

Neighbor Advisory Committee Minutes
Jan. 20, 2016 Meeting

The Neighborhood Advisory Committee met on Jan. 20, 2016, in Argyros Forum 209C.

PARTICIPANTS

COMMITTEE:

Pat Buttress
William Crouch
Jeff Frankel
Robert Hitchcock
Dan Jensen
Teri Lepe
Dennis McCuistion
Sandy Quinn
Tim Virus

Absent:

Robert Baca
Brian Lochrie
Judy Schroeder
Teresa Smith

ADMINISTRATION & STAFF:

Dawn Bonker, Recording Secretary
Alisa Driscoll
Harold Hewitt, Jr.
Jack Raubolt
Daniele Struppa

GUESTS:

Kris Olsen
Jerry Price

CALL TO ORDER

Daniele Struppa called the meeting to order at 9:07 a.m.

DISCUSSIONS

Student Housing

Daniele Struppa introduced Jerry Price, vice chancellor for student affairs and dean of students, who gave an updated presentation on student housing plans with more detailed numbers regarding occupancy.

Jerry Price presented a slide with the following details:

- At present, Chapman University has housing for 2,235 students, including campus residence halls and the satellite housing at Panther Village.
- Through adaptive reuse the planned Villa Park Orchards housing facility is expected to add approximately 420 more spaces. The projected completion date for that is 2019.
- Replacement of the older Davis Apartments at the north end of campus near Everett Avenue is expected to add approximately 280 spaces. Davis Apartments currently house only 140 students but because of its design, takes up the footprint of two residence halls, Price said.
- An additional 577 spaces could potentially be created during a Phase 3 housing development, possibly by means of purchasing additional property.
- If all plans developed as planned, the University's student housing would be at 3,512. That number would bring the University to its goal of having campus housing available for at least 50 percent of its students.

The Committee discussed Chapman's efforts to acquire additional property for constructing student housing.

Robert Hitchcock asked if work had begun on the environmental impact report for Villa Park Orchards had begun.

Kris Olsen, vice president of campus planning and facilities, said the early phases had started. He said it would likely be several months before it was completed.

Robert Hitchcock asked why then the University didn't also start on replacement of the older residence halls at the north end of campus, so as to not delay the opening of new housing. Jerry Price said that to take the north halls out of the housing pool before students could be relocated to Villa Park Orchards would only send more students into the community looking for housing.

Robert Hitchcock expressed concern that the Villa Park Orchard housing might not come to fruition in three years, in which case plans for the new campus housing should be ready to go.

Kris Olsen said that the University believed the Villa Park Orchard plan was a viable project and while the planning process would produce modifications, the completed project would ultimately add substantial student housing.

Kris Olsen and Harold Hewitt agreed, though, that the University's Board of Trustees and its real estate committee could be presented with a plan to proceed with the replacement plan for the Davis Apartments and that there is the potential to compress the planning and construction process.

Jeff Frankel said that both the community and the Old Towne Preservation Association would like to see the housing goal raised from 50 to 65 percent. He was concerned that new enrollment growth would offset the gains of additional housing.

Daniele Struppa said a 65 percent goal could be considered in planning forward from 2021. He also noted that a significant decrease in party calls had been noted by the City of Orange Police Chief during his comments at the last committee meeting. Given that, Daniele Struppa said measurable progress was underway. New housing would certainly add to that trend, but this year's vigorous enforcement of code of conduct violations was proving effective, too, he said.

Robert Hitchcock asked if freshmen and sophomores could be required to live on campus, saying that time on campus in University-owned housing would better prepare them for participation in the larger Orange community.

Tom Virus urged the University to exceed the 50 percent goal so that it could be have some head start on the housing it will need going forward from 2021. In addition, he encouraged the University to summarize its code of conduct and key values into a brief summary. In a briefer form the code could be displayed in artwork and plaques throughout the campus and be an ever-present reminder of University expectations.

Robert Hitchcock suggested a student-initiated marketing campaign to educate students about the code of conduct and neighbor relations off campus and in private residences.

Jeff Frankel referred to the presentation by the chief of police at the previous meeting and expressed disappointment that the chief acknowledged that officers did not always have time to cite students responsible for parties.

Jerry Price said the new system of requiring students to supply local addresses will help the University identify those students affiliated with troublesome party houses.

Robert Hitchcock also referred to the chief of police's presentation. He said that he believed the University's Public Safety staff was more trained and skilled to respond to student-related party disturbances than the chief indicated in his comments to the committee. He encouraged the University to not drop the effort to allow Public Safety to respond to party calls.

Daniele Struppa thanked Robert Hitchcock for his comments and said the University would appreciate that support if it pursued the effort, and that it was committed to doing what was right for community safety.

Staff and Faculty Housing

Daniele Struppa introduced Jack Raubolt, Vice President of Community Relations, who presented a summary of the University's real estate portfolio in Old Towne Orange, which includes:

- 78 Faculty/Staff in Housing

- 5 Houses Under Renovation
- 16 Houses Offline Pending Funding
- 7 Guest Houses
- 14 Administrative Offices
- 3 Vacant Parcels
- 1 Triplex with Non-Chapman Employed Tenants

Specific to Chapman staff and faculty, he added:

- Average Household Size: 3.00, which is the same for the City of Orange, according to the *City At a Glance 2011*.
- As of 2015, there are 310 Chapman staff and faculty living in the City of Orange (not in Chapman-owned homes).
- This does not include the three main service providers for restaurant services (Sodexo), Custodial (Aramark) and Grounds (Valley-Crest).

Sandy Quinn asked if the University was interested in buying more Old Towne homes.

Harold Hewitt replied that the University has received both encouragement and discouragement on that topic. Daniele Struppa said the availability of such housing is a plus for faculty recruitment and was puzzled as to why community members would be adverse to that.

Jeff Frankel explained that some in the community have the perception that Chapman is “buying up” Old Towne and changing its distinctive nature. He said the level of University activity and traffic in the historic barrio neighborhood had prompted many residents to move, altering the character of the neighborhood, which is a unique part of the Old Towne Historic District.

Dan Jensen said he also heard those concerns from many residents. While he said he understands their concern about a changing community, he added that he appreciates how Chapman’s restoration of the historic buildings it purchases has had a positive influence in the area. He said some investors and property owners in his neighborhood were not so proactive in the upkeep of their historic properties.

Robert Hitchcock noted that most community members are unaware of the property taxes generated by those improved homes.

Harold Hewitt said that the University pays \$1.76 million in property taxes. In addition, it pays \$1.53 million in sales taxes and \$227,362 in use taxes. And to offset the loss of hotel taxes on the former hotel that is now Panther Village, the University pays the city \$500,000 each year. The total is \$3,517,362.

Several committee members urged the University to publicize those statistics.

Pat Buttress asked how many homes were included in the Old Towne Historic District. William Crouch replied that it was 1,400. The University owns less than 5% of these homes. Pat Buttress

suggested that the statistic be widely shared to dispel the impression that the University owned a greater percentage than what's reflected in the 78 residences it does own.

Committee Process

Daniele Struppa suggested that the committee was ready to start writing solution-oriented memos on the topics it had discussed. He proposed that the committee start the task of shaping those memos in subsequent meetings.

In the interest of committee members' schedules, he asked the committee to set the next several meeting dates and times. The dates of Feb. 17, March 9, March 30 and April 20 were scheduled, from 9 to 10:30 a.m. for each.

The committee asked that City of Orange City Manager Rick Otto be invited to the next meeting to discuss how the committee's work fits with the city's planning and to recap discussions at the Feb. 9 City of Orange Council meeting.

Sandy Quinn asked Jack Raubolt for a brief report on his early impressions and forthcoming plans as he met with residents and community leaders.

Jack Raubolt said the concerns he was hearing mirrored those aired at the committee meetings. He said the fact that there was consistency in the topics was a positive, because it would help focus the process of finding solutions. He said he already had several ideas to build student and alumni involvement in the community, but added that he will develop more specific strategies for the University's role in neighbor relations after he has more time to meet with Daniele Struppa and Harold Hewitt.

Sandy Quinn noted that he had been asked on behalf of the Old Towne Preservation Association to submit comment on the University's future plans for the campus for discussion at the Feb. 9 meeting of the Orange City Council. Harold Hewitt said the University had been invited to submit a written commentary for the discussion.

Harold Hewitt said one of the misconceptions Chapman hopes to address is that the University community has little impact on the vigorous growth of local business and associated sales tax revenues. He said the University will pursue data illustrating its economic contribution.

Jeff Frankel said a lot of the community attitude directed at the University is due to misinformation and noted that it will take time to change.

William Crouch said a shared goal of the University and City of Orange should be to find ways to incentivize the brightest and best students to become part of the local economy and community.

ADJOURNMENT

Daniele Struppa adjourned the meeting at 10:25 a.m.

