

ENGAGE NEW ALBANY

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Northeast New Albany
AREA PLAN

 **NEW
ALBANY** 
COMMUNITY CONNECTS US



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INTRODUCTION

PURPOSE & OVERVIEW

In 2021, the City of New Albany adopted the most recent update of its Strategic Plan, titled *Engage New Albany*. The Strategic Plan identifies the desired future land uses, development, transportation, and other recommendations for both the city and its future expansion areas.

Since the adoption of the *Engage New Albany Strategic Plan*, additional agreements with the City of Columbus have extended New Albany's centralized water and sanitary sewer service areas to the north and east. The purpose of this area plan is to responsibly plan for the future of the Northeast New Albany expansion area and its future incorporation into the city.

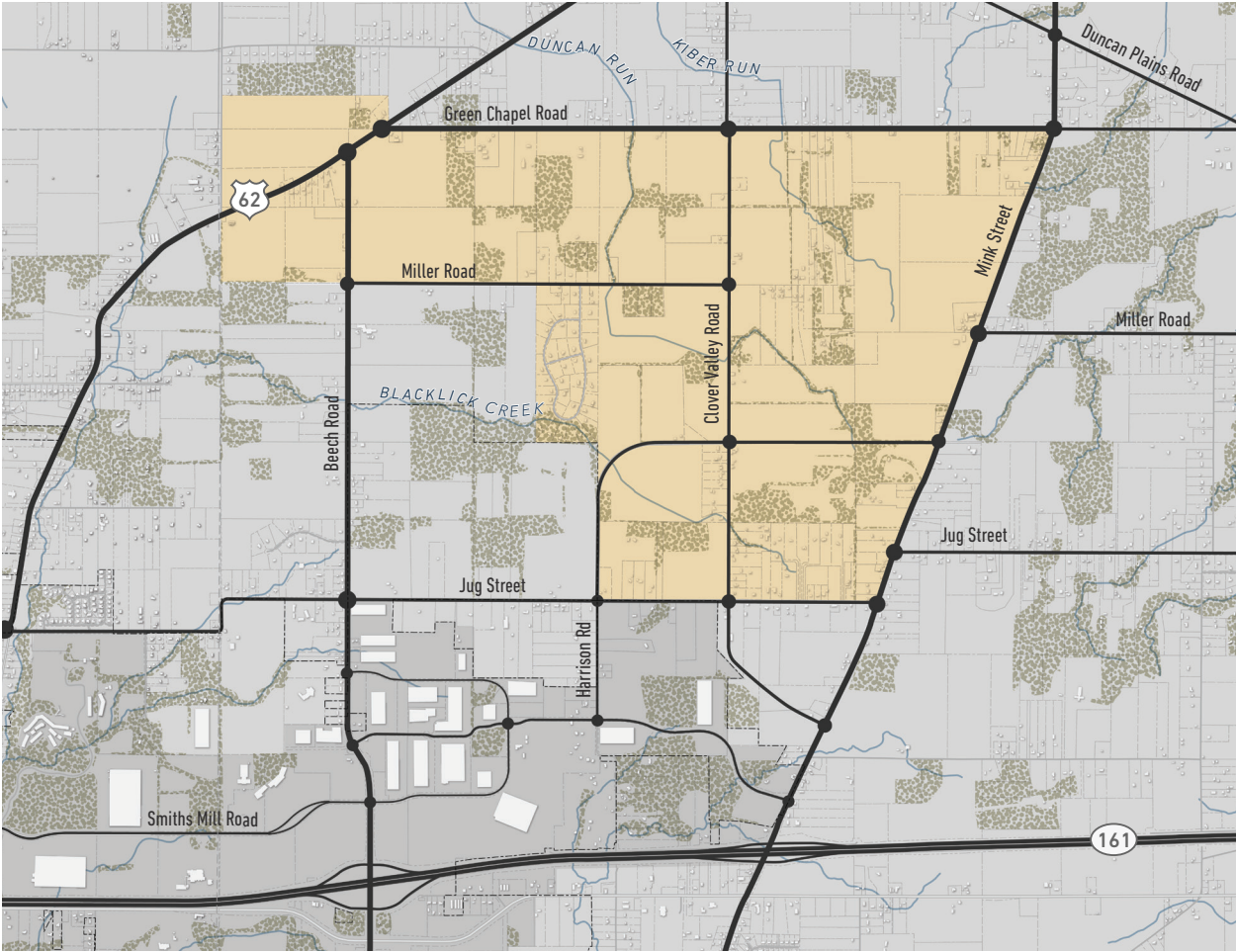
This document establishes land use and transportation standards for the area identified as the Northeast New Albany expansion area (see figure 1). This plan will serve as a tool to help the City guide new development and infrastructure decisions and to ensure that the established character and high standard of design synonymous with New Albany is upheld.

The Northeast New Albany Area Plan is the first addendum to the *Engage New Albany Strategic Plan*.





EXISTING CONDITIONS

The Northeast New Albany expansion area is roughly bounded by Green Chapel Road to the north, Mink Street to the east, and Miller Road and the existing city boundary to the west and south. This expansion area represents approximately 2,737 acres of land, which is currently located within Jersey Township and also sits entirely in Licking County.

To the south of the expansion area sits the New Albany International Business Park, which is where the majority of commercial land uses are concentrated in New Albany. Today, the expansion area consists of agricultural uses and low-density residential and rural residential uses. The majority of the land is used for agricultural purposes, though tree stands existing in several areas including along tributaries that run through the site. The tributaries that run through the area include Blacklick Creek, Duncan Run, and Kiber Run.



Legend

-  Buildings
-  Northeast New Albany Expansion Area
-  Tree Cover
-  Roadway

DEVELOPMENT FRAMEWORK

PLAN COMPONENTS & USE

The Northeast New Albany Area Plan serves as an addendum to the Engage New Albany Strategic Plan. As such, the recommendations presented in this document build upon the recommendations in the Strategic Plan, which should be consulted for additional details and information.

The Northeast New Albany Area Plan covers four topics:

- *Future Land Uses*: This identifies the desired land uses for the Northeast New Albany expansion area should it be incorporated into the city.
- *Future Thoroughfare Plan*: This identifies the manner in which to integrate the expansion area into New Albany's roadway network and character.
- *Natural Features*: This speaks to New Albany's tradition of incorporating existing natural features into development to enhance site design, preserve character, and integrate future development.
- *Leisure Trails/Bike Facilities*: This identifies the appropriate types of on-street and off-street bicycle and leisure trail facilities within the expansion area.

FUTURE LAND USE

The future land use map (see p. 8-9) identifies desired future land use patterns for the City of New Albany and its future expansion areas, as well as the development strategies for each type of land use.

Given the location of the area and the adjacent land uses in the International Business Park, the Employment Center land use category is appropriate for most of the land in the Northeast New Albany expansion area. The exception to this is the Bermuda Drive neighborhood, which could remain Residential for the foreseeable future or if the property owners choose, the area could also become part of the Employment Center district. If the latter occurs, the neighborhood would need to be added to the Employment Center district as a whole, not parcel by parcel.

The Employment Center category is intended to provide for a number of employment-intensive uses, including office, research, light industrial, technology manufacturing, and logistics uses. Having an adequate amount of land and development in this district is vital for the overall fiscal health of the city. The Employment Center category is designed to allow for flexibility and diversification of businesses that seek to locate in the New Albany International Business Park.

The Residential category is intended to provide high-quality, interconnected, walkable neighborhoods embedded with green spaces and lush landscaping that are defining characteristics of New Albany. The Residential category allows for a variety of housing types to meet the needs of people throughout all life stages.

The development standards on the following page provide guidance as to the way in which development should take shape in these two land use categories.

Employment Center Development Standards

As employment center development continues in New Albany, expectations must be clear in order to build upon the city's character and design. Generally, the standards for employment center development include the following:

- No freeway / pole signs are allowed.
- Heavy landscaping is necessary to buffer these uses from adjacent residential areas.
- Plan employment center buildings within context of the area, not just the site, consider building heights within development parcels.
- Sites with multiple buildings should be well organized and clustered if possible.
- All employment center developments are encouraged to employ shared parking or be designed to accommodate it.
- All employment center developments should plan for regional stormwater management.
- All associated mechanical operations should be concealed from the public right-of-way and screened architecturally or with landscape in an appealing manner.
- Any periphery security should integrate with the existing landscape and maintain and enhance the character of road corridor.
- Combined curb cuts and cross-access easements are encouraged.
- The use of materials, colors, and texture to break up large-scale facades is required.

Residential Development Standards

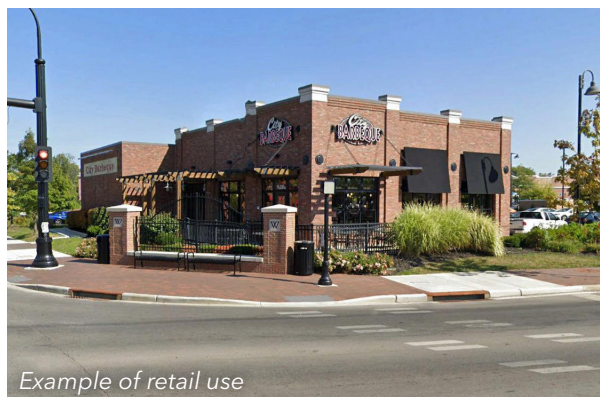
As residential development continues in New Albany, expectations must be clear in order to build upon the city's tradition of quality neighborhoods. The principles of good residential subdivision design and the distinctive features of New Albany's best neighborhoods should be emulated in future development. Generally, these standards include:

- Organically shaped stormwater management ponds and areas should be incorporated into the overall design as natural features and assets to the community.
- A hierarchy of open spaces is encouraged. Each development should have at least one open space located near the center of development. Typically, neighborhood parks range from a half acre to 5 acres. Multiple greens may be necessary in large developments to provide centrally located greens.
- All or adequate amounts of open space and parkland is strongly encouraged to be provided on-site.
- Houses should front onto public open spaces and never back onto public parks or roads.
- Rear or side-loaded garages are encouraged. When a garage faces the street, the front facade of the garage should be set back from the front facade of the house.
- Any proposed residential development outside of the Village Center shall have a base density of 1 dwelling unit per gross acre in order to preserve and protect the community's natural resources and support the overall land conservation goals of the community. A transfer of residential density can be used to achieve a gross density of 1 dwelling unit per acre.
- Private streets are at odds with many of the community's planning principals, such as interconnectivity, a hierarchy of street typologies, and a connected community. Therefore, the streets within residential developments must be public.
- In considering the expansion of residential uses into Licking County, the city will take into consideration factors such as community impacts, financial implications, the adequate delivery of services, and the impact on school districts.

Retail Development Standards

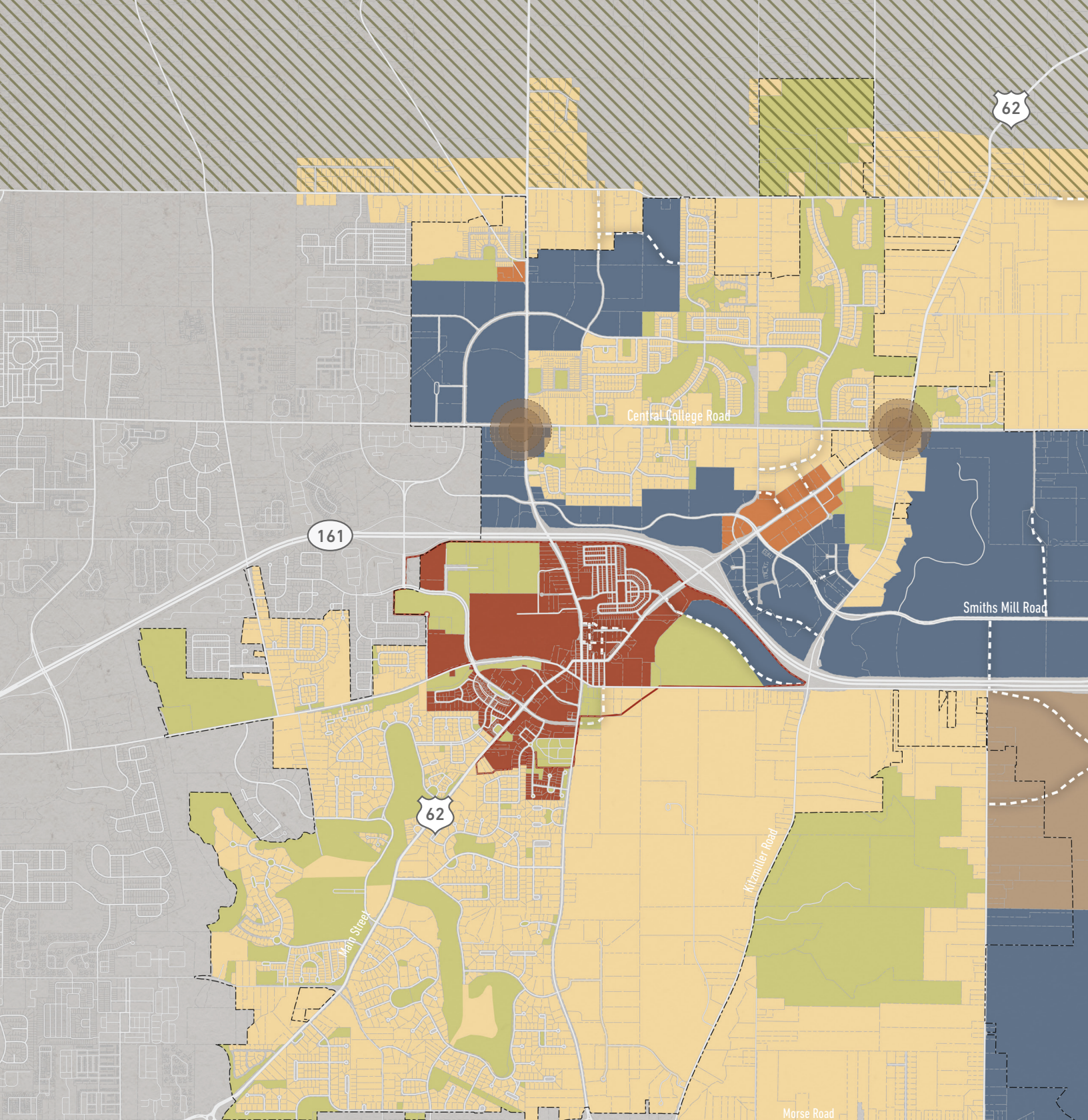
Any retail development should adhere to the high standards for architecture, site design, and landscaping in New Albany. Careful consideration should be given to the design and development of retail outside the Village Center. It should respond to the scale and design that exists in New Albany. Developments should take into account the need for automobile access, but also emphasize the importance of pedestrian access and comfort as well as other modes of transportation. The sites should have a strong street presence and include architectural and landscape features that respond to the existing New Albany character. Generally the standards for retail development in the city include:

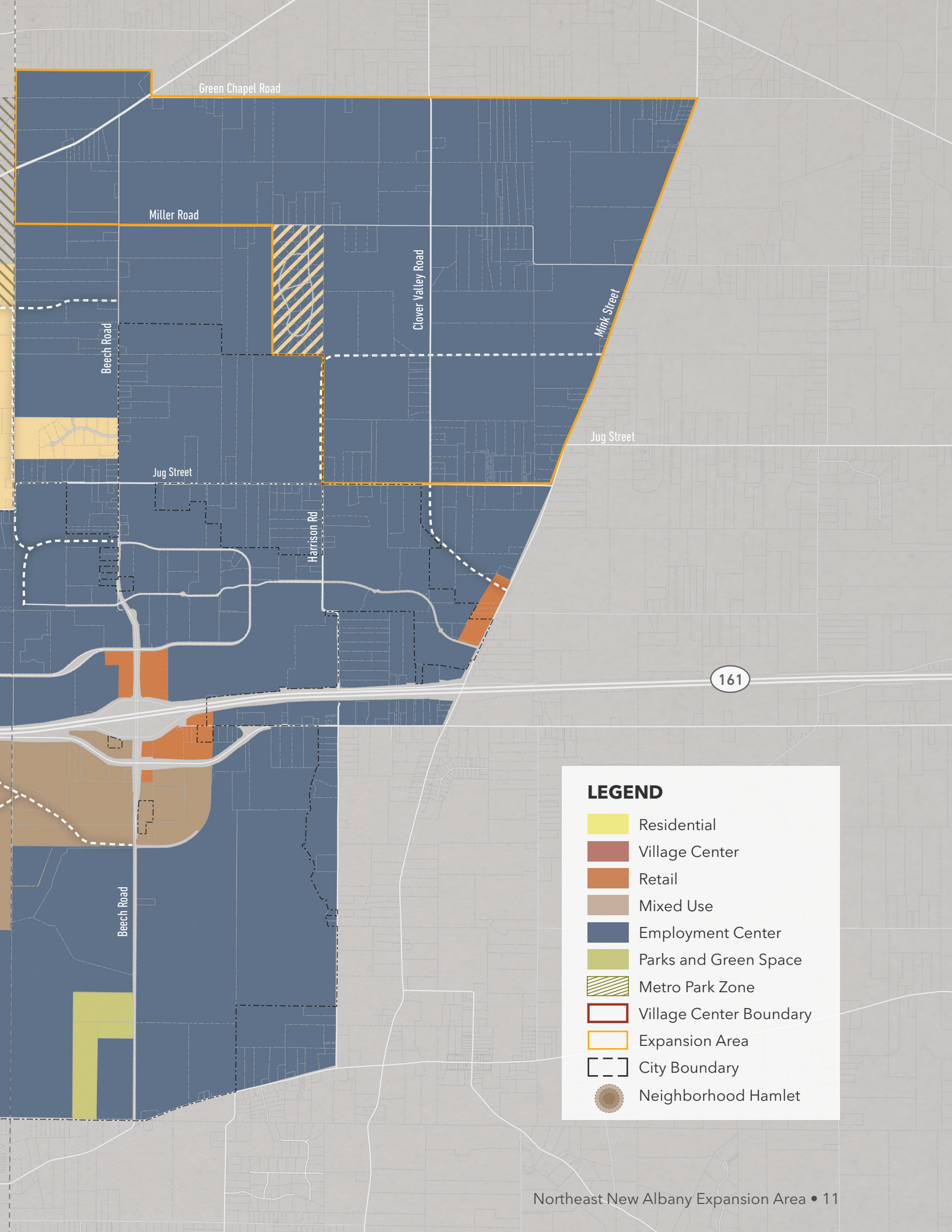
- Parking areas should promote pedestrians by including walkways and landscaping to enhance visual aspects of the development.
- Combined curb cuts and cross-access easements are encouraged
- Curb cuts on primary streets should be minimized and well organized connections should be created within and between all retail establishments.
- Combined curb cuts and cross-access easements between parking areas are preferred between individual buildings.
- Retail building entrances should connect with pedestrian network and promote connectivity through the site.
- Integrate outdoor spaces for food related businesses.



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FUTURE LAND USE MAP





LEGEND

- Residential
- Village Center
- Retail
- Mixed Use
- Employment Center
- Parks and Green Space
- Metro Park Zone
- Village Center Boundary
- Expansion Area
- City Boundary
- Neighborhood Hamlet

FUTURE THOROUGHFARE PLAN

In addition to identifying the desired future land use for the Northeast New Albany expansion area, it is important to plan for a road network that will support development. The existing and proposed roadway corridors must handle the increased amount of traffic that will be created by future development, while preserving the rural character that is synonymous with New Albany's roadway corridors.

Functional Classification

Functional classification involves the grouping of roads and highways in a hierarchy based on the level of transportation service they are intended to provide. Functional classification defines the role that a particular roadway plays in the flow of traffic in a whole network. More information about New Albany's functional classification can be found on p. 102-103 of *Engage New Albany*. The roadways in the Northeast New Albany expansion area fall into the following functional classes:

Principal Arterials

Principal arterials serve major centers of metropolitan areas, provide a high degree of mobility and can also provide mobility through rural areas. Direct access to adjacent land uses can be served directly but are typically spaced at significant distances to reduce disruption to through travel.

Major Collectors

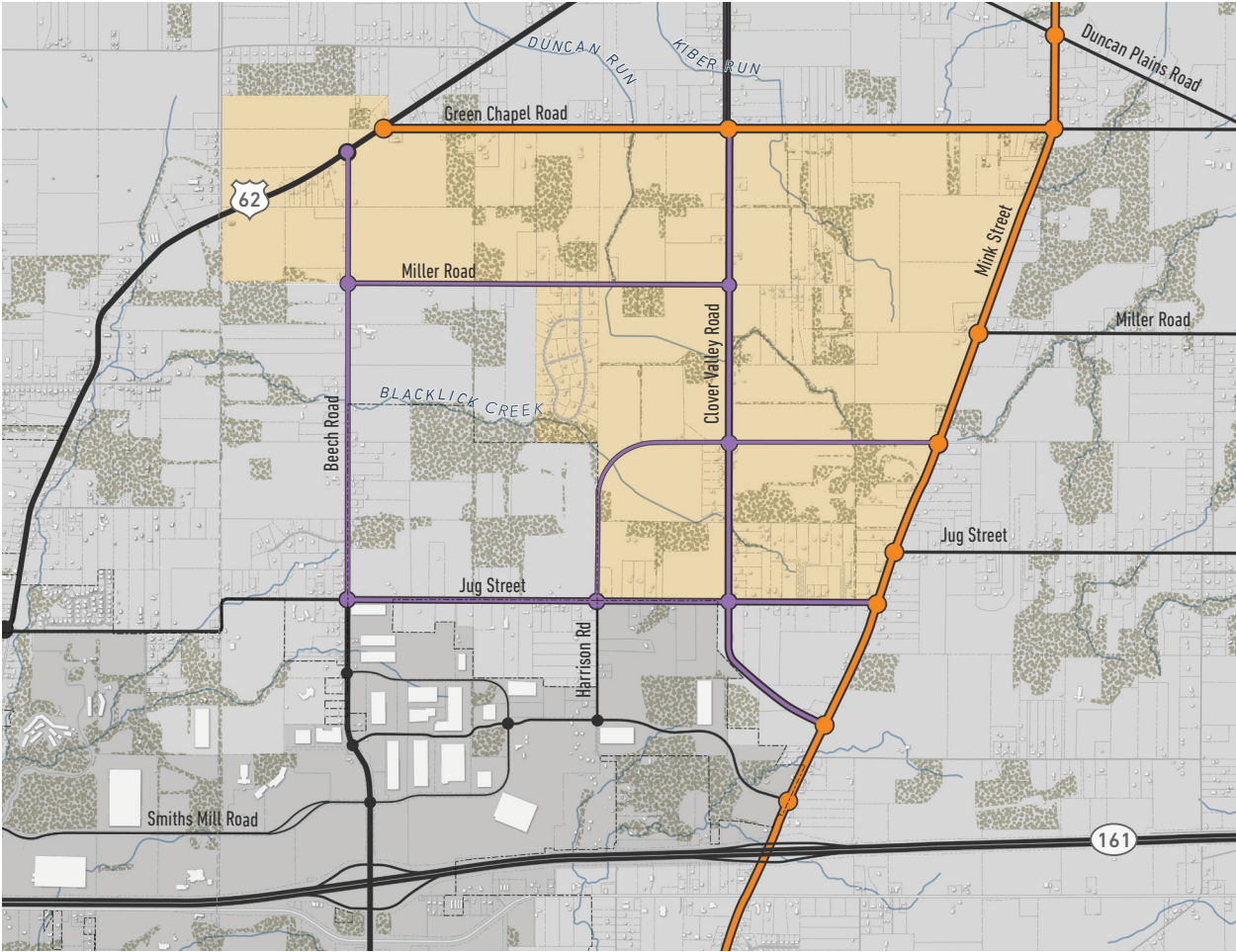
Major collectors gather and channel traffic from local roads to the arterial roadway network.

Local Roads

Local roads represent the largest percentage of all roadways in terms of mileage. They are typically designed for lower speeds and to discourage through traffic, and typically are the primary access to local developments.

Character Classification

In addition to a functional roadway classification, *Engage New Albany* also established a more detailed classification and precise application of defining character elements of New Albany's roadway corridors. Character classification defines the ways in which existing and future roadway corridors in the strategic plan study area can contribute to New Albany's aesthetics and help to further define the character of the community. More information about New Albany's roadway character classification can be found starting on p. 104 of *Engage New Albany*. The roadways in the Northeast New Albany expansion area are classified as either Business Park or Business Park Transitional, which are explained in further detail on the following pages.



Legend

- Principal Arterial
- Major Collector
- Buildings
- Northeast New Albany Expansion Area
- Tree Cover

Business Park

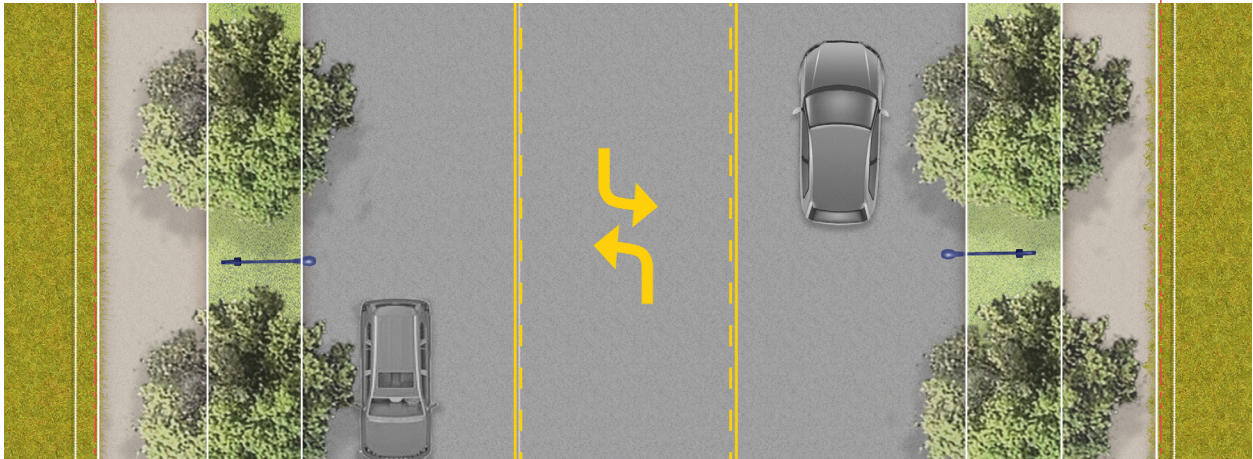
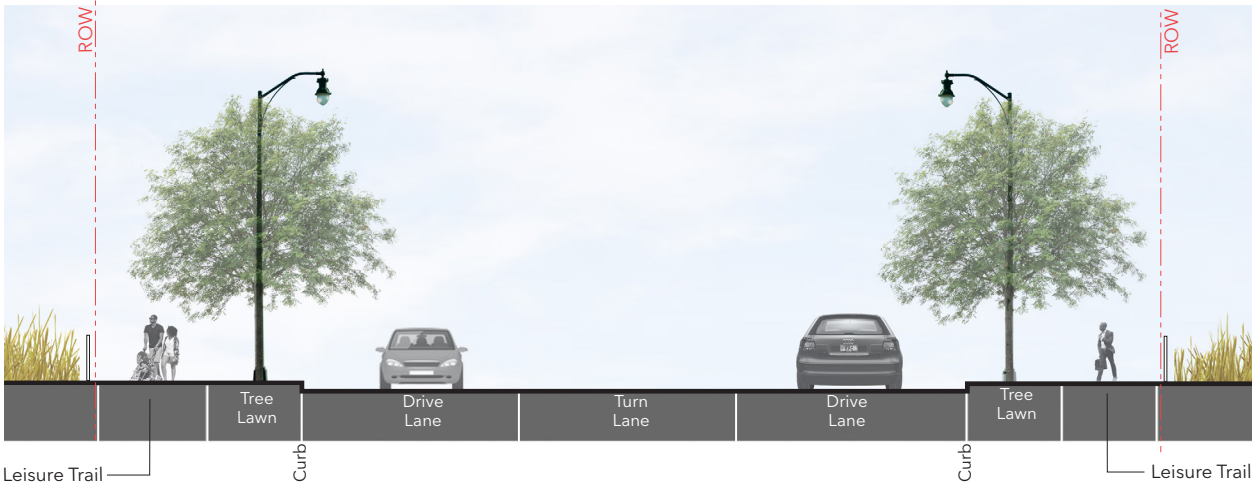
New Albany's Business Park extends from west to east across the city, with more recent expansion south of SR 161 along the Beech Road corridor. With the anticipated continued growth of the Business Park and employment-based land uses, new roadways with this character classification will likely be built over the next several years.

Business Park roadways typically have employment-based uses on both sides of the street and carry employee, truck, and delivery traffic. These two- to four-lane roads have curbs, decorative street lighting, and should have leisure trails on both sides of the road. Most of the landscape is turf grass and trees, with natural tree stands preserved where practical. Parking is not fully screened from view but includes plantings. Setbacks along these roads beyond the right-of-way should be at least 50'.

Business Park Roadway Characteristics	
Street Pavement	
Drive Lane Width	11' (12' outside lanes)
Turn Lane Width	11'-12'
Total Number of Drive Lanes	2-4*
On-Street Bike Facility	Shared Road
On-Street Parking	No
Access Management Priority	Medium
Transit Accommodations	Yes
Pavement Edge	Curb
Total Pavement Width	35'-69'
Streetscape/Amenities	
Trail/Sidewalk Width	8' trail min. on both sides of street**
Trail/Sidewalk Material	Asphalt
Amenity Zone	Tree lawn
Amenity Zone Width	8'-15'
Streetlights	Yes
Underground Utility Priority	Medium
Tree Spacing	30' on center
Right-of-Way Fence	Yes
Setbacks Beyond ROW	50' min.
Total Right-of-Way	67'-115'

* This does not include turn lanes and medians.

** Leisure trail required on both sides of the street unless the street abuts SR 161 right-of-way.



Business Park Transitional

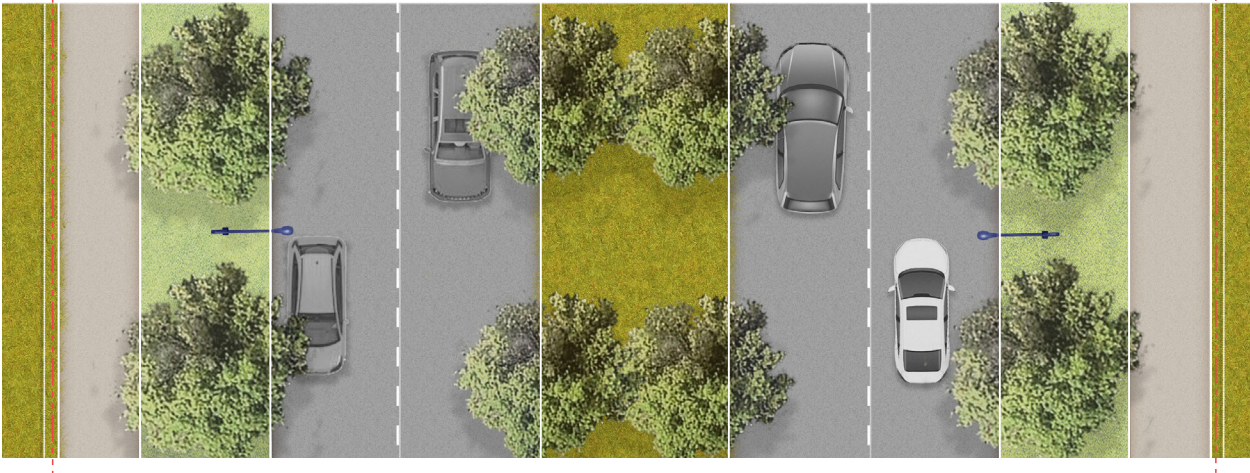
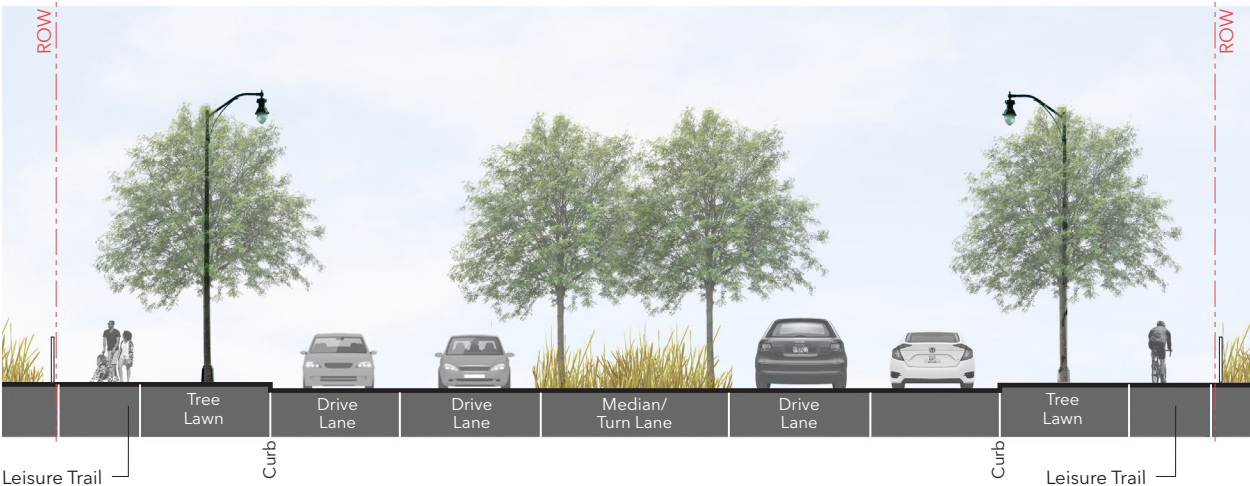
Business Park Transitional roadways are those where the long-term condition on at least one side of the road is likely to remain rural or residential. These roads, however, do still carry some through-traffic and traffic for the business park.

These roads will have curbs, decorative street lighting, and should have leisure trails on both sides of the road, along with white horse fence and significant naturalized plantings, with some mounding if necessary. Any parking areas should be properly screened.

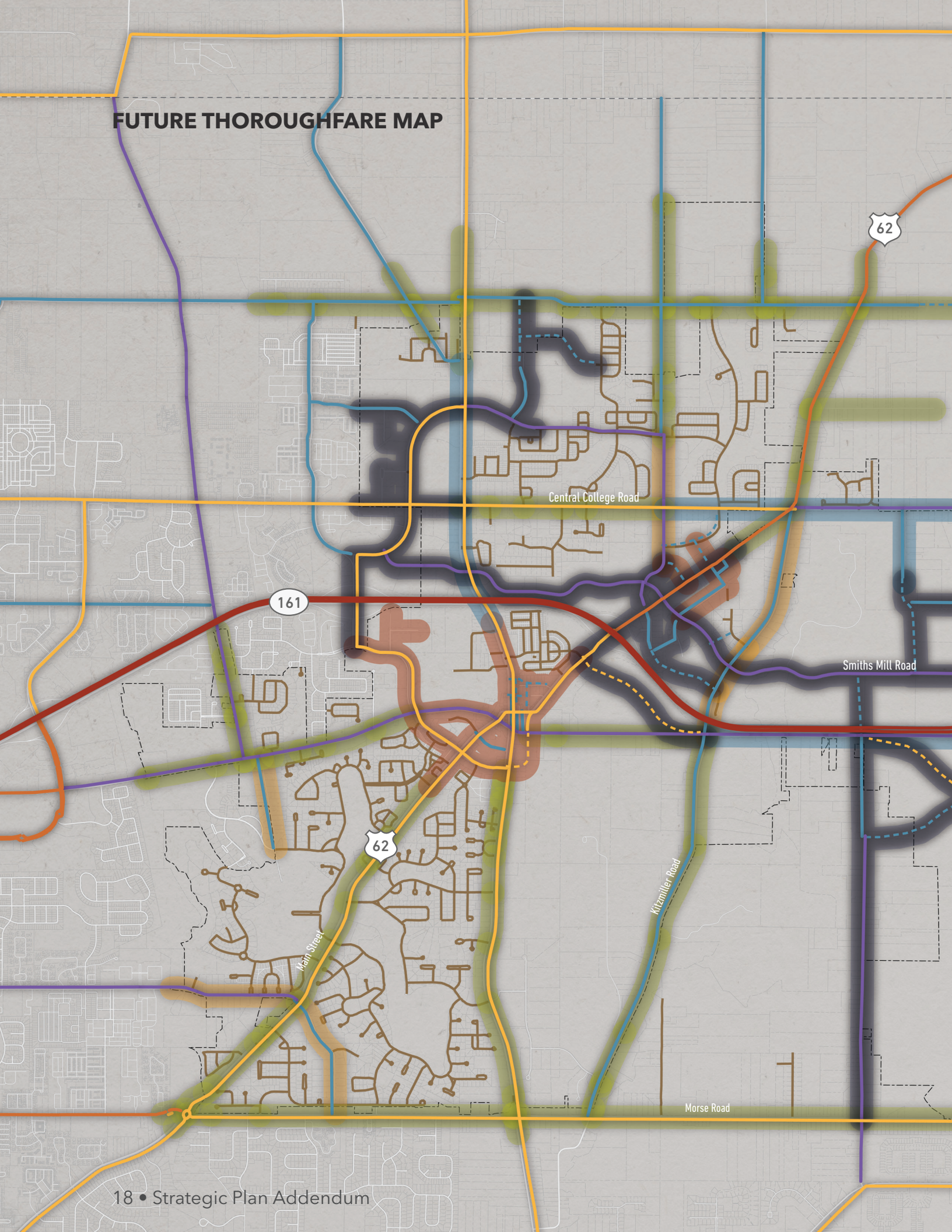
Business Park Transitional Roadway Characteristics	
Street Pavement	
Drive Lane Width	11' (12' outside lanes)
Turn Lane Width	11'
Total Number of Drive Lanes	2-4*
On-Street Bike Facility	Shared road
On-Street Parking	No
Access Management Priority	High
Transit Accommodations	Yes
Pavement Edge	Swale
Total Pavement Width	24'-58'
Streetscape/Amenities	
Trail/Sidewalk Width	8' trail min. on both sides of street**
Trail/Sidewalk Material	Asphalt
Amenity Zone	Natural buffer
Amenity Zone Width	15'-20' min.
Streetlights	Yes
Underground Utility Priority	Medium
Tree Spacing	30', irregular spacing
Right-of-Way Fence	Yes
Setbacks Beyond ROW	100'
Total Right-of-Way	70'-114'

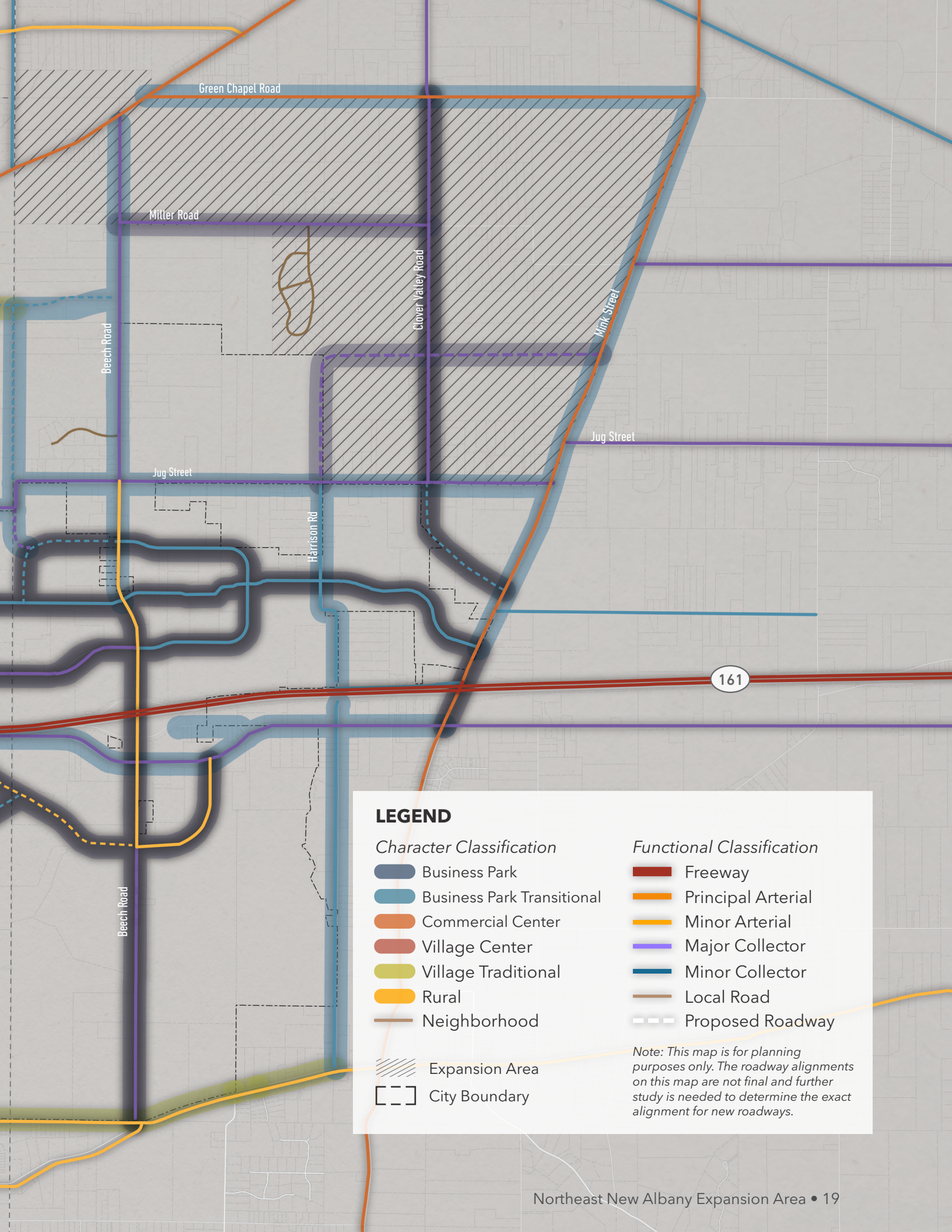
* This does not include turn lanes and medians.

** Leisure trail required on both sides of the street unless the street abuts SR 161 right-of-way.



FUTURE THOROUGHFARE MAP





NATURAL FEATURES

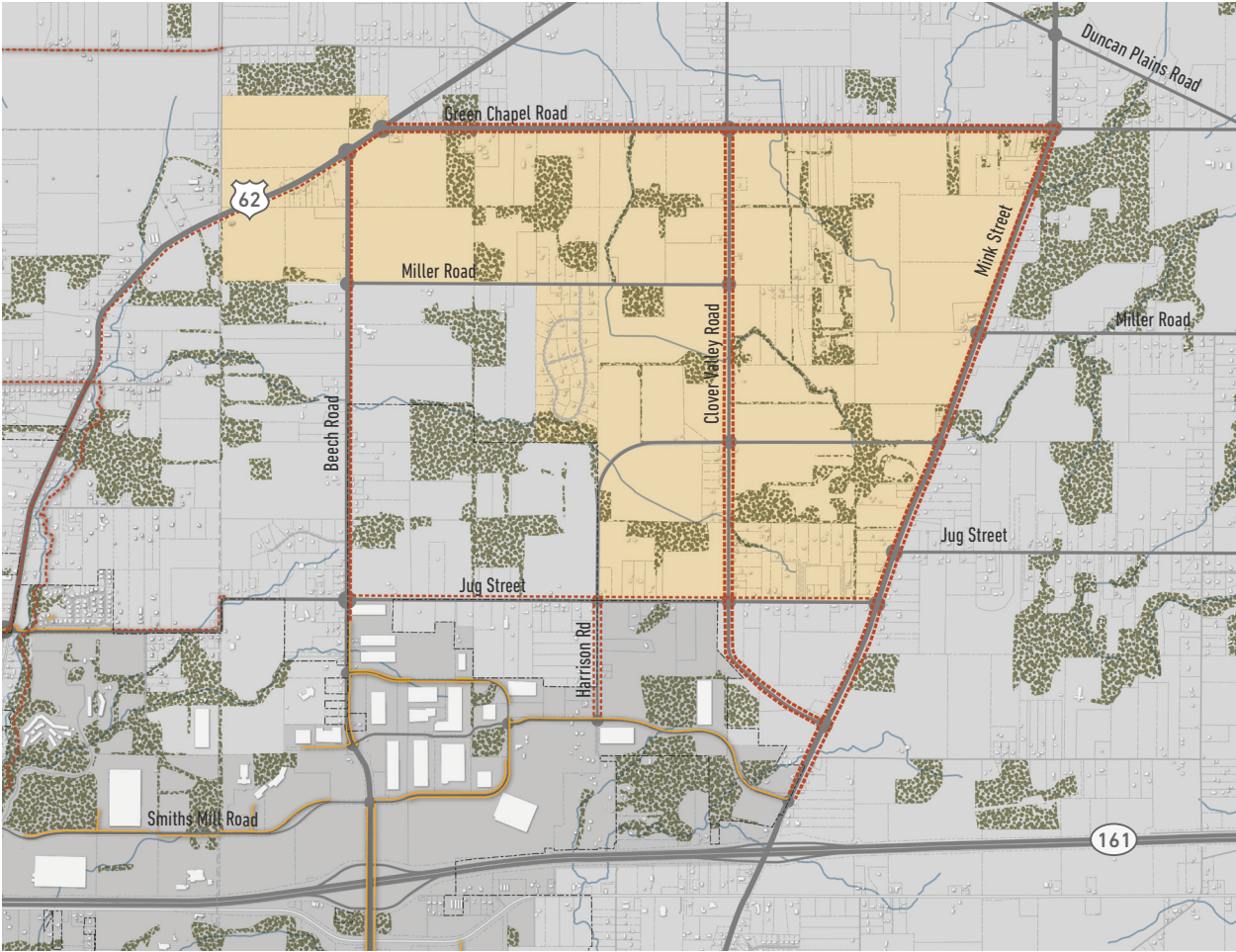
The Northeast New Albany expansion area is predominantly agricultural fields, but does contain some tributaries and tree stands. The tributaries on site include Blacklick Creek, Duncan Run, and Kiber Run. The preservation of these natural features can serve as an organizing green space for the orientation and layout of future development sites in this area. These features can also serve as unique amenities for employees in the International Business Park. By introducing leisure trails and paths through the Northeast New Albany expansion area, with a focus on connections to and within the natural areas, will allow employees to enjoy the unique character of this area.

LEISURE TRAILS & BIKE FACILITIES







As development occurs in this area, bike and pedestrian facilities should be incorporated through both on-street and off-street facilities. Leisure trails with a minimum width of 8' should be included along Green Chapel Road, Mink Street, Jug Street, and the northern portion of Beech Road. Additionally, leisure trails on Harrison Road would serve as an important connector between existing leisure trails in the International Business Park to the Northeast New Albany expansion area.

On-street bike facilities are recommended for the streets in the expansion area. For all roadway character classes, shared road markings and signs are recommended to match the designations found in the *Bike New Albany Plan*.





Legend

-  Buildings
-  Northeast New Albany Expansion Area
-  Tree Cover
-  Roadway
-  Existing Leisure Trail
-  Future Leisure Trail

ADDITIONAL RECOMMENDATIONS

The recommendations described in the Development Framework section of this plan addendum were highlighted because they are the most relevant to the future development of the expansion area. All the recommendations starting on p. 40 in the *Engage New Albany Strategic Plan*, however, still apply. The recommendations are organized into six topic areas:

- Land use;
- Mobility;
- Sustainability;
- Parks & recreation;
- Community wellbeing; and
- Focus areas

The summary matrix on the following pages is a catalog of all the goals, strategies, and objectives introduced in the Engage New Albany plan. To the right of each recommendation is the expected timeframe and potential partners for each objective. The timeframe is labeled as near-term if it is a recommendation that can be implemented over the next five years or less. These near-term recommendations may also be necessary to implement early on in order to enable other recommendations. The timeframe is labeled as medium-term if a recommendation will be implemented in 5-10 years. The timeframe is labeled long-term if an action will take longer than 10 years to implement but is a recommendation that has an ending point. Finally, the timeframe is labeled ongoing if it is a policy that is continually implemented and will never be fully completed. A key of acronyms for the potential partners is also included to the right.

SUMMARY MATRIX KEY

TIMELINE

- ● ● Near-term (<5 yrs)
- ● ● Medium-term (5-10 yrs)
- ● ● Long-term (10+ yrs)
- ▬ Ongoing















POTENTIAL PARTNERS

COTA	Central Ohio Transit Authority
HNA	Healthy New Albany
HOAs	Homeowners' Associations
JPD	New Albany-Plain Local Joint Parks District
LCATS	Licking Co. Area Transit Services
MORPC	Mid-Ohio Regional Planning Commission
NACF	New Albany Community Foundation
NAPLSD	New Albany-Plain Local School District
ODNR	Ohio Dept. of Natural Resources
ODOT	Ohio Dept. of Transportation
ODSA	Ohio Development Services Agency
OPWC	Ohio Public Works Commission





















L. LAND USE

Goal: Balance land uses within New Albany to achieve the city's vision.

RECOMMENDATIONS		TIME FRAME	POTENTIAL PARTNERS
L1. Balance residential, employment, and retail growth.			
a.	Continue to implement city policies related to balancing growth and annexation with needed revenues and necessary services.		
b.	Maintain a ratio of city residents to employees of about 1:1.5 as the city continues to grow.		
c.	Seek sources of revenue and cooperative financing solutions to offset costs of future capital improvements and to ensure new development pays its fair share of growth impacts.		ODOT, OPWC, ODSA
d.	Allow the transfer of residential density in order to maintain a gross residential density across the city of 1 dwelling unit per acre.		Developers
e.	Maintain land development intensities sensitive to both the capacity of the transportation network and established land use policies.		Developers
f.	Follow the recommendations of the Western Licking County Accord with annexation and development in this area.		City of Johnstown, Jersey Township, Licking County
g.	Encourage walkable, mixed-use development as designated in this Plan to allow people to live, work, shop, learn and play in close proximity while minimizing conflicts between land uses.		
h.	Align land use policies, infrastructure implementation, and community facility investments to maximize efficiency and public benefit.		Franklin Co. Licking Co., City of Columbus
i.	Support the school district in a fiscally responsible manner to ensure that it maintains its successful school system.		NAPLSD, JMLSD
L2. Encourage a broader range of housing option for all life stages to facilitate aging-in-place within the community while preserving the desirability of New Albany's existing neighborhoods.			
a.	Support the creation of additional "cluster" neighborhoods like Ashton, Keswick, and Ealy Crossing.		Developers
b.	Encourage senior and young professional housing types in the Village Center and other identified nodes with walkable amenities.		Developers
c.	Support the creation of workforce housing within New Albany's employment shed.		Developers
d.	Continue to create residential development focused around community park and natural spaces.		Developers
e.	Maintain the quality of life and continue to invest in the services, amenities, and placemaking that ensures residents continue to invest in and live in New Albany.		








L. LAND USE

Goal: Balance land uses within New Albany to achieve the city's vision.

RECOMMENDATIONS		TIME FRAME	POTENTIAL PARTNERS
L3. Continue to support and encourage the development of dynamic employment centers in New Albany.			
a.	Support mixed-use, walkable development for employment-based development.		Developers, businesses
b.	Focus on employment uses for new development (office, data center, industrial, retail & service amenities).		Developers, businesses
c.	Where office uses are stand alone, focus them in campuses with supporting amenities and a defined site organization.		Developers
d.	Identify land for future employment uses and the necessary infrastructure to support them.		
e.	Continue to invest in the city amenities, services, infrastructure, and character that attracts and retains businesses and employment uses.		
L4. Serve the needs of the residents and workers of New Albany with appropriate retail and service development.			
a.	Focus retail development in the Village Center and in strategic locations across the city that serve as convenience retail.		Developers, businesses
b.	Allow the integration of neighborhood-level retail that provides convenience for New Albany residents as a quality of life factor.		Developers
c.	Require retail development to be neighborhood-scale in design.		Developers
d.	Ensure that retail in the Village Center and proximate to residential neighborhoods is sited and designed to be walkable and designed to emphasize the pedestrian experience.		Developers
e.	Encourage and support locally-serving retail.		Businesses
L5. Maintain a high standard of the built environment.			
a.	Monitor regulations and make adjustments as necessary to ensure development meets the character and design expectations of the city and focus/land use areas.		
b.	Emphasize focus area and corridor planning as part of the review process to ensure that development proposals fit within the context of future plans for the surrounding area.		Developers
c.	Encourage green building, resiliency, and other innovative building technology that will create a more environmentally friendly and sustainable architectural environment.		Developers, property owners
d.	Integrate a diversity of uses, forms, and styles of buildings, spaces, and byways that compliment and enhance the existing character of New Albany.		
e.	Encourage the construction of the building typologies found in the city's Urban Center Code in the defined hamlet areas.		Developers
f.	Use four-sided architecture, high quality materials, and Georgian, farmstead, or otherwise complementary-style architecture.		Developers
g.	Utilize innovative and iconic architecture and design for office buildings.		Developers
h.	Focus on the design details of public and semi-public spaces to create comfortable places that will facilitate congregation and conversation.		









L. LAND USE

Goal: Balance land uses within New Albany to achieve the city's vision.

RECOMMENDATIONS	TIME FRAME	POTENTIAL PARTNERS
L6. Invest in the supporting infrastructure of the city to continue to provide high quality services to residents and businesses.		
a. Provide for the safe and efficient collection of stormwater and continue to maintain and improve the water quality of New Albany's tributaries.		
b. Implement waterline and sanitary sewer extensions to growth areas consistent with the strategic plan.		
c. Design future stormwater management facilities to blend with surrounding development as an attractive amenity and landscape feature.		
L7. Coordinate with neighboring jurisdictions and regional entities to manage the quality and intensity of growth along New Albany's periphery.		
a. Coordinate with partner jurisdictions to determine the next evolution of the Rocky Fork Blacklick Accord.		City of Columbus, Plain Twp.
b. Advance the Western Licking County Accord.		Jersey Twp., Village of Johnstown
c. Coordinate and share information with the Mid-Ohio Planning Commission.		MORPC
d. Continue to coordinate regionally on matters of land use, schools, emergency services, parks, transportation, and utilities.		Regional partners, school districts



















M. MOBILITY

Goal: Facilitate the safe and effective movement of people to and from destinations, while maintaining the community character of transportation corridors.

RECOMMENDATIONS	TIME FRAME	POTENTIAL PARTNERS
M1. Implement the Mobility Plan in coordination with development opportunities and capital projects to ensure that roadway and transportation improvements are coordinated as New Albany grows.		
a. Continue to implement city policies related to maintaining adequate capital funds to improve the city's roadway network.		
b. Follow the future land use map and land use recommendations to manage the impacts of new development on the roadway network.		Developers
c. Evaluate new developments through the development review process to determine necessary transportation improvements, right-of-way dedication, and on-site mobility improvements.		Developers
d. Consider proactively acquiring right-of-way (ROW) in anticipation of development projects and/or public improvements.		Property owners
e. Continue to build roadway network improvements as part of, and funded by, the expansion of the business park.		
f. Continue to implement a green streets policy on streets with low vehicular traffic in the Village Center and on surface parking lots throughout the community.		
g. Complete a Village Center parking strategy plan to ensure adequate parking access and availability.		
h. Monitor the implementation of the future land use plan, future thoroughfare plan, and mobility improvements to account for changing conditions over time and to gather timely data to facilitate decision making.		MORPC


















M. MOBILITY

Goal: Facilitate the safe and effective movement of people to and from destinations, while maintaining the community character of transportation corridors.

RECOMMENDATIONS		TIME FRAME	POTENTIAL PARTNERS
M2. Protect and enhance the character of the community's corridors.			
a.	Preserve rural roadway character and narrow roadways, with a maximum desired roadway width of two to three lanes in residential corridors and four to five lanes along commercial corridors.		
b.	Design roads that support New Albany's principles of design and placemaking as well as the community's vision for the future.		Developers
c.	Plan for amenity zones along corridors that could include amenities like wayfinding signage, benches, trash and recycling receptacles, and lighting.		
d.	Continue to implement the Village Center brick street policy.		
e.	Require burial or strategic placement of all utility lines and wireless infrastructure at the time of development or in conjunction with a public works project.		Utility companies
f.	Bury or move public utility boxes behind the amenity zone or behind fencing along corridors.		Public utility agencies
g.	Require private utilities to be located behind buildings.		Utility companies
h.	Balance the deployment of small cell facilities and associated wireless support structures with the preservation of the character of New Albany's corridors and streetscapes.		Wireless service providers
i.	Create distinctive gateways and green moments at designated locations in New Albany, including SR 161 interchanges.		ODOT
M3. Use alternatives to traditional widening to increase roadway capacity for efforts to reduce peak hour congestion.			
a.	Use technology to make the roadway network more efficient.		
b.	Continue to interconnect all local and regional intersection signals and traffic control devices.		
c.	Coordinate and consolidate vehicular access points and curb cuts in development projects onto major roadways and between other private developments.		Property owners, developers
d.	Consider roundabouts first when an intersection improvement is proposed.		
M4. Maximize connectivity and safety of New Albany's roadway network.			
a.	Provide multiple connections to distribute traffic throughout the roadway network.		
b.	Provide cross-access easements between adjacent commercial and retail sites to minimize curb cuts along major roadways.		Property owners, developers
c.	Prohibit private streets, gated communities, and discourage culs-de-sac.		Developers
d.	Connect stub streets to improve connectivity and mobility between neighborhoods.		
e.	Connect sidewalks or leisure trails in residential neighborhoods where they don't currently exist.		














M. MOBILITY

Goal: Facilitate the safe and effective movement of people to and from destinations, while maintaining the community character of transportation corridors.

RECOMMENDATIONS		TIME FRAME	POTENTIAL PARTNERS
M5. Promote active mobility throughout the greater New Albany community.			
a.	Facilitate development patterns and revise development regulations to support pedestrian mobility, safety, and a more positive pedestrian experience.		Developers
b.	Follow complete street practices to accommodate all modes of transportation in public right-of-way.		ODOT, MORPC, COTA
c.	Explore partnerships to extend leisure trails to adjacent neighborhoods, within and outside of the city		HOAs, City of Columbus, Licking Co., City of Johnstown
d.	Continue to develop the Velo Loop cycle track.		
e.	Continue to follow the recommendations in the adopted <i>Leisure Trails Master Plan</i> and <i>Bike New Albany Plan</i> .		
f.	Develop strong trail connections to local and regional parks, open spaces, and greenways.		JPD, Metro Parks
g.	Continue to improve the cycling accommodations within the city, making New Albany a bicycle-friendly community.		
M6. Encourage alternatives to single-occupant vehicles within New Albany.			
a.	Designate mobility zones in strategic locations throughout the city where alternative and new mobility options are prioritized.		
b.	Implement new roadway connections and/or re-alignments in mobility zones to improve community-wide traffic flow, create safe pedestrian and bike connections, and encourage alternative modes of transportation.		MORPC, Developers
c.	Implement development patterns that support transit service and develop a mobility hub at the COTA Park and Ride site.		COTA, developers
d.	Expand the SmartRide shuttle service to include extended routes and hours of operation.		COTA
e.	Investigate how to connect residents with the Village Center via the SmartRide program.		COTA, on-demand transit services
f.	Work with COTA and other transit partners to plan for expanded transit service to New Albany.		COTA, LCATS, on-demand transit services
M7. Work cooperatively with partners to advance identified and needed mobility improvements locally and regionally.			
a.	Address the city's traffic problem areas through coordinated regional road improvements.		MORPC, Franklin Co., City of Columbus, Licking Co.
b.	Collaborate with regional partners to plan for transportation and mobility through the Mid-Ohio Regional Planning Commission.		MORPC
c.	Continue working with the school district to manage traffic and access to schools safely, effectively, and appropriately.		NAPLSD
d.	Protect regional corridors, greenways, and scenic byways.		ODNR

S. SUSTAINABILITY

Goal: Define a path to the future that reinforces New Albany's commitment to ecological, social, and economic sustainability.

RECOMMENDATIONS		TIME FRAME	POTENTIAL PARTNERS
S1. Protect and improve biodiversity and water and air quality.			
a.	Prioritize the preservation of existing forests, wildlife habitats, stream corridors, and wetlands.		HOAs, Metro Parks
b.	Create and maintain natural corridors that link woodlands, streams, and habitats.		Ohio EPA
c.	Implement native meadows and prairie restoration demonstration projects in specific areas of the city.		HOAs, property owners, Ohio EPA
d.	Maintain and expand the city's urban tree canopy.		
e.	Continue to implement a green streets policy on streets with low vehicular traffic in the Village Center and on surface parking lots throughout the community.		
f.	Minimize impervious surfaces within developed areas of the community.		Developers
g.	Reduce and work toward the discontinuation of pesticide and herbicide in areas adjacent to waterways on city grounds and encourage this more broadly throughout the community.		
h.	Investigate how to encourage property owners to adopt native and low-impact landscaping practices.		HOAs, property owners
i.	Continue to provide native landscape buffers along all waterways in the community.		Ohio EPA
j.	Start a clean-up volunteer program to keep New Albany's waterways, parks, and streets free of waste and pollution.		
k.	Control the spread of invasive plant and animal species.		
l.	Encourage wetland mitigation within the school district boundary.		Developers
S2. Foster and encourage the adoption of alternative energy sources within the city.			
a.	Advocate for solar energy legislation at the state level to allow for solar panels on commercial buildings.		MORPC
b.	Install solar panels on public buildings where appropriate and share the energy saving information with the community.		
c.	Implement a property assessed clean energy (PACE) program to encourage property owners to make energy efficient improvements to their homes and businesses.		
d.	Increase the number of alternative fuel stations in the city.		
e.	Continue to expand the city's alternative fuel and electric vehicle fleet.		
f.	Work to provide more convenient and sustainable renewable energy supply choices to the New Albany community.		Green Energy Ohio, AEP
g.	Promote the use of solar panels and geothermal systems and adjust the city regulations to appropriately permit them within the community.		Green Energy Ohio
h.	Maintain a list of approved solar and geothermal installers for the city.		MORPC
i.	Consider providing solar powered carports over parking lots and parking garages.		

















S. SUSTAINABILITY

Goal: Define a path to the future that reinforces New Albany's commitment to ecological, social, and economic sustainability.

RECOMMENDATIONS	TIME FRAME	POTENTIAL PARTNERS
S3. Continue to reduce waste through the provision of city services and the encouragement of local partners.		
a. Discourage the use of single-use plastics.	● ● ●	
b. Implement a curbside composting pilot program.	● ● ●	Composting service providers
c. Install recycling containers in the Village Center and other public spaces and encourage commercial property owners to do the same.	● ● ●	Property owners
d. Host a Community Clean-up Day several times a year to help residents properly dispose of bulky, hazardous, or sensitive materials	● ● ●	SWACO
e. Support and expand community gardens as well as local food production and sourcing.	● ● ●	
S4. Communicate to and educate the public about the sustainability initiatives in the community.		
a. Highlight the city's existing sustainability initiatives through various communication and marketing channels.	▬	
b. Utilize interpretive sustainability signage on city property where appropriate.	● ● ●	
c. Create a one-stop online sustainability resource database for community members.	● ● ●	
d. Work with local partners and organizations to develop programming to educate people about incorporating sustainable practices in daily life.	● ● ●	HNA
e. Conduct school outreach on sustainability topics occurring at the local level and opportunities to participate.	● ● ●	NAPLSD
S5. Develop mechanisms for implementation and tracking progress.		
a. Create a citizen-led advisory committee to help guide the city's sustainability efforts moving forward.	● ● ●	City council
b. Complete a sustainability action plan for the city that advances the work in this section.	● ● ●	AEP
c. Conduct an annual energy benchmarking assessment for all city buildings, commercial properties, and multifamily residential properties.	● ● ●	Property owners
d. Actively support existing citizen sustainability initiatives.	▬	NAPLSD
e. Strive to become a Gold Community through MORPC's Sustainable2050 program.	● ● ●	MORPC












P. PARKS & RECREATION

Goal: Enhance the quality of life and health in New Albany and connect residents with the outdoors through parks and recreation.

RECOMMENDATIONS	TIME FRAME	POTENTIAL PARTNERS
P1. Protect and improve the existing network of parks, natural open spaces, and stream corridors.		
a. Improve the quality and maintenance of existing parks.		
b. Manage and maintain city-owned forests, street trees, and natural open spaces by maintaining a tree inventory, developing re-forestation plans, and controlling invasive species.		
c. Improve the quality of city-owned natural resources, especially streams, wetlands, and other ecologically sensitive areas.		
d. Respect the integrity of historic and cultural resources as the city changes and grows.		
e. Establish and preserve critical viewsheds and vistas.		
f. Investigate methods of preserving rural character in developing areas of Licking County.		
P2. Provide for a high quality and diversified park system to meet the recreational needs and enhance the quality of life for all residents.		
a. Develop a parks framework plan for the city.		
b. Perform a watershed analysis to determine the physical access to parks or natural areas for all residents.		
c. Increase the percentage of New Albany residents who are within a 10-minute walk from a park.		
d. Create a park system in which each park satisfies the needs of a variety of user groups with a range of active and passive recreation options.		JPD, Metro Parks
e. Create improved and distinctive neighborhood park playgrounds and provide a local park in every neighborhood.		HOAs
f. Use the development process to ensure adequate open space and parkland dedication for all new residential development and to conserve critical natural resources within commercial development sites.		Developers
P3. Engage with partners to create a regional park, open space, and trail system that benefits New Albany residents and businesses.		
a. Continue to partner with the New Albany-Plain Local Joint Parks District to identify the needs of, and provide for, the greater park, recreational, and sports programming needs of the community.		JPD
b. Continue shared efforts with other municipalities and organizations to protect open spaces and provide regional trail connections.		City of Columbus, City of Gahanna, Metro Parks,
c. Evaluate potential open space and parkland acquisitions that would protect key natural resources and provide green buffer zones near development.		
d. Continue to form a greenbelt around the city to enhance the natural environment and define the edge of the community.		

P. PARKS & RECREATION

Goal: Enhance the quality of life and health in New Albany and connect residents with the outdoors through parks and recreation.

RECOMMENDATIONS		TIME FRAME	POTENTIAL PARTNERS
P4. Create a continuous network of linear parks, paths, walks, and trails, thereby enabling the public to travel by non-motorized modes throughout the New Albany community.			
a.	Utilize stream corridors as greenway connections throughout the community and incorporate parkland along them.		
b.	Preserve setbacks along roadway corridors for green space, trees, and habitat.		
c.	Secure dedication of green corridor setbacks along roadway and stream corridors as part of the development review process.		
d.	Continue to connect parks, green spaces, and natural corridors with leisure trails.		
e.	Continue to implement an annual sidewalk/leisure trail program to complete the active transportation network.		
f.	Encourage additional and improved pedestrian and bike crossings over and under SR 161.		
P5. Create year-round recreational opportunities.			
a.	Work with partners to expand programming, especially free and family-friendly programming, across all parks and civic spaces.		JPD, HNA
b.	Provide activities and programming for diverse age groups, including teens and seniors.		JPD, HNA
c.	Continue to develop a central green space and destination park (Rose Run Park) to serve as the primary community gathering place.		
d.	Provide adequate recreation facilities to accommodate future needs of the community and its various demographic segments by implementing adopted parks and recreation master plans.		JPD
e.	Explore the development of an indoor field house for sports recreation all year long and assess the feasibility of different locations.		JPD
f.	Improve current and develop additional sports facilities and active park spaces.		
g.	Incorporate accessible raised garden beds in an expanded Community Garden.		HNA
h.	Consider the addition of public art in New Albany's parks and public spaces.		NACF

C. COMMUNITY WELLBEING

Goal: Foster a more healthy, supportive, livable, and inclusive New Albany for all community members.

RECOMMENDATIONS		TIME FRAME	POTENTIAL PARTNERS
C1. Foster an inclusive and welcoming sense of community.			
a.	Partner with community groups and organizations to encourage more culturally diverse community programs and events.	● ● ●	HNA, NACF, library
b.	Seek and encourage diverse representation on city boards, commissions, and committees.	● ● ●	SOAR
c.	Create a Diversity, Equity, and Inclusion Committee comprised of a diverse representation of residents to serve as a liaison between community members and the city and promote ongoing outreach.	● ● ●	
d.	Implement cultural competency training for city employees.	● ● ●	
e.	Conduct regular outreach with organizations and groups that have a focus on diversity.	■	SOAR
f.	Consider the application of recommendations from the <i>Autism Planning and Design Guidelines 1.0</i> , with a focus on the Village Center and public spaces.	● ● ●	OSU Knowlton School
C2. Continue open city communication with the public.			
a.	Utilize new forms of media to promote city initiatives and events.	● ● ●	
b.	Promote education about current land use planning and development topics throughout the community to maintain New Albany's community of choice image.	● ● ●	NACF, schools
c.	Develop a consistent communication strategy with each homeowners association (HOA) that includes notifications of nearby development applications and projects.	● ● ●	HOAs
d.	Host Community Dialogues between key city leaders and the public on a regular basis.	● ● ●	City council
C3. Encourage programming to support the needs of all residents.			
a.	Support and promote mental health services and awareness.	● ● ●	HNA
b.	Institute mental health first aid training for all first responders and encourage other community partners to train employees.	● ● ●	NAPLSD, HNA
c.	Continue to explore free and accessible programming.	● ● ●	HNA, library, McCoy Center
d.	Support and promote activities for seniors, couples, families, teens, and young adults within the community.	● ● ●	HNA, library, McCoy Center
e.	Work with the school district(s) to coordinate area-wide support services.	● ● ●	NAPLSD, LHSD, JMDS
C4. Support community initiatives that enhance the community's well-being and happiness.			
a.	Explore the creation of a position at the City of New Albany to facilitate community relations and programming.	● ● ●	
b.	Work with community organizations to develop a volunteering hub/ matching service to centralize volunteer opportunities.	● ● ●	Community organizations
c.	Develop a youth volunteer program to utilize young adults as volunteers at events and in parks and facilities.	● ● ●	
d.	Continue to build on the Healthy New Albany initiatives and other partnerships with the community.	■	HNA
e.	Support the creation of opportunities and focused efforts to meet neighbors and build community.	● ● ●	

F. FOCUS AREAS

Goal: Provide an additional level of planning detail in identified areas of expected or desired investment to help ensure the plan recommendations are realized.

RECOMMENDATIONS		TIME FRAME	POTENTIAL PARTNERS
F1. Winding Hollow			
a.	Require this focus area to be master planned, with the expectation that any interested developers zone it as Comprehensive Planned Unit Development (CPUD) with a phased master plan.	● ● ●	Developers
b.	Preserve and center the site design around the significant open spaces, stream corridors, topography, and tree stands that currently exist on this site.	● ● ●	Developers
c.	Prioritize quality site design and architectural integrity over the exact mix of uses for this focus area.	● ● ●	Developers
d.	Extend leisure trail connections within and around this site, connecting to the larger network.	● ● ●	
e.	Extend Ganton Parkway through this area and create an internal roadway network that follows the site topography and respects the site's natural features.	● ● ●	
f.	Continue to build upon the employment and data center uses being developed along the Beech Road corridor.	▬	Developers, businesses
g.	Explore opportunities for residential mixed-use to provide needed housing and retail options for the business park workforce. If residential is proposed it must be part of a comprehensive mixed-use development in order to be considered.	● ● ●	Developers
h.	Provide appropriate buffering along the Babbitt Road corridor to create visual separation between residential and commercial land uses.	● ● ●	Property owners
F2. Northwest Area			
a.	Connect this focus area to the natural features and amenities of the area.	▬	
b.	Create a connected system of green space and leisure trails that extend to Rocky Fork Metro Park and Bevelhymer Park, as well as to adjacent neighborhoods.	● ● ●	Metro Parks
c.	Add leisure trails along both sides of major streets, along preserved stream corridors, and along the large utility easements.	● ● ●	
d.	Connect employees with housing and amenities that makes office sites attractive and competitive.	● ● ●	Developers
e.	Attract infill office and commercial development on the undeveloped sites adjacent to existing offices.	● ● ●	Developers
f.	Allow for pockets of neighborhood-scale retail in the focus area, if proper screening, parking, and setbacks are met to accommodate nearby residential uses.	● ● ●	Developers, property owners
g.	Explore opportunities for mixed-use development around the Central College Road and New-Albany Condit Road intersection.	● ● ●	Developers, property owners
F3. Ganton			
a.	Create a compelling, high-quality office development along the frontage of SR 161.	● ● ●	Developers
b.	Create a new public road, Ganton Parkway, to create development sites in this focus area.	● ● ●	
c.	Ensure that the office site development contributes to the proposed mobility zone, including transit-friendly placement of the building along Ganton Parkway.	● ● ●	Developers

F. FOCUS AREAS

Goal: Provide an additional level of planning detail in identified areas of expected or desired investment to help ensure the plan recommendations are realized.

RECOMMENDATIONS		TIME FRAME	POTENTIAL PARTNERS
d.	Preserve and create a linear greenway along the Rose Run stream corridor through the site, complete with leisure trail connections.	● ● ●	
e.	Continue to pursue the creation of the Velo Loop along the southern border of this focus area.	● ● ●	
f.	Create strong connections to the Village Center for pedestrians and cyclists.	● ● ●	
F4. Zarley			
a.	Improve the streetscape throughout this focus area through the addition of curb, white horse fence, paved leisure trails, street trees, and street lighting.	● ● ●	
b.	Preserve the existing wetlands, tree stands, and other significant natural features that are located in this focus area	▬	
c.	Extend Forest Drive through the site to Kitzmiller Road to better connect the roadway network in this area and create potential development sites.	● ● ●	
d.	Continue to focus on light industrial, small business, and office land uses for development in this area.	▬	Businesses
e.	Continue to pursue the creation of the Velo Loop that would run along the borders of this focus area (Kitzmiller Road to Smith's Mill Road).	● ● ●	
F5. Village Center			
a.	Continue to develop the Village Center as a gathering place for all ages and a focal point for the community.	▬	
b.	Integrate Market Square and the historic Village Center together through thoughtful planning and development.	▬	Developers
c.	Address the traffic volumes through the Village Center through targeted roadway and intersection improvements.	● ● ●	
d.	Continue working with the school district to safely, effectively, and appropriately manage traffic in the Village Center.	▬	NAPLSD
e.	Expand upon the existing street network in the Village Center to better connect Market Square and the historic Village Center	● ● ●	
f.	Extend leisure trails from nearby neighborhoods to the Village Center.	● ● ●	
g.	Encourage residents and visitors to park once when in the Village Center	● ● ●	Businesses
h.	Complete a Village Center signage master plan to coordinate wayfinding, parking, and business signage.	● ● ●	Businesses
i.	Increase the number of people living and working in the Village Center through new residential and commercial development.	● ● ●	Developers
j.	Attract a small grocer or gourmet market to provide convenient access to fresh food and produce.	● ● ●	Businesses
k.	Attract casual and family-oriented dining destinations in the Village Center.	● ● ●	Businesses
l.	Promote mixed-use and retail infill development to create continuous and activated street frontage throughout the Village Center.	● ● ●	Developers
m.	Continue to focus on the Rose Run corridor as a unifying natural feature though the Village Center.	● ● ●	
n.	Create a public green space featuring regional stormwater retention ponds at the site created by the extension of Market Street.	● ● ●	Property owners

