

New Albany Co. reveals more details about proposed Intel gateway project in Johnstown



A conceptual rendering of the proposed Johnstown Gateway Planned District at the entrance to the Intel Corp. site. The rendering is for illustrative purposes and the final master plan will likely vary.

By [John Bush](#) – Staff reporter, Columbus Business First
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As Intel Corp. continues to construct its \$20 billion semiconductor campus in Licking County, a major player in the region's real estate market is revealing new details about its plans to develop more than 400 acres of open land at the entrance to the site.

On Thursday, *Columbus Business First* reported on the [Johnstown Gateway Planned District](#) — a proposed mixed-use development featuring industrial, residential and commercial developments directly across from the Intel campus, which is slated for completion in 2025.

The district, proposed by the New Albany Co., would be broken into five subareas containing a variety of different uses the developer believes will generate substantial economic benefits for Johnstown and the broader region, while accommodating future Intel workers, suppliers and other industries.

A major component of Johnstown Gateway is housing. New Albany Co. is proposing three multifamily units per gross acre, which would yield a maximum of 1,220 units constructed in phases over the course of the eight-to-10-year buildout.

Aaron Underhill, co-founder and partner of Underhill & Hodge, a law firm representing Johnstown Land Co. — an affiliate of New Albany Co. — said phasing the multifamily developments is by design, as the developer wants to ensure one apartment building is filled before building another.

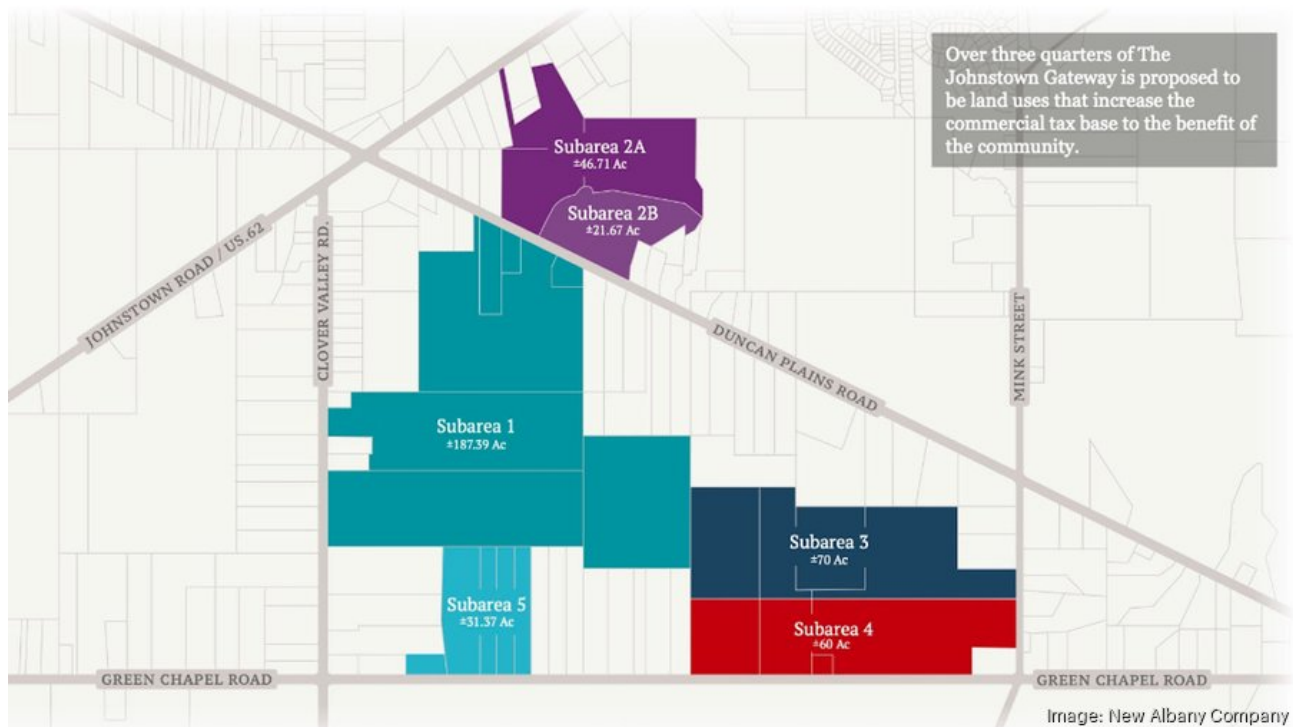
He added that aside from a possible assisted living facility, multifamily is the only housing type that will be proposed for the project.

"We think multifamily brings an opportunity to cluster residents in one area that will then be attractive to these other users like restaurants and retailers that will then have a longer cycle during the day when they can serve patrons — employees during the day, residents at night and maybe a mix of that in between the evening hours," Underhill said.

On the commercial side, New Albany Co. has yet to identify specific end users since the project is still in its infancy. Jamie McNally, director of real estate sales for New Albany Co., said while the firm is flexible about who will occupy the commercial portions of the development, it wants to find "quality employers" that are "good stewards of the community."

"We want employers that are planning a long-term commitment to the community," McNally said.

While the project is still preliminary, and there's no guarantee it will come to fruition, a conceptual plan presented earlier this week to the Johnstown Planning Commission shows what it could become.



A site map shows the proposed layout of Johnstown Gateway.

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To this point, the proposed Johnstown gateway is likely the first major development directly surrounding the Intel site, according to Underhill.

"There are discussions going on in a number of places with a number of different companies and developers to try to capitalize on this (Intel) project, but this is the first to my knowledge that is in such close proximity and directly related to this investment," he said.

The project still needs a variety of approvals before it can be move forward. So far, New Albany Co. has presented the initial proposal to the planning commission and has filed rezoning documents with the city. Next will be finalizing annexation of the 407 acres, coming to an agreement with the Johnstown-Monroe School District, and

completing other agreements related to economic development and infrastructure, incentives and financing structures.

When asked about his confidence level for the project, Underhill said he is "extremely optimistic" that there is a market for this type of development. What's yet to be seen is if Johnstown also sees its potential.

"We think we've got willing partners that are coming to the table and wanting to have an honest discussion and are open minded," he said. "It remains to be seen how easily and how quickly we would be able to get this approved. But we want to keep the lines of communication open and continue to collaborate and make sure we can get an end result that everyone can be happy with."