



SPECIFIC PLAN
AMENDMENT No. 6

*ADOPTED BY THE CITY OF ORANGE
JANUARY 10, 2012*



CHAPMAN UNIVERSITY SPECIFIC PLAN AMENDMENT No. 6

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1.0 INTRODUCTION



The Plaza

1.1 HISTORY OF CHAPMAN UNIVERSITY

A portion of Chapman University is located within the Old Towne 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. Although Alfred Chapman later called himself the “father of Orange,” development of the town was, in fact, 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 fares of the two railways helped initiate the boom of the 1880s, when profitable crops brought in new businesses to serve the needs of farmers. 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 concert 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. With 820,000 boxes of oranges produced from one of the packing houses in the City, Orange County was producing more than \$12 million of oranges by 1929.

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.



Fountain at the Plaza



Old Orange

With the outbreak of World War II, Germany introduced the magnetic mine, a device that destroyed more than a million tons of British ships before its secret was learned and defensive methods were developed. In 1940, the Navy Department approached cable manufacturers and requested development and production of buoyant cable. The purpose of the buoyant cable was later disclosed to produce a magnetic field in coastal waters of sufficient intensity to detonate a planted magnetic mine at a safe distance from the minesweeper. 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 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, and the citrus industry was all but squeezed out. In 1967, the former Santiago Orange Growers Association packing house was purchased by the Villa Park Orchards Association. This packing house remains near the corner of Cypress Street and Palm Avenue today.

In 1983, the Orange City Council adopted the Historic Preservation Element into 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 District in the General Plan. The Old Towne 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 Old Towne Orange Historic District, which was registered in 1997, includes a more accurate and continuous area of documented historic significance within the Old Towne District. (Exhibit 1.4, *Contributing Resources to National Register of Historic Places*, shows the boundaries of the historic districts within the Specific Plan area.) Many of the buildings and spaces found in the Old Towne 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 feel 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 128,800, within an area of over 25 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 Hills, 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 decided to transfer its assets to a new Disciples College in Los Angeles. The principal benefactor for the school was Charles Clark (C.C.) Chapman, who was 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. Mr. Chapman purchased the former Orange Union High School campus at Glassell Street and Palm Avenue, where the college was relocated in 1954 and became the first four-year, accredited college in Orange County.



Charles Clark (C.C.) Chapman

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, generally known as Memorial Quad, which was originally a sunken lawn. Constructed in 1904, 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. These stately neoclassical buildings served as the community's cultural center for 50 years. Musical, dramatic and other community events were frequently held in the auditoriums of Memorial Hall. The cultural tradition of Orange Union High School was continued and expanded by Chapman College.



Wilkinson Hall



Smith Hall (formerly the Old Science Building)



Roosevelt Hall (formerly the Founder's Hall)



Reeves Hall (formerly the Education/Art Building)



Memorial Hall

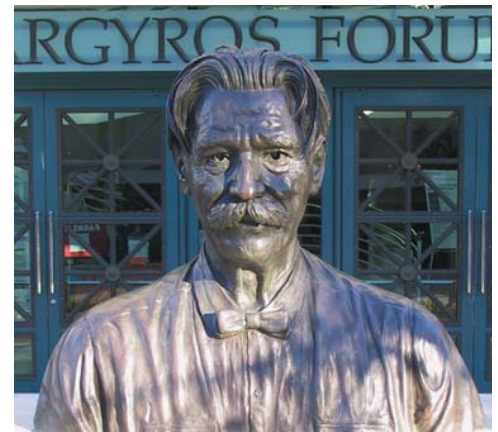
In 1991, Chapman College changed its name to Chapman University, further strengthening its commitment to international education, innovative undergraduate curriculum and graduate programs. While ecumenical and open to all, Chapman University remains a church-related institution, in covenant with its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

Today, Chapman University's main campus in Orange is comprised of six schools and one college that offer professional studies and liberal arts education, including Argyros School of Business and Economics, School of Communication Arts, School of Education, School of Film & Television, School of Law, School of Music, and Wilkinson College of Letters and Sciences. In addition to the Orange campus, Chapman University has thirty satellite "University College" campus locations throughout California, Arizona and Washington. The "University College" concept focuses on the adult learner and offers undergraduate, graduate, teacher credential, certificate and extended education programs designed to meet the schedule of the working adult.



Donald P. Kennedy Law School

The University's "patron saint" or guiding spirit is Albert Schweitzer, the famed physician, musician and humanitarian. His name and likeness is prevalent on the main campus in Orange. In the Schweitzer spirit, the University fosters an environment that supports service to others. Now in its 139th year, Chapman University is recognized for its liberal arts core, distinguished faculty 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.



Albert Schweitzer Statue



University Open Space

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 and its surrounding community. 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.)

Since the adoption of Specific Plan Amendment No. 3, the University has acquired additional properties outside of the Specific Plan area, but in the nearby surrounding area to implement its plans for future growth. An Area of Interest has been established to consider the area adjacent to the Specific Plan boundaries along Glassell Street and south of Walnut Avenue, which may have a future relationship to the Specific Plan. A detailed discussion of the Area of Interest is included in Appendix A of this Specific Plan.

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.

The campus is situated in the heart of Orange, in proximity to the City's historic Downtown Plaza (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 the OCTA Metrolink Railroad, except for a small portion to the south of Maple Avenue along Cypress Street, and a small portion to the west of the railroad on the south side of Palm Avenue. The Specific Plan area is located within the Old Towne District, the City's local historic district as defined by the Historic Preservation Element of the General Plan, with the exception of the northeastern section of the campus north of Walnut Avenue. In 1997, a National Register nomination was completed by the Old Towne Preservation Association. This nomination formed the Old Towne Orange Historic District, which is bordered roughly by Walnut Avenue, Waverly Street, W. O. Hart Park, La Veta Avenue, Clark Street and the AT & SF Railroad.



Exhibit 1.1, Regional Context

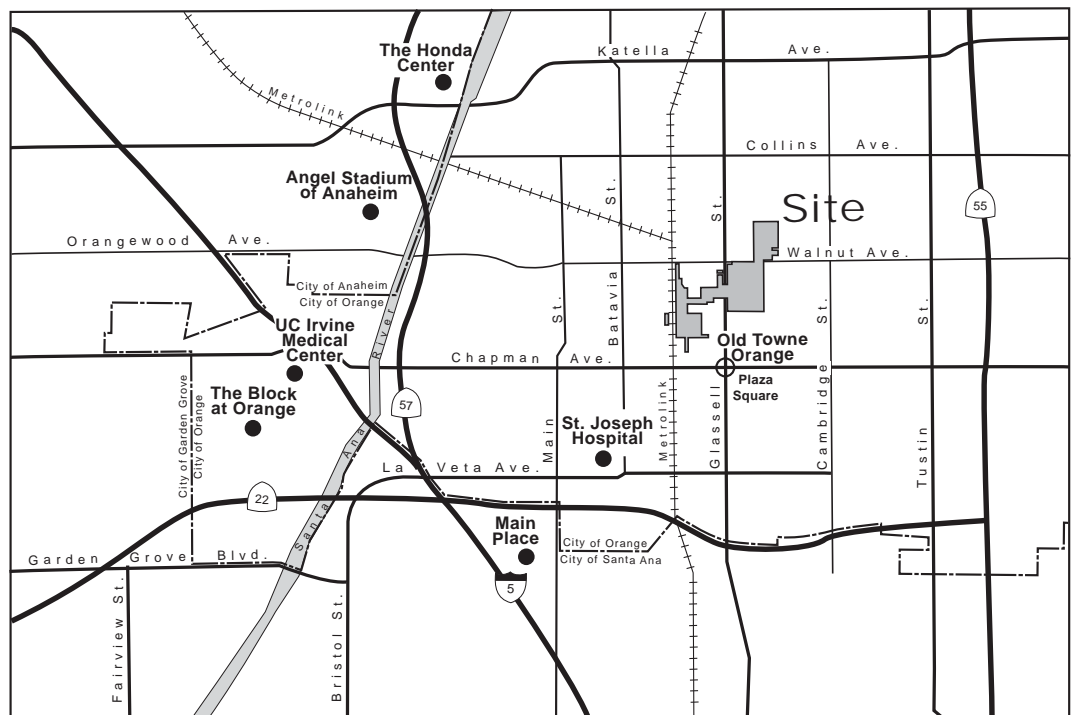


Exhibit 1.2, Vicinity Map

1.3.2 Existing Land Uses

The existing campus is occupied by academic facilities, administrative offices, parking lots, residential dormitories and other University related uses. The expansion 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 District. 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 District (City) and the Old Towne Orange Historic District (National Register), where historically interdependent buildings still exhibit the special ambiance associated with their time and place in history. These homes and buildings are generally well maintained and retain their original architectural integrity. The University, with its historic academic buildings, adds character and cultural meaning to the surrounding community.

To the north of the Specific Plan area, an area of older homes exists along Cypress, Lemon and Olive Streets, roughly between Walnut and Sycamore Avenues. Additionally, a few older homes are scattered between Sycamore and Palm Avenues outside the Specific Plan area. These homes date back to the early part of the 20th century and were originally built to house workers in the local packing house and agricultural industry. This Specific Plan recognizes this area as an identifiable neighborhood located within the Old Towne District.



Legend

- Existing Chapman University Specific Plan Boundary (Specific Plan Amendment No. 5)
- Proposed Addition to Chapman University Specific Plan Boundary (Specific Plan Amendment No. 6)

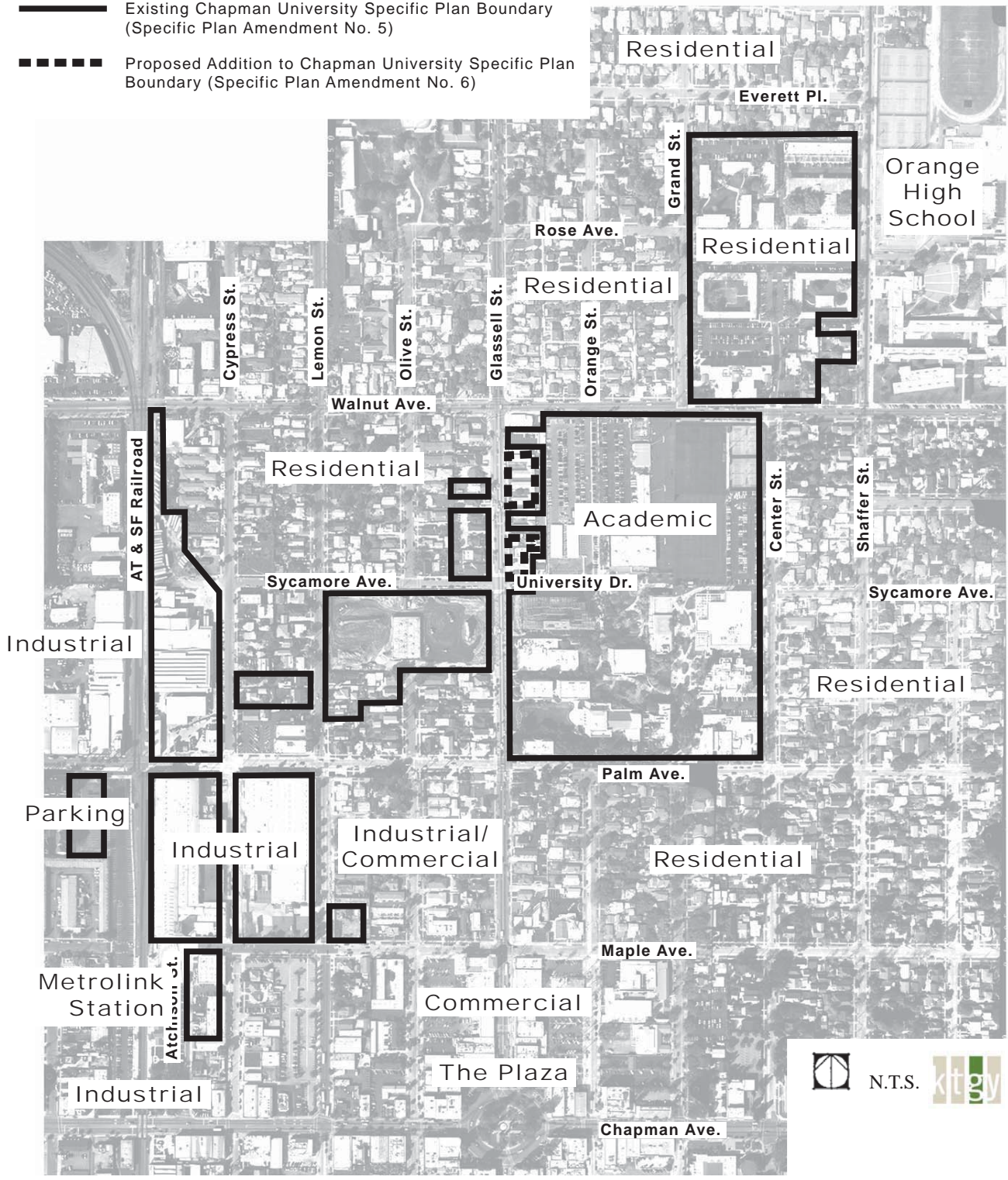


Exhibit 1.3, Existing Land Uses

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 neoclassical 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 in the area which is now the formal tree-line quad known as the Memorial Quad. 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 Memorial Quad.

Memorial Hall was originally constructed in 1921, with an addition added in 1926. The Memorial Hall is the fourth building facing onto the Memorial Quad and is the focus of the space. Four free-standing doric columns rise from the first floor level. Memorial Hall now serves as the main campus administration building and includes the University President's office.

In addition to the five individually listed buildings, fourteen existing residential and industrial structures along Olive, Lemon, Cypress and Glassell Streets in the Specific Plan area 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. Exhibit 1.4, *Contributing Resources on National Register of Historic Places*, shows the location of the historic buildings. Rehabilitation of these structures 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 of Rehabilitation in Appendix J.

Demolition of, or major alteration to, any historic structure on the National Register of Historic Places is considered a significant adverse impact under the California Environmental Quality Act (CEQA). Any such action will require environmental

Legend

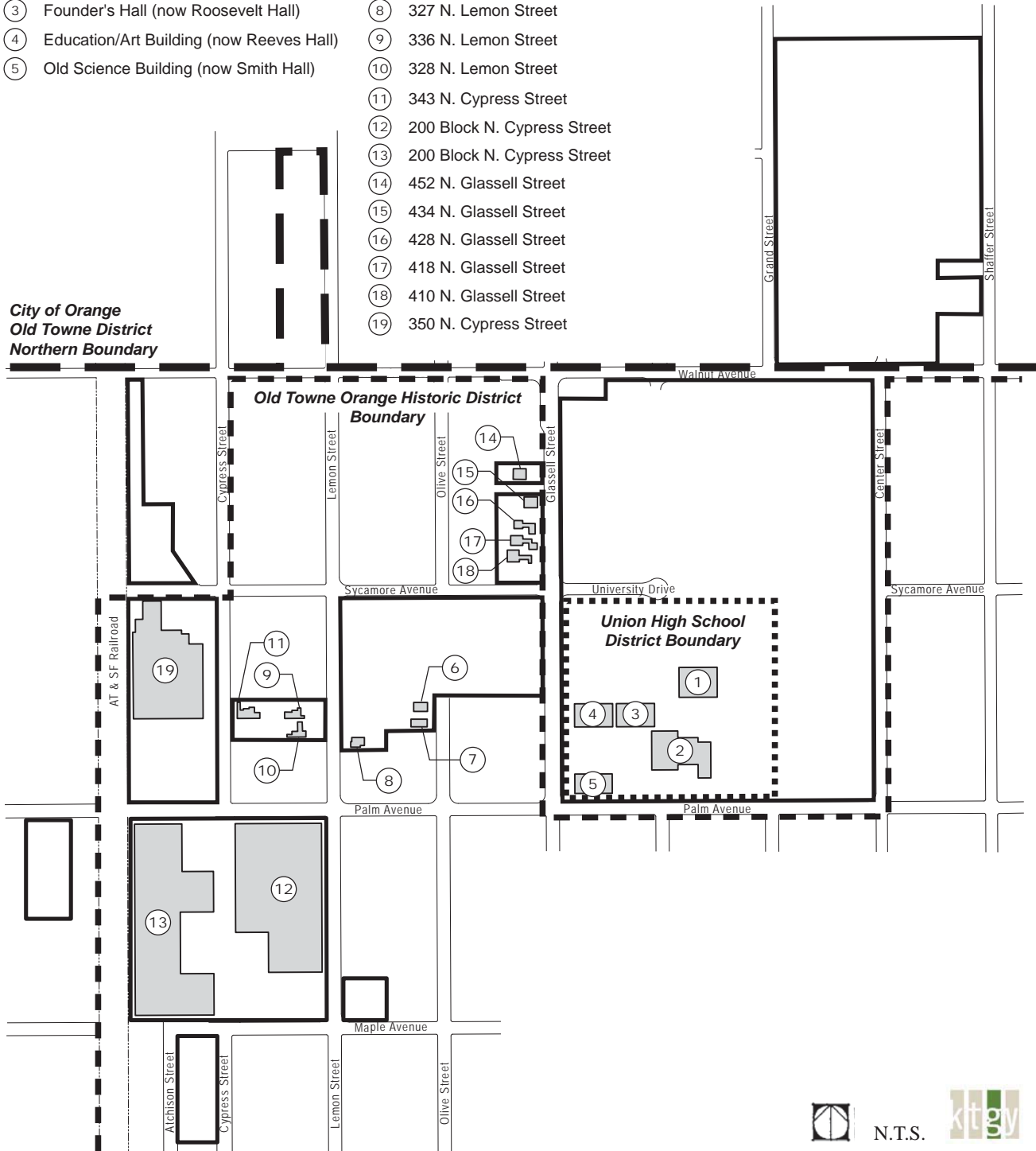


Union High School District - Recorded 1974

- ① Wilkinson Hall
- ② Memorial Hall
- ③ Founder's Hall (now Roosevelt Hall)
- ④ Education/Art Building (now Reeves Hall)
- ⑤ Old Science Building (now Smith Hall)

Old Towne Orange Historic District - Recorded 1997

- ⑥ 348 N. Olive Street
- ⑦ 336-338 N. Olive Street
- ⑧ 327 N. Lemon Street
- ⑨ 336 N. Lemon Street
- ⑩ 328 N. Lemon Street
- ⑪ 343 N. Cypress Street
- ⑫ 200 Block N. Cypress Street
- ⑬ 200 Block N. Cypress Street
- ⑭ 452 N. Glassell Street
- ⑮ 434 N. Glassell Street
- ⑯ 428 N. Glassell Street
- ⑰ 418 N. Glassell Street
- ⑱ 410 N. Glassell Street
- ⑲ 350 N. Cypress Street



N.T.S.



Exhibit 1.4, Contributing Resources on National Register of Historic Places

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 included in the project EIR.

1.4 DOCUMENT ORGANIZATION

The Chapman University Specific Plan combines the policies, procedures and regulations of the *Historic Preservation Design Standards for Old Towne* and National Register of Historic Places into one document. It accommodates campus expansion with the flexibility to anticipate 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 1.0, *Introduction*, includes a discussion of the University's history, project background and physical setting, and organization of the Specific Plan.

Chapter 2.0, *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 3.0, *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, and Open Space and Recreation Plan.

Chapter 4.0, *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) and utilities.

Chapter 5.0, *Design Guidelines*, contains guidelines to enhance design of the campus and provides visual order and continuity through Specific Plan build-out. The guidelines cover seven topical areas: context planning, site planning, architecture, landscape architecture, signage, parking and historic preservation. 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 District.

Chapter 6.0, *Development Regulations*, contains development provisions and regulations establishing the Chapman University zoning. Site development standards provide the parameters within which development will occur.

Chapter 7.0, *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 discussions of the following:

- a) Specific Plan's Area of Interest;
- b) Specific Plan's consistency with the City's General Plan as required by State law, including the General Plan Amendment in association with Specific Plan Amendment No. 6;
- 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) City of Orange Local CEQA Guidelines;
- g) Sanborn Insurance Maps;
- h) HABS/HAER Documentation requirements;
- i) Material Substitution;
- j) Secretary of the Interior's Standards for Rehabilitation;
- k) List of Addresses for Properties Located Within the Specific Plan Area;
- l) Site Plan Review Process;
- m) Historic Review Process;
- n) Orange County Transportation Authority (OCTA) Design Guidelines for Bus Facilities;
- o) Planning Commission and City Council Hearing Minutes; and
- p) Planning Commission and City Council Resolutions and Ordinances.

2.0 PLANNING CONTEXT

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 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 Historic Preservation Element.

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 growth of the subject property.

Goal 2

Achieve the best possible land use pattern for the Specific Plan with an emphasis on 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 2.2 Achieve project designs that provide a balance between open space, structures and parking.

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.

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 problems.

Objective 2.5 Establish a zone (Academic 2) that allows for a variety of University uses compatible with the surrounding neighborhoods.

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 2.2 Provide in the University zoning a wide range of highly integrated compatible land uses.

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

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 location of potential future growth areas.

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.

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

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 (such as student housing).

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.

Goal 4

Ensure the quality appearance and “identity” for the University with consistent design and visual improvements, while ensuring the identity of the Old Towne District.

Objective 4.1 Each building should continue to have its own identity; however, architectural compatibility throughout the University should 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.

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 Complete the internal street system serving the Specific Plan area and provide alternate or improved access as necessary to accommodate growth.

Objective 6.3 Provide a street system that maintains continuity with surrounding developments and the City's circulation system as a whole.

Policy 6.1 Phase construction of the internal street network prior to or concurrent with development.

Policy 6.2 Evaluate the efficiency of the circulation system at the Site Plan Review stage.

Policy 6.3 Provide pedestrian access throughout the development which connects the various campus components and encourages pedestrian movement.

Policy 6.4 Respect the integrity of the existing street grid pattern around the campus.

Policy 6.5 Connect internal campus bikeways to the existing and proposed bikeways, as designated in the City of Orange Bikeways Master Plan Update, within the street rights-of-way around the campus.

Goal 7

Maintain the open space amenities of the University campus while meeting the development and programmatic needs of the campus.

Objective 7.1 Provide adequate parking so that open space amenities may be preserved.

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

Policy 7.1 Encourage the relocation of employee parking to parking lots that should be designated as long-term parking.

Policy 7.2 Provide adequate visitor parking in proximity to designated primary and secondary arrival zones on campus.

Policy 7.3 Require adherence to the open space guidelines contained in the Specific Plan.

Policy 7.4 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 (e.g., malls, quads, plazas, garden rooms, etc.)

Policy 7.5 Maintain the quad concept and augment quads with garden rooms and small, intimate plazas, tied together by linear malls and pedestrian paths.

Policy 7.6 Maintain the historical character of Memorial Quad and Shady Quad by preserving these areas as permanent open space, while also allowing these areas to be reconceptualized to meet the changing needs of the University. Memorial Quad will retain a formal appearance, with a central lawn bordered by rows of trees and linear walkways. Shady Quad will retain its informal character, consisting of lawns and specimen trees interspersed by walkways.

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. 6 was formally adopted by the City Council on January 10, 2012.

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, agreements, site plans, tentative tract maps or parcel maps and any other development approval must be consistent with the Specific Plan. Projects which 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 specific plans 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 7.7, *Specific Plan Amendments*, of this Specific Plan.

2.4 RELATIONSHIP TO APPLICABLE PLANS AND POLICIES

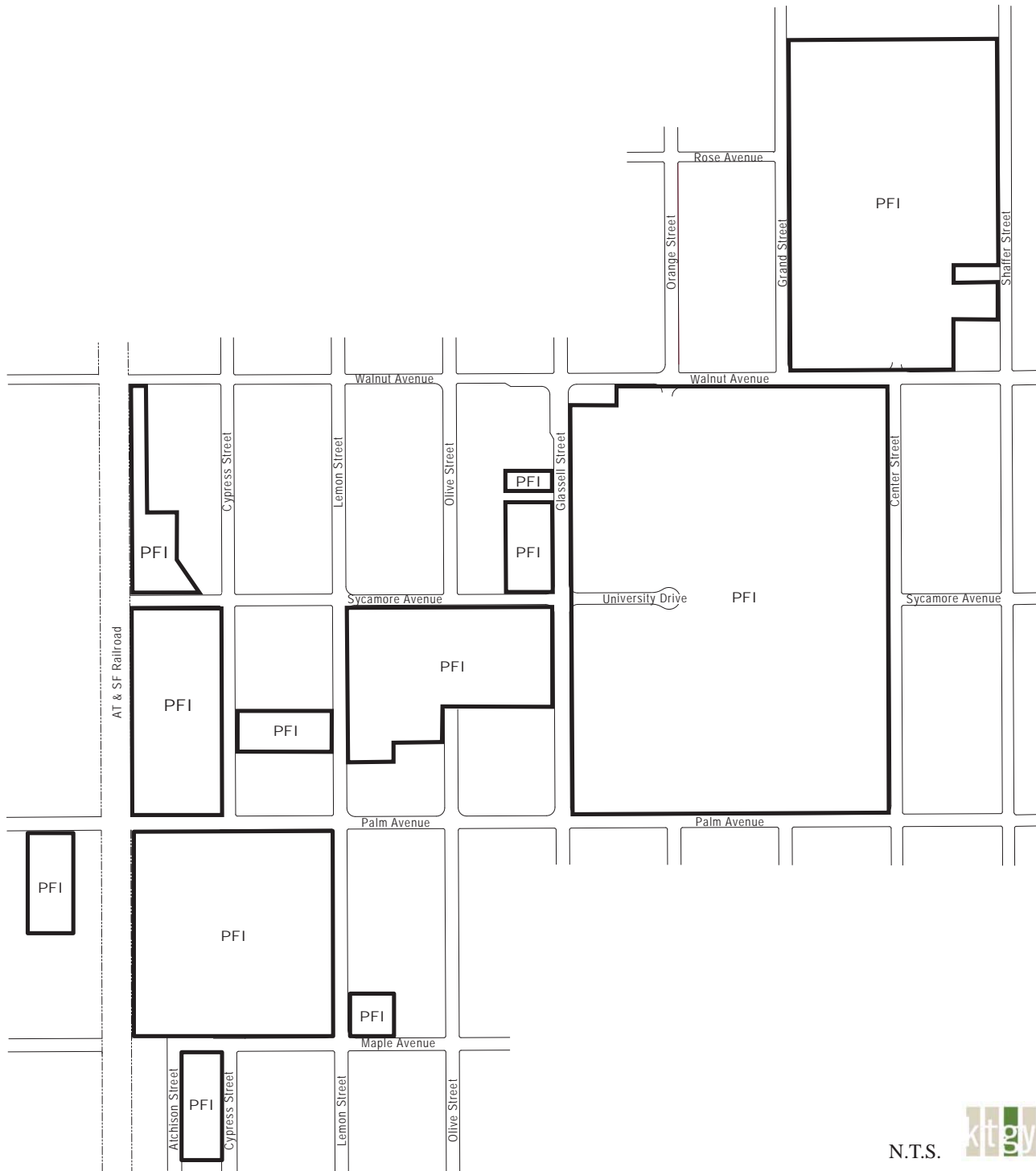
2.4.1 City of Orange General Plan

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 seven elements: Land Use, Circulation, Housing, Open Space and Conservation, Safety, Noise and 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 each of the applicable General Plan Element’s goals and policies, and how they are implemented through the Specific Plan, is also included in Appendix B, *General Plan Consistency*.

Legend



PFI Public Facilities Institutions Max 2.0 FAR



N.T.S.

Exhibit 2.1, General Plan Designation, as Amended

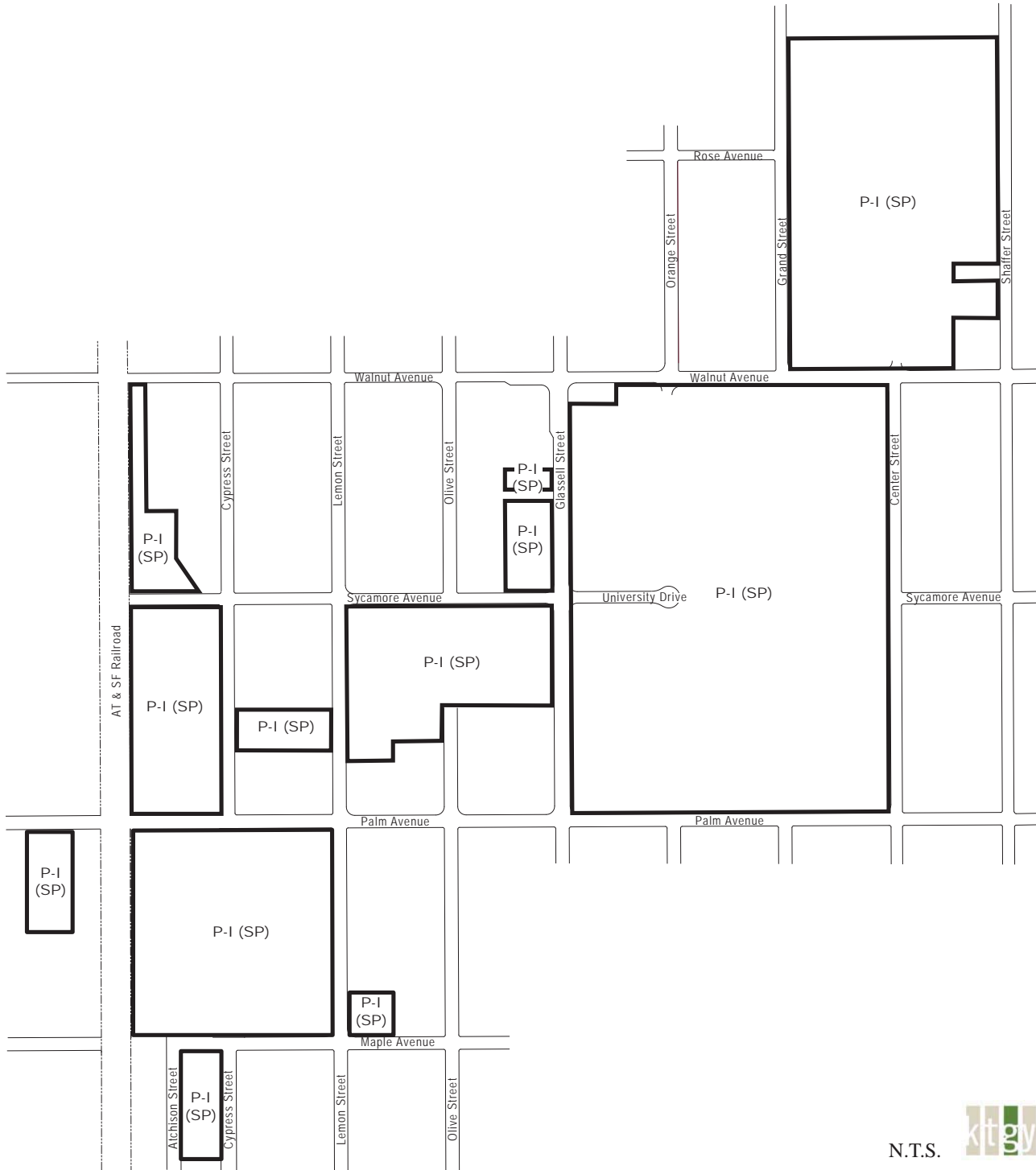
2.4.2 City of Orange Zoning Ordinance

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 of 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*.

Legend

P-I (SP) Public-Institution (Specific Plan)



N.T.S.

Exhibit 2.2, Proposed Zoning Designation

2.4.3 Historic Preservation Design Standards for Old Towne

The purpose of the *Historic Preservation Design Standards for Old Towne* 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 Old Towne District, the local historic district previously described in Section 1.1, *History of Chapman University*. Both the Plaza Historic District and the Old Towne Orange Historic District on the National Register of Historic Places lie within the City's Old Towne District.

Within the Old Towne District, a number of properties are identified 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 Rehabilitation Standards*.

The Old Towne District overlays a portion of Chapman University. North Glassell Street between Walnut Avenue and Maple Avenue is identified as one of the four historic "Spoke Streets," and the portion of the campus south of Walnut Avenue is within one of four "Residential Quads." The Old Towne 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 Old Towne District and National Register of Historic Places, the Specific Plan addresses the regulations of these districts. Applicable guidelines and standards of the Old Towne District and National Register of Historic Places have been incorporated into the Specific Plan. These guidelines and standards are presented Chapter 5.0, *Design Guidelines*, and Chapter 6.0, *Development Regulations*, 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. Future campus development within the Old Towne Historic District shall comply with the criteria included in Appendix J, *The Secretary of the Interior's Standards for Rehabilitation*, of this Specific Plan.

2.4.5 California Environmental Quality Act (CEQA)

An Environmental Impact Report (EIR) for the *Chapman University Specific Plan* 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 a level of insignificance. 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 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 a level of insignificance. This EIR is intended to cover 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 EIR, future development projects which are consistent with the Specific Plan and Local CEQA Guidelines will require either no further environmental documentation or, in special cases, focused environmental analysis and action as determined in Section 15162 of the CEQA guidelines.

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.

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, 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 are included in Appendix F of this Specific Plan.

3.0 DEVELOPMENT PLAN

3.1 PURPOSE AND INTENT

The *Chapman University Specific Plan* is the master plan intended to guide campus development in the near future. 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*.

3.2 LAND USE PLAN

The proposed land use concept is intended to illustrate the future land use and growth options for the campus. The concepts anticipate facility expansion needs as well as the need for additional land. The following additional facilities are proposed to be located on existing or future campus land:

- Academic/conference center
- Additional student housing
- Center for the Arts/performing arts center
- Expanded student center and food service
- Expansion of and additional parking lots/structures
- Expansion of and additional academic facilities
- Expansion and construction of sports facilities
- University Village: a mixed-use array of student housing, student support services including spaces for student activities/recreation, informal study rooms and meeting rooms.

In order to accommodate these new facilities, the Specific Plan includes currently University-owned property and allows for future expansion through the Specific Plan Amendment process, discussed in Section 7.7, *Specific Plan Amendments*. In addition, an Area of Interest adjacent to the Specific Plan boundary is proposed. 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 3.1, *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 most of the learning activities occur. It contains most of the classrooms, athletic facilities and administrative offices, the Center for the Arts, as well as 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) / Glassell Street and Atchison Street Overlays

This area allows for development of a broader range of University uses, including academic and administration facilities, film production facilities and associated uses, cultural 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*. The parcels along the west side of Glassell Street between Walnut and Sycamore Avenues are also part of the A-2 Planning Area. However, only certain A-2 land uses are permitted on these parcels because of their locations adjacent to residential and commercial uses and their smaller lot sizes. This special area is designated in this Specific Plan as the Glassell Street Overlay. Another overlay, the Atchison Street Overlay, is established for the parcels located between Atchison Street and Cypress Street, south of Maple Avenue. The intent of this overlay is to promote mixed use development, retail, office and educational uses in proximity to the Orange County Transit Authority (OCTA) transportation center located at Atchison Street and Maple Avenue.

3.2.3 Residential (B)

The portion of the campus north of Walnut Avenue is devoted primarily to facilities necessary to accommodate student/faculty housing and parking, as well as minor recreational functions. The University will continue to provide adequate campus housing for its student population, in an effort to increase the number of resident students and reduce the number of commuter students.

For parcels adjacent to off-site residential uses (see the shaded area in Exhibit 3.1, *Land Use Plan*), only interim uses and structures shall be permitted as provided in Section 6.4.4, *Residential Area (B)*, of this Specific Plan. These interim structures and uses shall remain in effect until the off-site residential properties adjacent to these parcels along the west side of Shaffer Street and north side of Walnut Avenue are owned by the University.

Legend



- A-1 Academic 1 Planning Area
- A-2 Academic 2 Planning Area
- A-2 Glassell Street Overlay (applies to portions of Academic 2 Planning Area only)
- A-2 Atchison Street Overlay (applies to portions of Academic 2 Planning Area only)
- B Residential Planning Area

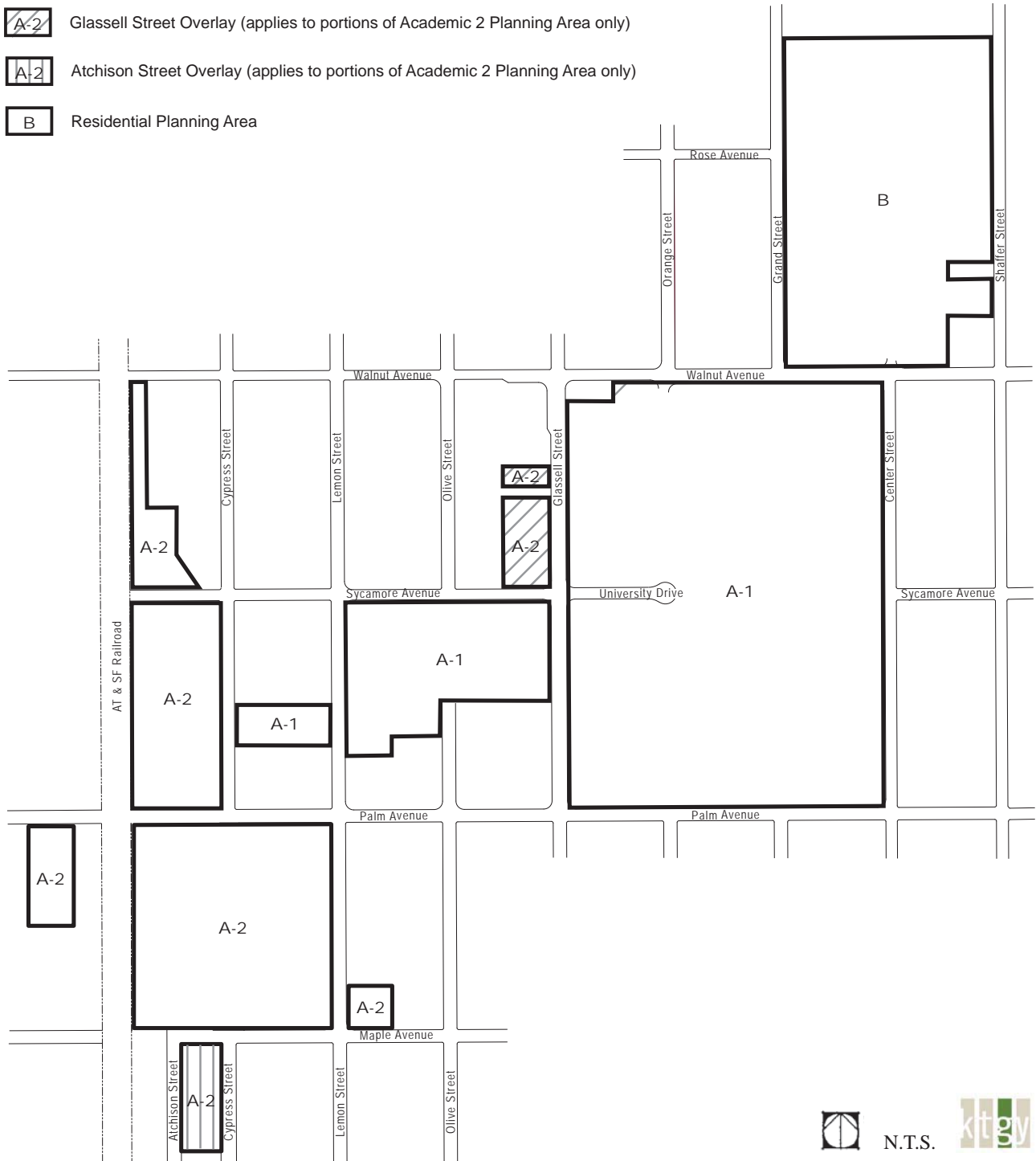


Exhibit 3.1, Land Use Plan

3.2.4 Area of Interest

The Area of Interest includes the area immediately adjacent to the campus along the west side of Glassell Street and south of Walnut Avenue, which may have a future relationship to the Specific Plan. As discussed in Appendix A, *Area of Interest*, this area shall be included in the overlay area of the Academic 2 (A-2) zone at such a time when it is made part of the Specific Plan, and shall be subject to all development standards and design guidelines applicable to the overlay area of the A-2 zone. The location of the Area of Interest is shown on Exhibit A.1, *Area of Interest*, in Appendix A.

3.2.5 Land Use Summary

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

Planning Areas	Acreage
Academic 1	31.52
Academic 2 (including Glassell Street Overlay)	14.39
Residential	12.46
Specific Plan Area	58.37
Area of Interest	1.01
Total	59.38

3.2.6 Campus/Community Interface

Chapman University is bordered by several different types of land uses, including residential, commercial and industrial, within the City’s Old Towne District. As the campus boundaries continue to shift, 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, and future land acquisitions. 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 (such as student housing) 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 the University is located in the City's Old Towne District, 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 area 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. **Vehicular Circulation Patterns:** The Specific Plan's vehicular circulation system plays an important role in the form and organization of the campus. 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.

As part of the effort to maintain integrity of the overall community, the University will continue to prepare an annual Traffic and Parking Management Plan, which allows the University to address traffic, circulation and parking issues affecting the campus and the surrounding neighborhoods.

D. **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 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 the more subdued nature of residential uses.

E. **Future Land Acquisitions:** The irregular pattern of University/private land ownership along Glassell Street and Shaffer Street provides opportunities for improving visual transition into the University environment. Development of future acquired parcels shall follow the Specific Plan Amendment process (discussed in Section 7.7) and is required to maintain consistency with the architectural and site context criteria contained in this Specific Plan.

3.2.7 Future Conceptual Development

Exhibits 3.2a-e and their corresponding illustratives depict future campus development concepts. These conceptual plans are provided for illustrative purposes only, as they represent potential development scenarios that implement the Land Use Plan. These conceptual plans are intended to provide a basic measure of potential growth on the campus, and are not being proposed as site development plans.

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 interface (refer to Chapter 5.0, *Design Guidelines*). 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*.

It is important to recognize that the additions planned for the University are intended primarily and foremost to accommodate the existing student population, with increases over time in classroom seating capacity for full buildout of the University. Additionally, the long standing goal of providing for resident students and resident parking on site is also affected by the future Conceptual Development Layout Plan.

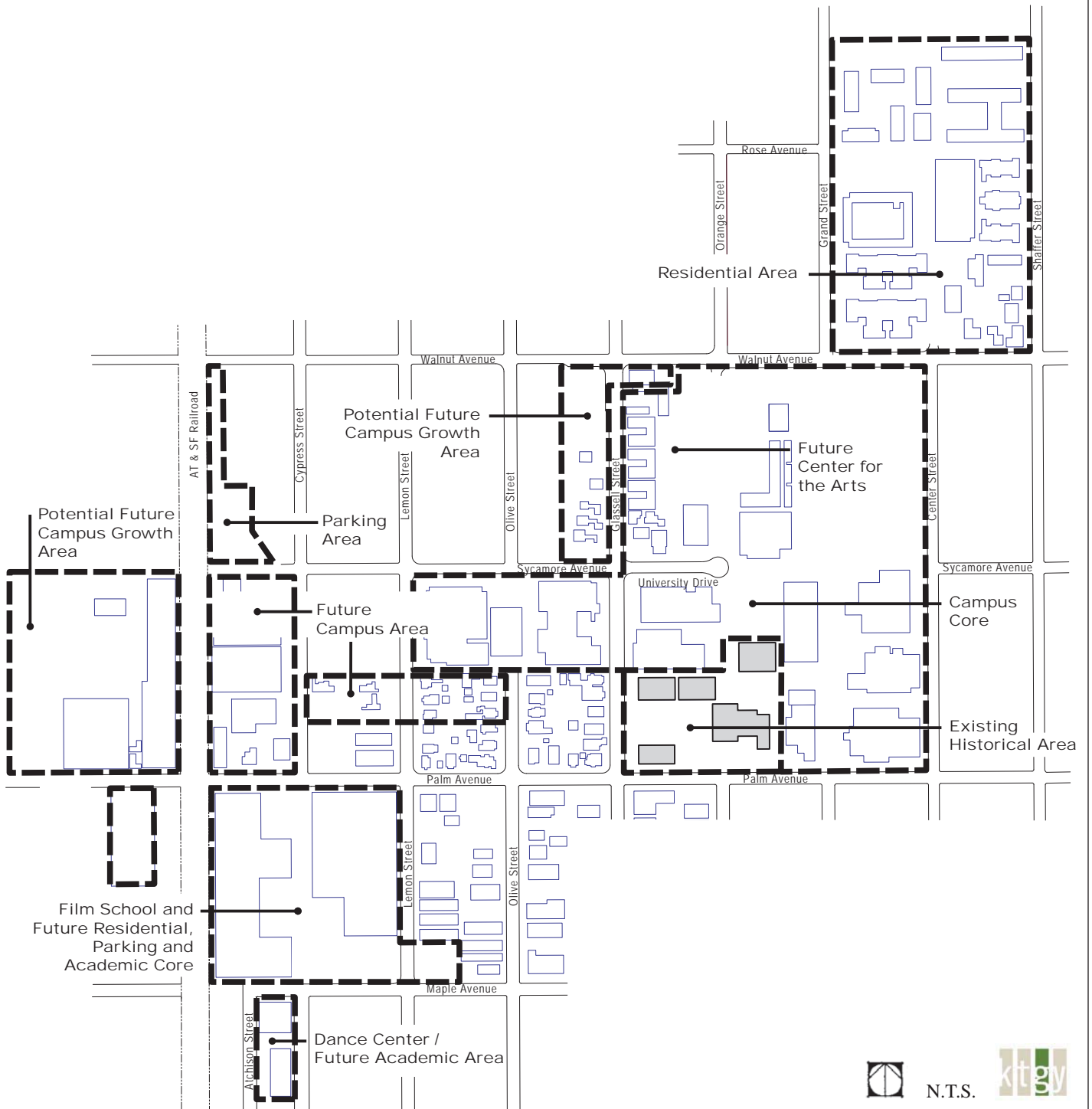
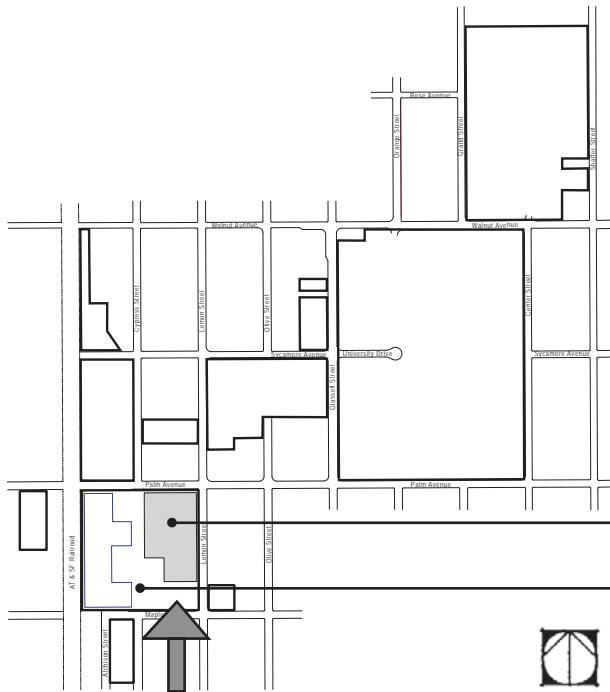


Exhibit 3.2a, Future Conceptual Development Layout Plan



Phase One Chapman University School of Film & Television

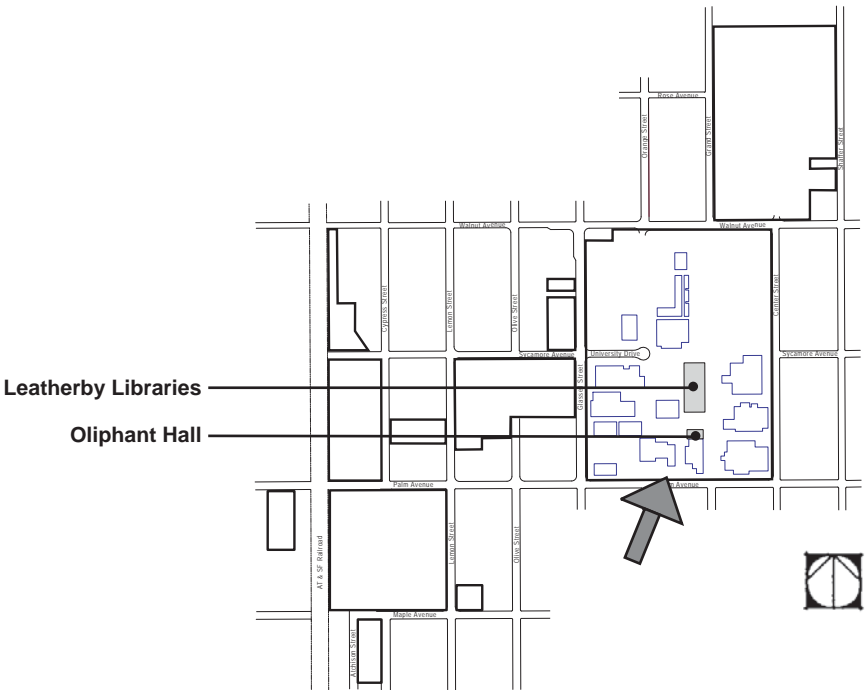
Future Film School, Residential, Parking and Academic Core

Key Map - School of Film & Television

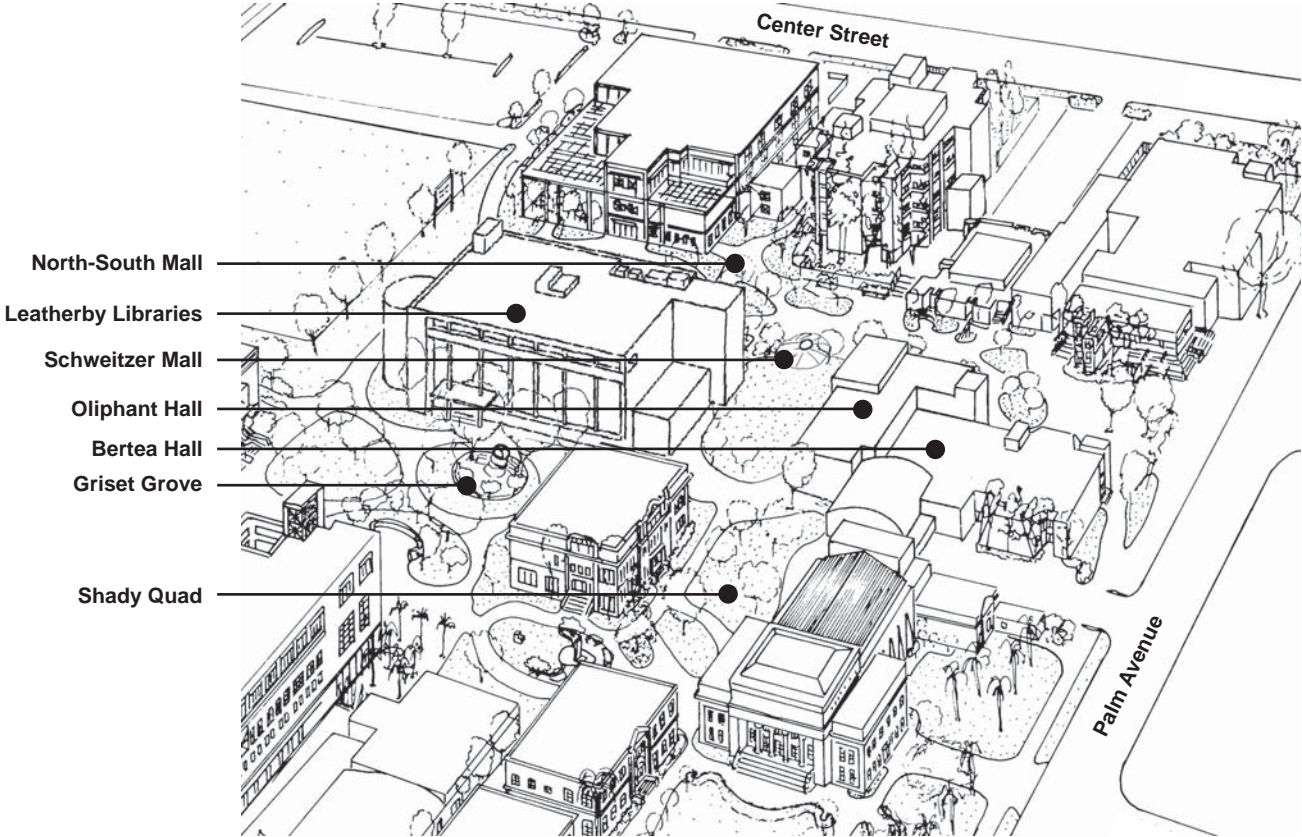


Artist concept subject to change

Exhibit 3.2b, Phase One Chapman University School of Film & Television Conceptual Building Elevation

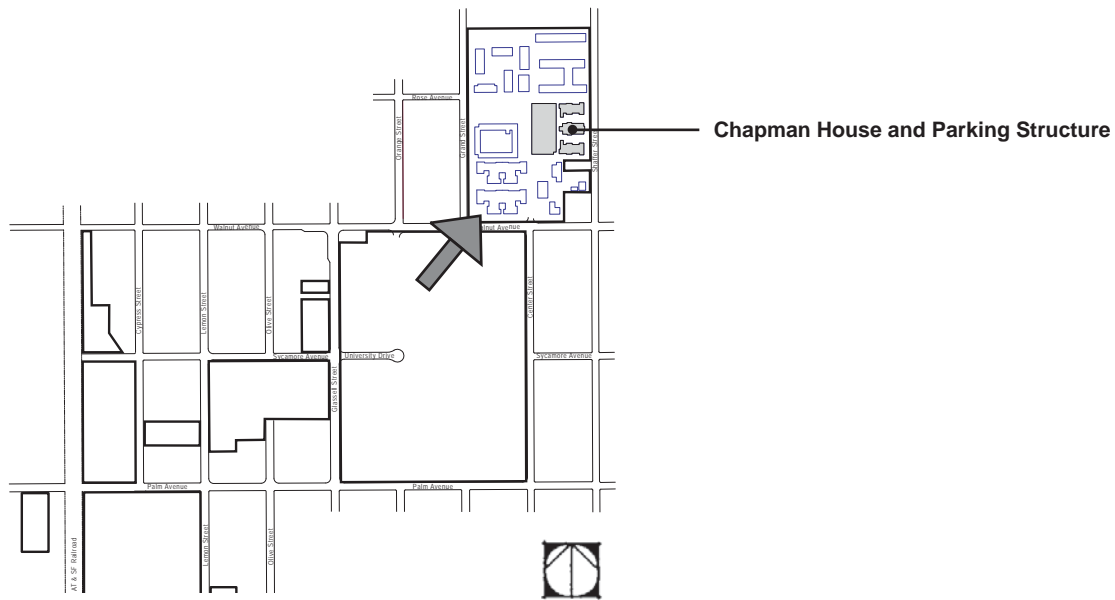


Key Map - Leatherby Libraries and Oliphant Hall



Artist concept subject to change

Exhibit 3.2c, Leatherby Libraries and Oliphant Hall Conceptual Plan



Key Map - Chapman House and Parking Structure



Chapman House Conceptual Building Elevation

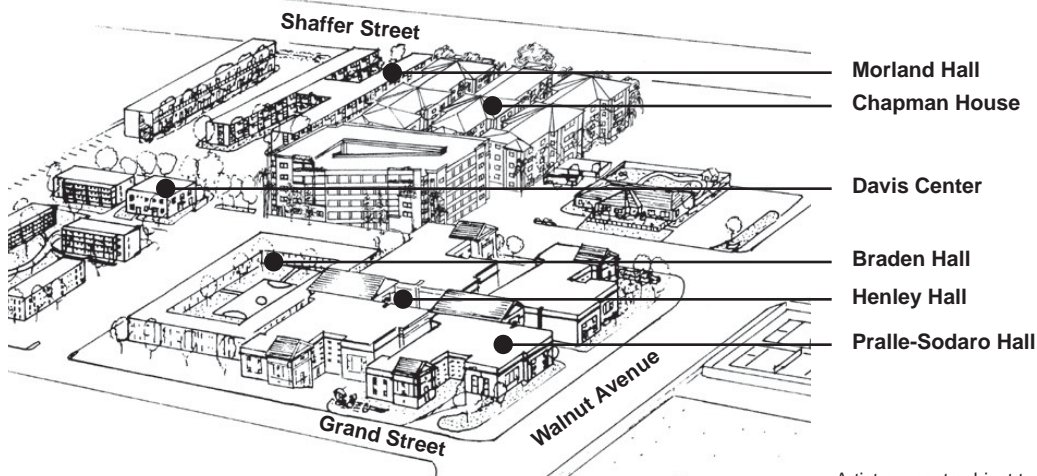
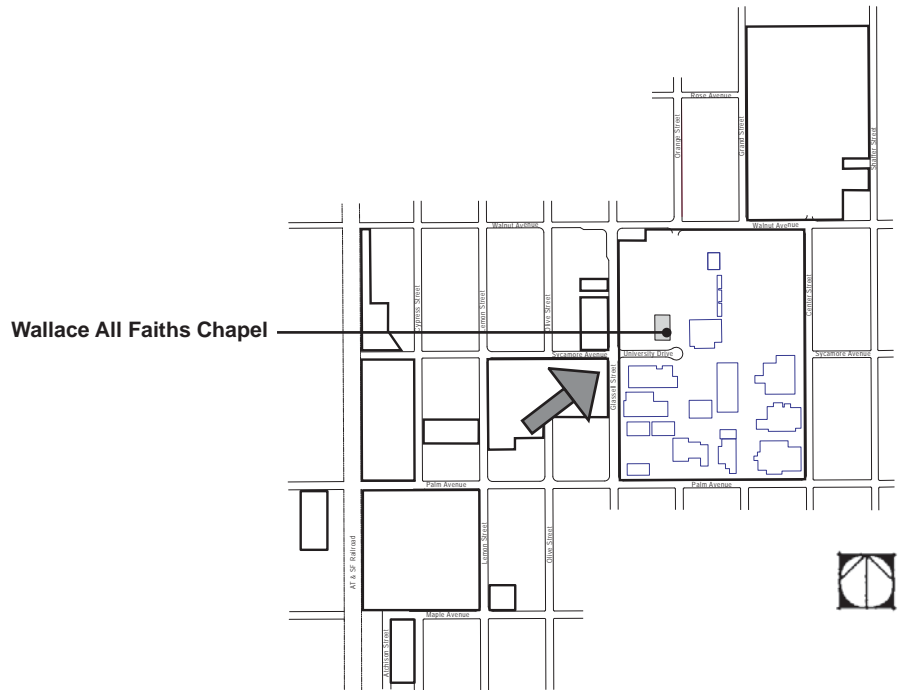
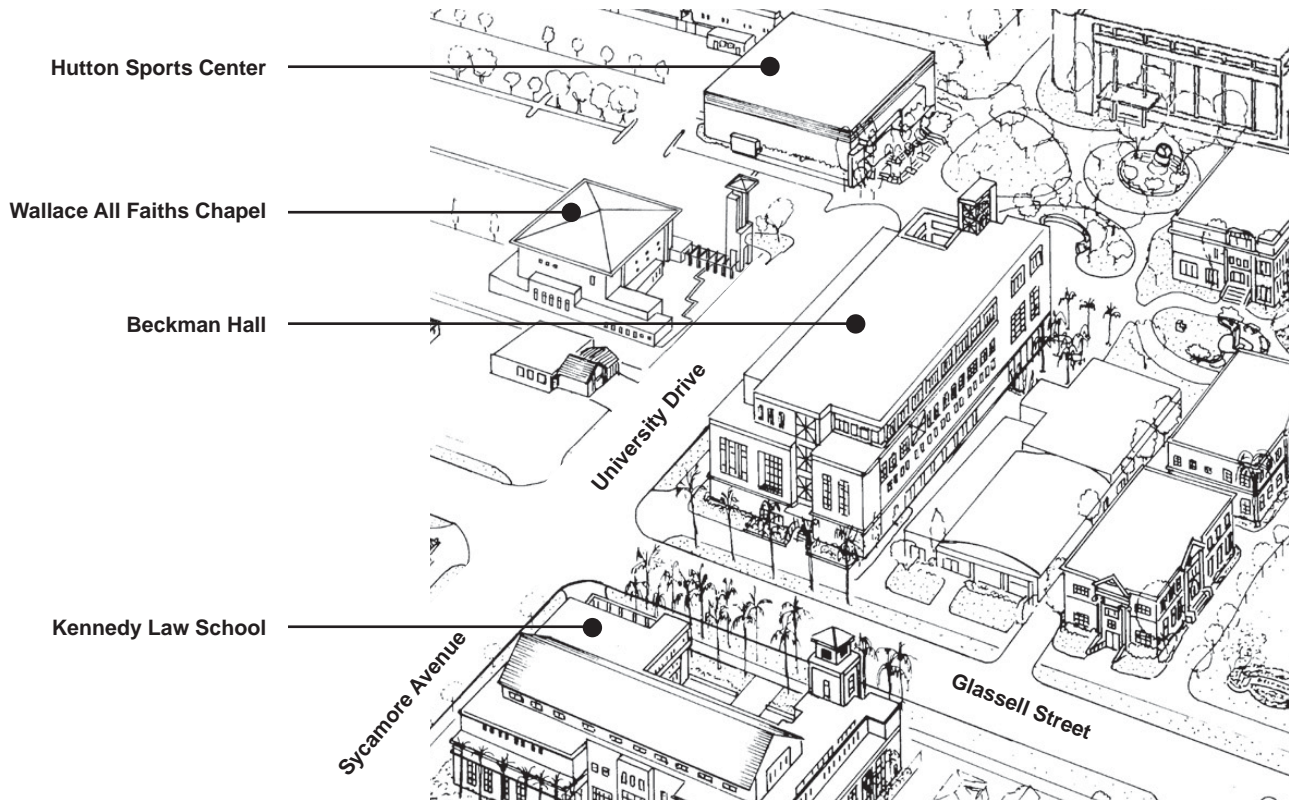


Exhibit 3.2d, Chapman House Conceptual Plan

Artist concept subject to change

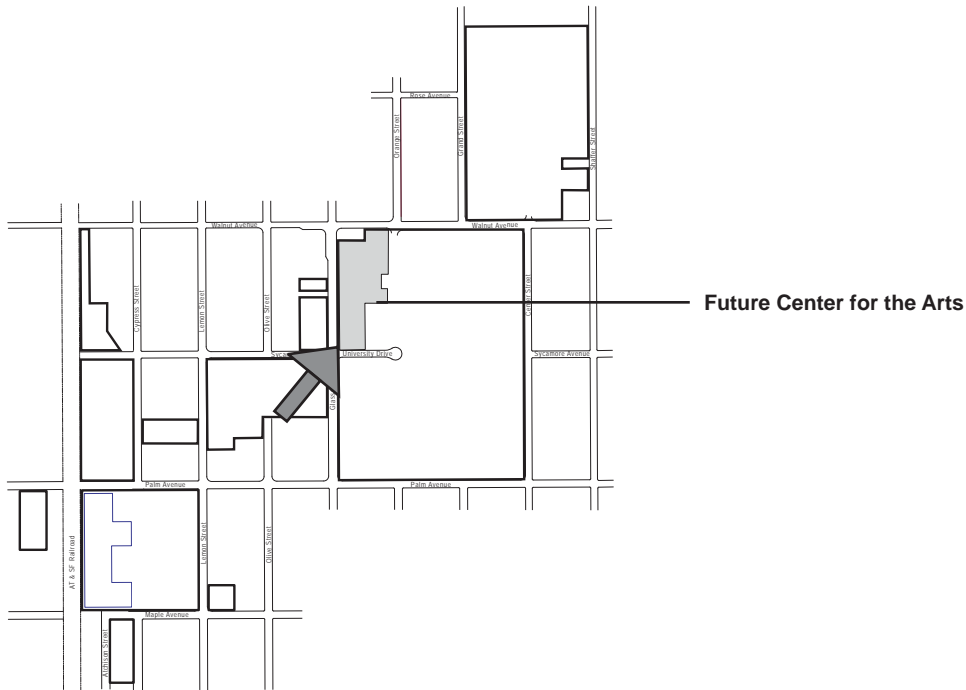


Key Map - Wallace All Faiths Chapel



Artist concept subject to change

Exhibit 3.2e, Wallace All Faiths Chapel Conceptual Plan



Key Map - Center for the Arts



Center for the Arts Conceptual Building Elevation

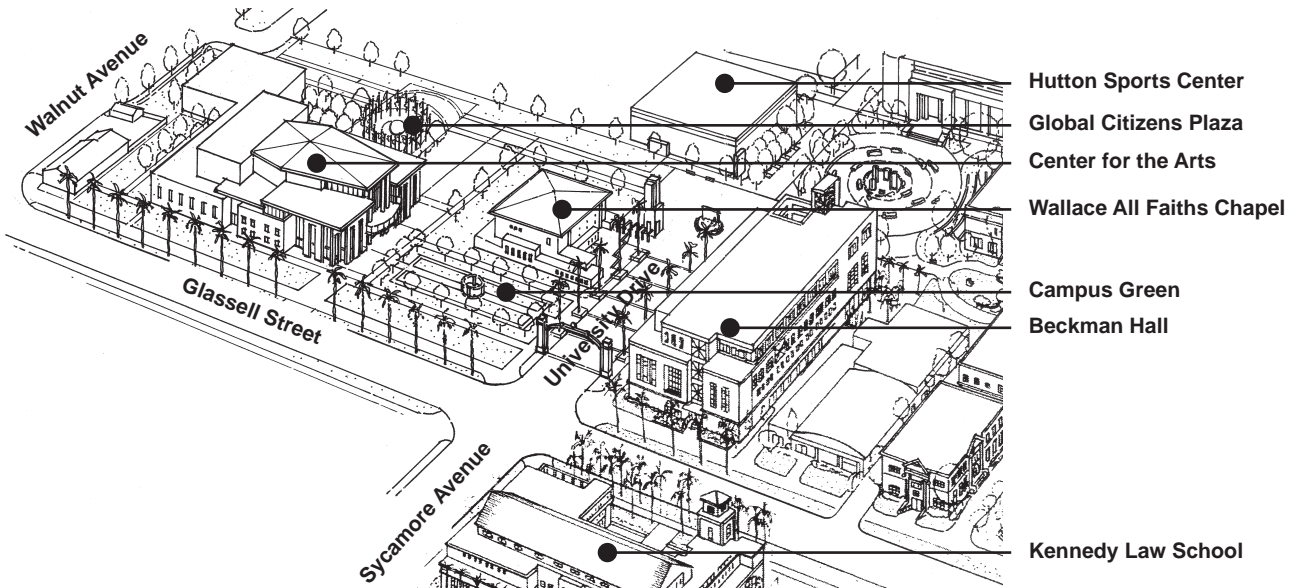


Exhibit 3.2f, Center for the Arts Conceptual Plan

Artist concept subject to change

3.2.8 Center for the Arts Program of Implementation Measures

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

- A. The Center for the Arts shall provide not more than 1,050 seats.
- B. The maximum height for the Center for the Arts shall not exceed 55 feet.
- C. There shall be a minimum building setback of 20 feet from the edge of the Glassell Street right-of-way.
- D. There shall be a minimum building setback of 20 feet the edge of the Walnut Avenue right-of-way.
- E. There shall be a minimum building setback of 15 feet from APN 039-221-01 (i.e., the liquor store parcel at the southeast corner of Glassell Street and Walnut Avenue).
- F. The Center for the Arts shall be designed with primary access points facing the new campus green (south toward University Drive) and/or the Argyros Global Citizens Plaza (on the east side of the Center).
- G. Emergency exits in the building shall be permitted along Glassell Street, but no primary entries/exits into and out of the Center for the Arts shall be permitted along Glassell Street.
- H. 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 Center for the Arts may need bus loading, unloading, staging and parking areas, an event traffic management element will be activated on those days needing bus support with that activity focused on the south curb of Walnut Avenue.
- I. Primary building materials for the 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.
- J. The campus green shall include a tempietto, gazebo or other decorative garden structure, as well as seating areas.
- K. Water, sewer, and storm drains in the vicinity of the Center for the Arts are located as indicated on Exhibits 4.1, 4.2, and 4.3.

- L. The project shall comply with the current Municipal Storm Water Permit regulations including the implementation of Low Impact Design features to retain runoff volume and/or flow generated by the design storm event.

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 a similar parallel to the east of the Specific Plan area.









Currently three signalized intersections are located at Glassell Street/Walnut Avenue, Glassell Street/Sycamore Avenue/University Drive, and Center Street/Walnut Avenue. A traffic analysis was conducted by Linscott, Law & Greenspan Engineers in December 2002. This analysis identified several additional intersections that will eventually need to be signalized to accommodate projected University growth. As part of the project’s implementation program, the University shall be required to contribute a fair share amount to the City for signalization of the following intersections when future traffic conditions warrant:

- Glassell Street at Palm Avenue
- Glassell Street at Maple Avenue
- Lemon Street at Palm Avenue
- Lemon Street at Maple Avenue
- Walnut Avenue at Center Street (installed)
- Walnut Avenue at Shaffer Street (no longer required)
- Cambridge Street at Walnut Avenue (outside the Specific Plan area)

3.3.1 Local Arterial Street (Glassell Street)

Glassell Street is identified on the campus Circulation Plan as a local north-south arterial and the main entry road to campus. It is a four-lane arterial at the Garden Grove Freeway which narrows to a two-lane section with curb parking through the Old Towne District, and resumes its arterial cross-section near Collins Avenue. Traffic

Legend

-  Arterial Street
-  Collector Street
-  Stop Sign
-  Stop Sign (All-way Stop)
-  Primary Arrival Zone
-  Secondary Arrival Zone
-  Primary Gateway
-  Secondary Gateway
-  Secondary Gateway (Emergency Access)



* The Cambridge Street / Walnut Avenue intersection is outside the Specific Plan area and not shown on this plan.

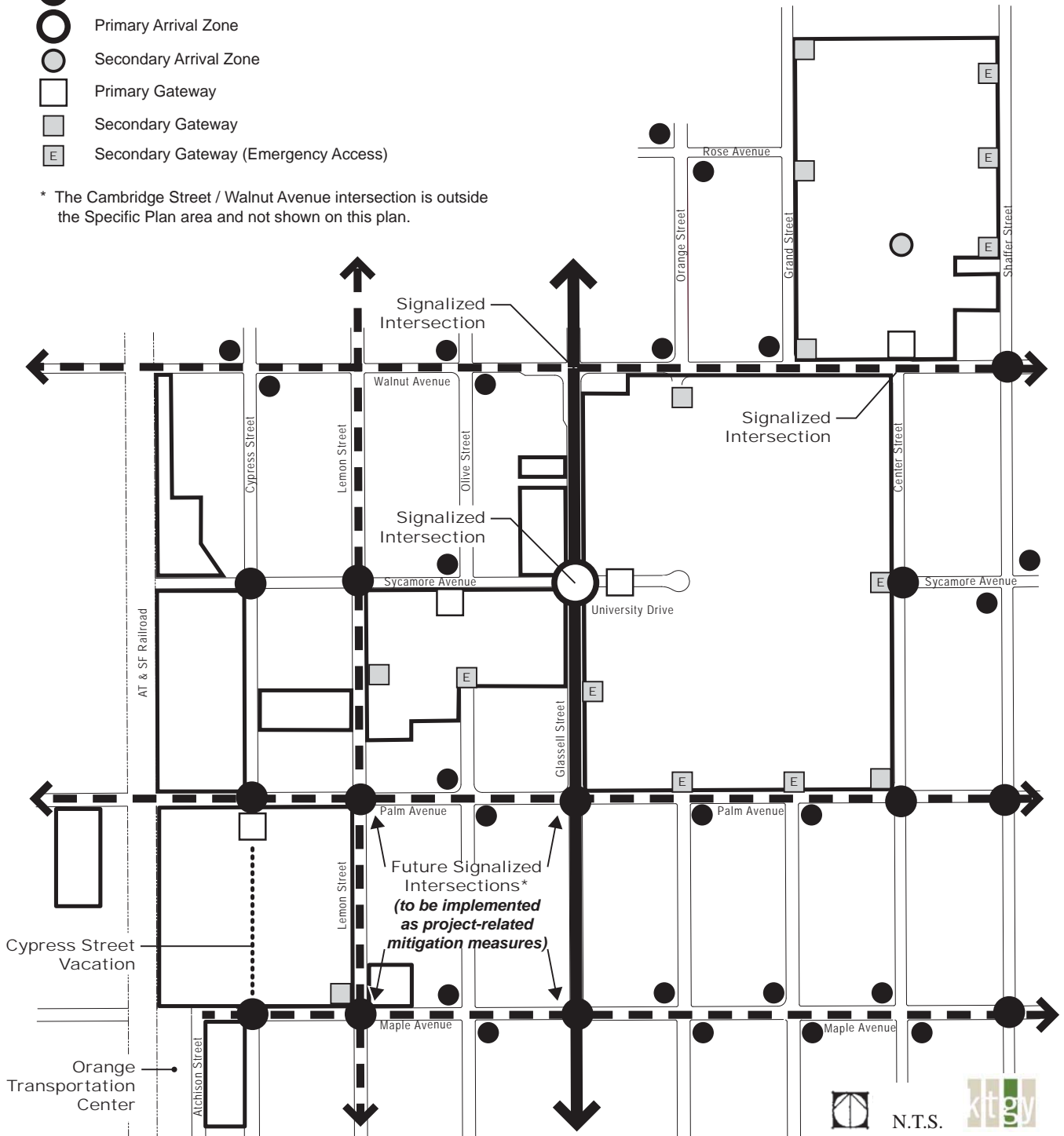
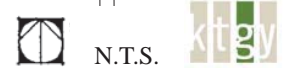


Exhibit 3.3, Circulation Plan



signals are in place at Walnut Avenue and Sycamore Avenue/University Drive. The 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 zones on campus. Glassell Street is also identified as a “spoke” street in the *Historic Preservation Design Standards for Old Towne*, and is therefore of special significance to the University.

3.3.2 Local Collector Streets (Walnut, Palm and Maple Avenues and Lemon Street)

Walnut Avenue is identified as a local east-west collector. It is a two-lane collector in the project area. Within the traffic study area, traffic signals are placed at the intersections of Walnut Avenue with Glassell and Center Streets, 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 project area.

Other local collector streets within the Specific Plan area include Palm and Maple Avenues, which are east-west oriented, and Lemon Street, which is 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. A two-way stop is located at the intersection of Palm Avenue and Cypress Street. Four-way stops are located at the intersections of Palm Avenue with Glassell, Lemon and Center Streets, and at the intersections of Maple Avenue with Glassell, Shaffer, Cypress and Lemon Streets.

3.3.3 Local Streets (Cypress, Orange, Grand, Center and Shaffer Streets and Sycamore Avenue/University Drive)

Local streets within the Specific Plan area include Cypress, Orange, Grand, Center and Shaffer Streets, and Sycamore Avenue/University Drive. Within the Old Towne District, 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. The Cypress, 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. The portion of Cypress Street between Palm Avenue and Maple

of Center Street. The portion of Cypress Street between Palm Avenue and Maple Avenue may be vacated and become part of the Specific Plan area in the future.

3.3.4 Campus Arrival Areas

Campus arrival areas are defined as primary and secondary vehicular arrival points. A primary arrival zone encourages visitor and public access and provides for parking. 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 vehicular entry to campus for visitors and the public is from Glassell Street via University Drive at Sycamore Avenue. A large arrival zone is indicated, including existing parking, to allow for future entry adjustments as needed (see Primary Gateway).

Secondary Arrival Zone

The secondary vehicular arrival zone is located at the heart of the present residential part of campus.

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 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) and requires parking nearby, 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 now known as the Schmid Gate) to the Academic 1 Zone will remain on Glassell Street at University Drive.

Primary Gateways

Primary Gateways (4): There are four primary gateways on campus. The most used primary gateway provides access to the Academic 1 Zone 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 area of campus. A third gateway provides access from Sycamore Avenue to the parking area (structure) on the south side of Sycamore Avenue between Glassell Street and Lemon Street. The fourth gateway provides access from Palm Avenue to the Academic 2 Zone south of Palm Avenue and north of Maple Avenue.

Secondary Gateways

Secondary Gateways (15): There are fifteen secondary gateways, most of which are vehicular. Those secondary gateways closest to the academic zones 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 of the Chapman University campus is one of its important attributes. This is especially true within the older academic (A-1) zone. 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 Schweitzer Mall (refer to Exhibit 3.6, *Open Space and Recreation Plan*) in the center of the A-1 Zone, which acts as a pedestrian hub and is the present heart of the campus.

Pedestrian walkways and sidewalks between the Specific Plan area, the adjacent Santa Fe Depot Specific Plan area and the Plaza area shall be provided. Exhibit 3.4, *Pedestrian Circulation Plan*, shows the pedestrian circulation on and around the campus, as well as potential pedestrian linkage to the Santa Fe Depot and the Plaza areas south of the Specific Plan area.



Legend

-  Primary Pedestrian Way
-  Secondary Pedestrian Way
-  Campus Walkway
-  Existing 4-Way Marked Crossing
-  Existing 2-Way Marked Crossing
-  Primary Gateway
-  Secondary Gateway
-  Secondary Gateway (Emergency Access)

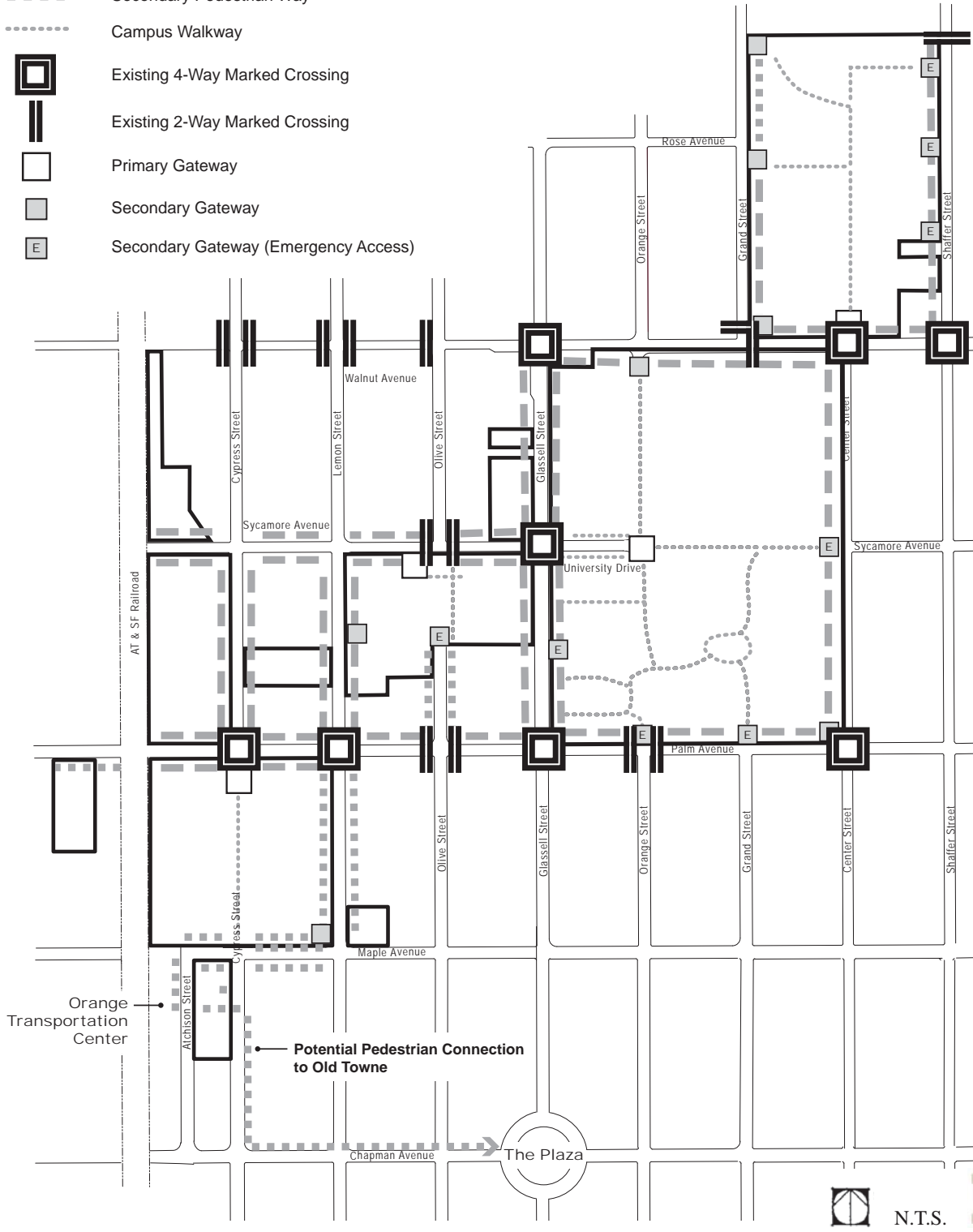


Exhibit 3.4, Pedestrian Circulation Plan

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 Glassell Street. The Bikeways Master Plan Update proposes to extend this Class II bike lane from the Walnut Avenue/Glassell Street intersection westward. 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. 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 existing and proposed designated bikeways around the campus.

3.3.8 Mass Transit

An Orange County Transit Authority (OCTA) transportation center is located at 194 N. Atchison Street, at the intersection of Maple Avenue and Atchison Street southwest 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 cities of Orange, Irvine, Tustin, Garden Grove, Placentia and Brea, via Glassell Street and Chapman Avenue in the Specific Plan vicinity. The University will coordinate with OCTA to include any necessary provisions for accommodating bus turnouts and stops within the Specific Plan area. The OCTA design guidelines for bus turnouts and stops are included in Appendix N, *OCTA Design Guidelines for Bus Facilities*, of this Specific Plan for informational purposes.

OCTA plans to expand the Metrolink station platform at Atchison Street and Chapman Avenue. Development of the Specific Plan area adjacent to this station (i.e., the future School of Film & Television site) shall include necessary provisions to accommodate the planned platform extension.



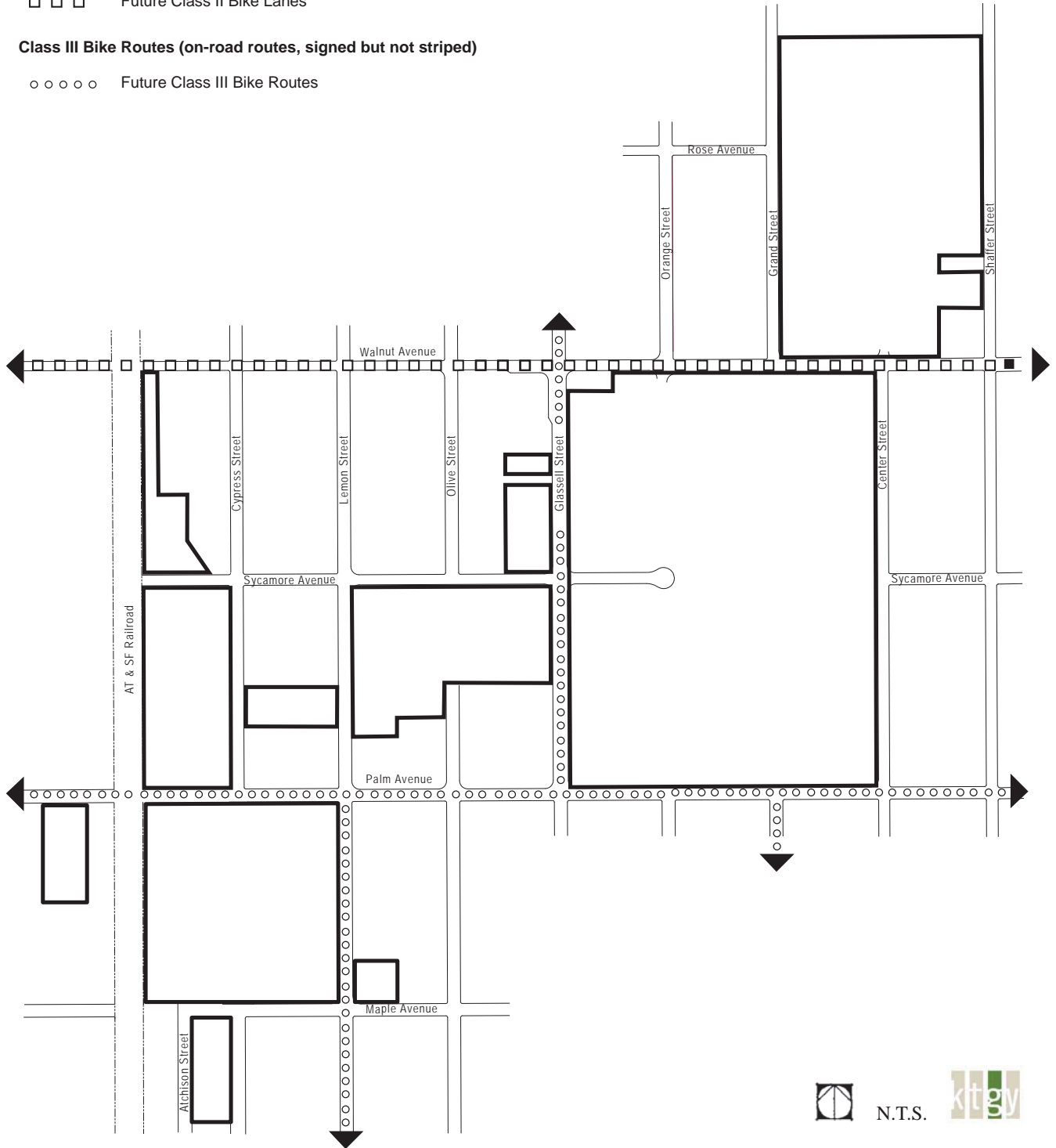
Legend

Class II Bike Lanes (on-road striped lanes)

- ■ ■ Existing Class II Bike Lanes
- □ □ Future Class II Bike Lanes

Class III Bike Routes (on-road routes, signed but not striped)

- ○ ○ ○ Future Class III Bike Routes



N.T.S.



Exhibit 3.5, Bikeway Plan

3.4 OPEN SPACE AND RECREATION PLAN

A major feature of the University identity is its campus open space system. American colleges and universities typically share several general characteristics (planning, student housing and tradition). The idea of a “campus” as space enclosed or surrounded by college structures is largely an English college concept. The Chapman University campus is a good example of this concept, and it is most strongly refined in its academic zones.

The following is a description of the existing and proposed open space system, which includes open space, landscaping, pedestrian malls 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 Memorial Quad and Shady Quad, which have historical significance and shall be preserved as permanent open space. Any future landscape improvements in Memorial and Shady Quads shall recall and contribute to the historic character of the space. Replanting shall incorporate landscape features, sizes and species historically found in the Specific Plan vicinity and the site. Memorial Quad will retain a formal appearance, with a central lawn bordered by rows of trees and 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 (e.g., malls, quads, plazas, garden rooms, etc.) 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.



Legend

Recreational Facilities

- (A) Athletic Field
- (B) Tennis Court
- (C) Future Folino Aquatics Center

Quads / Malls

- (1) Central Quad
- (2) Memorial Quad
- (3) Shady Quad (Garden Room)
- (4) North-South Mall
- (5) Schweitzer Mall (Quad)
- (6) East-West Mall

Courtyards/Garden Rooms

- (a) Law School Courtyard
- (b) Student Services Garden Room
- (c) Residential Garden Room
- (d) Residential Garden Room
- (e) Residential Garden Room
- (f) Residential Garden Room
- (g) Residential Garden Room w/Basketball Court
- (h) Wilkinson Hall Garden Room

* Plazas



Exhibit 3.6, Open Space and Recreation Plan

Academic 1

The Academic 1 zone is the most formal part and the historic center of the campus. The campus has evolved around a “quadrangle” concept. There are a series of identifiable quads and malls. The following names have been assigned for reference purposes:

- Memorial Quad
- Shady Quad
- Griset Grove
- North-South Mall
- Schweitzer Mall

Within the Academic 1 zone, the quad concept will be maintained and augmented by a series of garden rooms and small, intimate plazas, tied together by linear malls and pedestrian paths.

At the time of adoption of Specific Plan Amendment No. 5, the outdoor recreational areas of the campus included an athletic field, four outdoor tennis courts, a par course, basketball court and volleyball court as part of the campus open space system.



Athletic Field

Academic 2

An open space quad will be provided in the Academic 2 zone. In addition to this quad, there will be a minimum of two garden rooms and no less than two pedestrian plazas, interspersed between buildings within the Academic 2 zone. The location, conceptual design and approximate configuration of the garden rooms and pedestrian plazas will be determined by the Master Landscape Plan, to be prepared separately from this Specific Plan and adopted by the City by resolution.

Residential

The residential areas of the campus are presently defined by dormitory buildings built around central enclosed or partially enclosed courtyards. The four existing enclosed courtyards provide privacy and identity to the student dormitories. Areas for lower intensity recreational uses, such as tennis, volleyball, basketball and other similar outdoor activities, shall be provided in the Residential zone.



Basketball Court

4.0 COMMUNITY FACILITIES & SERVICES PLAN

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 facilities 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 also 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

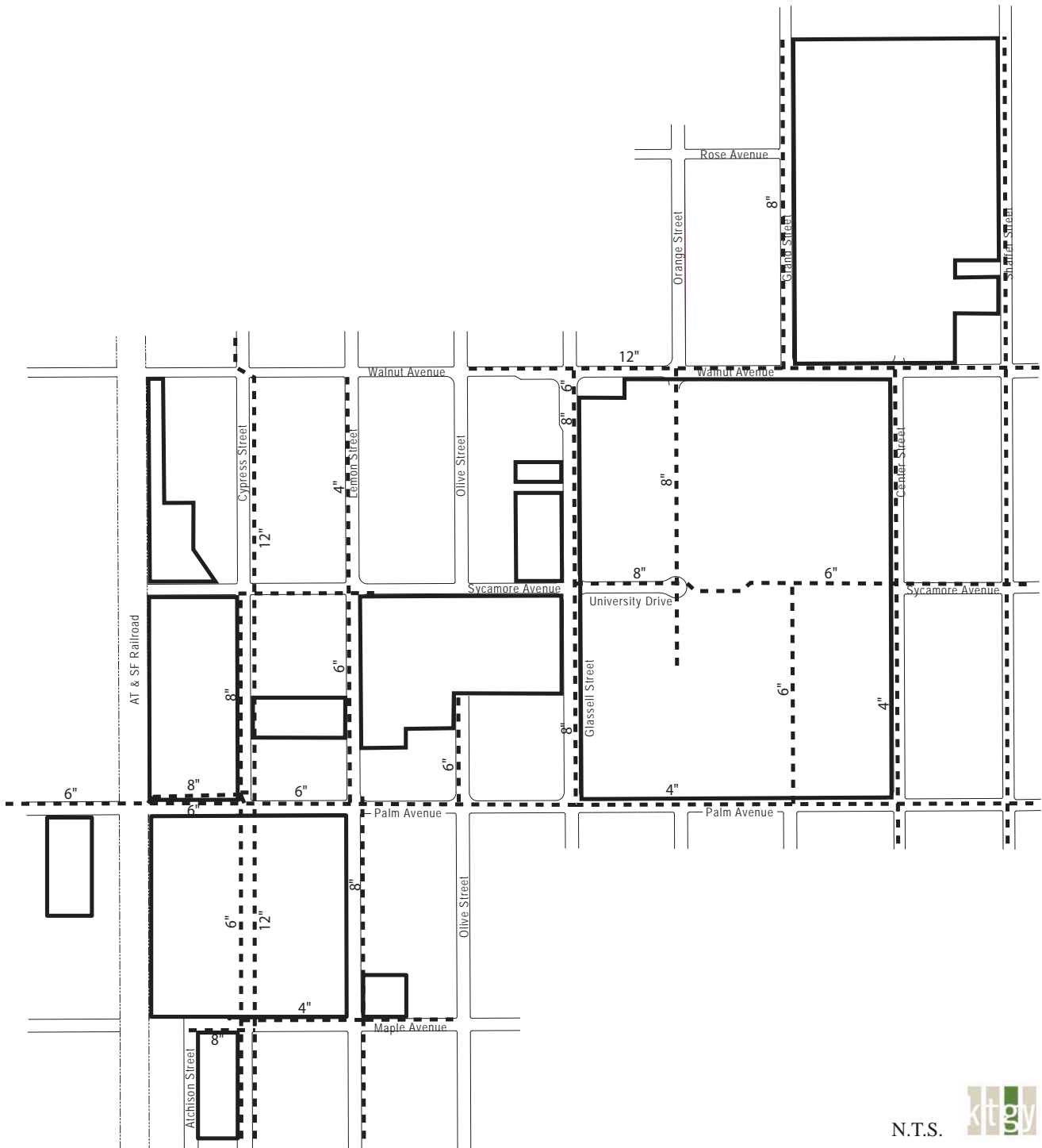
4.1.1 Water

The City of Orange Water Division provides water services to the Specific Plan area. Existing public water lines in the Specific Plan area, ranging 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 all construction costs ensuing from the upgrading of the water system as mandated by the City. The City is responsible for maintaining all City-owned water facilities.

Legend

--- Existing Water Line



N.T.S.

Exhibit 4.1, Water System Plan

4.1.2 Sewer

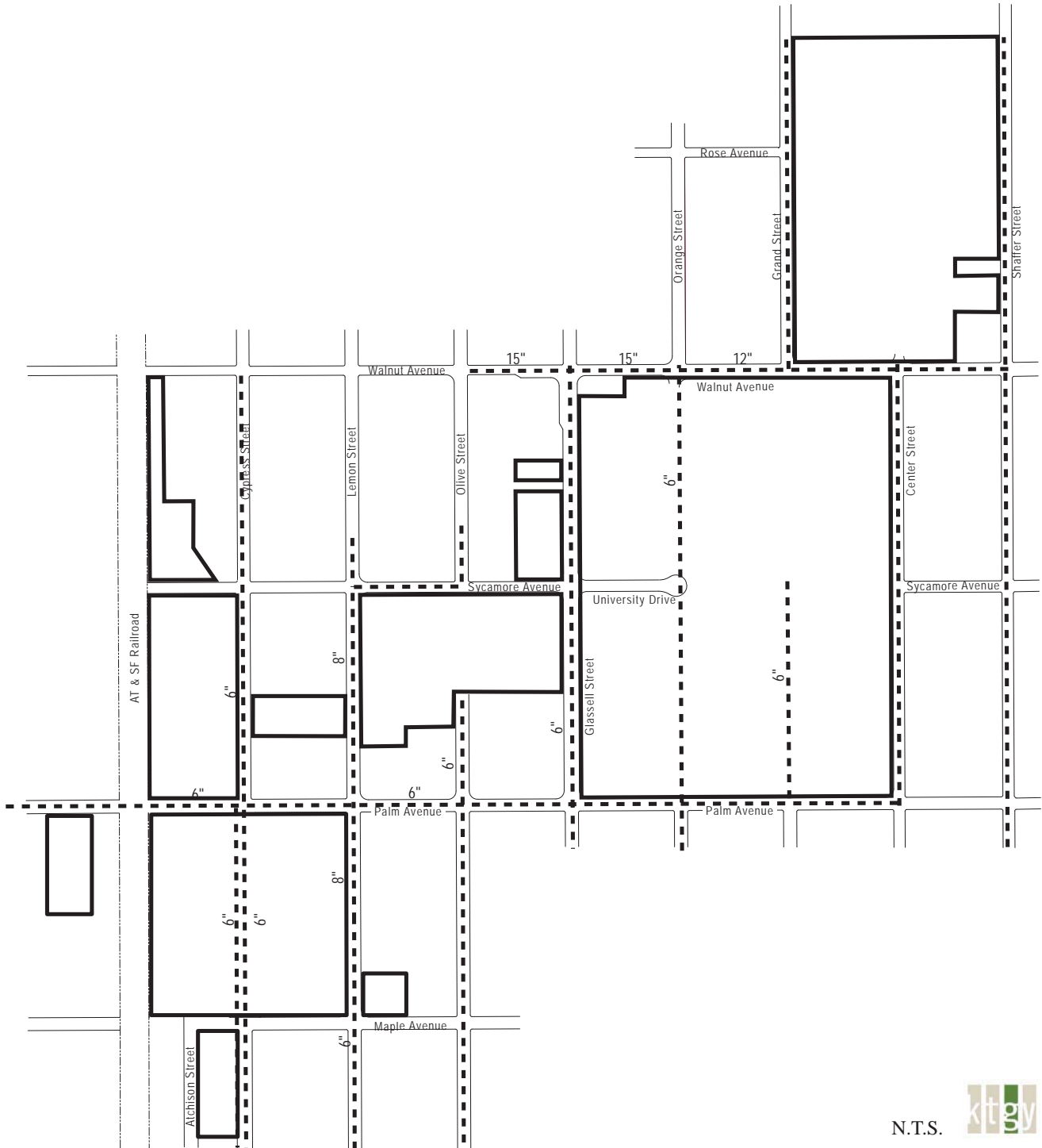
The City of Orange Public Works Department provides and maintains sewer facilities in the Specific Plan area. Existing public sewer facilities in the Specific Plan area are shown on Exhibit 4.2, *Sewer System Plan*. Sewer lines range in size from 6 to 12 inches. Local sewer lines feed into the Orange 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, January 1982. All sewer flows are picked up in sewers which are designated as having a minor surcharge. These lines did not meet the design relief criteria for deficiency correction in the Master Plan.

Chapman University shall bear the construction costs for any upgrade of the sewer system immediately adjacent to the Specific Plan area that are deemed necessary by the Public Works Department.

Legend

- - - Existing Sewer Line



N.T.S.

Exhibit 4.2, Sewer System Plan

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, although a Priority 4 deficiency (low priority) in a sump condition exists on Lemon Street between Sycamore and Palm Avenues. A 24-inch parallel pipe has been recommended to alleviate this regional problem. If the City decides to construct this parallel pipe, Chapman University may be requested to participate in the construction cost of the pipe in proportion to the area drained.

4.1.4 Storm Water Quality

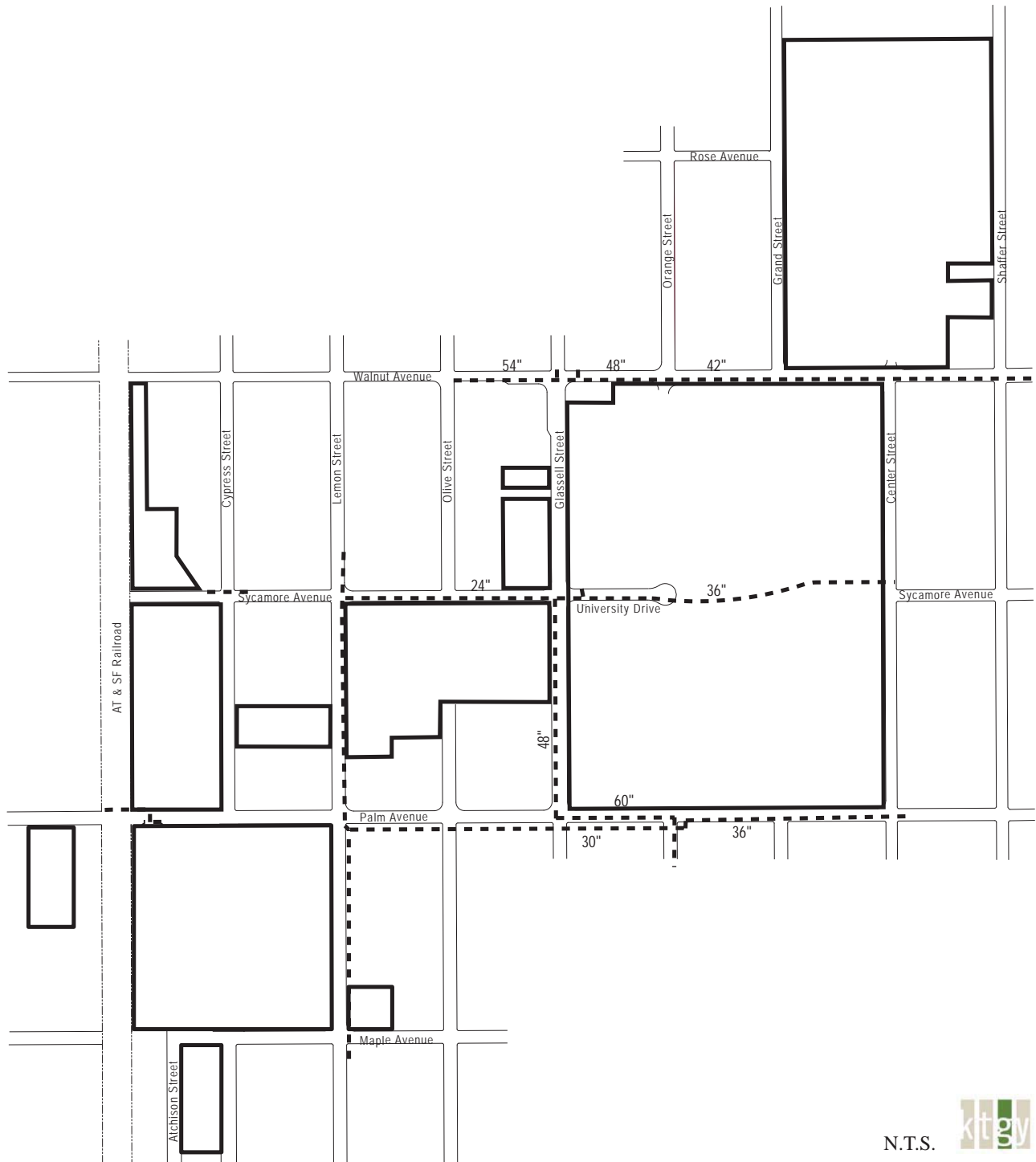
The Federal Clean Water Act (CWA) provides the basic structure for regulating discharges of pollutants into the Waters of the U. S. and quality standards for surface waters. The U. S. Environmental Protection Agency (EPA) has established regulations under the National Pollutant Discharge Elimination System (NPDES) permit program for permitting municipal and industrial storm water discharges. The regulations mandates 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)

Legend

- - - Existing Storm Drains



N.T.S.



Exhibit 4.3, Storm Drain System Plan

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 and the City of Orange Police Department provide law enforcement services to the Specific Plan area. The Public Safety Department is responsible for crime prevention and traffic enforcement on the campus. It also responds to community service requests. The police station serving the campus and surrounding neighborhoods is located three blocks north 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. Four stations currently serve the University campus and surrounding area within a five-minute response time. The location, equipment, personnel and estimated response times of these stations are summarized in the EIR.

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

Solid waste collection and disposal in the Specific Plan area are regulated by the City of Orange, which contracts with CR&R for refuse collection services. Solid waste is transported to the Olinda Alpha Landfill, the closest active landfill owned and operated by the County of Orange.

4.3.4 Telephone

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.

