

Legend

- Traffic Signal
- Parking
- Access to Parking
- Principal Mobility Corridor (Multimodal Corridor)
- Minor Arterial (Multimodal Corridor)
- Collector (Multimodal Corridor)
- Local Access
- Existing ADT
- 2001 ADT increase by 3% to reflect 2003 conditions

3.8 Traffic and Parking Improvements

The Master Development Plan project is expected to generate a net increase of 124 vehicle trips (64 inbound and 60 outbound) during the AM peak hour when compared to the trip generation for the existing campus. During the PM peak hour, the Master Development Plan project is expected to generate a net increase of 155 vehicle trips (71 inbound and 84 outbound) when compared to the trip generation for the existing campus. Over a 24-hour period, the Master Development Plan project is forecast to generate a net increase of 1,755 daily trip ends during a typical weekday (approximately 878 inbound and 878 outbound) when compared to the trip generation for the existing campus.

In order to evaluate the potential impacts to the local street system by the proposed project, 15 intersections were analyzed. It is concluded that no significant impacts are forecast at any of the study intersections under the Future With Project conditions. Because there are no significant traffic impacts, no traffic mitigation measures are required or recommended.

Nine street segments were analyzed using the City's street segment ADT impact thresholds. Project-related increases between 2.5 and 23.1 percent are forecast for six of the nine street segments. The following traffic mitigation measures are recommended in response to the project's street segment impact:

No. 1 Corson Street between Oakland Avenue and Madison Avenue Fuller Seminary will continue to operate and maintain its successful rideshare program.

No. 2 Corson Street between Madison Avenue and El Molino Avenue Fuller Seminary will continue to operate and maintain its successful rideshare program.

No. 4 Walnut Street between Madison Avenue and El Molino Avenue Fuller Seminary will continue to operate and maintain its successful rideshare program.

No. 7 Madison Avenue between Corson Street and Walnut Street Fuller Seminary has been previously required by the City of Pasadena to provide traffic management improvements to Madison Avenue. No further improvements are required.

No. 8 Madison Avenue between Walnut Street and Union Street Fuller Seminary has been previously required by the City of Pasadena to provide traffic management improvements to Madison Avenue. No further improvements are required.

No. 9 Oakland Avenue between Corson Street and Walnut

Street It is not appropriate to consider potential traffic mitigation measures for this segment. Oakland Avenue will likely be vacated for public use in the future. Therefore, an unmitigated traffic impact would result until such time the street is vacated.

In addition, no significant transportation impacts are expected to occur on the Los Angeles County Congestion Management Program roadway or transit system due to the construction and occupancy of the proposed project.

Proposed Project Parking Requirements

The City of Pasadena Zoning Code provides parking requirements for specific land uses within the city including varying requirements for different types of residential uses. The city's parking code for CD-13A use classification is as follows:

- 1 parking space per every 3 daytime nonresident students living outside CD 13A
- 1 parking space per every campus apartment unit
- 1 parking space per every 2 dormitory residents
- 1 parking space per every 2 employees and members of the faculty

3.9 Utilities

The Master Development Plan anticipates the removal of 16 residential and 7 academic building representing a total of approximately 281,333 square feet, and the new development calls for five residential phases of construction with approximately 580,969 square feet of 7 academic buildings with approximately 465,100 square feet for a total of 764,736 additional construction. The Fuller Campus does not maintain any power generation unit, water reservoir nor sewer treatment plant. It depends entirely on public utilities at present and future. Power, water, sewer and gas service, for north campus residential units, shall be provided from Los Robles Avenue, Oakland Avenue, Walnut Avenue or Corson as deemed appropriate while south campus utilities services is anticipated from Union Street, Ford Place, Los Robles Avenue, Walnut Street or Madison Avenue. Actual utility demand and hook-up locations will be provided during project development phase. Anticipated power, domestic water, gas and sewage requirements are provided in Figures 13.1 and 13.2.

Table 8: Existing Parking

Location	Existing Parking Spaces
<u>Main Campus</u>	
Campus Parking Spaces (Non-residential parking)	331 spaces
Residential Parking Spaces	92 spaces
Main Campus Subtotal	423 spaces
<u>North Campus</u>	
Campus Parking Spaces (Non-residential parking)	216 spaces
Residential Parking Spaces	444 spaces [a]
North Campus Subtotal	660 spaces
Total Campus Parking Spaces (Non-residential parking)	547 spaces
Total Residential Parking Spaces	536 spaces
Total Parking Spaces	1,083 spaces

Notes:

[a] Includes 179 parking spaces approved but not yet constructed.

Table 9: Proposed Parking

Location	Future Parking Spaces
<p><u>Main Campus</u></p> <p>Campus Parking Spaces (Non-residential parking)</p> <p>Residential Parking Spaces</p>	<p>583 spaces</p> <p>80 spaces</p>
<p>Main Campus Subtotal</p>	<p>663 spaces</p>
<p><u>North Campus</u></p> <p>Campus Parking Spaces (Non-residential parking)</p> <p>Residential Parking Spaces</p>	<p>87 spaces</p> <p>626 spaces [a]</p>
<p>North Campus Subtotal</p>	<p>713 spaces</p>
<p>Total Campus Parking Spaces (Non-residential parking)</p> <p>Total Residential Parking Spaces</p>	<p>670 spaces</p> <p>706 spaces</p>
<p>Total Parking Spaces</p>	<p>1,376 spaces</p>

Notes:

[a] Includes 179 parking spaces approved but not yet constructed.

Figure 13.1: Electrical Calculation

Residential Facilities to be Removed									
No.	Bldg. Name	Bldg. Address	Bldg. Description	Floors	GSF	w/sq ft	C.L.	D.k.	
1		262 N. Los Robles Avenue	92 Apartment Units	2	95,000	7	665		
4		251 N. Oakland Avenue	14 Apartment Units	2	11,000	7	77		
5		265 N. Oakland Avenue	19 Apartment Units	2	13,300	7	93		
6		275 N. Oakland Avenue	12 Apartment Units	2	8,000	7	56		
7		285 N. Oakland Avenue	22 Apartment Units	2	15,000	7	105		
8		303 N. Oakland Avenue	13 Apartment Units	2	14,500	7	101		
10		296 N. Oakland Avenue	25 Apartment Units	2	22,700	7	159		
11		266-272 N. Oakland Avenue	19 Apartment Units	2	20,000	7	140		
12		260 N. Oakland Avenue	14 Apartment Units	2	10,000	7	70		
30		527 East Union Street	15 Apartment Units	2	16,000	7	112		
31		91 N. Oakland Avenue	14 Apartment Units	3	5,953	7	42		
36		110 N. Los Robles Avenue	6 Apartment Units	2	2,800	7	20		
37		130 N. Los Robles Avenue	7 Apartment Units	2	3,400	7	24		
38		144 N. Los Robles Avenue	4 Apartment Units	2	3,900	7	27		
39		450-542 Ford Place	4 Apartment Units	2	5,700	7	40		
40		545-456 Ford Place	4 Apartment Units	2	3,000	7	21		
			Subtotal		250,253	112	1,752		876
Academic Facilities to be Removed									
2		483 E. Walnut Street	Office	1	2,297	12	28		
3		493 E. Walnut Street	Office	1	3,794	12	46		
13		535 E. Walnut Street	Office	1	7,000	12	84		
20		155 N. Madison Avenue	Psychological Center	2	7,500	15	85		
27		94 N. Oakland Avenue	Chapel Garden	1	710	12	9		
29	Preaching Arts	90 N. Oakland Avenue	Preaching Arts	3	5,890	15	88		
41		460 Ford Place	Academic/Administration	3	3,889	12	47		
			Subtotal		31,080	90	387		194
			Total to be Removed		281,333	202	2,139		1,070
New Residential Facilities									
	Student Housing	Phase I	179 Units	4	113,929	7	798		
	Student Housing	Phase II - Partial	49 Units	4	34,500	7	242		
	Student Housing	Phase II - Partial	98 Units	4	69,000	7	483		
	Student Housing	Phase II - Partial	98 Units	4	69,000	7	483		
	Student Housing	Phase III - Partial	32 Units	4	34,500	7	241		
	Student Housing	Phase III - Partial	49 Units	4	40,500	7	283		
	Student Housing	Phase IV - Partial	98 Units	4	69,000	7	483		
	Student Housing	Phase IV - Partial	92 Units Renovation	4	69,000	7	483		
	Student Housing	Phase V - Partial	42 Units	3	29,570	7	206		
			Subtotal	3	705,529	202	1,752		876

Figure 13.2: Mechanical Calculation

Residential Facilities to be Removed		Building Address	Building Description	#Flrs	Gross Sq. Ft.	DFU	GPM	Gas (CFH)	ESF
No.	Bldg. Name								
1		262 N. Los Robles Ave.	Apartments-92 Units	2	95,000	1,012	240	14,859	16,100
4		251 N. Oakland Ave.	Apartments-14 Units	2	11,000	154	62	2,260	2,450
5		265 N. Oakland Ave.	Apartments-19 Units	2	13,300	212	76	3,060	3,350
6		275 N. Oakland Ave.	Apartments-12 Units	2	8,000	132	57	2,080	2,100
7		285 N. Oakland Ave.	Apartments-22 Units	2	15,000	242	84	3,480	3,850
8		303 N. Oakland Ave.	Apartments-13 Units	2	14,500	146	60	2,220	2,300
10		296 N. Oakland Ave.	Apartments-25 Units	2	22,700	278	92	4,000	4,400
11		266-272 N. Oakland Ave.	Apartments-19 Units	2	20,000	212	76	3,060	3,350
12		260 N. Oakland Ave.	Apartments-14 Units	2	10,000	154	62	2,260	2,450
30		527 East Union St.	Apartments-15 Units	2	16,000	162	64	2,400	2,050
31		91 N. Oakland Ave.	Apartments-14 Units	3	5,953	154	62	2,260	2,450
36		110 N. Los Robles Ave.	Apartments-6 Units	2	2,800	84	45	990	1,050
37		130 N. Los Robles Ave.	Apartments-7 Units	2	3,400	98	49	1,160	1,250
38		144 N. Los Robles Ave.	Apartments-4 Units	2	3,900	56	37	660	700
39		450-542 Ford Place	Apartments-4 Units	2	5,700	56	37	660	700
40		454-456 Ford Place	Apartments-4 Units	2	3,000	56	37	660	700
			Subtotal		250,253	3,208	1,140	46,069	49,250
Academic Facilities to be Removed									
2		483 E. Walnut St.	Office	1	2,297	23	40	185	460
3		493 E. Walnut St.	Office	1	3,794	35	47	256	760
13		535 E. Walnut St.	Office	1	7,000	38	49	400	1,400
20		155 N. Madison Ave.	Psychological Cen.	2	7,500	32	42	460	1,500
27		94 N. Oakland Ave.	Chapel Garden	1	710	0	0	0	0
29	Preaching Arts	90 N. Oakland Ave.	Preaching Arts	3	5,890	40	50	425	4,712
41		460 Ford Place	Academic / Admin	3	3,889	35	47	256	780
			Subtotal		31,080	203	275	1,982	9,612
			Total to be Removed		281,333	3,411	1,415	48,051	58,862
New Academic Facilities									
-	Worship Center	Oakland Ave. / Union St.	Worship Center	3	35,000	280	100	1,000	35,000
-	Parking Garage	Madison Ave. / Walnut St.	Parking Garage	6	65,000				
-	Student Hotel	Madison Ave. / Walnut St.	Student Hotel 72 Units	3	57,600	798	292	11,580	12,650
-	Library	Oakland Ave. / Union St.	Library	5	47,000	70	66	1,000	3,130
-	Academic No. 1	Los Robles Ave.	Academic Classrooms	4	80,000	212	86	1,200	24,000
-	Academic No. 2	Los Robles Ave.	Academic Classrooms	4	80,000	212	86	1,200	24,000
-	Academic No. 3	Los Robles Ave.	Academic Classrooms	4	100,000	212	86	1,200	24,000
			Subtotal		464,600	1,790	716	7,100	27,780

Student Housing	Phase I	179 Units	4	113,929	2,024	480	29,718	32,200
Student Housing	Phase II - Partial	49 Units	4	34,500	400	146	5,790	6,325
Student Housing	Phase II - Partial	98 Units	4	69,000	1,096	285	15,849	17,150
Student Housing	Phase III - Partial	98 Units	4	69,000	1,096	285	15,849	17,150
Student Housing	Phase III - Partial	32 Units	4	34,500	388	778	5,140	5,450
Student Housing	Phase III - Partial	49 Units	4	40,500	400	144	5,790	6,325
Student Housing	Phase IV - Partial	98 Units	4	69,000	1,046	285	15,849	1,750
Student Housing	Phase IV - Partial	Renovate 92 units	4	69,000	No additional fixtures nor sewer			
Student Housing	Phase V - Partial	42 Units	3	29,570	400	146	5,790	6,325
Student Housing	Phase V - Partial	42 Units	3	29,570	400	146	5,790	6,325
Retail	Phase V - Partial	Retail (140' x 80')	1	11,200	22	57	500	2,240
Retail	Phase V - Partial	Retail (140' x 80')	1	11,200	22	57	500	2,240
		Subtotal:		580,969	7,294	2,809	106,565	103,480
		Total of New Buildings		1,045,569	9,078	3,525	123,745	226,260
		Total New Demand		764,236	5,667	2,110	75,694	167,398
LEGEND:								
D.F.U. =	Drainage Fixture Units							
G.P.M. =	Domestic Cold Water, Gallons Per Minute							
C.F.H. =	Cubic Feet Per Hour							
E.S.F. =	Estimated Sewage Flow (Gallons Per Day)							

3.10 Design Guidelines

In order to maintain flexibility in sizing and placement, the design guidelines do not attempt to illustrate individual buildings; rather, they define “envelopes” within which buildings will exist. The description of these envelopes clearly defines the heights of all buildings, the setbacks from the surrounding and internal streets, and the general architectural character of new (and renovated) structures.

The design guidelines are organized in sections: Section 1, Building Heights and Setbacks, outlines general conditions and definitions for terms used within the guidelines. This section is followed by area-specific massing guidelines for academic, residential, and parking facilities in Sections 2, 3, and 4 respectively. Section 5, Architectural Guidelines, describes the general character and overall design intentions for new construction on the Fuller campus. Finally, the process for design review for all new construction is outlined in Section 6.

SECTION 1: Building Heights + Setbacks

The heights and setbacks of all new buildings on the Fuller campus are guided by an intention not just to connect to the surrounding urban context, but a to become an integral part of it. By providing transitions between scales (e.g., between the commercial mid-rise buildings on Los Robles Avenue and the residential-scale neighborhoods two blocks east) and between vast diversities of architectural and spatial characteristics, the design of the Fuller campus can provide continuity within Pasadena’s urban core. In addition to strengthening the urban fabric, many of the setbacks and massing guidelines exist to preserve key views (e.g., the historic City Hall dome); to provide pedestrian linkages within and across the Fuller campus; and to encourage massing strategies that optimize solar and wind access for all structures, on- and off-site.

Maximum heights of new structures are shown on *Figure 14, “Building Heights.”* Building heights are presented in number of stories above natural or finished grade. To provide a measure of flexibility for both the City of Pasadena and Fuller Theological Seminary, a five percent tolerance is allowed for all guidelines in this section. This tolerance applies only to building height, setback, and site coverage and does not apply to the F.A.R. (floor area ratio) and/or to the total building area or dwelling unit limits established for the campus.

Building Setbacks. Unless otherwise noted, all setbacks are measured from property lines (as they exist at the adoption of the master plan) at the immediately adjacent public street. Building projections into setbacks at academic and support facilities will

comply with P.M.C. § 17.33.080. Building projections into yards at residential facilities will comply with P.M.C. § 17.24.030 (RM-48) in effect as of the date of the adoption of the master plan, with the following deviates in accordance with the draft *CDSP*:

- Madison Avenue—10' setback
- Union Street—0' minimum and 5' maximum setback.

Building Heights. Building heights for new facilities are presented in number of stories. The corresponding absolute building heights are measured from the lowest sea level elevation of the existing grade at the exterior walls of the structure to the highest sea level elevation of the structure (ridge or parapet), as prescribed in P.M.C. §17.64.190.

The height of new academic buildings will be approximately 15 feet, floor to floor, with a maximum height of three-, four-, and five-story structures being 50, 60 and 75 feet respectively. The following exceptions apply:

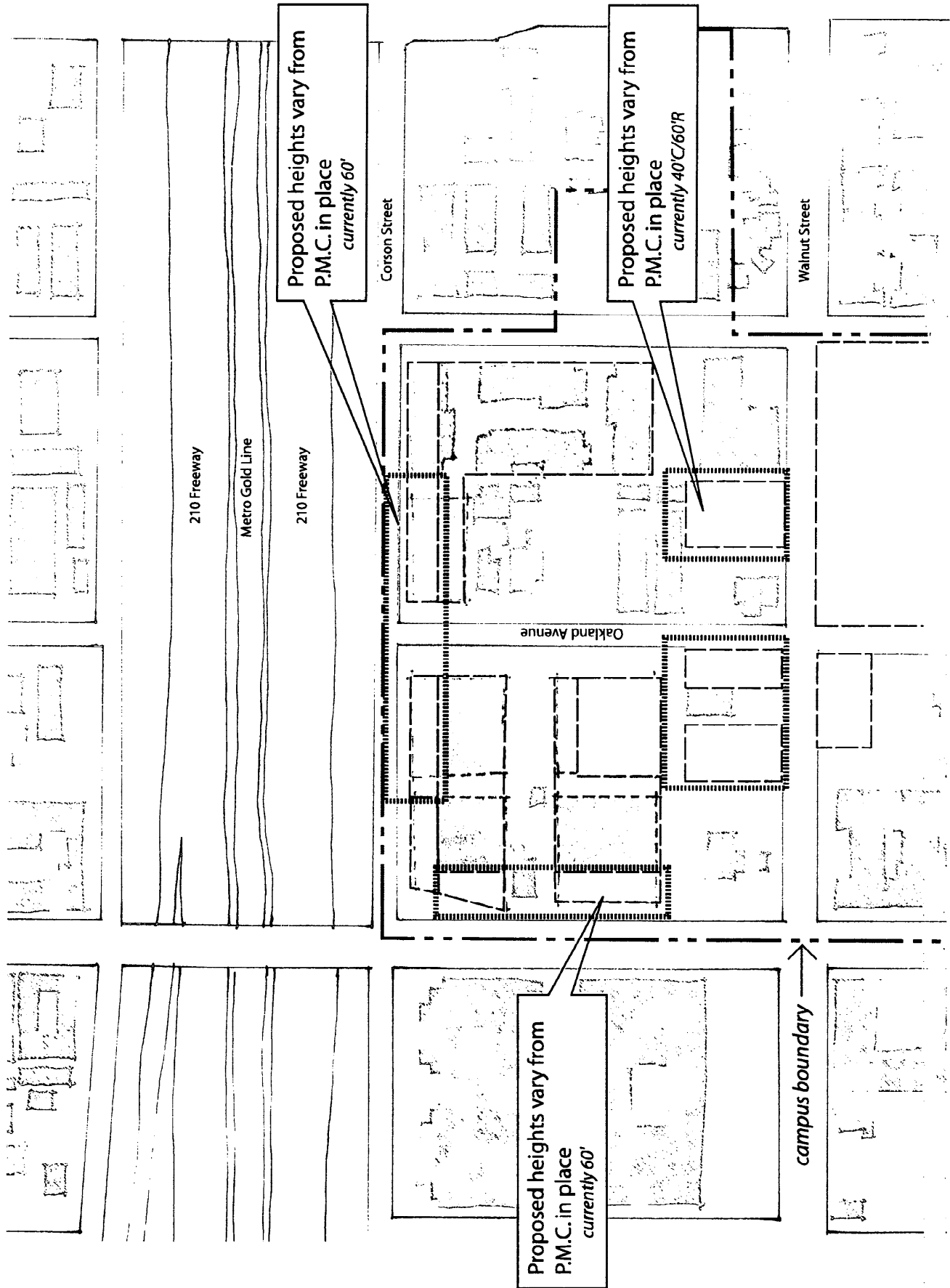
In order to allow for more flexibility—and thus better design solutions—towers, chimneys, elevator penthouses, water tanks, flagpoles, monuments, scenery lofts, radio and television antennas, and similar structures or necessary mechanical appurtenances (not to exceed more than 25% of the ground area covered by the structure to which they are accessory) may exceed the basic maximum permitted heights by 20 feet, subject to the restrictions set out in P.M.C. §17.33.080.

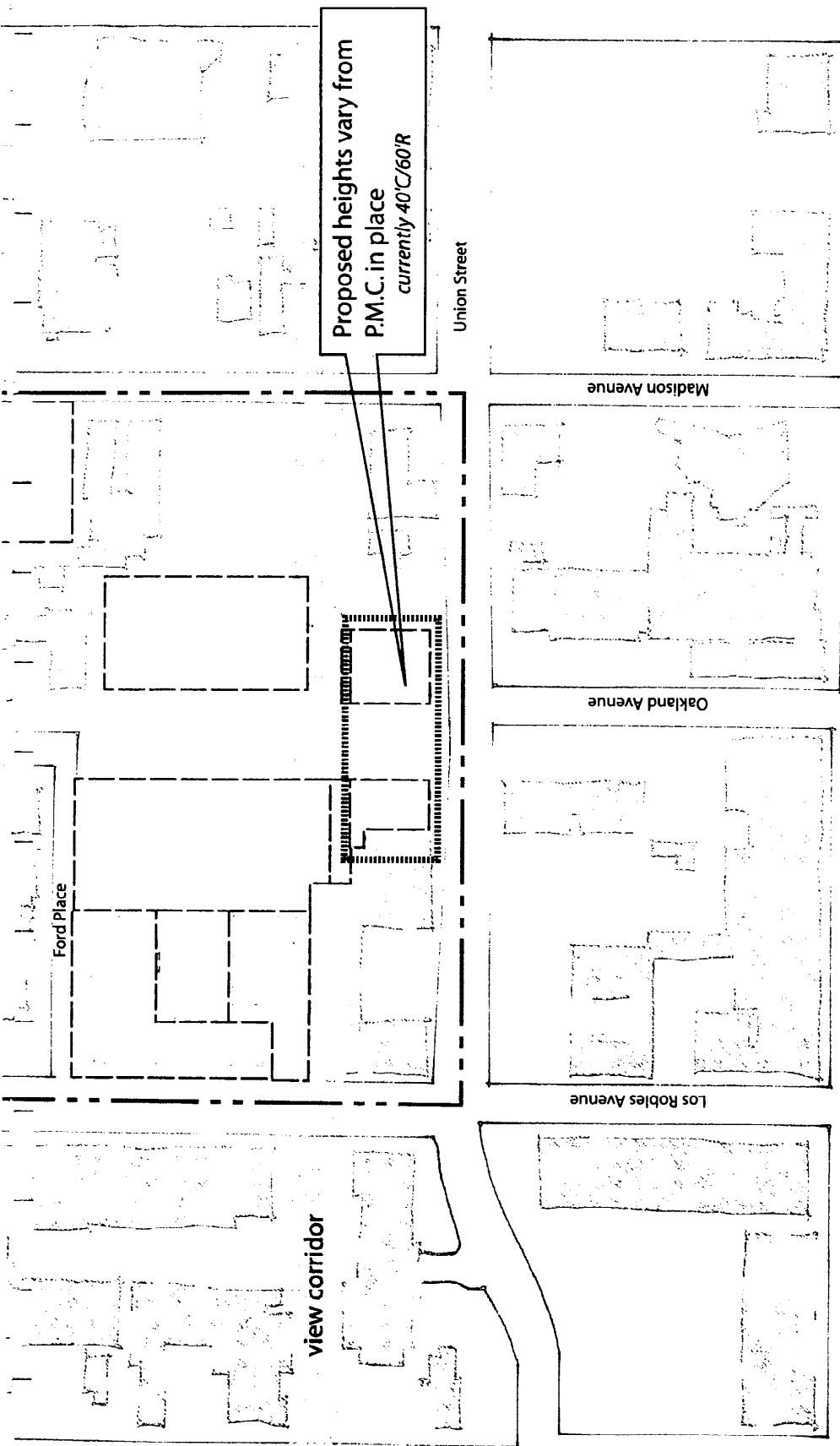
The height of new residential buildings will be approximately 11 feet, floor to floor, with the maximum height of four-, five-, and six-story structures being 45, 55, and 65 feet respectively. The following exceptions apply:

To allow for more flexibility—and thus better design solutions—the building ridgeline of a sloping roof may exceed the height limit by no more than 12 feet, provided that the living area of any building does not exceed the maximum height as measured to the top of the parapet or top plate, whichever is higher, as set out in P.M.C. §17.33.080.

To provide a "sense of arrival to Pasadena" from the north, an implied gateway will be created by combining the twelve-story building across Los Robles Avenue with new housing structures at the

Figure 14: Building Heights





- Legend**
- 75'
 - 65'
 - 60'
 - 55'
 - 50'
 - 45' (or below)

corner of Corson Street and Los Robles Avenue (which may have a maximum height of seven stories, or 75 feet).

SECTION 2: Guidelines for Academic Facilities

Since its arrival in 1953, Fuller has renovated as many of the existing buildings on the current campus as it has built new ones. As a result, the Fuller campus is comprised of an array of architectural styles and building types. Most of these buildings range in height from two to four stories, with no consistent standards for heights, program, or adjacencies. Most of the current buildings are used for purposes that differ from what was originally intended; thus, the use has adapted to fit the space, rather than the space facilitating use.

In recent years the programmatic requirements for new buildings on the Fuller campus have changed. Current needs emphasize maximum flexibility in both size and nature of teaching environments, (e.g., a combined preaching and performance space). Thus, new buildings will have larger footprints and greater floor-to-floor heights than those buildings Fuller currently occupies. New academic buildings will be three- to five-story structures, with one to two basement levels to be used for academic and administrative purposes.

Union Street Gateway To preserve the view from Union Street to the historic City Hall dome, buildings along Union Street will be four to five stories, with a maximum height of 50 feet between the view corridor and Union Street. An addition will expand the existing library in Payton Hall, and a new chapel will be built on the site currently occupied by the Preaching and Communications Building and the Prayer Garden. Together, the chapel and the library addition—connected by a plaza—will form a new southern gateway to the Fuller campus and a visual terminus to Oakland Avenue.

Union Street To emphasize Union Street's importance as an urban corridor, new buildings will strengthen the street edge by aligning along the property line with the face of the adjacent parking garage to the west, a setback of approximately twenty feet (*Figure 16, Section A*).

Oakland Avenue (vacated) Guidelines along Oakland Avenue seek to achieve two goals: to provide a strong and well-defined gateway to the campus, and to preserve and enhance the unique character of the Arol Burns Mall (formerly Oakland Avenue). Thus, while building envelopes for both the library addition and the new chapel may abut the property line at the vacated Oakland Avenue, the massing and location of both buildings will create a

gateway/plaza at the intersection of Oakland Avenue and Union Streets (*Figure 16, Section B*).

Los Robles Area To provide a transition in scale from the ten-story Westin Pasadena on Los Robles Avenue to the two-story bungalows at the heart of the Fuller campus, the structural envelope defined by Los Robles Avenue allows for a series of three-, four-, and five-story structures that step down in height as they move from the edge of Los Robles Avenue toward Payton Hall. The structures will be organized around a courtyard, and Payton Hall will be renovated to allow public, open-air access from the Los Robles Avenue courtyard to the Arol Burns Mall.

Los Robles Avenue In keeping with the strong urban character along Los Robles Avenue, buildings will abut the property line with no setback. At the street level, the building mass will breakdown to create a pedestrian-friendly edge (*Figure 16, Section C*). To provide continuity, trees and benches to mirror the west side of Los Robles Avenue will be installed. Two entrances to the Fuller campus through the Los Robles Area courtyard will be provided off of Los Robles Avenue. One of these entrances will align with the view to the City Hall dome, available just to the north of the parking garage.

Ford Place To preserve the unique character of Ford Place and retain existing street trees, buildings will be set back fifteen feet from the property line. To the same end, above the fourth story, buildings will set back to reduce building mass along Ford Place, and ensure solar access to adjacent properties. At the street level, the building mass will break down to create a pedestrian-friendly edge. (*Figure 16 Section D*).

SECTION 3: Guidelines for Residential Facilities

As stated in previous sections, the master plan seeks to promote a sense of community, both within Fuller and between Fuller and the surrounding neighborhoods. In terms of the physical environment, this intention takes many forms—from promoting pedestrian access from surrounding neighborhoods to providing community spaces that range in scale and degree of public access. Within the residential community, the existence of Fuller students with families emphasizes the need for places where children can play safely. Since Fuller students come from a wide range of cultural and social backgrounds, a variety of spaces that provide for interaction facilitates a sense of easy community within the Fuller campus.

Figure 15: Design Guidelines Key Plan

