

ATTACHMENT A
PREDEVELOPMENT PLAN REVIEW PLANS

EF ACADEMY INTERNATIONAL BOARDING SCHOOLS, PASADENA

APPLICANT: EFEKTA GROUP, INC

PROJECT INFORMATION

A. Main Campus
 Address: 1539 E Howard St, Pasadena, CA 91104 (formerly William Carey International University)
 APN: 5850-019-004
 Zoning: 'PS'
 General Plan Land Use Designation: 'Institutional'

B. Existing Soccer Field
 Address: 1638, 1646, 1654 University Dr, Pasadena, CA 91104
 1653, 1671, 1677, 1681, 1683, 1687 N Oxford Ave, Pasadena, CA 91104
 APN: 5851-006-005 through 5851-006-016
 Zoning: 'RM-12'
 General Plan Land Use Designation: 'Low-Medium Density Residential 0-12 DU/ac'

VIEW OF CAMPUS FROM E HOWARD ST & BRISEE AVE



PROJECT DESCRIPTION

EFEKTA Group, Inc. (and its subsidiaries, which form the group of real estate companies for EF Education First in North America) is proposing to preserve and enhance the 14.82-acre former William Carey International University campus located at 1539 E. Howard Street for EF Academy International Boarding Schools. As part of this project, EF will also enhance the existing 1.42-acre soccer field off N. Oxford Avenue.

The current William Carey International University campus consists of approximately 277,164 square feet of existing buildings. EF intends to preserve and re-use the majority of the existing buildings on campus (246,632 existing SF), construct a new student residence (approximately 72,000 SF), and increase the open space and recreational uses on-site, while demolishing three existing buildings totaling approximately 30,352 sf. The enhancement of the campus will result in a net increase of approximately 41,468 square feet compared to the existing square footage. The existing buildings will benefit from interior renovations, code upgrades, and resolution of deferred maintenance.

EF Academy International Boarding Schools is a private international high school serving students predominantly in grades 9-12. EF is seeking a Master Plan Conditional Use Permit to allow for 1,000 full-time equivalent students with 1,000 beds on-site as well as for the construction of a new 72,000-square-foot student residence. Due to the international student body, students do not drive nor are they permitted to own or park vehicles while in attendance. Therefore, the applicant is requesting to reduce the amount of parking on-site.

CONTEXTUAL SATELLITE VIEW



Not to scale

CAMPUS AREAS SUMMARY

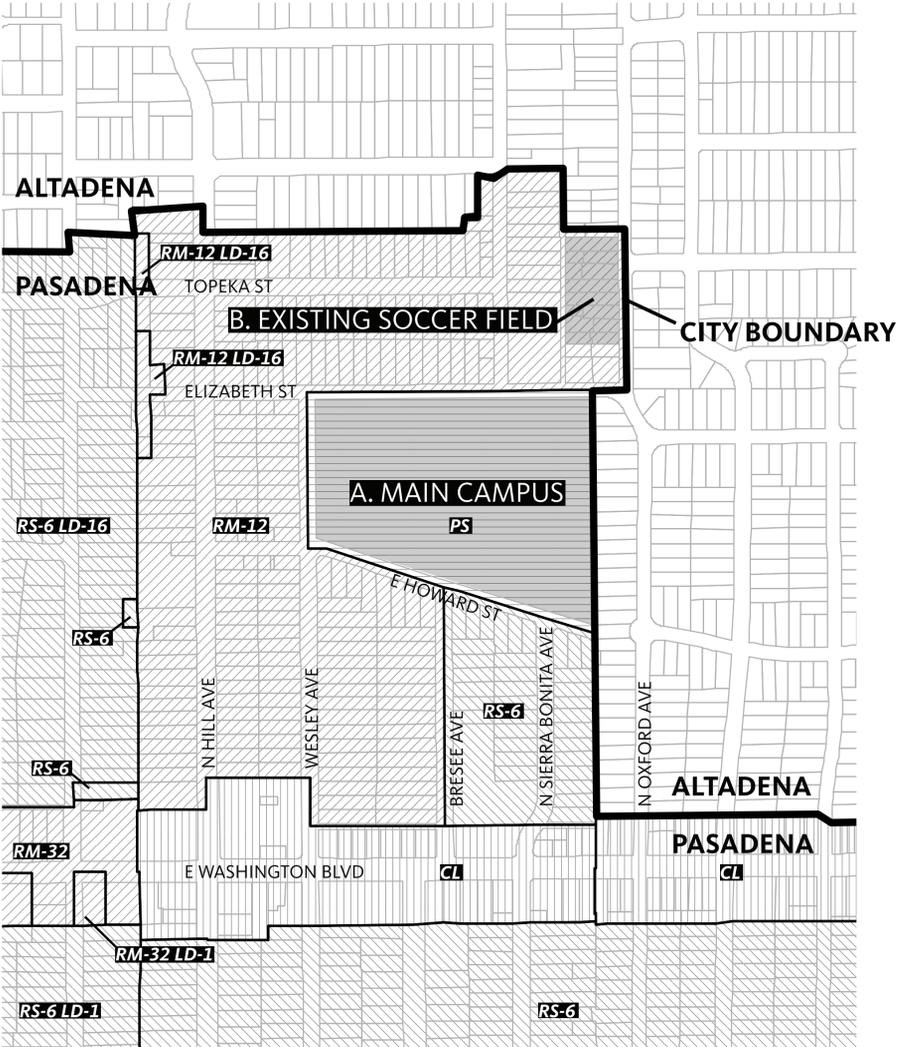
| | |
|------------------------------------------------|--------------------|
| A. Main Campus | 14.82 ac |
| <i>Gross SF:</i> | |
| Existing buildings | 277,254 SF |
| Buildings to be removed | 30,532 SF |
| Proposed building | 72,000 SF |
| Proposed total buildings | 318,722 SF |
| Total change | 41,468 SF |
| <i>Footprint SF (& percentage of lot):</i> | |
| Existing buildings | 164,093 SF (25.4%) |
| Buildings to be removed | 22,187 SF (3.4%) |
| Proposed building | 24,000 SF (3.7%) |
| Proposed total buildings | 165,906 SF (25.7%) |
| Total change | 1,813 SF (0.3%) |
| B. Existing Soccer Field | 1.42 AC |

CAMPUS PARKING SUMMARY

| | |
|---------------------------------|------------|
| A. Main Campus | |
| Existing | 368 spaces |
| Proposed | 200 spaces |
| B. Existing Soccer Field | |
| Existing | 0 spaces |
| Proposed | no change |

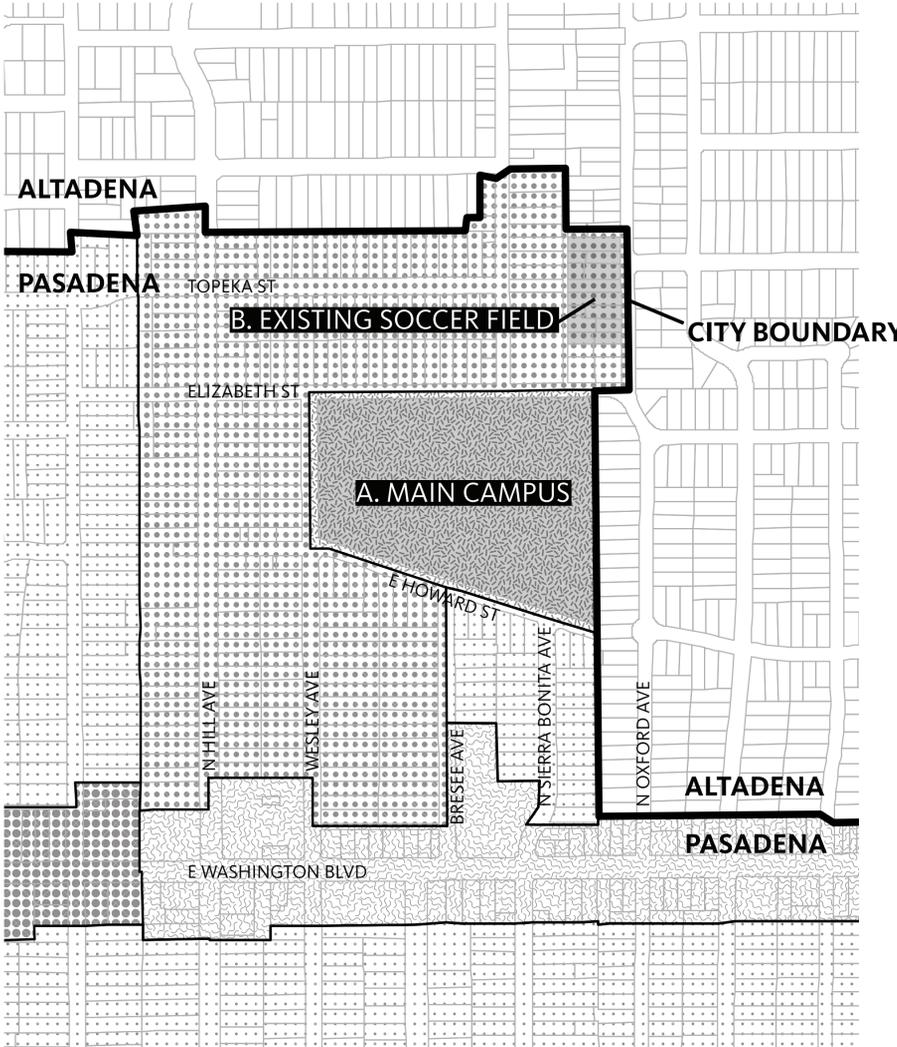
ZONING & LAND USE ANALYSIS

ZONING MAP - MAY 19, 2018



- RS - Single family residential
- RM - Multi-family residential
- CL - Commercial, limited
- PS - Public, semi-public
- EF Education First Campus
- LD - Landmark overlay zone

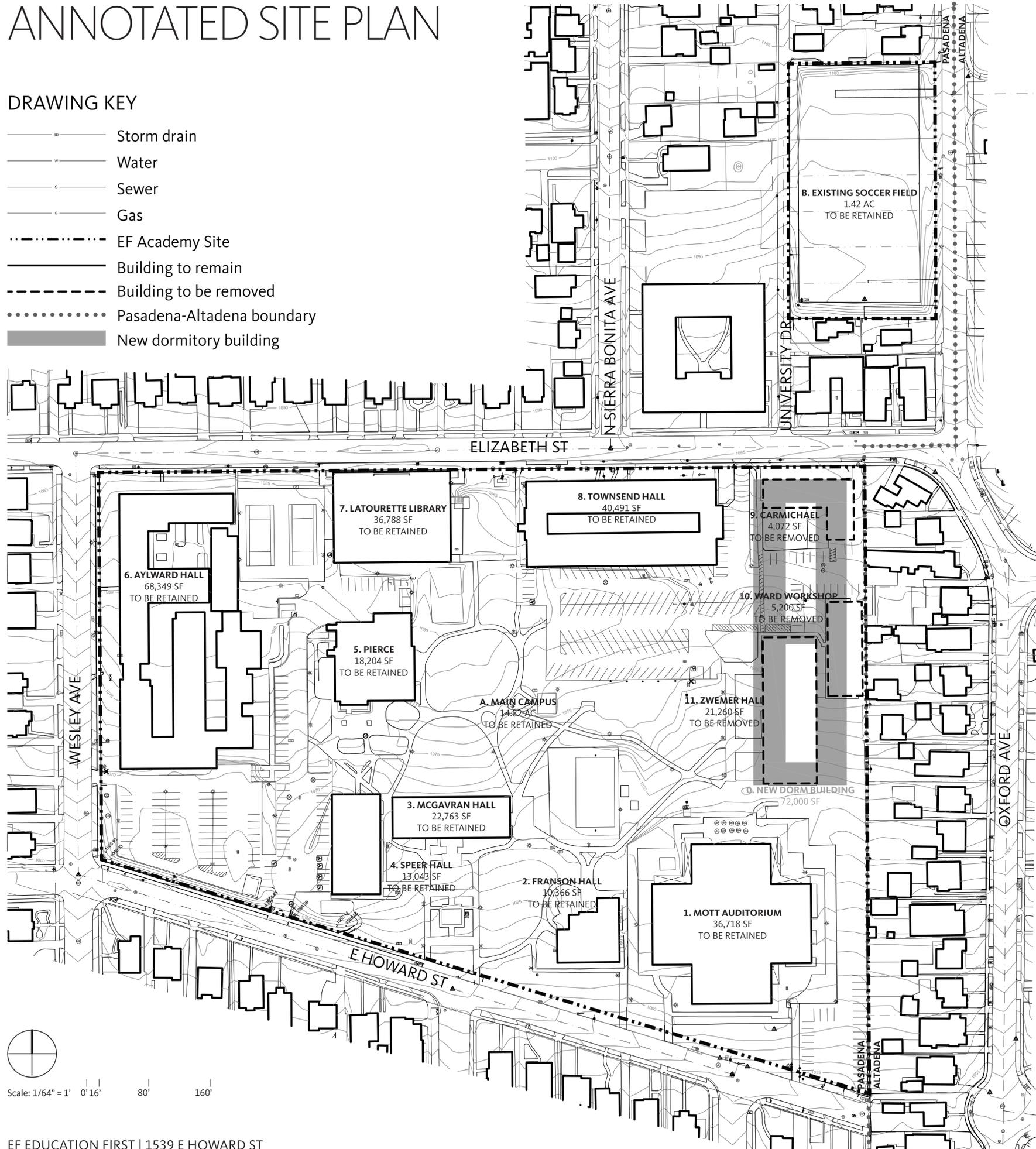
ADOPTED LAND USE - AUGUST 18, 2015



- Low density residential 0-6 DU/acre
- Low-medium density residential 0-12 DU/acre
- Medium-high density residential 0-32 DU/acre
- Low commercial 0.0-1.0 FAR
- Institutional
- EF Education First Campus

ANNOTATED SITE PLAN

- DRAWING KEY**
- Storm drain
 - Water
 - Sewer
 - Gas
 - EF Academy Site
 - Building to remain
 - - - Building to be removed
 - Pasadena-Altadena boundary
 - New dormitory building



UTILITIES NARRATIVE

Existing public water mains adjacent to the property include a 6" in Wesley Ave, a 6" in Howard St, and a 12" in Elizabeth St. There is one 6" existing water service to the main campus from Elizabeth Street which will be analyzed to determine if upgrades are needed. Any new/ upgraded large domestic or fire service connections should be made from the existing 12" in Elizabeth St. Fire flow tests have been completed surrounding the site and will be utilized for proposed domestic and fire service improvements. The soccer field has an existing 2" and an existing 3/4" water service which should be adequate for any needs on that property. There are existing 8" public sewer mains on all adjacent streets to service the property.

PUBLIC WORKS NARRATIVE

Public rights of way surrounding the main campus and soccer field are mostly developed. There is currently no sidewalk along the north side of Howard Street adjacent to the site, from Bresee Avenue to the east end of Howard Street, approximately 600 feet. It is anticipated that a new 5' wide concrete sidewalk will be placed along this frontage when adjacent on-site improvements are constructed. Note, a portion of the proposed new sidewalk on Howard Street may not be able to be constructed until existing mature trees are removed by the City at the end of their life cycle. Also, when adjacent site improvements are constructed at the east end of Howard Street, the entrance to the existing parking lot is anticipated to be reconfigured into a turnaround.

TRANSPORTATION NARRATIVE

The proposed EF Academy International Boarding School is unique from a transportation perspective. As an International Boarding School, there are cultural and operational aspects which lend themselves uniquely to reducing VMT and associated impacts from single-occupant vehicles. With the vast majority of students living on-campus and with prohibitions on vehicle ownership by the student body, VMT will be significantly reduced compared to the existing campus. Further requirements and incentives are programmed in operational requirements from EF Academy which will encourage the few students living off-campus to use alternative modes of transportation. Additionally, the anticipated faculty population of up to 150 is significantly lower than the faculty population of the current William Carey Campus. Taken together, the unique elements of an International Boarding School at the William Carey site will be complementary the City's transportation goals.

HISTORIC NARRATIVE

McGavran Hall appears eligible for listing as a historic resource under National Register Criterion C, California Register Criterion 3, and as a Pasadena Historical Landmark. No other buildings on campus were identified as individually eligible for designation as a historic resource. In addition, the campus is neither identified nor would it meet the criteria for a potential historic district.

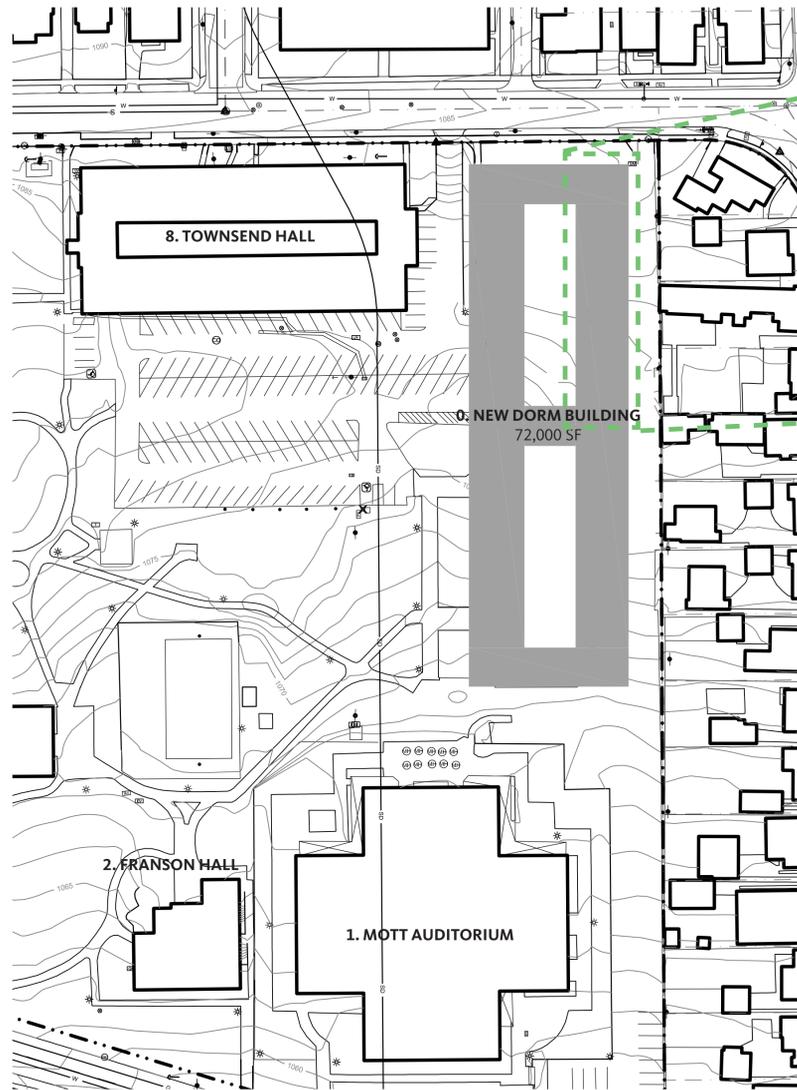
CAMPUS BUILDING AREAS

A. MAIN CAMPUS AREA = 14.82 ac

| BUILDING NAME | EXISTING USE | PROPOSED USE | (E) GROSS FLOOR AREA | (P) GROSS FLOOR AREA | (E) BUILDING FOOT-PRINT (% OF LOT) | (P) BUILDING FOOT-PRINT (% OF LOT) |
|-----------------------|---------------------------------|--------------------------------------------------------------------------|----------------------|----------------------|------------------------------------|------------------------------------|
| 1. Mott Auditorium | Existing auditorium | Renovate and bring up to code Use for assembly space and classrooms | 36,718 SF | no change | 31,517 SF (4.9%) | no change |
| 2. Franson Hall | Existing assembly and offices | Renovate and bring up to code Use for assembly space and offices | 10,366 SF | no change | 5,295 SF (0.8%) | no change |
| 3. McGavran Hall | Existing offices and classrooms | Renovate and bring up to code Use for assembly space and classrooms | 22,763 SF | no change | 7,974 SF (1.2%) | no change |
| 4. Speer Hall | Existing offices and classrooms | Renovate and bring up to code Use for administrative/ faculty offices | 13,043 SF | no change | 7,992 SF (1.2%) | no change |
| 5. Pierce Cafeteria | Existing dining/ cafeteria | Renovate and bring up to code Use for student dining/ cafeteria | 18,024 SF | no change | 11,101 SF (1.7%) | no change |
| 6. Aylward House | Existing student residential | Renovate and bring up to code Use for student residential | 68,349 SF | no change | 38,016 SF (5.9%) | no change |
| 7. Latourette Library | Existing library | Renovate and bring up to code Use for classrooms and library | 36,788 SF | no change | 17,543 SF (2.7%) | no change |
| 8. Townsend Hall | Existing student residential | Renovate and bring up to code Use for student residential | 40,491 SF | no change | 22,468 SF (3.5%) | no change |
| 9. Carmichael | Existing classrooms | Remove for new student dormitory construction | 4,072 SF | 0 SF | 4,072 SF (0.6%) | 0 SF (0%) |
| 10. Ward Workshop | Existing facilities workshop | Remove for new student dormitory construction | 5,200 SF | 0 SF | 5,200 SF (0.8%) | 0 SF (0%) |
| 11. Zwemer Hall | Existing classrooms | Remove for new student dormitory construction | 21,260 SF | 0 SF | 12,915 SF (2.0%) | 0 SF (0%) |
| New Student Residence | N/a | Student dormitory | 0 SF | 72,000 SF | 0 SF (0%) | 24,000 SF (3.7%) |
| TOTALS | | | 277,254 SF | 318,722 SF | 164,093 SF (25.4%) | 165,906 (25.7%) |

TOTAL CHANGE IN FLOOR AREA (GROSS) = 41,468 SF
TOTAL CHANGE IN BUILDING FOOTPRINT = 1,813 SF
TOTAL CHANGE IN BUILDING FOOTPRINT/LOT = 0.3%

NEW STUDENT RESIDENCE



Not to scale

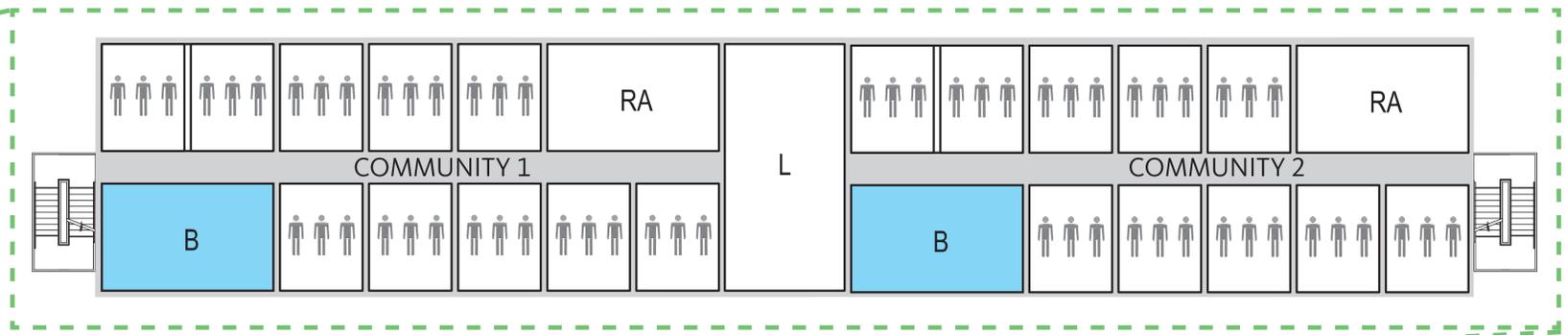
BUILDING INFORMATION

New construction to house ~500 students in triple rooms, with shared bathrooms, community spaces, and laundry rooms. The proposed building is organized into 17 communities of approximately 30 students and 1 residential advisor

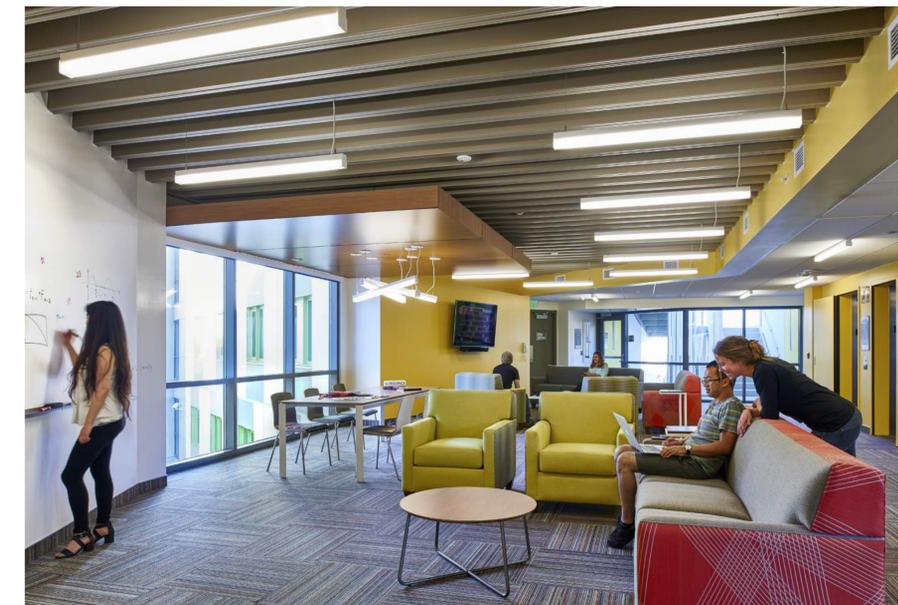
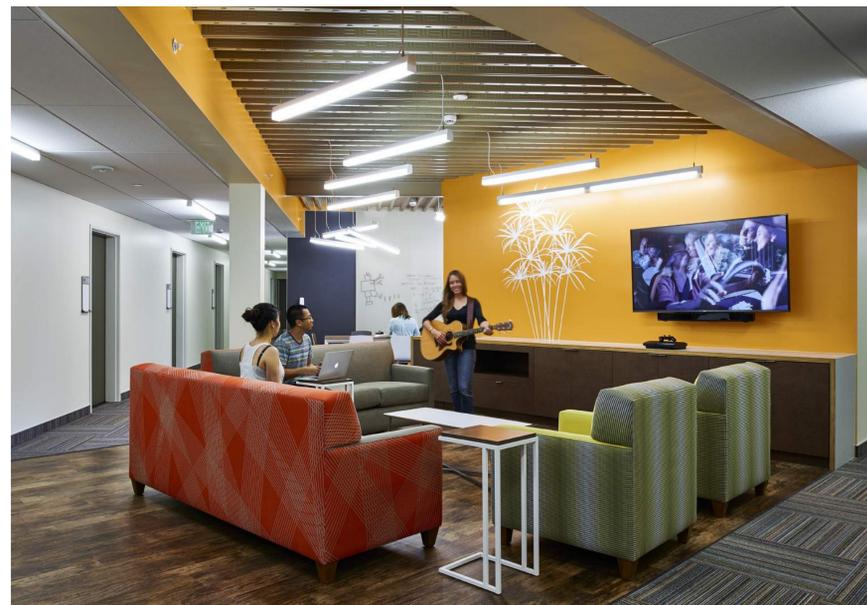
Number of floors: 3
Gross area: 72,000 SF maximum

Proposed occupancies: R-2
Proposed use: Student residential

Typical grouping of two communities (30 students, 1 RA each) with shared lounge ('L') and bathrooms ('B').

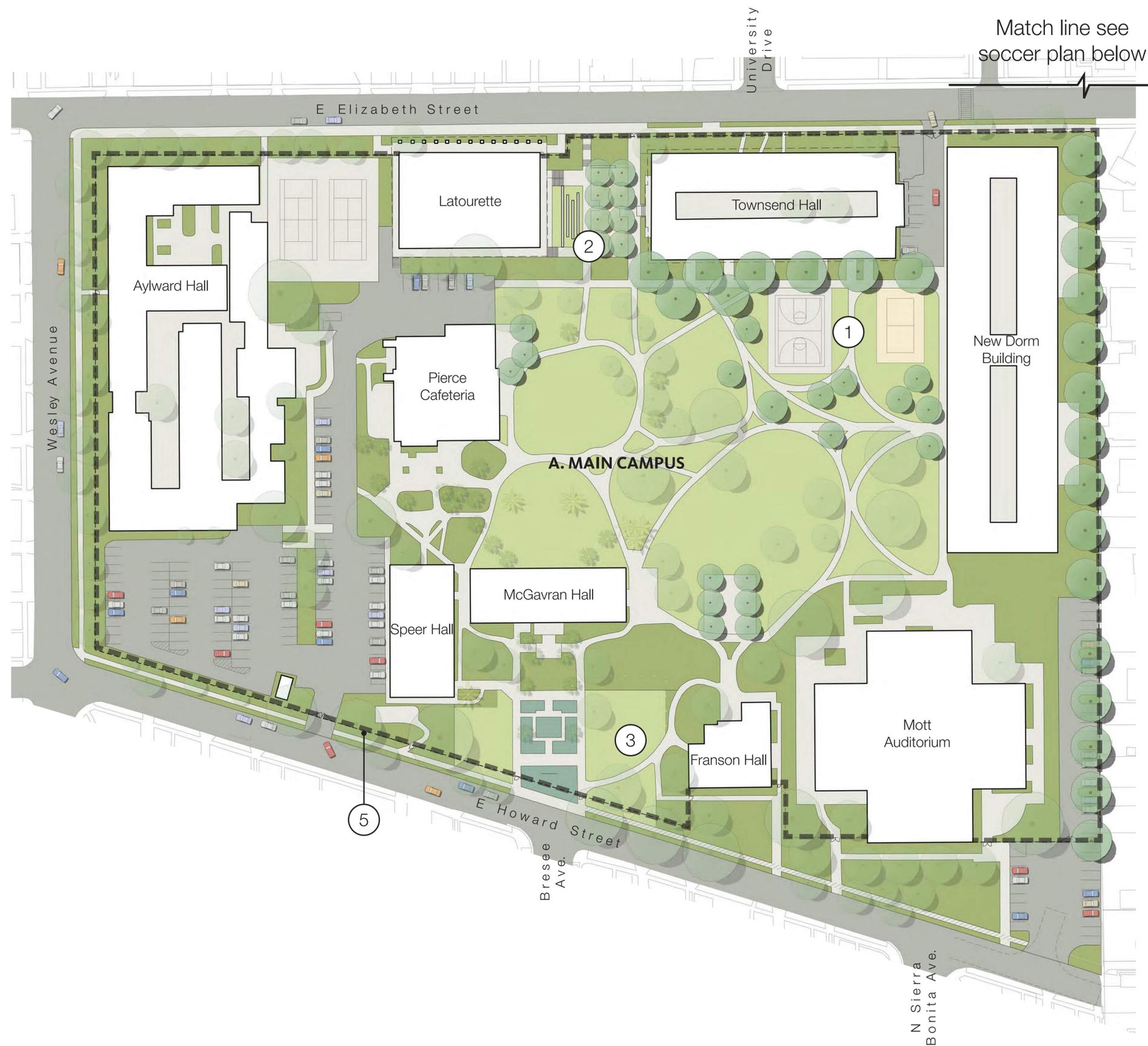


EXAMPLE GENSLER STUDENT RESIDENCE PROJECT - BIOLA UNIVERSITY BLACKSTONE HALL



CAMPUS IMPROVEMENTS

CONCEPT PLAN



Legend

- ① **Campus Quad**
New Dorm
Sport Courts
Courtyards
New Walkways
- ② **North Gateway**
Enhanced Entry
Renovated Sport Courts
Remove Volleyball
- ③ **South Gateway**
Enhanced Entry
Security Fencing
Remove Turf Grass
Sidewalk Extension
- ④ **Soccer Field**
Expanded Field Dimension
New Synthetic Turf
Bleachers
New Lighting
- ⑤ **Enhanced Perimeter**



Scale: 1" = 50'-0"



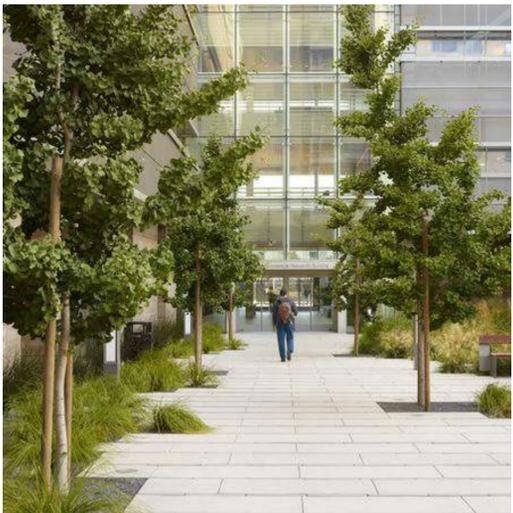
CAMPUS IMPROVEMENTS

CONCEPT LANDSCAPING IMAGES



Landscape areas are intended to provide a **low-maintenance, consistent fabric** that weaves the varied patches of campus together. Large swathes of **ornamental, low-water grasses** reduce the need for specialized landscape maintenance attention, while fitting with the aesthetic of the surrounding mountains. Flanking the **open turf-grass quad** are garden areas that can take on more intensive planting character of their own.

Hardscape materials are meant to **tie the disparate spaces and architectural styles together**. Paving will be in **neutral gray and muted beige tones**. Campus courtyard spaces may also use decomposed granite surfacing to soften the space and speak to the site's context at the base of the mountains. Furniture in the Landscape is intended to **provide comfort, variety, and an opportunity to engage the outdoors**.



EXISTING CAMPUS & BUILDINGS

A. MAIN CAMPUS



End of E Howard St by 1. Mott Auditorium



Lawn to south of 1. Mott Auditorium



Signage on E Howard St by 4. Speer Hall



View to north showing 5. Pierce Cafeteria and 7. Latourette Library



Tennis courts between 6. Aylward Hall and 7. Latourette Library



View from E Howard St between 3. McGavran Hall and 2. Franson Hall

B. EXISTING SOCCER FIELD



1. MOTT AUDITORIUM



South facade



East facade



West facade



North facade



East facade



West facade

2. FRANSON HALL



South facade



East facade



East & north facades



North facade



West facade



North & west facades

3. MCGAVRAN HALL



East facade



North facade



North & west facades



South facade tower



South & west facades



South facade

4. SPEER HALL



East facade



East facade



East & north facades



North facade



West facade



South facade

5. PIERCE CAFETERIA



North facade



North & west facades



West facade



South facade



South facade



East facade

6. AYLWARD HALL



East facade at south



East facade at north



West facade typical



South facade



South courtyard



North courtyard

7. LATOURETTE LIBRARY



North & west facade



West facade



North facade



South facade



South & east facade



East courtyard

8. TOWNSEND HALL



South facade



East facade



East facade



West facade



North facade



Courtyard

9. CARMICHAEL



South facade



West facade



North & east facades



North facade



South & east facades



South facade detail

10. WARD WORKSHOP



East facade from south



East facade from north



North facade



South facade



West & south facades



North & west facades

11. ZWEMER HALL



South facade



South & east facades



East facade at north



North facade



East facade at south



East facade detail