

**Santa Fe Depot**  
 Specific Plan Update

# Town and Gown Relations

**Town and gown is a term used to describe the two communities of a university town; “town” being the non-academic population and “gown” the university community.**



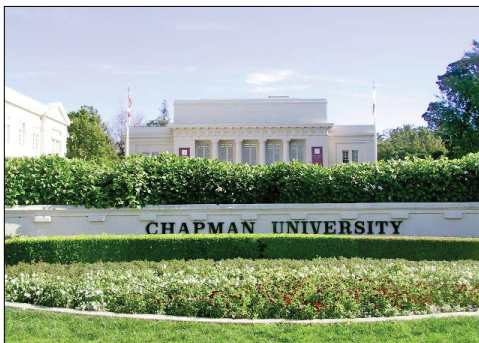
The benefits of colleges and universities to a community are many. Colleges and universities enhance a community’s cultural offerings; they bring a more diverse ethnic mix to a community that reflects our nation as a whole; they provide access to knowledge and resources on campus; and they can bring about economic benefits and revitalization to a community. Local residents in a “college town” can reap a wealth of enrichment, both culturally and financially, from these institutions.

However, there are also some universal concerns that arise when a town shares its community with a college, particularly in the areas of housing and parking. Whether the residence halls on campus are full or not, every college town has a certain amount of off-campus housing as rental property that certain students desire. Habits and hours of college students are often different from the neighborhood in which they reside, and this can become a concern for neighborhood residents. In addition, there is hardly a college campus in the country that does not have parking problems. In a small community, these problems overflow into the neighborhoods near campus. The high number of student-owned vehicles can overtax the community’s municipal lots, and create parking

problems within a community’s central business district.

For these reasons, positive and proactive town and gown relationships should be the goal of all colleges and universities and the communities where they are located. The first step to finding solutions is, quite simply, enhanced communication between the community’s business and political leaders and the university’s administrative staff. With superior communication and joint planning efforts, problems can be dealt with before they become too expensive or too difficult to manage.

**Universities are enormous assets to their communities, but the presence of all these students can have a disruptive influence on a neighborhood. Both town and gown are starting to recognize the need to work together to ensure we can all get along.**



# FACT SHEET

## Strategies for Success

The Santa Fe Depot Specific Plan area is adjacent to, and even surrounds some Chapman University facilities, including the Partridge Dance Center and newly built Dodge Film and Media School. With the update of the Santa Fe Depot Specific Plan, the City has the opportunity to act upon the opportunities that the presence of Chapman facilities bring to the community by creating a vibrant and cultural mixed-use district.

Mixed-use areas adjacent to college campuses should contain a variety of uses that are desirable to both local residents and students, including retail, entertainment, services, parking, and housing. A mixed-use district can support and attract students and faculty to the area, and many of the university's program needs can also contribute to the success of a mixed-use district. There are several strategies that communities are using to create a safe and healthy environment for education and socialization:

- ❖ **S**trongly encouraging private developers to provide a variety of housing types that target both current and future needs of the overall community and the campus.
- ❖ **R**ecruiting retailers that provide campus and community serving businesses and uses and targeting a percentage of retail jobs for students.
- ❖ **S**haring academic programs and resources with the community by locating them within the district, proximate to community users. Such programs can include continuing education classes, adult education, child development and daycare, health outreach programs, performance and art venues, housing and caring for the elderly, etc.
- ❖ **P**roviding sensitive land use transitions and landscaped buffers where residential neighborhoods might experience noise or light from campus activities.
- ❖ **E**ncouraging a “permeable” edge with the community where interaction is desirable, especially in areas where a high proportion of students live in proximity to the campus.
- ❖ **P**roviding strong connections within and around the campus and its edges to promote walking, bicycling and transit use, rather than vehicular traffic.
- ❖ **L**ocating public-oriented uses, such as performance facilities, galleries and major sports venues, where they can be easily accessed and where they can contribute to the vitality and economic health of businesses in the area.



*The Santa Fe Depot area is an important component of campus and community interaction with the Partridge Dance Center and new Dodge Film and Media School in the heart of the neighborhood. Functions and events at these facilities can help enliven and revitalize the area.*

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