

**Neighborhood Advisory Committee Minutes
February 28, 2017 Meeting**

The Neighborhood Advisory Committee met on Tuesday, February 28, 2017, in Argyros Forum 209C.

PARTICIPANTS

Committee Members:

William Crouch
Jeff Frankel
Robert Hitchcock
Dan Jensen
Teri Lepe
Annabell Liao
Brian Lochrie
Pete Maddox
Capt. Dave Nichols
Sandy Quinn
Judy Schroeder
Mayor Teresa Smith
Tim Virus

Absent:

Dennis McCuistion

Staff and Administration:

Dawn Bonker, *Recording Secretary*
Randy Burba
Alisa Driscoll
Harold Hewitt
Glenn Pfeiffer
Jerry Price
Jack Raubolt

Guest:

President Struppa

CALL TO ORDER

Meeting was called to order at 9:03 a.m.

Announcements

Jack Raubolt, on behalf of the Neighborhood Advisory Committee, thanked Mayor Smith for the VIP seating at the Christmas tree lighting ceremony.

Committee Restructure

Harold Hewitt reviewed the history and work of the Neighborhood Advisory Committee, noting that it grew out of meetings now President Emeritus Jim Doti held with residents to talk about ways Chapman University and the community could work together to solve several community concerns. He said the frank discussions had been instrumental in guiding the University forward on several initiatives. More work remains, but after a year of monthly meetings and positive accomplishments, the University believed the committee was ready to shift to a quarterly meeting schedule and a revised committee membership. He expressed thanks to all who had served on the committee and helped advance the working relationship among residents, the City of Orange, local business and Chapman University.

Jack Raubolt shared that the committee membership will be broadened to include other areas of the city, including one representative each from Orange Park Acres and the northeastern region. The Old Towne Preservation Association (OTPA) and the Orange Barrio Historical Society (OBHS) will each have one member on the committee, rather than two from OBHS and three from OTPA. Raubolt said the University will be represented by himself, Jerry Price and Randy Burba, with additional University administrators being called on with regard to their area of expertise. Meetings will be four times a year and timed to match major annual events at the University, including commencement, homecoming and semester openings. Raubolt will also meet monthly with an Advisory Council consisting of Mayor Smith, Sandy Quinn, and Dan Jensen, who will offer continual guidance and input on neighborhood issues.

President Daniele Struppa thanked the committee for its work and accomplishments. He said the committee helped him understand issues the University faced and helped focus attention on the need for more student housing, which is now in the planning phases. While he would no longer be in regular attendance, he told the committee that he, and other senior administrators like Harold Hewitt and Glenn Pfeiffer, would remain committed to its work and be available any time they were needed. He said he was confident the new committee structure would keep the work and progress on track.

Provost Report

Provost Glenn Pfeiffer opened his report by sharing his background with the committee, mentioning that he had been at Chapman 22 years.

He updated the committee on some of the projects he was currently focused on, including:

- Preparation with the Dean of Students, Public Safety and the City of Orange to have a plan in place for responding to outside groups that may be drawn to student protests on campus.
- Planning for a future school of engineering, which recently received a commitment of \$45 million from alumnus Dale E. Fowler '58. The school will be housed in the new Center for Science and Technology now under construction on the north side of campus.
- Development and expansion of graduate programs at the Rinker Health Science Campus in Irvine.
- Supporting the University's efforts to expand student housing.

In addition, he noted that while the Orange campus had experienced continued growth in the last 20 years, that pace would taper off. Some programs would likely be "sunsetting," he said, as the University focused on growing other programs, such as the engineering school, and graduate programs.

Robert Hitchcock asked if the engineering program might someday be located at the Rinker campus.

The provost said the Rinker campus might be considered for graduate engineering programs. In the near future the University was planning to start with software, computer and electrical engineering because such programs require the least amount of physical space. He expected it would be 10 years before the University was ready to offer mechanical and materials engineering.

Mayor Smith asked the provost to describe what areas of the University come under his jurisdiction.

The provost explained that he is the chief academic officer, so he oversees all the schools and deans and the academic programs.

Sandy Quinn said some people in the community had raised the possibility of moving the law school, making Kennedy Hall available for undergraduate use.

The provost said it had been discussed but was not eminent. One constraint from moving it to South County would be its distance from the Santa Ana legal community. In addition, he said the law school enrollment draws greatly from north Orange County and parts of Los Angeles County. Commuting to an Irvine site would be a deterrent to that demographic, he said.

Villa Park Orchard Residence Hall Status

William Crouch with the City of Orange reported that the design review process was going well. The plans revised by Chapman with guidance from the Design Review Committee were in the process of being circulated to several City departments for comment. That process would likely be concluded in about a week.

Panther Village Update

Harold Hewitt said the University Finance Committee had met to discuss bond financing. Meanwhile, the Real Estate Committee was studying proposed concepts for the recently-purchased property, located next to the existing Panther Village. Panther Village can house only 220 students and has limited parking at just 99 spots. One concept would require demolishing the existing building and developing the entire site into a high-density student village with extensive amenities, Hewitt said.

Mr. Hewitt went on to say, developing only the new property would require construction of a tower residence hall and underground parking, an effort that would be less efficient than the village schematic, which at present time is the Real Estate Committee's preliminary preference. He and University administrators are studying how and when the present Panther Village housing could be pulled out of circulation to allow for a new development. Displacing student housing is a concern the University hopes to minimize as much as possible, but building the larger village development would make it more likely that the University could require all freshmen and sophomores to live in on-campus housing. However, construction financing was a top priority, he said. He said the municipal bond financing that would most likely be pursued have no impact on the city's credit rating and do not impinge on its finances.

Jeff Frankel asked how long construction might take once a plan was approved.

Mr. Hewitt estimated that it would be two years from approval.

Dan Jensen asked if Chapman had previously issued municipal bonds.

Mr. Hewitt said it had, primarily for residence halls.

Mr. Quinn suggested that any student housing construction begin with a major groundbreaking event so that the community would be aware of the project and its positive steps toward creating more student housing.

Mr. Hewitt said he agreed and that the University would announce news as financing and conceptual plans developed.

North Residence Hall Planning

Mr. Raubolt said long-range planning for the replacement of the older halls at the north side of campus was still in progress.

City of Orange Report

Capt. Dave Nichols from the Orange Police Department reported that from Jan. 1 to the current meeting there had been a total of 36 responses by his officers to Chapman-related locations. Many were not unruly parties, but involved loud outdoor talking. A total of nine citations were written and only one site required a second response call, he said.

In addition, four liaison visits from his sergeants and Chapman Public Safety officers were made to addresses where potential problems were seen developing. All visits went well, he said.

The numbers of students and others participating in the December undie run was about 1,500, down from the numbers seen in previous years, he said. No medical incidents, arrests or citations were reported, he said. Added patrols and planning by his department, along with Public Safety and extensive education and outreach to the student population, were among the factors he credited for the more low-key tone of the event.

City officers also worked with U.S. Federal Marshalls and Public Safety during the visit to campus by Supreme Court Associate Justice Samuel Alito, which was held without incident.

Brian Lochrie asked if the University reimburses the City of Orange for undie run costs.

Mr. Hewitt said when the University purchased the former hotel property where Panther Village is now housed, it committed to paying the City \$500,000 a year to replace the reduction in hotel taxes. In the spirit of that agreement was an understanding that a portion of the sum would cover City expenses incurred by the undie run, he said.

Frankel asked if those funds were earmarked specifically to the police department within the City budget.

Mayor Smith said the budget administrators could best answer that, but added that during budget discussions she was certain the police department would makes its needs clear.

Randy Burba said the University and City officers continue to have an excellent working relationship that is helpful to both departments.

Mr. Hewitt said the University continues to be grateful for the revised party ordinance approved by the council, as it has been an effective tool for reducing repeat conduct offenses.

Jerry Price said students are getting the message about the need to comply with community standards.

Mr. Raubolt added that Public Safety also makes five to six liaison visits a week, based on neighbor concerns, but typically for lesser problems like trash and parking.

Issue Papers

Mr. Raubolt presented issue papers on Parking, Student Housing and University Growth for their final readings.

Mr. Hitchcock asked if the University required faculty, students and staff to purchase parking permits.

Mr. Raubolt explained that it was required and that only those who walk, bike or use public transit are permitted to opt out.

Regarding the Student Housing paper, Mr. Hewitt said the University had aimed to develop enough housing to locate 50 percent of undergraduates in residence halls. But it is aiming to develop 65 percent or more, if it can acquire more suitable properties and financing.

Mr. Quinn asked if the University was still pursuing additional properties for undergraduate satellite housing, as well as graduate housing.

Mr. Hewitt said that it was and had recently met with a third-party developer that builds private student housing and in exchange for a stream of student tenants, eventually deeds the property to the University. While used at public institutions, the agreements are more complicated for private universities such as Chapman, he said. Moreover, development, design and operation would be in the hands of the private developer, rather than Chapman, and might not meet University standards, he said.

Graduate housing is not a focus of the University at the time being, Hewitt said, as those students often commute or are better equipped to find housing on their own.

Mayor Smith pointed out that on the western edge of the city a significant number of apartments were being built and could potentially serve graduate student needs.

Judy Schroeder said she heard from residents that some absentee landlords were illegally converting single-family homes into group housing. She asked what might be done to abate such building.

William Crouch said those concerns should be relayed to his department and code enforcement officers could be dispatched to see if the construction was permitted. Likewise, Mr. Raubolt said his office welcomes those reports and will also work with code enforcement to see if the modifications are permitted or allowed.

Mayor Smith asked if a plan was in place to address the household castoffs and furniture abandoned on sidewalks during student move out following commencement. She also asked that students be reminded that free large-item pickup service is offered four times a year.

Mr. Raubolt said he met with the Student Neighbor Relations Committee and that they were creating a pamphlet reminding students about best practices and neighborly consideration when moving out of a residence.

Annabel Liao asked if it would be possible to lower parking fees so that students would be more inclined to purchase parking permits as well as bike permit fees, rather than choosing one or the other.

Mr. Hewitt said the pricing on parking was an ongoing challenge. New technology that scans license plates is planned for the parking structures, he said. With the data collected, University

planners are hopeful they can see what peak parking times are, he said. It's possible that with such information reduced-pricing options could be tried, he said.

Teri Lepe asked about parking spillover into neighborhoods.

Mr. Hewitt said that the University's position is that everyone on the campus purchase a parking permit. California law prohibits the University from automatically deducting permit fees from paychecks, however.

Chief Burba said 96 to 97 percent of the campus community was in compliance with the policy and that enforcement is ongoing.

Adjournment

The meeting was adjourned at 10:38 a.m.