

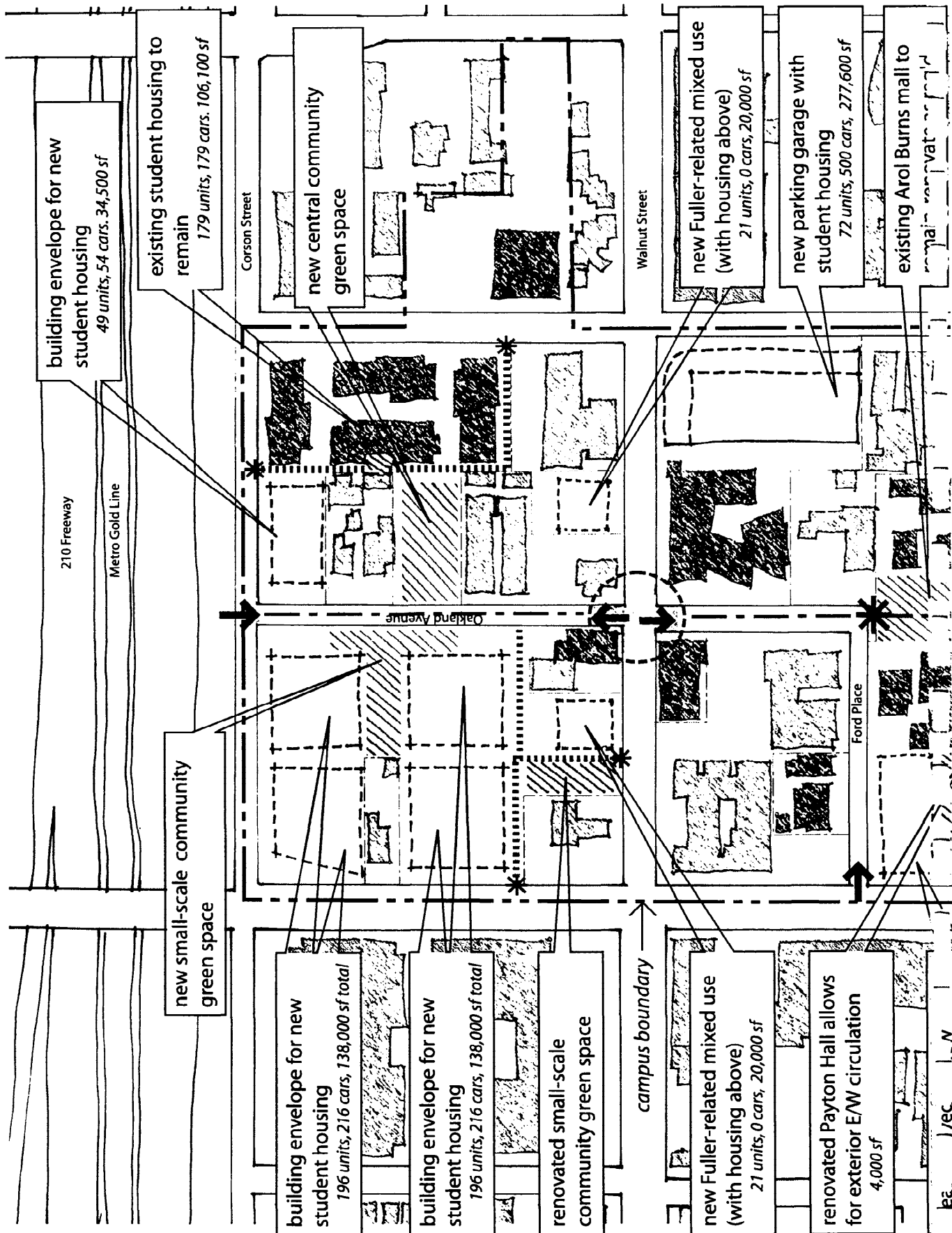
■ thresholds/gateways
 ■ student services

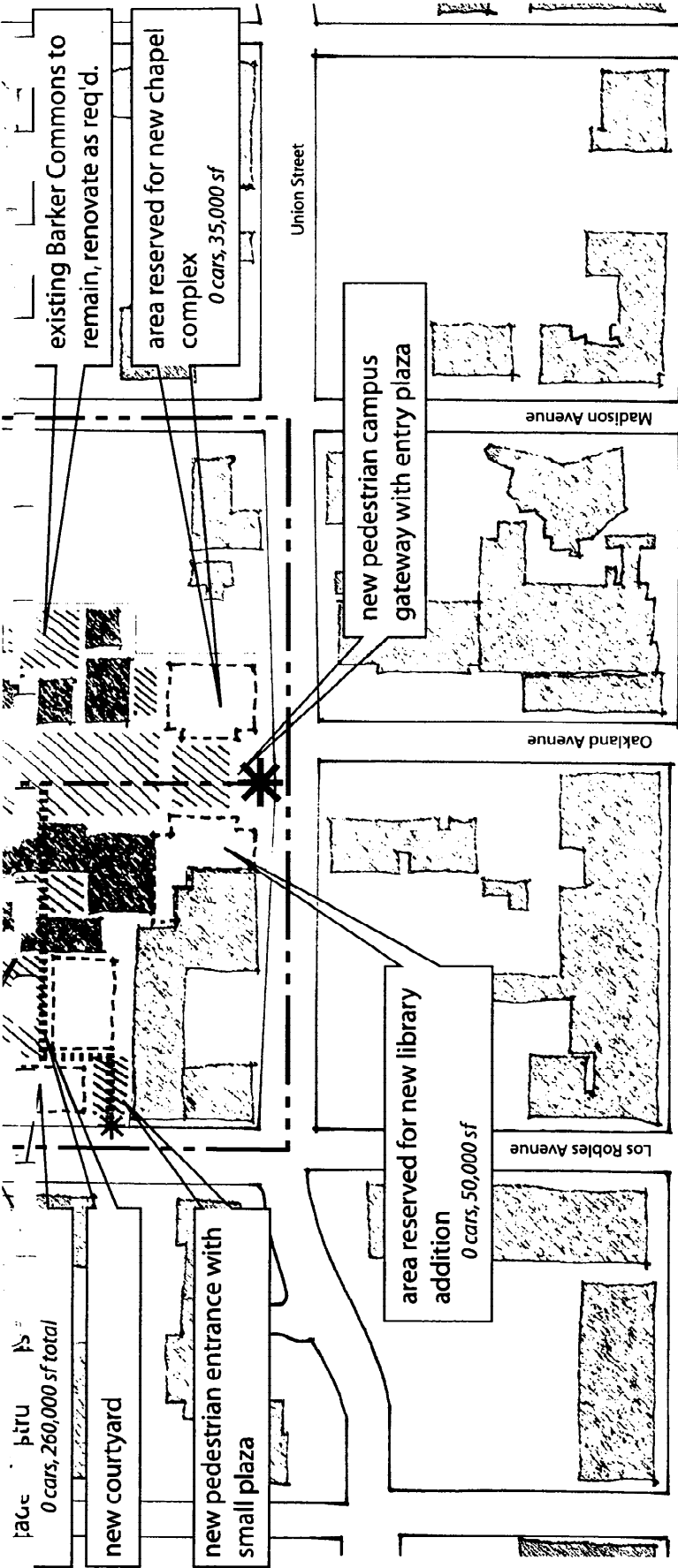
○ green spaces

plazas/courts

— — — pedestrian routes

Figure 7: Overall Concept





Legend

- *** major pedestrian gateway
- *** minor pedestrian gateway
- ↑** pedestrian/auto access point
-** pedestrian circulation (public)

- campus crossroads
improve streetscape/intersection
- existing Fuller properties
renovate as necessary
- properties not owned by Fuller

- envelope for new campus buildings
actual configuration to be determined
- envelope for new parking structure
- structured open space / plazas
- properties owned by Fuller

and have made the expansion of these facilities a priority.

Expansion will be concentrated in the following three areas (Table 3):

Chapel The construction of a 35,000 sf chapel on the Fuller campus fulfills two objectives: first, it provides needed chapel space for the corporate worship of the students, staff, and faculty of the community; second, it provides dedicated space for learning that is related to worship and preaching.

Library Addition To better support its students in their graduate-level research, as well as to continue to maintain Fuller's accreditation, an addition of approximately 50,000 sf will be built onto the existing McAlister Library.

Los Robles Area Quad Addressing Fuller's classroom shortage, as well as providing additional space for administrative support, is the goal of development in the Los Robles Area. This 260,000 sf complex, comprised of three buildings organized around a courtyard, will provide nine new classrooms, as well as new facilities for administrative and student support. In addition, facilities for theatrical performances, large group gatherings, and a new student dining area (and kitchen) will better serve both Fuller and neighboring communities.

Table 2.1: Corson Village Housing Summary

New Residential Facilities					
No.	Building Name	Address	Building Description	# Flrs	Gross SF
-	Student Housing	Los Robles Avenue to Madison Street	Apartments-- 441 Units	5 (7)	310,500
				Total:	310,500

Table 2.2: Madison and Walnut Housing Summary

New Residential Facilities					
No.	Building Name	Address	Building Description	# Flrs	Gross SF
-	Student Housing	Madison Avenue/Walnut Street	72 Student Units	3	57,600
-	Mixed Use	Walnut Street	Retail/Apts--21 Units	4	20,000
-	Mixed Use	Walnut Street	Retail/Apts--21 Units	4	20,000
				Total:	97,600

Table 3: New Academic Summary

New Academic Facilities					
No.	Building Name	Address	Building Description	# Flrs	Gross SF
-	Worship Center	Oakland Avenue/Union Street	Chapel	4	35,000
-	Parking Garage	Madison Avenue/Walnut Street	Garage	6	220,000
-	Library	Oakland Avenue/Union Street	Library	7	50,000
-	Academic No. 1	Los Robles Avenue	Academic Classrooms	5	100,000
-	Academic No. 2	Los Robles Avenue	Academic Classrooms	5	80,000
-	Academic No. 3	Los Robles Avenue	Academic Classrooms	5	80,000
				Total:	565,000

3.3 Floor Area Ratio

In an effort to maintain the flexibility inherent in the original planning approach that permitted Fuller to transfer floor area from the north campus area to the south campus (see section 2.5), the draft CDSP includes provision to average floor area across the campus. Much of the north campus is located within a zone allowing 2.25 FAR. The area along Walnut Street and the south campus is in an area allowing 1.5 FAR. As shown in Table 4, the south campus area will exceed the 1.5 FAR when the Long Range Plan is implemented. However, as the north campus is well under the 2.25 FAR, the excess floor area available will be applied to the south campus.

3.4 Parking Facilities

Parking at Fuller, as in the entire Playhouse District, is at a premium. The master plan addresses this ongoing challenge in two ways: first, by increasing the number of student housing units, Fuller seeks to make residents out of commuters and reduce the number of car trips; second, by constructing a 500-car parking garage on the corner of Madison Avenue and Walnut Street, Fuller will not only provide adequate parking for its needs, but will also provide a much-needed parking resource for evening visitors to the Playhouse District. However, the construction of the parking structure, as well as the attached student housing units, is dependant upon the outcome of future discussions between the directors of the Women's City Club and the Trustees of Fuller Theological Seminary. No agreement on the terms and conditions of the proposed joint venture has been negotiated or approved.

3.5 Landscape/Open Space

Landscape, in planning terms, is understood to mean the entire system of open space—the fabric that weaves the various structures together. The open spaces of Fuller Theological Seminary, though unique to the specific context, draw upon a universal language of American campus planning. The cultivated landscape of this and all campuses is an aggregate of the entire campus and not a collection of individual, building-adjacent spaces. The purpose of each space is to provide a dedicated setting for academic and social interaction. The intimacy of patios, the socializing possibilities of courtyards, the formality of quads, and the monumentality of greens are all defined by landscape components. Each campus is a locale of limited size, where programmatic and ecological initiatives must be married with nature's aesthetics.

This campus holds a unique place in the civic core of Pasadena.

Table 4: Floor Area Ratio Summary

North Campus (FAR – 2.25)		Overall Concept		Long Range Concept	
Parcels	Description	Land/ SF	Bldg. /SF	Land/ SF	Bldg. /SF
Existing Land Area		270,365		270,365	
Existing Structures			116,429		113,929
New Structures			310,500		385,500
New Parcels				51,472	
	Subtotal	270,365	426,929	321,837	499,429
	FAR as proposed		1.58		1.55
	Allowable building floor area		608,321 SF		724,133 SF
	Available floor area		181,392 SF		224,704 SF
South Campus (FAR – 1.5)		Overall Concept		Long Range Concept	
Parcels	Description	Land/ SF	Bldg. /SF	Land/ SF	Bldg. /SF
Existing Land Area		449,898		449,898	
Existing Structures			245,699		245,699
New Structures			402,600		484,140
New Parcels				20,932	
	Subtotal	449,898	648,299	470,830	729,839
	FAR as proposed		1.44		1.55
	Allowable building floor area		674,847 SF		706,245 SF
	Available floor area		26,548 SF		-23,594 SF

The area is in a dynamic state with new residential, commercial, and cultural development underway. The resulting increases in pedestrian and vehicular circulation demand that the campus seamlessly integrate with surrounding neighborhoods. Landscaping provides an opportunity to be an attractive neighbor, to demarcate the campus, to draw upon historic patterns, and to support the Pasadena civic ideal of "a city of gardens."

An analysis of the existing landscape of Fuller reveals significant stands of mature trees, most notably in the central green space formally known as the Arol Burns Mall. Here, remnants of Oakland Avenue can be seen in the rows of Canary Island Date Palms that once lined the now-converted street. Nevertheless, the incremental growth of the campus and the absence of a cohesive master plan to guide landscape design has resulted in a vista that lacks connectivity, character, and identity.

This master plan aims to establish a framework that will result in a sensitively articulated campus landscape. As the initiatives are implemented, students, faculty, families, staff, and neighbors will experience a greater connection to the natural world, fostered by environmentally-harmonious buildings and spaces. The use of indigenous species will foster a stronger dialogue with nature and utilize water resources wisely. Ultimately, an identifiable campus will more wholly integrate with the life of the city.

Among the variety of spaces developed throughout the campus, including courtyards, quads, corridors, malls, gateways, and streetscapes, a "controlled diversity" of character and themes should be evident. The following guidelines will establish campus identity, sense of place, and enriched environment:

Plant Material

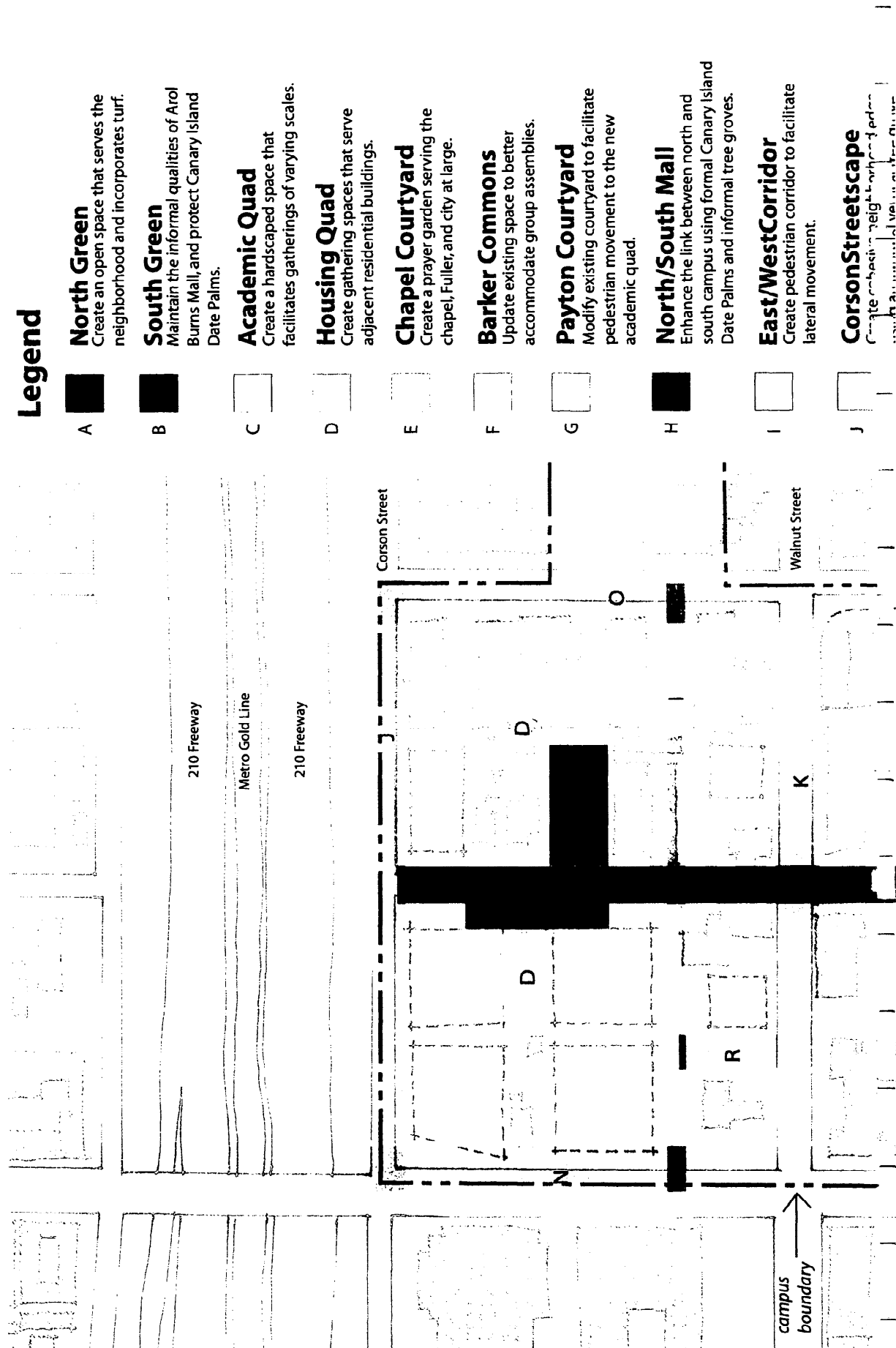
- Indigenous plant material (Oak Grassland, Chaparral, and species for the Arroyo culture)
- Regional references such as the agricultural history and citrus groves
- Appropriate solar orientations
- Edible plant material, including fruiting trees
- Low maintenance plant material as a means to reduce impact on landfills
- Campus-wide reclaimed irrigation system
- Biological diversity to guard against the effects of monoculture
- Disease- and pest-resistant plant varieties

Character

Fuller is a diverse community representing a great variety of cultures. In order to accommodate the needs of many, existing and planned spaces should accommodate the ranges inherent within the following:

- Meditative to active
- Intimate to public
- Sunny to shady
- Open to enclosed
- Symbolic to functional
- Residential to academic

Figure 8: Open Space Plan



Plan Tree Ape
Reinforce campus identity through signage and cohesive landscape palette.

Ford Place Streetscape
Protect existing trees and reinforce campus identity through signage and cohesive landscape palette.

UnionStreetscape
Create campus identity using signage and a cohesive landscape palette.

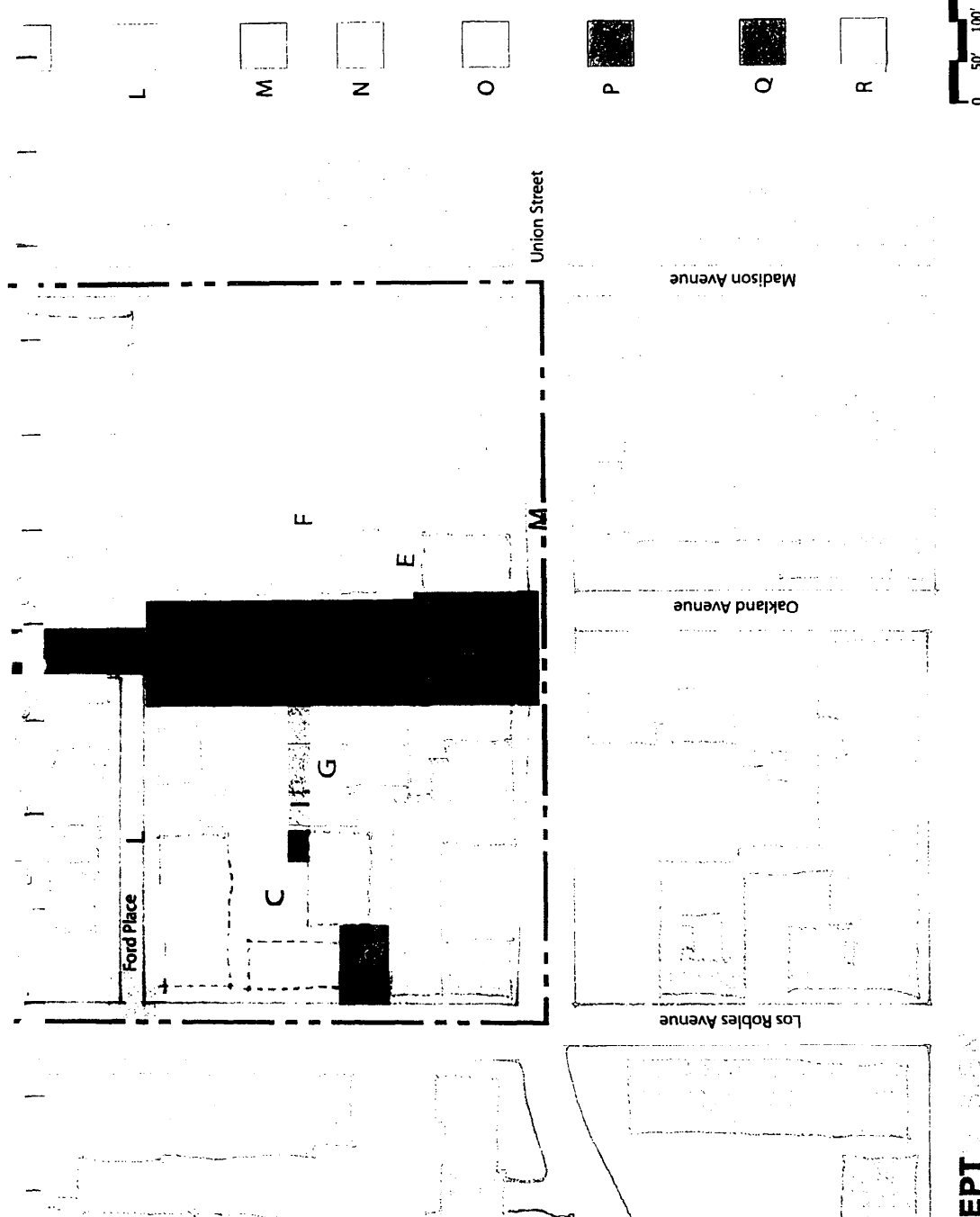
Los Robles Streetscape
Create campus identity through signage, building colors, and cohesive landscape palette.

Madison Streetscape
Maintain residential qualities of the street through foundation plantings utilizing the campus plant palette.

Union Gateway
Create a welcoming plaza at Union Street. Provide assembly space that integrates the informal aspects of the Arol Burns mall into the design.

Los Robles Gateway
Create a pedestrian link to Los Robles Avenue.

Tot Lot
Create a play area that serves the community.



Open Space Strategy

The open space strategy for Fuller extends current patterns in the academic core and establishes new patterns in the residential precincts. A strengthening of the North/South axis will create stronger cohesion between the residential and academic areas across Walnut Street from each other. An interconnected series of neighborhood-serving greens, courtyards, and quads will enhance urban life. Gateways and corridors will extend welcome to the neighborhood. Existing open spaces will be preserved with the exception that minor alteration to the size and design may be necessary.

North Green The greatest changes in development patterns occur within the residential precinct. Multi story buildings with sub surface parking garages create a greater density as well as a pedestrian-oriented neighborhood. The development of open space with an emphasis on level playing surfaces will accommodate passive recreational play. Edges will be defined by buildings, Oakland Avenue, pathways, and landscaped setbacks and parkways.

South Green (Arol Burns Mall) The overall character of the existing green will be maintained. Trees will be selectively removed or relocated in order to facilitate large-scale gatherings and open vistas.

Academic Quad The building envelopes suggested along Los Robles Avenue form a quad that will be accessed by opening up a portion of Payton Hall. This space will primarily be paved and will serve diverse circulation needs and gatherings of varying scales.

Housing Quad Courtyard apartment blocks will be united at the pedestrian level by creating a neighborhood-serving quad. Designed to enhance social interaction and the pedestrian experience within the residential zone, the quad will serve as a gathering locale. A balance of hard and soft, sun and shade is to be achieved on what will likely be an "on podium" space.

Chapel Courtyard The creation of the new chapel will be a significant advance for Fuller. The chapel courtyard will replace the prayer garden as well as provide breakout space for chapel functions. Regulation of sun and shade will be critical in achieving a well-used and environmentally-comfortable place.

Barker Commons Historic structures and a mature

backdrop of hedges and trees form this existing gathering space. Modification of the space to better serve gatherings includes regulation of sun and shade, provision of up-to-date power, lighting, and sound capabilities. Existing paving may be redesigned, and a stronger pedestrian connection to the new chapel will be necessary.

Payton Courtyard An addition to the library, as well as the development of buildings fronting Los Robles Avenue, will change the character and circulation patterns of the existing courtyard, and create a greater sense of connectivity to the Arol Burns Mall.

North/South Mall The stretch of Oakland Avenue northward from Ford Place is a place to link the residential and academic cores. Inclusion of Canary Island Date Palms as city street trees will continue the mature stand from the Arol Burns Mall and additional trees in species found within the mall will be planted in front of the School of Psychology.

East/West Corridor A variety of pedestrian linkages will connect spaces such as the new Academic Quad, through Payton, to the Arol Burns Mall. Walkways will be designed to facilitate campus service vehicles and, as required, meet fire safety requirements. The nature of the spaces will vary given the variety of building types and setbacks. Landscape will vary accordingly.

Corson Streetscape At the northernmost campus edge, Fuller will be seen from Corson Street, the 210 freeway and the Gold Line light rail trains. Some of the highest buildings on the campus will line this frontage, and a grove of vertical trees will be planted to soften the buildings, frame spectacular mountain views, and screen the adjacent street and freeway. Large masses of shrubs arranged for legibility at traffic speeds.

Walnut Streetscape Walnut Street is an important east/west street that bisects the campus. Fuller campus north of Walnut Street is virtually hidden from public view, and needs to be emphasized. New construction, use of a cohesive paint scheme for all campus buildings, a comprehensive identity system, and use of a cohesive planting palette to tie disparate architecture together are strategies that will be implemented.

Ford Place Streetscape The view into campus from Los Robles Avenue is enhanced by a mature stand of Canary Island Date Palms in the parkways. These trees (on city property) will be protected during construction of new academic buildings.

Union Streetscape. The Union Street face of Fuller interacts with a rapidly-changing cultural district. A new plaza, increased foliage, and a new identity will augment a strengthened architectural

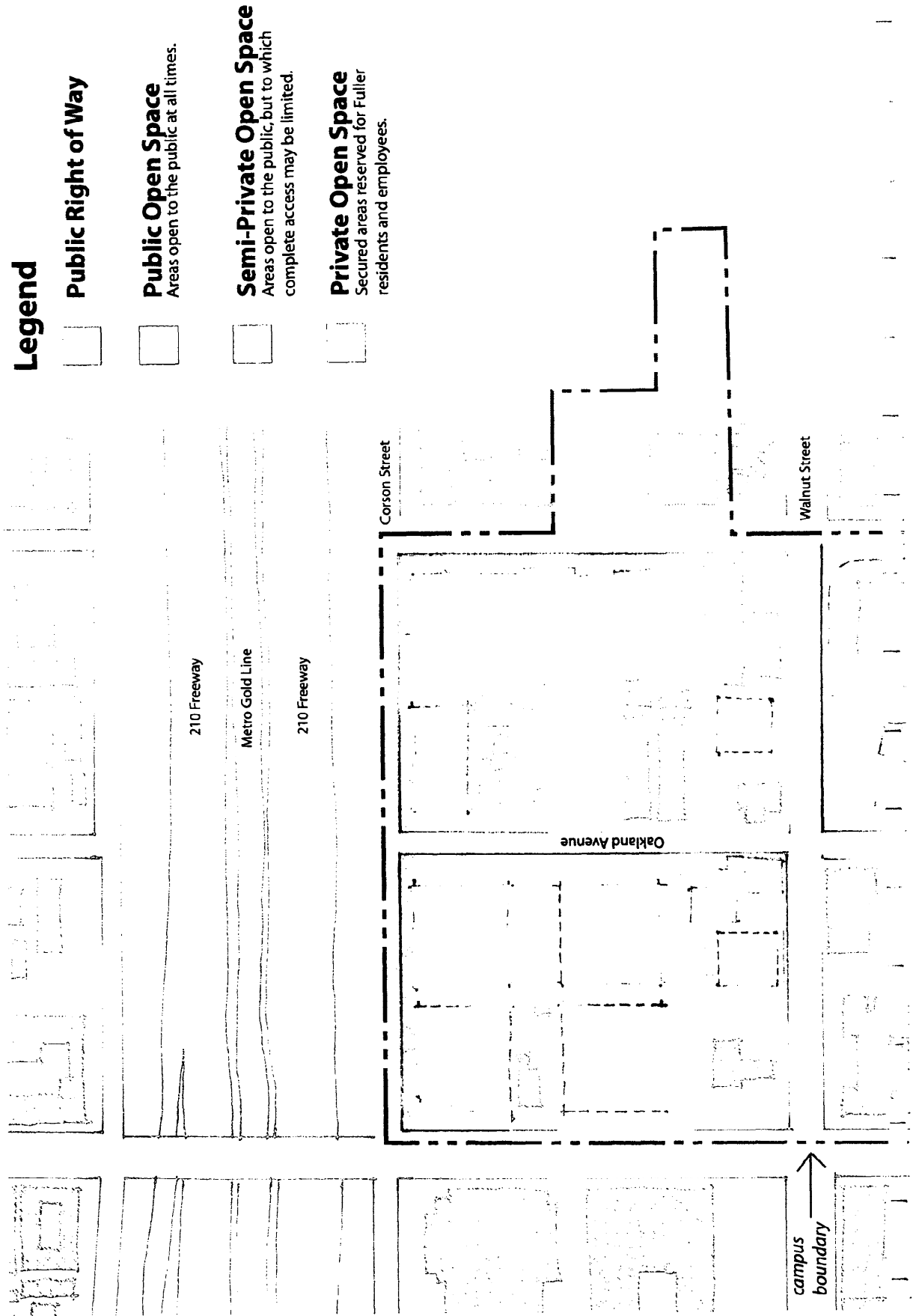
Table 5: Plant Palette

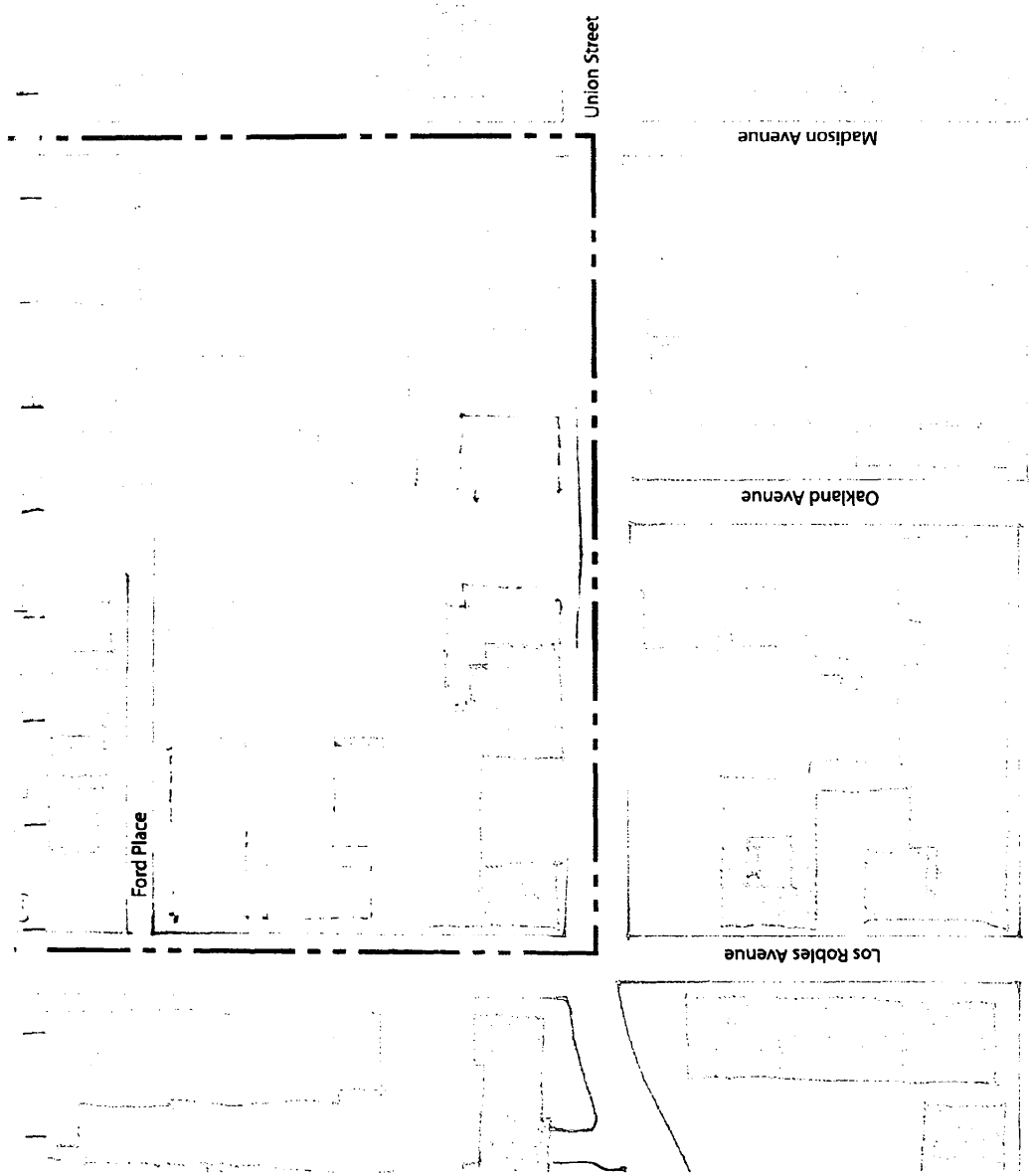
BOTANICAL NAME	COMMON NAME	Local Native	CA Native	Drought Tolerant	Edible	Herb	Shade Tolerant
TREES							
Acer palmatum							
Agonis flexuosa	Peppermint Willow			x			
Arbutus unedo	Strawberry Tree			x	x		
Alnus rhombifolia	White Alder	x	x				x
Cercis occidentalis	Western Redbud	x	x	x			
Chitalpa tashkentensis	Chitalpa			x			
Citrus sp.	Lemon/Orange				x		
Cupressus glabra	Smooth Arizona Cypress			x			
Dracaena draco	Dragon Tree			x			
Eucalyptus citriodora	Lemon Gum						
Eucalyptus nicholli	Willow Peppermint						
Eucalyptus sideroxylon	Red Ironbark						
Feijoa sellowiana	Pineapple Guava			x	x		
Geijera parviflora	Australian Willow			x			
Laurus nobilis	Sweet Bay				x		
Lyonothamnus floribundus	Catalina Ironwood		x				
Melaleuca quinquenervia	Cajeput Tree						
Olea europea	Olive			x			
Pinus canariensis	Canary Island Pine						
Phoenix canariensis	Canary Island Date Palm						
Platanus acerifolia 'Bloodgood'	London Plane Tree						
Platanus racemosa	California Sycamore	x	x				
Populus fremontii	Western Cottonwood	x	x	x			
Quercus agrifolia	Coast Live Oak	x	x	x			
Quercus engelmannii	Engelmann Oak	x	x	x			
Rhus lancea	African Sumac			x			
Schinus molle	California Pepper Tree			x			
Washingtonia filifera	California Fan Palm		x	x			
Washingtonia robusta	Mexican Fan Palm			x			
SHRUBS / PERENNIALS							
Aeonium sp.	ncn			x			x
Agave sp.	Agave			x			x
Aloe sp.	Aloe			x		x	
Anigozanthus sp.	Kangaroo Paw			x			
Arctostaphylos sp.	Manzanita		x				
Aspidistra elatior	Cast Iron Plant						x
Brugmansia sp.	Angel's Trumpet						x
Camellia sasanqua	Sasanqua Camellia						x
Carpenteria californica	Bush Anemone		x	x			x
Ceanothus sp.	Wild Lilac	x	x	x			
Cercis occidentalis	Western Redbud	x	x	x			
Cotoneaster buxifolius	Cotoneaster			x			
Crassula sp.	Jade Plant			x			x

Table 5: Plant Palette (cont'd)

BOTANICAL NAME	COMMON NAME	Local Native	CA Native	Drought Tolerant	Edible	Herb	Shade Tolerant
Juncus patens	California Gray Rush	x	x				x
Kniphofia uvaria	Red-Hot Poker			x			
Lavandula sp.	Lavender					x	
Lavatera assurgentiflora	California Tree Mallow		x	x			
Leonotis leonurus	Lion's Tail			x			
Liriope muscari	Big Blue Lily Turf						x
Mahonia aquifolium cvs	Oregon Grape			x			x
Mimulus sp.	Monkey Flower	x	x	x			
Myrtus communis	True Myrtle						x
Pennisetum s. 'Rubrum'	Purple Fountain Grass						
Penstemon heterophyllus	Penstemon		x	x			
Phormium sp.	New Zealand Flax			x			x
Pittosporum sp.	Pittosporum						x
Rhamnus californica	Coffeeberry	x	x	x			x
Romneya coulteri	Matilija Poppy		x	x			
Rosmarinus o. 'Tuscan Blue'	Rosemary			x			x
Salvia apiana	White Sage	x	x	x		x	
Salvia clevelandii	Cleveland Sage		x	x			
Salvia leucantha	Mexican Sage			x			
Salvia leucophylla	Purple sage	x	x	x		x	
Strelitzia reginae	Bird of Paradise						x
Trichostema lanatum	Woolly Blue Curls						
Westringia 'Wynyabie Gem'	Woolly Blue Curls	x	x	x			
GROUND COVERS							
Achillea millefolium	Yarrow			x			
Arctostaphylos sp.	Manzanita		x				
Baccharis pilularis cvs	Coyote bush		x	x			
Ceanothus g. 'horizontalis'	Carmel Creeper						x
Cotoneaster s. 'Repens'	Willowleaf Cotoneaster			x			
Erigeron karvinskianus	Santa Barbara Daisy			x			
Echeveria sp.	Hens & Chicks			x			
Festuca ovina 'glaucua'	Blue Fescue			x			
Gaillardia grandiflora	Blanket Flower			x			
Heuchera sanguinea	Coral Bells	x	x	x			
Lantana montevidensis	Lantana			x			
Lantana m. 'White Lightning'	White Lantana			x			
Mahonia repens	Creeping Mahonia	x	x	x			x
Muhlenbergia rigens	Deer Grass	x	x	x			
Ribes viburnifolium	Evergreen Currant		x	x			x
Rosmarinus o. 'Lockwood de Forest'	Prostrate Rosemary			x		x	
Sedum sp.	Sedum			x			
Senecio mandraliscae	ncn			x			
Teucrium cossonii	ncn			x			
Trachelospermum jasminoides	Star Jasmine						x
VINES							
Bougainvillea sp.	Bougainvillea			x			
Macfadyena unguis-cati	Cat's Claw Vine			x			
Parthenocissus tricuspidata	Boston Ivy						x
Vitis californica 'Roger's Red'	California Grape		x		x		

Figure 9: Public/Private Diagram





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