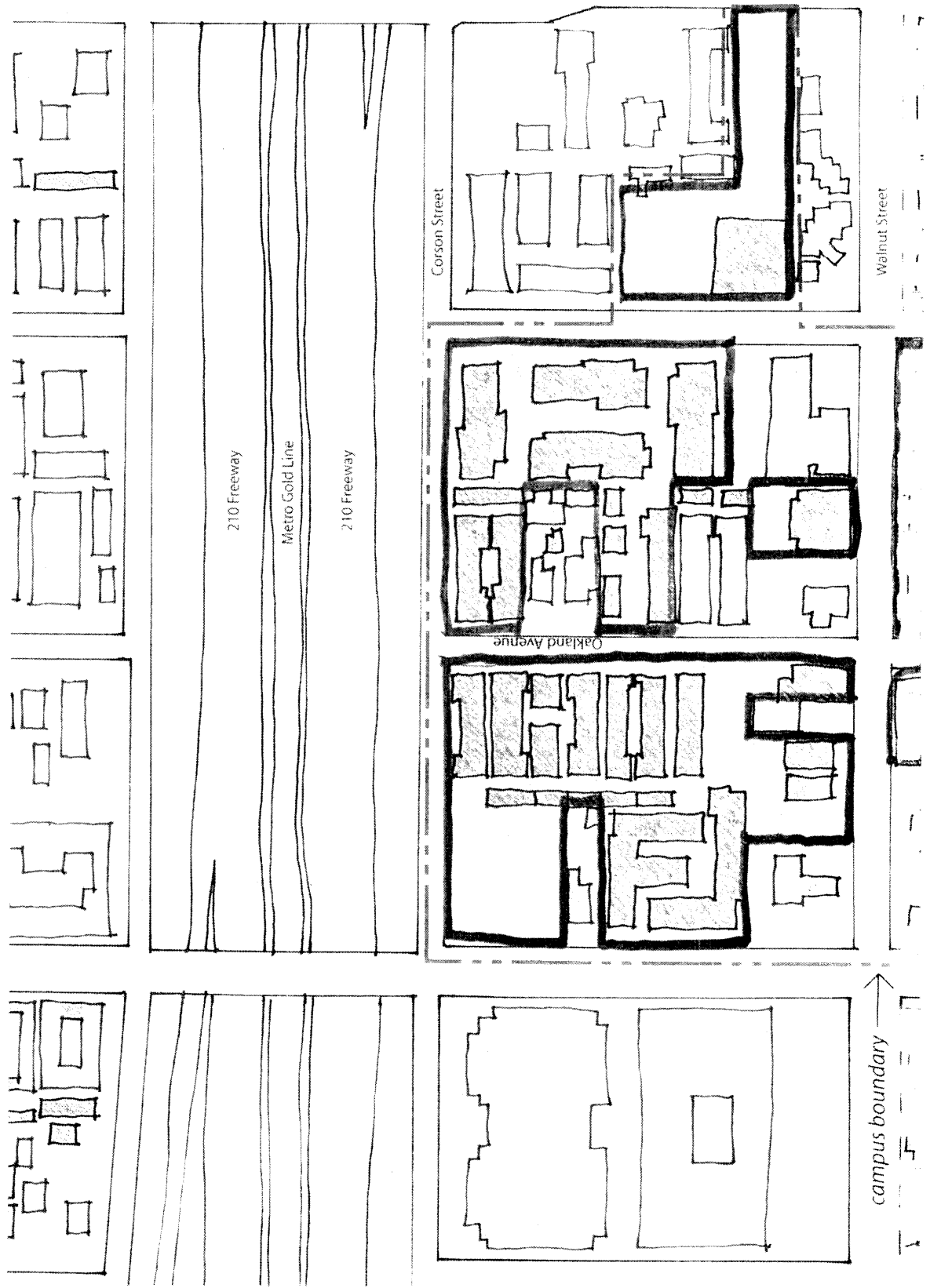
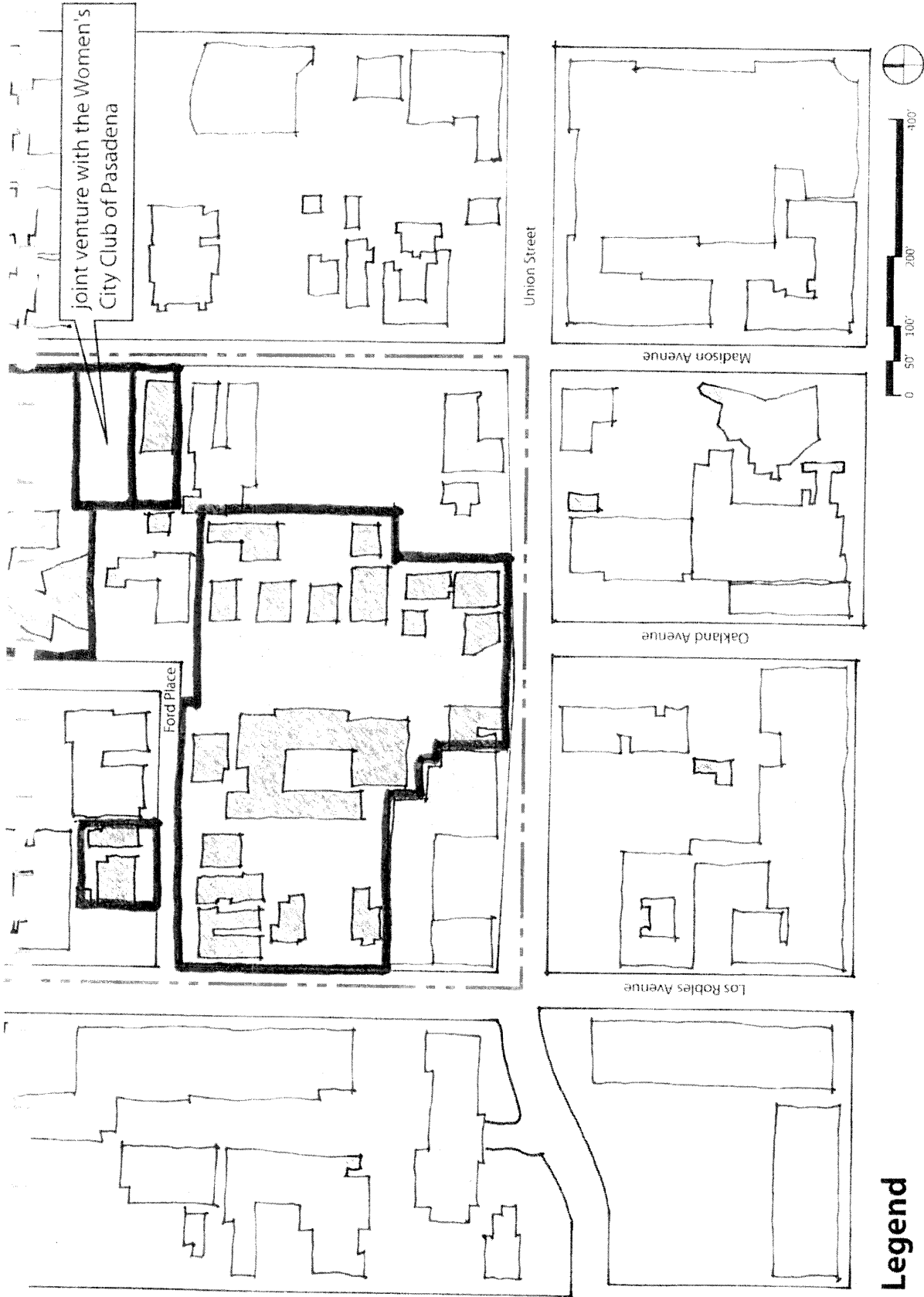


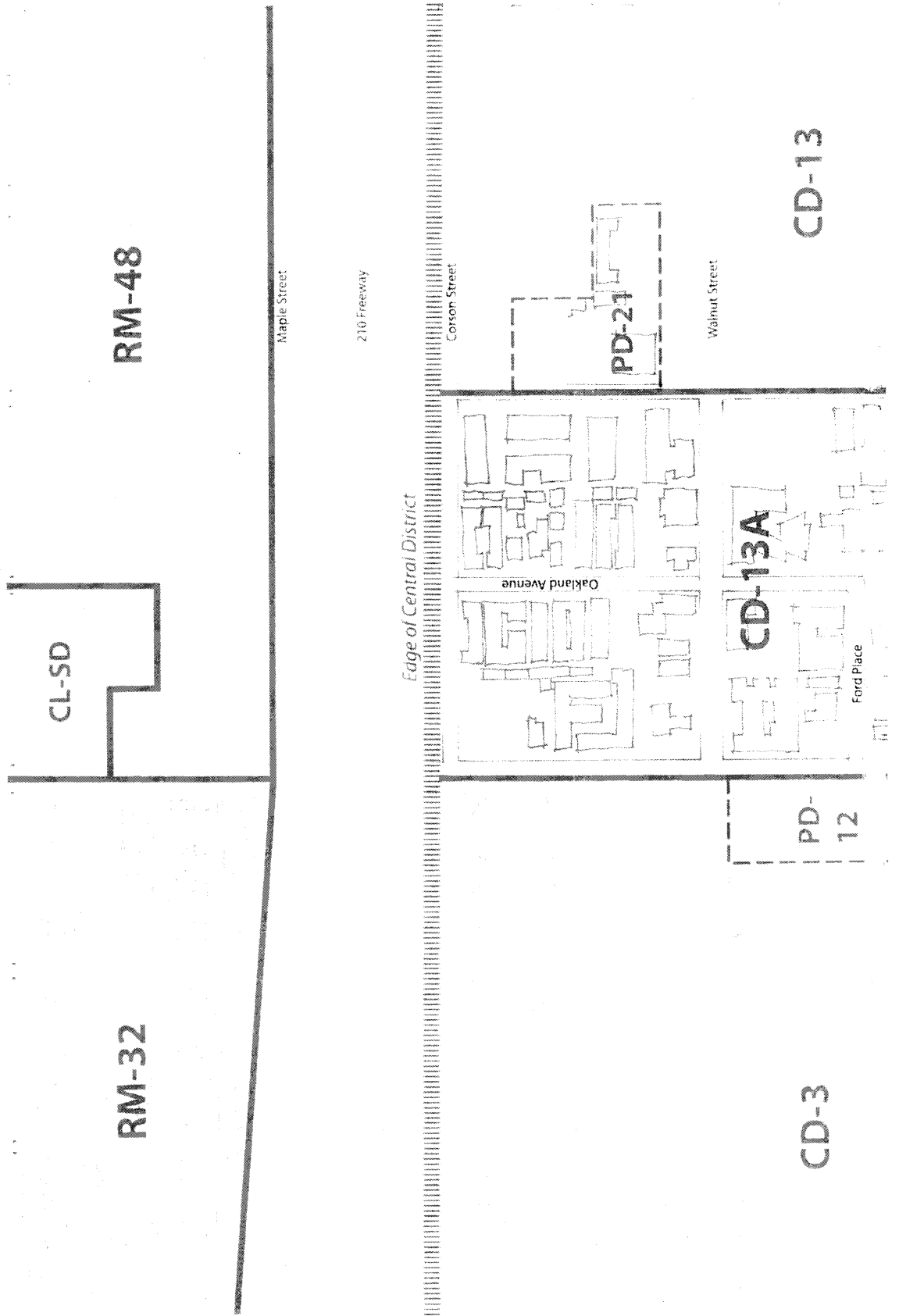
**Figure 2: The Fuller Campus and
Land Ownership**





Note: No agreement on the terms and conditions of the proposed joint venture between the Women's City Club of Pasadena and Fuller Theological Seminary has been negotiated or approved.

Figure 3: Existing Zoning



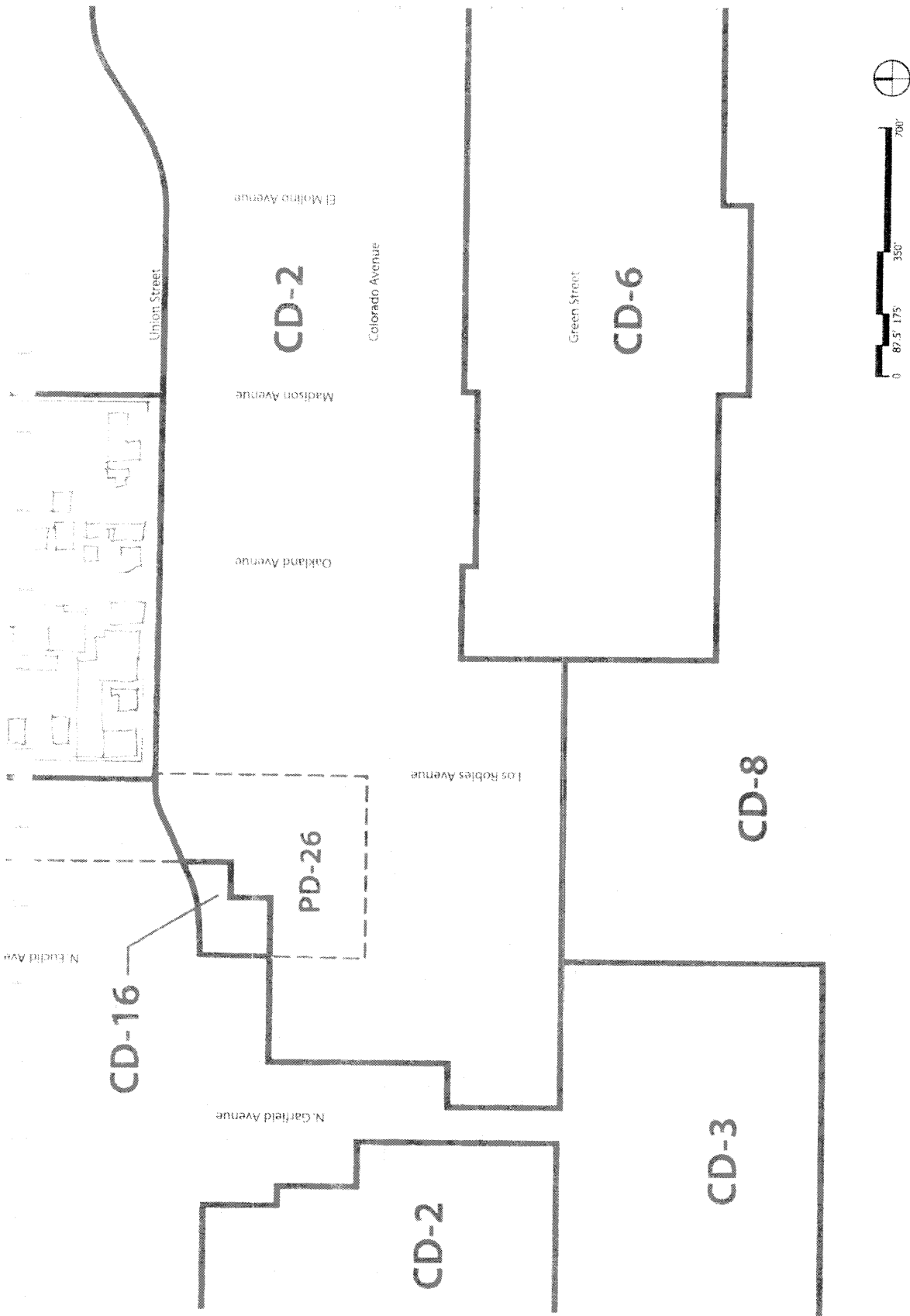
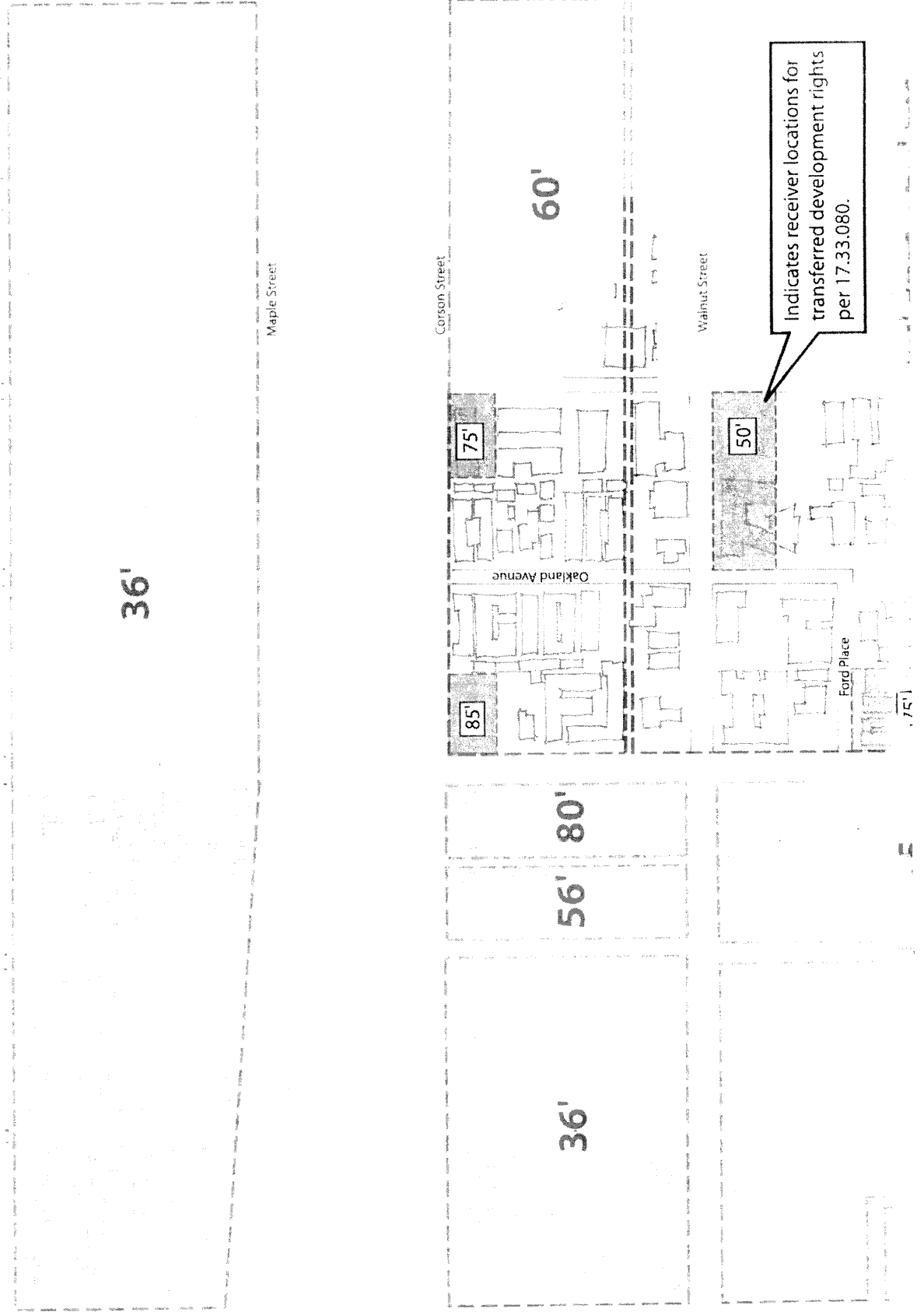
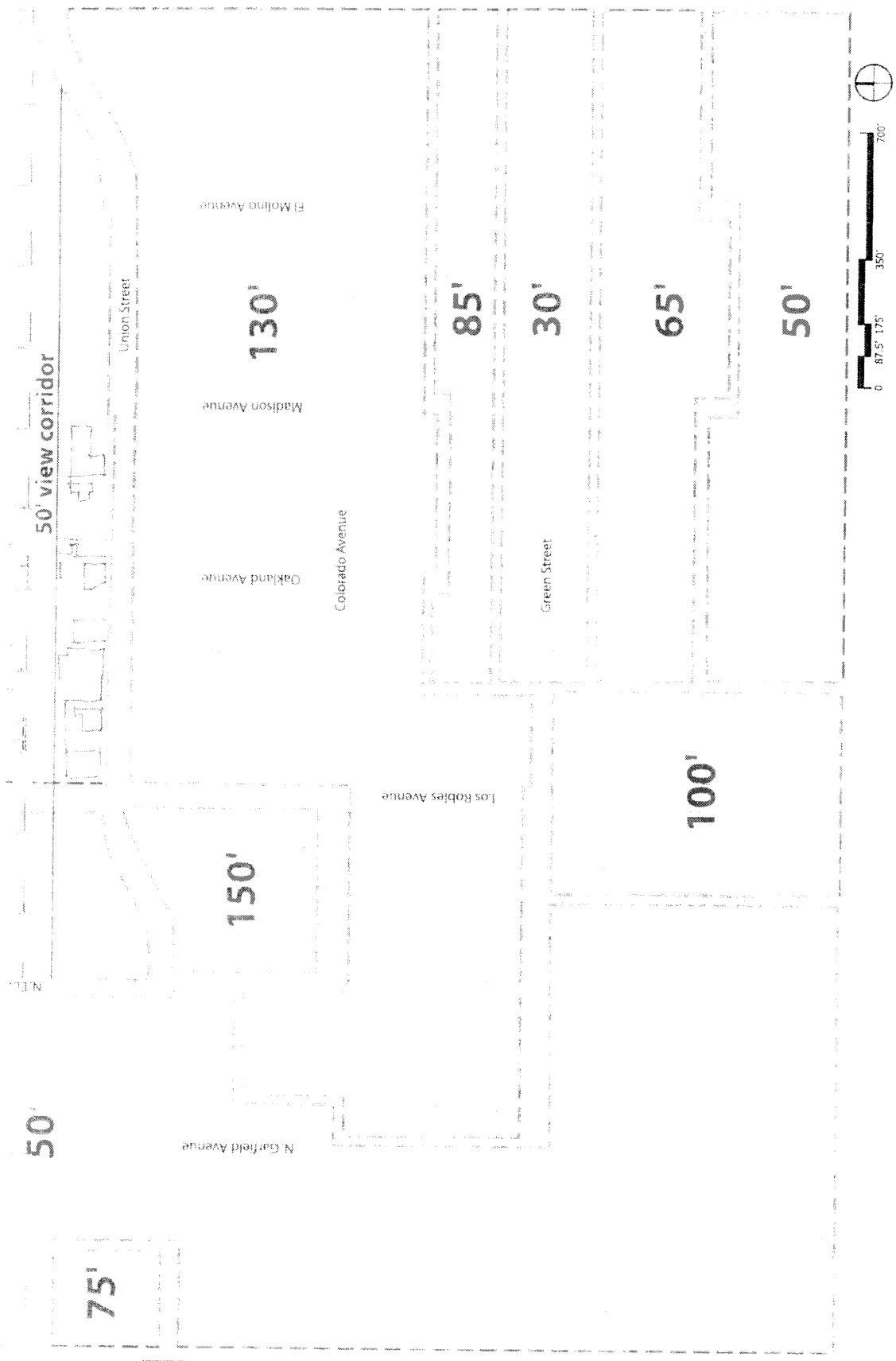


Figure 4: Existing Zoning/Allowable Heights





accompanying chart summarizing the heights, density, and square footage of the plan, the master development plan is in compliance with the design standards proposed by the draft *CDSP*.

2.5 Floor Area Ratio

The current P.M.C. allotted 1,426,000 square feet to the properties owned by Fuller to accommodate future growth and transferred development rights, in the form of maximum heights, to designated receiver locations.² At the time that the development rights were negotiated between Fuller and the City of Pasadena, building envelopes were not regulated by imposing a designated Floor Area Ratio (FAR). The *CDSP* proposes to employ FAR to govern the mass and bulk of buildings.

Under the proposed *CDSP* the north residential area of the Fuller campus would have an FAR of 2.25 and the Walnut Street corridor and the south academic areas would have an FAR of 1.5.

In an effort to maintain the flexibility inherent in the original planning approach that permitted the transfer of floor area ratio from the north to south campus, the draft *CDSP* has been revised to allow averaging for building density (Planning Division Memorandum, June 22, 2004).

As the Fuller master development plan will provide significant open space that is accessible to the public, Fuller does intend to reserve the 10% FAR bonus for open space as proposed in revision to the draft *CDSP* (August 2004) for future use.

2.6 Resource Inventory

The Fuller campus is composed of pre-existing buildings acquired for institutional use (mostly apartment buildings to house students

² Fuller has negotiated transfer development rights with the city in return for maintaining the set of historic properties outlined in §17.33.080, and reproduced here in the accompanying plan, "Historical Resources on the Fuller Campus" and described in section 2.5. These transfer development rights are as follows:

- At Corson Street and Los Robles Avenue, the maximum height for institutionally owned or related uses only shall be 85'
- At Corson Street and Madison Avenue, the maximum height for institutionally owned or related uses shall be 75 feet
- There shall be a maximum height of 75 feet for institutionally owned or related uses along Los Robles Avenue from Ford Place to the northern edge of the view corridor shown on the height district map for a depth of 200 feet
- There shall be a maximum height of 50 feet for institutionally owned or related uses along Walnut Street from Oakland Avenue to Madison Avenue



#1 at 110 Oakland Avenue
Glasser Hall



#2 at 120 Oakland Avenue
Academic Services



#3 at 130 Oakland Avenue
Kreyssler Hall



#4 at 145 Oakland Avenue
Slessor Hall



#5 at 150 Oakland Avenue
Taylor Hall

and single family residences that were converted to offices) and buildings that were purpose-built by the institution in the 1950s and 1980s. The survey performed by the Historic Resources Group (and included as an appendix to this master plan) included single family residences from the early 20th century, older two- and three-story apartment buildings (c. 1920), newer and larger apartment buildings (c. 1950s and forward), small office and professional buildings (c. 1960) and some older churches and institutional buildings.

The campus itself is comprised mostly of large-scale single family residences surrounding two larger institutional buildings, Payton hall (1953) and McAlister Library (1963). The heart of the campus is a landscaped mall that replaced the southern half of the 100 block of North Oakland Avenue when the campus was established and the street was closed. Large trees that were street trees or were part of the grounds of the houses are a strong characteristic of the campus.

Single Family Residences The residences in the heart of the campus—those in the 100 block of North Oakland Avenue—were built between 1903 and 1906, and are large, significant examples of an early Transitional Craftsman style. This style incorporates elements of earlier Queen Anne style buildings such as gambrel roofs, turrets, varied wood sidings styles, and more vertical than horizontal orientation in their two- to three-story facades. They are the most significant grouping of buildings, and the residences form a potential historic district that was identified in the 1993 citywide reconnaissance survey.

The master plan provides for the preservation of the following structures, per §17.33.080:

#1 at 110 Oakland Avenue: Glasser Hall

Behlow House (Historic name)

Built in 1904 by E. W. Dobbins/Wopschall Brothers, after the design by Charles E. Driscoll

#2 at 120 Oakland Avenue: Academic Services

John Grosse House (Historic name)

Built in 1905 by Peter Hall, after the design by an unknown architect.

#3 at 130 Oakland Avenue: Kreyssler Hall

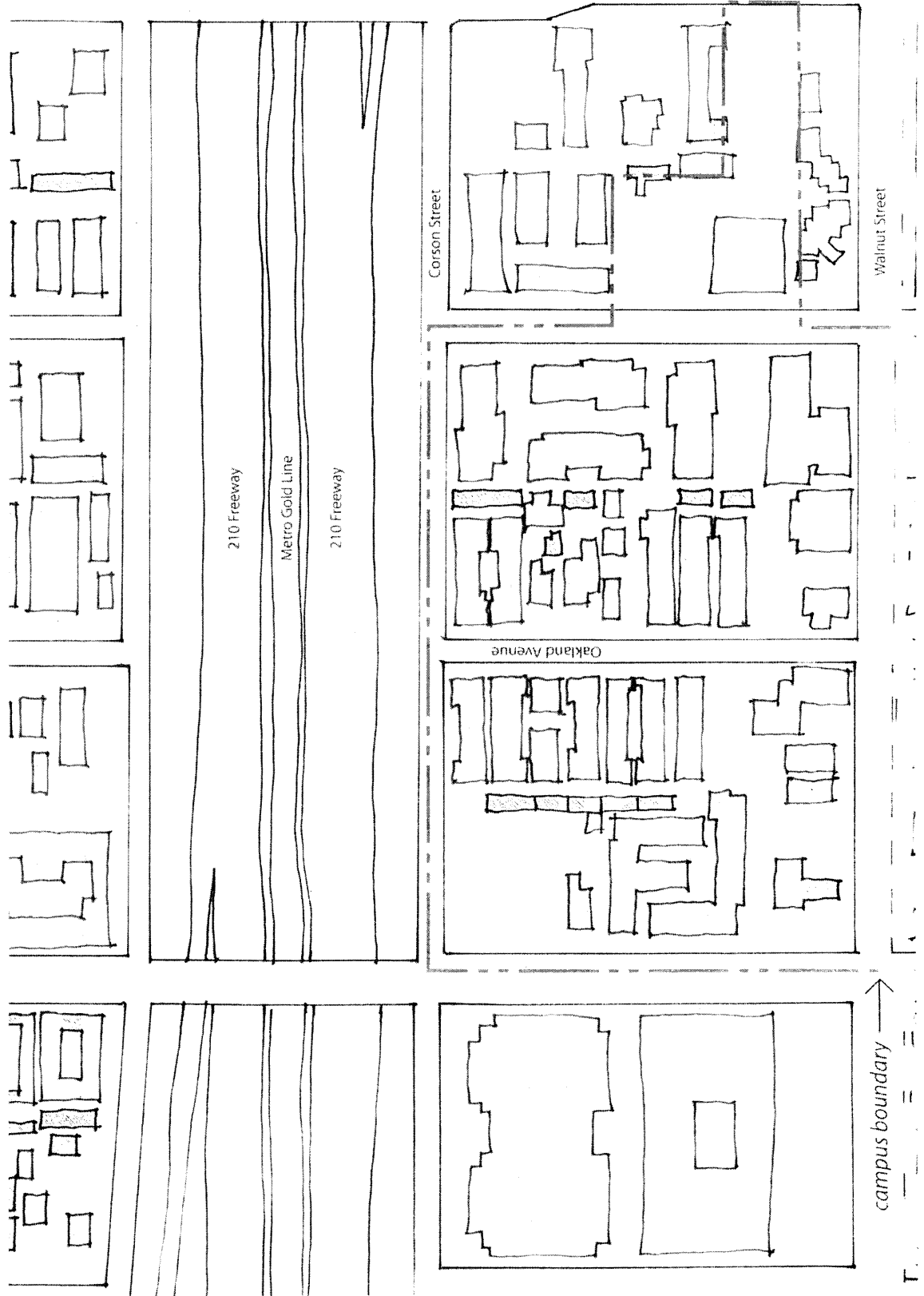
Built in 1903 by Crowell and Seward, after the design by C.W. Buchanan

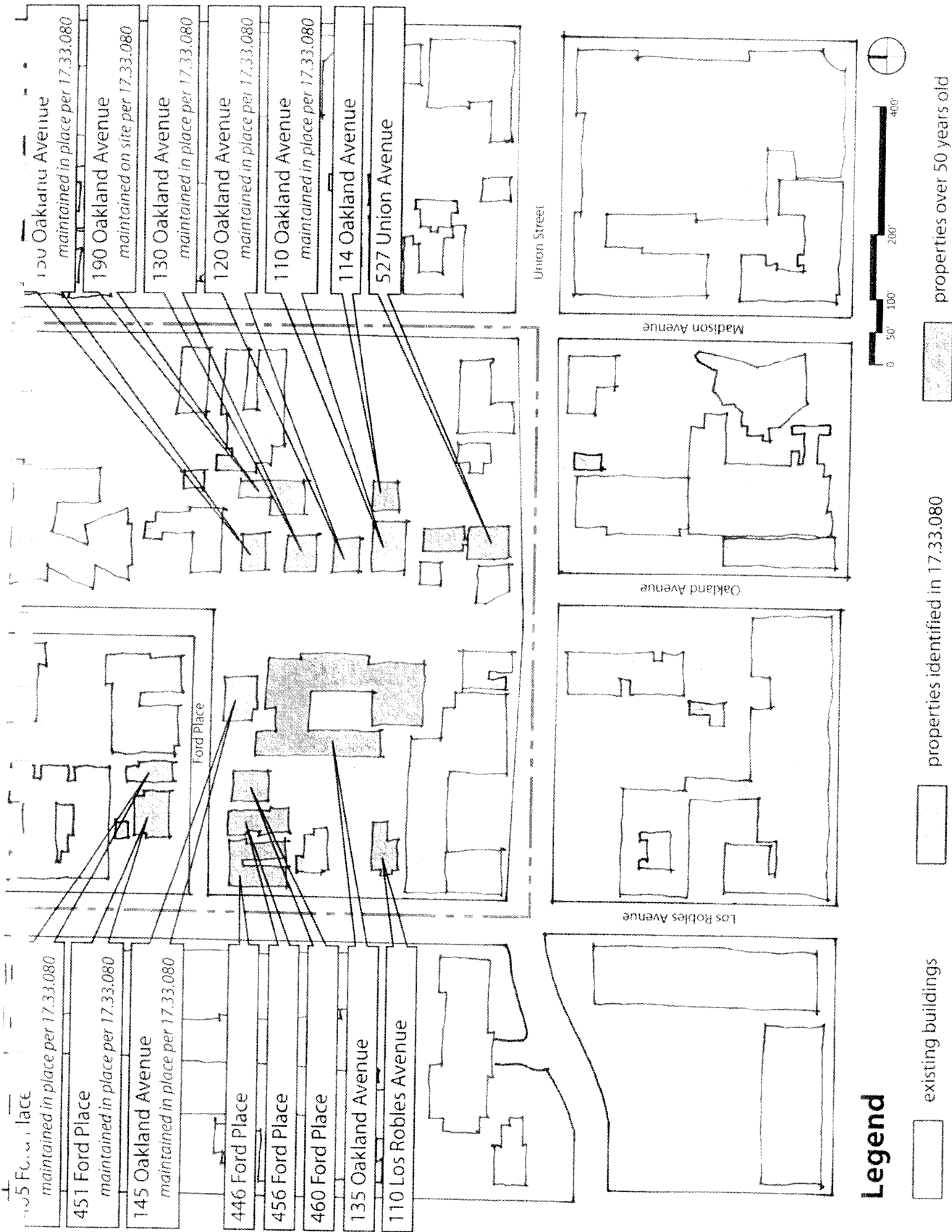
4 at 145 Oakland Avenue: Slessor Hall

Judson Carpenter House (Historic name)

Built in 1906 by W.C. Crowell, after the design by C.W.

**Figure 5: Historic Resources on
the Fuller Campus**





405 Ford Place
maintained in place per 17.33.080

451 Ford Place
maintained in place per 17.33.080

145 Oakland Avenue
maintained in place per 17.33.080

446 Ford Place

456 Ford Place

460 Ford Place

135 Oakland Avenue

110 Los Robles Avenue

150 Oakland Avenue
maintained in place per 17.33.080

190 Oakland Avenue
maintained on site per 17.33.080

130 Oakland Avenue
maintained in place per 17.33.080

120 Oakland Avenue
maintained in place per 17.33.080

110 Oakland Avenue
maintained in place per 17.33.080

114 Oakland Avenue

527 Union Avenue

Legend

existing buildings

properties identified in 17.33.080

properties over 50 years old



Buchanan

#5 at 150 Oakland Avenue: Taylor Hall

Warren K. and Belle R. Dunn House (Historic name)
Built in 1904 by D. T. Reed, after the design by C. W. Buchanan

#6 at 190 Oakland Avenue: Carnell Hall

Orelia K. Hines House (Historic name)
Built in 1912 by W. A. Taylor, after the design by Sylvanus B. Marston

7 at 451-455 Ford Place

Built in 1916 by Peter Hall, Crowell & Seward, Wopschall Brothers, after the design by S. B. Marston, C. W. Buchanan, F. Roehig, G. Mahler, C. Driscoll, and Greene and Greene

#8 at 465 Ford Place

Clark and Mary Cook House (Historic name)
Built in 1913 by Chester R. Pyle, after the design by an unknown architect

The single family residences outside of the heart of the campus vary in significance. Those at 274 and 284 North Oakland Avenue are fairly intact but are not individually significant architecturally, and are surrounded by large apartment buildings, leaving no way to interpret their original contexts, which are lost. The two Fuller-owned residences (now offices) at 483 and 493 East Walnut Street are heavily altered and have also lost the residential context in which they were first constructed. They are not significant.

Apartment Buildings Several older (pre-World War II) apartment buildings are within the survey area. One is the Greene and Greene designed "Herkimer Arms" at 527 Union Street, discussed below. Others include the building at the south end of Fuller campus at 91 North Oakland Avenue (1918) and the apartment building at 442-456 Ford Place (1913). Large post-war apartment buildings occupy most of the district between Walnut Street in the south and Corson Street (and the 210 Freeway) in the north. Buildings from the later 1950s dominate the area north of Walnut Street. Most of them were constructed on consolidated single family lots to create larger buildings, sometimes centered on a courtyard. These later, post-war apartment buildings do not appear potentially significant under the criteria of local, state, or national historic designation. The master plan calls for the demolition of most of the apartment buildings on Fuller property.

One of the properties slated for demolition as part of the realization of the master plan is 527 Union Street, historically known as the "Herkimer Arms" apartment building designed by the Pasadena architecture firm Greene & Greene in 1912. The Herkimer Arms



#6 at 190 Oakland Avenue
Carnell Hall



#7 at 451-455 Ford Place



#8 at 465 Ford Place

was constructed as an addition to an existing house; the new front building and the old house were converted to a single apartment building joined through their interiors. The original structure, still extant, was moved to the rear of the property and the new building with eight small suites, four on each floor, was constructed close to the sidewalk. The building was aimed at winter visitors to the city who would need furnished accommodations. Greene & Greene therefore created furnishings, both built-in and portable, for these apartments, alike in every suite.

The exterior alterations to the building include changes to the front steps, which originally led from the sidewalk to the porch in one wide flight perpendicular to the sidewalk. This alteration is due to the widening of Union Street, which also removed the parking strip that originally buffered the front of the building from the street. The front door and surround are also altered. In the interior, what were likely exposed wood moldings and trim in the corridors were painted over, and alterations may have been made to the units. Although the rear portion of the building is older, it was evaluated separately and is not potentially significant as an example of a single family residence of its era and style because of the alterations that occurred to it when the front portion of the building was added. Its setting is also significantly altered. The only portion of the building that is considered significant is the portion designed by Greene & Greene, since that is the main source of the building's significance. Greene & Greene presumably designed alterations to the rear structure when the buildings were joined, but these alterations are a less significant example of their work.

2.7 Review and Approval Process

Plan Applicability/Implementation. Fuller's master plan, when reviewed, approved, and adopted by the board of trustees, will become the basis for future development on Fuller's campus. This master plan will supercede all other sections of P.M.C. Title 17 Zoning, unless specifically incorporated by reference. Where there is a conflict between provisions of this master plan and P.M.C. Title 17, the provisions of the master plan will prevail. Where uncertainty exists regarding the extent or interpretation of any provision of this master plan, the zoning administrator will determine the intent of the provision.

The master plan presents regulations that cover all aspects of development within campus boundaries, including:

- The type and location of uses on campus
- The amount of new development in identified areas and the extent of major changes to existing buildings

- The amount and location of future parking and an automobile circulation system
- The maximum height and minimum setback of all new structures
- Design guidelines for renovations and new structures
- The location and general character of open spaces on campus and
- The sequencing of new development and interim development guidelines

The following chapters of the Pasadena Municipal Code, Title 17 Zoning (in effect as of the date of this master plan) are incorporated by reference:

1. 17.24—RM Multifamily (Urban) Residential Districts
2. 17.33—CD Central District
3. 17.64—Site Regulations
4. 17.68—Off-street Parking and Loading Regulations
5. 17.80—Standard Application Procedures and Submittal Requirements
6. 17.92—Design Review
7. 17.98—Master Development Plans

The word “will” indicates a provision that is mandatory. The words “may,” “could,” and “can” refer to a discretionary duty or obligation. Unless explicitly stated, there are no specific deadlines for the implementation of projects and improvements described by the master plan.

The master plan guidelines are presented in both text and graphic formats: if there is a conflict between the two, the text will control over the graphic.

Review Process. While structured to provide a long-term vision for development on the Fuller campus, the master plan will be subject to the following interim review:

Per P.M.C. §17.98.070, the planning commission will receive a report on Fuller’s progress toward compliance with the conditions of approval of the master plan five years after the effect date of the plan’s approval. The review for compliance will take place during a legally noticed regular meeting of the planning commission. If said review results in a finding of noncompliance with conditions of the master plan and/or mitigation measures of the final EIR, the planning commission may direct the city manager to withhold issuance of any building and/or certificate of occupancy permits until compliance has been determined.

Any review or amendment process initiated by either Fuller or the city will follow the procedure outlined for approval of master plans in P.M.C. §17.98.

Conditions for Approval. To be added when approved.

3.0 MASTER PLAN CONCEPT

The concept plan identifies areas for the construction of new academic, residential, and parking facilities and extends the open space to create a unifying network. Design guidelines for both architecture and open space convey the intentions of the concept plan.

Achieving the master plan goals at Fuller is particularly challenging given the fragmented pattern of land ownership. While many college campuses enjoy contiguous space, Fuller is comprised of a number of different parcels spread out over multiple blocks and bisected by busy streets. Given that acquiring additional parcels is currently cost-prohibitive, the Fuller master plan seeks to create a cohesive whole out of Fuller's current holdings and at the same time not to preclude future expansion into parcels it does not currently own. The Context Diagram (Figure 6) illustrates the overall design organization, which creates a series of open spaces and linkages. The urban design concept addresses the program needs of Fuller and contribution to the overall community.

The master plan is presented in two phases. The "Overall Concept" Plan (Figure 7) illustrates an interim conceptual plan on the land currently owned by Fuller. The "Long Range Plan" (Figure 19) illustrates the conceptual plan that is intended to be implemented with acquisition of additional land area. The Long Range Plan will require permission to vacate Oakland Avenue from Walnut Street to Corson Street to implement the open space concept. This will allow provision of publicly accessible park space.

3.1 Residential Facilities

Currently, student housing for Fuller Theological Seminary is dispersed across city blocks, stretched to capacity, and sometimes at the end of useful life. The master plan will not only provide additional housing so desperately needed, but will also help unify Fuller's diverse student body into a more interconnected community. Although the quantity of affordable housing units is important, it is hoped that creating architectural variety and diversity within the recurring building systems will reflect an environment that not only fosters a sense of community but also dignity and pride.

Corson Village Fuller's current land holdings allow for the construction of up to 441 new housing units on the north campus in the Overall Concept Plan (Figure 7 and Table 2.1). These new structures will replace 230 existing student-housing units on these sites and increase the number of units provided in this area, resulting in a net gain of 211 units. These new units will join the 179 units that were approved for Phase I, currently under construction. (Note that the building at 262 North Los Robles, containing 91

units, may be renovated.) This density is in keeping with the 87 DU/acre limit established by the current code.(See Appendix 4.4 – du/ac calculations summary).

In addition to increasing the density of this area of the campus, the master plan calls for the creation of a cohesive architectural identity and a central open space that provide opportunities for public gatherings at a diverse range of scales. Parking for all units will be provided in podium-type, subterranean parking garages.

Madison Area A second residential area that provides 72 studio-type units is planned along the edge of the parking structure at the corner of Madison Avenue and Walnut Street.

Walnut Crossroads A mixed-use area is planned along the south edge of Corson Village, fronting onto Walnut Street. Above institutionally related commercial uses on the ground floor, 42 units will be constructed to serve as short-term housing for Fuller guests and visiting scholars. (In the Long Range Plan, this is increased to 84 units, plus 22,400 gsf retail.)

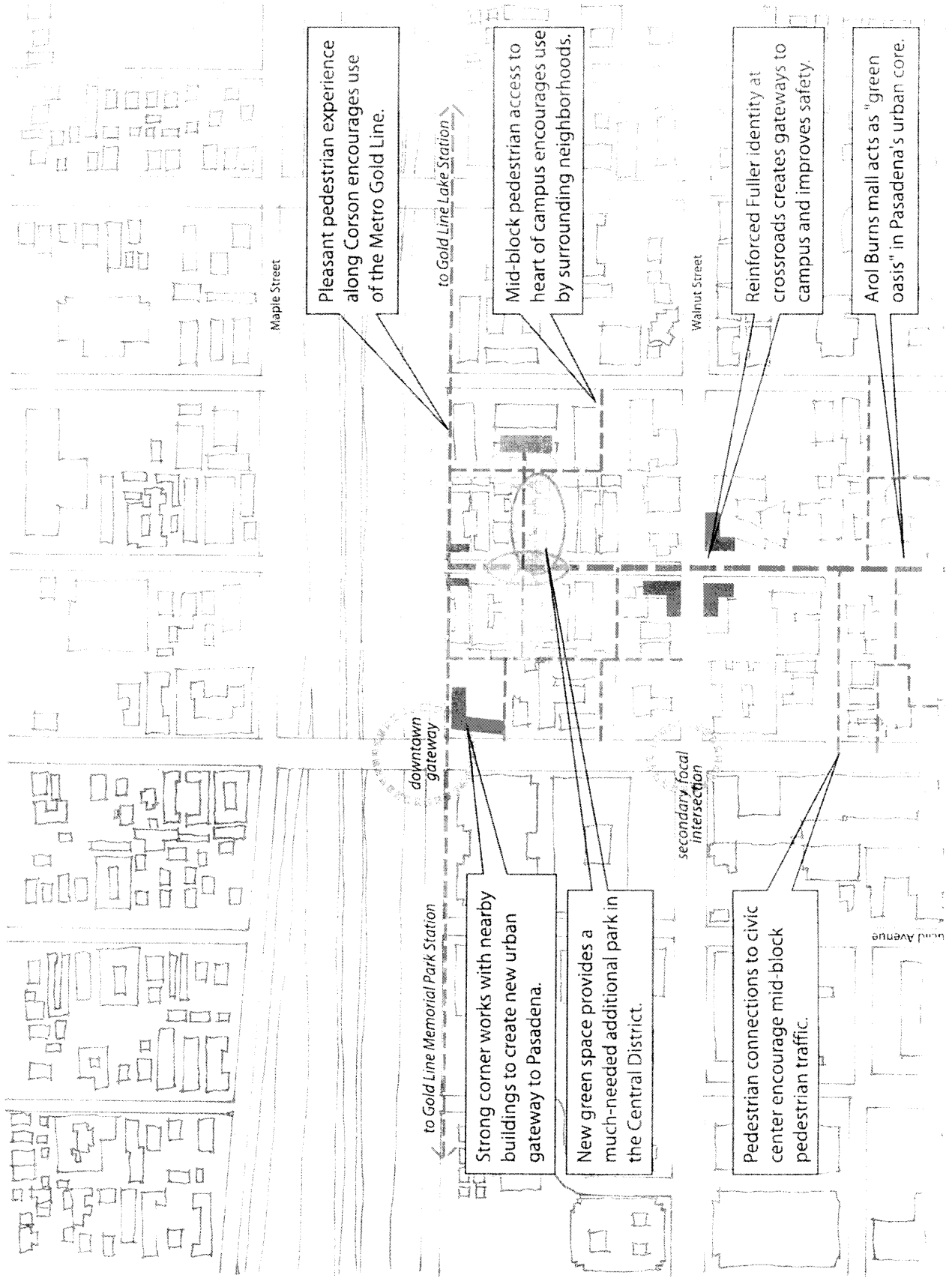
The Madison Area and the Walnut Crossing housing (Table 2.2) are located within the area the draft CDSP has designated 48 du/acre. There is ample open space provided on Walnut Street and within the south campus area to achieve this residential density.

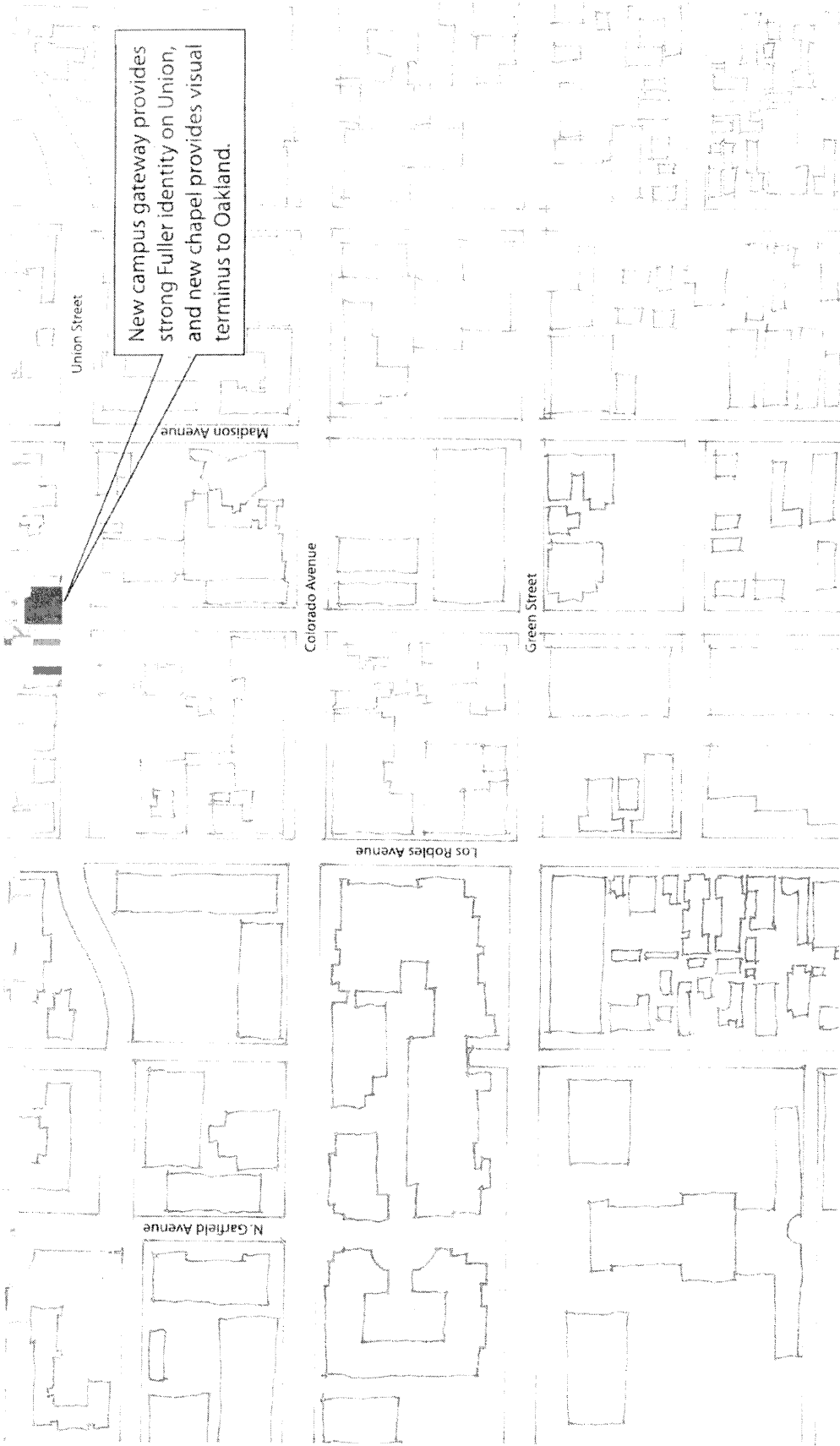
Between Corson Village, Walnut Crossroads, and the Madison Area, a total of 734 new units are proposed in the Overall Concept (Figure 7). Added to the 179 existing units (phase I), the master plan thus provides a total of 555 units on the Fuller campus. (See Appendix 4.4 for chart demonstrating compliance with the density proposed in the CDSP.)

3.2 Academic Facilities

In the 50 years that Fuller Theological Seminary has occupied the site of its current campus, expansion of its academic facilities has been conservative. As a result, in 2003 1,730 on-campus students shared nine classrooms, requiring extensive scheduling maneuvers that, in turn, restricted the duration, teaching method, and size of classes. During the same 50-year period, the nature of teaching has evolved, requiring a range of flexible spaces supporting the changing needs of the Fuller community. In addition, the number and size of remote campuses and programs have grown, requiring additional administrative and support spaces. All of these forces have resulted in Fuller's academic facilities being stretched to capacity and beyond,

Figure 6: Context Diagram





New campus gateway provides strong Fuller identity on Union, and new chapel provides visual terminus to Oakland.

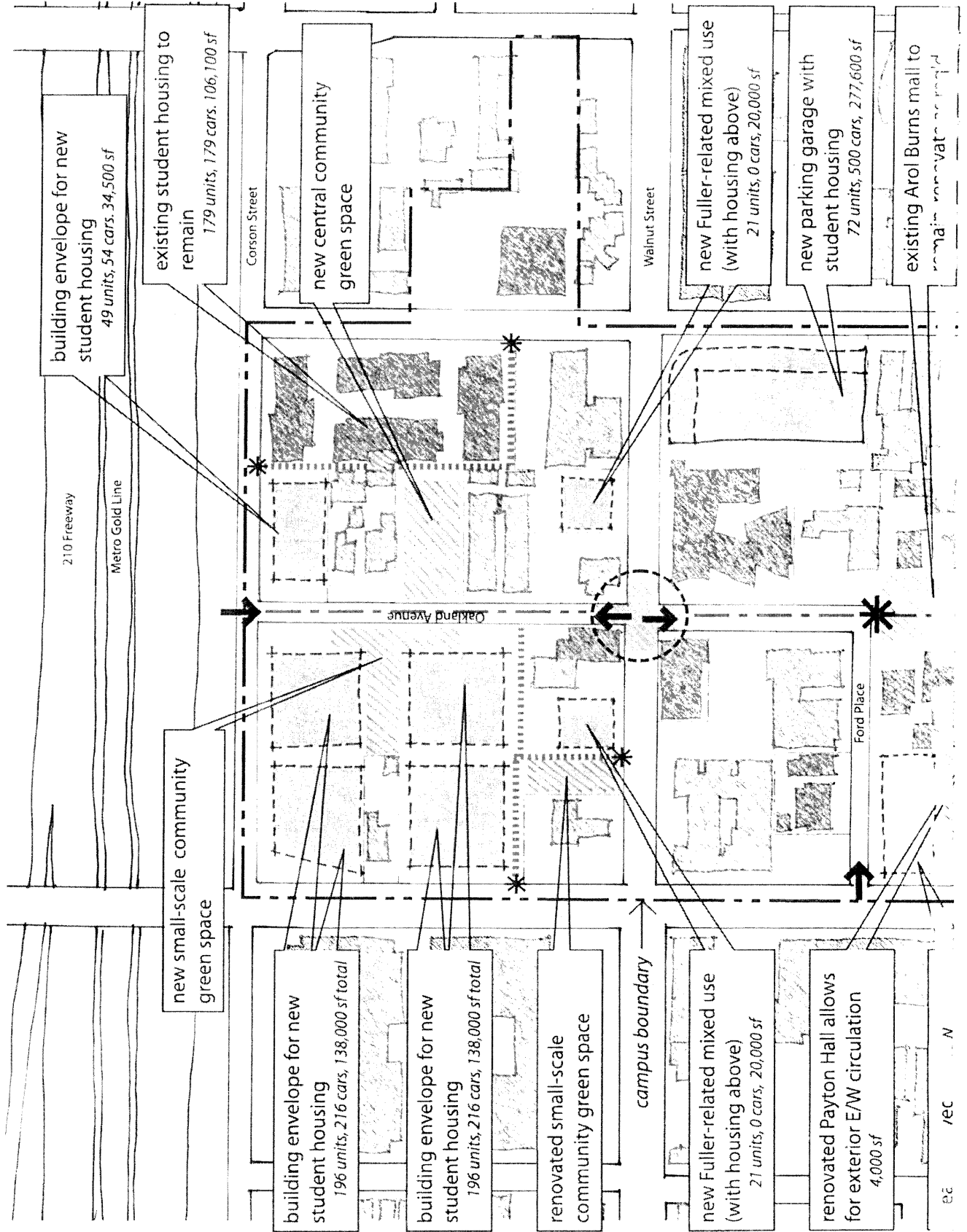
thresholds/gateways
student services

green spaces

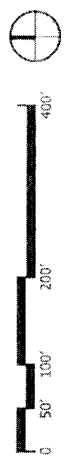
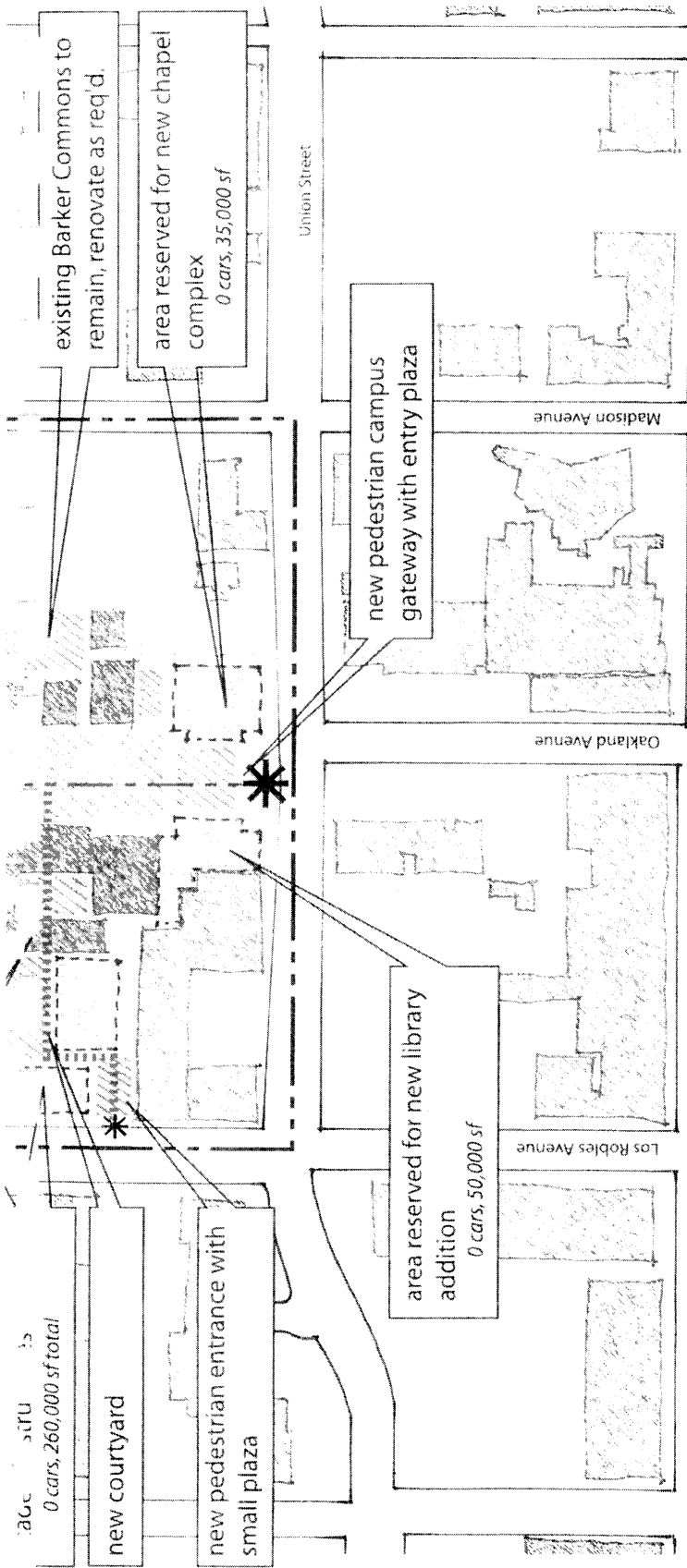
plazas/courts

pedestrian routes

Figure 7: Overall Concept



ec /ec N



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.