

**Neighborhood Advisory Committee Minutes
September 19, 2019 Meeting**

The Neighborhood Advisory Committee met on Thursday, September 19, 2019, from 2:00 p.m. to 3:30 p.m. in Argyros Forum 209C

Committee Members:

Brian Lochrie
Capt. Eric Rosauer
Mayor Mark Murphy
Sandy Quinn
Tom Davidson
William Crouch

Absent:

Saba Amid
Marc Colin
Michelle Duman
Dan Jensen
Tim Virus

Administration and Staff:

Chief Randy Burba
Alisa Driscoll, *Recording Secretary*
Jerry Price
Jack Raubolt, *Chair*
Rick Turner

Guests:

Jamie Ceman
President Daniele Struppa

CALL TO ORDER

Jack Raubolt called the meeting to order at 2:06 p.m.

INTRODUCTION OF GUESTS

Mr. Raubolt introduced Jamie Ceman, Chapman's Vice President of Strategic Marketing and Communications.

SPECIFIC PLAN 7 UPDATE

Mr. Raubolt announced that the University did submit the Specific Plan to the City of Orange two weeks ago on September 5, 2019. A link to the working draft of the plan will be posted to the Community Relations website after the meeting and a link will be sent to the full committee once it is live. Mr. Raubolt reminded the committee that the posted plan is a working draft and it will go through iterations before it goes to the Planning Commission and to the City Council for approval.

University Progress with Neighborhood Concerns

President Struppa gave an overview of the community engagement efforts the University has undertaken over the past several years. In 2015, President Struppa and now President Emeritus Doti met with Sandy Quinn and two other members of the Old Towne Preservation Association to discuss community concerns. The University agreed to pull back its specific plan to hear the feedback of the surrounding community before continuing on. As a result of that initial meeting, the Neighborhood Advisory Committee (NAC) was formed. At the time, there was a significant concern with the way Chapman was communicating with the residents surrounding campus. Chapman appointed Jack Raubolt as Vice President of Community Relations and started a new newsletter to keep the community informed of University activities and events.

President Struppa thanked the committee for letting University administration know what is working and what is not working as well. He also thanked the committee for working openly and transparently on issues. He wants the residents in the City of Orange to feel proud that Chapman University is located within their community.

President Struppa noted that the next issue tackled was student behavior in the surrounding neighborhoods. Chapman worked closely with Orange Police Department, which turned out to be an informational and collaborative partnership. The University also worked with the City to strengthen the disturbance ordinance. Additionally, Chapman has increased its efforts to educate students internally about the importance of being a good neighbor. By and large, Chapman students are well-behaved, he said.

President Struppa explained that the next University priority was student housing. He noted that there is a debate among different groups around the exact percentage of students housed on campus, but it was very clear that more housing was needed. Getting to 50% of students housed was a significant expenditure for Chapman to undertake. To do this, the University paid \$200 million in a two-year period to ensure our commitment to the community was met.

President Struppa said that he believes that another location for a residence hall will be the Panther Village property with a possibility of an additional 900 beds. This will most likely mean that the University will take down the facility already existing on the property and build a larger residence hall on the available property. That being said, he is interested in looking to see if there are other opportunities similar to the Chapman Grand purchase.

President Struppa announced that there is \$40 million budgeted for new parking facility. Next year, the University will also be transferring to a free parking model that will further encourage

people to park on Chapman property instead of the streets surrounding campus. This will actually create a financial loss for Chapman at what is normally \$250 per parking pass issued, but he feels that it is the right thing to do.

With regard to a partnership with Orange High School, President Struppa discussed the Simon STEM Scholars Program that allows four Orange High School students each year to attend Chapman completely free of charge to earn their degrees. Chapman is also looking at a possible contract agreement that would create a pipeline for Orange High students to attend the University.

President Struppa informed the committee that the Specific Plan contains a proposal for a capacity of 10,500 students down from the 11,650 proposed in 2015. The Specific Plan is a result of dialogue and discussion with various community members and Chapman has made big steps towards an impact, he said.

Brian Lochrie asked if all first-years and sophomores are being housed on campus.

Dr. Price confirmed this was the case in that all first-year and sophomore students either live in Chapman-owned housing or they have petitioned for a waiver if they are living with their parents or have medical exemptions. He estimated that fewer than 10 students noted medical exemptions.

Mr. Lochrie said that he has heard that some students who wanted to live at The K Residence Hall or Chapman Grand were turned away due to lack of space.

Dr. Price replied that The K Residence Hall and Chapman Grand filled with returning students. However, other spaces were made available for all students in other residence halls on campus, including Davis, Harris, and Sandhu. Students were not told that they did not have a spot in on-campus living. There was a waiting list for transfer students later in the summer.

Mr. Lochrie asked if there was a set timeline for the new Panther Village residence hall.

President Struppa answered that it would be likely listed in the next strategic plan as it would not be possible to build within the next three years. The University is currently in year 2 of its existing strategic plan, he said.

Mr. Lochrie asked where the new parking structure would be located.

President Struppa said that the University was actively looking for property outside of Old Towne Orange.

Mr. Lochrie asked if shuttles use would be affected if it was free to park on campus.

President Struppa said that he didn't think it would change much. The only effect it would have would be to curb the number of Chapman-affiliated persons who were not following the parking policy to park in the surrounding neighborhoods.

Mr. Lochrie asked if 10,500 students is the number of bodies that will be on campus.

Mr. Raubolt acknowledged that the University was moving to a full-time equivalent (FTE) model. Using this model, the number of students would be 10,185.

Dr. Price added that the FTE is a formula that colleges and universities use to measure students.

Mr. Lochrie asked if, using this formula, two part time students would equal one full-time student.

Dr. Price confirmed that this was roughly the case.

Mr. Lochrie asked that using that same philosophy, could Chapman have 20,000 part-time students. He noted that this could be challenging to explain with the EIR and traffic study. He asked the City to take a close look at this when the Specific Plan comes through.

President Struppa stated we could not support the academic programs with that type of ratio.

Mayor Murphy said that the total number of trips would still be the same. He also added that part-time students aren't part of the residency requirement. He inquired as to the ratio of full-time to part-time students.

Mr. Raubolt responded that Chapman's part-time students are usually finishing up their degree and that it is a relatively small number.

Mr. Lochrie said that there would be a comfort level in the community if there were a cap on the number of part-time students the University allowed. He also asked for clarification on the Orange High School partnership with Chapman University.

President Struppa said that one quarter of the tuition is funded by foundation, one quarter is funded by an individual donor, and one half is funded from Chapman University. In his position, diversity is something he have been working on. The last thing he wants is for Chapman to be a university that students feel like they cannot attend, he said.

Mayor Murphy said that at the Chapman Celebrates gala, honoree Bob Weir felt so strongly about supporting Chapman because of the various backgrounds of students attending.

President Struppa explained that currently, 20% students are first-generation college students and 82% of students get some form of scholarship in order to attend. He also explained that our first-generation students succeed at the rate of any other student on campus. Chapman has also been successful with Latino students and rates are showing that they are graduating sooner. The University works with a lot of community organizations to make the pipeline easier for these students in particular to attend Chapman, he said.

Mr. Lochrie said that he has a lot of gratitude towards the improved communications from the University. He also lauded Mr. Raubolt for being entrenched in the community, which is something residents had not seen before.

Sandy Quinn thanked President Struppa for his focus on creating more student housing. He believes the on-campus housing requirement is working and he has noticed that student behavior has considerably improved. He also noted that the Wall Street Journal has a ranking of the top 1,000 universities in the country and that Chapman has moved up a number of positions to 158.

President Struppa added that Chapman University is now ranked number 125 nationally, up from just a regional ranking. The University is listed among big research institutions now. The city reflects well on Chapman, he said. The partnership is very important to the University and Chapman is proud to be in the City of Orange, he said.

Mr. Raubolt said it not normal process for the City of Orange to release a working draft of the Specific Plan. This shows how well Chapman works with the City, he said, as it usually takes a while for the City to go through the plan and get back to the applicant. After talking with City Manager, Rick Otto, it was agreed that the working draft of the plan would be released. There will be iterations before the plan will go before the Planning Commission and the City Council. Chapman is hoping that the plan will go before planning commission next October or November, he said.

Mr. Quinn asked if the plan will be presented to the current city council or the newly elected one.

Mayor Murphy said that it depends on when the plan gets to City Council.

Mr. Raubolt said that there will be a full EIR, which takes time to complete. Chapman and Community Development are also working on getting a traffic study done at this time.

Specific Plan Amendment 7 (SPA7) Overview

Mr. Raubolt reviewed key highlights of SPA7 that were important for the committee to know:

- There will be a requirement for 50% of undergraduates, including all first-years and sophomores, to live in Chapman-owned residential facilities. If students live with their parents within 30 miles of campus, they may petition to waive this requirement.
- These provisions include an exemption to allow the percentage to dip below 50% should a residence hall be demolished, and a new residence hall that accommodates at least as many beds be constructed in its place.
- The Specific Plan will include new provisions that will improve the quality of life for those living in the surrounding community and Chapman University students.
- Proposed enrollment will decrease from 11,650 (originally asked for in 2015) to 10,500 (or 10,185 FTE).

Dr. Price noted that Chapman University does not admit part-time students as a rule. Special permission is granted to go to part-time status usually do to financial or medical reasons.

Mr. Lochrie suggested capping the number of part-time students since it is such a small number. He noted that there could be a sense in the community that this is a way to get a higher actual student body count on campus.

- There is nothing within Specific Plan Amendment 7 that is set with regard to building. This depends on funding, as a large amount of funding for buildings has gone into the budget for residence halls. Chapman knows that to do any academic building or administrative building enhancements, more parking will be needed. The parking will be out of the Specific Plan area.
- Approval from the city to adaptive reuse for classrooms and offices right next to The K Residence Hall in the existing packing house.
- Panther Village is removed from the Specific Plan as it's already entitled for what Chapman plans to do with the space and it is outside the SPA7 area.
- The Specific Plan will include as many conditional use permits as possible, including for our biggest CUP, the West Palm facility.
- Chapman has removed all of the contributing historic houses from the Specific Plan. The University has no intentions of removing them.
- Decrease the required student resident parking to reflect observed conditions at Chapman University's Residence Block (parking requirement to be reduced from 0.6 to approximately 0.41 spaces per student).
- Modify the description of the packing house from potential project to approved project.
- In the plan, shuttle service is a key part of the overall transportation strategy.

Chief Burba reported that during the first three weeks of school, there were 5,400 riders per week (total number of boarding). Approximately 4,000 of these rides came from Chapman Grand alone, he said.

- Potential future developments include: student housing, altering or expanding the Davis apartment complex, Harris apartments and Morlan Hall.
- Expansion/renovation of existing parking lots/structures.
- Interior buildout of the north wing of the Keck Center for Science and Engineering for the Fowler School of Engineering.
- Renovation/expansion or replacement of DeMille Hall and Bhathal Hall. This will help us in optimizing our campus footprint, a key goal in Chapman's current strategic plan.
- Revitalization of sports facilities and administrative offices.
- Every 7 years, an interior renovation of the buildings will be required.
- Planned improvements outside the Specific Plan boundary include an increase to 220 beds at Panther Village by putting more parking at the facility. Completed.

Mr. Raubolt asked if a student is coming off the 57 freeway at Chapman, could they park at Panther Village and ride the shuttle to campus.

Chief Burba confirmed that this was an option for students.

Mr. Lochrie asked if we could advertise this to students.

Chief Burba said that this could be done via Public Safety's website and social media.

Mr. Lochrie asked for the logic in reducing parking requirement for students living on campus.

Chief Burba replied that in ten years of parking data, Chapman has never been at capacity for student resident parking. Chapman simply does not need the extra space to park the on-campus students, he said.

Communication Strategies

Mr. Raubolt provided an overview of the Specific Plan communications moving forward. From here, the City of Orange will give their comments back to Chapman University and the document will be updated. Next, an EIR and traffic study will be conducted. Chapman will keep this committee informed and will schedule time to meet when there is new information to talk about. It's a long process and there are going to be long periods where it seems nothing is happening. Chapman will keep the community informed as the process moves forward.

Mr. Lochrie mentioned that in the Orange County Register article that ran, President Struppa said that this is the last request for growth on the Orange campus. He wanted to know if that was true.

Mr. Raubolt clarified that this is the last growth that President Struppa has planned as president. President Struppa cannot commit for future administrations or boards.

Mr. Lochrie advised that it would be great to acknowledge this within the application or cover letter for the Specific Plan and that this would go a long way with the community.

Mr. Raubolt said that they will get feedback from the City and implement those suggestions if appropriate.

CITY OF ORANGE

Disturbance Call Summary

Captain Rosauer noted that the busiest week of disturbance calls was the first week of school. Orange PD had some high numbers for disturbances, but this is not unusual for the very first week. Compared to the previous year, increase was very negligible. Extra patrols from Orange PD were also issued during the first weekend of the school year and the weekend following street fair. A number of liaison visits were done at the beginning of the year. Some citations and second responses were issued which will be coming through the Chapman's disciplinary process.

Captain Rosauer went on to say that Orange PD did see a few parties in the 200+ participants range, but there was nothing out of hand and there was no disrespect to the police officers. He reiterated that this was nothing new or nothing they had not seen before. Overall, he was happy with the planning done up to that point and the preventative efforts. He noted that things were mellowing out now that classes were in session.

Mr. Quinn asked if the volume of calls to Orange PD concerning Chapman students had gone up.

Captain Rosauer said the volume was negligible and that they are consistent in seeing the same issues as Orange PD did last year.

Mr. Quinn asked what they attributed this to.

Mr. Raubolt explained the community liaison visit process where an officer from Orange PD and an officer from Public Safety will make a visit to the student residence and speak with them about being good neighbors. He stated that there are many efforts in place and Chapman has found this to be very effective in helping to curtail this behavior. Also, Chapman pays for extra patrols on move in weekend and the weekend after street fair. Mr. Raubolt went on to thank Alisa Driscoll for her coordination of the liaison team and the follow up with the team and the neighbors.

Mr. Lochrie echoed his words and said the work of the Community Relations team is appreciated by the neighbors.

Dr. Price added that the police doing extra patrols has really helped with the number of parties. The location of parties has changed as well with there not being as many within Old Towne.

Captain Rosauer said that it's a combination of the ordinance, the education, and the enforcement that has been most effective with these results. When Dean Price gets a few students that go through the disciplinary process, the word among students tends to spread quickly. They know that Chapman is trying and they've been very happy with the way the ordinance is written, he said.

City Updates

Mayor Murphy said that he appreciated the collective efforts by those in the room. The level of complaints, emails, and calls to him regarding student behavior has dropped significantly and is a far cry from what it was four to five years ago.

William Crouch explained that with the Specific Plan, the planners trust the process. They get information and the right counsel to get the best documents they can. Community Development is proud of city council and they work to get the decision makers all they need to make a great decision.

BUILDING PROJECTS

Rick Turner provided an updated on campus construction projects.

Smith Hall

This project is complete, up and running. He anticipates that the project will close out in the next month.

The K Residence Hall

This project is complete, up and running. He anticipates that the project will close out in the next several months.

Captain Rosauer asked what the student feedback has been from The K.

Mr. Turner noted that all feedback has been positive so far.

Panther Village Parking

This project is complete, up and running.

Rinker Health Science Campus

There are four major projects going on at this site including a vivarium, student services building, and a parking structure. Chapman is focused on converting this property into a true campus environment with landscaping. Over the next two years, Mr. Turner expects this to be a very exciting project.

VPO Packinghouse

The Villa Park Orchards Packinghouse is in the planning stage. If all goes as planned, the dance portion will move from the area near Hilbert to the packinghouse and take up about 40-50% of the packing house between the 2 floors. The rest of the building has yet to be programmed. Mr. Turner anticipates this to take another three years to complete.

Mr. Crouch commended the project.

ADJOURNMENT

Mr. Raubolt adjourned the meeting at 3:22 p.m.