



Community Development Department
MONTHLY REPORT
July 2025

Professionalism

Reliability

Creativity

Service

Inside This Issue:

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COMMUNITY ENGAGEMENT AND OUTREACH

JULY 2025

Business Meetings & Events

July 1 City of Gahanna, Economic Development
July 1 American Electric Power
July 2 Vitrian
July 9 Panattoni Development Company
July 11 Elford Realty
July 15 Healthy New Albany and Brick House Blue
July 16 Franklin County Tax Incentive Review Council
July 16 Ohio Department of Development
July 18 Harlem Township
July 21 AWS
July 23 Innovate New Albany and Bowling Green State University
July 24 Licking County Tax Incentive Review Council
July 28 OneColumbus

Professional Development Organizations

July 11 Economic Development Advisory Council (EDAC) hosted by Upper Arlington

Business Retention and Expansion Meetings

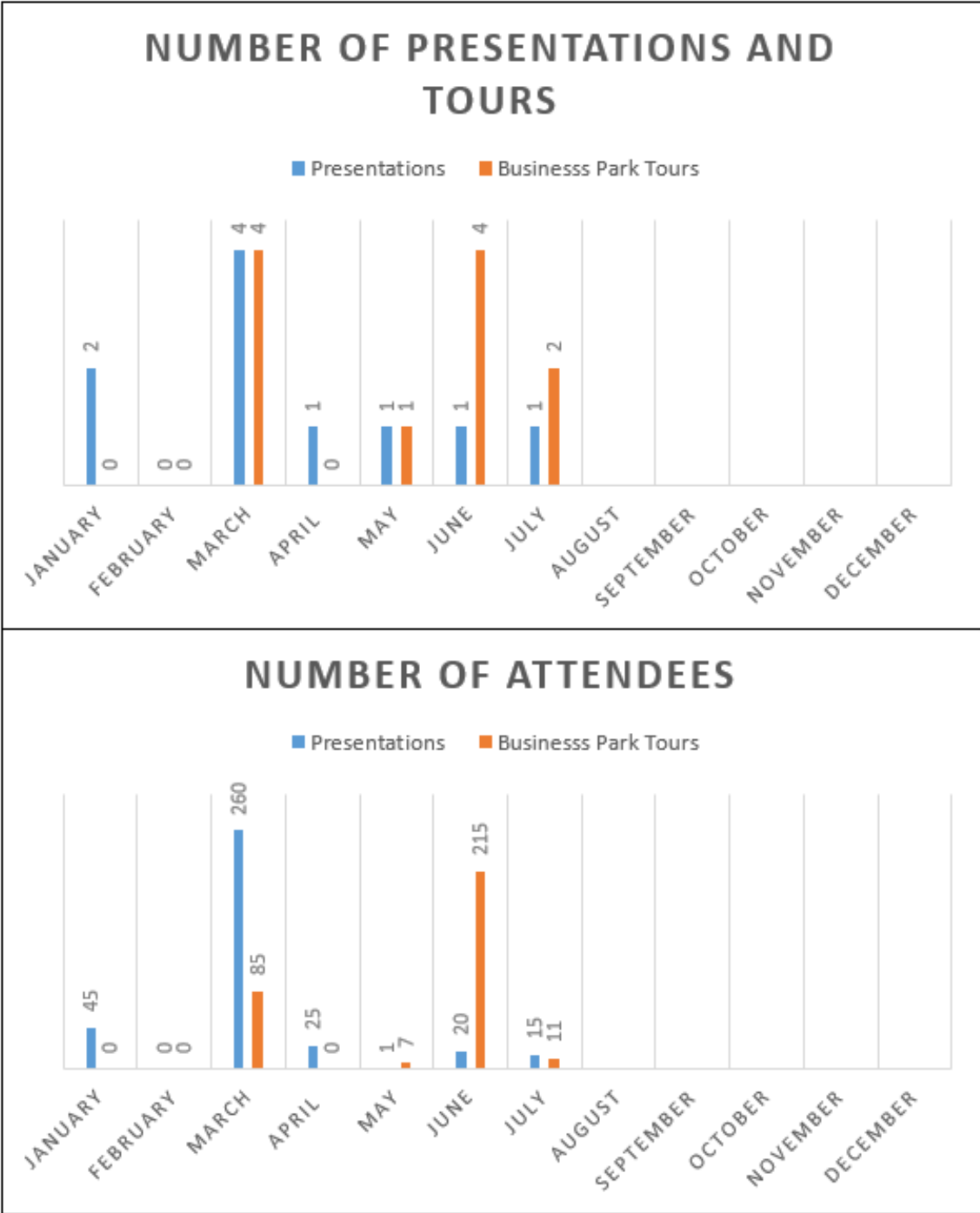
July 17 CyrusOne

Presentations & Tours

July 2 Hancock County business park tour– 8 attendees
July 14 Ypsilanti Township business park tour– 3 attendees
July 22 Spark Ann Arbor– 15 attendees

COMMUNITY ENGAGEMENT AND OUTREACH
JULY 2025

Presentations and Tour Highlights



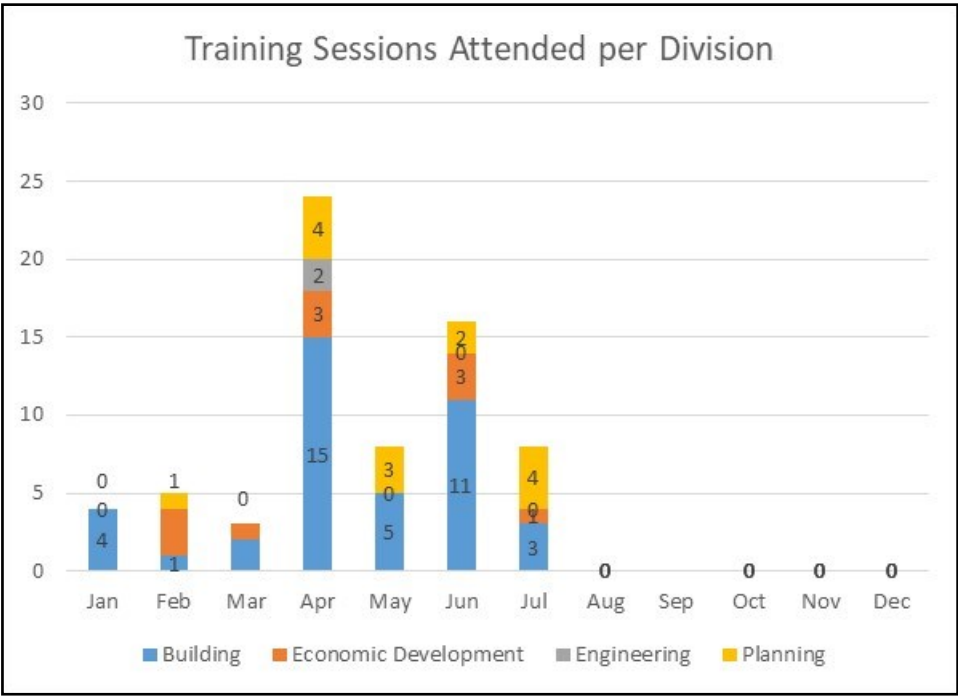
COMMUNITY ENGAGEMENT AND OUTREACH

JULY 2025

Training Highlights

Working in a Multi-Generational World

On July 8th, various city staff members participated in the “Working in a Multi-Generational World” training led by Valarie Nash. The session focused on building awareness and understanding of the diverse values, communication styles, work preferences, and life experiences that shape each generation, from Baby Boomers to Generation Alpha. The training emphasized that while generational groups may differ in how they define and express priorities and expectations, they often share common underlying values. By recognizing these differences and shared foundations, staff can foster more effective collaboration and bridge generational gaps in the workplace.



BOARD AND COMMISSIONS

JULY 2025

Planning Commission: July 21, 2025

Applications:

Type: Final Plat Modification
Location: 8 Hawksmoor Drive
Applicant: Curtis Echelberry
Request: Request to modify the final plat to vacate and create tree preservation zones/drainage easements
Zoning: Infill Planned Unit Development (I-PUD)
Board Action: Approved with conditions

Type: Variance
Location: 21 S Ealy Crossing
Applicant: Julie and Vince Jenkins
Request: Request for a variance to pool fence and pool location requirements
Zoning: Infill Planned Unit Development (I-PUD) and Urban Center
Board Action: Denied

Other business:

1. City Code Amendment: C.O. 1153 General Employment – Architectural Changes Workshop
2. City Code Amendment: C.O. 1144 OCD Office Campus District – Public Recreational Uses

Board of Zoning Appeals: July 28, 2025

Applications:

Type: Variance
Location: 4150 Ganton Parkway
Applicant: CRB Group c/o Jon Ficken
Request: Request for a variance to exceed sign area requirements
Zoning: Infill Planned Unit Development (I-PUD)
Board Action: Approved with conditions

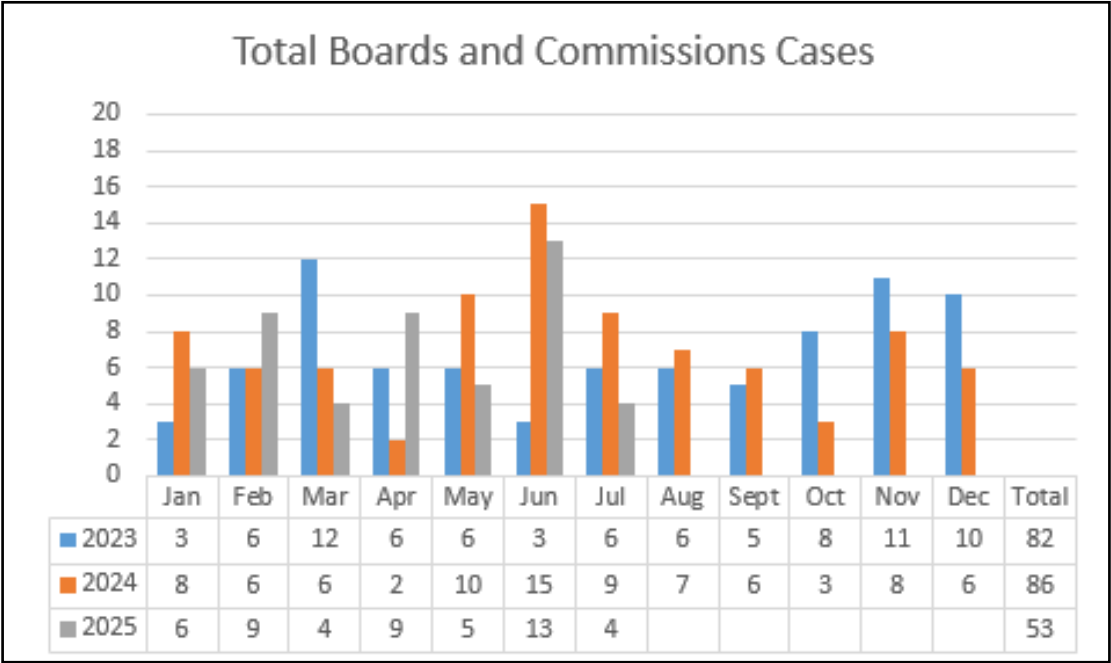
Type: Variance
Location: 6994 Kindler Drive
Applicant: PDF Builders
Request: Request for a variance to allow a deck to encroach into a platted easement
Zoning: Infill Planned Unit Development (I-PUD)
Board Action: Approved with conditions

Other business:

1. City Code Amendment: C.O. 1169 Display Signs and Outdoor Advertising—Commercial Wall Sign Workshop

BOARD AND COMMISSIONS
JULY 2025

Planning Cases



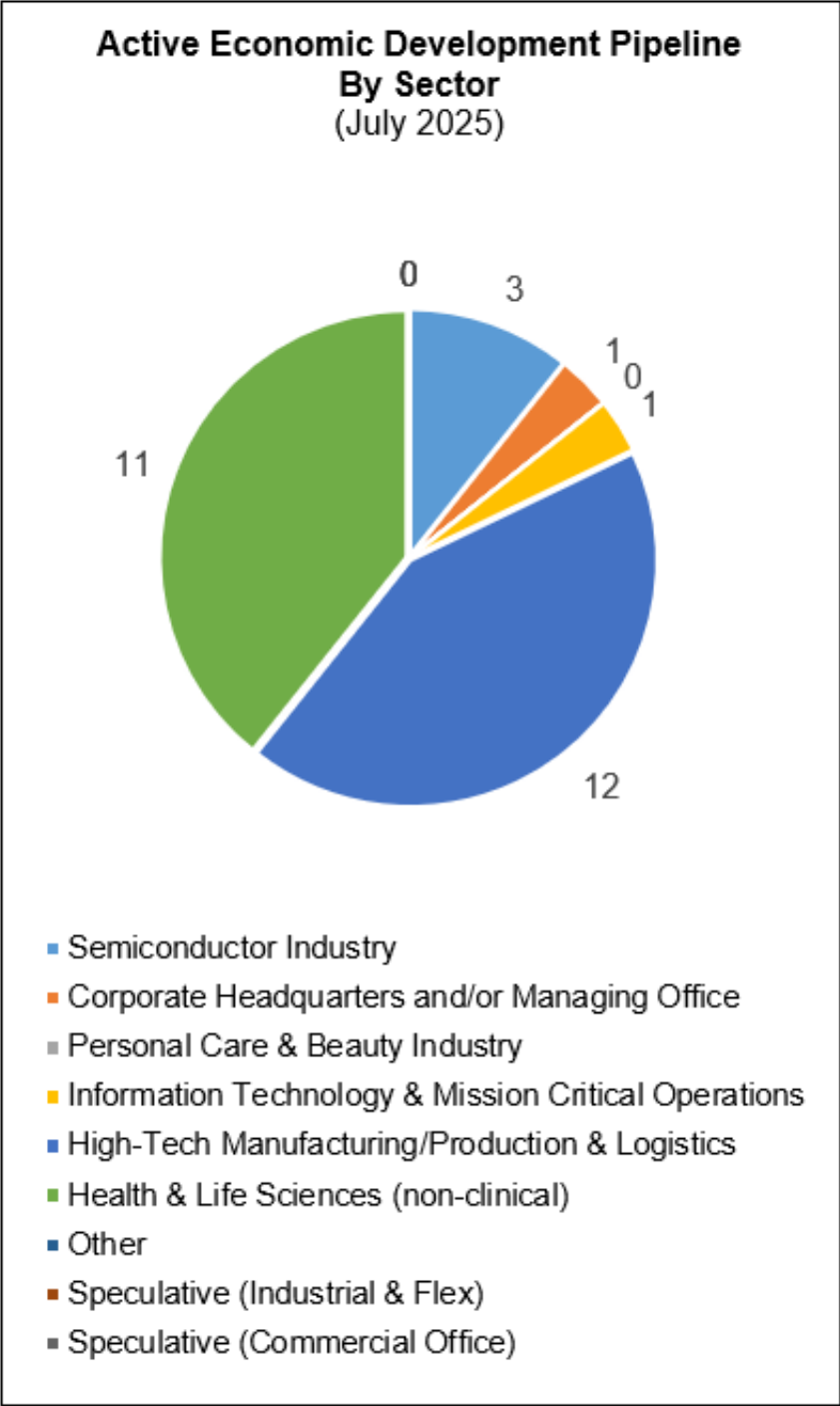
This graph shows the total number of planning application cases presented to the Planning Commission, Board of Zoning Appeals, and Architectural Review Board each month.

ECONOMIC DEVELOPMENT UPDATES
JULY 2025

Active Economic Development Pipeline

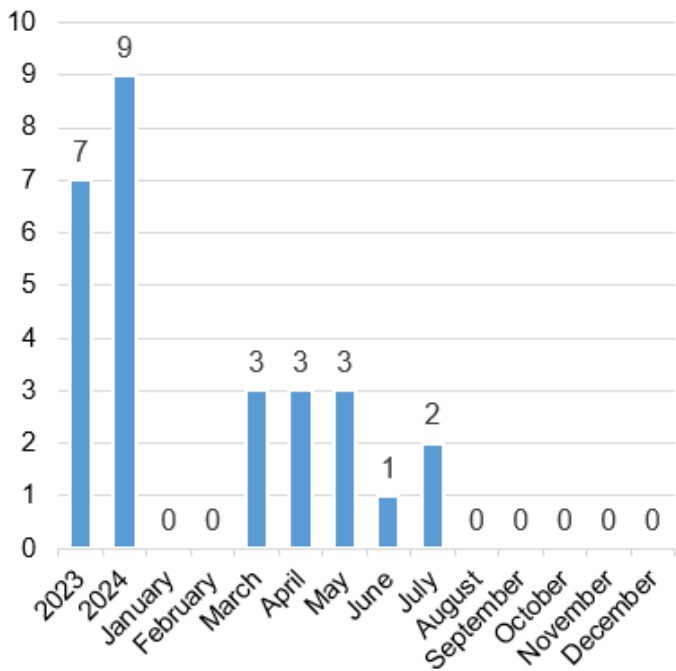
In July, the department responded to two site selection requests. The department reviewed a total of five requests and determined that the stated requirements could not be met in New Albany due to the number of acres needed, utility demands, or type of industry.

Currently, the department has an active portfolio of approximately 28 projects.

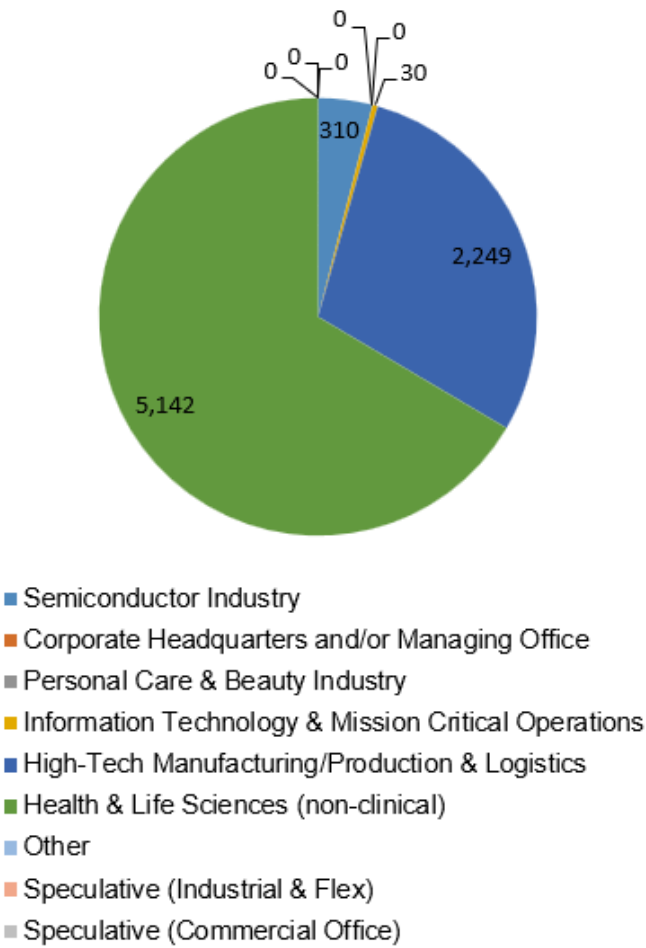


ECONOMIC DEVELOPMENT UPDATES
JULY 2025

Active Economic Development Pipeline
By Month
(July 2025)

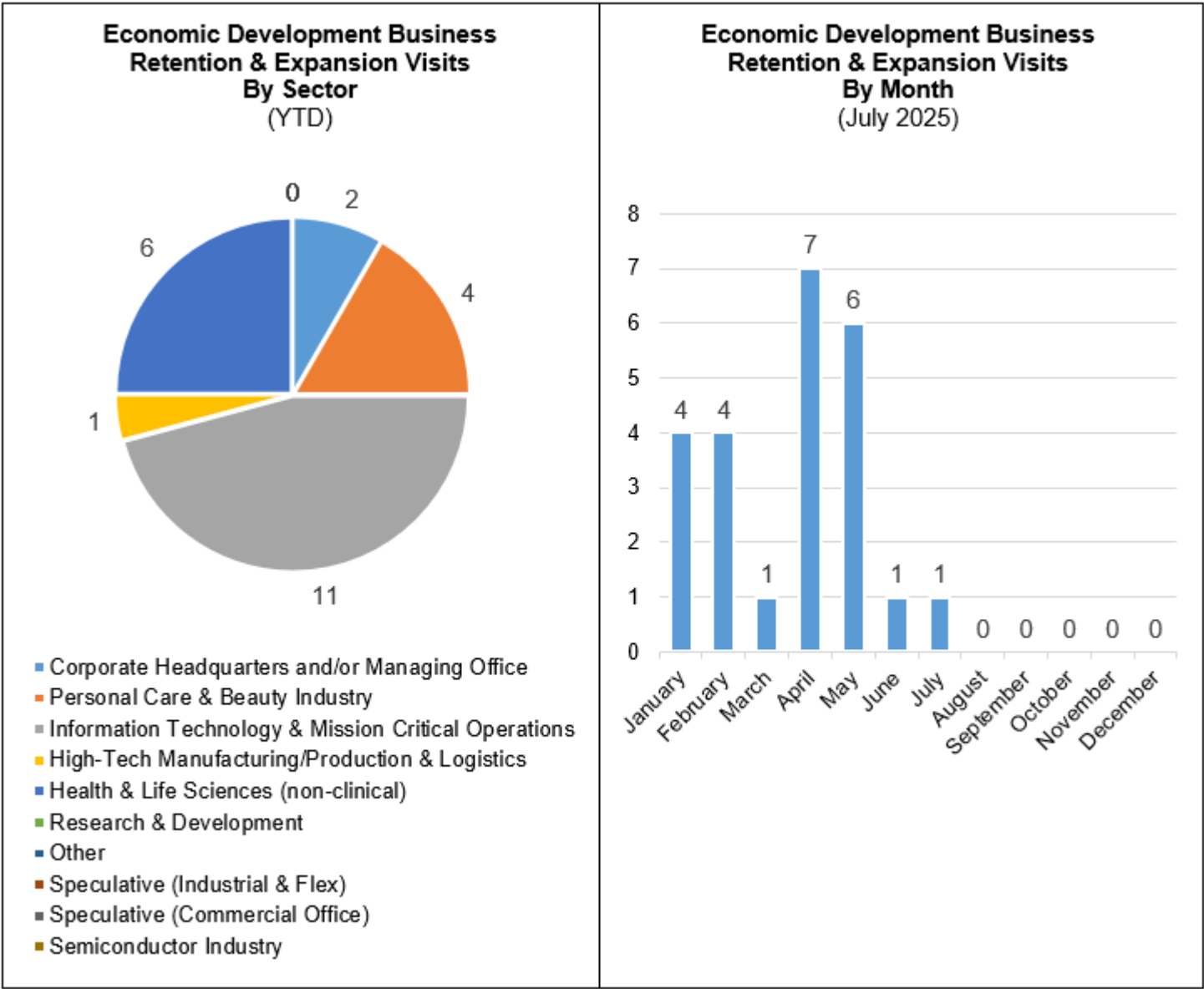


Active Economic Development Pipeline
No. of Proposed Jobs By Sector
(July 2025)



ECONOMIC DEVELOPMENT UPDATES
JULY 2025

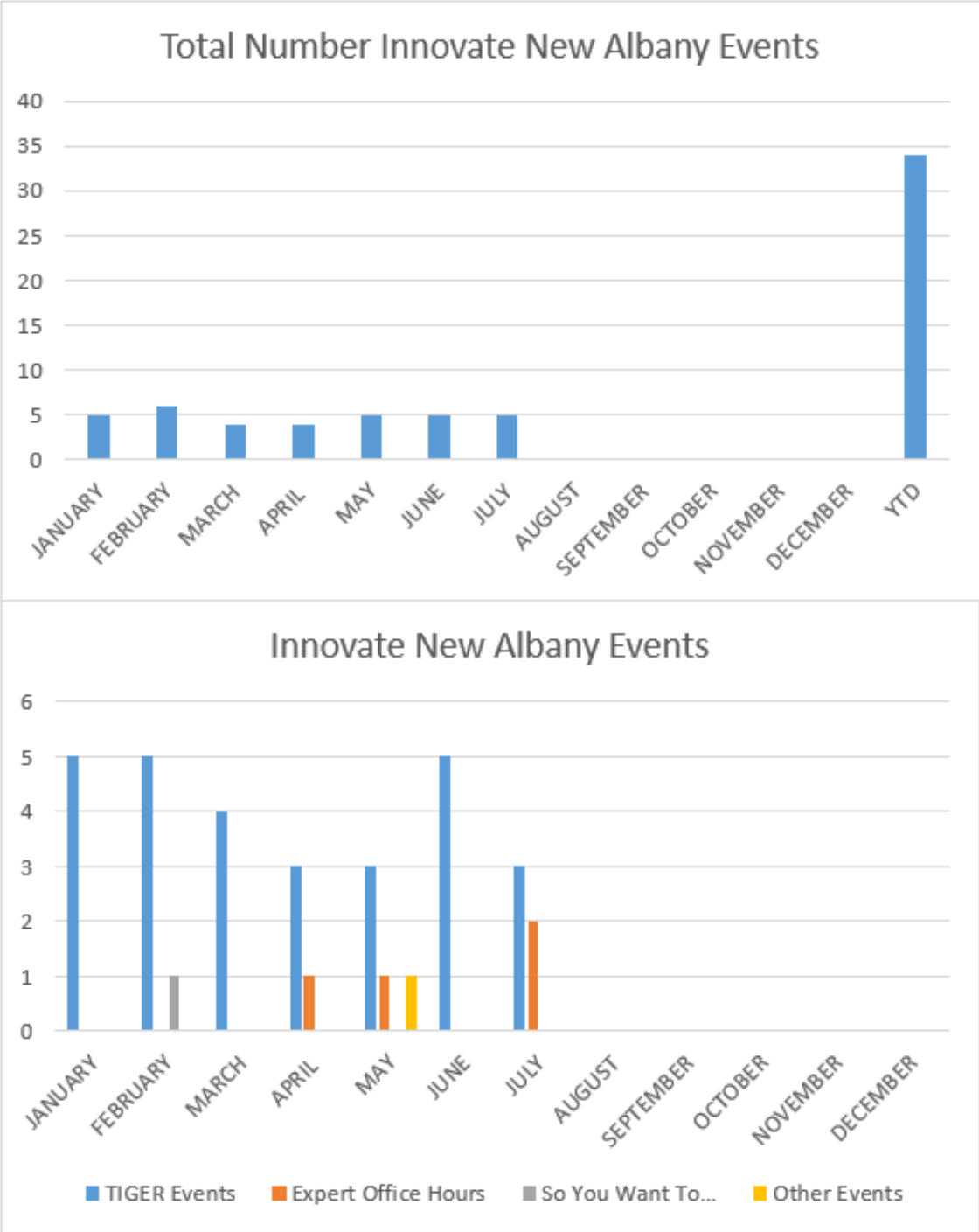
Business Retention & Expansion Meetings



INNOVATE NEW ALBANY
JULY 2025

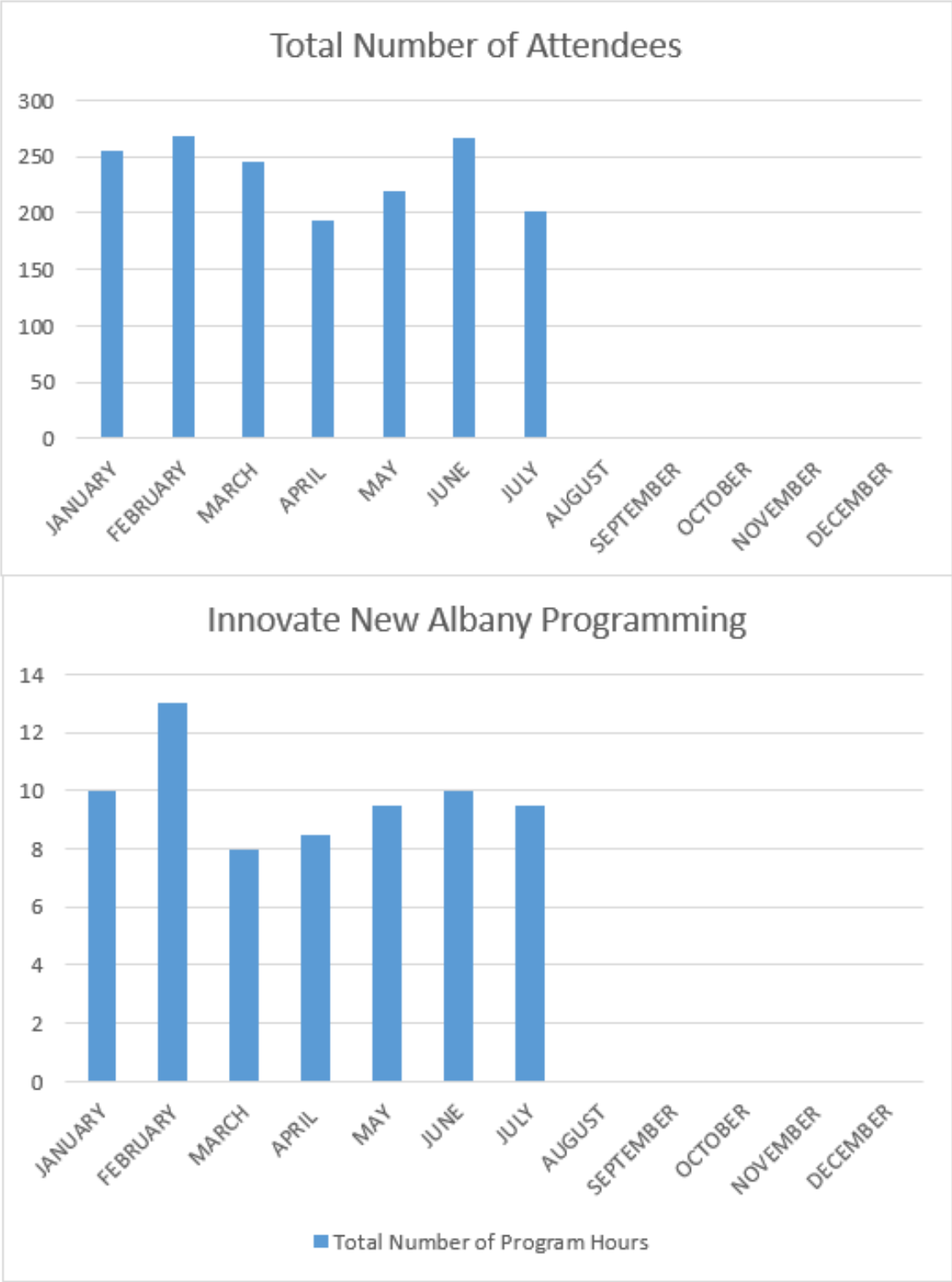
Innovate New Albany Event and Program Information

Below are two graphs that describe the number and types of events hosted by Innovate New Albany. The graphs on the following page describe the number of attendees and program hours.



INNOVATE NEW ALBANY
JULY 2025

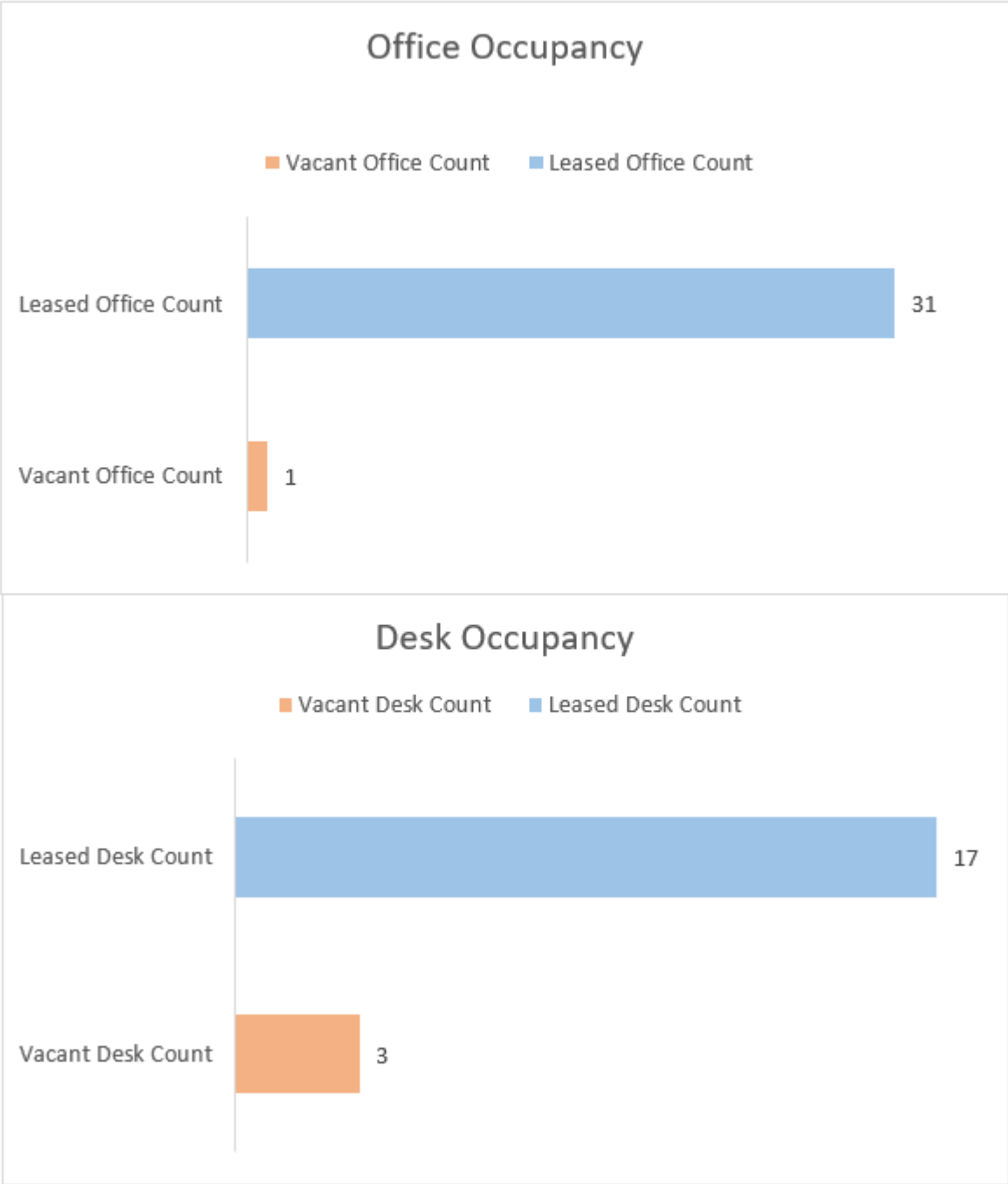
Innovate New Albany Event Highlights



INNOVATE NEW ALBANY
JULY 2025

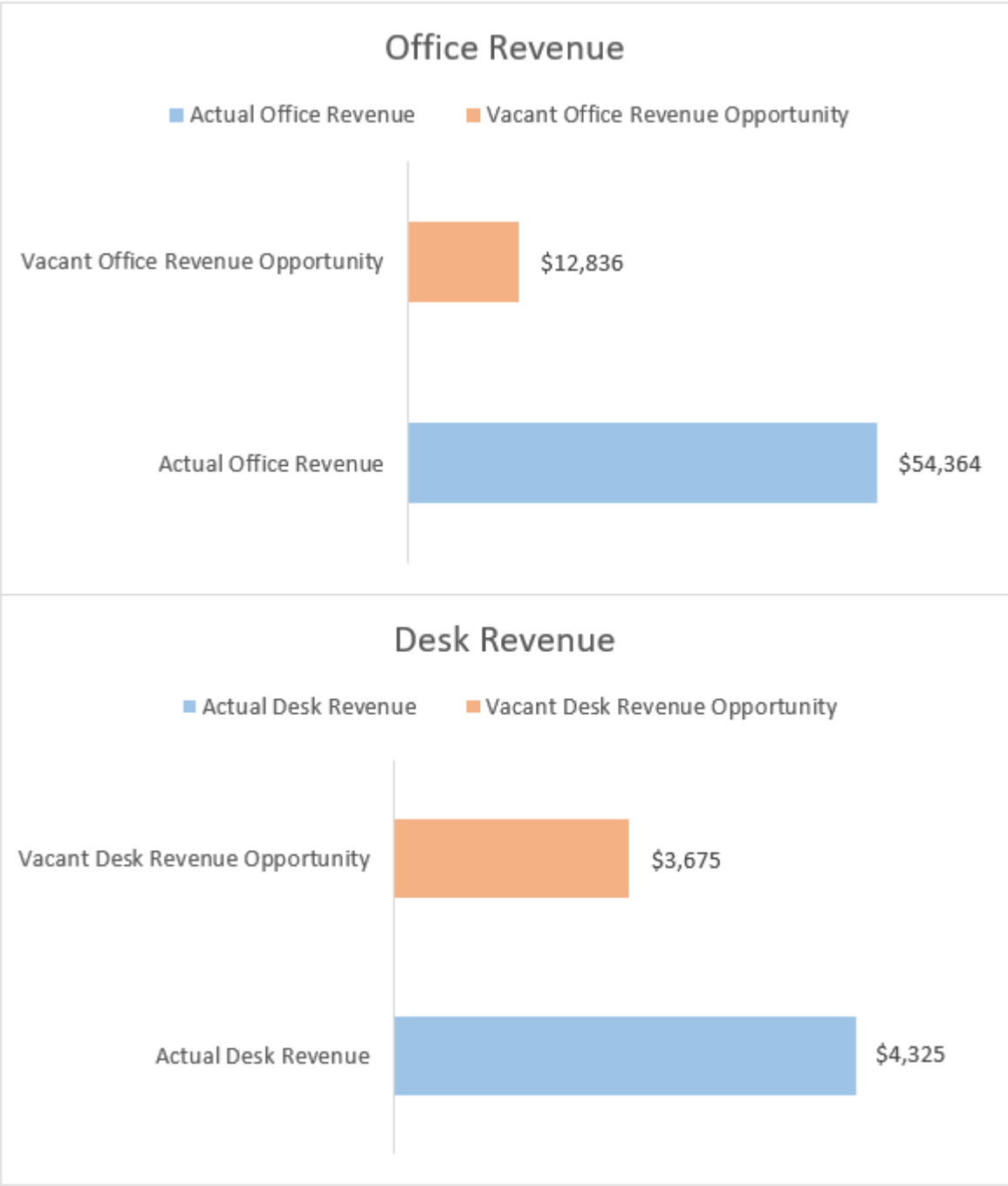
Brick House Blue at Innovate New Albany

Below are graphs that describe the current state of the physical rental space of Brick House Blue at Innovate New Albany. The next pages have graphs that describe future vacancy forecasting and describe the revenue associated with desk and office rental.



INNOVATE NEW ALBANY
JULY 2025

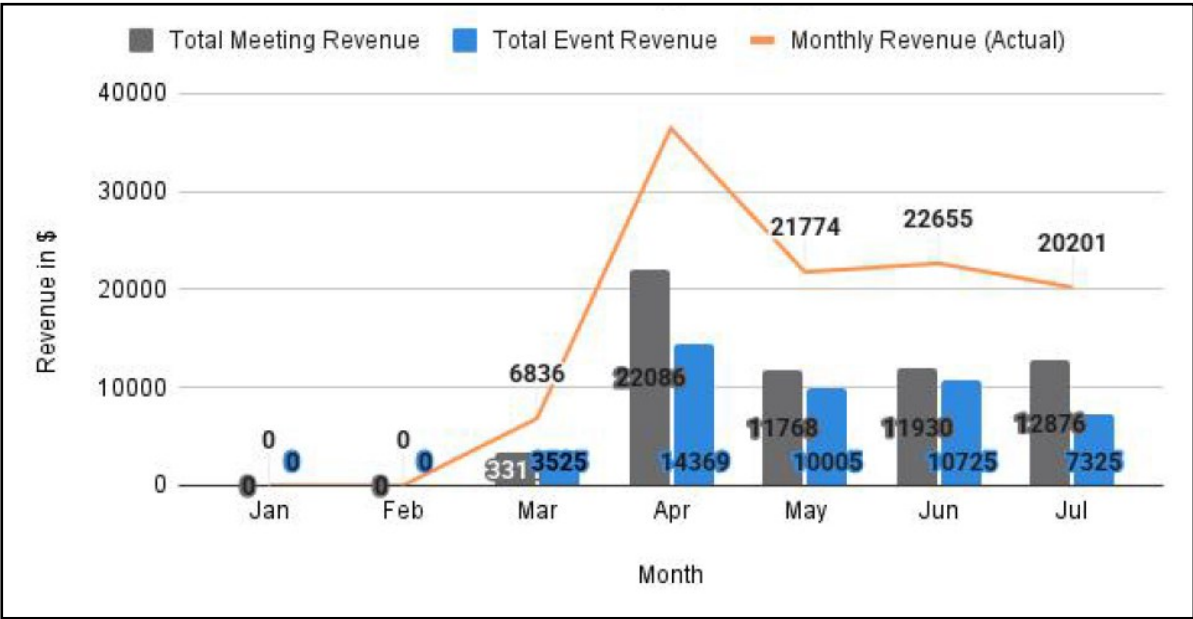
Brick House Blue at Innovate New Albany



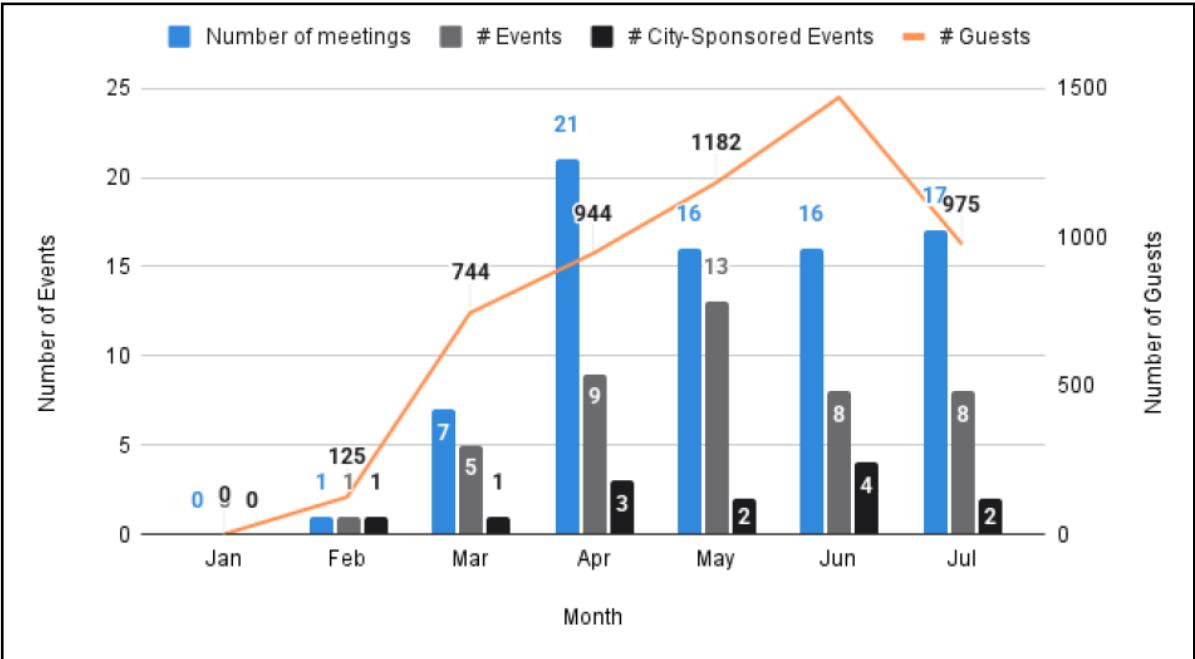
INNOVATE NEW ALBANY
JULY 2025

Brick House Blue at Innovate New Albany

2025 Monthly Revenue by Type

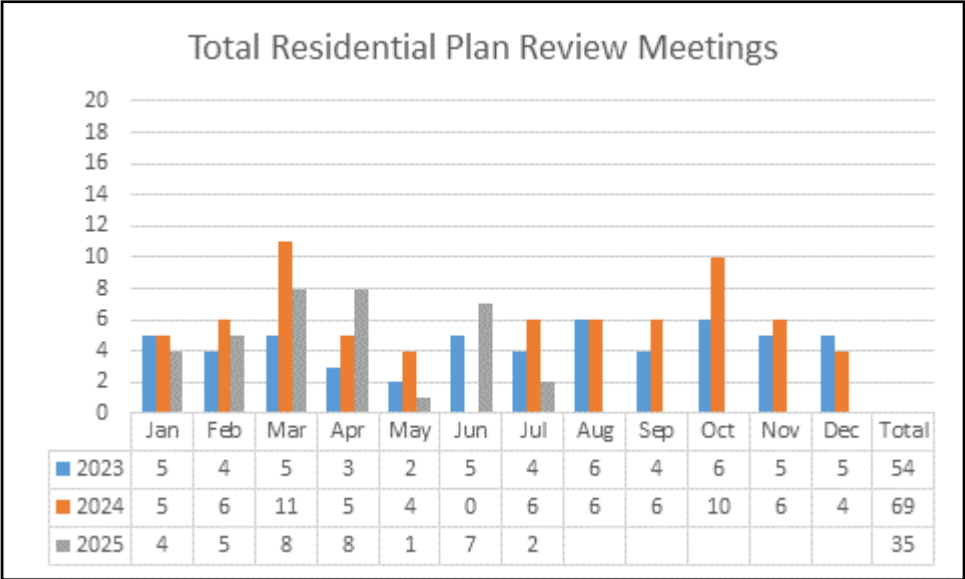


2025 Events by Type



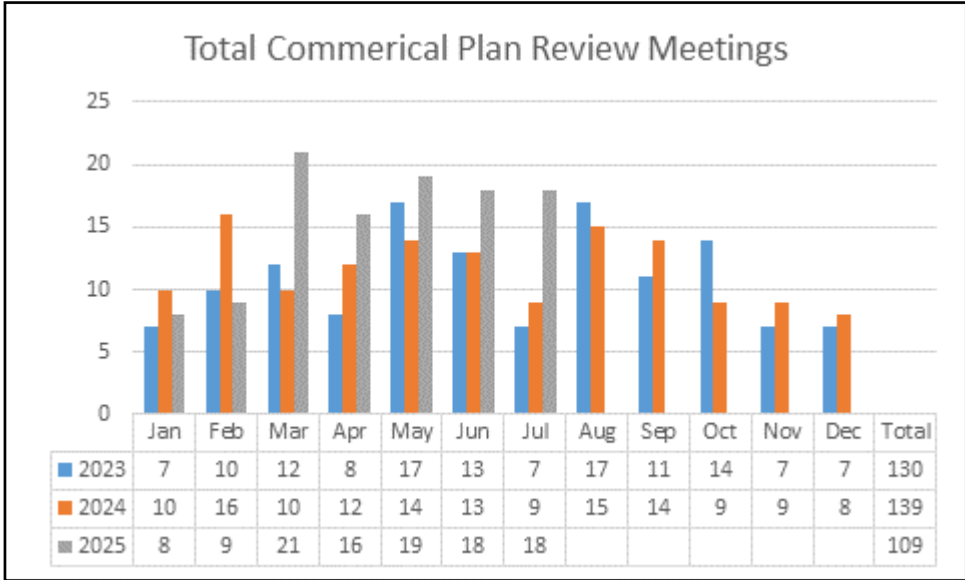
PLAN REVIEW
JULY 2025

Residential Walk-Through Meetings



The development department offers in person meetings for small residential projects with the contractor/owners and the zoning and building plan reviewers.

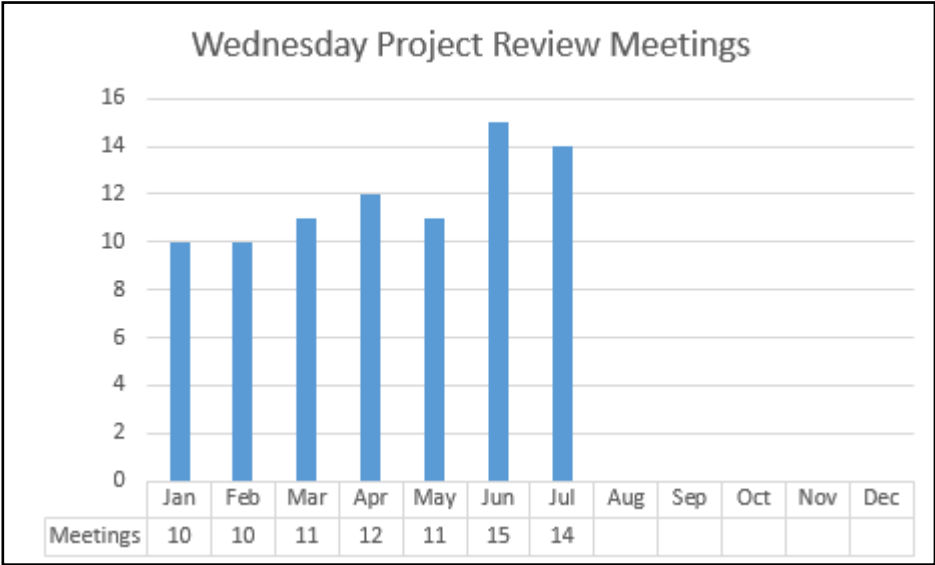
Commercial Walk-Through Meetings



The development department offers in person meetings for commercial projects with the contractor/owners and appropriate city staff to discuss new projects, plan review submissions and occupancy coordination.

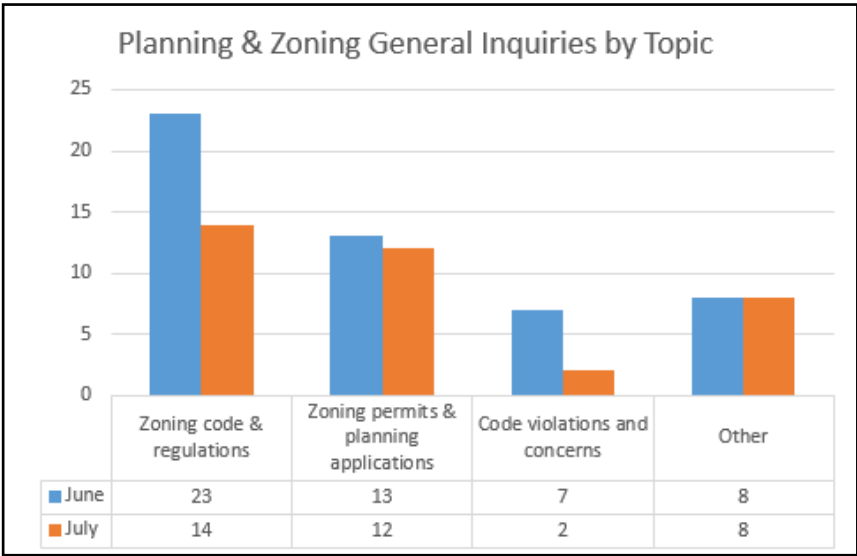
PLAN REVIEW
JULY 2025

Planning Meetings



The development department offers in-person meetings on Wednesday mornings and afternoons to review current or future planning applications for commercial and residential projects.

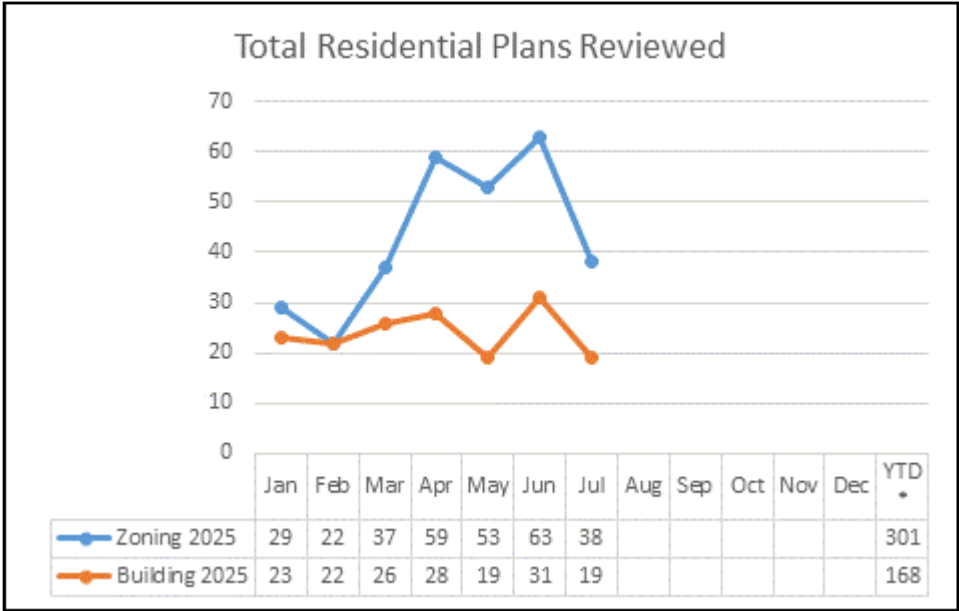
Planning & Zoning Inquiries



This graphs shows the number and types of general inquiries received by the planning staff for the month. The planning staff employs a “Planner of the Day” model where one person responds to all general planning and zoning inquiries received on their designated day of the week.

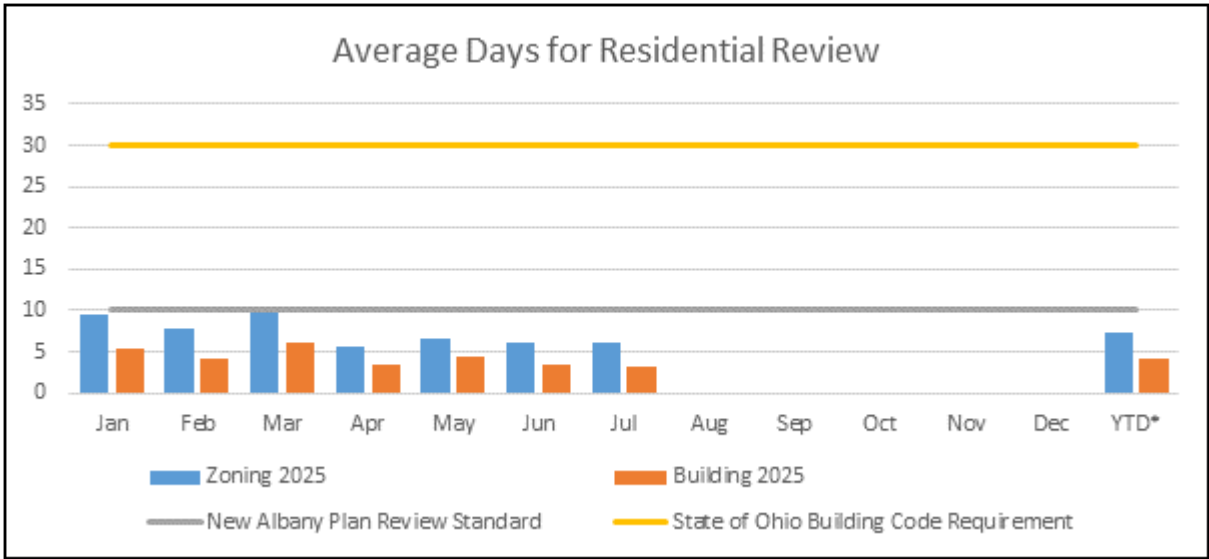
PLAN REVIEW
JULY 2025

Residential Plan Review



This graph shows the total number of residential plan reviews completed each month. This includes new projects, response to denials and revisions to approved plans.

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

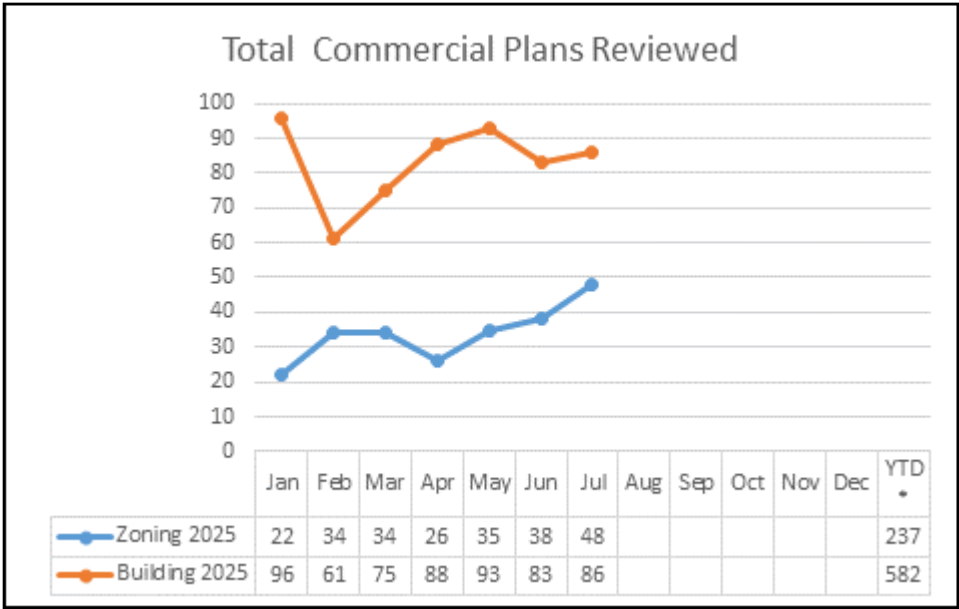


This graph shows the average number of days for residential plan review for building and zoning completed each month. The state standard from the Board of Building Standards and the city standards are listed as solid lines for comparison.

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

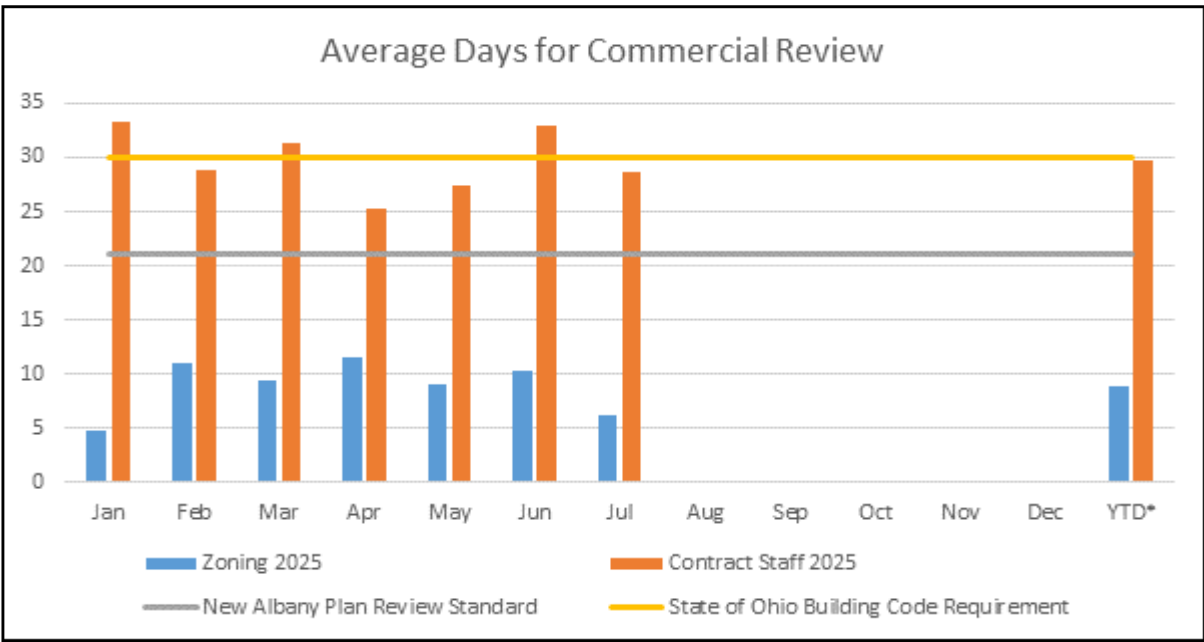
PLAN REVIEW
JULY 2025

Commercial Plan Review



This graph shows the total number of commercial plans reviewed each month. This includes new projects, response to denials and revisions to approved plans.

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



This graph shows the average number of days for commercial plans reviewed by building and zoning each month. The state standard from the Board of Building Standards and the city standards are listed as solid lines for comparison.

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

ENGINEERING**JULY 2025****Engineering Plan Reviews**

Project Name	Initial Submit Date	Comments Issued	Total Review Time (Days)	Review Time Standard (Days)
Hims/ Hers Revision	07/01/25	07/03/25	3	18
EdgeConneX 1.2 PSIP	07/01/25	07/03/25	3	18
NA 300	07/08/25	07/15/25	7	18
AWS Revision 5	07/08/25	07/11/25	13	18
Panda Express	07/08/25	07/16/25	8	18
QTS NAL 2 DC2	07/15/25	07/16/25	1	18
NAB	07/15/25	07/18/25	3	18
Village Center Apartments	07/17/25	07/22/25	5	18
Horizon Ct Parking Lot	07/08/25	07/22/25	14	18
NACC 30 Sanitary	07/18/25	07/22/25	4	18
Batch Plant EdgeConneX	07/14/25	07/23/25	9	18
NACC SEC 30 Phase 2 Street Plan	07/15/25	07/29/25	14	18
CyrusOne Substation	07/15/25	07/29/25	14	18
EdgeConneX P2 Sanitary	07/25/25	07/30/25	13	18
EdgeConneX Laydown	07/18/25	07/31/25	13	18
American Regent East Drive	07/23/25	07/25/25	2	18
NACC SEC 30 Street, Storm, Water	06/27/25	07/22/25	25	18

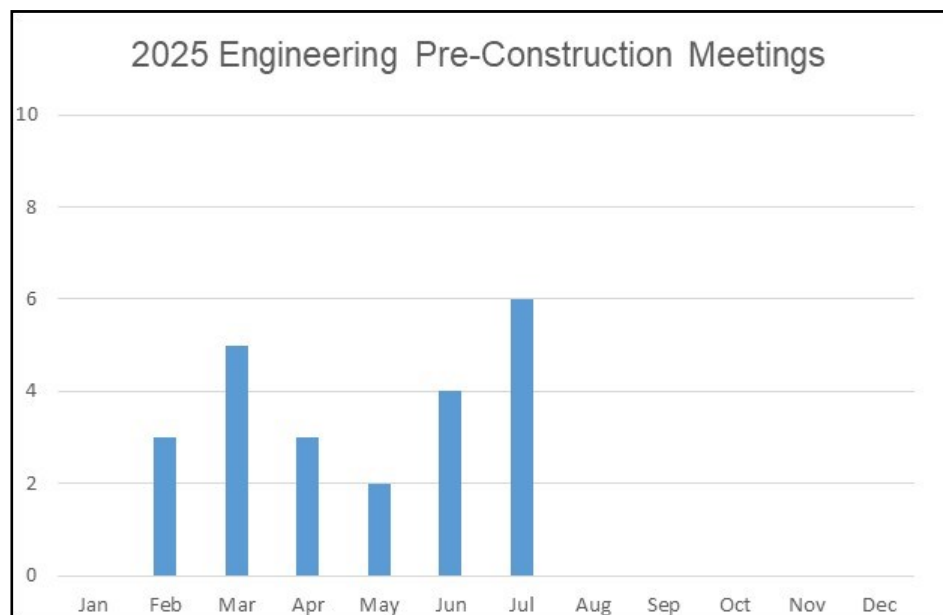
ENGINEERING

JULY 2025

Engineering Pre-Construction Meetings

Engineering held six (6) pre-construction meetings in June:

- EdgeConnex Phase 2 Sanitary
- EdgeConnex Phase 2 PSIP
- EdgeConnex Batch Plant
- Vantrust Site B
- 7– Eleven
- Section 30 Phase 1&2 Replat



Private Site Development Spotlight : EdgeConneX, 9850 Innovation Campus Way

The teams with EdgeConneX have been working for approximately the last 6 months to get the over 36-acre site permitted and under construction. This site has exceeded expectations in regards to construction planning, including logistics plans, traffic site circulation, and wheel wash stations at the site entrance/ exit. The site will be home for a new 120-megawatt gas-fire electric power generation facility that is permitted through the OPSB in addition to the city of New Albany.

FIELD WORK AND INSPECTIONS

JULY 2025

Code Enforcement Activity

Address: 9230 Pamplin Way

Date of Complaint: October 24, 2019

Complaint Description: Encroachment in a preservation zone.

Violations: Working without a permit, encroachment of a preservation zone, and not following the court agreement.

Activity: A resolution agreement for this property requires the removal of the paver patio from a conservation area, and re-establishment of this area with natural grasses and trees. In accordance with the agreement, the owner removed the paver patio and re-established natural grasses in the disturbed areas in 2022. During a subsequent inspection in 2024, the city staff observed that the naturalized grass had been removed and replaced with maintained turf grass and the required tree plantings were not in the locations marked by the staff in accordance with the agreement. Based upon the city prosecutor's recommendation, the city staff proposed a new resolution agreement but the property owner disagreed with the terms and the city took court action. During the mayor's court hearing on May 30th, the property owner requested the trial to be transferred to the downtown Columbus Municipal Court. The property owner's attorney filed a motion to dismiss the case, but the judge denied the motion and found the conservation easement to be an enforceable restriction. In October, the property owner's attorney and city prosecutor reached a deal requiring the homeowner to bring the property into compliance. The November 4th trial was cancelled. The city prosecutor is scheduling a follow-up arraignment date to confirm compliance of the deal.

Status: Open

COMMERCIAL PROJECT CONSTRUCTION STATUS

JULY 2025

Innovation Campus Way and Beech Road Corridor

Name of Project: Holiday Inn Express

Location: 1955 Beech Road

Square Footage: 60,164

Start Date: February 2021

Name of Project: Meta LCO DCB1

Location: 1500 Beech Road

Square Footage: 362,317

Start Date: September 2023



Vantage

Name of Project: Meta LCO DCB2

Location: 1500 Beech Road

Square Footage: 302,944

Start Date: September 2023

Name of Project: NBY Hub 2

Location: 1101 Beech Road

Square Footage: 21,667

Start Date: October 2024

Name of Project: Vantage Building 1

Location: 3325 Horizon Court

Square Footage: 200,107

Start Date: October 2024

Name of Project: QTS NAL 2 DC 2

Location: 675 Beech Road

Square Footage: 292,500

Start Date: September 2024

Name of Project: QTS NAL 2 DC 1

Location: 785 Beech Road

Square Footage: 320,200

Start Date: October 2023

COMMERCIAL PROJECT CONSTRUCTION STATUS

JULY 2025

Innovation Campus Way and Beech Road Corridor continued...

Name of Project: QTS NAL 1 DC 2

Location: 1225 Beech Road

Square Footage: 442,521

Start Date: May 2024

Name of Project: QTS NAL 1 DC 1

Location: 1235 Beech Road

Square Footage: 442,521

Start Date: October 2023

Name of Project: AWS, Building B

Location: Generally located at Beech and Jug

Square Footage: 260,435

Start Date: September 2024

Name of Project: AWS, Building D

Location: Generally located at Beech and Jug

Square Footage: 248,750

Start Date: March 2024

Name of Project: AWS, Building E

Location: Generally located at Beech and Jug

Square Footage: 256,305

Start Date: October 2024

Name of Project: AWS, Building A

Location: Generally located at Miller and Beech

Square Footage: 251,265

Start Date: November 2024

Name of Project: AWS, Building F

Location: Generally located at Miller and Beech

Square Footage: 6,933

Start Date: November 2024

COMMERCIAL PROJECT CONSTRUCTION STATUS

JULY 2025

Innovation Campus Way and Beech Road Corridor continued...

Name of Project: Vantage Building 2

Location: 3265 Horizon Court

Square Footage: 500,107

Start Date: January 2025

Name of Project: Montauk Innovations—NBY7A

Location: 1101 Beech Road

Square Footage: 170,594

Start Date: February 2025

Name of Project: Meta LCO 3

Location: 1500 Beech Road

Square Footage: 125,996

Start Date: March 2025

Name of Project: Vantage Building 3

Location: 3205 Horizon Court

Square Footage: 500,107

Start Date: March 2025

Name of Project: Meta NLH9S

Location: 1500 Beech Road

Square Footage: 104,280

Start Date: April 2025

Name of Project: Meta NLH1

Location: 1500 Beech Road

Square Footage: 138,000

Start Date: April 2025

Name of Project: Meta NLH2

Location: 1500 Beech Road

Square Footage: 125,996

Start Date: June 2025

COMMERCIAL PROJECT CONSTRUCTION STATUS

JULY 2025

Innovation Campus Way and Beech Road Corridor continued...

Name of Project: Meta NLH3

Location: 1500 Beech Road

Square Footage: 125,996

Start Date: June 2025

Name of Project: Meta NLH5

Location: 1500 Beech Road

Square Footage: 125,996

Start Date: June 2025

Name of Project: AWS, Building A

Location: Generally located at Beech and Miller

Square Footage: 196,019

Start Date: June 2025

Name of Project: AWS, Building E

Location: Generally located at Beech and Miller

Square Footage: 1,372

Start Date: June 2025

Name of Project: AWS, Building F

Location: Generally located at Beech and Miller

Square Footage: 33,547

Start Date: June 2025

Name of Project: AWS, Building H

Location: Generally located at Beech and Miller

Square Footage: 31,942

Start Date: June 2025

Name of Project: NAIC, Building 1

Location: 9490 Innovation Campus Way

Square Footage: 121,612

Start Date: July 2025

COMMERCIAL PROJECT CONSTRUCTION STATUS

JULY 2025

Innovation Campus Way and Beech Road Corridor continued...

Name of Project: NAIC, Building 2

Location: 9500 Innovation Campus Way

Square Footage: 121,612

Start Date: July 2025

COMMERCIAL PROJECT CONSTRUCTION STATUS JULY 2025

Walton Parkway / New Albany Road E Corridor

Name of Project: Edged Energy
Location: 6385 New Albany Road E
Square Footage: 205,974
Start Date: July 2024



Edged Energy

COMMERCIAL PROJECT CONSTRUCTION STATUS JULY 2025

U.S. State Route 62 / Walton and Smith's Mill Corridor

Name of Project: Canini Retail

Location: 5065 Forest Drive

Square Footage: 15,118

Start Date: July 2024



Canini Retail

COMMERCIAL PROJECT CONSTRUCTION STATUS

JULY 2025

Other Areas

Name of Project: Fieldhouse & Community Center

Location: 7839 Bevelhymer Rd

Square Footage: 185,890

Start Date: April 2025

Name of Project: Resurrection Church Maintenance Building

Location: 6300 E Dublin Granville Rd

Square Footage: 8,078

Start Date: July 2025

COMMERCIAL PROJECT CONSTRUCTION STATUS

JULY 2025

Partial Occupancy Status

Name of Project: Medical Center of New Albany
Location: 6455 W. Campus Oval
Expiration Date: N/A

Name of Project: Montauk Innovations—NBY4A
Location: 1101 Beech Road
Expiration Date: May 24, 2025

Name of Project: AWS, Building C
Location: Generally located at Jug and Harrison
Expiration Date: June 7, 2025

Name of Project: AWS, Building D
Location: Generally located at Jug and Harrison
Expiration Date: May 3, 2025

Name of Project: AWS, Building G
Location: Generally located at Jug and Harrison
Expiration Date: June 9, 2025

Name of Project: AWS, Building K
Location: Generally located at Jug and Harrison
Expiration Date: May 5, 2025

Name of Project: AWS, Building A
Location: Generally located at Beech and Jug
Expiration Date: May 28, 2025

Name of Project: AWS, Building J
Location: Generally located at Beech and Jug
Expiration Date: June 30, 2025

Name of Project: AWS, Building K
Location: Generally located at Beech and Jug
Expiration Date: June 30, 2025

COMMERCIAL PROJECT CONSTRUCTION STATUS JULY 2025

Partial Occupancy Status continued...

Name of Project: Pharmavite

Location: 13700 Jug Street

Expiration Date: August 5, 2025

Name of Project: AWS, Building C

Location: Generally located at Beech and Jug

Expiration Date: July 27, 2025

Name of Project: Montauk Innovations—NBY5A

Location: 1101 Beech Road

Expiration Date: September 22, 2025

Name of Project: Montauk Innovations—NBY6A

Location: 1101 Beech Road

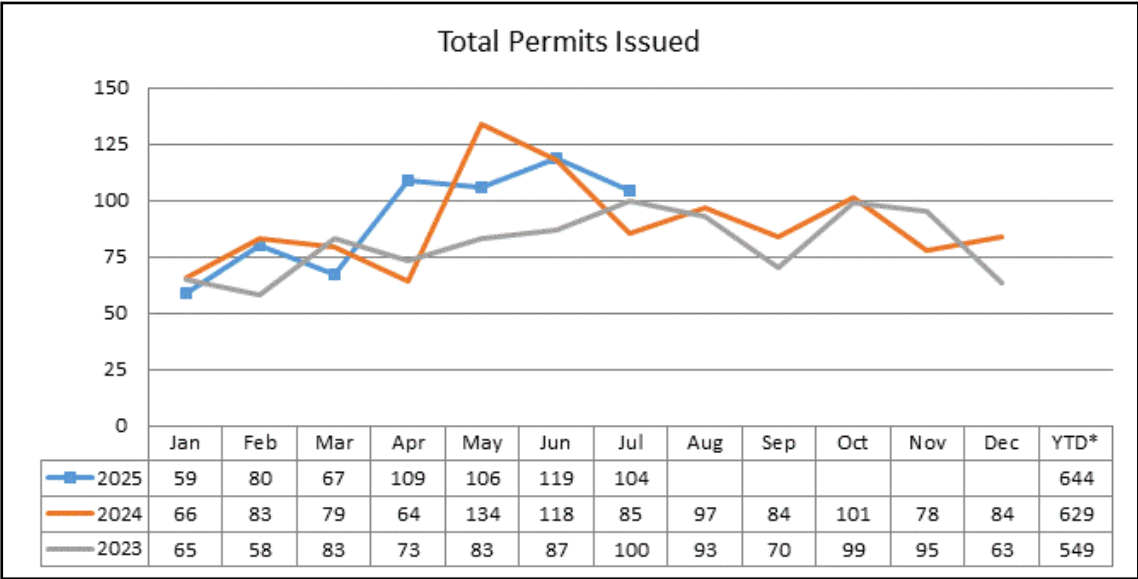
Expiration Date: December 28, 2025

Name of Project: McDonalds

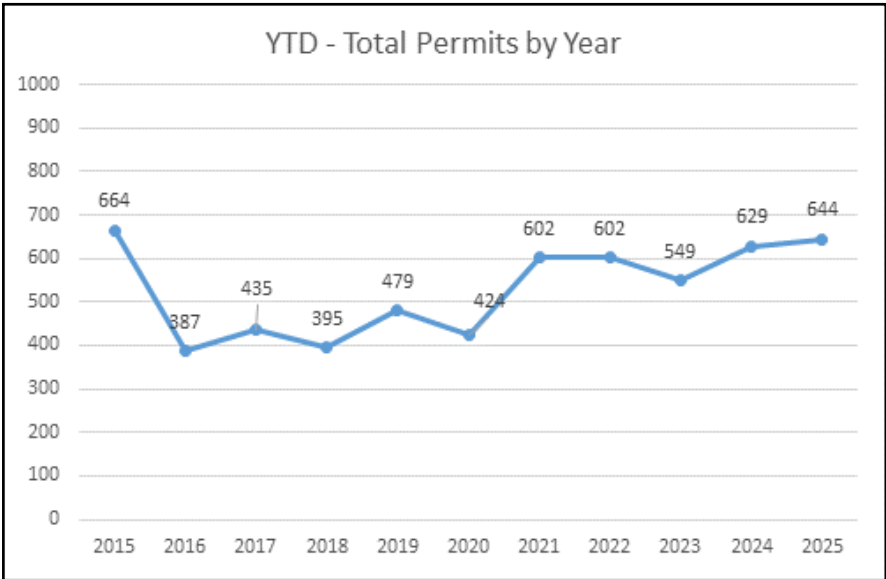
Location: 2055 Beech Road

Expiration Date: August 25, 2025

BUILDING AND ZONING STATISTICS
JULY 2025

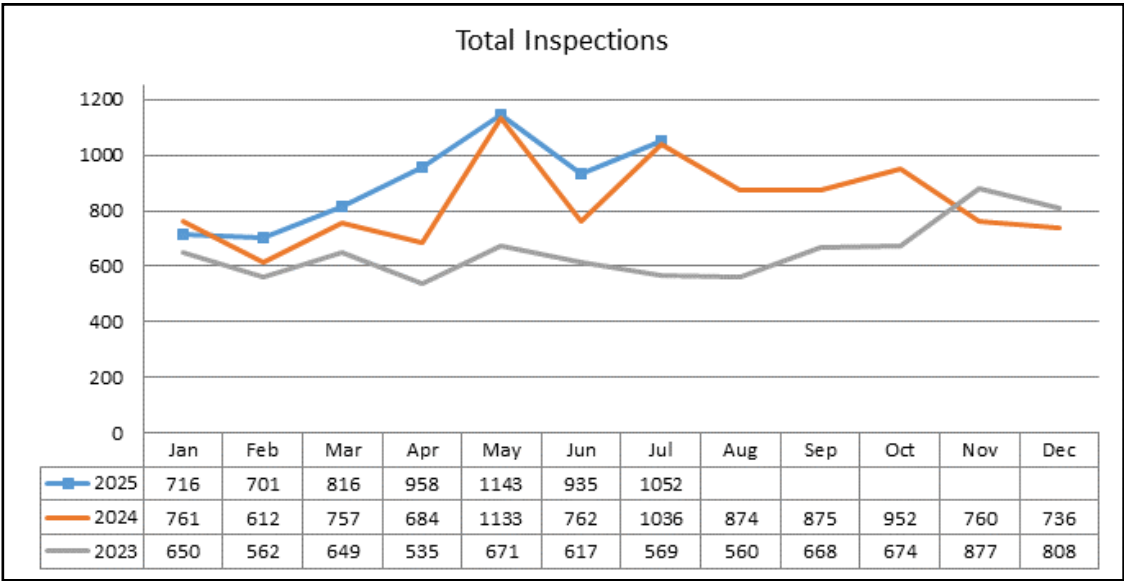


*YTD is the total from January to the end of current month.



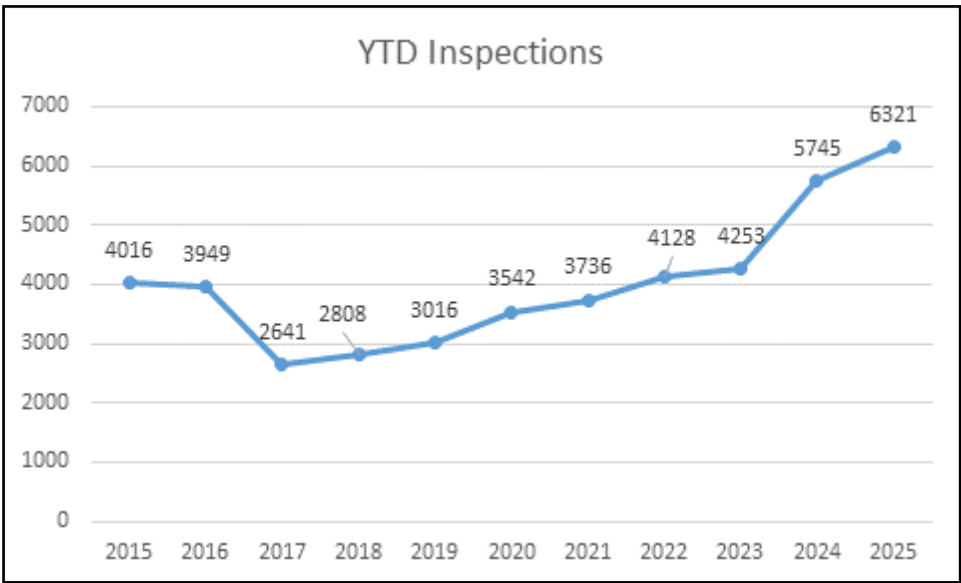
This graph represents the number of building and zoning permits issued per year. The significant decrease in the total number of permits in mid-2015 is due to an internal change in process. The change in process combined all permits related to one project into a single permit for ease of tracking and overall project coordination. However, this change does not always reflect the number of plan/permit reviews in a single permit.

BUILDING AND ZONING STATISTICS
JULY 2025



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

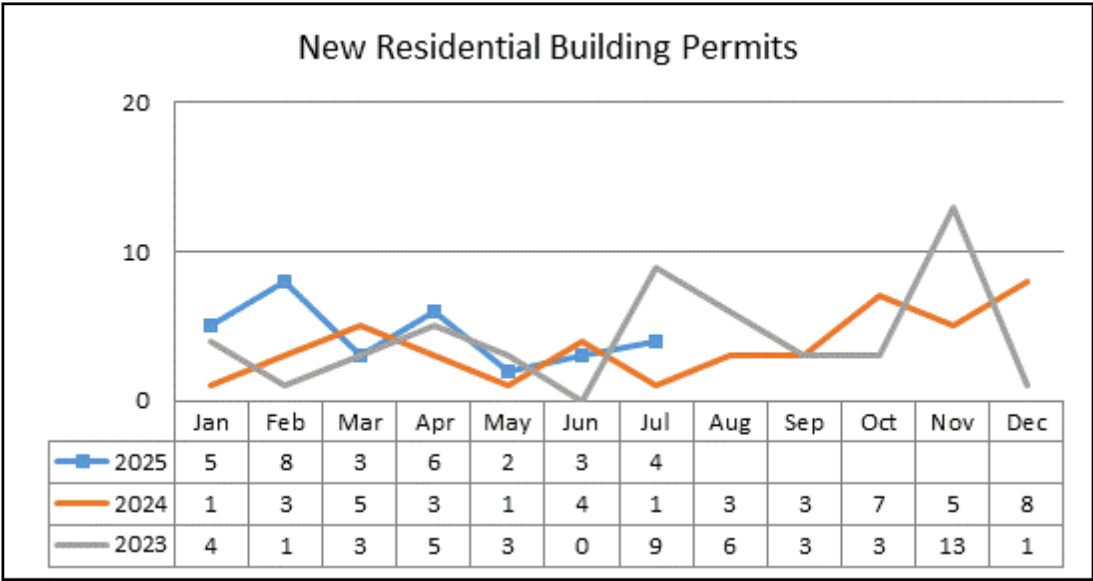
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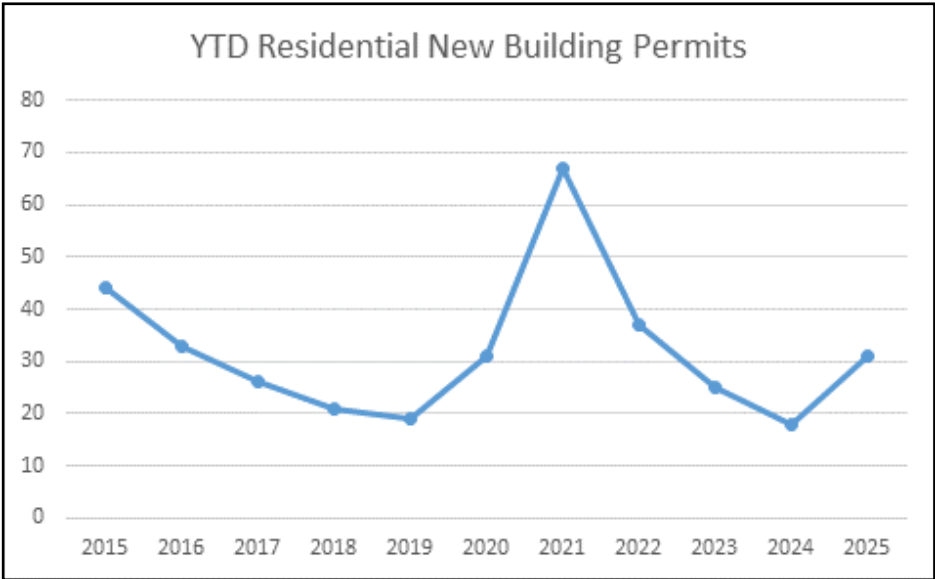
This graph represents the number of building and zoning inspections completed per year.

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

BUILDING AND ZONING STATISTICS
JULY 2025



This graph represents the number of new residential permits per month over a three year period of time.
*YTD is the total from January to the end of current month.



This graph represents the total number of new residential permits issued per year over a 10 year period.
*YTD is the total from January to the end of current month.

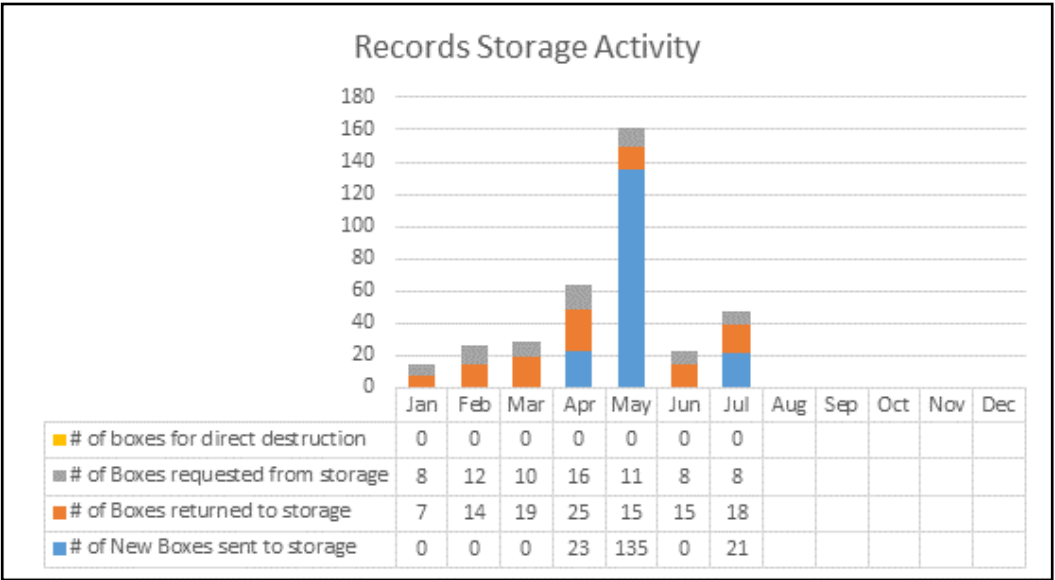
BUILDING AND ZONING STATISTICS

JULY 2025

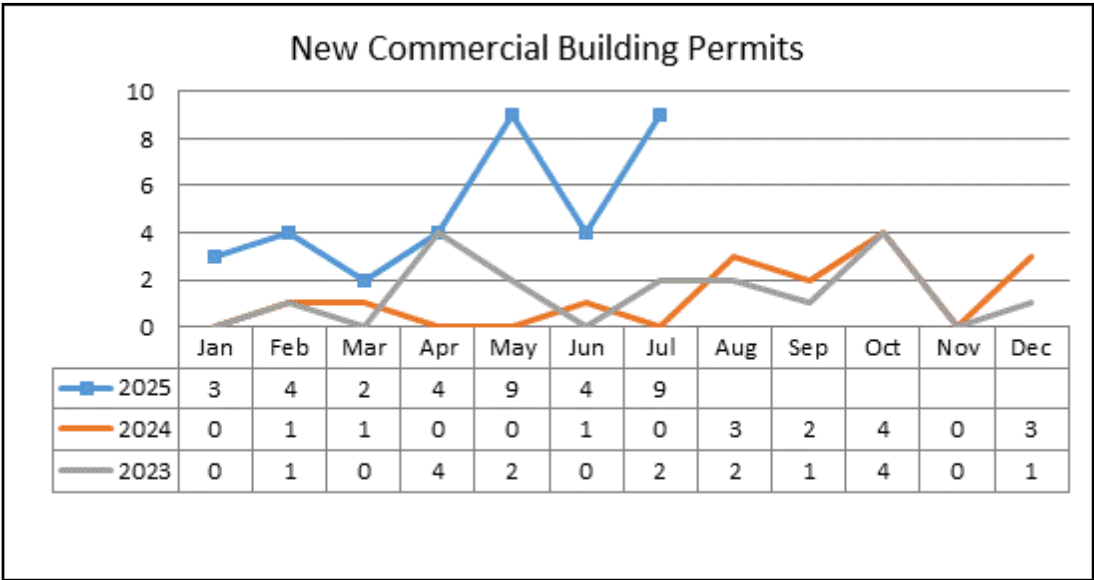
Subdivision Summary

Subdivision	Total lots	Permitted lots	Available lots
Woodhaven	60	17	43
Courtyard at New Albany	105	93	12
Nottingham Trace	240	169	71
NACC 28	66	58	8
NACC 29 (Oxford)	30	28	2
NACC 22	43	42	1
Hawksmoor	16	11	5
NA Links 13-1	19	18	1
NACC 20-3	23	21	2
NACC 11/11a	102	99	3
NACC 5a/c	35	34	1
Balfour Green	2	1	1
Crescent Pond	3	3	0
NACC 14	50	49	1
NACC 15aa	8	7	1
NACC 15e	23	22	1
NACC 27 (Straits Farm)	51	50	1
NACC 6	115	114	1
The Grange	2	1	1

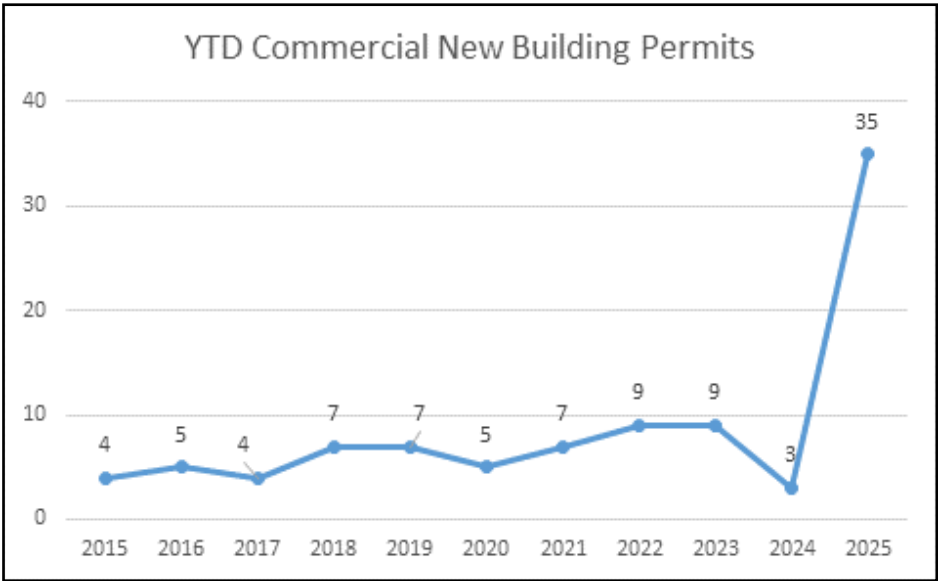
RECORDS STORAGE STATISTICS
JULY 2025



COMMERCIAL BUILDING STATISTICS
JULY 2025

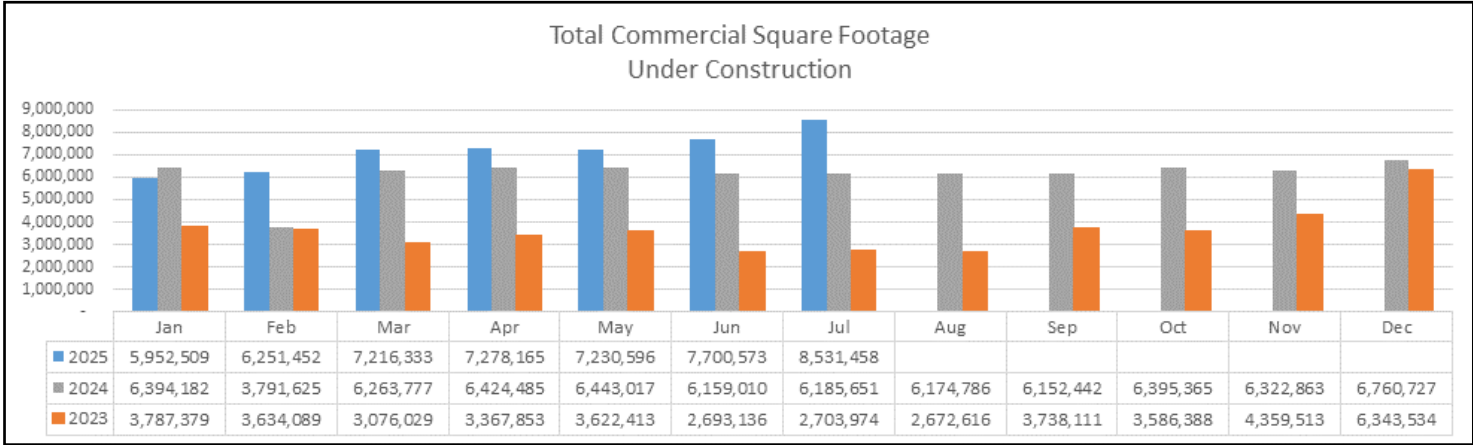


This graph represents the number of new commercial building permits per month over a three year period of time.
*YTD is the total from January to the end of current month.

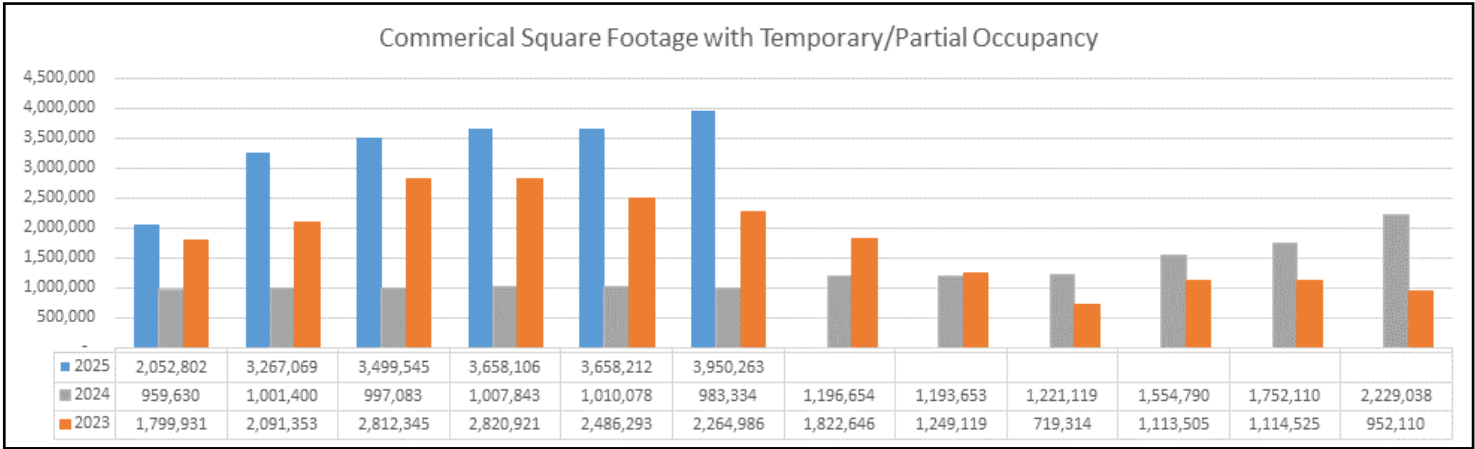


This graph represents that number of new commercial permits issued per year over a 10 year period of time. The large increase in 2013 was a result of permits pulled for Wolcott Manor, a multi family subdivision.
*YTD is the total from January to the end of current month.

COMMERCIAL BUILDING STATISTICS
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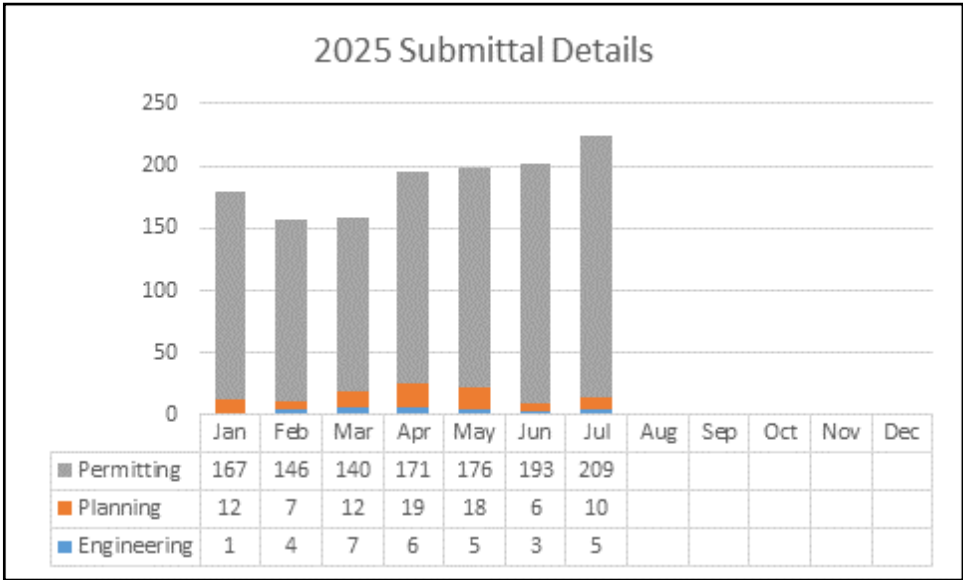


This graph represents the total square feet of commercial projects actively under construction each month evaluated over a three year period.

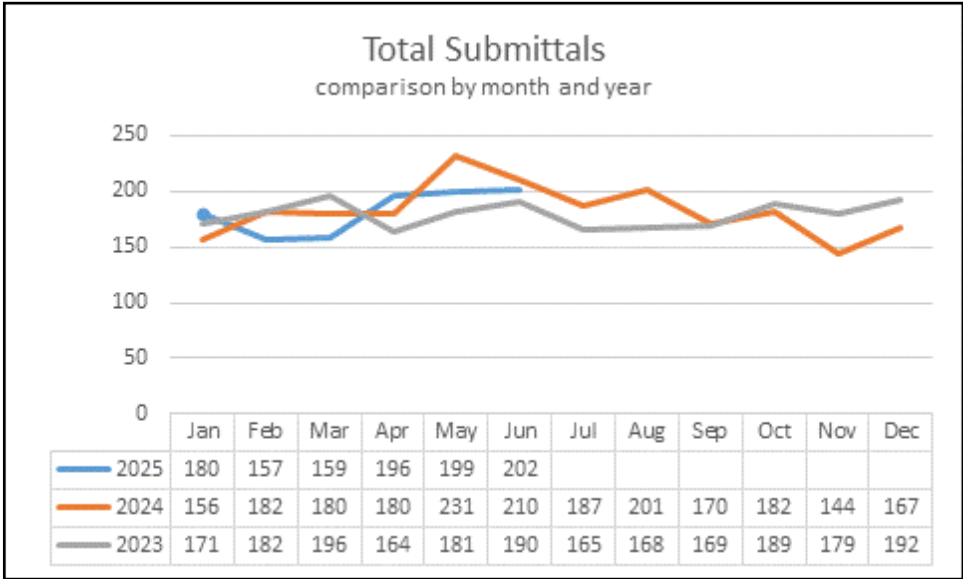


This graph represents the total square feet of commercial activity with partial, temporary or conditional occupancy each month evaluated over a three year period of time.

SUBMITTAL STATISTICS
JULY 2025



This graph shows the total number of submittals processed by the development department during each month by each discipline.



This graph shows the total number of submittals processed by the development department per month compared over a three year period of time.