

**JOINT ADVISORY COMMITTEE MEETING OF THE
COMMUNITY SERVICES ADVISORY COMMISSION,
COMMUNITY INCLUSION ADVISORY COMMITTEE,
CHIEF'S ADVISORY COMMITTEE, AND VETERANS COMMITTEE**

February 15, 2024

Minutes

Rex Pryor called the Thursday, February 15, 2024 joint Community Services Advisory Commission (CSAC), Community Inclusion Advisory Committee (CIAC), Chief's Advisory Committee (CAC) and Veterans Committee work session to order in the Development Building Large Conference Room at 5:39 p.m.

Attendance

CSAC Members Present: Jessica Tobias, Elizabeth McClain, Hong Qiu, Rex Pryor
Members absent: Vivek Arunachalam, Steve Dritz, Vicki von Sandovsky

CIAC Members present: Peggy Kilty, Niki Lombardo, Michael Haynes, Katawi Cato, Imran Malik (a quorum was not present)
Members absent: Isao Shoji, Max Xu, Kristine Aldemir, Noor Amara, Vineet Goel, Ming Yu

CAC Members present: Susan Ortega, Dwayne Maynard, Emmet Apolinario, Gaurav Goel, Rama Billakanty, Yanling Yin
Members absent: Alex O'Ryan, Kimberly Hollie, Zhen Xing,

Veterans Committee Members present: Jan Rozanski, Jeff Noble (a quorum was not present)
Members absent: Roger Ansel, Sean Clifton, Tim Hansley, Stephen Dickman, Bonnie Gamary, Michael Kehoe, Mack Parkhill, John Reiner

Staff Members: Ms. Rauch, Ms. Noble, Mr. Will, Ms. Wawszkiewicz, Dept. Chief Tabernick, Chief Paez, Ms. Goliver, Ms. Blake, Ms. Nardecchia

Mr. Pryor explained that the format for this evening's meeting will begin with a staff report on the Envision Dublin Community Plan by Ms. Rauch followed by a facilitated discussion led by senior planners Ms. Noble and Mr. Will.

Commission/Committee Members introduced themselves and the body they represent.

Mr. Pryor invited Ms. Rauch to provide an update on the Envision Dublin Community Plan.

ENVISION DUBLIN COMMUNITY PLAN UPDATE

Ms. Rauch introduced the Envision Dublin Community Plan (Plan) update process. She shared that the project involves a team of consultants and noted that the City's investment in such a large team shows the importance of the Plan update. She explained that the Community Plan is Dublin's vision for the future, a decision-making guide, and basis for policy and zoning. The Plan update will receive all levels of review. The Community Plan is not a zoning ordinance; that is a separate, much more technical tool. There is a very robust community engagement component to help guide the process. The Plan helps ensure the fiscal health and sustainability of the City. Dublin has many community

partners, and the Plan helps coordinate regional initiatives. There is Citywide coordination using other plans like the Dublin Area Housing Study, Parks and Recreation Master Plan, Economic Development Strategic Plan, Sustainability Framework, and Metro Center Implementation Plan. There is consultant coordination between the Mobility and Thoroughfare Plan, Utility Modeling and Fiscal Modeling. Ms. Rauch shared the timeline for completing the update. This process began at the end of 2022 and the goal for adoption is 2nd quarter 2024.

Ms. Rauch explained the Envision Dublin steering committee's role. Council recommended a Steering Committee be created consisting of 20 members representing City Council, area schools, commercial property owners, committee members, business partners and residents. They have been meeting monthly to discuss the evolving update.

Ms. Rauch stated that the Envision Dublin process has included robust public engagement. Staff has provided public awareness at community events like the 4th of July parade and several farmers markets. Planning staff has worked with other City divisions that were holding public events. The public engagement involved a traditional community-wide survey, an online mapping tool, public meetings, open house events and input sessions.

Ms. Rauch explained that the Community Plan is a well-rounded plan that contemplates every aspect of the community from character to utilities.

Ms. Rauch explained that the Land Use Plan creates a framework to guide development decisions. The map delineates different land uses and ensures that when a development proposal is made, it is consistent with City policy and Council's vision for the community.

Ms. Rauch reviewed the Key Focus Areas of the Envision Dublin Community Plan Process.

Land Use and Development:

- Regional growth pressure;
- Infill, redevelopment and reinvestment;
- Character of established neighborhoods;
- Walkable places; and
- Distinct community character.

Housing and Neighborhoods:

- Changing demographics and housing needs;
- Housing attainability; and
- Strong neighborhoods.

Fiscal Health:

- Fiscal sustainability;
- Changing economic trends;
- Future of work; and
- Regional economy.

Community Facilities and Services:

- Parks and green space as core community identity;
- Historic District; and

- School capacity.

Natural Resources and Environment:

- Environmental stewardship; and
- Importance of sustainability.

Ms. Rauch stated that Special Area Plans provide an illustrative framework to guide development. Each plan is distinctive and provides detailed analysis and recommendations. There are six special areas in the City.

The Thoroughfare Plan is a key component of the Envision Dublin Community Plan. It addresses how people get places with multi-modal means of transportation. Through the Thoroughfare Plan, goals and objectives for the City's transportation network are crafted. Steering committee key focus areas for transportation and mobility include additional mobility options, walkability, transportation network growing pains, and streetscape aesthetics.

The Mobility Plan is the first of its kind to be included in a Community Plan. It has been determined that the focus should be on alternative modes of transportation.

In terms of utilities and infrastructure, Dublin must provide safe and efficient services for residents and businesses that are fiscally responsible. Stormwater management is a key component.

Ms. Rauch shared the Next Steps as follows:
February 2024 – Steering Committee Meeting;
March 2024 – Steering Committee Meeting;
April-June 2024 – Draft and Final Versions of the Community Plan;
End of Quarter 2 - Begin Adoption Process.

Ms. Kilty referenced transportation and mobility and asked how the plan contemplates development with a possible Amtrak station coming to Dublin. Ms. Rauch stated that staff is very mindful of that as this process progresses. Ms. Wawszkiewicz stated that staff has heard from Council that they want to leave some options open not knowing how the west area will develop. Rail is not something that will be here tomorrow so staff is considering how to prepare for future access to the area.

Mr. Malik asked about existing land and infrastructure like Metro Center. He is concerned with how the school district would keep up with changes. Ms. Rauch stated that the steering committee includes a representative from Hilliard City Schools and Dublin City Schools for this reason. She noted that the schools also do their own planning process.

Ms. Kilty asked about developer contribution (impact fees). Ms. Rauch stated that is not something that has historically happened but can be part of the larger conversation.

Ms. Yin asked what kind of information on demographics goes into planning. Ms. Rauch stated that the planning process looks at the demographic breakdown. That leads to determining what types of uses are needed (senior housing, single-family, etc.). Ms. Rauch stated that they have used a variety of ways to gather information, such as surveys, meeting with schools, residents, businesses, etc. Ms. Yin stated that historically, the Asian population may not be active in participating in surveys.

She asked how to ensure all populations are represented. Ms. Rauch stated that staff is always happy to hear suggestions for opportunities to gather that information.

Mr. Maynard thanked staff for the invitation to participate this evening. He asked where public safety fits into the larger plan. Ms. Rauch stated that like sustainability, public safety is woven throughout the whole plan.

Ms. Qiu stated that the Plan is very comprehensive. She asked if neighboring entities are aware or interested in collaboration on the process. Ms. Rauch stated that there have been stakeholder interviews with those entities to make sure we are aligned and to see what they are planning. It is all part of a regional conversation. There is much development occurring to our west. It is a critical time to undertake a comprehensive planning process. Ms. Qiu stated that culture is not included. What kind of culture do we want to promote? Ms. Rauch stated that ties back to City Council's strategic framework and their goals of a sustainable, connected City representing all the needs of our community.

Mr. Rozanski referenced transportation and asked about MORPC's Rapid Bus Transportation. Ms. Rauch stated that LinkUS is part of the transportation conversation. A 161 corridor study is underway. Ms. Wawzkiewicz stated that staff is excited about that initiative and how it will flow into and through Dublin.

Mr. Malik stated that the way population growth is happening, feedback has been that there is not enough park space. The need for cricket/pickleball courts is becoming significant. He asked if our timelines are realistic. Ms. Rauch stated that the Parks and Recreation Master Plan addresses this and it will be integrated into the Community Plan.

Mr. Earman stated that staff has heard the questions about all sports and the capacity issue with fields. One of complications with cricket is that it is regional instead of local. The idea of expanding artificial turf fields/multipurpose fields to accommodate multiple sports is being considered. Certain things are in the capital budget for 2025. More study is necessary to understand current needs.

Mr. Pryor stated that he would like to hear more about alternatives to single passenger vehicles and housing. Ms. Rauch stated that Dublin conducted its own housing study to determine our needs and what would be necessary to support the region. Housing is a topic the steering committee is discussing. In the Community Plan, there is a whole chapter on housing and neighborhoods. It will be a key component. Regarding transportation, this planning process involves looking at all modes with the intent to reduce the volume of vehicle traffic by changing the paradigm. Unless using vehicles becomes somewhat uncomfortable, people will not make a different choice.

Mr. Haynes asked if there has been conversation concerning climate change. Ms. Rauch stated that there is the sustainability component of the Plan. Staff will continue to do research.

Mr. Goel asked about commercial real estate and large office building occupancy. Ms. Rauch stated that there are definitely changes occurring. People are returning to the office. From the City's economic standpoint, we have stayed steady. It is a challenge from a development perspective. There are requests for work space options other than traditional office space. However, that may not be what a developer can get financed now. Mr. Goel asked specifically about the future of existing large office spaces. Ms. Rauch stated that Metro Center is a perfect example of an area

comprised of large-scale office buildings, and the revitalization of that area has been discussed for the past 10-12 years.

Ms. Lombardo asked about housing attainability options for early career workers and the possibility of converting these larger office buildings for that purpose. Ms. Rauch stated that there have been many discussions about housing options. Conversion would depend on the building and could be quite technical. That is also a step toward sustainability.

Ms. Qiu stated asked if there has been any discussion about providing relief to the senior population such as discounted property tax to help them stay in the community. Ms. Rauch stated that aging in place is part of the conversation.

Mr. Will and Ms. Noble facilitated a joint workshop exercise in which meeting attendees identified the primary strengths/assets of Dublin as well as issues/concerns facing the City.

1. Identification of the primary strengths and assets of Dublin
 - a. High quality schools
 - b. Well-designed where needs of all are met
 - c. Amenity-rich community
 - d. Health benefits of pedestrian bike path system and alternative transportation
 - e. Inclusive approach to students of all abilities
 - f. Greenspace
 - g. Public Safety
 - h. Police Department
 - i. Diversity
 - j. Recreational opportunities
 - k. 60/40 tax base ratio
 - l. Location
 - m. Well-planned and well-managed City
 - n. Attracting visitors
 - o. Thoughtful Land Use
 - p. Access to healthcare
 - q. Business leader residents
 - r. Global City
 - s. Distinctive sense of place
 - t. Engaged citizenry
 - u. Art appreciation
 - v. Appeal to all demographics
 - w. Philanthropy and volunteerism
 - x. Future-oriented
 - y. Sense of community
 - z. Transparent government
 - aa. Respect of the past
 - bb. Health-focused
 - cc. Form of government
 - dd. Professional Staff
 - ee. Dublin Link
 - ff. Accountability of government

2. Identification of the issues or concerns confronting the Dublin community.
 - a. Housing attainability
 - b. Rising property taxes
 - c. Growth management
 - d. Different standards for infill development;
 - e. Reliance on single passenger transportation
 - f. School taxes
 - g. Affordability
 - h. Disparity in accessibility
 - i. Workforce shortage
 - j. Developers' respect
 - k. Exclusivity
 - l. Lack of diversity
 - m. Socio-economic disparity in schools
 - n. Diversity of leadership
 - o. Lack of large indoor arenas
 - p. Workers unable to live in Dublin
 - q. Leveraging regional development
 - r. Misuse of tax incentives
 - s. School funding model
 - t. Opportunities for cultural engagement
 - u. Resource retention

3. List, in order of importance, the three most important (by vote)
 - a. Housing attainability (10)
 - b. Rising property taxes (6) and Workers unable to live in Dublin (6)
 - c. Diversity of leadership (5) and Socioeconomic disparity in schools (5)

Ms. Noble stated that staff would be happy to come to any group and talk about the Community Plan.

Ms. Kilty asked if there is a commonality in issues. Mr. Will stated affordability and housing attainability are common concerns facing the community.

Mr. Will thanked the members for attending.

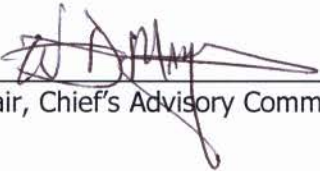

Ms. Nardecchia suggested that Committees with a representative on the Envision Dublin Steering Committee report out to keep other boards informed.

Mr. Will reiterated that in the midst of land use planning, large sections of the community will not change.

The joint work session was adjourned at 7:30 p.m.


4/9/24

Chair, Community Services Advisory Commission

 3-28-24  3/29/2024
Chair, Chief's Advisory Committee

Deputy Clerk of Council