



Council Minutes – Regular Meeting

August 3, 2021

CALL TO ORDER:

Mayor Spalding called to order the New Albany City Council Meeting of August 3, 2021 at 6:30 p.m. at the New Albany Village Hall, 99 West Main Street, New Albany, Ohio. Staff attending were City Manager Joseph Stefanov, Law Director Mitch Banchefsky; Finance Director Bethany Staats, Administrative Services Director Adrienne Joly, Police Chief Greg Jones, Development Director Jennifer Chrysler, Deputy Public Service Director Mike Barker, Planning Manager Stephen Mayer, Economic Development Manager Michael Loges; Engineering Manager Ryan Ohly; Chief Communications and Marketing Officer Scott McAfee, and Clerk of Council Jennifer Mason.

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
CM Marlene Brisk	P
CM Michael Durik	P
CM Chip Fellows	P
CM Kasey Kist	P
CM Matt Shull	P

ACTION ON MINUTES:

Mayor Spalding asked if council had reviewed the proposed 9/11/2020 Capital Projects Workshop minutes and asked if they had any additions or corrections. Hearing none, Mayor Spalding moved to adopt the 9/11/2020 Capital Projects Workshop minutes. Council Member Shull seconded and council voted with seven yes votes to approve the 9/11/2020 Capital Projects Workshop minutes.

Mayor Spalding asked if council had reviewed the proposed 7/6/2021 regular meeting minutes and asked if they had any additions or corrections. Council Member Shull noted that the pickle ball player Mitch Mink was misspelled as “Minic.” Additionally, under the Joint Parks Department report there “...were *no* matters that impacted council.” The “no” had been left out and would be added to the original minutes. Mayor Spalding moved to adopt the 7/6/2021 regular meeting minutes as corrected. Council Member Kist seconded and council voted with seven yes votes to approve the 7/6/2021 regular meeting minutes as corrected.

Mayor Spalding asked if council had reviewed the proposed 7/20/2021 regular meeting minutes and asked if they had any additions or corrections. Hearing none, Mayor Spalding moved to adopt the 7/20/2021 regular meeting minutes. Council Member Fellows seconded and council voted with six yes votes and one abstention (Briscoe) to approve the meeting minutes as corrected. Minutes were adopted.

ADDITIONS OR CORRECTIONS TO THE AGENDA:



Council Minutes – Regular Meeting

August 3, 2021

Clerk Mason requested that council add an executive session pursuant Ohio Revised Code 121.22(G)(1) for appointment of a public official.

Mayor Spalding moved to add an executive session pursuant to Ohio Revised Code 121.22(G)(1) for discussion regarding appointment of a public official and to move up both Executive Sessions to right after Hearing of Visitors on the agenda. Council Member Brisk seconded and council voted with seven yes votes to add the executive session and to move up both Executive Sessions to take place after the Hearing of Visitors.

HEARING OF VISITORS:

NONE.

EXECUTIVE SESSION:

Mayor Spalding explained that council had to address a matter promptly. Mayor Spalding moved that council go into executive session pursuant to New Albany Charter Section 4.03 (E) for economic development purposes and pursuant to Ohio Revised Code 121.22(G)(1) for discussion regarding appointment of a public official related to the Sustainability Advisory Board. Council Member Shull seconded and council voted with seven yes votes to go into executive session at 6:38 pm. Council anticipated action after the executive session.

Staff present at executive session: City Manager Stefanov, Law Director Banchefsky, Director of Development Chrysler, Director of Finance Staats, Administrative Services Director Joly, Deputy Public Service Director Mike Barker, Economic Development Manager Loges, and Clerk Mason.

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 7:17 pm.

BOARDS AND COMMISSIONS:

PLANNING COMMISSION: No report.

PARKS AND TRAILS ADVISORY BOARD: No meeting.

ACHITECHTURAL REVIEW BOARD: No meeting.

BOARD OF ZONING APPEALS: Council Member Brisk reported that BZA approved a variance for a deck at 7034 Dean Farm that would encroach into the utility and storm water drainage easement. There were no public utilities in the encroachment area. The proposed deck was on posts and would not affect drainage. Approval conditions included under-deck screening and signature on a hold-harmless agreement for potential future easement work.

ECONOMIC DEVELOPMENT COMMISSION: No meeting.

August 3, 2021

PUBLIC RECORDS COMMISSION: No meeting.

INCLUSION DIVERSITY & EQUITY ACTION COMMITTEE: No meeting.

CEMETERY RESTORATION ADVISORY BOARD: Clerk Mason reported that the CRAB discussed the Wagner Cemetery fencing and headstone restoration. CRAB Member Ferguson would be contacting council about bringing council to visit Wagner. Chair Zets would be in contact with City Manager Stefanov regarding restoration funding ahead of the Capital Projects Workshop. The historical marker application for the New Albany Cemetery was nearly complete.

CORRESPONDENCE AND COMMUNICATION:

Council Member Fellows reported he had received communication regarding the NoNA project. He would speak to that under that agenda item.

Clerk Mason played the Healthy New Albany Senior Connections video prepared by the city’s communication staff. Mayor Spalding acknowledged every council member’s role in supporting the Senior Connection program which had grown significantly. Council Member Briscoe stated there would be a report on this program at the next council meeting.

SECOND READING AND PUBLIC HEARING OF ORDINANCES:

ORDINANCE O-26-2021

Mayor Spalding read by title AN ORDINANCE TO APPROVE THE FINAL PLAT FOR 36 SINGLE FAMILY LOTS ON 29.869 +/- ACRES AND ACCEPT RESERVES "A", "B", "C", "E", and "F" FOR NEW ALBANY COUNTRY CLUB SECTION 30 GENERALLY LOCATED NORTH AND WEST OF LAMBTON PARK AND SOUTH OF BRANDON ROAD, AS REQUESTED BY THE NEW ALBANY COMPANY C/O AARON UNDERHILL, ESQ.

Planning Manager Stephen told council this plat extended and connected Head of Pond and Baughman Grant Roads as envisioned in the 1998 NACO PUD. The plat created or extended 3 new public streets. All proposed right-of-way matched the subdivision regulations. The plat created 36 new single-family residential lots, versus the 88 previously allowed. The applicant submitted an updated “unit bank” document per the status agreement. This plat created 5 new Reserve areas which would be owned by the city and maintained by the Home Owners Association (HOA) in perpetuity. A sixth reserve area was an Ohio Environmental Protection Agency-permitted wetland which would be owned and maintained by the HOA in perpetuity.

This plat was consistent with the approved Preliminary and Final Development Plans, as well as the city’s subdivision regulations. The Planning Commission recommended approval at their June 2021 meeting.

Council Member Fellows observed that the applicant had done everything asked of them. He was comfortable with the project. Council Member Shull asked and Tom Rubey, Development Director

August 3, 2021

for The New Albany Company, responded that the developer would work with staff on home street numbers. Council Member Kist asked and Mr. Rubey answered that they had already met with the Development Department, engineering plans were already in various stages of approval, and a pre-construction meeting had occurred. They hoped to release all 36 lots in the middle of October.

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 ordinance. Council Member Shull seconded and council voted with seven yes votes to approve Ordinance O-26-2021.

ORDINANCE O-27-2021

Mayor Spalding read by title AN ORDINANCE TO ACCEPT A 3.262 ACRE ENVIRONMENTAL COVENANT AREA AS REQUESTED BY THE NEW ALBANY COMPANY, LLC.

Engineering Manager Ryan Ohly stated this ordinance authorized the city manager to accept a 3.362 acre environmental covenant area. The city was currently installing the Blacklick Creek Trunk Sewer serving the International Business Park. The installation would impact certain surface water features that required the city to obtain permits from the Ohio EPA and US Army Corps of Engineers. Those agencies required the city to obtain mitigation property as a condition of approval. This property had to be protected by recording an environmental covenant agreement which contained restrictions prohibiting the construction or placement of any man-made structure or any activity that would damage the natural features.

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 ordinance. Council Member Kist seconded and council voted with seven yes votes to approve Ordinance O-27-2021.

ORDINANCE O-28-2021

Mayor Spalding read by title AN ORDINANCE TO AMEND A CONSERVATION EASEMENT GENERALLY LOCATED NORTH OF SMITHS MILL ROAD AND WEST OF BEECH ROAD, INSTRUMENT NUMBER 201012230175455, TO PERMIT THE INSTALLATION OF AN UNDERGROUND SANITARY SEWER.

Engineering Manager Ryan Ohly stated that staff requested to table this ordinance to the next council meeting.

Mayor Spalding moved to table the ordinance to the next council meeting. Council Member Fellows seconded and council voted with seven yes votes to table Ordinance O-28-2021 to the next council meeting.

August 3, 2021

INTRODUCTION AND FIRST READING OF ORDINANCES:

Mayor Spalding reminded those present and remote of the process for first reading of ordinances.

ORDINANCE O-29-2021

Mayor Spalding read by title AN ORDINANCE TO APPROVE THE FINAL PLAT AND ACCEPT RIGHT-OF-WAY DEDICATION AND EASEMENTS FOR GANTON PARKWAY EAST PHASE 2, AS REQUESTED BY THE CITY OF NEW ALBANY.

Planning Manager Stephen Mayer told council this plat extended Ganton Road existing right-of-way approximately 1,800 feet, totaling 3.28 acres. It contained the same right-of-way width as the first phase of Ganton Parkway East. The first plat established a 30 foot easement to the west. Combining the easement with the right-of-way, this plat matched what was happening to the south, and Engage New Albany’s plan for street character classification. The Planning Commission recommended approval at their July 19, 2021 meeting.

Council Member Fellows asked and Manager Mayer confirmed that the planned recycling plant would be to the west of this site. Manager Ohly responded that the city expected the construction of the public roadway and recycling plant to happen at the same time.

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 next council meeting.

ORDINANCE O-30-2021

Mayor Spalding read by title AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 30.6 +/- ACRES OF LAND GENERALLY LOCATED AT SOUTHWEST AND SOUTHEAST CORNERS OF CENTRAL COLLEGE ROAD AND NEW ALBANY-CONDIT ROAD FOR AN AREA TO BE KNOWN AS THE “NONA ZONING DISTRICT” FROM ITS CURRENT ZONING OF RESIDENTIAL ESTATE DISTRICT (R-1) TO “I-PUD” INFILL-PLANNED UNIT DEVELOPMENT DISTRICT AS REQUESTED BY NONA MASTER DEVELOPMENT LLC.

Planning Manager Steve Mayer described the rezoning process starting with the Rocky Fork Blacklick Accord approving the project in April of 2021, to the Planning Commission approving the project in June of 2021, to city council. If this rezoning was approved, the Final Development Plan would have go back before the Planning Commission (PC) before construction could begin. Manager Mayer described the surrounding zoning. He further described the strategic plan feedback from residents who had expressed interest in small, walkable neighborhood retail and restaurant locations and different housing types. This resulted in planning for two hamlet locations in New Albany based on existing development patterns and context of the area.

August 3, 2021

The NoNA site plan called for a mixed-used development comprised primarily of a senior assisted living facility, residential attached and detached single family homes, whimsical cottages, and an apartment building. There were also commercial and retail areas, plus and 8.5 acre park. All of this development would require secondary review by the PC. The applicant proposed and committed to master planning several items including a shared parking, a streetscape and landscape plan, a lighting plan, and a sign plan.

The mixed used zoning was broken into 6 subareas. Each subarea had its own set of uses, plus height and development standards. The apartment building allowed for a maximum of 280 apartment units, 8 three-bedroom units, and no more than 40% of the total apartments could be two-bedroom. The remainder must be single-bedroom or studio apartments. The new residential subarea was adjacent to the existing residential areas. There was an on-site transition from commercial to residential. In total, 365 residential units were proposed on 30.6 gross acres. This resulted in 12 units per acre, not including the assisted living facility. Manager Mayer displayed conceptual drawings and photos to council.

Council Member Fellows noted and Manager Mayer confirmed there were 1.35 acres not developed that could be developed in the future. One parcel was privately owned and not part of this development.

The Engage New Albany plan recommended one unit per acre and stated that higher density could be allowed if the density was offset by a land purchase or fee payment. The applicant was not proposing either offset, stating there were no housing credits available for purchase and there was not enough land available to offset the proposed density. If there was enough land, it would cost approximately \$35 million to purchase it.

Council Member Fellows stated this was an important part of Engage New Albany strategic plan – offsetting high-density housing. He gave some recent examples. He expressed concern that there were no offsets to be applied to this development. Council Member Fellows read pages 60 and 57 of the Engage New Albany Plan.

Manager Mayer told council that the Engage New Albany development standards called for hamlets to propose an architectural style that was both distinctive and complimentary to New Albany’s style and brand. The Plan also recommended high quality design and development. The zoning text required the city’s Design Guidelines and Requirements (DGR) to be followed in all areas, except for Subarea 3 which contained flexibility for the whimsical cottages. Council and staff discussed what buildings would line the major streets.

Council Member Durik asked and Manager Mayer replied that height restrictions were proposed and the applicant would have more information to share. The apartment building maximum height was 53 feet with either a gable or flat roof. Water’s Edge 1 and 2 were four stories and 66 feet high. The width of the apartment building was nearly the same as the Market & Main apartments in the Village Center. The Market & Main apartments were 3 stories and 48 and 49 feet high.

August 3, 2021

The central mixed-use and commercial areas allowed for office, general retail stores, and personal services. Prohibited uses included funeral services, laundromats, and gas stations. The true mixed-use area allowed for office, retail, restaurants, small markets, food huts and trucks, outdoor stages, and the whimsical cottages. The Sugar Run Park area was 8.5 acres and would create a central amenity for the development and the city. It would be mostly passive park space. The applicant committed to adding benches and trails for a walkable space for all area residents.

The city's regulations required 2,400 square feet of parkland per unit and 24% gross open space. For this hamlet, that would mean 26.23 acres of open space and parkland. The applicant was proposing to publicly dedicate the 8.5-acre park. This did not meet the subdivision regulation, but it did make up 27% of the overall development space.

Council Member Fellows observed that this was a 3.5 times reduction from the requirement. Manager Mayer agreed. He noted the proposal provided 27% of the overall development space for the park, and that the subdivision regulations were meant for more traditional single-family-unit suburban residential areas.

The applicant completed a traffic impact study and was proposing 4 entryways into the subdivision, 1 the west side, 1 on Central College Road, and 2 on SR 605. The traffic study recommended a northbound right turn lane going north on SR 605 and the restriping, but not widening, of Central College Road for the left turn into the site. The study recommended the widening of SR 605 to add a central turn lane, both north and south. The city traffic engineer reviewed the study and agreed with its findings. During city board hearings, residents expressed concerns about safe entry into The Enclave subdivision, so the applicant committed to further refinement and realignment of the Snyder Loop intersection to make sure the centerlines matched. Staff would pursue a speed limit reduction on SR 605 down to 35 mph.

Council Member Fellows stated he and Council Member Shull talked to The Enclave Home Owners Association (HOA) members who were worried that the school bus stop on SR 605 was already dangerous. If this project passed, they wanted to see the school bus redirected into the neighborhood.

Council Member Durik asked and Manager Mayer answered that the cost of the road restriping and widening would be paid by the developer. Based on the traffic impact study, it was sufficient to have 1 entrance/exit from the assisted living facility. The connecting road would be publicly dedicated, meaning the roads would be built to city construction standards for public streets and that the city would maintain them like any other public street. If and when the site to the west redeveloped, the road would be extended and connect into New Albany Road East to help further disperse traffic.

Council Member Durik asked and Manager Mayer reviewed the traffic and parking at the apartment building. Exact curb cuts were not yet determined. There would be no direct access to Central College Road or SR 605. The text required internalized parking within the building according to parking ratios in the text. The applicant had also committed to a shared parking study to ensure an appropriate amount of parking between both the residential and commercial uses.

August 3, 2021

Manager Mayer stated that an employment center was the base land use recommendation for this site. This project was within a strategic plan-identified focus area. Mixed use was an approved alternative use. It could provide connection into spatially organized the various uses along the SR 605 and Central College corridor. Additionally, the Plan recommended this area for a hamlet based on the existing development and the request from residents for restaurant and retail amenities.

For hamlets, the Engage New Albany plan called for 12 development standards. This application met 11 of the 12 standards. The standard not met was for building heights to be between 2 to 3 stories. Staff and PC recommended approval given it appeared to be appropriate for a hamlet, and the context of the Central College Road corridor as it related to transitions from the Columbus residential areas to the west, and the New Albany Business Park and The Enclave to the east. The PC and RFBA unanimously recommended approval during their hearings.

Council Member Durik asked Manager Mayer replied that Market & Main apartments had 127 units and at least one parking space per bedroom. Council Member Durik and Council Member Fellows observed that the proposed apartment building was significantly denser than the Market & Main buildings.

Aaron Underhill, attorney for applicant, stated that, throughout the strategic planning process, Steiner & Associates had been paying attention to the Engage New Albany Plan. This was a hamlet concept that required some density to pull off. New Albany city code was very suburban and had not caught up with the strategic plan. The strategic plan recognized that hamlets were not a proliferating development. The hamlet was appropriate in 2 places and would facilitate a new type of development – different from what the city had seen – except possibly in the Village Center. The hamlet was so unique, the city didn't have code provisions for it unless it was in the Village Center under the Urban Center Code, so the developer created a 36-page Planned Unit Development (PUD) text for the site. PUD status gave the PC secondary review, and he expected the PC to pay a lot of attention to the details.

Mr. Underhill noted the development was consistent with modern planning trends. It would serve not only the residents on the site - he anticipated a lot of interest from the community at large for the amenities. He thought this came down to a policy decision for council. The strategic plan called for and promoted these hamlets. The school district was supportive. If the city continued to apply the suburban code that hadn't caught up to a project like this, then New Albany wouldn't see this happen. They were asking for an open mind.

Yaromir Steiner, CEO of Steiner & Associates, acknowledged that this was a challenging project. It required a complex solution. He took it on as a member of the New Albany community, did the best he could to make the community a better place. He adopted some less profitable solutions to do it right and tried to solve the conflicts between the city code. Ultimately, it was up to council, what went on this site. Mr. Steiner and Justin Leyda, Chief Development Strategist at Steiner & Associates, presented the attached slides.

August 3, 2021

Clerk's note: this section of minutes reflects council's questions and the discussion of the presentation. The presentation is represented in the attached slides.

Council Member Brisk asked and Mr. Leyda replied that the 1/3 of the site that the city would own included all roads and green spaces.

Council Member Fellows stated that commercial development would provide more income tax revenue to the city and would require fewer services, such as police, and increase the property value. That it would benefit the schools with less kids. Mr. Steiner agreed and replied that that was a choice that the city could make – that the city would have to deal with 1500 hundred employees, and their cars, and widen the roads. 8-lane freeways dealing with traffic, big parking lots – good for the taxes, for the schools. He was proposing what he thought was right, but Mr. Fellows might think different.

Council Member Brisk stated she was in favor of the project. It was a potential asset for the city, it was future-looking. She recognized that the strategic plan had acreage requirements that this project did not meet, but she thought that residents stated clearly in the Engage New Albany process that people wanted something different. This met those different needs. She had some questions – she was concerned about the amount of the apartments – and what that would do for traffic and density. She would feel better if a floor of the apartment building came off the plan. She thought this project was what the city needed. She thought that young single people needed to be attracted to the New Albany community before they found a home elsewhere - this was a bridge point for that to happen. People wanted walk-ability and other opportunities for retail and places to go. Council talked all the time about more recreation and open spaces - this was an opportunity for that to be a city asset. At this point, the devil was in the details. She thanked the developer for bringing the proposal to council.

Council Member Briscoe stated she liked the design and would expect no less from Steiner & Associations. She had some reservations about the density. She had to look at this hamlet's impact on the bigger community. She recognized and appreciated that it would probably have a positive impact on the schools. Her concern was that residents of this community were going to use the city's parks and amenities, same as everyone else. She didn't agree that the apartments should go – she wondered if the single-family homes could go. If they could, that would increase the parkland and decrease the density. She was also concerned about the parking. Based on the city's experience with the Market & Main apartments, she was concerned there wasn't enough and she didn't know where residents would put their cars. Those were her primary concerns, she hoped they could be dealt with in the next two weeks.

Council Member Kist stated he was a fan of the hamlet concept when it was brought up in the strategic planning process. He thought it was disingenuous for the city to say it wanted companies to come to the community, but not offer somewhere for the employees to live. Not all employees were going to want to move into a \$500,000 house. The city didn't have this product. He wanted people to live and work in the community. He questioned - after reading that the hamlet should not compete with the

August 3, 2021

Village Center in density or the provision of amenities – he saw almost a second village center rather than a hamlet. He didn't know where that line was.

Mr. Steiner replied to Mr. Kist that there was a hierarchy of centers and gave examples in Columbus and Dublin. This hamlet had to be a step-down from Village Center. That was brought up when some of this land was bought from The New Albany Company. They also expressed this concern. He described the city's plans to densify its Village Center parking and more construction on 9 acres nearby. The Village Center was not done yet, it would get denser. The traffic was also 60% higher in the Village Center. It required more parking. It was urban – street, sidewalks, etc. Green space was basically by the high school. The Village Center was not a green environment. The hamlet's center was a green space. It connected to a stream. In the hierarchy of urban spaces, the hamlet came under a downtown space. The hamlet could not compete. The hamlet office space was 5,000 square feet - 1 building downtown was 5,000 square feet. Even the number of restaurants and food offered was only a portion of what was available in the Village Center. He wasn't including BrewDog. Looking objectively at the facts, how the hamlet was organized, this respected the hierarchy.

Mr. Steiner said, regarding parking ratios, the city's best guarantee was the developer. A developer who built an apartment complex and could not park it would go bankrupt. He watched parking very carefully. The numbers they had - after experiences in similar locations, because they could not make a mistake on this – if you make a mistake on this, your building will not trade, you cannot sell it, you cannot do anything with it because people cannot park – the parking had to be inside the building. They were confident. They could adjust it a bit. They knew what they were doing.

When it came to density – both comments: take a floor down or the neighborhood – this site was zoned as an employment center. A four-story office building would be okay. They were not putting in a 60-foot high office building. They were building to 50 feet, which was comparable to other apartments. He could show that the more dense it was made, the more responsible it was environmentally, fiscally, and in quality of life. Did the city's 1 project do all those things? Every project, he tried to maximize the best they could. The project didn't hurt the neighborhood or disturb the existing densities. With the modifications they were making, the traffic worked. If they had to cut some units down to get council's approval, they would, but there was no rational basis for it. It would please the city, but not make sense.

Council Member Briscoe stated her problem was that the city required other developers make accommodations, like allowing the city to buy more Metro Park land or purchasing land for parks in other areas in the city. She understood Mr. Steiner was unwilling to do that. That was part of her reservation about the density.

Mr. Steiner thought that page 60 from the Engage New Albany strategic plan said: except in the Village Center, there should be compensation for land use. He wished it had said Village Center and in the hamlets. If the hamlet was a baby Village Center, then the language should match. One could not get a hamlet and then say: we need to do like other people do. If the city turned this down, the site could hold 30 homes or 90 age-restricted homes and there would be no debate. Would New Albany be

August 3, 2021

better off for that? With the office building criteria, it would not be as good - a big office building, big parking lot around it. Council had to decide. He gave the best he knew.

Council Member Brisk asked, if council was uncomfortable with the number of residents in the development – was it take it or leave it? Mr. Steiner said it was not. He said the traffic engineers could explain the difference between the numbers of residents in the apartments, but it was minimal. Office buildings were the disaster for traffic. Everyone got in and out about the same time. During COVID, it was improving a bit, people were spreading, but it was nothing compared to residential. Residential had a minimal impact. Regarding the intersection with the neighbors – this was talking about 5 or 8 cars turning. If there was something that pleased council, they would do it, but he asked that council approach it rationally as possible.

Council Member Shull stated that he'd met with Mr. Steiner's team the prior week. The team addressed a lot of his concerns. He was appreciative of that they had reviewed the enlarging, the rear yard setbacks on the townhomes – that would help with some of the parking concerns, that the sidewalk was being extended – The Enclave residents would be pleased to hear that. He appreciated that the developer was listening and trying to make some adjustments. He also liked the concept. However, the city was looking at its downtown area and deciding what a hamlet would be. He appreciated the challenge that the city and developer had taken on. He wanted to go over rental units and townhomes.

Mr. Steiner responded, except for apartments, most of the other product would be for sale. There was enough demand to sell the whimsical cottages. For the millennials, they needed to make it rental – because young kids would not buy the apartments. Some were small – 600 square feet – and expensive. Mr. Leyda added that the east side would be for sale. Mr. Steiner expected the townhomes to be \$600,000-\$700,000, and maybe more expensive homes. Mr. Leyda said the zoning text had flexibility, rental or for sale, but, where the plan was now, the developer could commit to those being for sale.

Council Member Shull stated his remaining issue was around the number of apartments. He would try to figure out where to go with that. He referenced page 74 of the strategic plan which called for buildings not being taller than three stories around the “civic green,” nor taller than two stories at the perimeter. He asked if the apartment complex deviation was due to the hamlet concept, and what did or didn't look good.

Mr. Steiner responded that the proposal was what they felt was right. Only 140 foot right-of-way - to put two-story homes - was out of scale. The building had to be taller. The idea of three or four levels – basically was asking whether they put living space under the rafter or just trusses and keep the apartments underneath. Either height was the same. If that was a big deal for everyone, they would remove those apartments. Was council's concern an aesthetic concern about how the street felt? The scale of the building to the width of the street? Central College was to the west. There were tall buildings all the way – it was not necessary to go lower than those. Going to three stories meant removing the apartments in the attic. They could remove the apartments for aesthetic reasons. However, from a density or traffic standpoint, removing the shared working environment and 4,000 square foot of offices would be better for traffic than removing 50 apartments. So, if council was

August 3, 2021

concerned about traffic, then it should eliminate the offices and retail. However, that defeated the purpose. Offices and retail represented more traffic than the apartments. He offered to continue the conversation separately, but wanted to make sure he was getting the clear concern from council. Was council trying to mitigate traffic? Or was council concerned about architecture?

Mr. Leyda responded to Council Member Shull saying the driver was the hamlet concept. They looked at the context as one was driving down Central College and identified that as 3 ½ stories. They liked having the height on the main street to give it scale and size. The Enclave homes were 2 ½ story single family residential buildings. The massing was appropriate for the scale of the street.

Council Member Fellows asked how many residents and cars were expected in the entire development. Mr. Leyda answered, for the apartment complex, based on the final calculations – they had to run their traffic analysis – 280 units – the number of cars was around 420. For the whole development, it would be over 700 parking spaces. Mr. Steiner stated, apartments in their experience, would average 1.4 cars. He estimated 380 to 400 people living there. In the apartments, they got 2 kinds of customers: old people and young people, who were the dominant customers. The houses, they averaged 3 ½ to 4. The average family size in Ohio was about 3.2 people.

Council Member Fellows estimated 800 to 900 people living in the development. Probably, all of them would have a car. Even with children – there would be a lot of cars coming in and out of there every day. They were not all going to work in the hamlet. It would add – whether it was a commercial building or high density residential – those folks were moving every day. Even if they worked locally, on a cold day, they would use their car. There would still be traffic moving through there. Most would be travelling and adding traffic and congestion to that area, which was already very congested. That was one of his concerns.

Mr. Steiner requested to be specific about numbers. He didn't want to exaggerations. He offered to have the information the next time. He noted, just Discover had about 1,500 employees and 1,500 cars that came and went. Residential was much gentler than that. And not all cars in a household left at the same time. A.M. and P.M peaks were the congestion problem. Residential development helped to reduce the traffic. He asked that council not estimate. People might bike, particularly if paths were extended. One needed to create environments to encourage that. One could not find uses, less than residential, for traffic reduction.

Mr. Leyda, responding to Council Member Fellows, stated the assisted residential facility, at peak hour – peak trips were under 30 for the hour. At peak time, about 1 car every 2 minutes.

Council Member Shull asked and Mr. Leyda answered that zoning provided for less than 8 3-bedroom apartments.

Council Member Durik stated he liked the concept, the varying types of units, the commercial area. Architecturally, he had no issue with the aesthetics. His first issue was the size or scale of the apartment

August 3, 2021

complex and the density of it compared to the scale. His second issue was the trade-off on the green space - it was different than other developed properties.

Council Member Fellows presented the attached PowerPoint slides. He prefaced by appreciating Mr. Steiner's other projects and product. Since starting on council, he had not received as much reaction from concerned residents as when the zoning signs related to this project went up. He had been asked to sit down with them and talk about what was coming. He encouraged people to come in and voice their concerns or being in favor of moving ahead.

Listening to resident and council member concerns, the density on Central College Road west of this project was not something they wanted to see migrating into New Albany. This project was higher quality product than that to the west, but the density is the same. Many residents had come to Council Member Fellows, said they didn't want to see that migrating into New Albany – from the 3 fast food restaurants, to the large apartment complex and the scale. He was being asked to talk to folks next week about this project. They didn't want to see a mini-Bridge Park or mini-Grandview Yard in their area.

Another concern was the scale. He'd asked city staff to put together a comparison of the proposed apartment complex to the State Farm Building, to the Water's Edge buildings, and the Bridgewater buildings to get a better sense of the size. Council discussed the relative sizes.

Mr. Leyda pointed out the comparison to Market & Main which was 600 feet long. One saw buildings from the street.

Council Member Fellows stated he was trying to understand the scale. The apartment building was a massive structure, in his opinion.

Mr. Steiner commented that people saw buildings from the streets. If the building was on Market & Main – no one would see the depth. The birds-eye view was not good criteria for urban planning. He volunteered to attend all of Council Member Fellows' meeting – for the full, part, or end of the meeting – and explain what the concerns were – to address the concerns. They could bring renderings and pictures, show what it was and how they came to those conclusions – he thought people would feel less threatened.

In urban planning, surface parking lots were a crime. They destroyed the urban fabric, created impervious coverage from an environmental standpoint – these were not good things. That they were putting the parking underneath was courageous. He volunteered for however many meetings Council Member Fellows set up. He would come and leave as the people preferred. They needed to hear from him, not translated by Council Member Fellows.

Council Member Fellows reiterated that he needed for folks to see the scale. He did what he could with what he had. The apartment complex alone took up both Water's Edge buildings and extended further out.

August 3, 2021

Council Member Briscoe asked and Mr. Leyda confirmed that there were courtyards within in the building structure. *Clerk's note: most of this response was inaudible.*

Mr. Steiner noted that the apartments at Market & Main, at 124 units, was 25 units per acre. The hamlet averaged 11 units per acre. The apartment complex looked large from the birds-eye view - the rest of the site was very transparent and light.

Council Member Brisk stated that was scrutinizing the apartment building. She wanted to be respectful of the people who already lived in the vicinity. She had heard a lot of concern over whether people who lived on the other side of SR 605 would feel completely dominated and over-shadowed by the height and density of the apartment building. She had heard Mr. Steiner saying that the height made sense with the building setbacks and would actually look smaller or too small. But she was still left with cutting one floor off – a lot of units – and made it less intimidating to those that already resided there and felt like they were about to be over-shadowed.

Council Member Fellows stated, if one took the full NoNa project and laid it over the Village Center, it would cover - pretty much dominate - the Market Street area in terms of its current size. Council Member Fellows read from page 73 of the Engage New Albany plan – Hamlet Concepts Overview. He also read from page 214 regarding the 9-acre site that was part of Engage New Albany Focus Areas – Village Center. He also read from page 76 – Village Center District Strategy. There was a lot in this proposal that did not follow the Engage New Albany strategic plan.

Mr. Steiner responded that city staff indicated that the project met 11 of the 12 criteria. Council needed to go back to staff. He said that, when one is walking on the street, the length of a building that Council Member Fellows displayed was very comparable in height and extension. When walking on a street by the hamlet, one would see a building the same size as an office on Market Street. And New Albany-Condit Road was wider than Market Street. On the north side, the building was longer, but it wasn't big. The view from the street was how big a building felt.

Clerk's note: council returned to Mr. Steiner's slides.

Mr. Leyda told council, as he had been talking to HOA representatives, neighbors, community leaders, and the superintendent – what he had heard was that – New Albany north of SR 161 did not its “special place.” The Village Center was at the top of the hierarchy. North of 161, north New Albany needed its little special place. That's what this hamlet was intended to do. From the business leader aspect – they said this was exactly what their employees needed – what they needed for attraction and retention for their businesses. The applicant was trying to fulfill that. One other statement was: there was concern about the proliferation of the model further into the north side of New Albany. Mr. Leyda thought the strategic plan specifically identified two spots where the hamlet could exist. The hamlet couldn't expand without changing the strategic plan.

Council Member Fellows stated the strategic plan also talked to the density.

August 3, 2021

Ms. Steiner responded to Council Member Brisk’s concern about people feeling overshadowed. The only places the hamlet faced homes was at the bottom right. The entrance to the subdivision where traffic lights, and so forth, were being discussed. Across the street from them, the building was away from the road by 200 to 300 feet. So, nothing was facing those houses, basically across the pond, over there. Going north to the right, one only saw one house and they had worked with the owner on the berm. Then there were no other neighbors – if there were any, they were single-family homes. There was nobody overshadowing any residential anywhere – the hamlet houses were 2 ½ stories – similar to the houses which already existed. So, nobody was looking up to anything bigger than themselves in that corner. Going left, across the street was basically Discover Card. It was a huge parking lot. South of the hamlet, the retirement home – they were behind the commercial NACO group. That building was looking down on the retirement home. To the west, it was all commercial.

The plan had been careful to not shadow anyone. They would be happy to do cross-sections showing where they were, what the distance was, even walk on the site with them, and show them the angle and dimension. He could even fly balloons to show the height of buildings. That had been done before, so people understood the scale of things. Even the noise – the hamlet was the only ones looking into the mixed-use center area. Security was also very important for them. This would be the most secure public system because they’d have eyes it. Rose Run was between the high school and the back of the library. There was nobody watching that space. This hamlet was watched all the time because they had people living there – and that was what made it much safer and better. They were looking forward to older people and younger people mixing in that space.

His offer was genuine, he would be more than happy to talk to whoever wanted to talk. On premises, at their homes, at the church, wherever. He would meet – so it wasn’t take it or leave it – see what they could do to at least help the discussion.

The ratio of the height to the views – he would show that wasn’t the issue. Then, maybe it was the density. If it was density, why? Was it traffic that council was concerned about? Then they could deal with traffic. He knew it was difficult, and some council members were running for re-election, as well.

Mayor Spalding thanked Mr. Steiner for his time and acknowledged him for his long success record in urban planning and development.

Mayor Spalding asked staff, appreciating there were two hamlets discussed and the city was venturing down this for the first time - he was concerned about precedent. He asked how the city could deal with issues regarding density, height, and traffic – which would always been concerns when talking about density. What things did the city need to be careful about in this decision that would impact the future as it related to hamlets?

Director Chrysler replied that staff would consider that over the next two weeks. There were things in this hamlet proposal that staff wishes were included in the Engage New Albany plan. A hamlet was supposed to be a different type of development with different types of standards – it was supposed to be more like the Village Center than a typical suburban residential neighborhood. This project was

August 3, 2021

going to end up setting a standard for future hamlets. Knowing that constraints, like amount of ground, different road connections coming in – this was a moment in time in this hamlet, but the hamlet at Kitzmiller and Central College Road may have a different configuration because of the amenities around it or the attributes to that site.

Staff felt like – when describing the hamlet in the strategic plan – they knew it wasn't a typical suburban, single family community. They wanted to put in some parameters and some structure – but seeing this hamlet proposal come to life was helping with policy.

Mayor Spalding recalled prior conversations around mixed-used developments and what they would look like, not only from a density standpoint, but from an employment standpoint – attracting young professionals from the community. It would be nice for them to have a place to go and live in New Albany. The city had been struggling with this for a while. He thought that was why, for the strategic plan, the city listened to the community, listened to the developers and business needs and put hamlets in there.

Director Chrysler stated, from staff's prospective – this development team had been detailed and provided detailed engineering data-based answers. Staff had been able to tie their recommendations to specific data presented.

Mr. Leyda stated, after receiving PC's approval, at the end of that meeting, PC Member Neil Kirby's parting statement was: buckle up, because at the Final Development Plan stage, the process would be very challenging. They all had to get it right.

Mayor Spalding anticipated lots of public engagement between this meeting and a Final Development Plan. He encouraged everyone to ask questions of Mr. Steiner and Mr. Leyda.

*Clerks' note: Council took a recess at 9:48 pm
Council resumed the regular meeting at 10:03 pm.*

READING AND PUBLIC HEARING OF RESOLUTIONS:

RESOLUTION R-34-2021

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO APPROVE AND SIGN AGREEMENTS WITH VTRE DEVELOPMENT, LLC RELATED TO INCENTIVES AVAILABLE FOR PROJECT DEVELOPMENT IN THE OAK GROVE II COMMUNITY REINVESTMENT AREA.

Economic Development Manager Michael Loges told council this was a 300,000 square foot speculative manufacturing and warehouse project on 27 acres on the south side of Innovation Campus Way West. The project was expected to support 260 permanent employment positions by December 31, 2026, with an aggregate annual payroll estimated at \$9 million. The agreement contained a 100% 15-year property tax abatement and included annual revenue benchmarks. There was no revenue sharing commitment with the

August 3, 2021

City of Columbus due to the location. The city would share revenue with the New Albany Plain Local School District. Brice Harrison, representative from Vantrust Real Estate, was present via Zoom to answer questions.

Council Member Briscoe asked and Manager Loges answered that, the way the city's Community Reinvestment Area (CRA) agreements were constructed, there was a revenue benchmark per usable square foot – depending on the use of the site. A medical office had a higher per square foot revenue target. These benchmarks were consistent with both industry averages and the anticipated reasonable return for the development team. Both manufacturing and medical CRAs contained conditions that would trigger pilot payments if there was a deficiency from the annual payroll benchmark. This was the city's standard practice. Manager Loges gave examples from other projects. Council Member Briscoe stated the city may need to take another look at CRAs. Manager Loges replied that staff would review those to make sure there was equity in how the city was administering them.

Brice Harrison, Manager at Vantrust Real Estate, thanked council. Vantrust was excited to be back in New Albany.

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 resolution. Council Member Brisk seconded and council voted with seven yes votes to approve Resolution R-34-2021.

RESOLUTION R-35-2021

Mayor Spalding read by title A RESOLUTION TO WAIVE THE COMPETITIVE BIDDING REQUIREMENT FOR THE PURCHASE OF NEW POLICE RADIOS AND THE UPGRADE OF SOFTWARE FOR EXISTING POLICE RADIOS THROUGH THE STATE OF OHIO COOPERATIVE PURCHASING PROGRAM.

Police Chief Greg Jones told council 5 vehicle-mounted radios were being replaced since they could no longer be updated. They were purchased 12 years ago. He did not know the life expectancy of the new radios – it depended on technology developments - but anticipated they would last about the same amount of time. This legislation included 5 body-worn radios. The police department issued 3 spares to new officers. The current walkie-talkie in the radio room was also 12 years old and due for replacement. The radio purchases would be made under state contract. The legislation also included purchase of encryption software updates. Some radios did not have proper encryption updates and could not use 1 of the 3 common channels for the department.

Council Member Fellows asked and City Manager Stefanov answered that these purchases were part of the 2020 budget. This was before council because the amount was above the threshold requiring council's approval, and to authorize use the state contract versus competitive bidding. Mayor Spalding asked Law Director Banchefsky confirmed that using a state contract was essentially a form of competitive bidding.

August 3, 2021

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 Briscoe seconded and council voted with seven yes votes to approve Resolution R-35-2021.

RESOLUTION R-36-2021

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A MANAGEMENT SERVICES AGREEMENT WITH THE COLUMBUS ASSOCIATION FOR THE PERFORMING ARTS (CAPA) AND THE BOARD OF THE JEANNE B. MCCOY COMMUNITY CENTER FOR THE ARTS TO OBTAIN MANAGEMENT SERVICES IN SUPPORT OF THE OPERATION OF THE CHARLEEN AND CHARLES HINSON AMPHITHEATER.

City Manager Stefanov reported that both the McCoy Board and CAPA were providing professional services to the management of the amphitheater. Staff determined the 3-party agreement could accomplish what council wanted in terms of the management and control of the programming and facilities. This agreement gave council ultimate management oversight for programming, event management, and all of the nuts and bolts that effectively make this a turn-key operation for the city.

Mayor Spalding asked and City Manager Stefanov replied that this would be a new expenditure for the city. At the time of the Memorandum of Understanding with CAPA, the city estimated the cost to be around \$80,000. A portion would be offset by revenue from the fee schedule, but staff did not yet know by how much. The fee structure would be very similar to the McCoy Center’s fee structure.

Council Member Shull asked and City Manager Stefanov answered that the McCoy Board would determine the expense for its employees, CAPA employees would be based on a different set of rates, and there would be a total monthly/quarterly/annual payment structure worked out for those professional services. The revenue stream was generated by ticket sales and/or a general use fee. The contract organizations were providing services for a fee.

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 Shull seconded and council voted with seven yes votes to approve Resolution R-36-2021.

RESOLUTION R-37-2021

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A ROAD MAINTENANCE AGREEMENT WITH THE LICKING COUNTY BOARD OF COMMISSIONERS FOR THE MAINTENANCE OF JUG STREET ROAD.

August 3, 2021

City Manager Stefanov told council this was the city’s standard Road Maintenance Agreement (RMA). Jug Street was a county road. If a road was bisected by an annexation, the Licking County Commissioners required the annexing municipality to enter into an RMA. There was already an RMA from County Line Road to Harrison Road. This annexation would require an extension, so, for ease of maintenance, the city was extending the RMA to Mink Road. This RMA addressed snow plowing, ditch maintenance, drainage, and potential signals. It specified that the city controlled the design of the road and would share the final design plans with the county engineer for feedback.

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 resolution. Council Member Fellows seconded and council voted with seven yes votes to approve Resolution R-37-2021.

RESOLUTION R-38-2021

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO APPROVE AND SIGN AGREEMENTS WITH MEDICAL CENTER OF NEW ALBANY, LLC RELATED TO INCENTIVES AVAILABLE FOR PROJECT DEVELOPMENT IN THE CENTRAL COLLEGE COMMUNITY REINVESTMENT AREA.

Economic Development Manager Michael Loges told council this legislation supported a Community Reinvestment Area (CRA) agreement between the city and Medical Center of New Albany, LLC. The Medical Center was a new, 45,000 square foot medical office building located at Central College Road and New Albany Road East. The new building would be on 5.9+/- acres with parking for more than 250 vehicles. Dr. Samadder purchased the parcel to house Mid-Ohio Digestive, Mid-Ohio Surgery Center, Columbus Sleep Consultants, and other associated medical practices. The project had previously been on hold due to the pandemic, however, it was now fully permitted and approximately 64% pre-leased, contingent upon financial support from the City of New Albany. The project was expected to result in the retention and relocation of around 40 positions at the site and 40 net new employment positions with an annual payroll of approximately \$6.8 million. Matt Robinson of O’Brien Robinson Construction.

Council Member Fellows asked and Mr. Robinson answered that the company was waiting until the following day to start footers. He confirmed they had been clearing the area. Mr. Robinson thanked the Development Department team. He described the timeline to reach this point in the project. He described entrances from the roads to the building. The building had been brought forward as far as possible, but there were substantial setbacks from the roads. They were making sure curb cuts would align with future development on that site.

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

Council Member Kist moved to adopt the resolution. Council Member Brisk seconded and council voted with seven yes votes to approve Resolution R-38-2021.

August 3, 2021

REPORTS OF STANDING COMMITTEES:

- A. Safety Committee: No report.
- B. Public Utilities: No report.
- C. Service and Public Facilities Committee: No report.
- D. Planning and Economic Development Committee: No report.
- E. Administration Committee: No report.
- F. 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 stated the next summer movie night at Thompson Park was August 13. The New Albany Parks and Recreation Foundation was hosting its first Family Fun Day Fundraiser kickball and corn hole tournament at Bevelhymer Park on August 22. The Miracle League’s opening day was October 2 at a time to be determined. There would be a walk-thru of the fields and park, even if the park wasn’t ready. The board was considering dog policies and would be sending out a community survey. Typically, since most fields were active, dogs were not allowed. During the pandemic, the fields weren’t active and policies were relaxed. The board was looking for ways to move forward.
- C. Council Representative to New Albany Plain Local Schools: Council Member Kist reported that the school board hadn’t met. The meeting was postponed to be closer to the start of school. Hopefully, COVID-related guidance would be clearer at that time.
- D. Council Representative to Plain Township: No report.

REPORTS OF CITY OFFICIALS:

- A. Mayor: Mayor Spalding reported that the city would be participating in a call on August 5 with the Franklin County Public Health Department. He reported he would miss the August 17 council meeting due to work-related travel.
- B. Clerk of Council: Clerk Mason discussed Founders Day plans with council members. Clerk Mason offered and Council Member Durik expressed interest in the New Albany Symphony Gala tickets. Council and staff discussed Founders Day scheduled events.

August 3, 2021

- C. Finance Director: No report.
- D. City Manager: City Manager Stefanov reported that the city’s communications team had been nominated for six national awards for their videos. Award winners would be announced in September.

Annual Easement Report. Manager Ohly distributed a report which listed the easements accepted administratively per Ordinance O-09-2020. Staff was providing this as the specified annual report. A binder of the easement deeds was available in the Development Department. Council agreed to continue this administrative easement acceptance process.

- E. City Attorney: Law Director Banchefsky reminded council Ohio was one of the first states to participate in opioid litigation to recover funds. A proposed settlement and release that were being circulated to Ohio municipalities on an expedited basis. There were suggested resolutions, however, New Albany didn’t have time to put legislation on the agenda in time to meet the August 13, 2021 deadline. Law Director Banchefsky recommended a motion authorizing the city manager to execute the necessary documents. Law Director Banchefsky had an estimate of what New Albany could receive. Mayor Spalding anticipated there would be limitations on the use of the settlement funds.

Council Member Briscoe asked and Mayor Spalding replied he understood the Ohio Attorney General’s position was that this was the best deal Ohio was going to get - and if the municipalities didn’t come forward with enough participation, and it all proceeded to litigation, each of the companies was likely to declare bankruptcy. Law Director Banchefsky added the Ohio Municipal League was recommending participation.

Mayor Spalding moved that council authorize the city’s full participation in the proposed opioid litigation settlement plan regarding claims against distributors AmerisourceBergen, Cardinal Health, and McKesson, and further authorize the city manager to take all necessary steps to resolve this matter in accordance with the terms of a OneOhio Participation Agreement, with all funds to be distributed to the community in accordance with the settlement agreement. Council Member Briscoe seconded and council voted with seven yes votes to approve the motion. Motion passed.

POLL FOR PUBLIC COMMENT:

NONE.

POLL FOR COUNCIL COMMENT:

Council asked and City Manager Stefanov replied that staff would be bringing a Designated Outdoor Refreshment Area resolution to council by the first council meeting in October.

OTHER BUSINESS:

Council Member Kist told council that most of the Sustainability Board candidates had agreed to be

August 3, 2021

appointed. He moved to appoint the following resident to the Sustainability Advisory Board (SAB) for the terms specified:

For terms ending 6/30/2024 – Catherine Duffy, Scott Harrold

For terms ending 6/30/2023 – Peter Richard Barnes, Charles Schumacher

For terms ending 6/30/2022 – Brian Filiatraut, Steven Conway

Council Member Shull seconded and council voted with seven yes votes to appoint the residents to the Sustainability Advisory Board for the terms specified.

Clerk Mason reported to council that there was an open position on the Planning Commission (PC). She talked about advertising the open spot the same way they advertised the SAB, that applications would be due by end of August, mostly because she was on vacation shortly after that and it was best for her to be in the office on a due date. She would bring the applications to council on September 7 for discussion in executive session. Hopefully, the spot could be filled at the September 21st council meeting which would keep council within the 60 day deadline to fill the vacancy. Council agreed to that process.

Council Member Brisk asked and Clerk Mason replied that the board and commission candidate pool would have to be notified of the open position and invited to submit an application. Clerk Mason would offer to accept the applications already submitted for the PC opening. She would also notify the candidates of the change in the overall appointment process.

Mayor Spalding reported that Brad Shockey was the PC member who resigned. Council and staff was appreciative of his long-standing service to the community. Mayor Spalding would be sending Mr. Shockey a note. Council Member Shull added that Mr. Shockey had served on the Board of Zoning Appeals for many years before joining the Planning Commission.

ADJOURNMENT:

With no further comments and all scheduled matters attended to, Council Member Fellows moved and Mayor Spalding seconded to adjourn the August 3, 2021 regular council meeting at 10:45 pm.

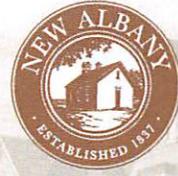
ATTEST:


Jennifer H. Mason, Clerk of Council

 
Sloan Spalding, Mayor Date

Attachment to 8-3-21 Council Minutes

Steiner & Associates' slides



VISION (State of the future, the way we see it):
 We envision people seeking to live in healthy, prosperous, and sustainable communities that contribute to their wellbeing with a sense of purpose, belonging, and social engagement.

PURPOSE (The North Star): The creation of environments that provide opportunities for people to achieve their best lives.

Community Connects Us



NoNA

NORTH NEW ALBANY



BUSINESS LEADERS

Choosing to call New Albany home wasn't a hard decision for us. The support from the city's leadership and the number of global brands housed within the city made it a no brainer from a business perspective. But that's not the only reason.

Lower.com has been named a best place to work both locally and nationally. Yes, it comes from curating a great culture, but it also comes from the work-life balance we provide, and New Albany's well-cared-for community is attractive to potential and current team members.

Quality of life is a critical factor as they consider where they want to work and it's a critical factor for us when we're recruiting. Their feedback includes a desire for nearby housing options and walkable neighborhoods with amenities such as restaurants, shops, public gathering spaces, parks and trails.

Steiner + Associates' proposed development will help Lower.com recruit and retain talent. It will fulfill a lifestyle niche that doesn't currently exist and is a much-needed option in the Business Park corridor.

DAN SNYDER, CEO, Lower.com

"NoNA (is) a benefit to the city by appealing not only to empty nesters but all age groups who have different economic considerations for housing. Entertainment and mobility options make it even more attractive."

CHERIE NELSON, Executive director of the New Albany Chamber of Commerce, Quoted in This Week New Albany, June 23, 2021

*As a longtime resident and business owner in New Albany I fully endorse North New Albany as a great addition to our community. It is a unique neighborhood with a variety of housing options that has accessible amenities that are convenient to the residents. The minimal impact on the school census and the addition of tax revenue is a critical factor that makes NoNA attractive as a development in our community. **NoNA will add a wonderful housing option on the north side of 161, creating more balance between the north and south parts of our community.** I anticipate that it will sell out very quickly.*

RON CADIEUX, Principal of The Raines Group, 23 year resident of New Albany

BUSINESS LEADERS

Gladstone Commercial Corporation is a real estate investment trust ("REIT") focused on acquiring, owning, and operating net leased industrial and office properties across the United States. As of March 31, 2021, Gladstone Commercial's real estate portfolio consisted of 120 properties, located in 27 states, totaling approximately 15.5 million square feet.

*One such property, currently the headquarters for CVG, is located on the southern adjacent parcel to the proposed NoNA development. Gladstone has owned the property since 2012. Since our acquisition, **walkable amenities have become a strong demand driver for office users and as of now there are none for our building. The NoNA development would provide not only several food options for our tenants, it would provide recreational facilities, additional housing options and access to an extensive trail system. All things that will allow us to compete for tenants, should that become necessary if CVG vacates all or a portion of the building when the current lease expires in early 2023. As we all know, full buildings are what keep an area vibrant and tax revenues maximized.***

As such, Gladstone Commercial would like to voice our support for the NoNA project. Thank you for your consideration,

KAREN PRIESMAN, Senior Vice President/Director, The Gladstone Companies

*"Axium has over 1100 employees at our headquarters in the New Albany International Business Park. We have plans to expand again and will be hiring up to 100 additional employees over the coming year. We know employees want housing options in proximity to where they work. **North New Albany will add quality nearby choices for those who currently work in the business park or are considering coming to work here. This is not just a benefit for Axium, this is a benefit for all of the businesses who are trying to recruit and retain a workforce.**"*

PAUL JUDGE, President, Axium Plastics

SCHOOL LEADERS

*“As a school district, we appreciate the conscientious efforts of Steiner + Associates as well as the City of New Albany as they plan this new and innovative community within the school district boundaries. **The development will benefit the district with an additional funding source while ensuring a limited increase in additional students to the district based on the proposed characteristics of the residential units.**”*

SUPERINTENDENT MICHAEL SAWYERS, NAPLSD

COMMUNITY LEADERS

*“Steiner & Associates have demonstrated a strong commitment to environmental stewardship in all their local and national projects. **The NoNA Hamlet and the natural ambiance of Sugar Run Park will set the standard of excellence in the northern sector of our community**”*

BILL RESCH, Friends of The Rocky Fork Watershed and Tributaries, V.P.

Healthy New Albany believes that walkable communities with convenient access to natural amenities and leisure trails leads to a healthier citizenry. We witness this every day with New Albany’s 55 miles of leisure trails and the new Rose Run Park, where Healthy New Albany offers programming for everyone from young children to senior citizens.

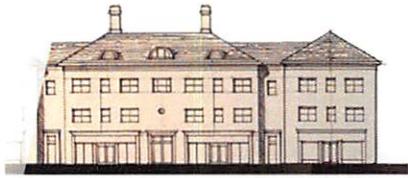
North New Albany’s efforts to enhance Sugar Run creek and provide leisure trails and passive park space embedded in the neighborhood is exactly the kind of development that will increase well being and quality of life for residents of all ages.

We view the development and its housing options for all stages of life as a win for our community and for health and wellness.

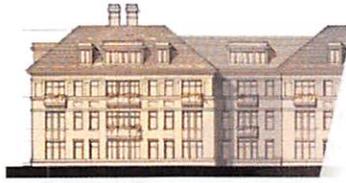
ANGELA DOUGLAS, Executive Director, Healthy New Albany

THE UPDATE:

Height Questions



5704 NEW ALBANY ROAD



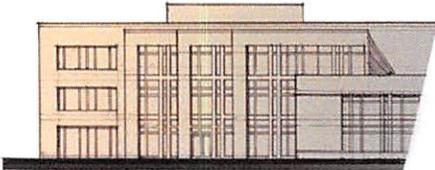
PROPOSED APARTMENTS

PARTIAL EAST ELEVATION ON NEW ALBANY CONDIT ROAD



PROPOSED TOWNHOMES

PARTIAL WEST ELEVATION ON NEW ALBANY CONDIT ROAD



7800 WALTON PARKWAY
(COMMERCIAL VEHICLE GROUP)



PROPOSED APARTMENTS

PARTIAL EAST ELEVATION ON NEW ALBANY CONDIT ROAD



PROPOSED TOWNHOMES

PARTIAL WEST ELEVATION ON NEW ALBANY CONDIT ROAD



THE UPDATE:

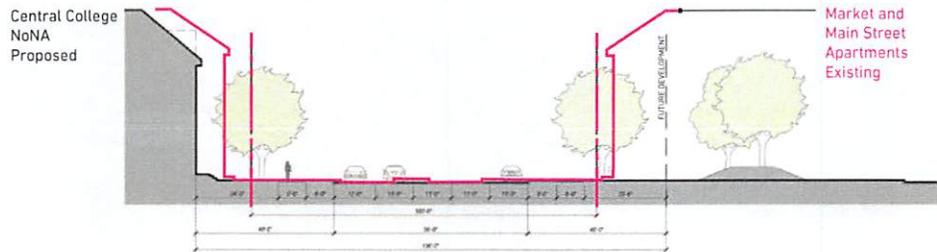
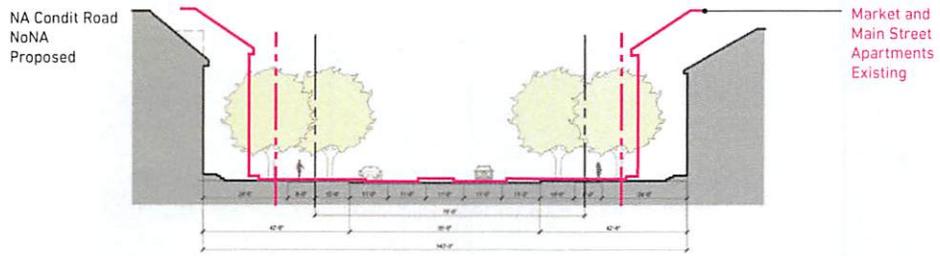
Feedback

ROCKY FORK BLACKLICK ACCORD
May 19, 2021 - Unanimous 7-0 Approval

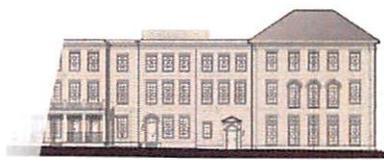
NEW ALBANY PLANNING COMMISSION
June 20, 2021 - Unanimous 7-0 Approval

COMMUNITY AND BUSINESS LEADER SUPPORT

THE UPDATE:
Height Questions



THE UPDATE:
Height Questions



MARKET AND MAIN APARTMENTS

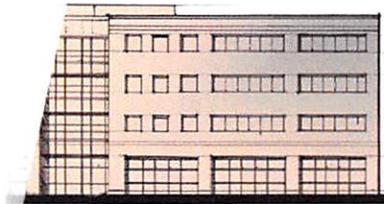


PROPOSED APARTMENTS
PARTIAL EAST ELEVATION ON NEW ALBANY CONDIT ROAD

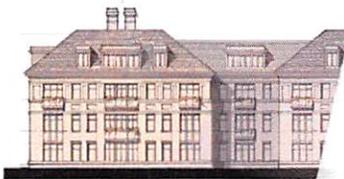


PROPOSED TOWNHOMES
PARTIAL WEST ELEVATION ON NEW ALBANY CONDIT ROAD

0 5 10 15 20 25



7795 WALTON PARKWAY
(WATER'S EDGE OFFICE BUILDING)



PROPOSED APARTMENTS
PARTIAL EAST ELEVATION ON NEW ALBANY CONDIT ROAD



PROPOSED TOWNHOMES
PARTIAL WEST ELEVATION ON NEW ALBANY CONDIT ROAD

0 5 10 15 20 25



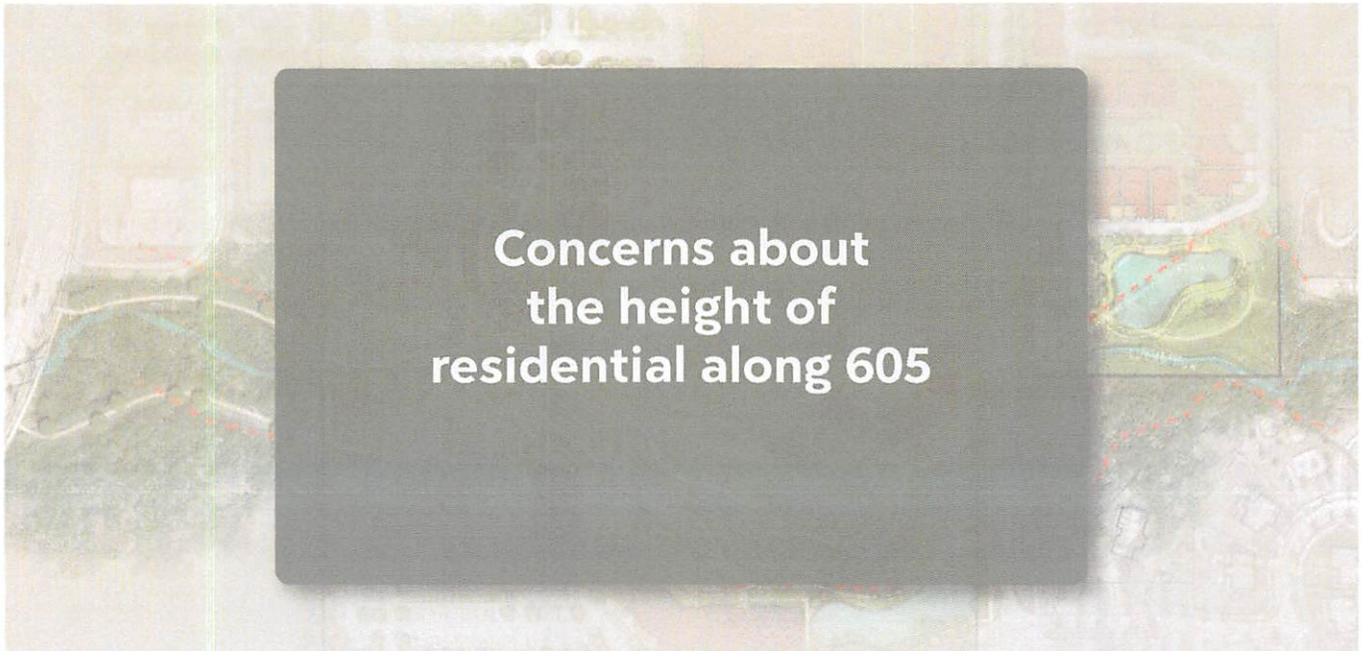
MAIN AND MARKET APARTMENTS



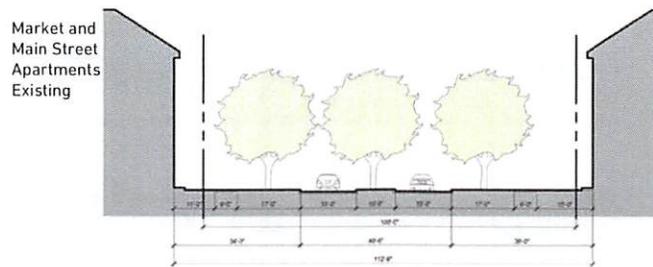
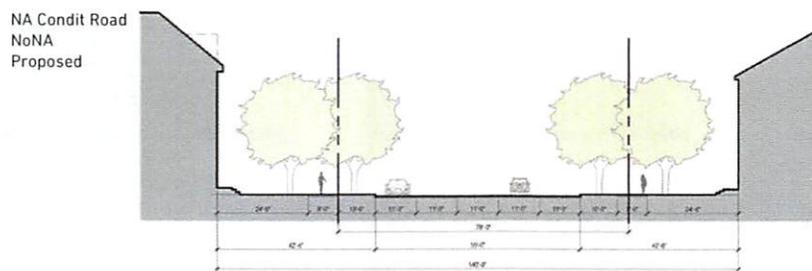
PROPOSED APARTMENTS EAST ELEVATION ON NEW ALBANY CONDIT ROAD

0 5 10 15 20 25

THE UPDATE:
Height Questions



THE UPDATE:
Height Questions



THE UPDATE:

Density Questions



NONA DISTRICT - 60% less vehicles at PM peak

- 30,000 SF of commercial space (retail/restaurant/office)
- 11 dwelling units per acre
- 125 unit senior living facility



VILLAGE CENTER - 33% greater peak parking demand

- 240,000 SF of commercial space (retail/restaurant/office/library)
- 5+ dwelling units per acre

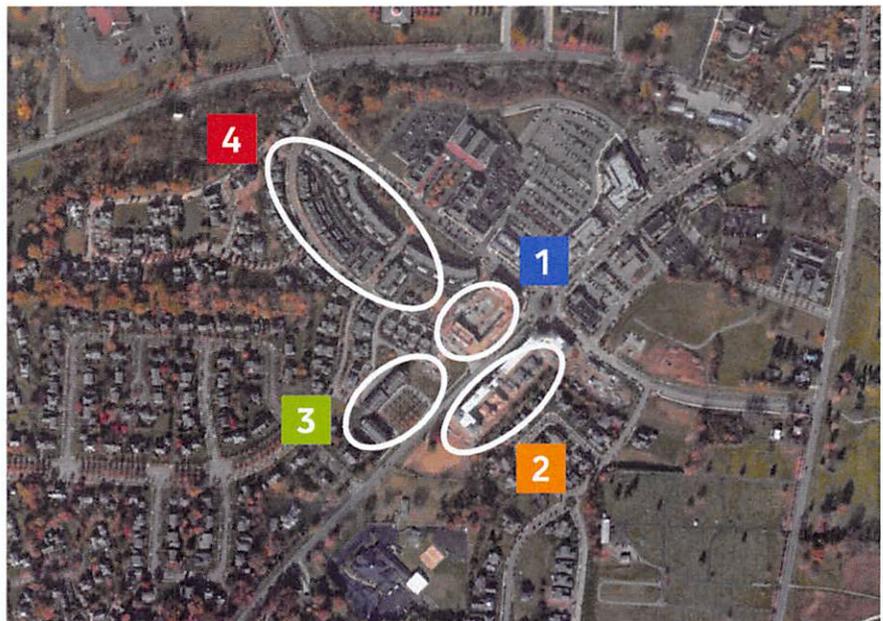


THE UPDATE:

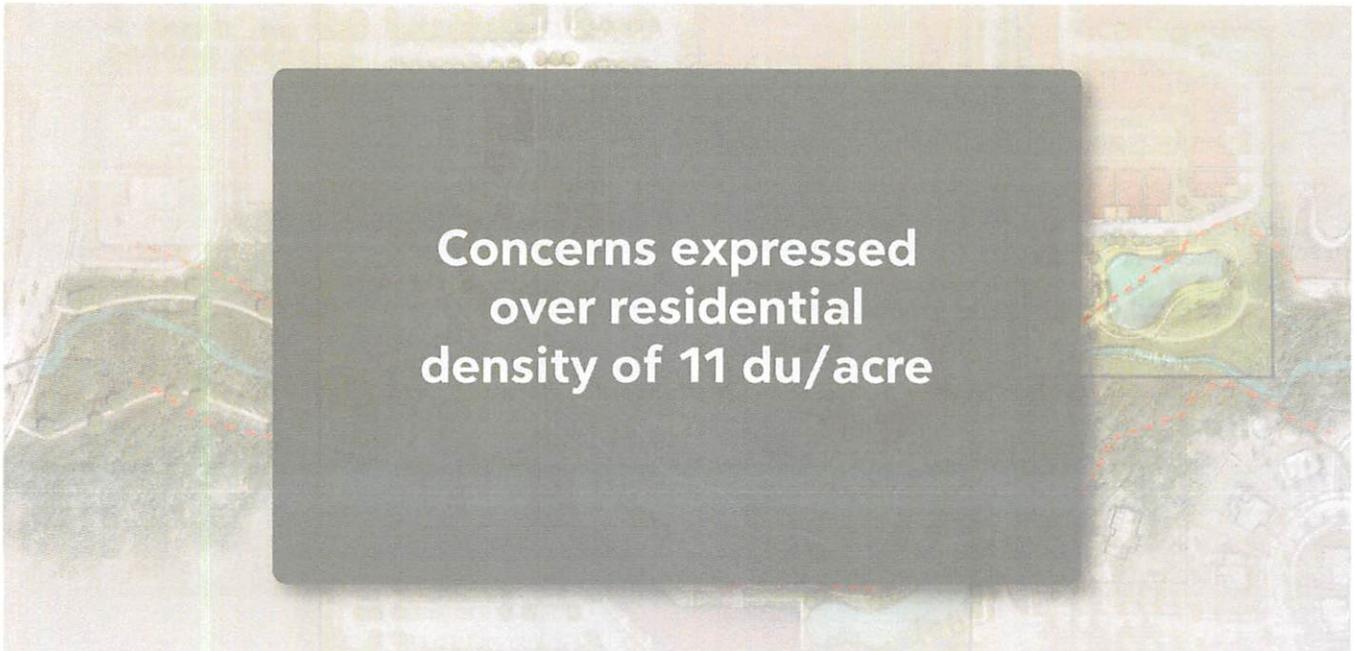
Density Questions



PROPERTY	UNITS PER ACRE
1 Market and Main West	29.4
2 Market and Main East	17.7
3 Richmond Sq. (NACC SCT 21)	10.7
4 Keswick (NACC SCT 19)	8.0
Total	14.3



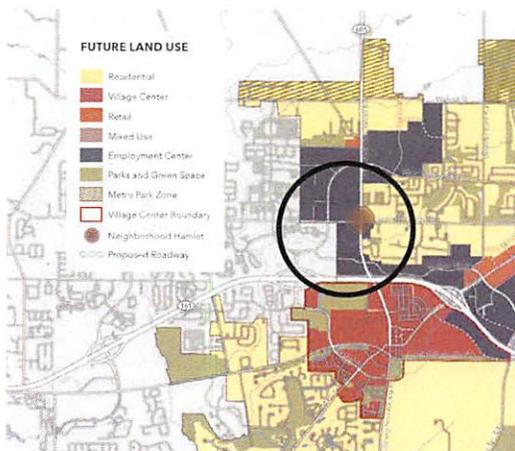
Density Questions



Density Questions

Engage New Albany strategic plan update calls for office or Hamlet on our site.

- 500,000 SF of office equals 1500 employees
- Results in 340% increase of peak PM vehicle trips



The Update

THE CONTEXT

- Consistent with Insight2050
- Consistent with Engage New Albany

OUR VISION

- Mixed-Use Neighborhood Center
- Sustainable Planning
- Timeless Design
- Creation of a Public Realm

THE IMPACT

- Economic
- Schools
- Traffic
- Enhanced Streets and Connections

THE UPDATE



THE UPDATE:

Evolving Plans

- 1 Increased building setbacks along New Albany Condit with total spacing up from 120' to 140'
- 2 Made all internal roads public
- 3 The City of New Albany will own 1/3 of the site
- 4 Enlarged rear yard setbacks from 0' to 18' along public alleyways
- 5 Negotiated agreement for sidewalk along the "Verst Property" to complete the area's sidewalk loop
- 6 Negotiating agreement to get additional land and provide berming
- 7 Widened 605, adding dedicated Northbound right turn and planned for future second thru lane
- 8 Pledged to reduce or eliminate the number of stormwater management ponds and replace them with brick paver roads and other BMP's
- 9 Instituted additional environmental initiatives and restrictions such as native species preservation and banning mowing in and around Sugar Run
- 10 Began exploring more entertainment / community options in park like playground, Bocce lawn, Sports Courts, etc.



Once completed, the NoNA District will...



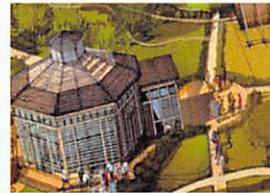
URBAN PLANNING

- Be Consistent with Regional Planning
- Be Consistent with Engage New Albany 2030
- Be the Center of Gravity for Neighborhood
- Be Consistent with Residential Demand
- Maintain and Expand Existing Community Fabric



ECONOMIC DEVELOPMENT

- Have a Positive Economic Impact on the City
- Have a Positive Economic Impact on the Schools



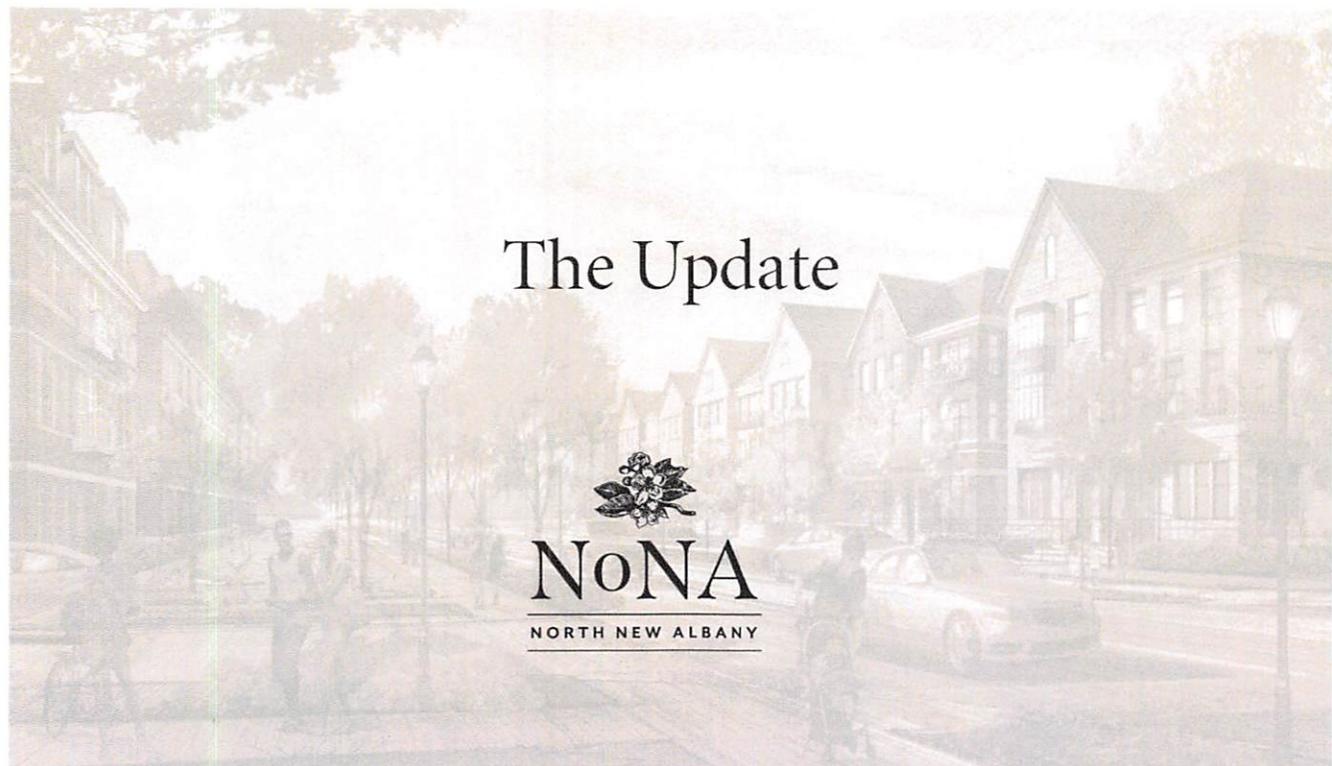
SUSTAINABILITY

- Provide New Parks and Greenspace
- Be Environmentally Friendly

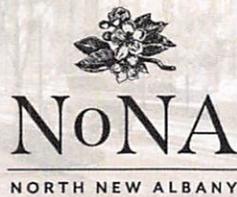


QUALITY OF LIFE

- Be a Lifespan Neighborhood
- Provide New Retail and Entertainment Options
- Not Materially Effect Traffic



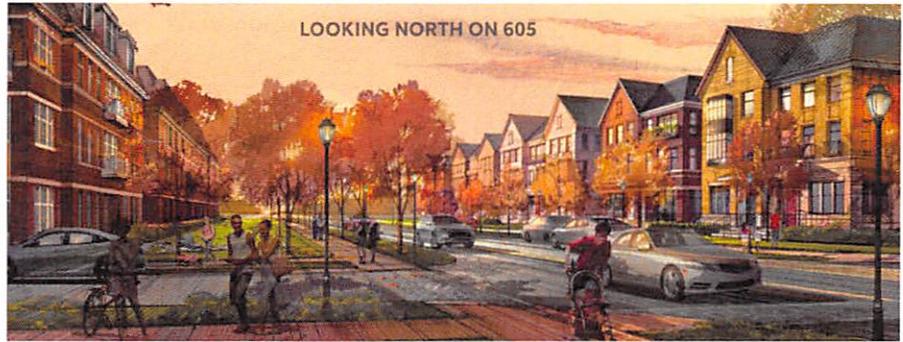
The Update



Impact on Street Design

INTEGRATE WITH AND IMPROVE THE SURROUNDING AREA

- Continuation of Existing Fabric
- Updated 140' ROW cross section
- Unified Pedestrian Experience
- Responsive to Engage New Albany Northwest Focus Area Development Scenario



City-wide Connectivity

OPPORTUNITY FOR GREATER CONNECTIVITY

- Vehicular Connections
- Trails
- Walkability
- Greenspace Connectivity

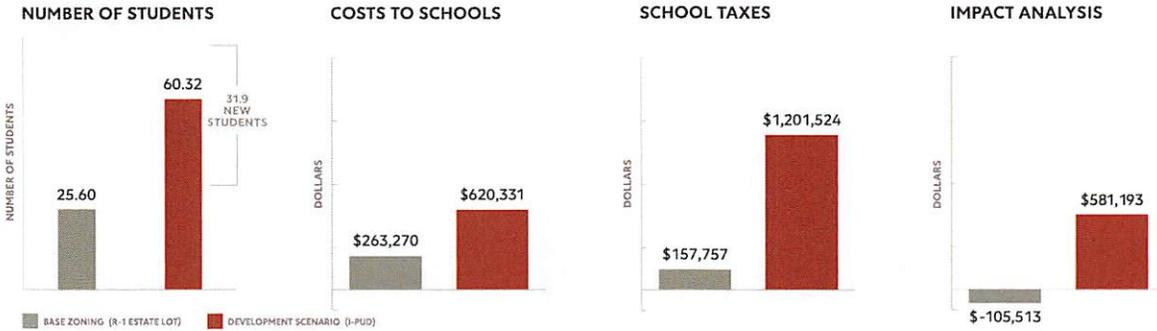


SUGAR RUN TRAIL

Subject to owner approval

IMPACTS AND MITIGATION:

School District Impact



COST ANALYSIS

BASE ZONING (R-1 ESTATE LOT)

NAPLSD	NUMBER OF RESIDENTIAL UNITS - CURRENT ZONING	LOAD FACTOR	NUMBER OF STUDENTS
\$10,284	32	0.8	25.60

DEVELOPMENT SCENARIO (I-PUD)

HOUSING TYPE	NUMBER OF RESIDENTIAL UNITS - DEVELOPMENT SCENARIO	LOAD FACTOR	NUMBER OF STUDENTS
Single Family Homes	12	0.8	9.60
Townhomes For-Sale	25	0.8	20.00
Townhomes For Rent	23	0.5	11.50
Millennial/Active Adult Apartments	266	0.045	11.97*
Affordable Apartments	14	0.5	7.00
Cottage Residential	25	0.01	0.25
			60.32

MILLENNIAL/ACTIVE ADULT APARTMENTS	COMPS
Market + Main	0.048
Bridge Park (Dublin)	0.045
Tuller Flats (Dublin)	0.043
Lane + Westmont (JA)	0.041
Liberty Center (Cincy)	0.050
Average:	0.045

IMPACTS AND MITIGATION:

Traffic Impact

- Analyzed tactical (CMT) and Strategic (Wells) Traffic impacts
- Revised TIS has been approved by City of New Albany and City of Columbus
- Development's impact to levels of service will be negligible
- Analysis of round-a-bout and signal at Snider Loop was included in report
- Will provide ROW at Snider Loop to accommodate future signal or round-a-bout
- Field observations took place during a school day morning and afternoon
- New right turn lane at North 605 and Central College needed in a no-build scenario
- Solutions consistent with Engage New Albany Thoroughfare Plan

NEEDED IMPROVEMENTS

- 1** New Albany - Condit Road and Senior Living Access
 - Northbound and Southbound Left Turn Lane
- 2** New Albany-Condit Road and North Access
 - Northbound and Southbound Left Turn Lane
- 3** Central College Road and Site Access / Discover Complex Access
 - 125' Westbound Left Turn Lane (striped into existing pavement) Warranted
 - No improvements are required for any public road intersection
- 4** New Albany Condit Road and Central College Road
 - Dedicated Northbound Right Turn Lane
 - ROW for dedicated Second Northbound Thru Lane (needed by 2030)

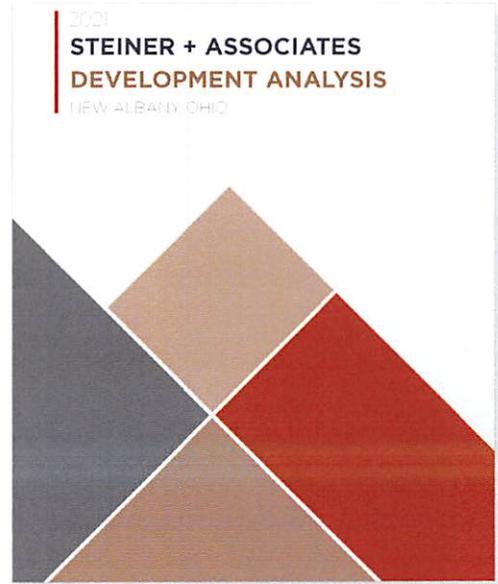


Economic Impact

UTILIZED INSIGHT 2050
METHODOLOGY ON
OUR PROPERTY

COMPARES:

- Existing Conditions
- Base Zoning
 - What would be allowed under current zoning
- Development Scenario
 - The development project, as proposed



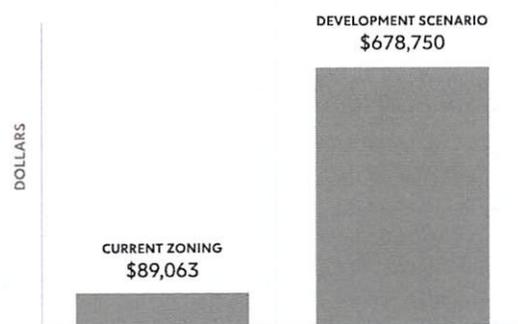
Economic Impact – Tax Revenue Analysis

Approximately \$14.63M Cumulative Tax Revenue Surplus

CUMULATIVE TAX REVENUE FROM NEW DEVELOPMENT



TAX REVENUE PER ACRE



Impacts and Mitigation



IMPACTS AND MITIGATION:

Impact on New Albany



THE CONTEXT

- Consistent with Insight 2050
- Consistent with Engage New Albany

OUR VISION

- Mixed-Use Neighborhood Center
- Sustainable Planning
- Timeless Design
- Creation of a Public Realm

THE IMPACT

- Economic
- Schools
- Traffic
- Enhanced Streets and Connections

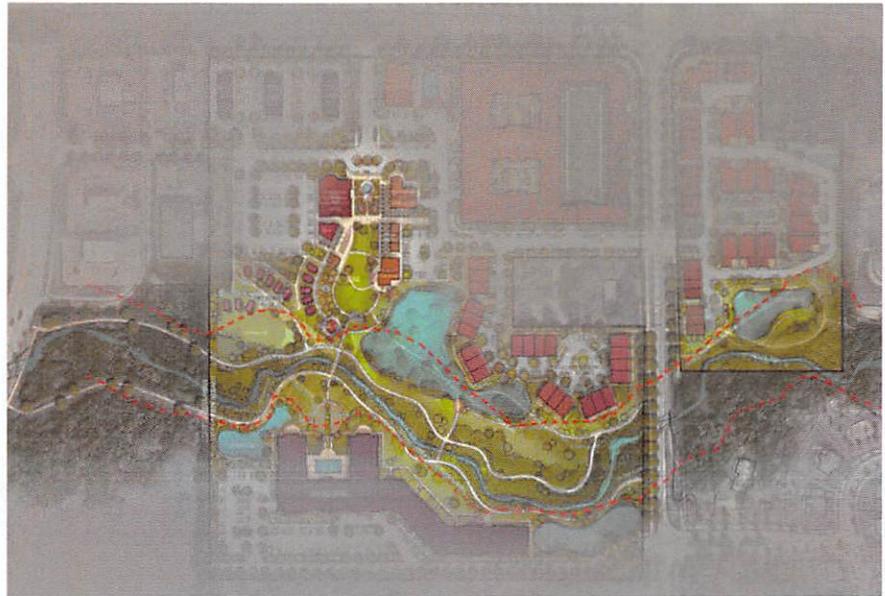
THE UPDATE



Environmental Initiatives

GREEN INITIATIVES WILL INCLUDE:

- Sugar Run Streambank Repair
- Native Species Restoration
- Alternative Wetland Remediation Techniques
- Pollinator-Friendly Plantings
- Alternative Stormwater Retention
- Understory Restoration and Repair
- Environmental Educational Programming



“You Spoke, We Listened”

ENGAGE NEW ALBANY 2030 SURVEY

To Strive to be a **“Lifespan Community”**
(86% of Respondents)

New Retail Areas Within the City but Outside the Village Center Designed to Serve Adjoining Neighborhoods and Employment Centers (69% of Respondents)

Additional **Dining and Retail Options**
(48% of Respondents)

Additional **Parks, Recreation, and Open Space**
(32% of Respondents)

Additional Special Events **Programming** (58%)
Arts and Cultural Programming (47%) and
Family-oriented Programming (44%)



PROPOSED NONA DISTRICT

NoNA District Will Be A Self-Contained
“Lifespan Neighborhood”

NoNA District Will Provide North New Albany with
Retail Options Outside the Village Center Designed to Serve the North New Albany Area

The “Trailhead” Provides **New Dining and Retail Options**

Sugar Run Park Provides **Parks, Recreation and Open Space** (of the Same Scope/Scale as Rose Run Park)

North New Albany will provide:

- Special Events **Programming**
- Arts and Cultural Programming
- Family-Oriented Programming
- Wellness, Environmental Education and Continuing Education Programming

NoNA DISTRICT:

Trailhead Park



NoNA DISTRICT:

Outdoor Amenities



NoNA DISTRICT:

Lifespan Residential Offerings



NoNA DISTRICT:

Mixed Use District



Neighborhood Context



Use Plan

RESIDENTIAL

- Millennial/Active Adult Apts
- Senior Living Community
- Single Family Homes
- Townhomes/Duplexes
- Affordable Apartments (5%)
- Cottage Residences

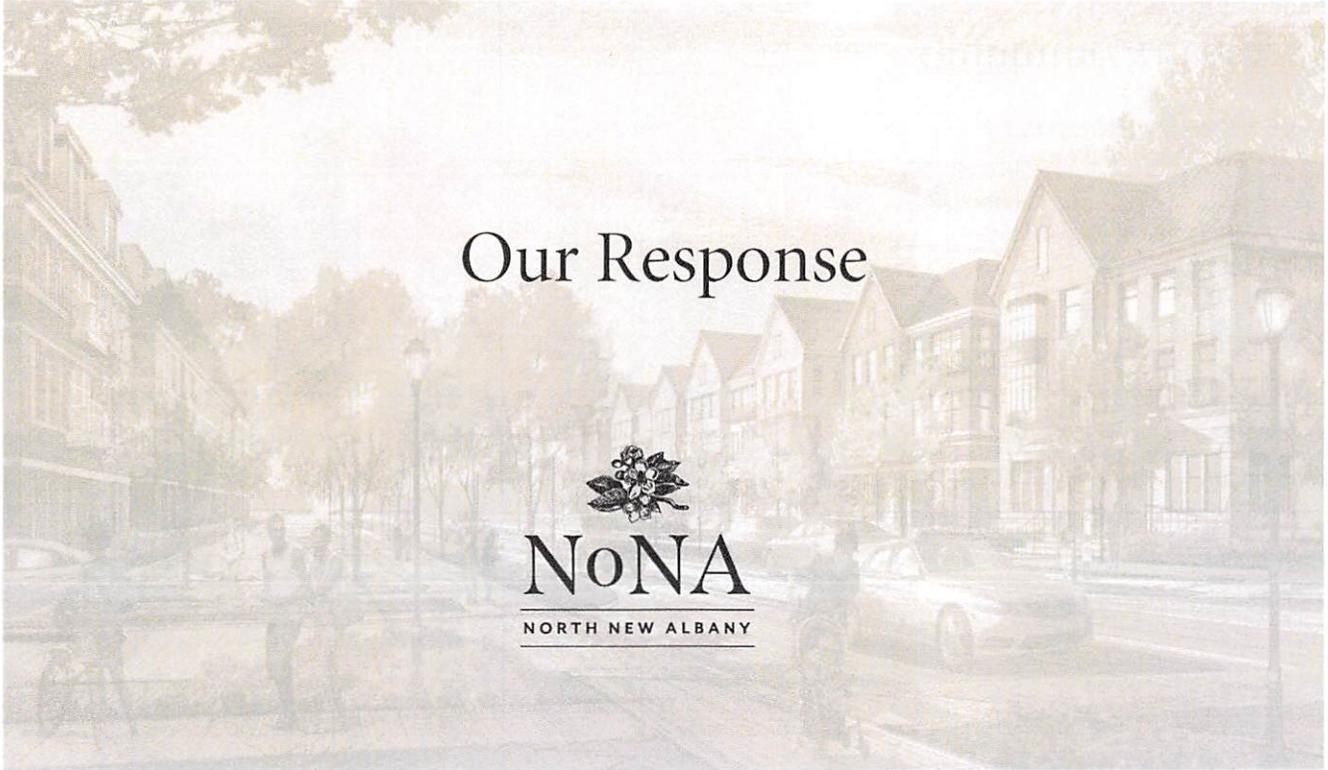
COMMERCIAL

- Office/Coworking
- Restaurants and Bar
- The Trailhead Park
 - Artisanal Eateries
 - Food Truk Haus
 - Community Stage

PARKS AND RECREATION

- Sugar Run Park
- Walking Paths/Trails
- Childrens' Play Area
- Meditation Path
- English Garden





Our Response



NoNA
NORTH NEW ALBANY

NoNA DISTRICT:
Our Vision



THE CONTEXT

- Consistent with Insight2050
- Consistent with Engage New Albany

OUR VISION

- Mixed-Use Neighborhood Center
- Sustainable Planning
- Timeless Design
- Creation of a Public Realm

THE IMPACT

- Economic
- Schools
- Traffic
- Enhanced Streets and Connections

THE UPDATE



A Lifespan Community

A TRUE NEIGHBORHOOD IS A LIFESPAN COMMUNITY

“Provides residents the opportunity to move at least twice throughout their lifetimes”

A NEIGHBORHOOD:

- Includes Varied Housing Types
- Is Connected, Accessible, Walkable
- Has a Housing Supply that is Responsive to Demographic Trends
- Is Anchored by Public Gathering Spaces



“You Spoke”

ENGAGE NEW ALBANY 2030 SURVEY

To Strive to be a **“Lifespan Community”**
(86% of Respondents)

New Retail Areas Within the City but Outside the Village Center Designed to Serve Adjoining Neighborhoods and Employment Centers (69% of Respondents)

Additional **Dining and Retail Options**
(48% of Respondents)

Additional **Parks, Recreation, and Open Space**
(32% of Respondents)

Additional Special Events **Programming** (58%)
Arts and Cultural Programming (47%) and
Family-oriented Programming (44%)

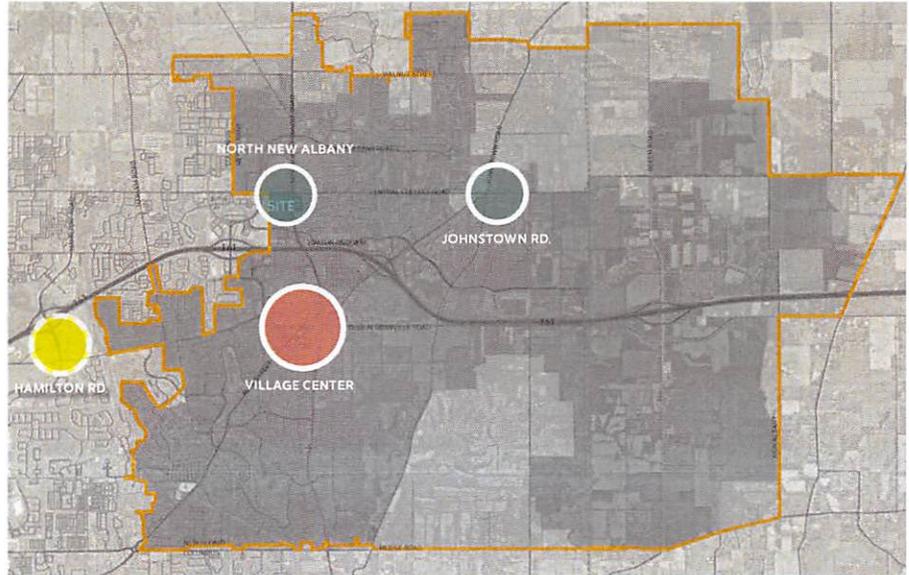


Planning for Multiple Neighborhoods

- One community; multiple neighborhoods
- Embracing the differences of our neighborhoods
- A neighborhood center for North New Albany
- A focused development area ("Hamlet") within New Albany

HAMLET

- Goal: create **walkable, mixed-use environments** that connect to surrounding neighborhoods and integrate into an open space network
- Incorporate **public spaces that are gathering spaces for the area**
- Provide **opportunities for the age-in-place housing** the community expressly desires
- Hamlet development is expected to propose an **architectural style that is both distinct and complimentary to New Albany**



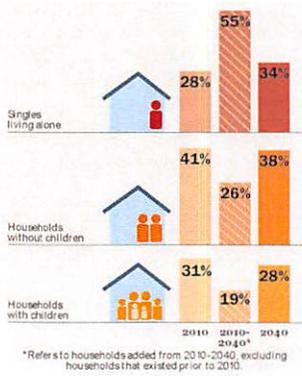
Diversity in Housing Types

E **LAND USE - RESIDENTIAL**
ENGAGE
NEW ALBANY

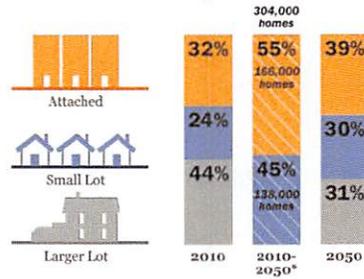
- We recommend:
 - » Additional cluster neighborhoods like Ashton, Keswick, Ealy Crossing
 - » High quality stacked flats and townhomes in targeted areas of the community with proximate, walkable amenities - like the Village Center and other neighborhood-scale retail centers

Future Residential Demand

CHANGE IN THE TYPE OF HOUSEHOLDS



HOUSING DEMAND FORECAST



CONSEQUENCES ON URBAN PLANNING

RESULTS:

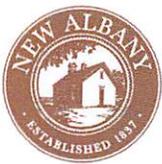
- Less Large-Lot Single Family
- More Small-Lot Detached Single Family
- More Attached Single Family
- More Multifamily

ALIGNMENT: ENGAGE NEW ALBANY 2030 RECOMMENDS

LAND USE - RESIDENTIAL

- We recommend:
 - Additional cluster neighborhoods like Ashton, Keswick, Ealy Crossing
 - High quality stacked flats and townhomes in targeted areas of the community with proximate, walkable amenities like the Village Center and other neighborhood-scale retail centers

Engage New Albany 2030



+ **MKSK** +

1,200 RESIDENTS



**ENGAGE
NEW ALBANY**

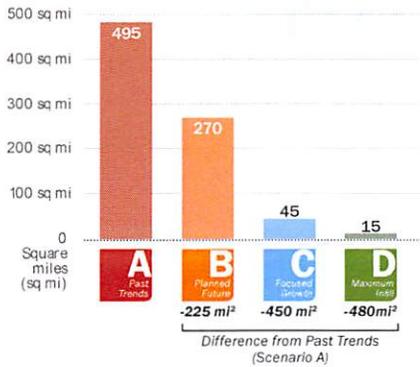


Scenario Analysis

HOW DOES CENTRAL OHIO PLAN FOR:

- 1M New Residents
- 300,000 New Jobs

CUMULATIVE NEW LAND CONSUMPTION



Benefits of Focused Growth

ECONOMIC IMPACT

- Increased Tax Revenue
- Decreased Infrastructure Costs
- Decreased Household Costs

ENVIRONMENTAL IMPACT

- Reduced Land Consumption
- Improved Air Quality
- Reduced Energy Consumption

QUALITY OF LIFE IMPACT

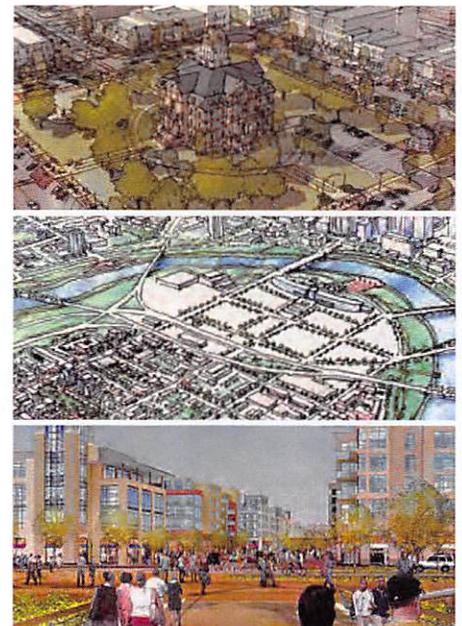
- Decreased Health Costs
- Decreased Commute Times





ENGAGE
NEW ALBANY

INSIGHT 2050:
Foundational Documents



Our Approach

THE CONTEXT

- Consistent with Insight2050
- Consistent with Engage New Albany

OUR VISION

- Mixed-Use Neighborhood Center
- Sustainable Planning
- Timeless Design
- Creation of a Public Realm

THE IMPACT

- Economic
- Schools
- Traffic
- Enhanced Streets and Connections

THE UPDATE



A New Neighborhood Center

THE CONTEXT

- Consistent with Insight2050
- Consistent with Engage New Albany

OUR VISION

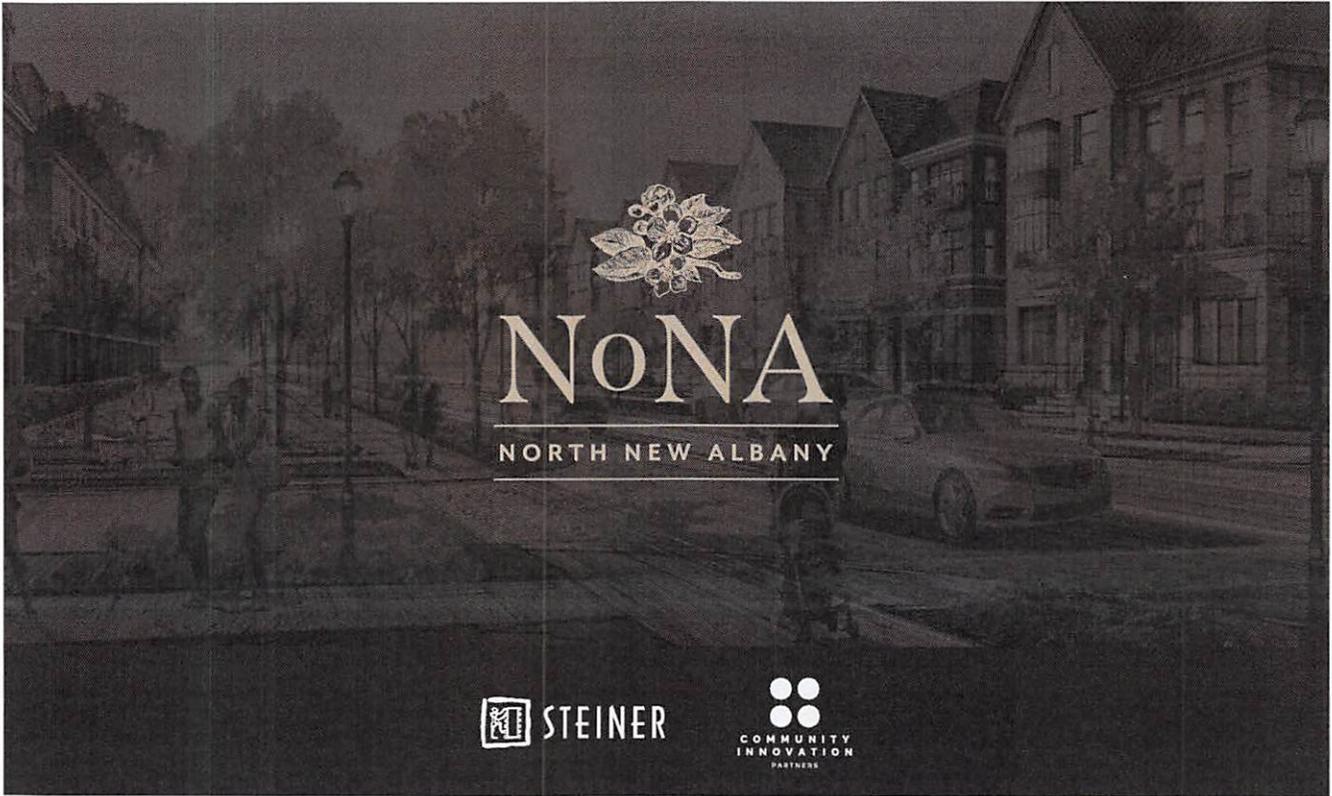
- Mixed-Use Neighborhood Center
- Sustainable Planning
- Timeless Design
- Creation of a Public Realm

THE IMPACT

- Economic
- Schools
- Traffic
- Enhanced Streets and Connections

THE UPDATE





The Site

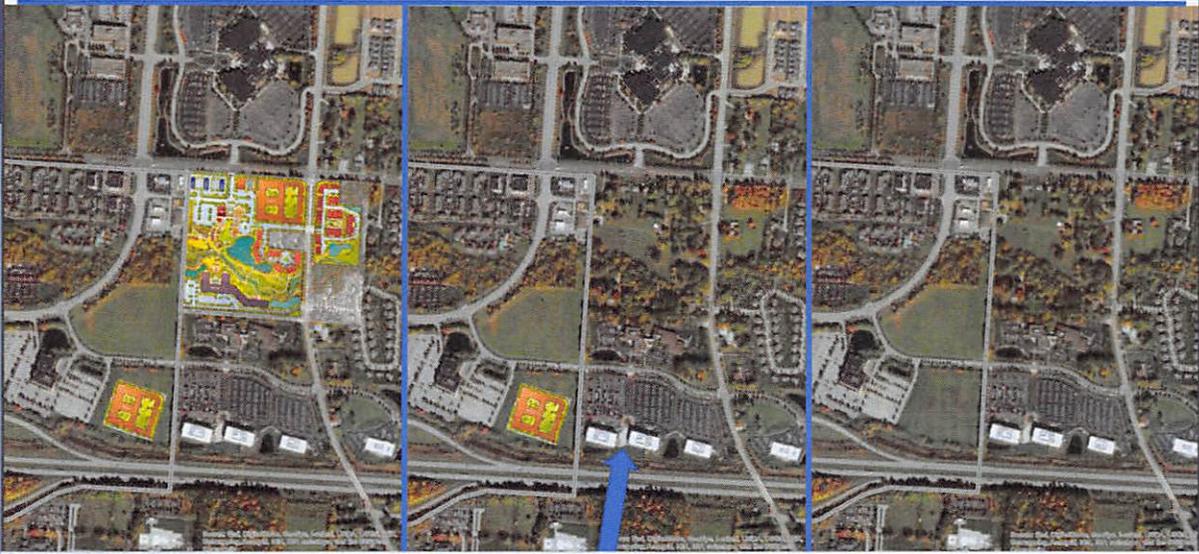


Attachment to 8-3-21 Council Minutes

Council Member Fellows' slides

NoNA 0-30-21

280-unit Apartment Building Scale



NoNA Apartment Building: 4 story, 53 feet tall

Water's Edge Buildings 1 & 2: 4 story 66 feet tall





Engage New Albany Hamlet
Concepts Overview: Page 73

“One type of mixed-use development is the Hamlet concept. The reintroduction of this concept is appropriate given the evolution of the community and the need for continued balance and responsible growth. The timing of the Hamlet development, however, should not compete with the Village Center either in density or the provision of amenities.

The vision of the Village Center as outlined in the Village Center Plan has not yet been completely fulfilled and remains the fundamental priority of the city.”

Engage New Albany Focus Areas
Village Center, 9 Acres site: Page 214

“With the public infrastructure and street block complete this area is ready for development. In fact, development here will reinforce the success of the Village Center. It is a prime site because of the desirability to live and work in the Village Center, the need to add housing types of all stages, the need to add residents and employees to support retail and the lack of available office product in the Village Center.”

NoNA Scale to Market & Main



Engage New Albany Village Center District, Strategy: Page 76

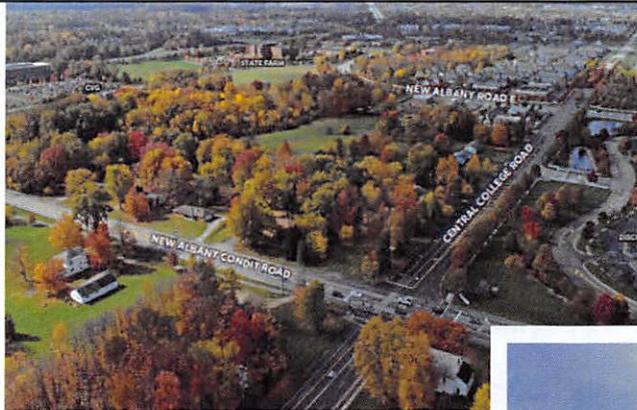
As discussed in the retail section, increasing retail options requires more rooftops and workers in close proximity. Appropriately, the active mixed-use Village Center is the type of authentic walkable environment that office users are seeking.... Likewise, City stakeholders want to advance New Albany as an age-in-place community. The dynamic, walkable, and amenity rich Village Center is the appropriate place to add residential density and the missing but desired housing types.

NoNA Scale to Market & Main



NoNA Apartment Bldg., 280 Units
4 Story

Market and Main 127, Units
3 story



Engage New Albany Future Land Use Plan: Page 57

"A residential density of 1 dwelling per acre is required for Single family residential and a density of 3 units per acre for age restricted housing. Higher density may be allowed if additional land is purchased, and deed restricted. This type of density offset ensures that the gross density will not be more then one unit per acre."

Engage New Albany Development Standards: Page 60

"Any proposed residential development outside the Village Center should have a base density of 1 dwelling unit in order to preserve and protect the community's natural resources and support the land conservation goals of the community. A transfer of residential density can be used to achieve a gross density of 1 unit per acre."



