

Neighborhood Advisory Committee Minutes
August 19, 2021 Meeting

The Neighborhood Advisory Committee met on Thursday, Aug 19, 2021 from 10:30 a.m. to 11:30 a.m. via Zoom.

Committee Members:

Brian Lochrie
Captain Aaron Towner
Dan Jensen
Laura Thomas
Mayor Mark Murphy
Phillip Goodrich
Susan Galvan
Tony Trabucco

Absent:

Marc Colin
Michelle Duman
Tim Virus

Administration and Staff:

Alisa Driscoll, *Chair*
Collette Creppell
James Gerrard
Jerry Price
Randy Burba

Guests:

Alina Sheeran, *Recording Secretary*

INTRODUCTIONS & HOUSEKEEPING ITEMS

Alisa Driscoll welcomed James Gerrard as the new Community Relations Manager who will be a key community liaison to work alongside both students and neighbors to facilitate common ground.

Mr. Gerrard introduced himself as Chapman's new Community Relations Manager and expressed his excitement to begin his new position. Mr. Gerrard related his background in sales, return to school and graduation from UCI, and previous position with government relations at Habitat for Humanity of Orange County. He mentioned that his strong background working with state and county officials can be utilized to work both with Chapman University and the surrounding community.

Ms. Driscoll and Brian Lochrie presented the idea of recording meetings for those who are unable to attend. Mr. Lochrie noted that the minutes, while effective, can miss the nuance of what people say and the way they say it. The committee unanimously agreed on making a password-protected recording available for a week after the meeting.

CITY OF ORANGE

OPD Disturbance Calls

Captain Aaron Towner reported that his team had been to 50 Chapman-related parties over the past three months. Out of those 50, they issued 12 first responses, three second responses and four Orange Municipal Code citations for loud and unruly parties. Additionally, the team had done three liaison visits. Captain Towner noted that a handful of the calls were COVID-19 concerns about the number of people at a residence and masks not being worn, which were not related to a party or noise complaint.

A week prior to the meeting, Captain Towner and his team were able to have a meeting with about 120 football athletes to explain the disturbance ordinance. Captain Towner said that next week, Sergeant Thorsen will go to the resident advisors meeting to communicate that information to students living on campus as well.

Starting August 19, a party enforcement operation with extra patrols from Thursday through Saturday nights from 8 p.m. to 2 a.m. will commence. This will include two-man units designated only to respond to Chapman parties to educate and provide a message of a firm stance of the police department in regard to enforcing the party ordinance, as well as incorporate Chapman Public Safety's response. Mr. Lochrie asked the significance of the August 19 date, and Randy Burba answered that the date was strategically selected because many of the students come back to the community a week or two before the fall semester commences. Chief Burba clarified that Chapman is funding the extra patrols, so no resources are being taken from the City.

Ms. Driscoll asked Captain Towner to clarify the difference between a first response and second response for folks who may not be familiar with the terminology. Captain Towner related that a first response is simply a warning and identification of a party at a noise level that your neighbors felt was a disturbance. For a second response, there are fees related and the designation has to do with the number of officers, supervisors, and time spent. A loud and unruly party is a citation that goes to the homeowner of the house and allows the officers to shut down the party. This designation can come with consequences from the city and city attorney as well as Chapman University. Chief Burba added that he, along with Dean Jerry Price, identify the Chapman affiliates that are responsible for hosting the gathering then write a report that is forwarded to student judicial affairs that Dean Price heads. They then go through a process of following up with each student who receives a first response, second response, or citation. Receiving a citation violates Chapman University's code of conduct because it is a violation of the city ordinance and is therefore subject to the disciplinary process and fines from the university. This is the most effective way to change behavior, as students are also subject to City fines.

Tony Trabucco asked, out of the 50 calls, if there were any particular problematic areas or if they were evenly dispersed across the city. Captain Towner responded that there are a few repeat calls, which are the addresses to which the liaison team does proactive visits. These visits communicate both the rules of conduct for Chapman University as well as the conduct for the City in regard to noise. These addresses are monitored every week and Sgt. Thorsen completes a report that identifies each address for liaison visits. Typically, the students are incredibly receptive to the liaison visits.

Laura Thomas asked what the maximum number of students, according to code, at a house. Captain Towner answered that there is no stated maximum number, but they ask that people follow CDC guidelines on social distancing and so on. He also clarifies that his team has not gotten into enforcing mask mandates. Ms. Driscoll added that the university promoted CDC guidelines of no more than 12 students per gathering, but that was lifted earlier this year and there is currently no guidance on the size of gatherings. Dean Price said that these were an extension of the state and county guidelines, so Chapman did their best to inform but had no legal authority to enforce.

City Updates

Mayor Mark Murphy announced that the State of the City is on the schedule and will be located at Chapman's Musco Center. The event will begin with a presentation and conclude with a hospitality hour afterwards. Since the event hasn't taken place for 16 months, there will be a lot to share as well as many residents and businesses to thank for being cooperative during such challenging times. The event will take place on October 6 and save the dates will be sent out

soon. Mayor Murphy expressed his excitement for the venue and thanked Ms. Driscoll for coordinating its availability.

Mayor Murphy also mentioned that the Paseo will continue through the end of the year, at which point there will be a reevaluation and assessment to decide whether it will be a permanent feature. The Paseo will come down for the Street Fair but will resume afterwards. Susan Galvan clarified that the Paseo will be taken down on August 27 and potentially come back the following week. She added that they got the pocket park on the corner of Maple and Lemon, so activity will begin there soon.

Ms. Galvan announced that there will be new businesses coming in the Old Towne area. She also said that new Chapman houses have come before the committee and been well-received, as they have responded to all of the requests and comments from the City. Mayor Murphy revealed that two new restaurants coming downtown include a concept restaurant which is the joint effort of the executive chef and team from The Ranch and the chef of Gabby's, as well as Zov's Bistro, which is moving from Tustin to Orange. Mayor Murphy noted that this is a great indication that folks continue to invest in the city for business and opportunities.

CHAPMAN UPDATES

Housing & Move-In

Dean Price related that new freshmen will arrive for orientation on Tuesday, August 24, and some new arrivals such as the football team, resident advisors, and student staff have already moved in. This freshman class is not as large as pre-pandemic freshman classes but is bigger than last year's due to the change in the COVID environment. Dean Price attributes this to the fact that no students and families have been permitted to tour the campus for the last 15 months. He infers that this correlation exists because Chapman's campus and proximity to Old Towne is a big draw and selling point. Part of the reason Dean Price believes this discrepancy in new students is that Chapman, under California's guidelines, closed tours and other visits, while schools in states such as Florida and Texas that were allowed to stay open saw a banner year because they were some of the few schools that could allow visits.

Dean Price says that Chapman is anticipating between 1615 to 1650 new freshmen, which would normally be closer to 1750. Additionally, a higher percentage of freshmen are commuting from home. Typically, about 9% of the freshmen commute from home and 91% live on campus, but this year it is 13% and 87%. Dean Price attributes this to the notion of who was able to visit campus and stay more local during these times of uncertainty were more likely to do so.

While there are no numbers of overall enrollment yet, Dean Price assumes it will be flat because of this year's smaller freshman class. Housing demand was not as strong this year, even among returning students, because so many students found their own housing last year because on-campus housing could not be guaranteed for all due to COVID restrictions. For example, many students elected to live in apartments such as Eleven 10 and have decided to remain this year. The good news is that occupancy this year is 2800, which is closer to the normal 3600 as opposed to last year's 1200. Due to COVID restrictions, freshman dorm occupancy is situated at two per room, which is less than the normal three, but more than last year's one.

Mr. Lochrie asked if there is still a requirement for freshmen and sophomores to live on campus. Dean Price answered that last year's freshman class are not required to live on campus this year because the on-campus requirement for freshmen was suspended, but they are given priority if they want to live on campus this year. Additionally, the on-campus housing requirement for all freshmen is back in place for this year's freshmen. Mr. Lochrie also asked what on-campus housing capacity looks like right now, and Dean Price answered that there are both surprise cancellations and additions, so it is not final, but will most likely be in the 2900-2950 range. He says the number should be final by the first day of classes. Mr. Lochrie asked if the sophomores who were living off campus as freshmen will be required to return to on-campus housing this year now that it is available. Dean Price clarified that there would not be enough housing available this year to house all freshmen and sophomores, so it didn't make sense to tell all of the sophomores to move back on campus to displace juniors and seniors who were needing on-campus housing.

Fall Semester Prep

Chief Burba noted that Fall prep includes the extra OPD patrols which had already been explained. He also related that the liaison team is going to visit several dozens of houses before school starts to have conversations and deliver care packages. Chief Burba also mentioned that they hold training for students on fire extinguisher use, first aid, and CPR, along with registering bicycles. He says that Public Safety is ramping up for a typical type of welcome to students including giving safety talks and having them download Chapman's safety apps. Dean Price adds that Chapman will require students to provide their local address so there is a record of where students who don't live on campus are living. Chapman will also send a letter to students living off campus in certain zip codes reminding them about the importance of being good neighbors and expectations of living in the community.

Dean Price related that Councilmember Barrios will be talking to fraternities in preparation for the coming year. Additionally, as per Dean Price's recommendation, the Audit Committee of the Board of Trustees included fraternities and sororities in their annual audit review this year. This will allow a deeper look at rules, policies and practices that are being implemented within the

Panhellenic community. Ms. Driscoll added that the conversations with the audit team included Community Relations, which allowed community details to be noted.

Community Relations

Ms. Driscoll said that using the reports that OPD shares, Community Relations has put together a list of addresses for canvassing. The Community Relations team, community liaison team, Arianna Barrios, and the new CDBG Commissioner Connie Benson will be splitting up to canvas those 130 houses to talk about being a good neighbor. Ms. Driscoll notes that canvassing will be completed in a partnership with someone from the university and someone from the community represented, which makes an impact.

Specific Plan

Ms. Driscoll announced that there have been some changes made to the Specific Plan. First, Chapman decided to change to head count rather than the FTE (full-time equivalent) model for counting students. According to the headcount measure, we are projecting an modest, gradual increase of 2800 students over the next 10 to 15 years, reaching a total of 10,500 students. Ms. Driscoll said that over the pandemic there have been some delays from a resource constraint perspective. She says Chapman took the time to listen to the community and heard comments that the FTE measure was confusing, which was not the intention. The switch to the headcount model was in the interest of transparency and making sure that everyone comes to the table with a shared understanding. Ms. Driscoll thanked those who shared concerns about the FTE measurements because they were able to take that feedback seriously and make an accommodation. Community Relations is currently making the corresponding edits to the Specific Plan document itself and the project description in order to submit it to the City within the next couple of weeks.

CAMPUS PLANNING AND DESIGN

Keck Center Engineering Wing

Collette Creppell announced that the Keck Center Engineering Wing was completed in June and that the engineering faculty and administration began moving in on July 1. The moving process continues as preparations for fall semester begin. Ms. Creppell suggested holding an in-person NAC meeting there so the committee can see it for themselves.

Keck Center Sound Mitigation

Ms. Creppell noted that the sound mitigation project for the Keck Center is not yet complete. Chapman is working very closely with the City for this project and will be meeting with them to submit the plans to insert an acoustical panel on the front side of the mechanical equipment on the roof. After working with a structural engineer, the plan is up for resubmittal to the City on August 20. The order for the materials was placed at the beginning of July, but due to material shortages, the materials won't arrive until September 20. Once the materials arrive, the panel will be installed within a day or two. Ms. Driscoll assured the group that the neighbors are being kept informed of the process every time there is an update from the City or the campus planning team.

Dan Jensen asked if the equipment was in violation of the City's sound ordinance. Ms. Creppell answered that the Keck Center was never in violation, but the neighbors have found it to be an issue, so Chapman has proceeded with mitigation. She reported that the noise level is expected to lower by 33% upon the project's completion.

Sandi Simon Center for Dance at the Packing House

Ms. Creppell also reported that the move of the dance department into the historic packing house will include seismic and structural upgrades but will primarily be an interior project. About 55% to 60% of the interior of the building will be occupied by the dance department. Construction for the Sandi Simon Center for Dance began August 2 and will be completed in summer of 2022. The building is located on Cypress just north of The K Residence Hall. Fences have gone up, demolition has started on the train track side, and layout work has started around the chiller plant that will be just to the north of the packing house. The current work includes interior demolitions, layout work, and painting. Steel and concrete deliveries will begin in the next two to three months, and the contractor will begin pouring footings to receive the steel for the interior structural work between the lower-level and the upper level. After the Phase 1 work, Phase 2 will begin and will entail the interior build-out.

Hilbert Museum Renovation

Ms. Creppell announced that construction documents for the Hilbert Museum renovation are substantially complete, well in advance of the construction start date. Because the Hilbert Museum will expand into the Partridge Dance Center, construction cannot begin until June once dance classes in the Partridge Dance Center end. Once it begins in June, construction for the Hilbert Museum renovation is expected to take twelve months.

Killefer School

Ms. Creppell will be involved with planning and programming with a design team for Killefer School over the course of the fall. Design work is expected to commence next January and to be completed in October. Bidding will take place November to December 2022 and permitting is expected to be complete by March of 2023. Then, construction will be complete within a year.

Mr. Trabucco thanked Ms. Creppell and her team for their great work on houses on Olive Street.

CHECK-IN: WHAT ARE YOU HEARING IN THE COMMUNITY?

Ms. Driscoll reports that Chapman has maintained that they will follow CDC and local health agency guidance which has served to maintain a low case rate on campus. However, with the return of in-person instruction and the increase of cases throughout the country, the powers that be feel it's necessary out of an abundance of caution to supplement the current health agency guidelines. As of Tuesday, face coverings are now required for anyone accessing campus indoors, and outdoors is highly encouraged. Chapman staff members are required to wear them indoors unless in a private office with closed doors. Additionally, all faculty, staff and students must have proof of vaccination or submit a personal declination request within the next 30 days to access campus facilities. Ms. Driscoll added that Chapman has a very high vaccination rate as compared to the national average. Out of the 4500 people who currently have access to campus, including students, faculty and staff, there is a 95% vaccination rate with students currently reporting a 96% vaccination rate among the 2600 that currently access campus.

Laura Thomas announced the 50th annual barbecue and dance on Saturday for Orange Park Acres, which will take place on Saturday, September 18. Seating is limited due to COVID. The funds from the barbecue will go to preserve and protect the historic 93-year-old equestrian community. Tickets can be purchased online at orangeparkacres.org.

Mr. Trabucco announced that OTPA has the Art of Wine event coming up, and that tickets are on sale now on the OTPA website. Some emails have been sent out regarding the event and there will be many more to come to get folks excited about the event. Mr. Trabucco says that it was a great event two years ago, and so he encourages everyone to come out for a great cause. OTPA is ramping up its internship program with the City and is going to have fall, spring and summer interns. The interns will be working under the City's direction with funding from the Anne Siebert Scholarship.

Mr. Lochrie thanked Ms. Driscoll and everyone at Chapman for proactively approaching the students coming to Orange. He reminded everyone that because of COVID, the community has gotten used to living without students in the community for the last 18 months. He said this year could be a little more challenging because residents may have forgotten what it is like with students, so he thinks being proactive is going to be helpful. Ms. Driscoll agreed and added that Chapman is prepared for any bumps that may occur.