

**Neighborhood Advisory Committee Minutes
September 7, 2016 Meeting**

The Neighborhood Advisory Committee met on September 7, 2016, in Argyros Forum 209C.

PARTICIPANTS

Committee Members:

Jeff Frankel
Robert Hitchcock
Dan Jensen
Annabell Liao
Pete Maddox
Capt. Dave Nichols
Sandy Quinn
Mayor Teresa Smith
Tim Virus

Absent

William Crouch
Brian Lochrie
Dennis McCuistion
Teri Lepe
Judy Schroeder

Staff and Administration:

Dawn Bonker, *Recording Secretary*
Chief Randy Burba
Harold Hewitt
Capt. Craig Lee
Jerry Price
Jack Raubolt

Absent

Kris Olsen

Guests:

Wilson Parnell

CALL TO ORDER

Harold Hewitt called the meeting to order at 9 a.m.

Jack Raubolt introduced Wilson Parnell, the new student worker for the office of Community Relations.

PLANNING FOR FUTURE MEETINGS

The committee agreed to the following meeting dates:

- October 25, 2016 – 9:00 to 10:30 a.m.
- November 29, 2016 – 9:00 to 10:30 a.m.

The previously scheduled September 28, 2016, meeting was cancelled due to Inauguration Week activities on campus.

UPDATE REPORTS

Student Housing

Harold Hewitt reported that good progress was being made on the planned Villa Park Orchards (VPO) student residence project. City and University planners and architects had met to address several issues of concern on the draft plans. Mr. Hewitt said the meetings were productive and that the process is moving forward again with recommended revisions. He said it appears that the targeted opening date of fall 2019 will be doable. He emphasized that the University is working diligently on the plans and cooperating with the city with that goal in mind.

Mayor Teresa Smith said she had not heard of any problems with the project and was confident that all involved were paying all necessary attention to the sensitive issues of the area's historic preservation needs. She emphasized that the Villa Park Orchards site is within one of the City's National Registered Districts. All planning and building in that area must comply with the requirements associated with maintaining such a designation, she said.

Mr. Hewitt said that was a priority for all involved in the project.

Robert Hitchcock asked about the timing of the Environmental Impact Report (EIR) for the project.

The EIR is in the process of being prepared, Mr. Hewitt said. Once it's complete, the plans and the EIR will be available for review.

Mr. Hewitt also reported that the University's real estate committee had met and approved moving forward with an aggressive plan and timetable for the design of a north campus

residence hall. In general, the plan is to replace the Davis Apartments with a higher-density structure of approximately 640 beds, he said.

He said the plan is that Davis Apartments would not go offline until the VPO Residence Hall was opened. The University is working to have all the planning and approvals in place so that construction can begin promptly at that time, he said, although some aspects of the very tight timeline are beyond the University's control.

Safety Issues

Capt. David Nichols with the City of Orange Police Department updated the committee on public safety issues during the first weeks of the new school year. Capt. Nichols said his department conducted extensive outreach in the student community explaining the new amendments to the City's disturbance ordinance. Working with the University's Public Safety Department, they identified 26 addresses where calls for unruly gatherings or disturbances had been made in the past. City officers made daytime visits to acquaint students with community expectations. In addition, they explained how the revised ordinance would permit officers to issue citations not just to hosts, but to anyone contributing to the disturbance. Moreover, he said officers emphasized that it wasn't their goal to write citations, but to decrease them and improve overall neighborhood safety.

Capt. Nichols went on to say that during the first six days when students returned for move-in and Orientation Week activities, only seven of 46 disturbance calls OPD received involved Chapman students. Three students received citations. That represented a significant reduction from previous years, he said. During Labor Day Weekend and the International Street Fair, officers responded to 30 party calls citywide with eight of those being Chapman related. Five students received citations, he said.

He said the education and outreach efforts contributed to the reduced number of disturbance calls.

Capt. Craig Lee with the University's Department of Public Safety added that collaboration between the two departments and the sharing of information had been a great help in alerting the University to student houses where warnings or citations had been issued.

Jerry Price agreed that the stepped up communication with students had been fruitful. He said the expanded Orientation Week programming created to address neighborhood issues had been widely shared with students.

The efforts of the Student Government Association was also to be noted, as its members were very active in getting the word out as well, Mr. Raubolt said.

Mr. Hewitt expressed gratitude for the work of all involved and in particular recognized OPD's strategy of starting the year with a neighborly tone that will hopefully continue and grow throughout the year.

Jeff Frankel noted that many smaller disturbances are not reported, however. Mr. Frankel said he was awoken several times in recent days by smaller groups of students. Quite often it is noise that occurs when students are leaving a friend's house. He said students would likely be gone by the time police responded to a call.

Capt. Nichols encouraged Mr. Frankel and other residents to call Orange Police the following day after such incidents. Officers would then make a visit to the address to alert students that late night conversations conducted outdoors as gatherings wind down can be disruptive.

Mr. Raubolt added that his office also welcomes such reports and works with Public Safety to make similar liaison visits to educate students about neighborhood behavior expectations. In addition, that information was shared widely by the University, through a newly-created brochure along with letters from City and University officials and the community group Respect Orange.

Mr. Frankel complimented the University on the new brochure and related materials and said he also appreciated that they dealt with other issues such as parking and the proper storage of trash cans.

Sandy Quinn praised the efforts of all and said he was confident that it all had a role in reducing Orientation Week problems.

Mayor Smith said she was impressed by the reception she received from students and parents when she spoke on the neighborhood topics during Orientation Week. She added that she was also pleased to attend the University's presentation to students on cross-cultural awareness, of which neighborhood relationships are a part, she said.

Dan Jensen praised the collaborative teamwork and added that he was grateful some citations were issued so that the student community understands that the revised ordinance does have bite when needed. He said news of those citations will go a long way toward deterring more violations.

Mr. Price added that the University also fines those cited, a consequence that also acts as a deterrent.

Move-in Day

Capt. Lee said move-in day of Orientation Week went remarkably smoothly, thanks to the orientation staff that managed the logistics of families' arrivals, unloading of belongings and departures so that there was no backup into the streets adjacent to student housing.

Mr. Raubolt said he received some community complaints about Chapman students, faculty and staff parking out on the streets rather than in permitted lots. When Chapman-related vehicles are identified, the owners are notified and instructed to comply with the University's employee and student parking policy, he said.

President Struppa Interview

Mr. Hewitt opened the topic of President Struppa's remarks on the Aug. 9 edition of the local PBS program *Inside OC with Rick Reiff*, noting that Mr. Frankel had asked for it to be placed on the agenda for discussion. He invited the committee members to begin the conversation.

Mr. Frankel said President Struppa made remarks in the interview that struck him as being "tone deaf" to community concerns. Specifically, he said he was disappointed that the President spoke of adding two or three thousand more students to the campus. Such growth has long been opposed by many and would have a great impact on the historic nature of Old Towne, which is also the state's largest National Register District. In addition, President Struppa's characterization of community opposition as the minority opinion of a few was inaccurate. Mr. Frankel listed three groups that have voiced opposition to University enrollment growth, including: OTPA, Respect Orange and Neighbors Say No. The groups share the opinion that any enrollment increase – including that still permitted under the current Specific Plan – is already too much for the area to absorb, he said.

In addition, he said the President's statement that most disturbances were caused by freshmen and sophomores was a false perception. He expressed appreciation for the collaborative work of the NAC and the University and acknowledged that disturbances had been reduced, but reiterated that OTPA will oppose more enrollment growth.

While sympathetic to those concerns, Pete Maddox said he perceived the President's interview statements about growth as being more about setting goals than announcing a definite mandate. Mr. Maddox said the University's willingness to work with the community was exceptional and should not be hampered by absolute opposition. It would be preferable to continue conversations aimed at reaching compromises, he said. From his experience as a trustee with the Rancho Santiago Community College District, he said many the University's neighborhood outreach was above and beyond the norm. He said he didn't see the University expanding without regard to community concerns.

Mr. Frankel responded that the main concern of OTPA and other residents was that Old Towne neighborhoods and business districts could not absorb more student population and related traffic.

Mr. Quinn added that he was surprised by the timing of the President's remarks in so public a forum as a PBS interview. He said it seemed in contrast to the way the University and NAC had conducted its open discussions and problem-solving process. It was unfortunate, he said, because it inflamed many in the community and pulled attention away from the progress accomplished and the work still underway by the NAC and the University.

Mr. Maddox emphasized that he was not an apologist for the University, and shared the sentiment that the focus should stay on cooperation and further problem solving. He said his concern was that hard and fast positions could shut the door to further discussion.

Mr. Frankel underscored his earlier statements about enrollment growth. He said he knew of a number of people who had moved out of the area because of a dorm-like atmosphere on their street. He said they thought the cap increase in the previous Specific Plan would be the last growth, but that Amendment 7 to the Specific Plan called for an additional 3,000 students. Such growth would change the nature of a neighborhood, he said.

Mr. Hitchcock asked Mr. Hewitt to comment.

Mr. Hewitt started by saying that the President would receive a full report on all the comments and concerns aired by the committee members. He noted that the original student enrollment growth proposals contemplated in the initial Specific Plan proposal are being moderated downward in response to the community's reaction. He said he understood that there were groups and residents whose position was that zero growth should occur. To clarify the University's situation, he explained that the University goal is to gain national ranking status. Probably the largest obstacle to such a ranking is the lack of an engineering program, he said. To create an engineering program the University needs to add faculty and recruit students interested in engineering. More Ph.D. programs are also needed, he said, although most of those are being located at the Rinker Campus in Irvine. To eliminate existing programs and their enrollments is not feasible as an offset to growth because of the University's commitment to tenured faculty, he said.

He underscored that it was and continues to be the University's position to listen carefully and respond reasonably to community concerns, and that no definitive revised Specific Plan proposal had been developed because the conversation continues.

Consequently, that knowledge has prompted the University to think carefully about its Specific Plan amendment, he said. The University also knows that it must thoroughly plan, explain and implement any mitigations that would be needed, he said, including the University's increased capacity to provide campus-managed student housing.

Meanwhile, the University, recognizing the issues of growth in Orange, showed leadership to address the concerns by committing over \$100 million to develop the Rinker Campus in the Spectrum area of Irvine, he said. The University continues to purchase additional properties there, as the extensive research and business-park zone is well suited to graduate programs, particularly those in the health sciences, he said. He explained that the current Five-Year strategic plan calls for the majority of Chapman's student enrollment growth to take place at the Rinker campus. He noted that there are challenges to managing a multi-campus system, but that the University was committed to making it work.

Expansion at the Orange campus is nearing its limit, but some growth is still needed, he said. Working collegially and collaboratively with the community and the NAC on that topic remains a top priority for the University, he said.

Speaking to the student housing issue, Mr. Hewitt said the purchase of appropriate property had been unachievable for many reasons. Key among them was that many nearby properties west of the campus had soil contamination. Unlike their public university counterparts, under state law

private universities do not have protection from liability claims related to contamination exposure, he said. Furthermore, legal strategies available to private developers to protect an owner from contamination litigation such as creating a limited liability corporation to hold the housing project also do not work for private universities. Property sellers so far have been averse to incurring the expense of cleaning up the properties to the level required for reuse as a residential location, he said.

Mr. Hewitt next addressed the topic of some groups' demand that the university not grow its student population further until Chapman houses 100% of its undergraduate students. He said that typically, although there is not a consistent, clear standard, a Specific Plan has about a ten-year life, after which it is generally expected to be updated. He then said that it would be impossible for Chapman to commit to housing 100% of its undergraduate students within the next ten years, and University leaders won't knowingly pledge to achieve something that simply cannot be done. The time required to acquire suitable property, obtain entitlement authority to develop, fund and construct residence halls, is simply greater than the period contemplated by the University for the next Specific Plan.

Mr. Hewitt went on to explain that the University is strongly in favor of building additional housing as demonstrated by its past efforts – notably the “Filmmakers Village” project that had to be scrapped due to the discovery of contamination that Chapman is in the lengthy, regulated process of removing, and by the current effort to gain approvals for the VPO Residence Hall project and to design the proposed North Residence Hall project. He said that in addition to improving Town-Gown relations, residence halls are strongly positive financially for universities generally and Chapman specifically. He said that Chapman's commitment to house 50% of its undergraduate students in campus housing by the conclusion of the next Specific Plan is ambitious but feasible, that it demonstrates a reasonable and financially substantial response to the issue, and that Chapman's efforts to add housing will not end there.

Mr. Quinn thanked Mr. Hewitt for his comments, adding that he thought it was one of the best discussions on the growth topic at the NAC so far. He added that he hoped the new President would be sensitive to the ongoing debate in the community.

Annabell Liao asked if the opposition to growth in Orange extended to the Rinker Campus as well.

Mr. Frankel said that the OTPA's interests and organizational mission was focused on the National Historic District in Orange and, in fact, encouraged the University to grow in other locations.

Mr. Hitchcock affirmed that, adding that the community feeling is that the National Historic District is a finite area and growth cannot be accommodated without its building guidelines.

Mr. Maddox said he thought less attention should be paid to growth and shifted to the impacts of students in the neighborhoods. He said even if growth were stopped, existing impacts still needed to be managed.

Mr. Hitchcock said it would be impossible to have any more growth without having significant impacts.

Mr. Maddox said the committee, community and the University should work together to come up with creative solutions to those impacts.

Mr. Frankel said such impacts were already a challenge. Adding more students would make it more difficult to find solutions, he said.

Mr. Maddox reiterated that he felt more work could be done to find solutions to those impacts.

Mayor Smith said the University was not the only factor in a busier Old Towne. She said there are seven additional schools, including preschools and parochial schools, which have also grown. She said despite all the related concerns that brings, she said she wanted to note that property values in Old Towne were experiencing “unbelievable growth.” She noted a handful of properties that had recently been listed in the range of \$1.2 to \$1.3 million.

Jerry Price added that he believed a University is a valuable contributor to the life of a community. In addition, he said growth was not all about ambition, but also maintaining a University’s strength.

Community Relations Events

Ms. Liao announced that the Student-Neighborhood Relations Committee was planning a community mixer for later in the fall semester. She said it would take place on campus and a variety of activities were being considered. She said she share more details as they become available.

Mr. Raubolt and Mr. Price said the plan for the mixers was to make them a regular fall event and for students living in off-campus housing to be the hosts of the informal get-togethers.

Recap of International Street Fair

Mr. Raubolt said he and other staff had attended the Street Fair. No major incidents were reported.

ISSUE PAPER UPDATES

Parking

Research and discussions continue regarding the Issue Paper on Parking, Mr. Raubolt said.

He said he had added to the paper Mayor Smith’s recommendation that mandatory parking fees should be charged of all staff, faculty and students. He said a revised shuttle route had made the

DMAC parking structure more attractive to campus community members. He said he was still looking for more input on the topic.

Housing

He suggested that the Issue Paper on Housing was complete and ready to be closed.

Mr. Frankel asked that it be kept open, as the University goal of providing housing to 50 percent of the student population was below what many community members considered appropriate.

Mr. Hewitt said the University would welcome a higher goal and that it would be, in fact, financially advantageous to provide housing. But at this time there is no path to accomplishing that within the time frame usually associated with a Specific Plan, he said.

Mayor Smith said the housing paper should stay open so that all those factors could be included. She said people reading the issue paper would then have a fuller picture of the multiple factors involved.

Mr. Raubolt agreed and the Housing Issue Paper was left open for more input.

Party Houses

Since the changes in the disturbance ordinance and the educational materials seem to be helping with the party issues, the committee agreed to close the Party House Issue Paper.

ADJOURNMENT

Mr. Hewitt thanked the committee members for their candor and collegial tone of several important topics. He adjourned the meeting at 10:33 a.m.