

Chapman University SPA 7 – Summary of Revisions from 2015 Submittal

August 28, 2019

Housing

- Include a new requirement mandating that starting in Fall 2020, a minimum of 50 percent of undergraduate students (not including undergraduates studying full-time outside of the Orange campus (e.g. overseas programs), high school dual enrollees, employees taking courses that would already be on campus, or undergraduates living at home with their parents/legal guardians) shall be required to live in Chapman University housing. This housing may be located on-campus, or at a satellite residence complex owned and/or operated by Chapman University including, but not limited to, Chapman Grand, Panther Village, etc.
- Require that all first- and second-year undergraduate students (freshmen and sophomores) not living at home with their parents/legal guardians live in Chapman University housing. This housing may be located on-campus, or at a satellite residence complex owned and/or operated by Chapman University including, but not limited to, Chapman Grand, Panther Village, etc.

Behavioral

- The Specific Plan will include new provisions that will improve the quality of life for Chapman University students and those living in the surrounding community. These provisions may include, but are not limited to: implementation of University programs to address student behavior issues, have staff and faculty live within the community, a 24-hour helpline, etc.

Enrollment /Phasing

- Decrease maximum number of students allowed at the Orange Campus from 11,650 headcount to 10,185 FTE (which is equivalent to approximately 10,500 headcount).
- Switch the way students are tracked from headcount (where all enrolled students count as one student) to Full-Time Equivalent (FTE). All students taking at least 12 units in undergraduate or graduate instruction will be considered one FTE student. Students taking less than 12 units per semester are counted as a percentage of a full-time student. For example, a student taking 9 units will be considered 0.75 FTE. In recent years, FTE ratios have been approximately 97 percent of total enrollment, as indicated in the table below:

Enrollment	'00-'01	'01-'02	'15-16	'16-17	'17-18	'18-19
Orange Campus Headcount	4,386	4,578	7,813	7,900	8,407	8,657
Orange Campus FTE	3,875	4,098	7,618	7,734	8,181	8,478
FTE %	88.3%	89.5%	97.5%	97.9%	97.3%	97.9%

- The following students will not be considered towards the maximum enrollment allowed by the Specific Plan as they do not generate additional impacts onto the Orange campus.
 - Students attending the Harry and Diane Rinker Health Science Campus (Irvine), or any other institutional buildings outside of the Specific Plan boundary.
 - Students studying full-time outside of the Orange campus (e.g. overseas programs).
 - Employees taking courses that would already be on campus
 - High School Dual enrollees (students in high school earning credits through Chapman University, but not physically on the Orange campus).
- Due to the additional housing, behavioral, and enrollment requirements mentioned above, eliminate the maximum classroom seat capacity from Section 7.2, Phasing.
- With the acquisition of Chapman Grand in Anaheim (opened August 2018) and The K Apartments (opened August 2019), Chapman University can house a total of 3,827 students in on-campus housing.

Parcels to Removed

- Remove Panther Village from the proposed Specific Plan as it is located outside of the main campus.

Partridge Dance Center

- Increase Height Limit for Partridge Dance Center from 32 to 35 feet to accommodate a larger floor height.
- Reduce northerly and easterly setbacks for Partridge Dance Center to 0 (to reflect existing conditions).

Development Standards

- Eliminate the request to increase the proposed F.A.R. increase from 1.0 to 1.25 maximum campus-wide F.A.R. The maximum 1.0 F.A.R. will be applicable to the entire Specific Plan area.
- 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 0.41 spaces per student, which is consistent with the highest observed demand in the past decade).

Villa Park Orchards

- Modify descriptions of the packinghouse to indicate it as an "approved future" project, rather than as a "potential future" project.
- Also identify The K Apartments as a completed project.

Other Modifications

- Include variance and administrative adjustment procedures, similar to the City Code.
- Other modifications/clarifications requested by City Staff.