinn, Line-by-Line
- February 24<sup>th</sup>, 2016  
**Tracking Your Goals with Apps**  
 By Sonya Ramsey, MoDigital
- February 10<sup>th</sup>, 2016  
**Another Day of Average... Really?**  
 by Lee Woods, LSP Global Consultants
- February 29<sup>th</sup>, 2016  
**Event Recap: Creativity – Your Company's Greatest Asset**  
 by Innovate New Albany
- February 17<sup>th</sup>, 2016  
**Build Your Sales Funnel With These Pivotal Content Marketing Strategies**  
 By Susan J. Owens, Plumbliner

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### Most Visited Content in February

- Events
- Our Companies
- Event: Creativity – Your Company's Greatest Asset
- About
- Event: Seizing Business Opportunities in a Country of Aging Baby Boomers
- Who runs this place?
- Another Day of Average... Really?
- Event: The One Day Website Workshop
- Event: Overcoming Human Nature to Succeed
- Columbus Women in Business: Falon Donohue, Executive Director at VentureOhio
- Event: The Growth Hackers Guide to Building Your Business

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## PLAN REVIEW FEBRUARY 2016

### Engineering Plan Reviews

Community Development received 6 initial engineering plan submittals during the month of February.

<b>Project Name</b>	<b>Initial Submittal Date</b>	<b>Comments Issued Date</b>	<b>Total Review Days</b>	<b>Review Time Standard</b>
Market & Main Street Retail, Phase 2, Private Site Improvements	February 2, 2016	February 16, 2016	14	18
Innovation Campus Way East Sanitary Sewer	February 2, 2016	February 17, 2016	15	18
Innovation Campus Way East Roadway Plans	February 5, 2016	February 24, 2016	19	18
Multi-Tenant II – Private Site Improvement Plan	February 22, 2016	March 7, 2016	14	18
CCL – Private Site Improvement Plan	February 24, 2016	<i>pending</i>	-	18
Market & Main Street Retail, Phase 2, Sanitary Sewer Abandonment	February 25, 2016	<i>pending</i>	-	18

### Engineering Pre-Construction Meetings

No preconstruction meetings were held during the month of February.



## FIELD WORK AND INSPECTIONS

### FEBRUARY 2016

## Zoning Related Field Concerns and Inspections

### Residential Inspections

#### 10135 Johnstown Road

**History:** A complaint was received regarding multiple vehicles/campers on the property and the welfare of the resident. The zoning officer contacted Franklin County Public Health to schedule a joint inspection for February 2, 2016.

**Update:** A violation notice was mailed on February 5, 2016. A joint follow-up inspection was conducted on February 29, 2016. No progress has been made on the violations.

#### 7010 Lambton Park Road

**History:** In November 2015 a complaint was received regarding the pool fencing. An inspection was complete and a violation letter was mailed. In December 2015, an extension was granted until the end of January to determine if they wanted to apply for a variance. The violation is being held until city staff can research the requirements for pool fences and make a recommendation to administration and council.

**Update:** No update

#### 11 Highgrove

**History:** In November 2015 a complaint was received regarding the pool fencing. An inspection was complete and a violation letter was mailed. In December 2015, an extension was granted until the end of January to apply for a variance. The violation is being held until city staff can research the requirements for pool fences and make a recommendation to administration and council.

**Update:** No update

#### 10 Highgrove

**History:** In November 2015 a complaint was received regarding the pool fencing. An inspection was complete and a violation letter was mailed. In December 2015, an extension was granted until the end of January to apply for a variance. The violation is being held until city staff can research the requirements for pool fences and make a recommendation to administration and council.

**Update:** No update

#### 7869 Peter Hoover Road

**History:** In April 2015 a complaint was received regarding junk in the yard and multiple commercial trucks. The zoning officer completed an inspection and a violation letter was mailed for the rubbish, garbage, inoperable vehicles, home occupation and the condition of an accessory structure. In July 2015 the zoning officer met with the occupant at the property and cleared the violations related to the debris, inoperable vehicles and a home occupation concern. The remaining violation item is the accessory structure maintenance. The zoning officer is completing monthly inspections until compliance is complete.

**Update:** No update

## **FIELD WORK AND INSPECTIONS**

### **FEBRUARY 2016**

### **Zoning Related Field Concerns and Inspections**

#### **Commercial Inspections**

##### **3 Buildings on Traditions Drive**

On February 10th the zoning officer and city planner inspected Wolcott Manor units 22, 23, and 24. All three structures were given conditional occupancy since no landscaping was installed and several of the driveways were not paved. Staff reminded the Wolcott Manor representative that a performance bond for the phase 2 infrastructure cannot be released until the street trees are installed and river rock beds removed from trees on the mound along Souder Road and New Albany Road East, and additional paths, benches, and trees within the subdivision are installed.

## Commercial Project Construction Status

**AEP** - Building A -Walls and soffit framing, fire protection, HVAC duct-work, plumbing, and refrigeration lines are complete. Approval has been given to drywall ceilings and soffits on the 2nd and 4th floors. Building B- Walls are complete and the kitchen hood grease duct has been installed.

**New Albany Ballet** - Foundation walls, corner stairs, and elevator shaft areas are built and the underground electrical conduit has been installed. Phone and fiber conduit is complete.

**Wolcott Manor** - Temporary occupancy has been issued for buildings 22, 23, and 24E.

**Noah's Event Center** - Building footings and slab pours are complete.

**1st and Main** - Footings are nearly complete. Masonry walls and underground fire protection piping has started.

**Axium** - Phase III is on conditional approval for owner supplied equipment to be installed. Phase IV has begun installing walls and roof trusses.

**Water Tower / Fiber hut** - Underground electric has been installed and the fiber hut is in place.

**Marburn Academy** - CMU walls have started at the gymnasium. Structural steel is 75% complete. Temporary electric and partial secondary underground has been installed.

**1 Club Lane** - Interior remodel electrical rough in has been approved. Fire alarm system has begun installation.



AEP



New Albany Ballet Company



Noah's Event Center

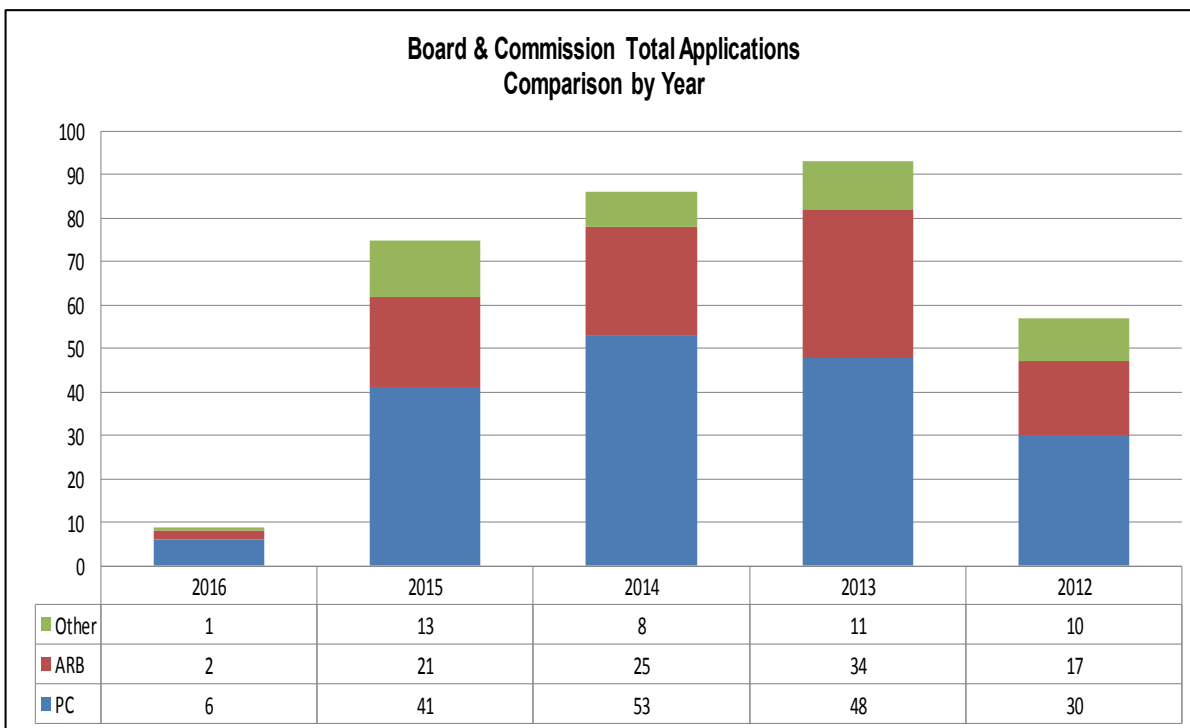
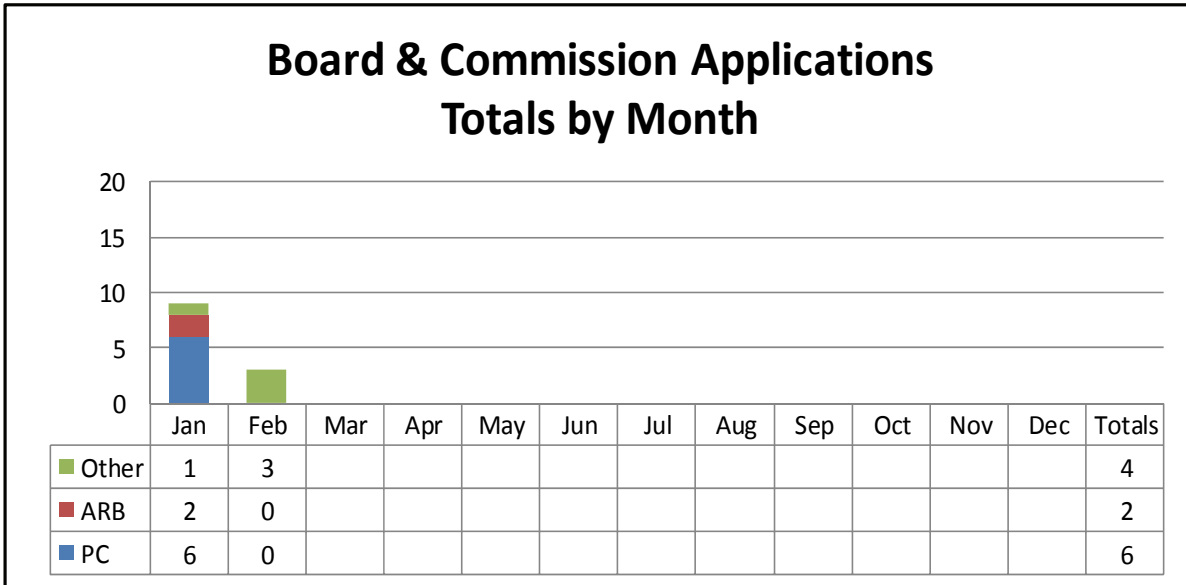


1st & Main



Marburn Academy

## BOARD AND COMMISSION STATISTICS FEBRUARY 2016





## BUILDING AND ZONING STATISTICS FEBRUARY 2016

