



## Council Minutes – Regular Meeting

March 2, 2021

### **CALL TO ORDER:**

Mayor Spalding called to order the New Albany City Council Meeting of March 2, 2021 at 6:34 p.m. at the New Albany Village Hall, 99 West Main Street, New Albany, Ohio. Staff attending were City Manager Joseph Stefanov, Administrative Services Director Adrienne Joly, Finance Director Bethany Staats, Police Sargent Garrett Fernander, and Clerk of Council Jennifer Mason. Staff tele-present were Law Director Mitch Banchefsky, Community Development Director Jennifer Chrysler, Deputy Public Service Director Mike Barker, Planning Manager Stephen Mayer, Engineer Ed Ferris, Engineering Manager Ryan Ohly, Chief Communications and Marketing Officer Scott McAfee, and Human Resource Officer Lindsay Rasey.

Mayor Spalding led the assemblage in the Pledge of Allegiance.

### **ROLL CALL:**

The following Mayor/Council Members answered Roll Call:

Mayor Sloan Spalding	P
CM Colleen Briscoe	P – Tele-present
CM Marlene Brisk	P
CM Michael Durik	P – Tele-present
CM Chip Fellows	P
CM Kasey Kist	P
CM Matt Shull	P

### **ACTION ON MINUTES:**

Mayor Spalding asked if council had reviewed the proposed February 16, 2021 regular meeting minutes and if there were any additions or corrections. Clerk Mason reminded council that mailed out Council Member Shull's changes to the Grant and Non-Profit Committee minutes. Hearing no further changes, Mayor Spalding moved to adopt the February 16, 2021 regular meeting minutes. Council Member Shull seconded and council voted with seven yes votes to approve the February 16, 2021 regular meeting minutes.

### **ADDITIONS OR CORRECTIONS TO THE AGENDA:**

NONE.

### **HEARING OF VISITORS:**

NONE.

### **BOARDS AND COMMISSIONS:**

**PLANNING COMMISSION:** Council Member Shull reported the PC reviewed the Engage New Albany plan, gave positive feedback, and unanimously passed the plan as presented.



## Council Minutes – Regular Meeting

March 2, 2021

Council Member Fellows reported that, at the PC meeting he attended, the Final Plat was approved for Ganton Parkway Phase 1. The PC approved rezonings on Cobbs Road and Jug Street from AG to LG-E. MKSK began the Engage New Albany presentation.

**PARKS AND TRAILS ADVISORY BOARD:** Council Member Fellows reported that the PTAB held their Organizational Meeting. George Stribbeck was named Chair, Char Steelman was named Vice Chair, and Bill Resch was named Secretary. They heard a trail gap update and Parks Framework Plan overview.

**ACHITECHTURAL REVIEW BOARD:** Council Member Durik reported that the ARB reviewed and endorsed the Engage New Albany strategic plan.

**BOARD OF ZONING APPEALS:** Council Member Brisk reported that the BZA approved a variance request from the Medical Center of New Albany which was developing a grass field into commercial use and discovered that the storm basin was not built to the city's current requirements. The BZA heard evidence supporting the existing basin structure and unanimously approved the variance.

**ECONOMIC DEVELOPMENT COMMISSION:** No meeting.

**PUBLIC RECORDS COMMISSION:** No meeting.

**INCLUSION DIVERSITY & EQUITY ACTION COMMITTEE:** No meeting.

**CEMETERY RESTORATION ADVISORY BOARD:** No meeting.

### **CORRESPONDENCE AND COMMUNICATION:**

NONE.

### **SECOND READING AND PUBLIC HEARING OF ORDINANCES:**

#### **ORDINANCE O-05-2021**

Mayor Spalding read by title AN ORDINANCE TO ACCEPT WATER LINE, SANITARY SEWER, STREET AND STORM SEWER IMPROVEMENTS AND APPURTENANCES THERETO FOR THE COURTYARDS AT NEW ALBANY, PHASE 2A, AS REQUESTED BY EPCON COMMUNITIES.

Planning Manager Ryan Ohly told council that this ordinance would accept the waterline, sanitary sewer, street, and storm sewer improvements and appurtenances for The Courtyards at New Albany, Phase 2A. The developer had submitted a two year maintenance bond, an engineering inspection fee deposit, and a five-year settlement bond in accordance with Codified Ordinance 1187. All infrastructure items that could not be completed due to adverse weather conditions had been identified, and the developer had issued a performance bond and submitted it to the city. Outstanding items must completed by July 30, 2021. The

March 2, 2021

Courtyards at New Albany, Phase 2A consisted of 120 single-family residential lots. As of today, 53 lots had been sold, 49 of which were either constructed or under constructions.

Mayor Spalding opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Mayor Spalding moved to adopt the ordinance. Council Member Fellows seconded and council voted with seven yes votes to approve Ordinance O-05-2021.

**INTRODUCTION AND FIRST READING OF ORDINANCES:**

**ORDINANCE O-06-2021**

Mayor Spalding read by title AN ORDINANCE TO APPROVE THE FINAL PLAT AND ACCEPT RIGHT-OF-WAY DEDICATION FOR THE BEECH ROAD AND GANTON PARKWAY WEST PHASE 1 PROJECT, AS REQUESTED BY THE CITY OF NEW ALBANY.

Planning Manager Stephen Mayer told council this legislation was the final plat for the initial phase of Ganton Parkway West. He described the location. The plat consisted of approximately 2,400 linear feet of right-of-way and 100 foot wide right-of-way throughout. The width and street alignment were consistent with the city's existing and proposed strategic plan and thoroughfare recommendations. The Planning Commission recommended approval at their February 2021 meeting.

Mayor Spalding opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Mayor Spalding set the ordinance for second reading at the March 16, 2021 council meeting

**ORDINANCE O-07-2021**

Mayor Spalding read by title AN ORDINANCE TO ACCEPT A RIGHT OF WAY DEDICATION OF 0.193 ACRES AT 6895 BEVELHYMER ROAD AS REQUESTED BY THE CHRISTIAN MEETING ROOM, INC.

Planning Manager Ryan Ohly told council that this ordinance accepted 0.193 acres of right-of-way at 6895 Bevelhymer Road. The applicant proposed the construction of a church building on a parcel which had historically been served by a highway easement extending from the center of the road. This legislation replaced 15 feet of highway easement with 40 feet of dedicated right-of-way allowing for construction of a nature trail and four-rail horse fence.

Council Member Fellows expressed concern about Bevelhymer Road being able to handle church traffic. City Manager Stefanov asked and Manager Ohly replied that a traffic study was done and a third-party engineering firm reviewed that study. They determined that there would not be an extensive amount of traffic and it would be on Sunday mornings. They did not recommend further improvements to Bevelhymer. Council Member Fellows noted many churches had to hire officers to manage their traffic before and after services.

March 2, 2021

City Manager Stefanov stated that the right-of-way dedication gave the city the ability to widen the road. Currently, there was not enough right-of-way on Bevelhymer to create a middle turn lane. As more parcels redeveloped, he hoped the city would gain enough right-of-way to do more in the future. Director Chrysler added that the study was based on what the church was planning on developing. If it were to develop more facilities at that site, and more traffic resulted, that could trigger an improvement of Bevelhymer.

Council Member Kist asked and Director Chrysler replied that she did not think council would be seeing this project again. Manager Mayer did not anticipate rezoning, but staff would make sure any changes would go before city boards as needed. The project completed the entitlement process. The building and site had been reviewed and approved by the Architectural Review Board. City Manager Stefanov stated that, in addition to the leisure trail and fence, staff worked with the church on the extension of the sanitary sewer to their property. Once complete, the city would be able to extend sanitary sewer service to the adjacent properties on Central College Road, have the ability to extend that infrastructure to the east side of Bevelhymer, and then back south, should it choose. Council Member Fellows asked and City Manager Stefanov confirmed that the homeowners would have to pay to connect.

Mayor Spalding set the ordinance for second reading at the March 16, 2021 council meeting.

**READING AND PUBLIC HEARING OF RESOLUTIONS:**

**RESOLUTION R-08-2021**

Mayor Spalding read by title A RESOLUTION TO APPROVE AND ADOPT THE CITY OF NEW ALBANY ENGAGE NEW ALBANY STRATEGIC PLAN, AS REQUESTED BY THE CITY OF NEW ALBANY.

Manager Mayer described the process of distributing and reviewing the Engage New Albany strategic plan with council and city boards. City staff was requesting that this resolution be tabled. They would bring back the final plan at the March 16, 2021 council meeting for adoption. Chris Hermann and Sarah Lilly from MKSK were present to give council an overview and solicit feedback.

Mr. Hermann presented the attached PowerPoint slides to council.

Mayor Spalding thanked MKSK and city staff for multiple years of work on this project and the unprecedented amount of public outreach. Council Member Shull praised the transparency, time, and effort put into this plan.

Mayor Spalding moved to table the resolution to March 16, 2021. Council Member Brisk seconded and council voted with seven yes votes to table Resolution R-08-2021 to the March 16, 2021 council meeting.



March 2, 2021

**RESOLUTION R-09-2021**

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A DONATION AGREEMENT AND AWARD AND EXECUTE ALL CONTRACTS RELATED TO PLAYGROUND IMPROVEMENTS AT SUMPTION PARK IN THE NEW ALBANY LINKS SUBDIVISION AND TO WAIVE COMPETITIVE BIDDING.

Director Joly told council that Sumption Park was a one-acre park in The Links subdivision. It was originally constructed in early 2000s with playground equipment, benches, and landscaping. It was dedicated to the city after the subdivision was completed. In 2009, the city updated and improved the playground. The city assumed maintenance of the park in 2020. Sumption Park was the third most visited park according to the last survey.

The Links residents wanted to add equipment to the park and, through their Home Owners Association (HOA), presented plans for additional play structures, a small picnic shelter, and budgeted for the improvements. The HOA proposed to partner with the city to add equipment and construct other improvements, aligning with the city's Parks Framework Plan. The city attorney and the HOA council created a Donation Agreement. The city would manage the project and fund the cost of improvements related to upgrades recommended by the parks study. This project was estimated not exceed \$180,000 and was within the city's 2021 budgeted amount. The HOA contribution was anticipated to be between \$65,000 and \$85,000, depending on final costs. Because the HOA was working with a contractor prior to approaching the city, it would be efficient and timely to waive competitive bidding and use the contractor selected by the HOA. They hoped to have the improvements completed by summer.

Council Member Fellows asked and Director Joly replied that the HOA was contributing in the range of \$65,000 to \$85,000 - with the total project cost estimated between \$160,000 to \$180,000. Council Member Fellows attested that Sumption Park was heavily visited and would benefit from an upgrade. It was the only pocket park in The Links area until a recent addition off of Walnut Street. City Manager Stefanov stated that the HOA was providing the majority or all of the cost of the playground equipment. The city was adding the handicapped-accessible surface and the more passive amenities.

Council Member Brisk asked and City Manager Stefanov replied that the city did not have an exact number for the cost to improve all parks. Staff was working with The New Albany Company (NACO) regarding the deed restrictions on parks in country club communities. City Manager Stefanov anticipated the average cost to improve city parks would be around \$300,000. Director Joly stated each park would vary. In addition to Sumption Park, her goal was to upgrade two other pocket playgrounds in the community this year. Council Member Shull stated he hoped to see partnerships with HOAs because it helped with the cost and allowed the HOA to structure a playground most fitting for its style and neighborhood.

Mayor Spalding asked how HOA contribution factored into the city's ranking of its parks projects. Director Joly noted that parks were coming into the city in a staggered fashion. Once the city had standards in place, an assessment would need to be done before the transfer, and the city could partner

March 2, 2021

with the HOA to level it up at the time of transfer. That was one factor. The condition of the park and amount of use were also factors.

Mayor Spalding opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Council Member Fellows moved to adopt the resolution. Council Member Shull seconded and council voted with seven yes votes to approve Resolution R-09-2021.

**RESOLUTION R-10-2021**

Mayor Spalding read by title A RESOLUTION APPROVING AN APPLICATION TO PLACE 47.12 +/- ACRES OF FARMLAND LOCATED IN THE CITY OF NEW ALBANY, JERSEY TOWNSHIP, AND LICKING COUNTY IN AN AGRICULTURAL DISTRICT FOR REAL ESTATE TAXATION PURPOSES PURSUANT TO OHIO REVISED CODE 929.

City Manager Stefanov told council that approving legislation temporarily deferred the tax burden on property being used for agricultural purposes. This land was zoned and used for agriculture. The CAUV status allowed a discount based on the value of the ground in terms of its agricultural product. When the land was rezoned or sold or developed, there was a three-year lookback period where the deferred property tax revenue was recouped. This property was in the city's Beech Road development corridor. The landowner requested the CAUV status from Licking County Auditor. In order for Licking County to grant the status, the city had to approve legislation permitting it.

Law Director Banchefsky told council that the statute provided that the city could modify or reject an application based on limited criteria: substantial adverse effect on municipal services, growth and development, or public safety. The city would have to include a detailed basis for any rejection.

Council Member Briscoe asked and City Manager Stefanov confirmed that the city had not provided any infrastructure to this land.

Council Member Fellows asked and City Manager Stefanov answered that the value of the land had increased in the area. Utilities were designed to run through this land to access the area to the north of State Route 161. The city had improved Beech Road. This land was planned for economic development. This status was basically a deferral until such time as the land developed. In terms of the property tax revenue being generated, it would be deferred but recouped. Law Director Banchefsky added that he believed the property was current in agricultural recoupment status and approval of the application would continue that status.

Mayor Spalding opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Council Member Shull moved to adopt the resolution. Council Member Kist seconded and council voted with seven yes votes to approve Resolution R-10-2021.

March 2, 2021

**RESOLUTION R-11-2021**

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO REQUEST AND ACCEPT THE SUM OF TWO MILLION FOUR HUNDRED AND SEVENTY THOUSAND DOLLARS (\$2,470,000.00) FROM THE NEW ALBANY COMMUNITY AUTHORITY ECONOMIC DEVELOPMENT FUND FOR ECONOMIC DEVELOPMENT PROJECTS AND INCENTIVES.

Finance Director Bethany Staats stated that this legislation was the city's first and possibly only withdraw of 2021 from the New Albany Community Authority (NACA). The city would be presenting economic development needs to the Community Authority in the coming weeks. The request would seek approval for \$2,470,000 for the support of four economic development items as follows and listed on Exhibit A to the legislation. (1) pay costs of incentives for previously approved projects, (2) pay CIC operating costs, (3) pay for Rev1 Ventures support incentives, and (4) costs of professional services, including but not limited to engineering, plan design, and legal council for economic development projects.

Council Member Shull asked and Director Staats replied that she did not think COVID would have a significant impact on the companies involved as their withholdings had essentially stayed the same as previous years. These companies regularly exceeded payroll benchmarks and she expected them to hit their 2020 benchmarks.

Mayor Spalding asked and Director Staats replied that she had brought legislation to council with the same bullet points for the past three years. The revenue from the NACA was contemplated in city's budget, however, this did not include disbursement for the debt service payment that the city paid out of NACA because that was automatically approved with the debt service agreement.

Mayor Spalding opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Council Member Briscoe moved to adopt the resolution. Council Member Durik seconded and council voted with seven yes votes to approve Resolution R-11-2021.

**STANDING COMMITTEE REPORTS:**

- A. Finance Committee: No report.
- B. Safety Committee: No report.
- C. Public Utilities: No report.
- D. Service and Public Facilities Committee: No report.

March 2, 2021

- E. Planning and Economic Development Committee: No report.
- F. Administration Committee: No report.
- G. Grants and Non-Profit Funding: No report.

**REPORTS OF REPRESENTATIVES:**

- A. Council Representative to MORPC: No meeting.
- B. Council Representative to Joint Parks and Recreation: Council Member Shull reported that the Dr. Klingele stated that the Miracle League had secured funding for Phase 1 of their project. The best case scenario was that the field would be ready in June/July. The regular season would likely start in 2022. The Michael Lucey basketball court was progressing ahead of schedule and was anticipating opening in 2021. They thanked Council Member Kist for his assistance. Council Member Shull notified JPD of the city's grant award and they were looking forward to their summer events. Tim Sokol stepped down from the JPD board and the township was seeking a new appointee.
- C. Council Representative to New Albany Plain Local Schools: Council Member Kist reported that New Albany Schools Superintendent Michael Sawyers gave an update on the success of the modified quarantine procedures. Quarantines and COVID cases were down. Participating teachers got their second round of vaccinations the prior week.  
  
Council Member Kist congratulated New Albany Eagles Girls Swim Team head swim coach for their state championship win. Two relay teams won their respective races, other swimmers placed highly. The Boys Swim Team finished 12<sup>th</sup>. The basketball season was complete, but wrestling was still going. Mayor Spalding asked Clerk Mason to prepare a proclamation for the State Champion Girls Swim Team.
- D. Council Representative to Plain Township: Council Member Durik reported that the township would be hearing a presentation from Columbus Pool Management and he anticipated a lot of discussion about the upcoming, potential pool season.

**REPORTS OF CITY OFFICIALS:**

- A. Mayor: Mayor Spalding stated the city was continuing to monitor congressional efforts to provide CARES Act money to state and local governments.
- B. Clerk of Council: No report.
- C. Finance Director: No report.

March 2, 2021

- D. City Manager: City Manager Stefanov reported that Rocky Fork Landscaping was the lowest bidder coming in at \$212,073 in years 1-3, with optional years 4 and 5 at \$216,506. The bid was under the Engineer's estimate. Yard Solutions was the other bidder. The city would award the contract to Rocky Fork who would maintain the designated right-of-way and grounds for the next three years. Mayor Spalding asked and Public Service Director Mark Nemec answered that the existing contract was split between the two bidding companies.

City Manager Stefanov had been working with the city's partners at CAPA and New Albany Community Foundation (NACF) regarding the amphitheater. The city had an MOU with CAPA for management of the facility. He expected to bring a more developed document to bring to council in the next two months.

The city had received several calls regarding Trick or Treat night. He would be soliciting council's feedback. Several ideas were floating around. MORPC had a formula and typically avoided weekends. Council Member Shull stated he liked having the ability and flexibility to change the date – similar to how the city did it in 2020. The community responded positively. Mayor Spalding noted that Halloween fell on a Sunday this year. If city planned on moving the date, it would need to choose a date certain to give the community and he'd like a hard deadline for designating that date.

- E. City Attorney: Law Director Banchefsky reported the state had moved on to Phase 1C of vaccine distribution which included law enforcement. Senate Bill 97 and House Bill 157 had been introduced in the General Assembly to repeal the sections of previous legislation which protected municipalities' income tax collection from employees working remotely. The Ohio Municipal League was against the newly proposed legislation. Mayor Spalding stated that the Ohio senate had verbally committed that the matter would be a stand-alone piece of legislation to be debated appropriately.

**POLL FOR PUBLIC COMMENT:**

NONE.

**POLL FOR COUNCIL COMMENT:**

Council Member Brisk reminded council that, prior to COVID, she had initiated creating a joint task force with representatives from council, city representatives, city staff, school board representatives, and the superintendent. The goal was quarterly meetings to talk about project coordination. This was paused due to COVID. She wanted to get that task force back up and running and have City Manager Stefanov reach out to New Albany Schools Superintendent Michael Sawyers to restart it. She also proposed that Council Member Kist join the task force as he was the new council liaison to the school board. She thought it was important to discuss the traffic issues, parking, and buses. Some residents had told her they were frustrated with school-related traffic again. She wanted the task force to help resolve these kinds of issues. Council concurred with Council Member Brisk's request.



## Council Minutes – Regular Meeting

March 2, 2021

### EXECUTIVE SESSION:

Mayor Spalding moved that council go into executive session pursuant to Ohio Revised Code 121.22 (G)(1) for discussion regarding employment and compensation of a public employee. Council Member Fellows seconded and council voted with seven yes votes to go into executive session at 8:14 pm.

Mayor Spalding moved that council come out of executive session and resume the regular meeting. Council Member Briscoe seconded and council voted with seven yes votes come out of executive session and resume the regular meeting. Council resumed the regular meeting at 8:31 pm.

### OTHER BUSINESS:

#### Board and Commission Appointments

Council Member Kist moved to reappoint Lynnda Davis to the McCoy Center Board for the term 1/1/21 to 12/31/2023. Council Member Shull seconded and council voted with seven yes votes to reappoint Lynnda Davis to the McCoy Center Board for the term specified.

### ADJOURNMENT:

With no further comments and all scheduled matters attended to, Mayor Spalding moved and Council Member Shull seconded to adjourn the March 2, 2021 regular council meeting at 8:31 pm.

ATTEST:

A blue ink signature of Jennifer H. Mason, Clerk of Council.

Jennifer H. Mason, Clerk of Council

A green ink signature of Sloan Spalding, Mayor.

Sloan Spalding, Mayor

10 Mar 2021

Date



# ENGAGE NEW ALBANY

*You're part of the plan*

## CITY COUNCIL MEETING

March 2, 2021

## AGENDA

ENGAGE  
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- 1 | Strategic Plan Overview
- 2 | Recommendations





STRATEGIC PLAN OVERVIEW

WE HEARD FROM THE COMMUNITY

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706  
Online survey  
responses

50+  
Roundtable  
participants



41  
Steering Committee  
members

75+  
Neighborhood Gathering  
attendees

150  
Community Update Chamber  
Luncheon participants

1,300+  
People engaged in the first phase  
of Engage New Albany

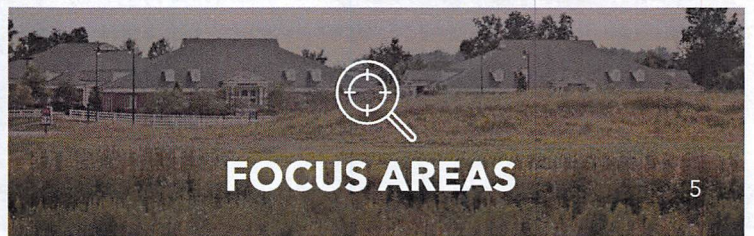
115  
Mobile meeting  
participants





## TOPIC AREAS OF THE STRATEGIC PLAN

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5

## PLAN HIGHLIGHTS

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- Protecting community character.
- Conserving natural resources and providing adequate park space in neighborhoods.
- Fostering collaborative growth by providing tools to manage growth and the impacts of development on the community.
- Introducing vibrant, mixed-use areas at strategic locations.
- Ensuring infrastructure is in place with or ahead of growth to minimize community impacts.
- Strengthening New Albany's commitment to ecological, social and economic sustainability.
- Fostering an inclusive and welcoming sense of community.



6





## RECOMMENDATIONS

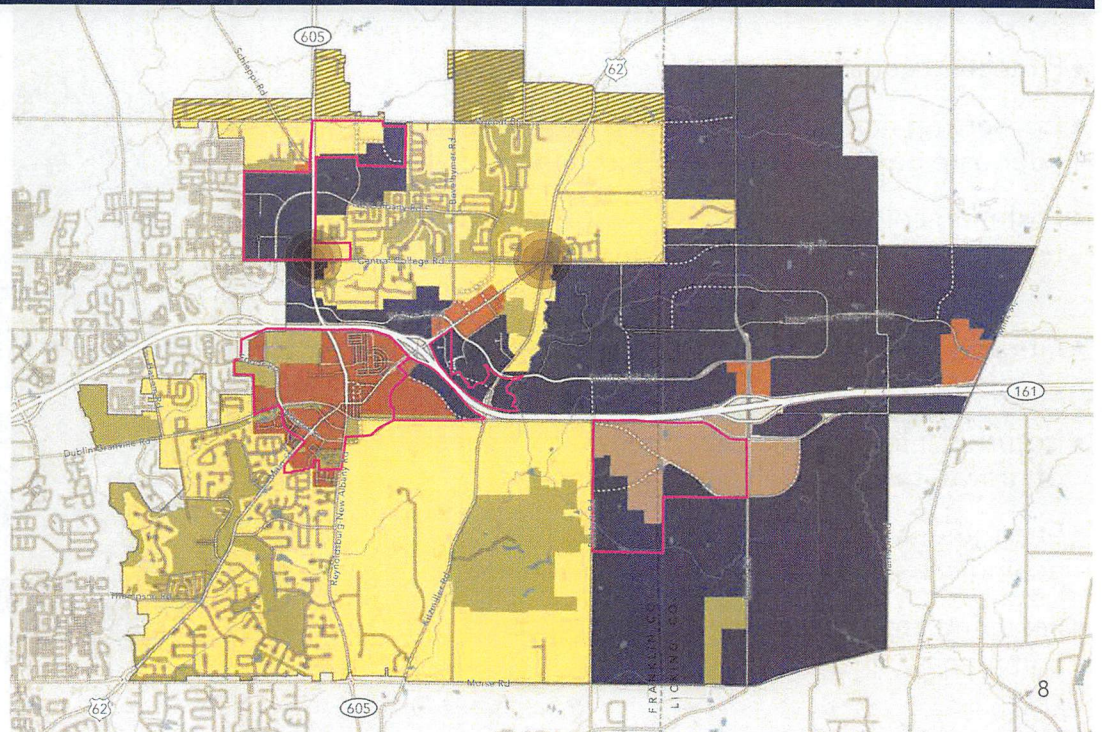
## FUTURE LAND USE MAP

see  
p. 52

ENGAGE  
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### LEGEND

- Employment Center
- Mixed Use
- Retail
- Village Center
- Residential
- Green Space
- Metro Park Zone
- Neighborhood Hamlet
- Proposed Roadways
- Focus Areas





## LAND USE OBJECTIVES

see  
p. 86

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L1. **Balance residential, employment, and retail growth.**

L2. **Encourage a broader range of housing options for all life stages** to facilitate aging-in-place within the community while preserving the desirability of New Albany's existing neighborhoods.

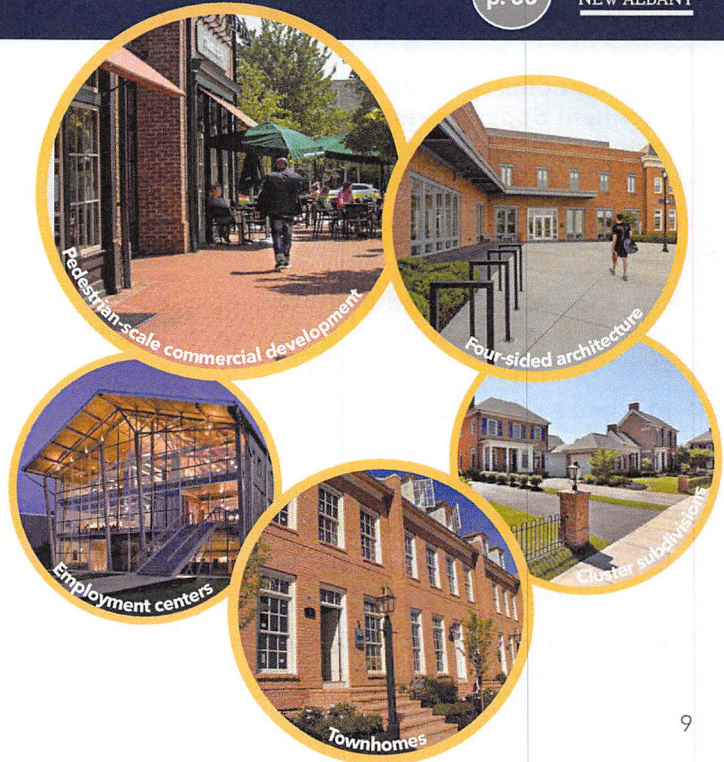
L3. Continue to **support and encourage the development of dynamic employment centers** in New Albany.

L4. **Serve the needs of the residents and workers** of New Albany with appropriate **retail and service development.**

L5. **Maintain a high standard of the built environment.**

L6. **Invest in the supporting infrastructure of the city to continue to provide high quality services** to residents and businesses.

L7. **Coordinate with neighboring jurisdictions and regional entities** to manage the quality and intensity of growth along New Albany's periphery.



9

## FUTURE THOROUGHFARE PLAN

see  
p. 120

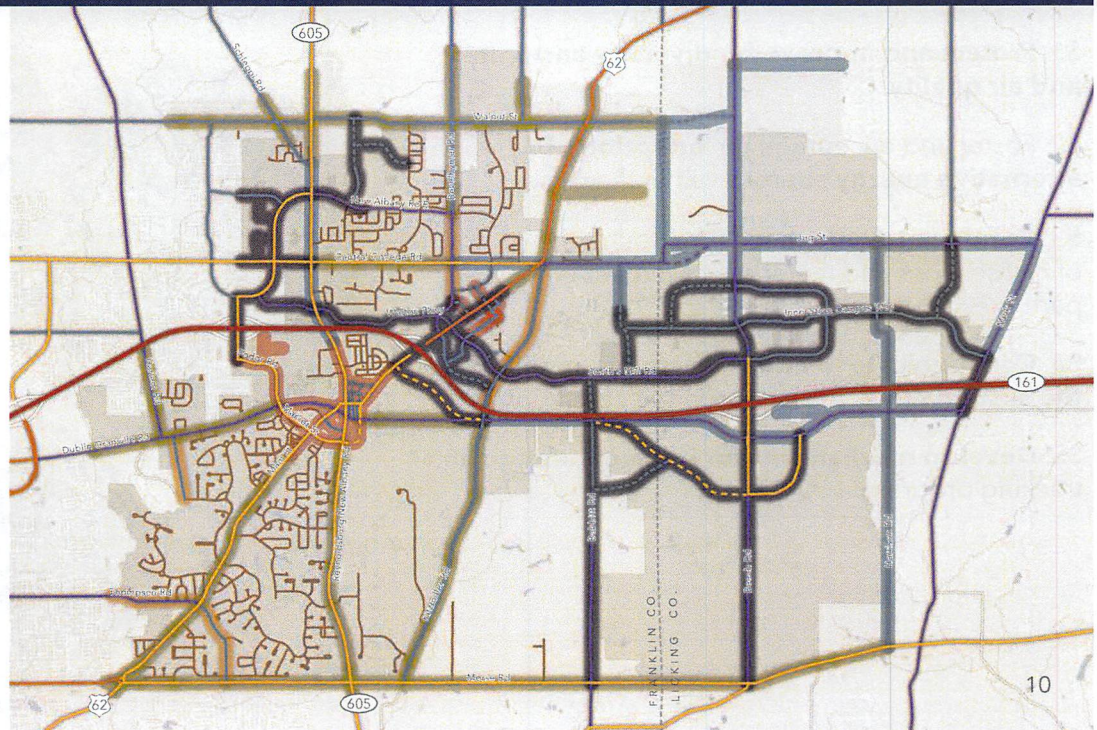
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### CHARACTER CLASSIFICATION

- Business Park
- Business Park Transitional
- Commercial Center
- Village Center
- Village Traditional
- Rural
- Neighborhood

### FUNCTIONAL CLASSIFICATION

- Freeway
- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local Roads
- New Roadway



10



## MOBILITY OBJECTIVES

see  
p. 134

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**M1. Implement the Mobility Plan in coordination with development opportunities and capital projects** to ensure that roadway and transportation improvements are coordinated as New Albany grows.

**M2. Protect and enhance the character of the community's corridors.**

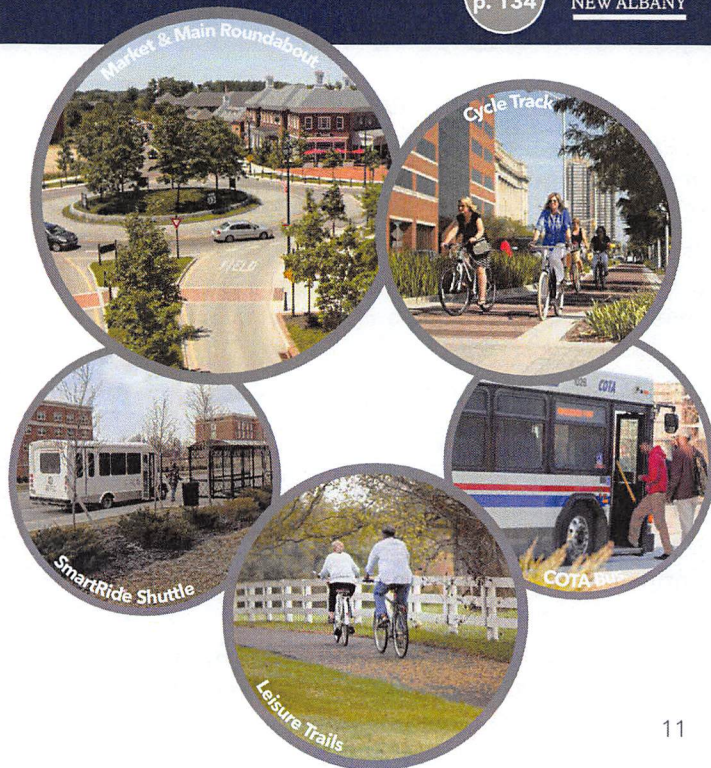
**M3. Use alternatives to traditional widening** to increase roadway capacity for efforts to reduce peak hour congestion.

**M4. Maximize connectivity and safety** of New Albany's roadway network.

**M5. Promote active mobility** throughout the greater New Albany community.

**M6. Encourage alternatives to single-occupant vehicles** within New Albany.

**M7. Work cooperatively with partners** to advance identified and needed mobility improvements locally and regionally.



11

## SUSTAINABILITY OBJECTIVES

see  
p. 151

ENGAGE  
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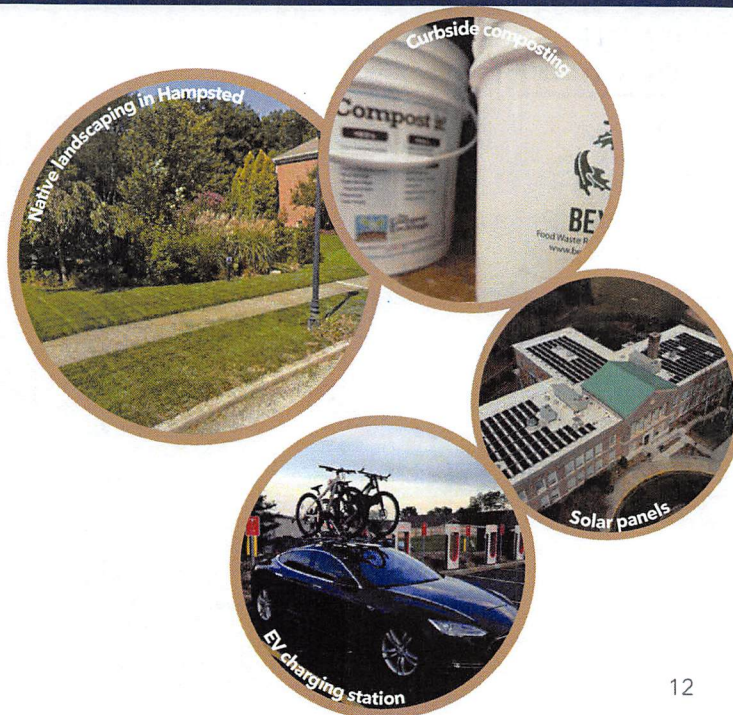
**S1. Protect and improve biodiversity and water and air quality.**

**S2. Foster and encourage the adoption of alternative energy sources** within the city.

**S3. Continue to reduce waste** through the provision of city services and the encouragement of local partners.

**S4. Communicate to and educate the public about the sustainability initiatives** in the community.

**S5. Develop mechanisms for implementation** and tracking progress.



12



## PARKS & RECREATION OBJECTIVES

see  
p. 164

ENGAGE  
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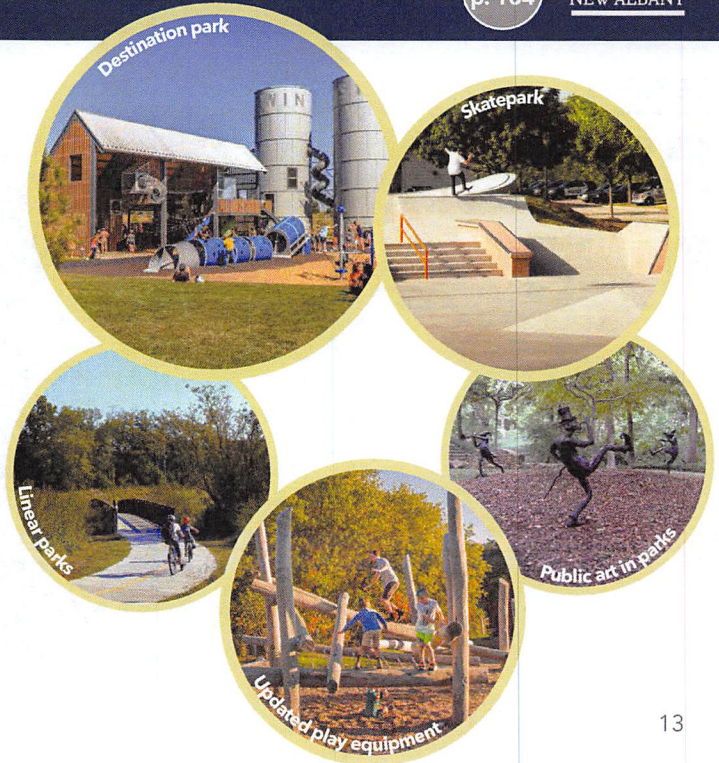
P1. **Protect and improve the existing network of parks, natural open spaces, and stream corridors.**

P2. **Provide for a high quality and diversified park system to meet the recreational needs** and enhance the quality of life for all residents.

P3. **Engage with partners to create a regional park, open space, and trail system** that benefits New Albany residents and businesses.

P4. **Create a continuous network of linear parks, paths, walks, and trails**, thereby enabling the public to travel by non-motorized modes throughout the New Albany community.

P5. **Create year-round recreational opportunities.**



13

## COMMUNITY WELLBEING OBJECTIVES

see  
p. 177

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C1. Foster an **inclusive and welcoming sense of community.**

C2. **Continue open city communication** with the public.

C3. **Encourage programming to support the needs of all residents.**

C4. **Support community initiatives** that enhance the community's wellbeing and happiness.



14



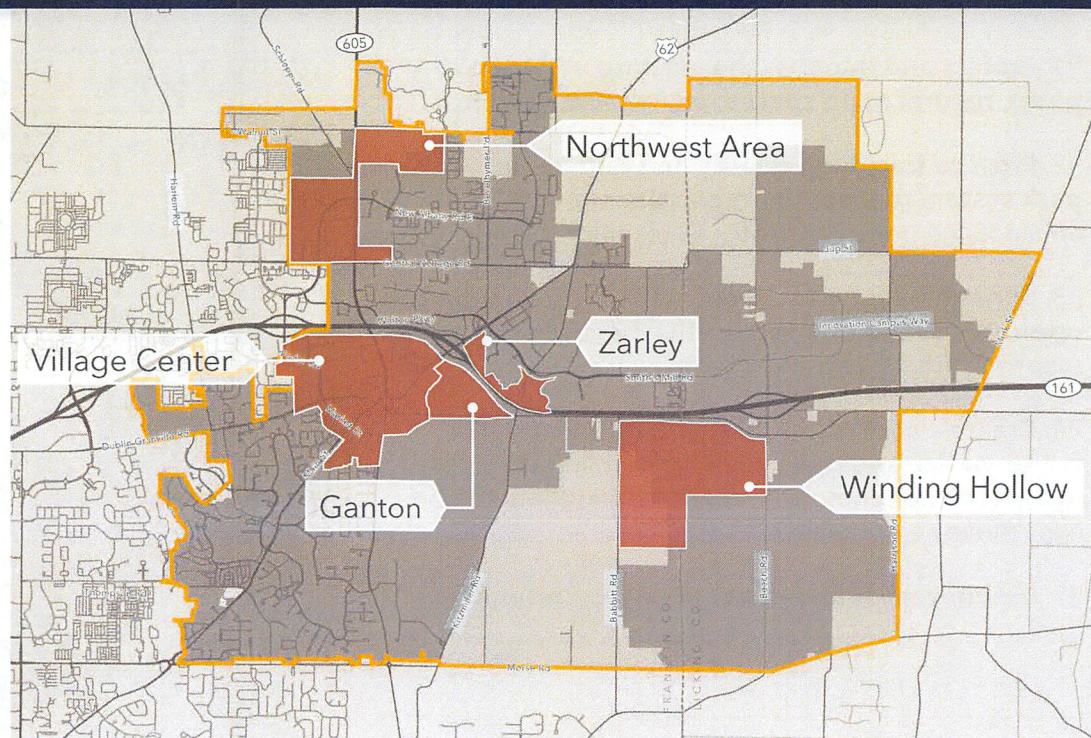
## FOCUS AREAS

see  
p. 179

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### LEGEND

- Focus Area
- Study Area
- City Boundary



## F1. WINDING HOLLOW STRATEGIES

see  
p. 218

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- a. **Require this focus area to be master planned**, with the expectation that any interested developers zone it as Comprehensive Planned Unit Development (CPUD) with a phased master plan.
- b. **Preserve and center the site design around the significant open spaces, stream corridors, topography, and tree stands** that currently exist on this site.
- c. **Prioritize quality site design and architectural integrity** over the exact mix of uses for this focus area.
- d. **Extend leisure trail connections within and around this site**, connecting to the larger network.
- e. **Extend Ganton Parkway through this area and create an internal roadway network** that follows the site topography and respects the site's natural features.
- f. Continue to **build upon the employment and data center uses** being developed along the Beech Road corridor.
- g. **Explore opportunities for residential mixed-use on the Franklin County portion of the site** to provide needed housing and retail options for the business park workforce.
- h. **Provide appropriate buffering along the Babbitt Road corridor** to create visual separation between residential and commercial land uses.



## F2. NORTHWEST AREA STRATEGIES



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- a. **Connect this focus area to the natural features** and amenities of the area.
- b. **Create a connected system of green space and leisure trails** that extend to Rocky Fork Metro Park and Bevelhymer Park, as well as to adjacent neighborhoods.
- c. **Add leisure trails along both sides of major streets, along preserved stream corridors, and along the large utility easements.**
- d. **Connect employees with housing and amenities** that makes office sites attractive and competitive.
- e. Attract infill office and commercial development on the undeveloped sites adjacent to existing offices.
- f. **Allow for pockets of neighborhood-scale retail in the focus area**, if proper screening, parking, and setbacks are met to accommodate nearby residential uses.
- g. **Explore opportunities for mixed-use development** around the Central College Road and New-Albany Condit Road intersection.

17

## F3. GANTON STRATEGIES



ENGAGE  
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- a. **Create a compelling, high-quality office development** along the frontage of SR 161.
- b. **Create a new public road, Ganton Parkway**, to create development sites in this focus area.
- c. **Ensure that the office site development contributes to the proposed mobility zone**, including transit-friendly placement of the building along Ganton Parkway.
- d. **Preserve and create a linear greenway along the Rose Run stream corridor** through the site, complete with leisure trail connections.
- e. **Continue to pursue the creation of the Velo Loop** along the southern border of this focus area.
- f. **Create strong connections to the Village Center for pedestrians and cyclists.**

18



## GANTON | FUTURE VISION

see  
p. 200

ENGAGE  
NEW ALBANY



## F4. ZARLEY STRATEGIES

see  
p. 219

ENGAGE  
NEW ALBANY

- a. **Improve the streetscape throughout this focus area** through the addition of curb, white horse fence, paved leisure trails, street trees, and street lighting.
- b. **Preserve the existing wetlands, tree stands, and other significant natural features** that are located in this focus area
- c. **Extend Forest Drive through the site to Kitzmiller Road** to better connect the roadway network in this area and create potential development sites.
- d. **Continue to focus on light industrial, small business, and office land uses** for development in this area.
- e. **Continue to pursue the creation of the Velo Loop** that would run along the borders of this focus area (Kitzmiller Road to Smith's Mill Road).





## F5. VILLAGE CENTER STRATEGIES

- a. **Continue to develop the Village Center as a gathering place** for all ages and a focal point for the community.
- b. **Integrate Market Square and the historic Village Center** together through thoughtful planning and development.
- c. **Address the traffic volumes through the Village Center** through targeted roadway and intersection improvements.
- d. **Continue working with the school district to safely, effectively, and appropriately manage traffic** in the Village Center.
- e. **Expand upon the existing street network** in the Village Center to better connect Market Square and the historic Village Center.
- f. **Extend leisure trails from nearby neighborhoods** to the Village Center.
- g. **Encourage residents and visitors to park once** when in the Village Center.



## F5. VILLAGE CENTER STRATEGIES

see  
p. 219

ENGAGE  
NEW ALBANY

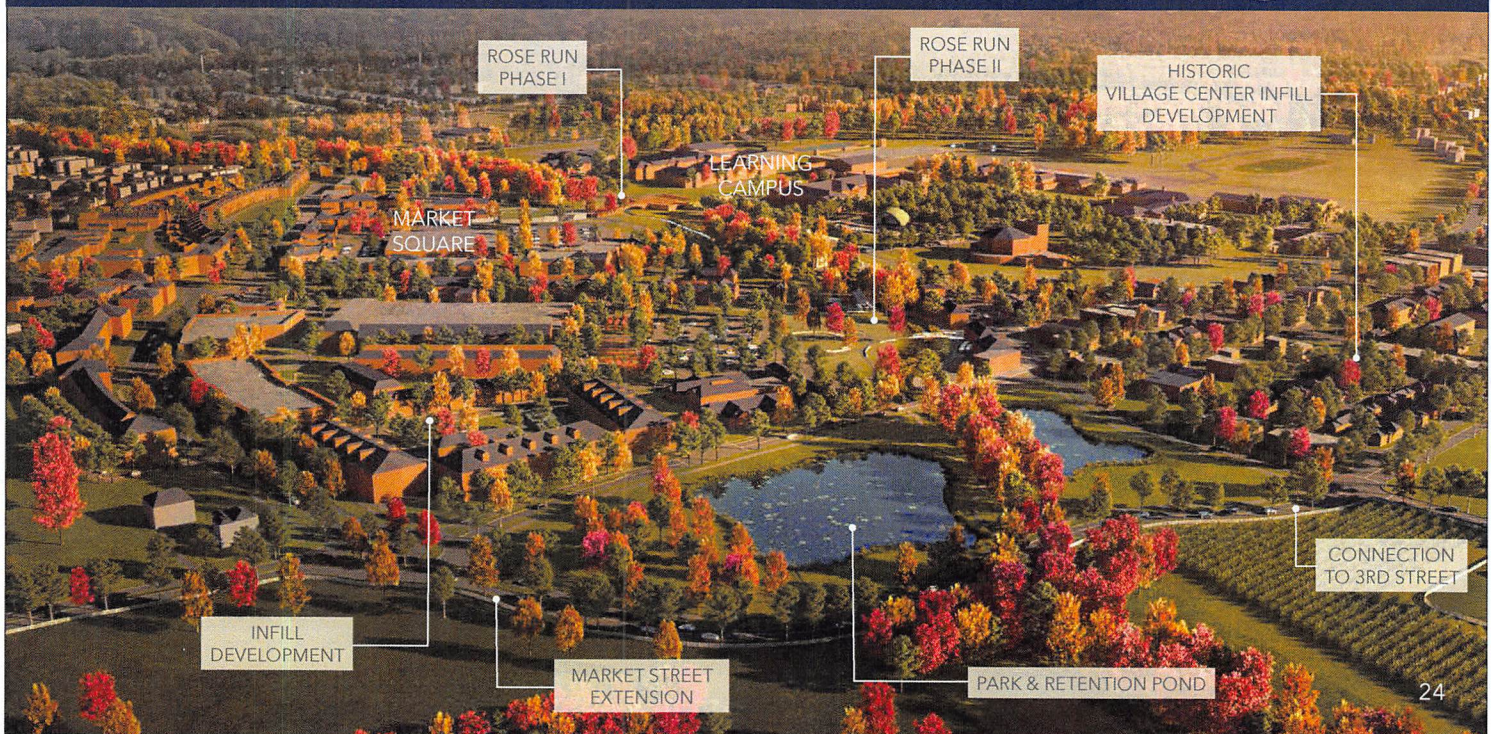
- h. **Complete a Village Center signage master plan** to coordinate wayfinding, parking, and business signage.
- i. **Increase the number of people living and working in the Village Center** through new residential and commercial development.
- j. **Attract a small grocer or gourmet market** to provide convenient access to fresh food and produce.
- k. **Attract casual and family-oriented dining destinations** in the Village Center.
- l. **Promote mixed-use and retail infill development** to create continuous and activated street frontage throughout the Village Center.
- m. **Continue to focus on the Rose Run corridor as a unifying natural feature** though the Village Center.
- n. **Create a public green space featuring regional stormwater retention ponds** at the site created by the extension of Market Street.

23

## VILLAGE CENTER | FUTURE VISION

see  
p. 216

ENGAGE  
NEW ALBANY



24





**QUESTIONS?**