

# 1 INTRODUCTION

## 1.1 HISTORY OF CITY OF ORANGE AND CHAPMAN UNIVERSITY

The core of the Chapman University campus is located within the Old Towne Orange Historic District of the City of Orange. The City of Orange dates back to 1869, when Alfred Chapman and Andrew Glassell accepted land from the Rancho Santiago de Santa Ana land grant for their fees in a complicated lawsuit involving the family of Jose Antonio Yorba. Alfred Chapman was a relative of Charles Clark Chapman, the principal benefactor and namesake of Chapman University. Alfred Chapman later called himself the “father of Orange.” Development of the town was guided by William Glassell, brother of Andrew Glassell. He laid out a one-square-mile town, with 10-acre farm lots surrounding a 40-acre central town site. The boundaries of the town were Walnut (now Maple) and Almond Avenues to the north and south, and Grape (now Grand) and Lemon Streets to the east and west. The intersection at the center of the town site, which became known as The Plaza, was formed by Chapman Avenue and Glassell Street.

In 1880, the Southern Pacific Railroad built a depot in Orange. That same year, the Santa Fe Railroad extended its railway into the City. The Santa Fe Depot served the City for over 80 years as a freight and passenger facility until its closure in 1971. The competing two railways helped initiate the boom of the 1880s, when profitable crops brought in new businesses to serve the needs of farmers. The railway continues to support the vitality of the City of Orange to this day. In 1886, the civic-minded residents of Orange built the circular Orange Plaza, the landmark that replaced a former weed-filled open lot. The City of Orange was incorporated in 1888. Like other communities in Southern California, the City experienced periods of prosperity and expansion, notably during the years of 1895-1905, 1920-1930 and 1950-1960.

Farmers began planting orange groves in the City in 1873, after the introduction of the Brazilian navel orange trees in Southern California proved to be profitable. By 1882, California boasted more than one-half million citrus trees. Growers gradually began to organize packing houses closer to the railroads, instead of close to the orchards where getting the fruit to the market was costly and time consuming. During the City’s 1895-1905 building boom, a concerted effort was made to promote citrus ranching. Many growers formed cooperatives, among them the Villa Park Orchards Association and the Santiago Orange Growers Association. The Villa Park Orchards Association was formed in 1912 and began packing in a produce shed owned by the Santa Fe Railroad. By 1920, oranges had become the most popular crop for the City and Orange County. The Villa Park Orchards Packing House, one of the ten historic buildings on the Chapman University campus, is preserved from this earlier era of prosperity in Orange.

Up until the 1920s, Orange was primarily an agricultural community. Between 1920 and 1930, the first industrial plants in Orange were built, and the economy began to diversify. In 1921, the California Wire and Cable Company was started by Louis Koth and Fred Grote. The original plant, which was the only electrical wire plant west of the Mississippi at the time, was built in 1922. The Western Cordage Company moved into the Richland Walnut Association Building in 1927. The plant was purchased in 1930 by the Great Anaconda Copper Mining Company, which renamed the company Anaconda Wire & Cable, and continued to use the plant to manufacture wire and cable. In 1934, the company began designing and furnishing intermediate and high-power long wave radio antennas for the United States Navy. These antennas assured shore-to-ship communication at all times, allowing the Navy Department to keep in touch with ships on waters anywhere in the world.

With the outbreak of World War II, the Navy Department approached cable manufacturers in 1940 and requested development and production of buoyant cable. Anaconda Wire & Cable was the first to create and produce a buoyant cable and continued to lead its development and production. Historical documents appear to indicate that the company was classified as an essential industry during the war. At one point, City residents feared that planes might possibly bomb

the Anaconda buildings. The Cordage Building, the former home of Anaconda Wire & Cable, has been preserved and adaptively reused by Chapman University for its College of Digital and Media Arts and Communications.

The period of 1950-1960 saw the biggest population boom in the City's history, sparked by the return of servicemen from World War II. As a result, Orange became increasingly urbanized. In 1967, the former Santiago Orange Growers Association packing house was purchased by the Villa Park Orchards Association. This packing house, which is no longer in operation, remains near the corner of Cypress Street and Palm Avenue today. Chapman University purchased the Villa Park Orchards Packing House in 2004 and has restored its exterior for near future University reuse.

In 1983, the Orange City Council adopted the first Historic Preservation Element of the City's General Plan. The four historic quadrants surrounding the Plaza formed a slightly larger area than the original one-square-mile town. This area was documented as the local Old Towne Orange Historic District in the General Plan. The local Old Towne Orange Historic District encompasses two historic districts on the National Register of Historic Places. The City's Plaza, along with the surrounding commercial core, was placed on the National Register as the Plaza Historic District in 1982. The National Register-listed Old Towne Orange Historic District, which was registered in 1997, includes a more refined boundary and property information for documenting historic significance within the Old Towne Orange Historic District. (Exhibit 1.4, Contributing Historic Resources) shows the boundaries of the historic districts within the Specific Plan area.) Many of the buildings and spaces found in the local Old Towne Orange Historic District were built between 1880 and 1940. The primary architectural styles include: Victorian (1871-1900), Classical Revival (1900-1910), Craftsman and Bungalow (1910-1925), and Mediterranean Revival (1922-1935). The diversity of residential, commercial and industrial building types and architectural design elements reflects the growth and development of the City prior to World War II, as well as the effect of urbanization in the post-war years. Over the years, the City has successfully retained the scale and character of a small agricultural town in its historic core, setting it apart from other neighboring communities. Today, the population of the City is more than 138,640 within a land area of over 27 square miles.

The history of Chapman University dates back to March 4, 1861, when the Christian Church (Disciples of Christ) opened Hesperian College in Woodland, California. In 1896, the Disciples founded a seminary in Berkeley, and the assets of Hesperian College were incorporated as part of the Berkeley Bible Seminary. In 1915, the church transferred its assets to a new Disciples College in Los Angeles. The principal benefactor for the school was Charles Clark (C.C.) Chapman, a distant relative of Alfred Chapman, the founder of Orange. C.C. Chapman's Christian principles and lifelong respect for education led him to offer \$50,000 toward the founding of the new college at an assembly of the Christian Church if church members would raise another \$150,000. The new school, California Christian College, opened in 1920. In 1934, the school was officially renamed to Chapman College. In 1954, Mr. Chapman purchased the former Orange Union High School campus at Glassell Street and Palm Avenue and relocated Chapman College from Los Angeles to Orange. In 1956, Chapman College was accredited by the Western Association of Schools and Colleges (WASC) and became the first four-year-accredited college in Orange County.

Built in 1904, the former high school campus is one of the few remaining examples of neoclassical architecture in Southern California. Five buildings on the original Orange Union High School campus are listed on the National Register of Historic Places: Wilkinson Hall, the Old Science Building (now Smith Hall), Founder's Hall (now Roosevelt Hall), the Education/Art Building (now Reeves Hall) and Memorial Hall. The latter four buildings have main entrances facing onto a formal grass quadrangle, known as the Bert C. Williams Mall, which was a sunken lawn until 2000. Constructed in 1904 in Italianate style, Wilkinson Hall is the oldest structure on the campus. Both the Education/Art Building and Old Science Building were constructed in 1913, followed by Memorial Hall in 1921 and the Founder's Hall in 1928. Wilkinson Hall was moved to its present location in 1921, which was approximately 250 feet northeast of its original location and rotated 90 degrees prior to 1921. These historic buildings, originally comprising Orange Union High School, served as the town's cultural center between 1904 and 1954. Musical, dramatic and other community events were frequently held in the auditorium of Memorial Hall. Chapman University continues to and has expanded the role of the campus as a cultural

center for the community, with the construction of the Musco Center for the Performing Arts, the Marion Knotts Studios at the Dodge School of Film, the Walmark Theatre, the Oliphant Center musical performance rooms and public lecture rooms throughout campus.

In 1991, Chapman College became Chapman University with the introduction of graduate level degree programs, which further strengthened its commitment to international education and innovative undergraduate curriculum. While ecumenical and open to all, Chapman University remains a church-related institution, in covenant with its founding denomination. This legacy lives on through the University's focus on development of the ethical, spiritual, physical and intellectual facets of the individual.

In 2013, Chapman University completed the James L. and Lynne P. Doti Hall, completing an ensemble of five buildings around the Bert C. Williams Mall. Doti Hall was designed and constructed to recall the historical character of the other buildings on the Bert C. Williams Mall.

Today, Chapman University's main campus in Orange is comprised of ten schools and colleges that offer professional studies and liberal arts education, including Argros School of Business and Economics; Attallah College of Educational Studies; Dodge College of Film and Media Arts; Fowler School of Law; College of Performing Arts; Wilkinson College of Arts, Humanities and Social Sciences; Crean College of Health & Behavioral Sciences; School of Communication; Fowler School of Engineering; and Schmid College of Science & Technology. In addition to the Orange campus, Chapman University has another campus in the City of Irvine (Rinker Health Science Campus) where the School of Pharmacy and a second location for the Crean School are located. A satellite footprint of the Advanced Physics Laboratory (Quantum Physics Department) is located in Burtonsville, Maryland.

The University's "patron saint" or guiding spirit is Albert Schweitzer, the famed physician, musician and humanitarian. His name and likeness are prevalent on the main campus in Orange. In the Schweitzer spirit, the University fosters an environment that supports service to others. With more than 150 years of history, Chapman University is now recognized as a comprehensive institution with its multi-disciplinary research, liberal arts core, and innovative professional programs. The dynamic, stimulating University community engages in value-centered personalized learning, with a curriculum that reaches beyond the boundaries of the classroom. The University's open campus, hosting a full program of artistic and scholarly public events every year, serves as a cultural hub for the community.

## **1.2 PROJECT BACKGROUND**

In 1989, in response to the need to accommodate anticipated campus facility expansion and the City of Orange's desire for a definitive planning tool to guide future campus development, Chapman University prepared a specific plan that would provide a long-range, campus-wide development plan for the University. The Chapman College Specific Plan was a comprehensive plan with regulations and guidelines that addressed not only the University's current needs for facilities, but also the projected needs for the University's ultimate build-out in approximately 30 years. The original Specific Plan encompassed only University-owned properties and was approved and adopted in March 1989 by the City Council. Three amendments to the original Specific Plan were approved and adopted in September 1989, December 1995 and March 1997. The title of the Specific Plan was changed from Chapman College Specific Plan to Chapman University Specific Plan in the third amendment (Appendix D, Specific Plan Amendments, describes each of the Specific Plan Amendments). Amendment No. 4 was prepared and submitted to the City of Orange, but was denied by the City Council in November 2001. Amendment No. 5 was approved by the City in January 2004 and expanded the Specific Plan area to 57.47 acres in size to allow for development of Marion Knott Studios for the Dodge College of Film and Media Arts (the film school) and other uses. Amendment No. 6 was approved in January 2012 and was focused on the new Musco Center for the Arts and increased the Specific Plan area to 58.37 acres. Amendment No. 7 is a comprehensive update to the Specific Plan that

includes the incorporation of additional University-owned properties into the Specific Plan area, an increase in student enrollment, the inclusion of minimum student housing requirements, the elimination of the classroom seating capacity provision, an enhanced circulation discussion, refinement to the design guidelines and development standards, and an updated implementation chapter.

## **1.3 PHYSICAL SETTING**

### **1.3.1 Location**

Chapman University is located in the City of Orange, California. Regional access to the Specific Plan area is provided by the Orange Freeway (Route 57) from the west via interchanges at Chapman and Orangewood Avenues (Orangewood becomes Walnut Avenue near campus), the Garden Grove Freeway (Route 22) from the south via Glassell Street, the Newport-Costa Mesa Freeway (Route 55) from the east via Chapman Avenue, and the Riverside Freeway (Route 91) via Kramer/Glassell Street. The University is located centrally (about 1 to 1.5 miles) between these four freeways and has excellent regional access, as shown in Exhibit 1.1, Regional Context. The Anaheim Regional Transportation Intermodal Center, served by Amtrak and commuter lines, is a seven-minute drive from the core of campus.

The University campus is situated in the heart of Orange, in proximity to the City's historic Downtown Plaza and conveniently served by the Metrolink commuter rail line (shown on Exhibit 1.2, Vicinity Map). The Specific Plan area is generally located to the south of Everett Place, west of Shaffer Street, north of Maple Avenue, and east of N. Parker Street except for a portion to the south of Maple Avenue along Cypress Street. The Specific Plan area is located within the National Register-listed Old Towne Orange Historic District and the City's local Old Towne Orange Historic District as defined by the Cultural Resources & Historic Preservation Element of the General Plan, with the exception of the northeastern section of the campus north of Walnut Avenue. The National Register-listed Old Towne Orange Historic District and the local Old Towne Orange Historic District are herein collectively referred to as the Old Towne historic districts.

### **1.3.2 Existing Land Uses**

The existing campus is occupied by academic facilities, administrative offices, parking lots and parking structures, student residence halls, faculty and staff residences, and other University related uses. The area adjacent to the existing campus consists of a mixture of single-family and multi-family residential, industrial and commercial uses (shown on Exhibit 1.3, Existing Land Uses).

### **1.3.3 Surrounding Uses and Characteristics**

The University campus is located in a predominantly residential area, interspersed with general commercial, industrial and light manufacturing uses associated with the Old Towne historic districts. Single-family homes are located to the north and east of the campus. The areas to the south and west are occupied by single-family and multi-family homes, as well as local commercial and industrial uses. The central business district and the Downtown Plaza are located a few blocks south of the campus. Exhibit 1.3, Existing Land Uses, depicts the land uses surrounding the Specific Plan area.

The University campus is located in the Old Towne historic districts, which reflect both the small town residential and commercial history and architectural patterns, as well as the area's past as a center in the region's citrus industry. The residential and commercial inventory is generally well maintained and retains its original architectural integrity. The University, with its mix of preserved historic buildings, new buildings of contextual scale and massing, and its landscaped open spaces, adds character and cultural meaning to the surrounding community.

### 1.3.4 Contributing Historic Resources

Five academic buildings on the former Orange Union High School campus are listed on the National Register of Historic Places because of their architectural and historical significance. These buildings were part of the former high school for 50 years and served as the cultural center of Orange from 1904 to 1954.

With a population of only 1,300, the City of Orange began construction of the first high school building, now known as Wilkinson Hall, in 1903. This hall is the oldest structure on the campus. It was completed in 1904 and was originally located on the site of what is now known as the Bert C. Williams Mall. In 1921, Wilkinson Hall was moved to its present location when Memorial Hall was constructed.

The Old Science Building (now Smith Hall) and the Education/Art Building (now Reeves Hall) were both constructed in 1913, and the Founder's Hall (now Roosevelt Hall) was completed in 1928. All three buildings have a base of simulated rusticated cut stone topped by a protruding band. The walls are painted plaster, with a second protruding band occurring at the sill level of the second story windows. Cornices are continuous at the top of the wall with a slightly articulated parapet above. These three buildings face onto the Bert C. Williams Mall.

Memorial Hall was originally constructed in 1921, with an addition added in 1926. Memorial Hall faces onto the Bert C. Williams Mall and is the focus of the space. Four free-standing doric columns rise two stories from the first-floor level. Memorial Hall now serves as the main campus administration building and includes the University President's office and other administrative offices.

In addition to the buildings that formed the basis of the former Orange Union High School, the former Cypress Street School is an individually listed building. It is located at 544 N. Cypress Street and is the last remaining example of a segregated schoolhouse in Orange County. The former Lydia D. Killefer School, located at 541 N. Lemon Street, is also an individually listed building within the Specific Plan area. The Killefer School was voluntarily desegregated in 1944—ten years before *Brown v. Board of Education*—and becoming then the only elementary school in the Cypress Street Barrio. The desegregation of the Killefer School inspired the desegregation of the Orange Unified School District and the community at large.

In addition to the seven individually listed buildings, there are a variety of residential and industrial structures existing along Olive, Lemon, Cypress and Glassell Streets in the Specific Plan area that have been identified as contributing elements of the Old Towne Orange Historic District on the National Register of Historic Places. These buildings and uses are important to the understanding of Orange history, and therefore retain significance according to the criteria of the National Register of Historic Places. The City of Orange established the expanded local Old Towne Orange Historic District boundaries that included properties on the periphery of the National Register-listed Old Towne Orange Historic District and Plaza Historic District which warrant preservation and conservation, even if they may not have met the criteria for National Register designation. Exhibit 1.4, Contributing Historic Resources depicts the parcels that contain contributing historic resources within the Specific Plan area. Rehabilitation of contributing historic resources shall comply with the guidelines contained in Section 5.8, Historic Preservation and Enhancement Guidelines, of this Specific Plan and the Secretary of the Interior's Standards for Rehabilitation in Appendix J.

Demolition of, or major alteration to, any contributing historic structure is considered a significant adverse impact under the California Environmental Quality Act (CEQA). Any such action will require environmental review in accordance with State and Local CEQA Guidelines, as discussed in Chapter 7.0, Implementation. Detailed descriptions and assessments of the historic integrity and condition of the historic structures within the Specific Plan area are provided in the cultural resources section of the project EIR.

The western portion of the Specific Plan area falls within two of the proposed Neighborhood Character Areas (NCAs), the Cypress Street Barrio and the Railroad/Packinghouse Neighborhood, as depicted in Figure CR-2, Resources Recommended for Designation, in the City's General Plan. An NCA encourages preservation of the historic qualities and context of the neighborhood, while still allowing changes in use and new development. An NCA ensures that development and renovations within the designated area are consistent with and reinforce the historic context of the neighborhood.

One of the neighborhoods established in Orange in the early 20th century was the Cypress Street Barrio, which consisted primarily of housing for working class residents and migrant workers. Also known as the Cypress Barrio or Orange Barrio, the Cypress Street Barrio developed in response to the need to provide inexpensive housing for workers in the nearby citrus fruit packinghouses and the returning soldiers from World War I. Many of these local inhabitants were members of the original 40 families that came from Mexico and settled in the neighborhood and established strong ties to Orange.

The Cypress Street Barrio NCA is generally south of Collins Avenue and bounded by Palm Avenue to the south, Glassell Street to the east, and the Atchitson, Topeka & Santa Fe (AT & SF) Railroad tracks to the west. The center of the Cypress Street NCA is the 400 block of North Cypress Street, between Sycamore and Walnut Avenues.

The Railroad/Packinghouse NCA runs in a north-south direction and is located on either side of the AT & SF Railroad tracks within the Old Towne historic districts and extends eastward along Chapman Avenue toward the Plaza.

## 1.4 DOCUMENT ORGANIZATION

The Chapman University Specific Plan accommodates campus growth and anticipates future needs, while providing development and design controls to assure that the Specific Plan will be implemented as planned.

The following is a summary of each chapter contained in this document:

Chapter 1, Introduction, includes a discussion of the University's history, project background and physical setting, as well as the organization of the Specific Plan.

Chapter 2, Planning Context, discusses the Specific Plan's purpose and intent, goals and objectives, authority and scope, and relationship to applicable plans and policies. The goals, objectives and policies are more general than the detailed guidelines and regulations contained in the other sections. However, these should be considered as the intent behind the more specific guidelines and should be used to check project consistency and guide compatible edge development within the Specific Plan area.

Chapter 3, Development Plan, contains the components that provide the rationale for the development regulations and guidelines that will be used in the Site Plan Review process. These components include the Land Use Plan, Circulation Plan, Pedestrian Circulation Plan, Bikeway Plan, Open Space and Recreation Plan, Student Enrollment, Student Housing, and Quality of Life Initiatives.

Chapter 4, Community Facilities and Services Plan, contains the infrastructure, public services and utilities components of the Specific Plan. Conceptual plans for the Specific Plan's water, sewer and storm drain systems are included, as is a discussion of public services (e.g., police, fire), utilities, water quality, and grading.

Chapter 5, Design Guidelines, contains guidelines to enhance design of the campus and provide visual order and continuity through Specific Plan build-out. The guidelines cover nine topical areas: context planning, site planning,

architecture, landscape architecture, signage, lighting, parking, historic preservation, and sustainability. These guidelines will be adhered to for development plan review, as they convey the intent of this Specific Plan and the goals of the Old Towne historic districts.

Chapter 6, Development Regulations, contains development provisions and regulations establishing the Chapman University zoning. Site development standards provide the parameters within which development will occur.

Chapter 7, Implementation, contains the implementation procedures for the Specific Plan. A discussion of the anticipated phasing is included in this chapter. The Site Plan Review process is an essential key to the sequence and eventual pattern of development, ensuring that development will occur consistent with the Specific Plan.

The Appendices include the following:

- A1) Planning Commission and City Council Hearing Minutes;
- A2) Planning Commission and City Council Resolutions and Ordinances;
- B) Specific Plan's consistency with the City's General Plan as required by State law;
- C) Definitions of terms in association with Specific Plan regulations and standards;
- D) Specific Plan Amendments;
- E) Amendments to the City's Zoning Documents;
- F) Chapman University Campus Plant Palette;
- ) Sanborn Fire Insurance Maps;
- H) HABS/HAER Documentation Requirements;
- I) Campus Shuttle Service;
- ) Secretary of the Interior's Standards for Rehabilitation;
- K) Chapman University Ownership Map;
- L) Site Plan Review Process;
- M) Historic Review Process;
- N) City of Orange Public Works Standard Plans for Bus Bays; and
- O) Existing Street Tree Plan.

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## 2.1 PURPOSE AND INTENT

The Chapman University Specific Plan establishes the land uses and zoning of properties within the Specific Plan area. The Specific Plan includes development regulations, policies and programs for the implementation of the approved development plans. The Specific Plan allows for a range of institutional and support uses and provides quality assurances to the surrounding community. The Specific Plan considers existing neighborhood context, buildings and facilities, future expansion needs, and overall procedures and regulations to guide project implementation and buildout.

## 2.2 GOALS, OBJECTIVES AND POLICIES

The primary purpose of the Specific Plan is to serve as a planning tool that implements the physical development of the University campus. By providing the review mechanisms for implementation, the Specific Plan responds to a multiplicity of concerns. The following section contains a reiteration of land use issues for the Specific Plan area, with a statement of the goals, objectives and policies to guide development of the campus.

### Goal 1

Chapman University should continue to provide liberal arts and professional learning of distinction within an intellectually demanding, caring and value-centered community by completing the campus plan, and providing facility expansion and new programs and services as needed.

#### Objective 1.1

Implement a plan to meet the educational needs of the University consistent with the goals, objectives, and policies of the City of Orange General Plan, including its Cultural Resources & Historic Preservation Element and Housing Element.

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#### Objective 1.2

Provide a balanced range of permitted uses, anticipating current and future demands with a range of opportunities.

#### Policy 1.1

Process, adopt and amend the Specific Plan as necessary to provide an understanding of development parameters and future improvements within the Specific Plan area.

### Goal 2

Achieve the best possible land use pattern for the Specific Plan area with an emphasis on the functional and aesthetic relationship of facilities and preserving the campus and community character, including open space, boundary transitions, adequate circulation, convenient parking and a mix of compatible uses.

#### Objective 2.1a

Achieve project design that maximizes the functional and aesthetic relationships between facilities.



Objective 2.1b Mitigate impacts on surrounding neighborhoods by providing transitions between institutional land uses and adjacent residential neighborhoods.

Objective 2.1c Encourage the provision of on-campus student housing.

Objective 2.2 Achieve project designs that provide a balance between open space, structures and parking.

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Objective 2.3 Provide a circulation system that is comprehensive enough to accommodate a variety of future project areas as build-out occurs.

Objective 2.4a Provide alternatives to surface parking and more efficient parking layout within the Specific Plan area.

Objective 2.4b Provide design elements that encourage walking (pedestrian paths, benches, etc.), bicycling, mass transit, carpooling and other modes of transportation to reduce automobile dependence and parking demand.

Objective 2.4c Promote the use of Chapman University-sponsored shuttles to remote parking areas to help meet the parking needs for the campus.

Objective 2.5 Establish a planning area in the vicinity of the SF & AT railroad that allows for a variety of University uses compatible with the surrounding neighborhoods and fosters a mutually supportive environment between Chapman University and the adjacent Santa Fe Depot area.

Policy 2.1a Provide development standards for land uses within the Specific Plan that respect adjoining land uses.

Policy 2.1b Provide edge development and transition standards that protect the character of the campus/community interface.

Policy 2.1c Establish a provision for on-campus student housing.

Policy 2.2 Provide in the University zoning a wide range of highly integrated and compatible land uses. Ensure that adequate parking is provided at appropriately designated locations for students, faculty, employees and visitors.

Policy 2.3 Provide an internal pedestrian system that connects to open space areas (e.g., quads and gathering areas) within the campus.

Policy 2.4a Continue to meet the minimum parking requirements by providing structured parking outside the campus core.

Policy 2.4b Provide pedestrian paths and bikeways that connect to different areas on campus and to the surrounding neighborhoods, Orange Transportation Center and other activity nodes/destinations in Old Town Orange. Install amenities such as benches, bollards, and bicycle parking facilities to encourage walking and bicycling.

Policy 2.4c Implement a shuttle service that transports students, faculty, employees, and visitors between designated parking areas within and outside the campus.

Policy 2.5 Establish the Academic 2 planning area on the land use plan that allows for a broad range of University uses and provide context-sensitive development and design criteria to ensure compatibility with the surrounding neighborhoods and Santa Fe Depot Specific Plan area.

### Goal 3

Achieve integration of the existing University uses with future uses and the surrounding community.

Objective 3.1 ▲ Achieve coordinated planning of development along common areas between existing and proposed areas, while ensuring that the campus/community interface is enacted through the use of edge development and transition standards.

Objective 3.2 Provide a conceptual development layout plan that shows the locations of potential campus improvement projects.

Objective 3.3 Achieve and encourage neighborhood and project identity through architecture and site planning, while maintaining continuity with common architectural elements, landscape, streetscape, signage and hardscape elements.

Objective 3.4 Retain and enhance view corridors to existing buildings and open space areas.

Policy 3.1 Coordinate and encourage future development of the Specific Plan area consistent with existing development.

Policy 3.2 Encourage well designed projects along common boundaries and utilize edge and transition design criteria to guide landscape, streetscape, signage and hardscape features.

Policy 3.3 Locate building masses, landscaping and parking such that existing views into the site at entries and surrounding roads, as well as inner-site views, are preserved and enhanced.

Policy 3.4 Establish architectural and landscape transition guidelines that are sensitive to the campus/community edge and the character of the surrounding neighborhoods.

Policy 3.5a Provide a land use plan that respects the adjacent land uses and contributes to the overall quality and revitalization of the adjacent neighborhoods.

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Policy 3.5b Maintain and/or encourage elements that enhance neighborhood identity, character or image of the Specific Plan area.

Policy 3.5c ▲ Locate land uses with lower intensity and minimal disruption to the adjacent neighborhood context and character along the campus interface with residential areas.

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Policy 3.6 Provide a University that will serve as an academic and cultural resource to City residents and enhance the vitality of the City.

Policy 3.7 Manage student enrollment to gradually increase to the maximum allowed enrollment at Specific Plan buildout.

Policy 3.8 Provide a conceptual development layout plan that identifies the locations of key anticipated campus improvement projects necessary to accommodate the existing and future student population.

#### **Goal 4**

Retain the quality appearance and "identity" for the University with consistent design and visual improvements, while ensuring the identity of the Old Towne historic districts.

Objective 4.1 Each building should continue to have its own identity; however, architectural compatibility throughout the University and with surrounding neighborhoods will be achieved.

Objective 4.2 Establish recurring landscape features and signage to provide continuity throughout the campus.

Objective 4.3 Prohibit visible storage and require unsightly uses to be completely screened, unless otherwise allowed by the Community Development Director.

Policy 4.1 Require adherence to the Specific Plan design guidelines and the Secretary of Interior's Standards for Rehabilitation (where applicable) for architecture, signage, streetscapes and landscaping standards.

Policy 4.2 Establish signage guidelines utilizing consistent sign color, material and design for all signs that are part of the streetscape.

Policy 4.3 Provide an environment that is safe and secure by the provision of design guidelines that encourage public safety.

#### **Goal 5**

Have adequate public facilities and services for University development.

Objective 5.1

Provide water, sewer, drainage and road facilities to adequately serve a wide range of land uses.

Objective 5.2

Provide adequate public services, through enhanced access and design mechanisms, to University uses.

Policy 5.1

Provide an infrastructure system, including sewer, water and storm drain systems, that will adequately serve full build-out of the Specific Plan development.

Policy 5.2

Provide future building designs which are sensitive to public safety and fire needs.

Policy 5.3

Ensure that the intent of the City's stormwater and water quality goals are met through implementation of the appropriate standards and procedures.

Policy 5.4

During construction projects, ensure compliance with all terms and conditions including implementation of appropriate Best Management Practices (BMPs).

## Goal 6

Have an efficient internal circulation system to alleviate unnecessary project-related traffic on adjacent arterial streets while ensuring the functional access needs of each Chapman University land use.

Objective 6.1

Provide internal street layouts that allow efficient ingress and egress from adjacent arterial streets.

Objective 6.2

Provide alternate or improved access as necessary to accommodate growth.

Objective 6.3

Provide a street system that maintains continuity with surrounding development and the City's circulation system as a whole that's safe for pedestrians, bicyclists, vehicles, and other modes of transportation.

Policy 6.1

Evaluate the efficiency of the circulation system at the Site Plan Review stage.

Policy 6.2

Provide pedestrian access throughout the development which connects the various campus components and encourages pedestrian movement.

Policy 6.3

Respect the integrity of the existing street grid pattern around the campus.

Policy 6.4

Connect internal campus bikeways to the existing and proposed bikeways, as designated in the City of Orange Bikeways Master Plan Update and General Plan, within the street rights-of-way around the campus.

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## Goal 7

Maintain the open space amenities of the University campus while meeting the development and programmatic needs of the campus, enhancing pedestrian safety, providing unique open spaces, and continuing the collection of intimate, connected spaces.

Objective 7.1 Encourage structured parking to minimize conversion of open space to parking lots.

Objective 7.2 Continue to provide adequate open space as the campus is built-out.

Policy 7.1 Continue to meet the minimum parking requirements by providing structured parking outside the campus core.

Policy 7.2 Require adherence to the open space guidelines contained in the Specific Plan.

Policy 7.3 Maintain a minimum of 30 percent open space on the overall campus. The open space should be distributed throughout the Specific Plan area, with emphasis on creating usable, defined open space areas with distinct character (e.g., malls, promenades, gathering areas, etc.). Open space areas should be connected by pedestrian paths designed for human scale and enhancing safety.

Policy 7.4 Maintain the existing campus open spaces in the Academic 1 planning area and augment with garden rooms and small, intimate courtyards and plazas, tied together by linear malls and pedestrian paths. Reinforce the informal, pedestrian-scaled open space concept in the Academic 2 and Residential planning areas to provide a collection of intimate, connected open space areas.

Policy 7.5 Maintain the historical character of Bert C. Williams Mall and Shady Quad/Liberty Plaza by preserving these areas as permanent open space. The Bert C. Williams Mall will retain a formal appearance, with a central lawn bordered by linear walkways. Shady Quad/Liberty Plaza will retain its informal character, consisting of specimen trees and a water feature, interspersed by walkways.

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## 2.3 AUTHORITY AND SCOPE

The Chapman University Specific Plan has been prepared pursuant to the provisions of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457. The California Government Code authorizes cities to adopt specific plans by resolution as policy or by ordinance as regulation. Public hearings were held by both the Planning Commission and City Council, and the Specific Plan Amendment No. 7 was formally adopted by the City Council on [Insert Date].

This Specific Plan, originally adopted by Ordinance No. 4-89, is a regulatory plan that serves as the zoning ordinance for the subject property. All other City codes and ordinances shall continue to be applicable, unless inconsistent with this Specific Plan, in which case they are superseded. Proposed development plans, development agreements, site plans, tentative tract maps or parcel maps and any other development approval must be consistent with the Specific Plan. Projects that are found consistent with the Specific Plan will be deemed consistent with the City's General Plan and its adopted elements.

Further, the Government Code states that a specific plan may be amended as many times as necessary in the same manner as it was adopted. In the case of this Specific Plan, it is adopted by ordinance and shall be amended by ordinance. Refer to Section 7.8, Specific Plan Amendments, of this Specific Plan.

## **2.4 RELATIONSHIP TO APPLICABLE PLANS AND POLICIES**

### **2.4.1 City of Orange General Plan**

The City of Orange General Plan is the primary policy planning document that provides the framework for management and utilization of the City's physical, economic and human resources. The General Plan consists of 11 elements: Land Use, Circulation & Mobility, Growth Management, Housing, Natural Resources, Public Safety, Noise, Infrastructure, Urban Design, Economic Development, and Cultural Resources & Historic Preservation. Each element contains goals, policies and implementation measures to guide development within the City. The Chapman University Specific Plan, with the amended General Plan designation of PFI (Public Facilities Institutions Max 2.0 FAR), shown on Exhibit 2.1, General Plan Designation, as Amended, is consistent in all respects with the General Plan as discussed in Appendix B, General Plan Consistency. A discussion of how the applicable General Plan Element's goals and policies are implemented through the Specific Plan is included in Appendix B, General Plan Consistency.

### **2.4.2 City of Orange Zoning Ordinance**

The City of Orange Zoning Ordinance is the primary implementation tool for the goals and policies of the City's General Plan. For this reason, the Zoning Map must be consistent with the General Plan Land Use Map. The Zoning Ordinance provides regulations for the logical and orderly development of the City.

The Chapman University Specific Plan establishes comprehensive guidance and regulations for development of the campus and its environs. The adopted Specific Plan and subsequent amendments serve as the zoning for development within the Specific Plan area. The approved document supersedes the provisions of the City's Zoning Ordinance, except in instances where the Specific Plan remains silent on a specific issue. The zoning designation for the Specific Plan area is P-I (SP) (Public-Institution (Specific Plan)), as shown on Exhibit 2.2, Proposed Zoning Designation, and discussed in Appendix E, Amendments to the City's Zoning Documents. As previously noted, the General Plan designation of PFI, as amended, sets forth a maximum FAR of 2.0.

### **2.4.3 Historic Preservation Design Standards for Old Towne**

The purpose of the City's Historic Preservation Design Standards document is to protect the historic and architectural resources that contribute to the cultural richness of the City. This document includes processing requirements and design criteria intended to provide guidance for the enhancement and preservation of the properties located in the National Register-listed Plaza Historic District, the National Register-listed Old Towne Orange Historic District, and the local Old Towne Orange Historic District previously described in Section 1.1, History of City of Orange and Chapman University.

Within the boundaries of the National Register-listed and local Old Towne Orange Historic Districts, a number of properties are individually listed on the National Register of Historic Places. Authorized under the National Historic Preservation Act of 1966, the National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate and protect the historic resources worthy of preservation and of consideration in planning and development decisions. Applicable building standards of National Register of Historic Places are included in Appendix J, The Secretary of the Interior's Standards for Rehabilitation.

The National Register-listed and local Old Towne Orange Historic Districts overlay portions of Chapman University. North Glassell Street between Walnut Avenue and Maple Avenue is identified as one of the four historic "Spoke Streets," as shown on the "Map of Old Towne Historic Districts" in City's Historic Preservation Design Standards. The Historic Preservation Design Standards do not specifically address institutional structures; however, consideration shall be given to the surrounding community context when proposing new institutional structures.

Because the majority of the campus falls within the boundaries of the local Old Towne Orange Historic District and National Register-listed Old Towne Orange Historic District, the Specific Plan addresses the regulations of these districts. Applicable guidelines and standards of the City's Historic Preservation Design Standards and the National Register of Historic Places have been incorporated into the Specific Plan or referenced. These guidelines and standards are presented in Chapter 5.0, Design Guidelines of this Specific Plan.

#### **2.4.4 The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings**

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places. The Secretary of the Interior has developed a set of standards to guide work undertaken on historic buildings, including acquisition, protection, stabilization, preservation, rehabilitation, restoration and reconstruction. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values."

Unlike the Standards for Rehabilitation, the Guidelines for Rehabilitating Historic Buildings are intended to provide guidance for owners, developers and decision-makers in applying the Standards for Rehabilitation to historic preservation projects. Consequently, these Guidelines for Rehabilitating Historic Buildings are not meant to give case-specific advice or address exceptions or rare instances; rather, they provide recommendations pertaining to approaches, treatments and techniques that are consistent with the Standards for Rehabilitation in planning a successful rehabilitation project.

The Secretary of the Interior's Standards for Rehabilitation are used by Orange City staff, in accordance with the Local CEQA Guidelines (discussed in Section 2.4.6) in reviewing design standard consistency for projects deemed to have potential impacts on historic resources. All adaptive reuse of historic buildings shall comply with the criteria included in Appendix J, The Secretary of the Interior's Standards for Rehabilitation, of this Specific Plan, as applicable.

#### **2.4.5 California Environmental Quality Act (CEQA)**

A Subsequent Environmental Impact Report (SEIR) for the Chapman University Specific Plan Amendment No. 7 was prepared in accordance with the California Environmental Quality Act (CEQA) and pursuant to the State and Local CEQA Guidelines. The intent of CEQA is to assure adequate consideration and analysis of potential environmental impacts anticipated to result from approval of discretionary actions. The environmental review process begins with the determination of whether a development activity is subject to environmental review according to CEQA. If an activity requires discretionary approval and is not considered exempt, an initial study shall be prepared in accordance with the requirements outlined in CEQA Guidelines Section 15063. The initial study is used to determine whether the project may have a significant effect on the environment, and whether the potential effects can be reduced to below a level of significance. This information consequently determines the type of environmental documentation required for the project. If there is substantial evidence that the project may have a significant impact, then the lead agency prepares or causes the preparation of an Environmental Impact Report (EIR).

Pursuant to local and state CEQA Guidelines, the City of Orange prepared an initial study for the Chapman College Specific Plan in December of 1987, which determined that this project may have significant environmental impacts, and therefore an EIR was warranted. The City prepared EIR No. 1195, which identified potential project impacts and included recommended mitigation measures to lessen these impacts. The EIR addressed the potential environmental impacts associated with the Specific Plan, and was intended to cover future development projects, site plans, tentative tract maps, parcel maps, and any other development processed in conformance with the Specific Plan. Future development projects that are consistent with the Specific Plan would require either no further environmental documentation or, in special cases, focused environmental analysis and action as determined in Section 15162 of the CEQA guidelines. EIR No. 1195 was certified in 1989.

No additional CEQA documentation was required for Specific Plan Amendment No. 1, since the changes proposed as part of this amendment were within the scope of the project analyzed in EIR 1195.

In conjunction with Specific Plan Amendment No. 2, a Mitigated Negative Declaration was prepared in compliance with the CEQA requirements. Mitigated Negative Declaration 1469-95 demonstrated that the changes to the Specific Plan in Amendment No. 2 would not result in any new or substantially significant environmental impacts and that, after incorporation of the recommended mitigation measures identified in the Mitigated Negative Declaration, potentially significant environmental impacts would be eliminated or reduced to a level considered less than significant.

In conjunction with Specific Plan Amendment No. 3, an Addendum to EIR No. 1195 was prepared in compliance with the CEQA requirements. The Addendum demonstrated that proposed changes to the Specific Plan under Amendment No. 3 would not result in any new or substantially significant environmental impacts which would require major revisions to EIR No. 1195, and that no supplemental or subsequent environmental review was required.

In conjunction with Specific Plan Amendment No. 4, a Negative Declaration was prepared, but it was not approved by the City.

In conjunction with Specific Plan Amendment No. 5, a Subsequent EIR was prepared by the City in compliance with the CEQA requirements. The City prepared an initial study which determined that development associated with Amendment No. 5 may have significant environmental impacts, and therefore an EIR was warranted. EIR No. 1717 identified potential project impacts associated with Amendment No. 5 and includes recommended mitigation measures to reduce those impacts to below a level of significance.

In conjunction with Specific Plan Amendment No. 6, a Mitigated Negative Declaration was prepared in compliance with the CEQA requirements. The Mitigated Negative Declaration (ENV 1821-09) demonstrated that the changes to the Specific Plan in Amendment No. 6 would not result in any substantially significant environmental impacts and that, after incorporation of the recommended mitigation measures identified in the Mitigated Negative Declaration, potentially significant environmental impacts would be eliminated or reduced to a level considered less than significant.

A Subsequent EIR (ENV 1840-15) was prepared in conjunction with the Chapman University Specific Plan Amendment No. 7. This SEIR covers future development projects, site plans, tentative tract maps, parcel maps, and any other development processed in conformance with the Specific Plan. As described in the SEIR, future development projects that are consistent with this Specific Plan and the City's Local CEQA Guidelines will require either no further environmental documentation or focused environmental analysis as determined in Section 15162 of the CEQA Guidelines.

#### **2.4.6 City of Orange Local CEQA Guidelines**



The City of Orange Local CEQA Guidelines, adopted on May 23, 1995 and revised on December 14, 1999 and on April 11, 2006, are intended to provide the City with a local environmental review process established according to State law and City practices. The Local CEQA Guidelines serve to augment the CEQA procedures and the State CEQA Guidelines.

In addition to providing criteria for local CEQA review of projects involving major alteration or demolition of historic resources, such review also takes a broad look at the cumulative environmental impacts of demolition projects and to the extent that the Specific Plan Amendment can create programs and projects that can be quantified, sited and mitigated. The Local CEQA Guidelines document is available on the City of Orange website.

#### **2.4.7 Santa Fe Depot Specific Plan**

The Santa Fe Depot Specific Plan (SFDSP) provides a long-range, comprehensive plan for the 102-acre area surrounding the historic Santa Fe Depot. The SFDSP area is generally located to the south of Walnut Avenue, west of Olive Street, north of Palmyra Avenue, and east of Parker Street (see Exhibit 2.2, Proposed Zoning Designation). Its proximate location to the Chapman University Specific Plan area, where some parcels overlap, necessitates careful coordination to foster a mutually supportive relationship between the two Specific Plan areas, ultimately creating an environment that is beneficial to both the community and the University.

The Chapman University Specific Plan includes several properties along Palm Avenue, Maple Avenue, Cypress Street, Lemon Street and Olive Street which currently fall within the SFDSP area. Three of these properties are already within the adopted Chapman University Specific Plan boundary, but are included in the SFDSP boundary because they are in the SFDSP core area and offer redevelopment opportunities if consolidated with adjacent parcels. Although the SFDSP sets forth policies for these four parcels, it acknowledges that these Chapman University-owned properties will be governed by the standards and regulations contained in the Chapman University Specific Plan. An amendment to the SFDSP is necessary to remove the parcels shown in Exhibit E.3, Parcels to be Removed from the Santa Fe Depot Specific Plan, from the SFDSP area to allow for implementation of these parcels in accordance with the provisions of the Chapman University Specific Plan, as discussed in Appendix E, Amendments to the City's Zoning Documents.

The vision of the SFDSP is to support and facilitate transit use by capitalizing on pedestrian traffic, encouraging and attracting a mix of employment, retail, services, and residential uses within walking distance of the Orange Transportation Center. The Chapman University Specific Plan is responsive to the planning and preservation priorities of the SFDSP. The Chapman University Specific Plan provides for a mix of uses where the campus interfaces with the SFDSP area, including academic, administrative, housing, cultural/arts, services and retail uses. Existing University facilities adjacent to the Santa Fe Depot area include the Partridge Dance Center, Hilbert Museum, Marion Knott Studios, and Digital Media Arts Center. The mix of University uses and facilities will support and attract students, faculty, staff, and local residents and visitors to this area, thereby contributing to the economic success of nearby businesses and bringing opportunities to create a vibrant, mixed-use transit village.

The development regulations in the Chapman University Specific Plan ensure that sensitive land use transitions and appropriate building setbacks are provided to avoid any potential incompatibility between the University and surrounding residential properties. The Specific Plan also includes design guidelines and historic preservation/enhancement guidelines to ensure that development adjacent to the SFDSP area is compatible with the surrounding historic industrial character, and address preservation and rehabilitation of contributing historic resources to protect their historic integrity.

Pedestrian connections between the University and the SFDSP area have been identified in the Chapman University Specific Plan to facilitate pedestrian movement. Streetscape along these walking paths is designed to enhance the pedestrian environment and provide visual continuity between the two Specific Plan areas. In addition to pedestrian linkages, the University's shuttle service operates between the Chapman University

Specific Plan area, off-campus University housing areas, and the Orange Transportation Center to further facilitate and support transit use, which will contribute to the vibrant transit mixed-use village envisioned by the SFDSP.

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## **3.1 PURPOSE AND INTENT**

The Chapman University Specific Plan is the master plan intended to guide campus development over an approximately ten-year period. This chapter contains a description of the land use, circulation and open space concepts. These elements describe and illustrate the development regulations found in Chapter 6.0, Development Regulations. In addition, this chapter provides a discussion of the maximum student enrollment, student housing, and quality of life initiatives that address integration of student-oriented housing in existing neighborhoods.

## **3.2 LAND USE PLAN**

To accommodate existing and future University facility needs, the Specific Plan includes University-owned properties and allows for future expansion through the Specific Plan Amendment process, discussed in Section 7.8, Specific Plan Amendments. Three planning areas have been established within the Specific Plan area, each with a basic function to perform in carrying out the purpose and intent of the University. Exhibit 3.2, Land Use Plan, delineates these planning areas. Land use regulations tailored to each planning area are provided in Chapter 6.0, Development Regulations.

### **3.2.1 Academic 1 (A-1)**

This area is the focal point of the University where the majority of the learning activities occur. It contains primarily classrooms, athletic facilities and administrative facilities, the Musco Center for the Arts, Argyros Forum, and Leatherby Libraries, as well as many of the indoor assembly spaces for both University and community use. The A-1 area contains several buildings on the National Register of Historic Places. Historic integrity of the buildings and campus quads is most apparent in this planning area.

### **3.2.2 Academic 2 (A-2)**

This area allows for development of a broad range of University uses, including academic/learning activities and administration facilities, film production facilities and associated uses, cultural facilities, behavioral science and research related facilities, ancillary retail/entertainment uses, parking, food services and residential uses. The A-2 area occupies the portion of the Specific Plan area located within a predominantly industrial area near the railroad tracks, as shown on Exhibit 3.1, Land Use Plan. Mixed-use development, retail, office, cultural and educational uses are promoted in proximity to the Orange Transportation Center located at Atchison Street and Maple Avenue. Additionally, the parcels along the west side of Glassell Street and east side of Olive Street between Walnut and Sycamore Avenues are also part of the A-2 Planning Area. A Low Intensity Overlay is established for certain parcels within the A-2 area, as shown in Exhibit 3.1, Land Use Plan. These parcels have land use limitations due to their locations adjacent to off-site residential and commercial uses and their smaller lot sizes.

### **3.2.3 Residential (B)**

The portion of the campus north of Walnut Avenue and south of Everett Place is devoted primarily to facilities necessary to accommodate student housing and student/faculty/staff parking, as well as minor recreational functions. In an effort to increase the number of resident students and reduce the number of commuter students, the University will continue to provide adequate campus housing, as discussed in Section 3.5 of this Specific Plan.

### **3.2.4 Land Use Summary**

The following is an acreage summary of the planning areas identified on Exhibit 3.1, Land Use Plan:

**Table 3.1 Land Use Summary**

Planning Area	Acreage	Percentage of Specific Plan Area
A1 - Academic 1	26.67	35%
A2 - Academic 2	36.74	48%
B - Residential	12.77	17%
<b>Specific Plan Area</b>	<b>76.18</b>	<b>100%</b>

### 3.2.5 Campus/Community Interface

Chapman University is bordered by several different types of land uses, including residential, commercial and industrial, within the Old Towne historic districts. As such, the physical and visual transition between the University and its surrounding neighborhoods needs to be considered in order to maintain compatibility and protect the scale and character of the campus/community interface. Compatibility of the campus/community interface is affected by several factors, including land use organization and intensity, historic context, vehicular circulation patterns, pedestrian connections and open spaces. The following is a discussion of these key factors:

- A. Land Use Organization and Intensity: As the University continues to grow, special attention must be given to the selection of land uses in the newly acquired areas as the boundaries evolve over time. Along the campus interface with residential areas, land uses with minimal disruption to the neighborhood character and context are preferred. Although future development will directly affect the land uses on the acquired parcels, it also presents unique opportunities to provide additional space to place uses with a buffering effect along the edges.
- B. Historic Context: Because portions of the University are located in the Old Towne historic districts, future infill and edge development must carefully consider the architectural, landscape and open space relationships with the adjoining properties and overall community. Proposed development shall incorporate appropriate scale, height, massing, setback patterns and landscaping that respect the historic fabric of the Old Towne historic districts into the architectural and site design. Implementation of the design/development criteria contained in Chapter 5.0, Design Guidelines, and Chapter 6.0, Development Regulations, of this Specific Plan, as well as the rehabilitation criteria presented in Appendix J, The Secretary of the Interior’s Standards for Rehabilitation, will ensure compatibility with the character and context of the surrounding community.
- C. Adaptive Reuse: The historic Villa Park Orchards Packing House on N. Cypress Street and Lydia D. Killefer School on N. Lemon Street are identified by this Specific Plan for their potential for adaptive reuse. Among the existing historic structures within the Specific Plan area that have already been rehabilitated and adapted for University-related uses are the Cypress Street School (544 N. Cypress Street), the Digital Media Arts Center (220 N. Cypress Street), Crean Hall (501 W. Palm Avenue), 167 N. Atchison Street, and sixty-one existing residential structures located within the Old Towne historic districts. These are in addition to the rehabilitation of the four original historic structures in the Academic 1 planning area.

D. Vehicular Circulation Patterns: The Specific Plan's vehicular circulation system plays an important role in the form and organization of the campus. In general, this interconnected grid system of street segments fosters the integration of campus districts and neighborhood edges, allowing flexibility of access to the University. The existing street widths and character are compatible with the pedestrian scale and residential nature of the general area.

A Traffic and Parking Management Plan will be provided to the City in conjunction with a Site Plan Review where the proposed campus improvement project increases or alters the parking demand and/or trip generation of the campus.

E. Pedestrian Connections and Open Spaces: A well-designed pedestrian and open space environment that responds to the campus landscape fabric and the adjacent neighborhood's character will be developed. Open spaces in the form of gathering areas, courtyards, plazas and outdoor seating areas can be used to denote the campus edge, facilitate people gathering and transition into campus gateways. Pedestrian routes connecting the campus with adjacent neighborhoods should be designed and enhanced to encourage walking and bicycling in lieu of automobile use. Additionally, design of architecture, landscape features and open space in the campus interface areas should strive to retain a human scale that is compatible with residential uses.

F. Campus Buffer on N. Center Street: The Chapman University Specific Plan is designed with consideration given to neighboring land uses. In particular, the houses on the east side of N. Center Street (north of E. Palm Avenue) adjacent to the Specific Plan boundary will serve as a buffer to University improvements on the west side of N. Center Street. These Chapman University-owned homes will remain as residential use for Chapman University faculty, staff, and graduate students only.

### 3.2.6 Conceptual Development

Since the design, massing and facade elements for new campus development are unknown and/or conceptual in nature, the University has developed design criteria for edge/transition areas and infill development to protect the scale, height and massing of the campus/residential neighborhood interface (refer to Chapter 5, Design Guidelines and Chapter 6, Development Regulations). As the existing sites vary by context and scale, so will future development. To ensure compatibility of campus/community interface, the University will use the existing context as a basis for determining the appropriate scale, height and massing of new development as it occurs on the campus/community edge. Assessing such architectural and contextual information will allow the University to address individual site context around the campus, provide a means for consistent decision-making, and allow for adjustments in development standards to reduce or mitigate impacts to the surrounding community. The required submittal information on existing and proposed development context is listed in Section 7.3, Site Plan Review.

The Specific Plan provides a planning framework for the improvements of existing buildings and facilities within the Specific Plan area and/or the construction of new buildings and facilities. Potential improvement areas have been identified on Exhibit 3.2, Conceptual Development Layout Plan. The current and anticipated future projects located on these sites include the following:

, expansion, and/or construction of new replacement facilities for DeMille Hall.

, expansion, and/or construction of new replacement facilities for Bhathal Student Services Center.

C. Provision of additional student housing through potential alteration and/or expansion of existing student housing facilities and/or construction of new replacement facilities, including, but not limited to, Davis Apartments, Davis Community Center, Harris Apartments, and/or Morlan Hall, as well as potential construction of a new parking structure

on the site. Alternatively, additional student housing may be provided at a satellite residence complex owned and/or operated by Chapman University, such as Panther Village and Chapman Grand.

Interior build-out and adaptive reuse of the Villa Park Orchards (VPO) Packing House, previously approved by the City of Orange in 2017.

- E. Adaptive reuse of the Killefer School, with the potential to renovate the existing ancillary buildings for research and/or office uses for faculty and administration.
- F. Renovation of the Hilbert Museum and Judith A. Partridge Dance Center, including hardscape, parking lot, and landscape improvements.

Existing buildings, structures, and sites within the academic and residential planning areas that are not listed above may be renovated and improved at the discretion of Chapman University, provided the maximum FTE student enrollment permitted by the Specific Plan is not exceeded (see Section 3.5, Student Enrollment) and the proposed improvement projects would not create an environmental impact above those already addressed in the certified EIR for the Specific Plan. Such improvement projects could include, but are not limited to, renovations/expansions of existing academic facilities, student-oriented facilities and food service venues, sports facilities, administrative facilities and offices, staff/faculty housing in existing homes, and parking lots/structures, as well as construction of new parking lots/structures. Campus improvement projects will be subject to the provisions provided in Section 7.3, Site Plan Review/Design Review of the Specific Plan.

In addition to the potential future projects within the Specific Plan area, construction of a new off-campus parking structure is possible at a location northwest of the Specific Plan area and outside the Old Towne historic districts, provided the parking structure is a permitted or conditionally permitted use in the underlying zone. A new parking structure will be subject to Site Plan Review/Design Review and approval by the Community Development Director and is not part of the Specific Plan.

### **3.2.7 Musco Center for the Arts Program of Implementation Measures**

The following program of implementation measures apply only to the Musco Center for the Arts within the Chapman University Specific Plan.

- A. The Musco Center for the Arts shall provide not more than 1,050 seats.
- B. The primary access points for the Musco Center for the Arts shall face the Bette and Wylie Aitken Arts Plaza (south toward University Drive) and/or the Argyros Global Citizens Plaza (on the east side of building).
- C. Emergency exits in the building shall be permitted along Glassell Street, but no primary entries/exits into and out of the Musco Center for the Arts shall be permitted along Glassell Street.
- D. University Drive will be used for valet parking loading and unloading that will be facilitated by the existing turnaround at the east end of University Drive. To the extent that the Musco Center for the Arts may need bus loading, unloading, staging and parking areas, an event traffic management plan will be activated on those days with that activity focused on the east curb of Glassell Street.
- E. Primary building materials for the Musco Center for the Arts shall consist of brick, concrete, metal, and glass. Limestone or other types of stone shall be permitted as accents at the discretion of Chapman University.

F. The Bette and Wylie Aitken Arts Plaza shall include decorative paving, sculptures and/or busts, as well as seating areas. This plaza may also include a stage or platform to accommodate outdoor performances and ceremonies.

### **3.3 CIRCULATION PLAN**

Circulation for the Specific Plan has been designed to anticipate the existing and future University and local transportation needs. This section addresses local circulation, campus arrival zones, campus gateways and pedestrian ways. Campus circulation is depicted on Exhibit 3.3, Circulation Plan.

Key local area roadways in the vicinity of the campus are Glassell Street, a north-south arterial; Chapman Avenue, an east-west arterial south of the Specific Plan area; and Walnut Avenue, an east-west local collector. All of these roadways extend to interchanges with the regional freeway system in addition to providing key local area access. Additionally, the street system surrounding the campus area can be described as a traditional “grid” network, with Sycamore, Palm and Maple Avenues in the east-west direction, and Cypress, Lemon, Olive, Orange, Grand, and Center Streets in the north-south orientation. Batavia Street is a key local north-south parallel to the west of the Specific Plan area, and Cambridge and Shaffer Streets exist as similar parallels to the east of the Specific Plan area. The local street system supports various transportation modes in the Specific Plan area and provides connections to the City-wide circulation system and nearby destinations/activity nodes including the Plaza, the Orange Transportation Center, and the Santa Fe Depot Specific Plan area.

Currently six signalized intersections are located at Glassell Street/Walnut Avenue, Glassell Street/Sycamore Avenue/University Drive, Glassell Street/Palm Avenue, Center Street/Walnut Avenue, Lemon Street/Palm Avenue, and Palm Avenue at the entrance to the Palm Avenue Parking Lot, between the railroad track and Parker Street. A traffic analysis was conducted by Linscott, Law & Greenspan Engineers in \_\_\_\_\_. This analysis identified \_\_\_\_\_ [TBD - Insert from Project Traffic Analysis once complete].

#### **3.3.1 Arterial/Collector Street (Glassell Street)**

Glassell Street, identified on Exhibit 3.3, Circulation Plan as a north-south arterial north of Walnut Avenue and a collector street south of Walnut Avenue, is the main entry road to the campus. Beginning as a four-lane arterial at the Garden Grove Freeway, Glassell Street narrows to a two-lane collector street section north of La Veta Avenue with curb parking through the Plaza and resumes its arterial cross-section north of Walnut Avenue, according to the roadway classification from the Master Plan of Streets and Highways in the City of Orange General Plan Circulation Element. Traffic signals are in place at Walnut Avenue and Sycamore Avenue/University Drive and Glassell Street/Palm Avenue. The other Palm and Maple Avenue intersections are four-way stop controlled, with parking along Glassell Street where it borders the University.

Glassell Street is presently the access road with the highest traffic volume to the academic planning areas on campus. Glassell Street is also identified as a “spoke” street in the City of Orange Historic Preservation Design Standards, and is therefore of special significance to the University.

#### **3.3.2 Collector Streets (Walnut and Palm Avenues and Lemon and Shaffer Streets)**

Walnut Avenue is identified as an east-west collector. It is a two-lane collector in the Specific Plan area. Within the traffic study area, traffic signals are placed at the intersections of Walnut Avenue with Glassell and Center Streets and at the Glassell Street/Palm Avenue intersection. Two-way stop controls are located at the intersections of Walnut Avenue with Orange and Grand Streets, and a four-way stop control is in place at the intersection of Walnut Avenue with Shaffer

Street. Walnut Avenue provides access to both the academic and residential/recreation areas of the campus. Curb parking is not permitted along Walnut Avenue within the Specific Plan area.

Other collector streets within the Specific Plan area include Palm Avenue, which is east-west oriented, and Lemon and Shaffer Streets, which are north-south oriented. Curb parking is available along these streets, and some portions of the streets are subject to the City's Neighborhood Permit Parking Program and/or Chapman University's parking permit policy. A signalized intersection with diagonal pedestrian crossing is located at the intersection of Palm Avenue and Glassell Street. Four-way stops are located at the intersections of Shaffer, Cypress, Lemon and Center Streets. The existing fire lane just north of Glass Hall and south of Morlan Hall, which is currently gated and paved with synthetic turf, may be opened at the University's discretion to connect to Shaffer Street for future circulation improvements in the Residential planning area, subject to Site Plan Review approval.

### **3.3.3 Local Streets (Parker, Cypress, Olive, Orange, Grand and Center Streets, and Maple Avenue and Sycamore Avenue/University Drive)**

Local streets within the Specific Plan area include Parker, Cypress, Olive, Orange, Grand and Center Streets, and Maple Avenue and Sycamore Avenue/University Drive. Within the Old Towne historic districts, these two-lane local streets typically have residential frontage north of Palm Avenue and mixed uses south of Palm Avenue. Street parking is typical in these segments, and some portions are subject to the City's Neighborhood Permit Parking Program and/or Chapman University's parking permit policy. The Olive, Orange and Grand Street alignments are interrupted by the Chapman University campus and resume northerly of Palm, Sycamore and Walnut Avenues, respectively. Sycamore Avenue is also interrupted by the campus and resumes easterly of Center Street.

### **3.3.4 Campus Arrival Areas**

Campus arrival areas are defined as primary and secondary pedestrian and/or vehicular arrival points. A primary arrival zone provides main public access leading to the campus. A secondary arrival zone is differentiated from a primary arrival zone in that it is used more by University users and less by the public. Refer to Exhibit 3.3, Circulation Plan, for the location of the arrival zones.

#### **Primary (Main) Arrival Zone**

The main pedestrian entry to campus for the public is from Glassell Street via University Drive through Schmid Gate. A large arrival zone is indicated at the Glassell Street/University Drive intersection to allow for future entry adjustments as needed (see Primary Gateway).

#### **Secondary Arrival Zone**

The secondary arrival zone is located at the heart of the present residential part of campus (north of Walnut Avenue).

### **3.3.5 Campus Gateways**

A gateway is defined as a vehicular or pedestrian entry to campus. A gateway is a transition area (something you pass through), whereas an arrival zone is a destination (a place you arrive).

Gateways should be clearly expressed for ease of user identification. A physical element such as columns, monuments or special landscape treatment can be used to set these areas apart from their surroundings. Gateways and lighting should be coordinated with signage design and placement.

There are two types of gateways: primary and secondary. A primary gateway encourages public access (both vehicular and pedestrian), usually as part of an arrival zone. A secondary gateway provides limited access to the public, service and



emergency vehicles, and encourages access by University users (especially pedestrians). Existing gateways, shown on Exhibit 3.3, Circulation Plan, are described below. Future gateways will evolve in response to future development needs (i.e., when streets are abandoned or when property is acquired). The primary gateway (built in 2005 and known as the Schmid Gate) to the Academic 1 (A-1) planning area will remain on Glassell Street at University Drive.

### **Primary Gateways**

Primary Gateways (10): There are ten primary gateways on campus. The Schmid Gate is the most used primary gateway and provides access to the A-1 planning area from the intersection of University Drive and Glassell Street. A second gateway provides access from the intersection of Walnut Avenue and Center Street into the existing Residential planning area of campus. A third gateway provides access from Sycamore Avenue to the Barrera Parking Structure on the south side of Sycamore Avenue between Glassell Street and Lemon Street. The fourth and fifth gateways provide access from Palm Avenue to the Academic 2 (A-2) planning area north and south of Palm Avenue. The sixth gateway provides access from the intersection of Walnut Avenue and Orange Street to the underground Lastinger Parking Structure located in the A-1 planning area. The seventh gateway provides access from Glassell Street to University buildings located south of Walnut Avenue. The eighth gateway provides access from the intersection of Glassell Street and Palm Avenue to University buildings located to the north and west. The ninth gateway provides access from Sycamore Avenue to the Villa Park Orchards Packing House site. The tenth gateway provides access from Atchison Street adjacent to the Orange Transportation Center.

### **Secondary Gateways**

Secondary Gateways (14): There are fourteen secondary gateways, most of which are vehicular. Those secondary gateways closest to the academic planning areas are most likely to provide exclusive pedestrian access to campus. In the future, secondary gateways on streets may become pedestrian-oriented if the adjacent street is abandoned. Secondary gateways marked with "E" on Exhibit 3.3, Circulation Plan, are closed to normal traffic, but are accessible to emergency vehicles.

#### **3.3.6 Pedestrian Ways**

The pedestrian character and walkability of the Chapman University campus is one of its important attributes. This is especially true within the core academic (A-1) planning area. A hierarchy of pedestrian ways has been identified within the Specific Plan area, including the following:

- **Primary Pedestrian Ways:** The primary pedestrian ways provide major linkage between key academic uses, parking areas and residence halls. These routes occur on the sidewalks along streets in the area generally south of Walnut Avenue, north of Palm Avenue, west of Center Street and east of the railroad.
- **Secondary Pedestrian Ways:** The secondary pedestrian ways connect students and faculty to University uses located along the outer edges of the Specific Plan area and are less traveled than the primary pedestrian ways.
- **Campus Walkways:** The campus walkways are the key internal pedestrian routes within the campus. The most prominent and well-traveled pedestrian route in the Specific Plan area occurs between Glassell Street and Attallah Piazza (refer to Exhibit 3.6, Open Space and Recreation Plan) in the center of the A-1 planning area, which acts as a pedestrian hub and serves as the heart of the campus and central gathering space.

Pedestrian connections between the Specific Plan area and key pedestrian nodes/destinations around the Specific Plan area, such as the adjacent Orange Transportation Center, Santa Fe Depot Specific Plan area and the Plaza area, are provided by existing sidewalks. The Santa Fe Depot Specific Plan identifies Cypress Street and Glassell Street as primary pedestrian paths, and Lemon Street and Maple Avenue as secondary pedestrian paths, that lead to Chapman University facilities. Exhibit 3.4, Pedestrian Circulation Plan, shows the pedestrian circulation routes on and around the campus, as

well as key pedestrian paths that connect to the Orange Transportation Center, Santa Fe Depot Specific Plan area and the Plaza.

### **3.3.7 Bikeways**

The City of Orange Bikeways Master Plan Update designates three types of bikeways within the City:

- Class I Bike Paths: Off-road paths for travel on a right-of-way separated from the street.
- Class II Bike Lanes: On-road striped lanes for one-way travel within the street.
- Class III Bike Routes: On-road routes that are signed, but not striped, for travel within the street.

In the Specific Plan area, an existing Class II bike lane is located along Walnut Avenue, east of Shaffer Street. The Bikeways Master Plan Update proposes to extend this Class II bike lane from the Walnut Avenue/Shaffer Street intersection westward, which will ultimately connect to the Santa Ana River bikeway approximately 1.5 miles away. The Bikeway Master Plan Update also proposes several Class III bike routes around the campus, including one along Glassell Street extending north from Palm Avenue, one along Palm Avenue, and one along Lemon and Grand Streets extending south from Palm Avenue. Currently, bike signs do not exist for the Class III bike routes. The internal bikeways on the campus will be linked to the designated bikeways along these streets. Exhibit 3.5, Bikeway Plan, shows the location of proposed designated bikeways around the campus, which will connect to the City-wide bikeway system defined in the Bikeways Master Plan Update and provide bicycle access to the adjacent Orange Transportation Center, Santa Fe Depot Specific Plan area and the Plaza.

### **3.3.8 Mass Transit**

The Orange Transportation Center is located at 194 N. Atchison Street, at the intersection of Maple Avenue and Atchison Street, near the southwest corner of the Specific Plan area (see Exhibit 3.3, Circulation Plan). The Orange Transportation Center is currently served by Metrolink's Orange County Line and OCTA Bus Routes 54, 56, 59, 453 and 454. The rail system runs parallel to Cypress Street on the west side and forks off north of Walnut Avenue, with one track leading north and the other branching west. The bus routes provide service to and from the cities of Orange, Anaheim, Irvine, Tustin, Garden Grove, Stanton, Westminster, Placentia and Brea, via Glassell Street and Chapman Avenue in the Specific Plan vicinity. The University will coordinate with OCTA and City of Orange to include any necessary provisions for accommodating bus turnouts and stops within the Specific Plan area. The City of Orange standard plans for bus turnouts and bays are included in Appendix N, City of Orange Public Works Standard Plans for Bus Bays, of this Specific Plan for informational purposes.

### **3.3.9 Campus Shuttle Services**

Chapman University operates a shuttle service for faculty, staff, students and their guests. This service operates between the campus parking areas, Orange Transportation Center, Schmid Gate, and the residential block. The shuttle service also operates between the Specific Plan area and off-campus University housing areas which include, but are not limited, to Panther Village and Chapman Grand. The majority of off-campus University housing residents utilize the campus shuttle system for travel to and from the Specific Plan area. Information regarding the shuttle service schedules and routes is provided in Appendix I of the Specific Plan.

## **3.4 OPEN SPACE AND RECREATION PLAN**

A university campus is a place of teaching, learning, research, and, most often, student living and activities, and that, typically, consists of an ensemble of buildings defined by shared elements—whether a shared ground plane, common building elements, landscape elements, streetscape features, and/or signage—that bespeak the identity of the university. A major feature of the university identity is its campus open space system. The American “campus” is derived from the Latin word meaning “field,” that is, a shared ground plane characterized by formal and spatial cohesiveness and continuity, defined by collegiate structure, and other common features of identity. The Chapman University campus is a good example of this concept, which is most strongly refined in the academic A-1 planning area.

The following is a description of the existing and proposed open space system with gathering spaces, which includes open space, landscaping, pedestrian promenades and walks, hardscaped areas and athletic fields. Exhibit 3.6, Open Space and Recreation Plan, depicts the open space system. As the campus is built-out, the open space system that currently exists will shift to accommodate future growth, except for the Bert C. Williams Mall and Shady Quad, which have historical significance and shall be preserved as permanent open space. Any future landscape improvements in the Bert C. Williams Mall and Shady Quad shall recall and contribute to the historic character of the spaces. Replanting shall incorporate landscape features, sizes and species historically found in the Specific Plan vicinity and the site. The Bert C. Williams Mall will retain a formal appearance, with a central lawn bordered by linear walkways. Shady Quad will retain its informal character, consisting of lawns and specimen trees interspersed by walkways. The University shall maintain a minimum of 30 percent open space on the overall campus as the open space network continues to change over time. The open space should be distributed throughout the Specific Plan area, with emphasis on creating usable, defined open space areas with distinct character. The change in open space will be reviewed at Site Plan Review at the time of each project submittal. Section 5.5.5, Open Space and Recreation, includes design guidelines for construction of new buildings in and around open spaces. The central gathering place on campus is the Fahmy Attallah, Ph.D. Piazza, which is located between Beckman Hall and the Leatherby Libraries.

### **3.4.1 Academic 1**

The Academic 1 planning area is the most formal part and the historic center of the campus. There are a series of identifiable gathering places and promenade malls. The following names have been assigned for reference purposes:

- Bert C. Williams Mall
- Shady Quad
- Liberty Plaza
- Fahmy Attallah, Ph.D. Piazza
- Sodaro Promenade
- Lindquist Arts Esplanade
- Global Citizens Plaza
- Escalette Plaza
- Bette and Wylie Aitken Arts Plaza

Within the Academic 1 planning area, the existing campus open spaces will be maintained and augmented by a series of gathering places and small, intimate courtyards, plazas and garden rooms, tied together by linear malls and pedestrian paths.

The recreational facilities in the Academic 1 planning area include, but are not limited to, Wilson Field, Lastinger Athletics Complex and Zee Allred Aquatics Center, and Hutton Sports Center.

### **3.4.2 Academic 2**

A primary gathering space will be provided in the Academic 2 planning area. In addition to this gathering space, there may be garden rooms and pedestrian plazas interspersed between buildings within the Academic 2 planning area. The location, conceptual design and approximate configuration of the gathering space, garden rooms and pedestrian plazas will be determined as new University projects are proposed. The existing recreational facilities in the Academic 2 planning area are located on the west side of N. Cypress Street, including tennis courts, a basketball court, and a sand volleyball court to the south of W. Palm Avenue, a resident courtyard and a plaza at The K Residence Hall, and an entry courtyard at the VPO Packing House site between W. Palm Avenue and of W. Sycamore Avenue.

### 3.4.3 Residential

The residential areas of the Main Campus, located within the Specific Plan boundary in downtown Orange, are presently defined by dormitory buildings built around central enclosed or partially enclosed courtyards. The existing courtyards provide privacy and identity to the student dormitories. Areas for recreational uses, such as swimming, volleyball, basketball and other similar outdoor activities, are provided in the Residential planning area.

## 3.5 STUDENT ENROLLMENT

Chapman is a multi-campus University with educational facilities in more than one city. This section provides clarity on how student enrollment is calculated within the Chapman University Specific Plan boundary.

For the enrollment within the Specific Plan boundary, the Orange campus student enrollment shall not exceed a maximum of 10,185 full-time equivalent (FTE) students. "Full-time equivalent" is one of the key metrics for measuring enrollment in colleges and universities.

- Full Time Equivalent (FTE): A measure for gauging the size of the educational enterprise of the University or a campus, school, department, or program. Each student taking at least 12 units in undergraduate or graduate instruction per semester will be considered one FTE student. Each part-time student taking less than 12 units per semester will be counted as a percentage of one FTE student. The ratio is calculated by dividing the number of units taken by the part-time student by 12.
- The enrollment count at the Orange campus excludes students who are not physically on the Orange campus or would already be on the campus in another capacity, including:
  - Students attending the Harry and Diane Rinker Health Science Campus (Irvine campus) or any other institutional building outside of the Specific Plan boundary.
  - Students studying full-time outside of the Orange campus (e.g. overseas programs).
  - Employees who would already be on campus taking courses.
  - High school dual enrollees (students in high school earning credits through Chapman University, but not physically on the Orange campus).
- Growth towards the above maximum will be gradual and measured over a number of years, culminating in a number that approaches, but does not exceed the Orange campus maximum student enrollment of 10,185.
- In the event that the University relocates programs currently located at the Orange campus to satellite locations outside of the Specific Plan boundary, the University shall be permitted to replace such students on the Orange campus. All impacts of the relocated program shall be analyzed per the established CEQA guidelines of the jurisdiction receiving the program. Furthermore, the development standards and procedural processes of this Specific Plan shall not apply to those programs outside of the Specific Plan boundary.

## 3.6 STUDENT HOUSING

An integral part of the undergraduate experience at Chapman University is the living and learning environment fostered by the University's residential life program. The University takes an intentional and committed approach to encouraging the personal, intellectual and spiritual growth of students while they live both on-campus and in the surrounding neighborhoods.

Beginning in Fall 2020, a minimum of 50 percent of undergraduate students, including all first- and second-year undergraduate students (freshmen and sophomores), shall be required to live in Chapman University housing. For the purposes of this paragraph, "undergraduate students" shall be considered students who are enrolled in undergraduate degree programs at Chapman University and do not include those students studying outside of the Orange campus (e.g. overseas programs), high school dual enrollees, employees taking courses who would already be on campus, or undergraduates living at home with their parents/legal guardians. Chapman University housing may be located on-campus within the Specific Plan area, or at a satellite residence complex owned and/or operated by Chapman University including, but not limited to, Chapman Grand and Panther Village.

The required housing may be reduced should existing student housing be demolished, provided that student housing that accommodates at least as many beds as the demolished residential hall will be constructed in its place. As part of any project involving demolition of existing student housing, a student housing plan (and a displacement plan, if needed) shall be approved by the City through the Site Plan Review process prior to demolition. The plan shall, at a minimum, describe how student housing will be phased and where students will be housed if there is a temporary loss of beds during demolition and construction.

The provisions within this section shall not be enforced when a local, state, and/or Federal emergency due to an act of God, war, pandemic, or other event does not allow students to reside in housing owned by Chapman University. If none of Chapman University's student housing units was damaged during the event, enforcement of this section shall resume once the emergency order has been fully lifted. Should some or all of Chapman University's student housing units be damaged, destroyed or uninhabitable during the event, enforcement of this section shall resume once Certificates of Occupancies have been issued for the replaced and/or repaired units.

## 3.7 QUALITY OF LIFE INITIATIVES

The University shall commit sufficient resources (financial, personnel, intellectual capital, etc.) to the University's Quality of Life Initiative to support a safe community, educate students to be good neighbors, and successfully mitigate the impacts of trash, noise, and student behavior.

Chapman University will continue to implement meaningful programs and measures to support its robust neighborhood life program. These initiatives and enhancements include:

- Continued Community Liaison Visits when Chapman University receives neighborhood complaints, or after a call has been received by the Orange Police Department (OPD).
- Chapman University Department of Public Safety providing late night transportation from the Orange campus to off-campus locations. During these late hours where safety is of utmost concern, students have a transportation option where students can request to be escorted to their vehicle, resident hall, or a location within a particular boundary. Inappropriate behavior and abuse of this service will be reported to Campus Public Safety.

- Regular clean-up initiatives for students living in residence halls and in the community adjacent to the Orange campus, in addition to bulk trash collection during student move-in and move-out periods.
- On-campus social activities for students are intended to steer students away from house parties, as well as providing late night weekend events at businesses in the Plaza and weekend shuttles to Downtown Disney and the GardenWalk.
- Commitment to residential presence of University professional staff in the neighborhood, which provides a respected adult presence that could help deter unneighborly student behavior.
- Maintain and publicize Chapman's Public Safety phone number, which is available 24 hours per day, seven days per week to receive calls regarding noise and other quality of life issues.
- Chapman University's Office of Community Relations will serve as the liaison with the community, the City, and the business owners in the area. Community Relations works with OPD and other City agencies to understand the needs and issues of the community surrounding the campus.
- Community Relations also visits off-campus rental properties to provide students with applicable City ordinances (e.g. Noise Ordinance). In addition, a letter is sent to all known off-campus rentals reminding the students to be respectful and includes the Student Code of Conduct as well as the City's Noise Ordinance and other applicable ordinances.

The University shall be permitted to add to, modify, and/or discontinue these programs only as necessary or appropriate to increase efficacy (that is, to focus on results). The University will continue to share campus updates and gain feedback from neighbors, students, and other stakeholders through communication channels such as the University's website, neighbor-to-neighbor newsletters, and Neighborhood Advisory Committee (NAC) meetings. Established in 2015, the NAC fosters interaction between the University and key stakeholders through regularly held meetings and identifies solutions to key neighborhood issues. The NAC is comprised of representatives from Chapman University, City of Orange, and community stakeholder groups. Based on suggestions and feedback received from neighbors, students, and stakeholders, the University shall continue to evaluate and collegially develop meaningful ways to enhance the efficacy of the neighborhood life programs. Policy changes conducted by the University will be disseminated through the NAC.

### 3.7.1 Managing Off-Campus Activities and Impacts

Chapman University has additional policies and/or disciplinary actions to assist with managing off-campus activities, including:

- Investigating reports of improper off-campus student conduct and responding to behavior found to violate the Student Code of Conduct promptly with appropriate disciplinary actions.
- Disciplinary actions for students living off-campus involved in repeated violations of the Student Code of Conduct, including the possibility of being required to live in Chapman University-owned housing and separation from Chapman University.
- Punitive fines issued by Chapman University for off-campus students repeatedly violating the City's Noise Ordinance.
- Coordination between the Dean of Students, Chapman University's Office of Community Relations, OPD, and Chapman University Public Safety to identify offenders.
- Requirement that off-campus students provide their local address before registering for classes.

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# 4 COMMUNITY FACILITIES &

Infrastructure, public services and utilities serve as the backbone for the University campus and its surrounding community. This chapter identifies existing and potential future water, sewer and storm drain infrastructure improvements necessary to serve development within the Specific Plan area. All required public infrastructure shall be completed concurrent with project development, subject to review and approval by the Director of Public Works. Additionally, a brief discussion of law enforcement, fire protection services and utilities necessary to serve the Specific Plan area is provided herein. A detailed discussion of all required infrastructure facilities, public services and utilities is included in the project EIR.

## 4.1 PUBLIC INFRASTRUCTURE PLANS

### 4.1.1 Water

The City of Orange Water Division provides water services to the Specific Plan area. Existing public water lines in the Specific Plan area, ranging in size from 4 to 12 inches, are shown on Exhibit 4.1, Water System Plan. These facilities are sufficient to accommodate future development anticipated under the Specific Plan.

Chapman University shall pay its reasonable fair share of all construction costs ensuing from the upgrading of the water system to accommodate new campus construction as mandated by the City. Future water system capacity and improvements (if any) necessary to serve development within the Specific Plan area will be reviewed by the City as part of the Site Plan Review process associated with new campus construction projects. The City is responsible for maintaining all City-owned water facilities.

### 4.1.2 Sewer

The City of Orange Public Works Department provides and maintains sewer facilities in the Specific Plan area. Existing public sewer facilities in the Specific Plan area are shown on Exhibit 4.2, Sewer System Plan. Sewer lines range in size from 6 to 15 inches. Local sewer lines feed into the Orange County Sanitation District trunk lines terminating at the Fountain Valley Treatment Plant.

The Specific Plan area falls into Districts 24 and 27 as established in the Master Sewer Plan for the City of Orange, which was updated in 2012.

### 4.1.3 Storm Drainage

The City of Orange Public Works Department provides and maintains storm drain facilities in the Specific Plan area. Existing public facilities in the Specific Plan area are shown on Exhibit 4.3, Storm Drain System Plan. The Flood Insurance Rate Map designates the Specific Plan area to be in Zone X (outside the 500-year floodplain).

Existing storm drain facilities are sufficient to accommodate future development anticipated under the Specific Plan. Any proposed project shall be required to provide the City of Orange with calculations proving that the downstream system is not adversely impacted by the new construction as part of the Site Plan Review process.

#### **4.1.4 Storm Water Quality**

The Federal Clean Water Act (CWA) provides the basic structure for regulating discharges of pollutants into the Waters of the U. S. and quality standards for surface waters. The U. S. Environmental Protection Agency (EPA) has established regulations under the National Pollutant Discharge Elimination System (NPDES) permit program for permitting municipal and industrial storm water discharges. The regulations mandate that municipal separate storm sewer system (MS4) discharges to surface waters be regulated by an NPDES permit. The MS4s are designated or used for collecting or conveying storm water, but not wastewater or combined sewage. The permitting authority in California has been delegated by the United States EPA to the State of California, which authorized the State Water Resources Control Board and its local regulatory agencies to control non-point source discharges to California's waterways.

The Santa Ana Regional Water Quality Control Board (RWQCB) is responsible for issuing NPDES permits for the County of Orange, Orange County Flood Control District and the incorporated cities of Orange County within the RWQCB jurisdiction. The City of Orange is one of the Co-permittees under the NPDES permit and must comply with the requirements set forth in the NPDES permit. The NPDES permit requires implementation of a Stormwater Pollution Prevention Plan (SWPPP), which must include Best Management Practices (BMPs) to prevent pollutants from entering the storm drain system. Inspections, reporting, and storm water sampling and analysis are also required in the SWPPP to ensure that pollutants are not discharged off site.

The Co-permittees developed a 2003 Drainage Area Management Plan (DAMP) to serve as the foundation for model programs, local implementation plans, and watershed implementation plans in Orange County. The DAMP includes guidance for the preparation of conceptual or preliminary Water Quality Management Plans (WQMPs) to ensure that water quality protection, including low-impact development (LID) principles, is considered in the earliest phases of a project, and incorporates the latest information on BMPs and provides additional clarification regarding their effectiveness and applicability. The City of Orange has adopted a Local Implementation Plan (LIP) as the city-wide policy to implement the DAMP. The LIP identifies programs for storm water pollution control, including prohibited discharges, educational programs, illegal discharges/illicit connections, inspection of industrial and commercial businesses, monitoring programs, construction site controls, requirements for new development and significant redevelopment, and municipal activities for pollution prevention. The Orange Municipal Code (OMC), Chapter 7.01, Water Quality and Stormwater Discharges, contains the City's regulations on storm water quality in accordance with the NPDES, and requires the preparation and implementation of a WQMP by individual projects that meet specific criteria. All future development projects within the Specific Plan area shall adhere to the regulations contained in Chapter 7.01 of the OMC and comply with the current DAMP and LIP storm water regulations.

## **4.2 PUBLIC SERVICES**

### **4.2.1 Law Enforcement**

The University's Public Safety Department works with the City of Orange Police Department to provide crime prevention and patrol services to the Specific Plan area. The Public Safety Department is responsible for crime prevention, traffic enforcement, and assisting the Orange Police Department with reports and non-violent misdemeanor investigations occurring on University owned or controlled property. The Orange Police Department responds to community service requests outside of University owned or controlled property, works with the University's Public Safety Department in responding to off-campus parties, and has primary investigative jurisdiction for all violent crimes or crimes classified as



felonies both on and off the University property. The police station serving the campus and surrounding neighborhoods is located approximately one mile northwest of the campus at 1107 N. Batavia Street.

#### **4.2.2 Fire Protection**

The City of Orange Fire Department provides fire prevention and emergency medical services to the Specific Plan area. Fire Station No. 1, located at 176 S. Grand Street, serves the campus and surrounding neighborhoods in the Old Towne historic districts. This station houses a front-line fire engine. A new location for Fire Station No. 1 is planned at Water Street and Chapman Avenue, which will replace the existing fire station on Grand Street.

### **4.3 UTILITIES**

#### **4.3.1 Electricity**

The Specific Plan area receives services from the Southern California Edison Company. Existing power transmission lines are located in the vicinity of the campus.

#### **4.3.2 Natural Gas**

The Specific Plan area receives services from the Southern California Gas Company. Existing gas distribution mains are located in the vicinity of the campus.

#### **4.3.3 Solid Waste Disposal**

Trash and recyclables collection in the Specific Plan area are regulated by the City of Orange, which contracts with CR&R for collection of solid waste and recyclables within the City. Solid waste is transported to any of the three landfills operated by the County of Orange, including the Olinda Alpha Landfill in Brea, Frank R. Bowerman Landfill in Irvine, and Prima Deshecha Landfill in San Juan Capistrano. Future development projects within the Specific Plan area shall comply with applicable City regulations on trash, recycling, construction and demolition wastes, and organic wastes, including participation in an edible food recovery program where food is generated on campus.

#### **4.3.4 Telecommunications**

AT&T provides and maintains telephone facilities in the Specific Plan area. Existing telephone lines and cable poles are located in the vicinity of the campus and can be expanded as additional service is needed.

### **4.4 CONCEPTUAL GRADING**