



DEPARTMENT OF PLANNING & DEVELOPMENT

20 12 ANNUAL REPORT

Planning | Development | Building | Zoning | *Innovation*



Message From The Director



The Gahanna Department of Planning & Development has completed another exciting year and I am pleased to present our 2012 Annual Report. This 2012 Annual Report is a progress report on how we are achieving our goal of making Gahanna a business friendly community that encourages job creation opportunities and seeks to partner with businesses to attract private investment.

The year 2012 was a strong year for private investment. Despite the slow economic recovery, 29 companies committed to create more than 425 jobs within the City of Gahanna. Our Department conducted 920 business visits and connected with more than 600 attendees at our business events. Additionally,

\$40 million was invested in 27 new construction projects, 70 commercial renovations, and 89 home improvements.

The year 2012 was also a year of redevelopment for the City of Gahanna. Strathmore Development successfully purchased Creekside Gahanna and has begun investing millions in renovating the commercial and residential portions of the project. Once complete, Creekside Gahanna will lead to an influx of new residents within Olde Gahanna, which will support additional retail and commercial operations in our downtown. In addition, the Hamilton Road Corridor has seen almost \$10 million in private investment that has greatly increased Gahanna's retail capacity. For example, the Commons at Clark Hall converted a former vacant shopping center parking lot into a 23,600 square foot retail center. In addition, Gahanna's entryway is now transformed with the new construction of the Tim Hortons and Huntington Bank at the intersection of Hamilton and Morrison Road. Moreover, Niagara Bottling made the decision to invest over \$50 million to establish a manufacturing and distribution center in Gahanna's Eastgate Industrial Park. This project converts a 300,000 square foot vacant facility into a high-tech manufacturing operation that will produce purified bottled water products to service the Midwestern portion of the United States. These are just a few of the many successful private investment and job creation projects that occurred in Gahanna within 2012.

As I look forward to 2013, I am very excited. The year 2013 will see numerous businesses that plan to open their doors for the first time within Gahanna. Multiple new construction projects have already been approved and plan to break ground the first quarter of 2013. In addition, strategic infrastructure investments will remain a priority throughout 2013 in order to ensure that Gahanna remains a target for private investment.

The Gahanna Department of Planning & Development takes great pride in servicing the businesses and residents of our great city. We are committed to building upon our comprehensive services to ensure that residents and businesses continue to invest and grow in Gahanna.

Sincerely,

Anthony Jones

Director

Department of Planning & Development

Milestone Projects Update



Project Spotlight: Niagara Bottling Company 1700 Eastgate Parkway

Kentucky. During one of the company's visits, Gahanna brought together an all-inclusive team of development resources including the Mayor, two council members, representatives for Columbus 2020, JobsOhio, Columbus State Community College and local business representatives. This made a great impression upon the company and was one of the factors that led to Gahanna being chosen for their new location.

Brian Hess, Executive Vice President of Operations & Legal, said, he and other Niagara officials walked out saying, "That's how economic development should be done."

Niagara purchased the former Amerigraph building which had been vacant for over 3 years. The 308,000 square foot facility is being renovated to accommodate \$40 million in new processing machinery and equipment. Niagara committed to create 73 full-time jobs. The average annual salary of the new jobs will be \$41,000.

To incentivize Niagara to locate in Gahanna, the City approved an Office & Industrial Incentive for the creation of the new jobs and established a new water rate for high volume users that will allow the company to purchase water from the City at a cost comparable to other Midwestern cities.

As a part of the ongoing service provide by the Department, Development Staff has assisted the company is locating space for a job fair and orientation as well as connected them with opportunities for community engagement.

Niagara Bottling is a family owned and operated bottled water company headquartered in Ontario, California. Established in 1963, Niagara produces and supplies purified drinking water, purified drinking water with minerals, spring water, and distilled water. The company sells product under the Niagara brand and private labels to many of the nation's leading grocery and general store retailers. Niagara is unique in the industry because they manufacture their own bottles and they have become a leader in their industry by creating the most eco-friendly packaging. Additionally, Niagara created the Eco-Air Go Green environmental program which has led to an estimated annual reduction of 211.4 million pounds of carbon dioxide and 67 million gallons of water.



Business Attraction

Marketing and Promotions

- 32 articles in regional newspaper
- 2 ad placements in Trade & Industry Magazine, national publication, direct mailed to site selection consultants and real estate advisers—circulation of 25,000 per issue
- Gahanna Feature in Columbus Monthly—circulation of 29,458 per issue
- Gahanna Area Chamber Membership Directory—3,500 distributed
- Monthly email distribution of the Communicator E-newsletter (989 subscribers)

920

economic development business visits conducted by Department Staff

Visits are conducted for development purposes including attraction, retention, incentive tracking, surveying, site visits, and pre-application.

Events

- 15th Annual Groundhog Day Economic Forecasting Breakfast

> 320 attendees, representing 90 Gahanna businesses as well as area developers, realtors, elected officials, and others

- Business Attraction Event at Creekside Plaza during Creekside Blues & Jazz Festival

> Partnered with the CVB to hold the "Blast on the Bayou"

> 102 attendees including representatives of prospective projects, property developers and consultants, commercial realtors, and finance professionals.

- Identifying Best Social Media Management Practices & Resources

> 92 attendees from the local business community

- Leveraging Financial Resources

> 75 attendees from the local business community

- Taylor Station Commerce Center Business Breakfast with GahannaNet/Blue Mile

> 20 attendees from the business center on Taylor Station Road

609 attendees at economic development events

New Businesses in 2012

Manufacturing: 1

Healthcare: 3

Commercial: 6

Food: 6

Retail: 13

Lead Responses	93
New Businesses	29
Expansions	11
Job Retention	45
Job Creation Commitments	465
Estimated Payroll	\$16.2 million
Estimate Income Tax Revenue	\$244,000



Economic Development

Business Retention

The Gahanna CIC received \$350,000 to implement a comprehensive Economic Development Strategy (EDS). The EDS will significantly increase Gahanna's competitive position in attracting and retaining businesses because it allows for the following:

1. Funding for the GahannaNet Incentive Program, which provides businesses with greater access to low cost technology services
2. Funding to retrofit 181 Granville Street and establish an entrepreneurial services program for Gahanna
3. Funding to establish an aggressive marketing program for Business Retention and Attraction

Pediatric and Adolescent Practitioners **1085 Beecher Crossing North**

When Pediatric & Adolescents Practitioners, Inc. (PAP) began to look for a new space for their busy practice, they considered move-in ready space in Gahanna, east Columbus, New Albany or Westerville. By working with Development Staff, PAP was connected with a local developer who put together a plan to build a custom designed space for the group and retain their offices in Gahanna.

As an incentive to remain in Gahanna, the City approved a 3 year, 15% Office & Industrial Incentive which was a major factor in PAP's decision. Through this incentive, the City will retain this successful practice of 6 doctors and 20 medical support staff with an annual payroll of \$1.9 million and a history of over 25 years in the Gahanna community.

Gahanna's Major Employers

COMPANY	EMPLOYEES
JP Morgan Chase	999
Gahanna-Jefferson Public Schools	750
ARC Industries	500
McGraw-Hill Companies	450
AEP OHIO	349
Kroger	250
Interim Healthcare	230
Giant Eagle Pharmacy	200
Columbus Academy	180
YMCA - Gahanna	166
Kahiki Foods, Inc	162
Donatos LLC	148
ADB Airfield Solutions	144
TRADITIONS AT STYGLER ROAD	120
PETSMART DISTRIBUTION CTR	105

Programs

Economic Development

Community Reinvestment Area (CRA) Program

The CRA Program provides real property tax abatement to eligible projects in one of the Gahanna's 5 Community Reinvestment Areas. The Department of Planning & Development is responsible for the creation of CRAs and the administration of the program including processing applications, annual reporting and property monitoring.

- In 2012, Gahanna had 204 active property tax abatement projects in 4 Community Reinvestment Areas representing 172 businesses.
- Current projects have outperformed their job creation commitments by 126% committing 2,013 jobs and creating 3,609 full-time equivalent (FTE) jobs.
- CRA Fees generated in 2012 = \$29,081

CRA Program Impacts

Area	Active Projects	Project Investment	Jobs (FTE)
CRA 1 —Office, Commerce and Technology District	111	\$44,769,800	1,160 (5% over commitments)
CRA 2 —Taylor Station Road	1	\$3,200,000	143 (474% over commitments)
CRA 4 —Morrison and Taylor Roads Corridor	13	\$58,210,500	2,173 (625% over commitments)
CRA 5 —Olde Gahanna Area	9 commercial 70 residential	\$22,152,600	133 (79% of commitments)
Total	204	\$128,332,900	3,609 (126% over commitments)

Tax Increment Financing (TIF)

The City of Gahanna has one retired and 6 active TIF districts encompassing 437 parcels. The Department of Planning & Development is responsible for the creation, monitoring, and annual reporting of TIF district activity.

- Gahanna's TIF districts have supported the development of business and industrial parks, residential subdivisions and mixed-use commercial centers.
- TIF revenues from each district are used to fund infrastructure improvements in the district.
- Total revenue generate in 2012 = \$1,918,583

Office & Industrial Incentive Program

In 2002, the City of Gahanna created the Office & Industrial Incentive Program to incentivize new job creation in the City of Gahanna. Targets include technology companies, data processing centers, medical offices, and projects occupying vacant facilities or priority development areas. Approved applicants may receive a repayment of up to 50% of the municipal income taxes paid to the City of Gahanna for up to 5 years.

In 2012, the City approved 2 O&I projects that will retain 25 existing jobs and create 73 new jobs representing \$4.8 million in annual payroll in the City of Gahanna.

Partnerships

Staff of the Department of Planning & Development worked over 175 hours with Local and Regional Development Organizations. In 2012, Staff served on the Boards and Planning Committees of the Gahanna Area Chamber of Commerce, the Gahanna Convention & Visitors Bureau, the Gahanna Community Improvement Corporation and the Olde Gahanna Community Partnership.

Regionally, Department Staff also worked on the Boards or Planning Committees of the Mid-Ohio Regional Planning Commission and the Mid-Ohio Development Exchange as well as being active participants in ad hoc groups on cooperative economic development within the Central Ohio.

Planning

In 2009, the Department initiated the community planning process for the Hamilton Road Corridor Plan with the goal of establishing community priorities and development standards for future redevelopment along one of the City's major thoroughfares. The plan area encompasses properties along North and South Hamilton Road from Tech Center Drive to Clark State Road. Continuing the planning process in 2012, Development:

- Engaged 14 community representatives for the Stakeholder Committee
- Held one public open house where community input was solicited via a voting exercise: total attendees 89
- Worked with a consultant to complete a draft plan and began work on proposed code changes to support the plan.

The procedures, processes and standards created for the Hamilton Road Corridor will allow the Department to respond quickly to property owners and developers and support private investment and redevelopment in the area.

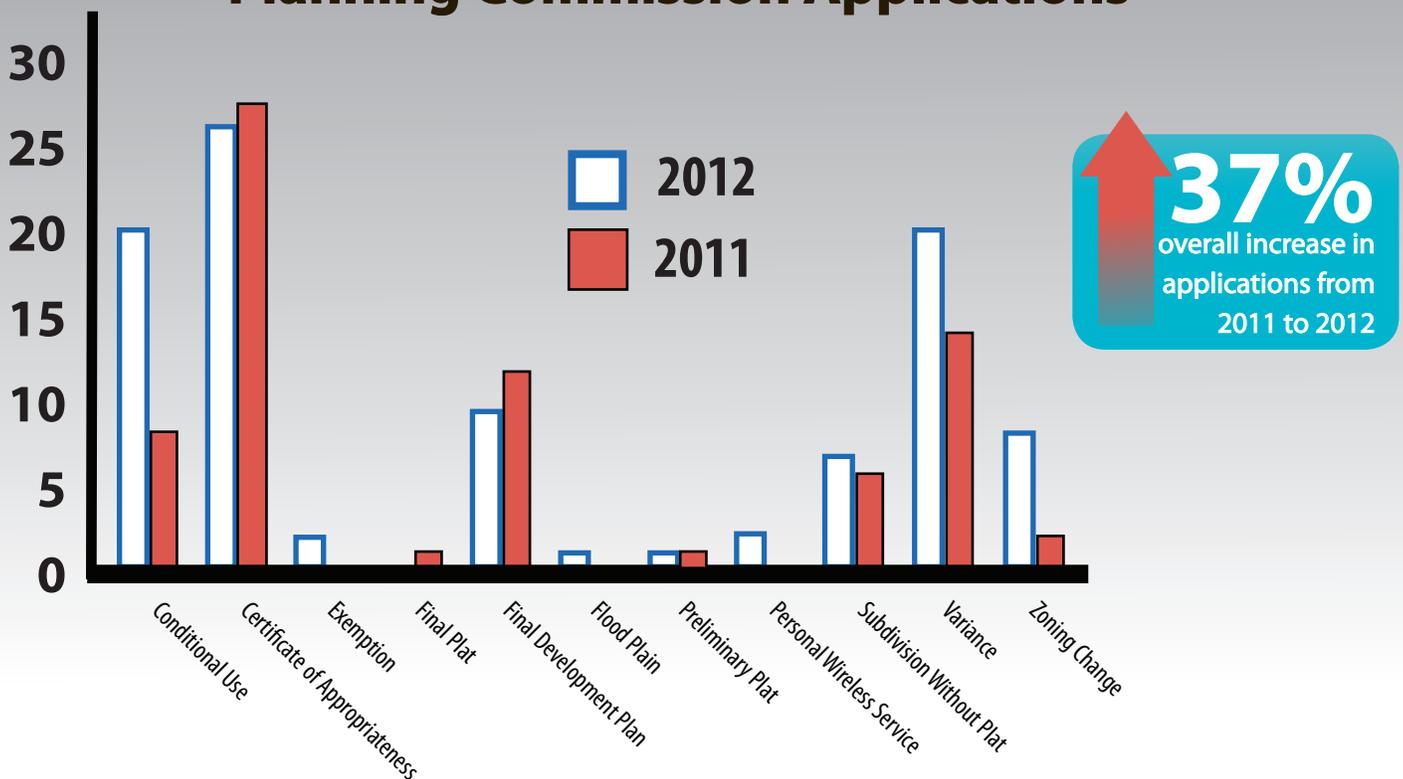


Firehouse Subs and Rusty Bucket were two of the new business to Gahanna in 2012. Both are located in the Hamilton Road Corridor.



HRCP Open House 11/15/12

Planning Commission Applications



Zoning

The Zoning Division administers and enforces the City of Gahanna's zoning ordinances and implements the City's land use plans.

Zoning Initiative Update

In 2012, Development added a new Community Sign at the new intersection of Tech Center Drive and S. Hamilton Road. 10 community signs are positioned at key entry points and traffic intersections throughout Gahanna. These community signs are available for any non-profit or charitable organization to use to promote a non-commercial and non-political events and activities that benefit the community. To date, more than 250 signs have been processed and erected through Zoning Division. The Community Sign Program has continued to provide an outlet for promoting community events and served to greatly reduce the number of signs placed in the public right of way and sign clutter throughout Gahanna.

Zoning Applications Approved

Application Type	2010	2011	2012
Community Signs	54	56	54
Conditional Use	5	8	20
Certificate of Appropriateness	20	27	26
Cert. of Appropriateness-Signage	34	34	45
Exemption	5	5	2
Fence Permits	96	68	99
Final Development Plan	4	12	10
Final Plat	1	1	0
Flood Plain Use	3	2	2
Home Occupancy	0	2	2
Preliminary Plat	0	1	1
Personal Wireless Service Fac.	4	0	2
Sign Permits	51	61	71
Subdivision w/o Plat	4	6	7
Temporary Sign Permits	126	226	85
Variance ⁹	14	20	
Zoning Change	3	2	8
Total Zoning Applications Processed	419	525	454

Of the 454 applications processed, 357 were approved administratively and 97 were submitted to the City of Gahanna's Planning Commission.

\$25,372

total revenue from all 2012 zoning applications

28%

increase in revenue in 2012

13.5%

decrease in applications in 2012

Largest growth in applications for Certificates of Appropriateness—Signage and Permanent Sign Permits approved administratively. There was a large decrease in Temporary Sign Permits, approximately 60% from 2011.

Code Enforcement

In 2012, the number of signs removed from the ROW continued to decrease due to the proactive engagement of Gahanna's Code Enforcement Officer. New and existing businesses are informed of the sign code and given direction on sign placement by the Planning & Zoning Administrator and the Code Enforcement Officer.

Signs Removed in the Right of Way

	2010	2011	2012
January	187	51	81
February	98	55	77
March	107	143	107
April	196	67	183
May	234	109	42
June	170	103	77
July	250	145	76
August	274	145	130
September	290	149	25
October	458	341	266
November	446	200	249
December	36	28	12
Total	2,746	1,536	1,325

Mileage travelled by Code Enforcement: 7,247.1

First Quarter	1909.1
Second Quarter	1939.9
Third Quarter	1646.5
Fourth Quarter	1751.6

Most Frequent Complaints

Noxious Grass and Weeds	278
Accumulation of Junk and Trash	125
Illegal Signs	81

Violations by Type

	2010	2011	2012
Abandoned Refrigerators	3	1	5
Accumulation of Junk & Debris	78	78	83
Building Maintenance	78	52	37
Commercial Vehicle	3	2	4
Early Trash Placement	9	9	7
Grass Parking	37	61	64
House Numbers	0	0	1
Inoperable Vehicle	144	176	129
Lighting, Striping & Traffic	11	0	0
Multiple Trailers	9	23	16
Noxious Weeds or Grass	272	301	365
Pot Holes	8	10	2
Sign Code	99	93	73
Structure Without Permit	52	53	38
Violation - No Street Address	43	0	0
Total	846	859	826

Code Enforcement covered the entire square mileage (12.4 miles) of Gahanna approximately 584 times.

The Zoning Division implements both a proactive (witnessed by Staff) and a reactive (reported by the public) code enforcement strategy. Many municipalities only practice reactive code enforcement which does not provide for monitoring the entire community for code adherence.

- In 2012, Code Enforcement processed 1,531 complaints and violations an increase of approximately 6% over 2011.
- 1,531 total number of code enforcement cases processed in 2012.
- 19 citations issued
- Through proactive education and engagement with property owners, Code Enforcement only issued citations in 2.3% of the 826 cases where a violation occurred. 2012 citations generated \$1,750 in fines.

Building

Community Development

- Building Division revenue accounted for 30% over division expenditures in 2012.
- Total project valuations in 2012 were more than double that of 2011, increasing from \$19.4 million to \$40.1 million, an increase of 70%. There was a corresponding increase in the number of projects up by 40 projects, an increase of 21%.
- The Building Division issued 242 more permits in 2012 than in 2011, an increase of 28%.
- Gahanna's Chief Building Official earned 35.5 credit hours of continuing education credits to maintain certifications in 2011 as an Ohio Certified Building Official, Plans Examiner, Building Inspector, Residential Building Official as well as an Ohio Licensed and Registered Professional Engineer.
- The Building Division registered 363 contractors (fence, roofing-siding, electrical, HVAC, home improvement, and plumbing) in 2012, 5 more than in 2011.
- In 2012, the Building Division completed updating all of the forms and applications used to process building permits and posted the updated forms online for easier accessibility.

Total Building Division Revenue: \$400,127

Total Building Division Expenditures: \$308,491

The Building Division By The Numbers

\$19,457,345

total valuation for all
2011 construction

2011 Building Projects Summary

	PROJECT TYPE	NUMBER	ESTIMATED COST
Alterations	Commercial	70	\$21,490,817
	Residential	89	\$3,437,520
	Subtotal	159	\$24,928,337
New Builds	Commercial	12	\$9,386,669
	Industrial	2	\$2,484,224
	Residential	13	\$3,314,983
	Subtotal	27	\$15,185,876
TOTAL		186	\$40,114,213

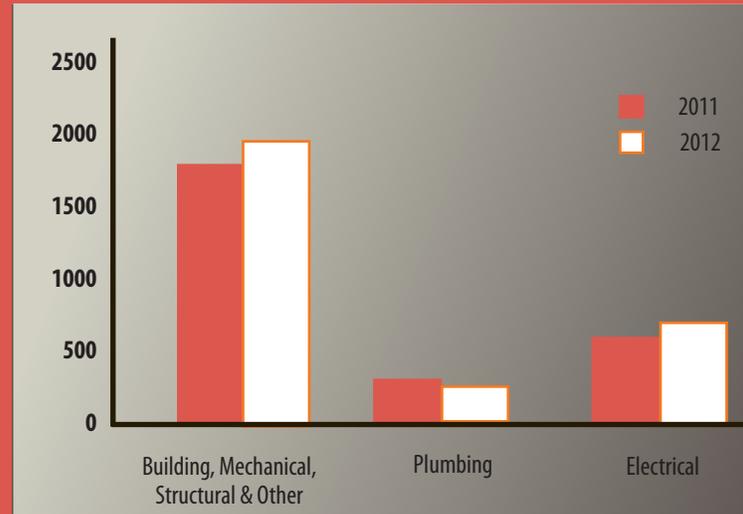
Inspections by Permit Type

PERMIT TYPE	NUMBER
Building, Mechanical, Structural & Other	1,948
Plumbing	231
Electrical	720
TOTAL INSPECTIONS	2899

\$372,664.21

total permit fees collected for the City

Building Inspections

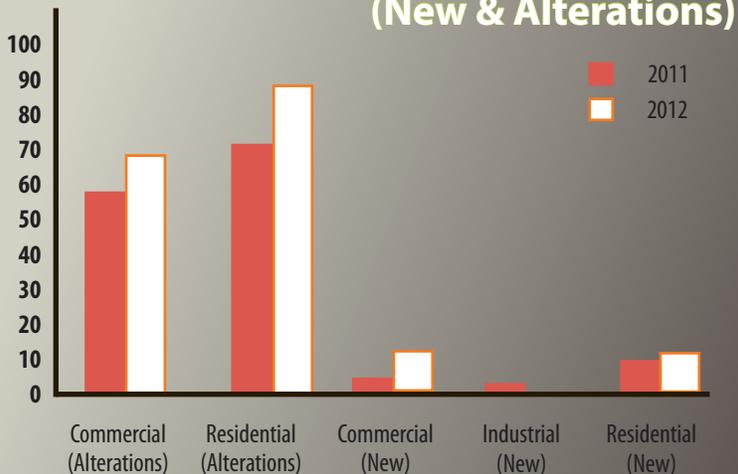


In 2012, 13 residential units, averaging 3,830 square feet were built. The average valuation of these units was \$255,000*.

* Valuation=estimated cost to construct. Not representative of sales price or property value.

Number of Building Projects

(New & Alterations)



In 2012, The Building Division...

Issued an average of **468** permits per full-time employee...

Was responsible for an average of **55** inspections per week...

1403

total number of permits issued in 2011



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