ATTACHMENT C

Fuller Theological Seminary

Master Development Plan

Prepared by

William McDonough+ Partners

for

Fuller Theological Seminary

For more information, please contact:

Diane Dale, Partner
Director of Community Design
William McDonough + Partners
700 East Jefferson Street
Charlottesville, VA 22902

PREFACE

The commitment of Fuller Theological Seminary to be a good corporate citizen within the City of Pasadena goes deeper than adherence to institutional rules or legally binding agreements. The preamble to Fuller's *Formal Statement of Community Standards* insists from all its members that, "their qualifications should be compassion for individual persons, sensitivity to the needs of the communities of which they are a part [and]… a commitment to justice." The intent that strategies for future growth should benefit Pasadena, therefore, has roots deeper than even half a century of residence would demand: it is embedded in the Christian character to which the seminary is devoted.

As a matter of course, the microcosm of Fuller's graduate students, scholars, and leaders forms part of Pasadena's community personality. As the campus is the focal point for burgeoning national, international, and online extension sites, Fuller's far-flung presence affects Pasadena's worldwide reputation as well.

Fuller's Pasadena campus has evolved slowly and organically over the years, filling available space as needed. As the campus has brimmed (e.g. 1780 on-campus students share use of only nine classrooms), reorganization has become as necessary as it is inevitable. In these same maturing years, Fuller has earned a position as the largest multidenominational seminary in the world, with students from over 80 countries making it a unique habitat for diversity. A newly integrated and efficiently maximized infrastructure will improve Fuller's relationship with its students and with the surrounding community, and will appropriately embody the seminary's global influence.

In the 50 years since Fuller was established in the shadow of city hall, both neighbors have changed and grown. The new articulation of *The Fuller Theological Seminary Master Development Plan* is intended to define the vision of the campus as well as to respond to changing requirements of the greater Pasadena community.

First among the motivations to make the existing campus more efficient is the upgrade of student housing. As the organization with the highest non-Anglo proportion of students in any private institution in California, Fuller's unusual diversity extends across cultural, economic, and national lines. Graduate students and their families hail from all parts of the world, and must be received with the respect and consideration that befits both Fuller and Pasadena. By efficiently reorganizing existing space, more and better apartments can make residents of local commuters while alleviating parking and traffic concerns. The addition of more units has the twin benefit of helping Pasadena reach HUD goals for diversity and affordable housing, while also fulfilling the city's goals of increasing the walking and repeat shopping population of the downtown core.

By maintaining a verdant mall in an area of Pasadena without considerable park space, Fuller continues to be a welcoming thoroughfare for nearby businesses, tourists, and new Pasadena residents. The quality of on-campus residential life can be improved for our population of families with children by increasing green space and optimizing outdoor small-scale meeting spaces and café environments.

For the dignity of the seminary, as well as to add to the culture of the City of Pasadena, Fuller's master plan additionally calls for streetscape upgrades—harmonious with our overall rebuild—wherever the campus intersects with the greater community. The improvement of the Walnut Street corridor (already begun with the addition of a public coffee shop and bookstore) is evidence of an active, collaborative engagement with the neighborhood.

In addition to being good corporate neighbors, the individuals of the seminary are committed to community service not only as part of good Fuller citizenry, but also because of the convictions that lead them to study at seminary in the first place. Each of Fuller's three schools offers various opportunities, such as: the School of Theology—through its Brehm Center for Worship, Theology, and the Arts—sponsors a ballet program in a local low-income neighborhood; graduate students of the School of Psychology offer some 58,000 pro bono hours to mental health groups in Los Angeles county; and the School of Intercultural Studies offers tutoring in ESL classes. As an institution in the historic Playhouse District, Fuller has a collaborative relationship with local arts organizations and offers frequent events open to the public such as an annual art festival, various concerts, and performances throughout the year.

The Fuller Theological Seminary Master Development Plan is in unique harmony with the City of Pasadena's goals, "to serve community need and enhance the quality of life…promote healthy family community…[be a] a cultural and educational center for the region, [and] provide a diversity of economic, residential, and cultural opportunities."

TABLE OF CONTENTS

ILLUSTRATIONS

1.0 INTRODUCTION

When Charles Fuller envisioned a research center for biblical scholars over half a century ago, his intention was "the best of its kind in the world" or nothing at all. The founders of the seminary who joined him in that mission were galvanized against religious anti-intellectual and separatist trends. With an intention to emphasize service to and integration in the surrounding community, land for the nascent seminary was chosen in the heart of Pasadena's civic center. Over half a century later, Fuller's goal has been realized, and the Pasadena location of the seminary that still bears his name is fundamental to its personality.

When 39 graduate students met for the first time on October 1, 1947, they were inaugurating what would one day become the largest multidenominational seminary in the world. A comparatively brief 56 years later, with more than 4,400 students worldwide, there are more than 125 denominations and 80 countries represented on the campus at Oakland Avenue and Walnut Street.

Construction for Fuller's present campus began in 1953 with the bricks and mortar of Payton Hall and the ideal of being a vibrant part of the community—a "nonsectarian" attitude unlike religious isolationist tendencies of the times. Full academic accreditation from the American Association of Theological Schools came as early as 1957 (with subsequent accreditation by the Western Association of Schools and Colleges). By then Charles Fuller's original mission to broaden the orthodox agendas of the church had solidified into a two-fold objective: theological scholarship and a commitment to peace, justice, and sociological concerns.

Not underwritten by any denominational affiliation, Fuller has always been supported by its active board of trustees (e.g. C. Davis Weyerhaeuser, 1959), for which it has gained some notoriety. This has made it possible for the seminary to pursue unfettered scholarship, or, as subsequent President David A. Hubbard voiced it, "truth seen as a whole, not a series of fragments."

In the early sixties, McAlister Library was finished, and the School of Intercultural Studies (formerly School of World Missions) and School of Psychology were added to the School of Theology in order to address changing times. (Fuller's School of Psychology is the only seminary-based graduate school of psychology to be accredited by the American Psychological Association.) Master's and doctoral degrees were offered in this "theological university" with a legacy of thorough training and access to the finest theological minds of the times. During the decade of the seventies, Fuller was recognized as a leader in the field of graduate religious studies, hailed by *Time Magazine* as "the best United States evangelical divinity school." (May 1976)

North Oakland Avenue was turned into the Arol Burns walking mall

in 1971, which remains as one of downtown Pasadena's few park-like spaces with open access to the community. As the heart of the Fuller campus—by some estimations an extravagant use of prime real estate—the mall served as an unexpected oasis of contemplative space within walking distance of the civic center.

Less than a decade later, Fuller had five major extended education sites, and had embarked on building the School of Psychology (1986). This ambitious undertaking includes Travis Hall—designed for public forums—and houses the memorabilia of M. Scott Peck, whose papers also reside with the institution.

Current seminary President Richard J. Mouw characterizes the school's urgency for intellectual growth by saying, "Fuller Seminary is a restless institution. It was born out of restlessness, and it has been sustained by restlessness." In 2004, Fuller's enrollment will total over 4,400 students, with 22,000 alumni/ae whose impact is felt on six continents of the world. Though the Pasadena residential enrollment (currently at 1780) rises at a modest 3% a year, extension site enrollment is expected to increase exponentially. The extension program now numbers seven sites, with a vigorous online component that expects to draw some 100 students per year to its Masters of Arts in Global Leadership. In addition, the last few years have seen the advent of the Brehm Center for Worship, Theology, and the Arts—a center within the School of Theology that designs programs and degrees focusing on the arts and worship.

1.1 New Vision and Principles

Fuller Theological Seminary's position as the largest multidenominational seminary in the world carries with it a responsibility of global leadership. A comprehensive vision for the campus that respectfully acknowledges this status while simultaneously serving its constituency and its host city is imperative.

This vision can be embraced by re-envisioning the campus as a whole entity rather than the collection of parts that has grown over the years; by preserving its green walking mall and its historical buildings; and, at the same time, facilitating diverse 21st century life. This vision is guided by principles approved by the Fuller board of trustees in 2002.

The goals of upgrading the infrastructure of campus include these guiding principles:

- Improving, increasing, and developing affordable **student housing**
- Improvement and expansion of **academic facilities** and

improved efficiency of **parking and traffic**

- Providing for **diversity** of architecture, culture, study objectives, ministry, service, and lifestyle
- Optimizing Fuller's role as a "**green oasis**" within Pasadena's core while maintaining the integrity of the original design
- Being **good Pasadena neighbors** by interfacing with surrounding businesses and residences in ways that are mutually beneficial, providing for a diverse **pedestrian citizenry,** and keeping an **open campus** in the predominantly developed civic center area

The first step toward this integrated reality is to strengthen the existing infrastructure in a way that reflects current student needs and the Pasadena-based management of its burgeoning extension sites. This includes steps such as consolidating all student services in one location (i.e. the newly acquired 250 North Madison Avenue building), and adding a 500-space parking garage. In addition, the requirement to increase affordable housing for existing students—which will make "residents out of commuters"—demands the design of spaces for children of Fuller families that can also be accessible to other Pasadena residents. Guiding principles include:

- Strengthen the sense of **community** within campus boundaries. Encourage interaction through appropriately scaled buildings and outdoor spaces. Make use of the "in-between" places, like courtyards and porches, as opportunities for community gathering. Develop a strong connection between the residential and the academic campus
- Represent **diversity** through planning and design. Create a range of built forms and outdoor spaces—from large gathering areas to intimate meeting places—to mirror diverse community needs on campus
- Design for children. Create playgrounds and community gardens that engage **children** and act as places for interaction between students and young Fuller student families as well as other Pasadena residents

Another vital element of the vision is to reinforce Fuller as a place of diversities, including racial, cultural, economic, ministry focus, and even architectural design. Representing this tradition of diversity through planning and design can mirror the intention of promoting diverse community needs on campus.

The integration of Fuller within the community of Pasadena is also a primary goal of the future plan. The tradition of Fuller as a pedestrian-friendly environment, "where people can circulate without cars,"

increases easy access to the City of Pasadena. This allows the Fuller community to connect with the people of Pasadena, welcoming visitors and community use by keeping an open campus with connections to the civic center, the Playhouse District, the arts communities, and other religious communities. Guiding principles include:

- Connect with the people of Pasadena. Encourage the local community to take advantage of the Fuller campus by creating **welcoming** connections to the city. Tie into the Civic Center, the Playhouse District and the arts community by inviting people to participate in Fuller's performing and visual arts events
- Make Fuller a place for **walking**. Create an integrated network of "comfortable five minute walks," linking facilities with human-scaled, memorable places. Move all parking to the periphery of the campus or to underground locations, keeping cars and traffic away from the historic campus core

Finally, it is Fuller's intent to honor the natural environment, the historical legacy, and the uniqueness of its site within the boundaries of Pasadena. By upgrading the campus appearance at all points where Fuller integrates with community, streetscapes can be beautified and the overall standard of excellence in Pasadena reinforced. Guiding principles include:

- Optimize landscape and **green spaces**. Restore, manage, and interconnect green spaces, and encourage native landscaping
- Treat water as a valuable resource. Strive for long-term water self-sufficiency through **water conservation**, reuse, and harvesting techniques
- Focus on **stewardship**. Strive to become native to the organic terrain. Honor the natural environment and uniqueness of the site as an opportunity to acknowledge its presence as a creation

1.2 Need for New Facilities and Growth

Fuller's on-campus programs and enrollment over the years have grown to occupy available buildings much the way water fills empty spaces. Existing facilities brim with student and community use, and an efficient revision of space would offer both relief and new opportunities for Fuller *and* the City of Pasadena.

The primary goal of the *Fuller Theological Seminary 2002-2006 Strategic Plan* is to "equip present and future leaders by providing accessible, affordable, and effective education in a hospitable

environment for diverse people." The seminary has, therefore, a self-imposed mandate to offer sufficient living and study environments. The provision of "quality, affordable housing and community for students and families"—preferably within walking distance of classrooms, local businesses, and public transportation—commands a high priority.

The Pasadena campus currently affords 471 apartment units, all of which are within a block of campus. By reconfiguring some of the same useable space, 706 units could be made available with minimal traffic and parking impact. In fact, by turning commuters into residents, traffic could actually be reduced, as trips to and from campus are minimized. "Walking" citizens have an average of one rather than two cars, have less needs for casual parking, the added benefit of stress-free commutes, and immediate access to the wealth of business, entertainment, and public transport opportunities in downtown Pasadena. In addition, a 500-space parking structure—available in "off" hours to other businesses in the playhouse district—is planned.

At the same time, creating a more pedestrian-friendly environment would result in increased community building on and off campus while reinforcing one of Pasadena's *Seven Guiding Principles* of being "a city where people can circulate without cars." The north residential campus will include green space to complement the pedestrian mall to the south. There, affordable housing for modest-income student families will provide a place for children to play, and outdoor respites from study or household duties. These spaces are available as restful thoroughfares for local Pasadena businesses and residents or park-like places of tranquility during the day.

High among the other priorities of the master plan is the need for more parking and classroom facilities. Fuller Seminary is the largest seminary of its kind in the world, with an emphasis on preaching curricula, and yet is without appropriate classroom facilities for preaching arts programs. A new chapel will correct that issue, offer much-needed assembly space for on-campus group meetings and occasional community meetings, and release Fuller from the burden of renting off-campus space for those purposes. Other classroom upgrades or additions will alleviate the strictures of scheduling only nine classrooms for all three schools (1700+ students).

The need for office and administrative space is also critical. The recent acquisition of 250 North Madison Avenue will allow for the centralization of student services and extension offices. This will not only streamline enrollment, admissions, and ongoing student needs, but will also open some 120 other office spaces scattered across campus. These offices will be occupied by overcrowded existing departments, as well as new faculty members joining the seminary as student enrollment slowly increases over the next decade.

Fuller's campus is privileged to maintain several buildings on the Pasadena Historic Register; however, these bungalow homes have a large footprint and were designed for casual, rambling use. Beautiful in aspect and perfect for some student and faculty uses, they are hardly built with efficient office space in mind. In order to continue preserving these buildings in their original form, maximum reorganization of alternate space is required.

Though the residential population of Fuller only grows at a modest 3-4% per year (expecting to reach optimum capacity at 2000 within the next decade),* the Pasadena campus is the administrative base for all extension campuses including:

- Orange County (includes other locations in So Cal except Pasadena)
- Phoenix (includes Las Vegas and Tucson)
- Colorado Springs (includes all sites in the country w/out a base)
- Seattle (includes all northwest)
- Menlo Park (includes the Bay Area)
- Sacramento
- Seoul, Korea

Over 100 new students per year are expected to enroll from all over the world in Fuller's online Master of Arts in Global Leadership degree program started in 2002. Though these students—many who would be incapable of attending classes outside their countries of residence—will be on campus for only four accumulated weeks in the course of their study careers, most administrators and faculty advisors will be based in Pasadena. This simply increases the importance of adaptable classroom and administrative space to meet Fuller's growing and changing needs.

***Table 1: Pasadena campus growth and projections**

2000	1,601 students
2001	1,677 students
2002	1,735 students
2003	1,792 students
2004	1,843 students
2005	1,900 students
2006	1,996 students
2007	2,014 students

2.0 PLANNING CONTEXT

This master plan presents the vision and guidelines for future development of the Fuller Theological Seminary Campus in Pasadena, California. Fuller is an independent, privately supported theological school that offers graduate level instruction in theology, psychology, and intercultural studies.

2.1 Existing Conditions

Fuller Theological Seminary is located in the heart of downtown Pasadena, adjacent to the Civic Center District and one block east of the historic City Hall, public library and Civic Auditorium complex. Along Los Robles Avenue, large commercial buildings including the ten-story Pasadena Westin Hotel and the eight-story Kaiser Permanente offices bound the campus on the west. Beyond City Hall to the west and southwest is the historic Pasadena commercial district.

To the north, the edge of the campus is defined by the eight-lane 210 freeway and the Gold Line light rail, both of which run parallel to Corson Street, with residential and low-rise commercial neighborhoods to the north of the freeway. Three-story single and multifamily residential complexes, with newer four- and five-story condominium infill projects, make up the neighborhoods to the east of the campus.

Along the southern edge of the campus, low-rise to mid-rise commercial and cultural facilities on Union Street give way to higher-density commercial and cultural facilities along Colorado Boulevard, one block south. This area is considered part of the emerging "Playhouse District." In addition, neatly bisecting the campus, is Walnut Street—a four-lane commercial strip that is home to a range of land uses and scales. This includes a single-story gas station and auto body shop to recently finished four- and five-story townhouses and condominium complexes.

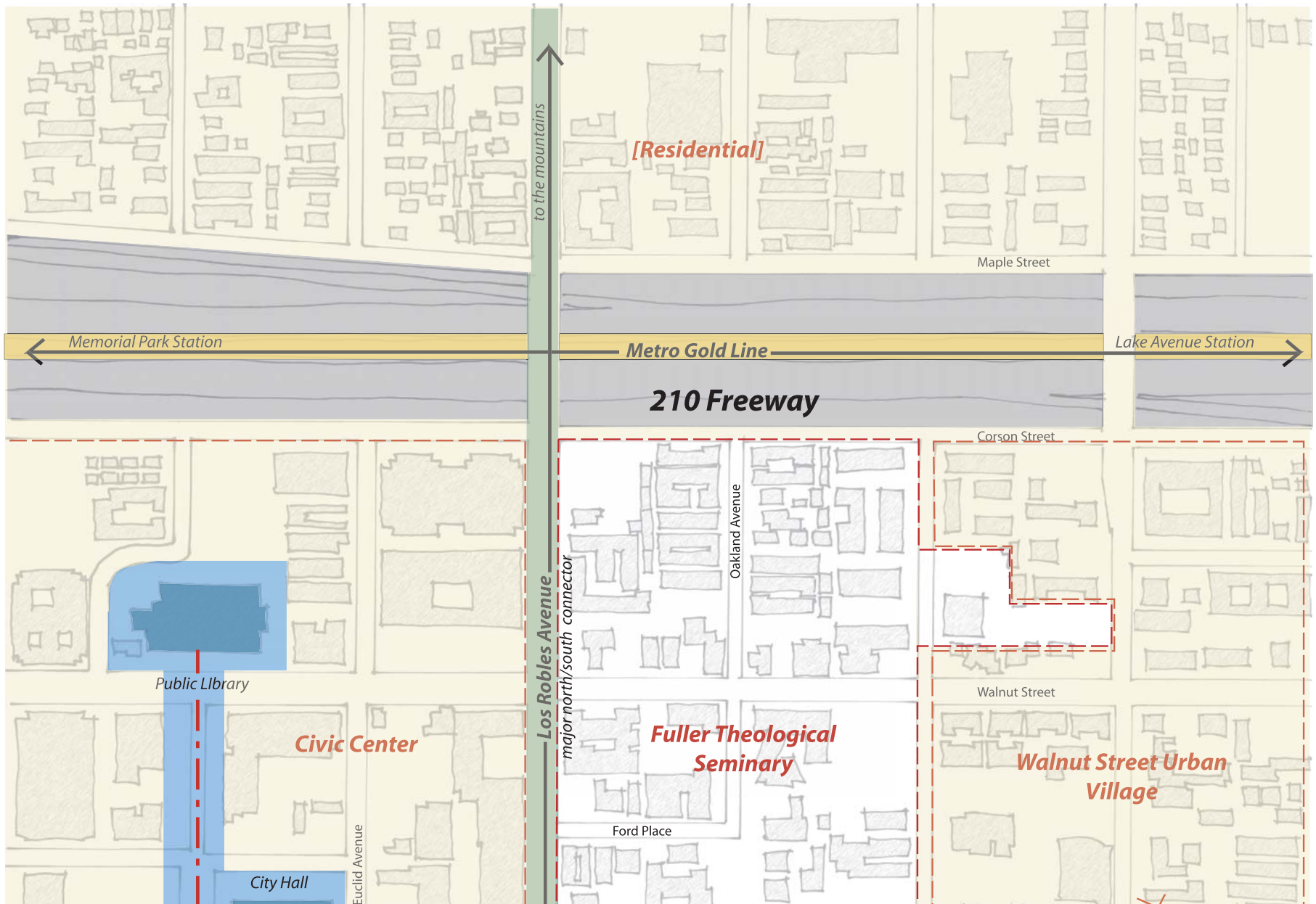
2.2 The Fuller Campus

Today, Fuller's campus encompasses approximately twenty-five acres, of which Fuller owns fourteen acres. Boundaries for the campus and this master plan are:

- Los Robles Avenue to the west
- Corson Street to the north
- Madison Avenue to the east
- The parcel within PD-21 between Madison Avenue and El Molino Avenue and
- Union Street to the south.

Within these boundaries Fuller owns the properties indicated on

Figure 1: The Fuller Context



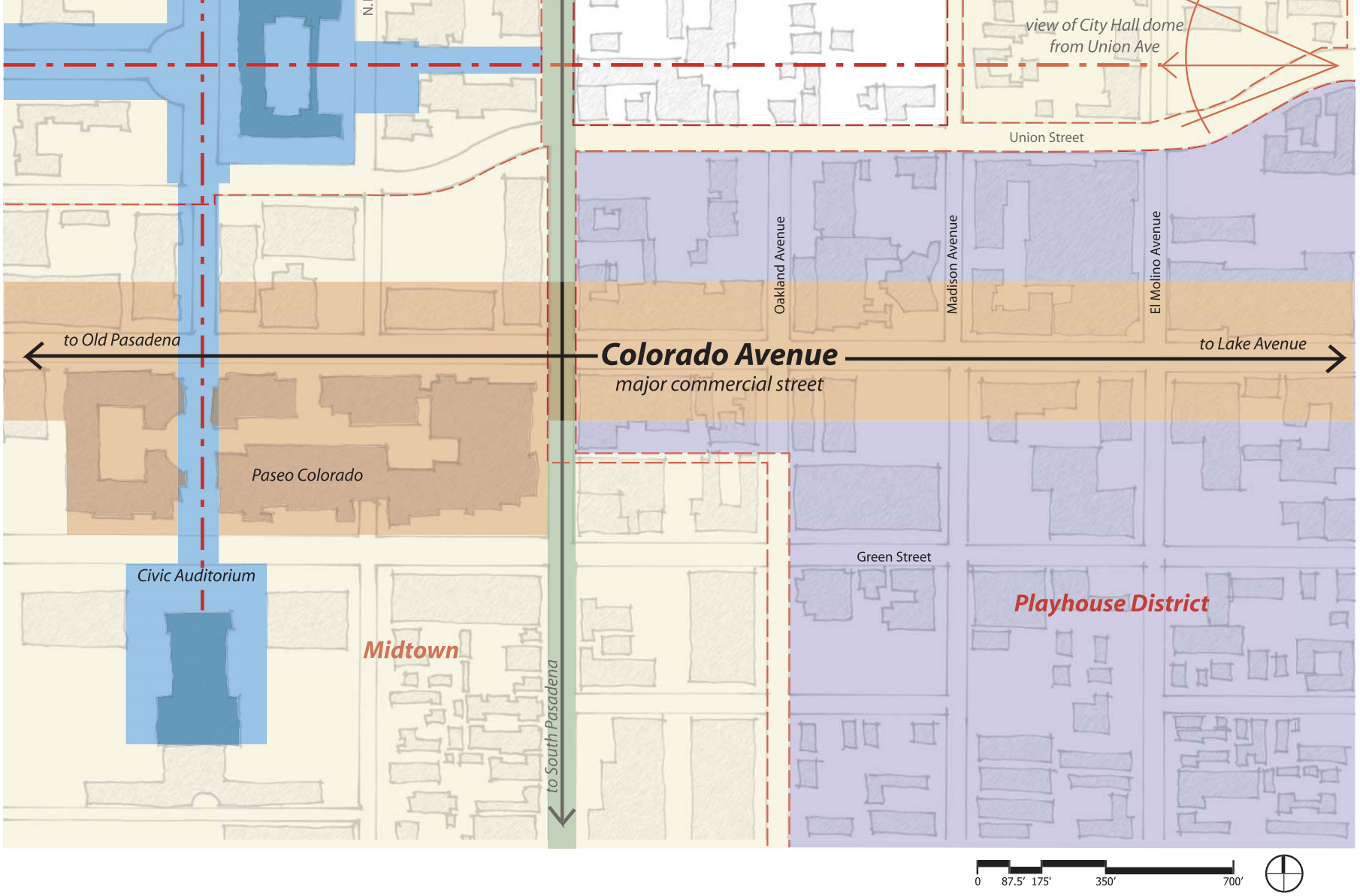

view of City Hall dome
from Union Ave
Union Street
Oakland Avenue
Madison Avenue
El Molino Avenue
to Old Pasadena
Colorado Avenue
major commercial street
to Lake Avenue
Paseo Colorado
Civic Auditorium
Green Street
Playhouse District
Midtown
to South Pasadena
0
87.5'
175'
350'
700'

Figure 2, "The Fuller Campus and Land Ownership." The master plan assumes that all non-Fuller properties within the campus boundaries will remain outside of Fuller planning efforts at this time; however, the master plan would be amended to include any new acquisitions.

Fuller owns or operates satellite facilities elsewhere in Pasadena and Southern California which include:

- 700 East Locust Street, Pasadena
- 1314 North Los Robles Avenue, Pasadena
- 5055 Louise Drive, La Canada, CA

While these facilities are integral parts of Fuller's program of instruction, they are not included as part of the Fuller master plan.

2.3 Zoning

Existing zoning for the Fuller master plan has been directed by the *1992 General Plan*, the *1994 General Plan Revision Program*, and the *Pasadena Municipal Code Title 17 Zoning,* as adopted by the Board of Directors of the City of Pasadena on May 14, 1985 (the Zoning Ordinance) and subsequently amended. In addition, the master plan incorporates the goals, objectives, design guidelines, and standards proposed in the draft, *Central District Specific Plan* (*CDSP*), (conceptually approved by city council February 2004) and City of Pasadena Planning Division Memorandum—Revisions to draft *Central District Specific Plan* (June 22, 2004), with a projected adoption in fall of 2004.

The Fuller campus is located within the city's CD-13A: North Oakland District and PD-21, as set forth in the *Pasadena Municipal Code Title 17 Zoning.*[1] *Figure 3*, "Existing Zoning," shows the current zoning for both the Fuller campus and the surrounding neighborhoods. The Fuller campus would be designated the "Walnut Housing" sub district under the *CDSP*. The sub-district will incorporate CD-13A and PD-21.

While not legally binding at the time of this submission the *Specific Plan* serves as an indication of current priorities in the city. The Fuller master plan works toward the city's goals in the following ways:

[1] Fuller's master plan was formulated in 1983, before the city had adopted provisions for the review and approval of master plans. Various elements of Fuller's master plan were, however, incorporated into the city's Zoning Ordinance for sub-district 13A of the city's Central District in 1985. In 1992, the City Council acknowledged in Resolution 6771 that the zoning regulations governing Fuller operate as "the functional equivalent of a master plan for Fuller." Both Resolution 6771 and 13A are the result of negotiations between the city of Pasadena and Fuller regarding the preservation of eight historic structures on the Fuller campus. The specific properties are listed in P.M.C. §17.33.080, and are shown on the plan accompanying Section 2.4: Historic Resources.

- Providing for a mixture of uses and scales of development that are in scale with, and beneficial to, the surrounding neighborhoods
- Encouraging pedestrian circulation by providing interesting, well-landscaped streetscapes and public spaces, and creating new pedestrian and bicycle routes
- Maximizing the use of mass transit, and transit corridors adjacent to the Fuller campus
- Providing low-cost housing in the heart of Pasadena
- Developing the campus in ways that respect and enhance Fuller's surroundings, and
- Creating strong linkages to the adjacent Civic Center and Playhouse sub-districts.

This master plan will be reviewed under the procedure set forth in P.M.C. §17.98, entitled "Master Plan Review."

2.4 Heights

The existing height limitations governing the Fuller campus are set out in the "Central District Height District Map" in P.M.C. §17.33, reproduced here in *Figure 4*, "Existing Zoning: Allowable Heights."

Under P.M.C. §17.33, much of the site falls within the 40' commercial/60' residential height district, with a few exceptions. The view corridor to the city hall dome, a 120' zone centered on the dome and cutting across the southern edge of the Fuller campus, has a height limit of 50'. The campus located to the north of properties aligning Walnut Street has a height limit of 60' only, as commercial is not allowed in this area.

The draft *CDSP* proposes an alternative means of regulating building heights to allow flexibility on the campus. (City of Pasadena Planning Division memorandum, June 22, 2004) Building heights to be regulated as follows:

> For large institutions, the master development plan process whereby an applicant may propose creative solutions to incorporate flexibility in the layout and design of building envelopes, so long as the end result is in compliance with the average building intensity, residential density, and height limits of the underlying development standards.

As shown on the Overall Concept Plan (figure. 7) and the

Figure 2: The Fuller Campus and Land Ownership

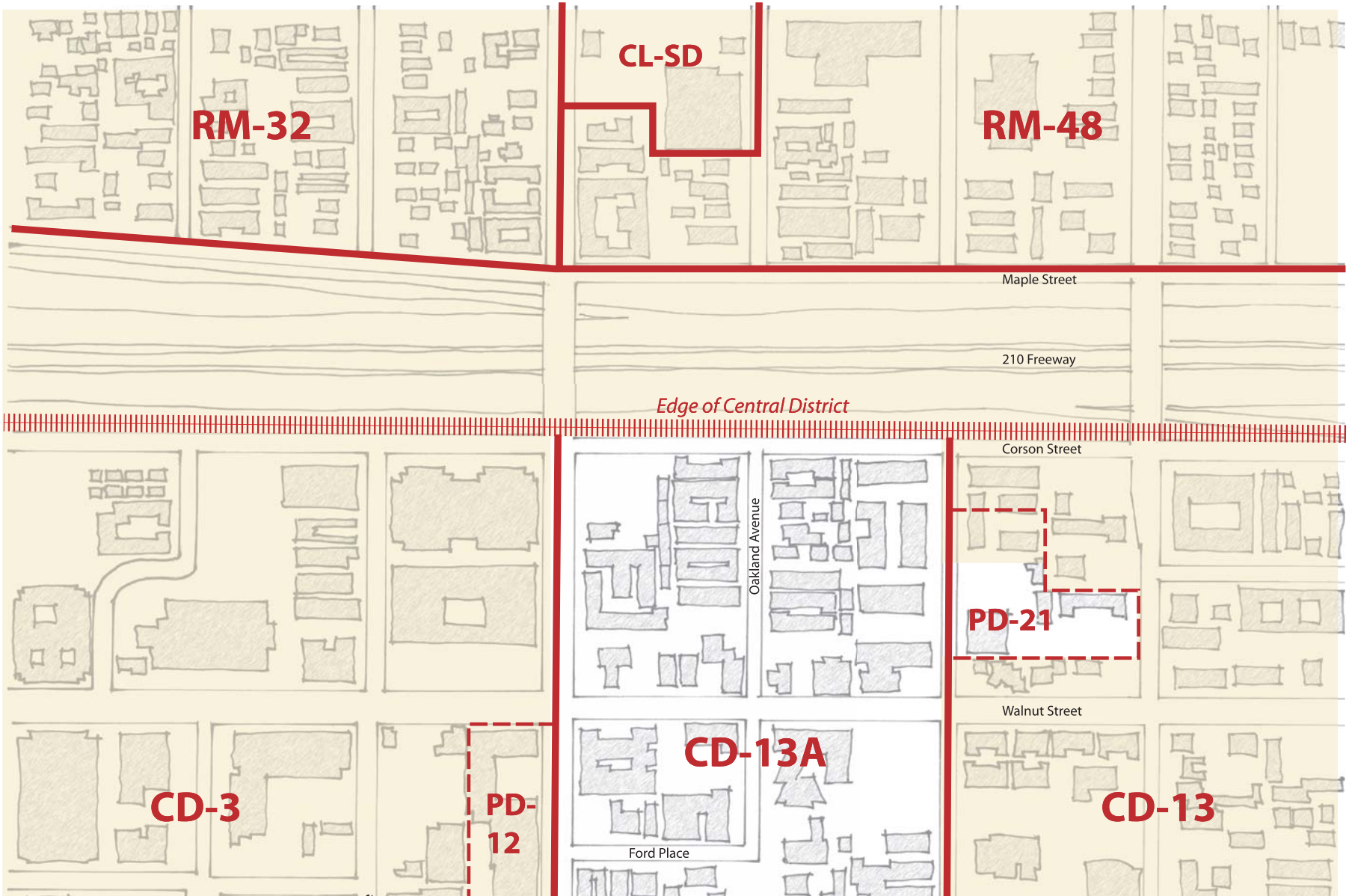
Legend

existing buildings

properties owned by Fuller

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



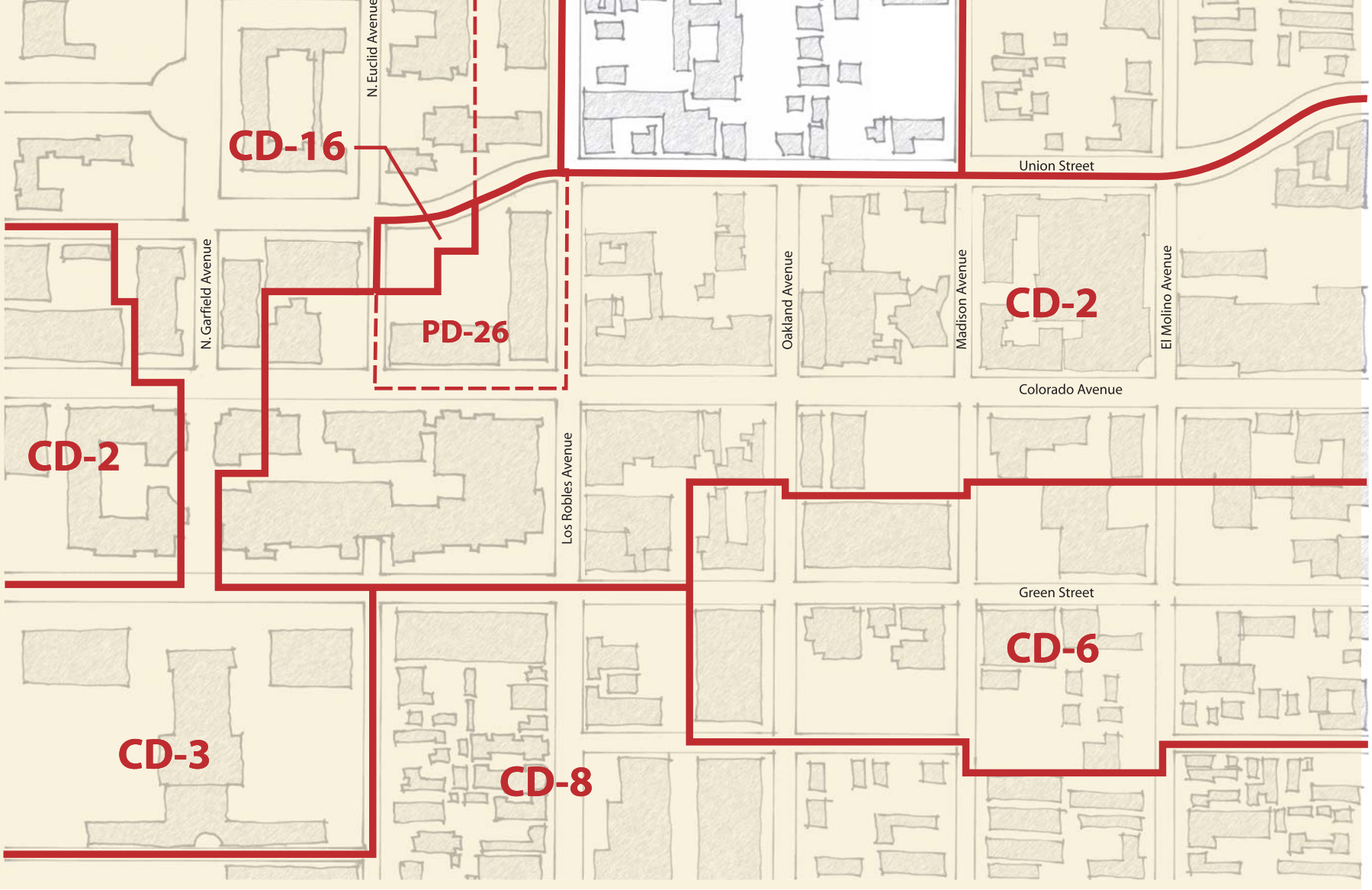
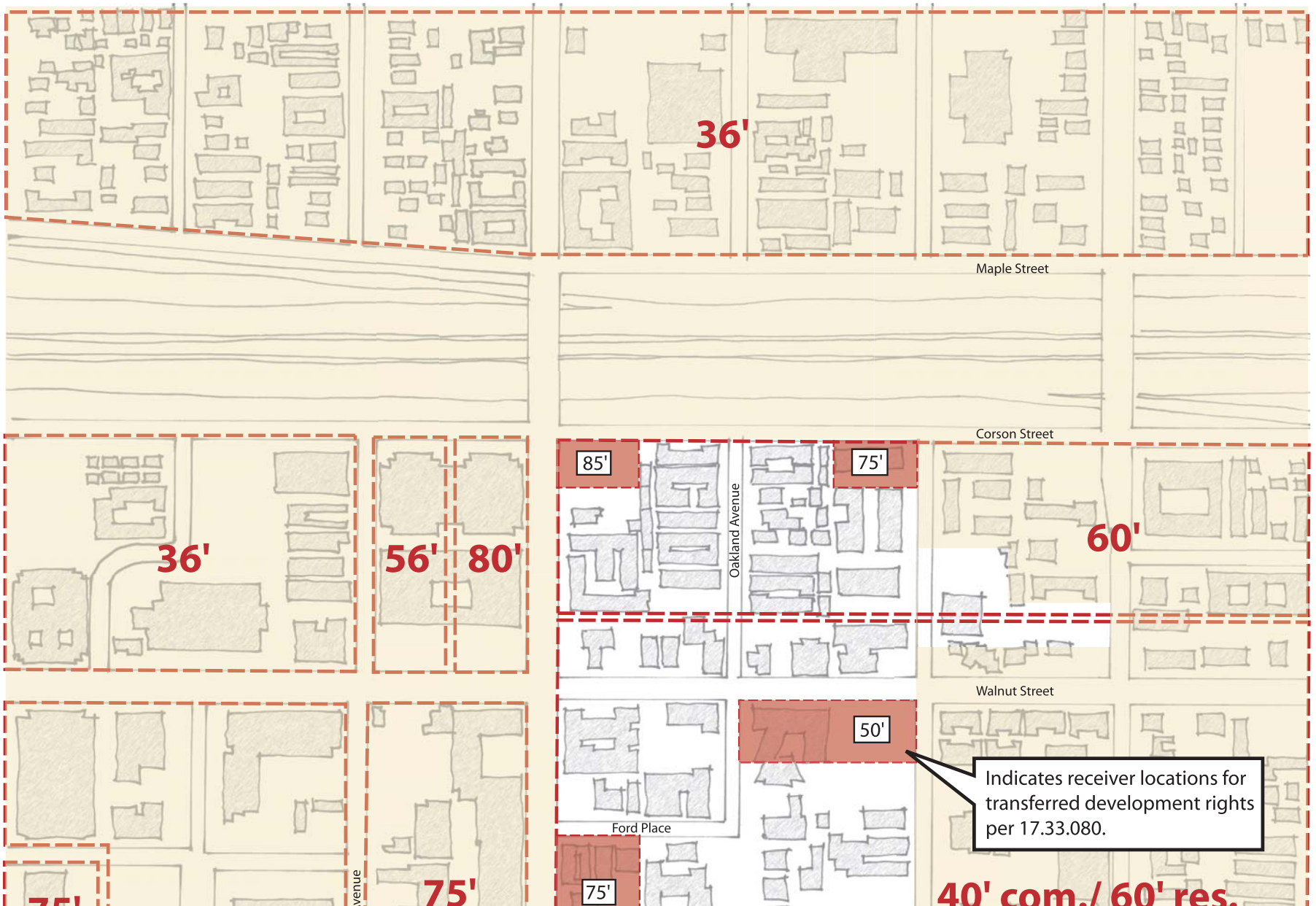
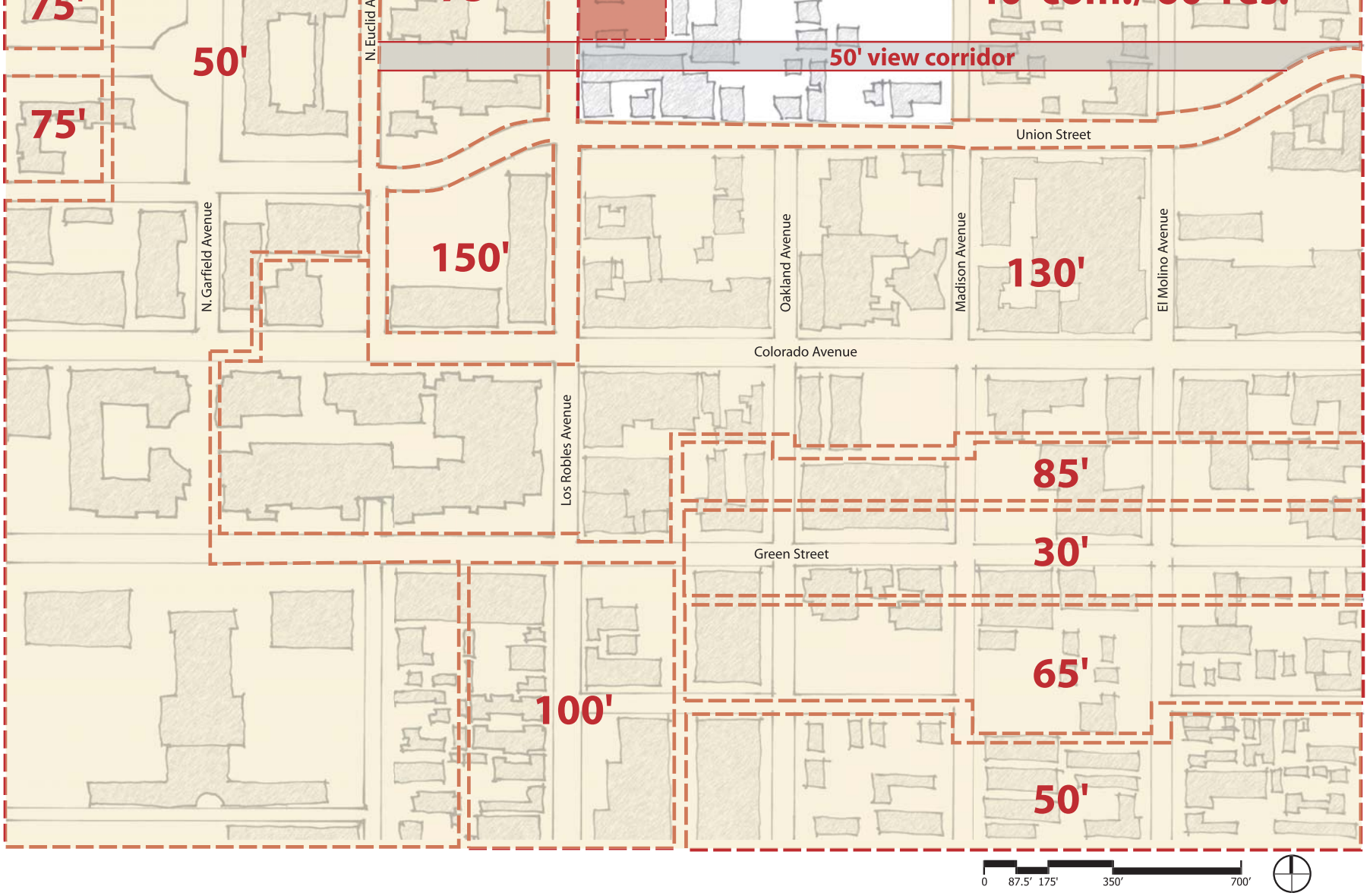

CD-16
PD-26
CD-2
CD-2
CD-3
CD-8
CD-6
N. Euclid Avenue
N. Garfield Avenue
Los Robles Avenue
Oakland Avenue
Madison Avenue
El Molino Avenue
Union Street
Colorado Avenue
Green Street
0
87.5'
175'
350'
700'

Figure 4: Existing Zoning/Allowable Heights




75'
50'
75'
N. Euclid Avenue
50' view corridor
Union Street
N. Garfield Avenue
150'
Oakland Avenue
Madison Avenue
130'
El Molino Avenue
Colorado Avenue
Los Robles Avenue
85'
Green Street
30'
65'
100'
50'
0
87.5'
175'
350'
700'

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 Ration (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 at150 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:

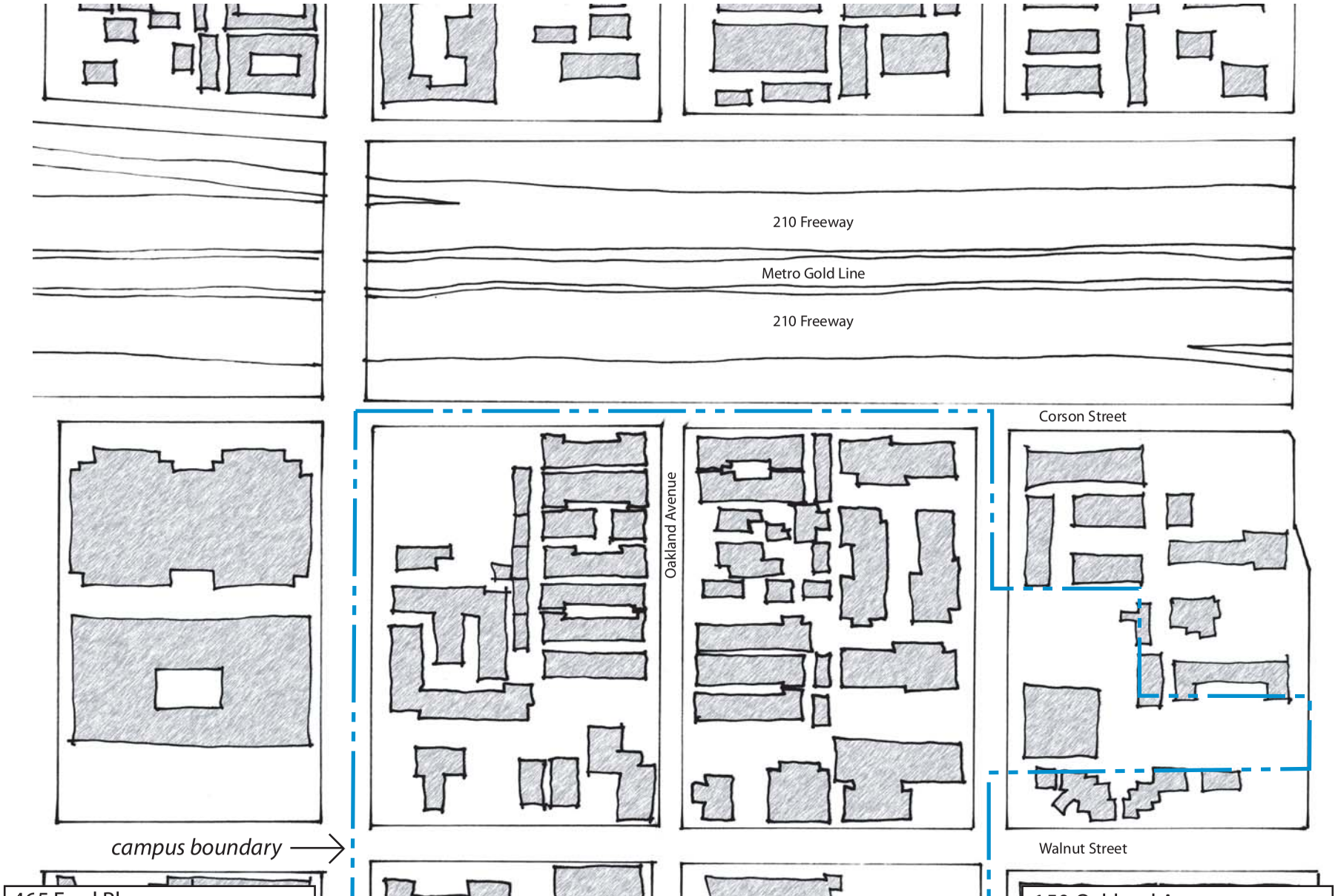
#1 at 110 Oakland Avenue: Glasser Hall
Behlow House (Historic name)
Built in1904 by E. W. Dobbins/Wopschall Brothers, after the design by Charles E. Driscoll

#2 at 120 Oakland Avenue: Academic Services
John Grosse House (Historic name)
Built in1905 by Peter Hall, after the design by an unknown architect.

#3 at 130 Oakland Avenue: Kreyssler Hall
Built in1903 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




465 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
Ford Place
Union Street
Los Robles Avenue
Oakland Avenue
Madison Avenue
Legend
existing buildings
properties identified in 17.33.080
properties over 50 years old
0
50'
100'
200'
400'

Buchanan

#5 at 150 Oakland Avenue: Taylor Hall
Warren K. and Belle R. Dunn House (Historic name)
Built in1904 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


#6 at 190 Oakland Avenue
Carnell Hall


#7 at 451-455 Ford Place


#8 at 465 Ford Place

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

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 (Figure7 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.)

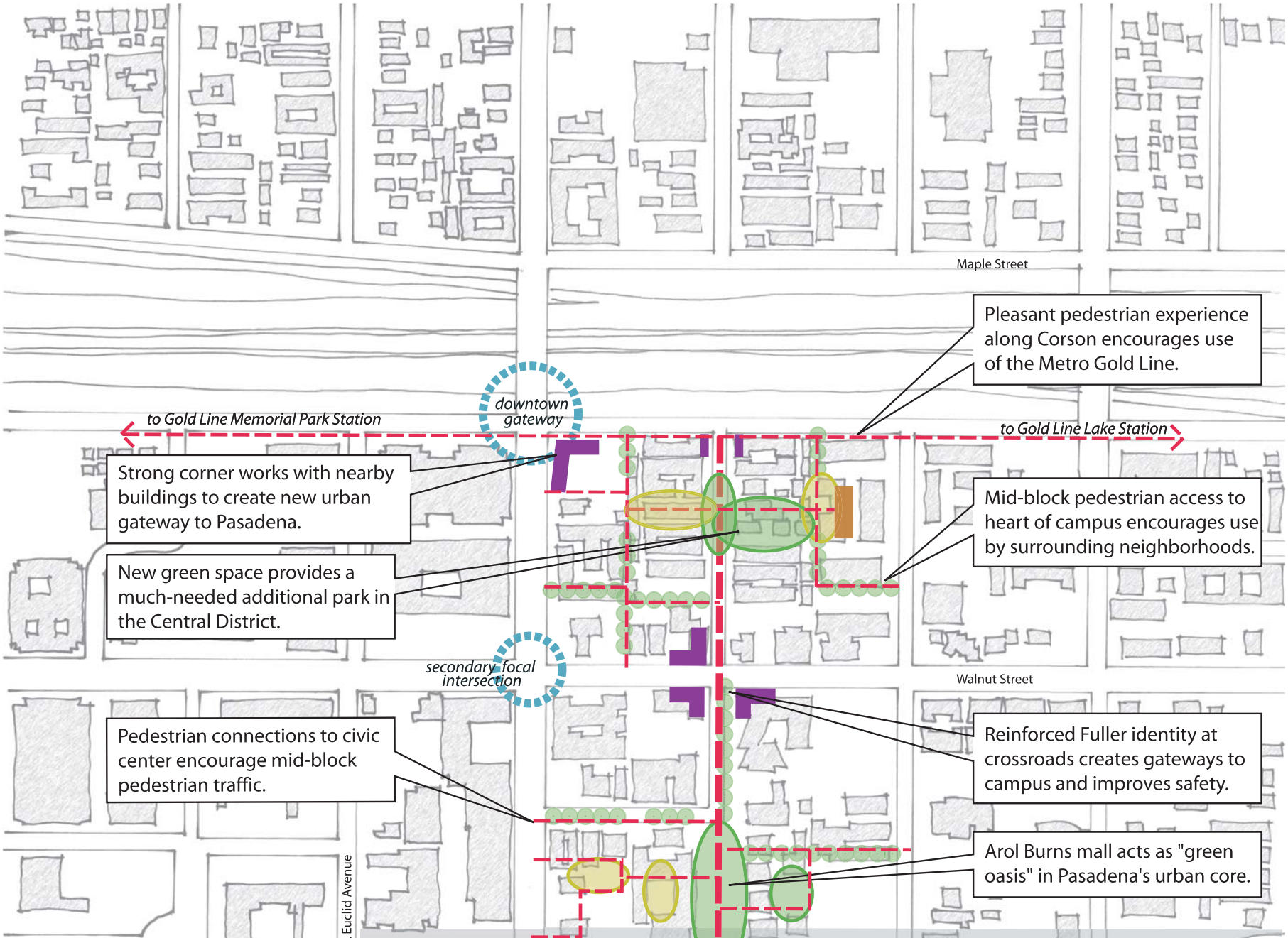
The Madison Area and the Walnut Crossing housing(Table 2.2) are located within the area the draft CDSP has designated 48 du/acre. There is ample open space provided on Walnut Street and within the south campus area to achieve this residential density.

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



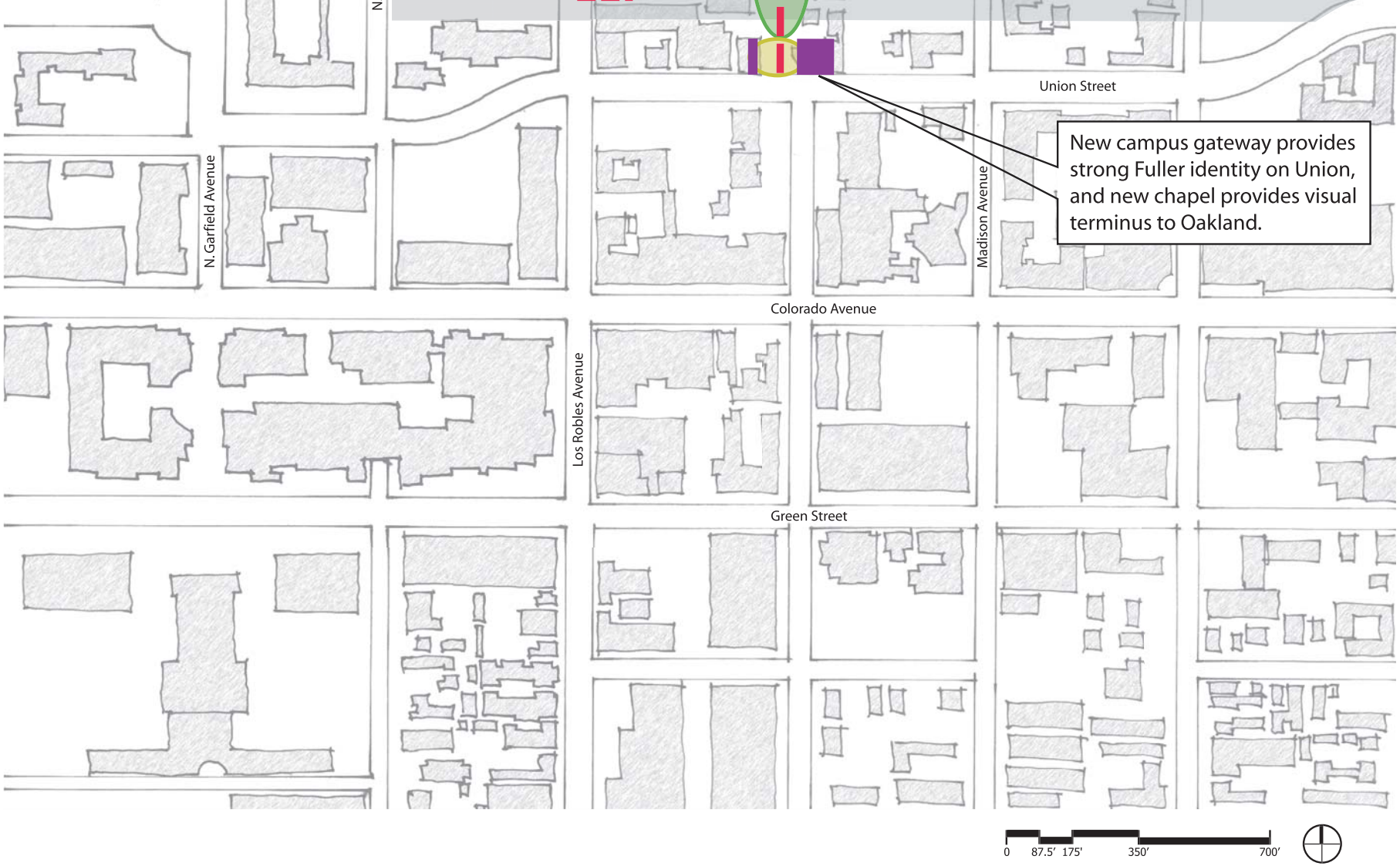
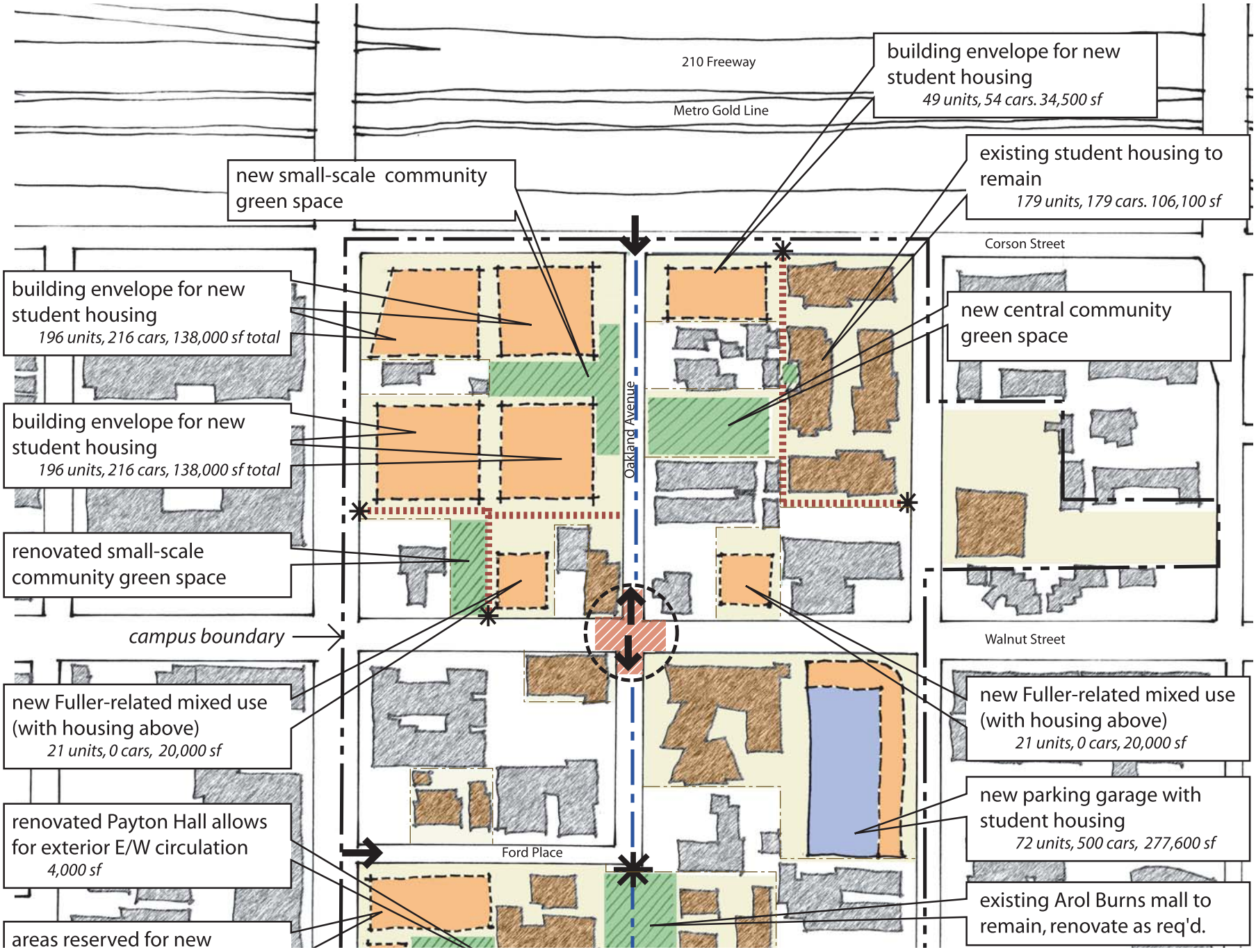
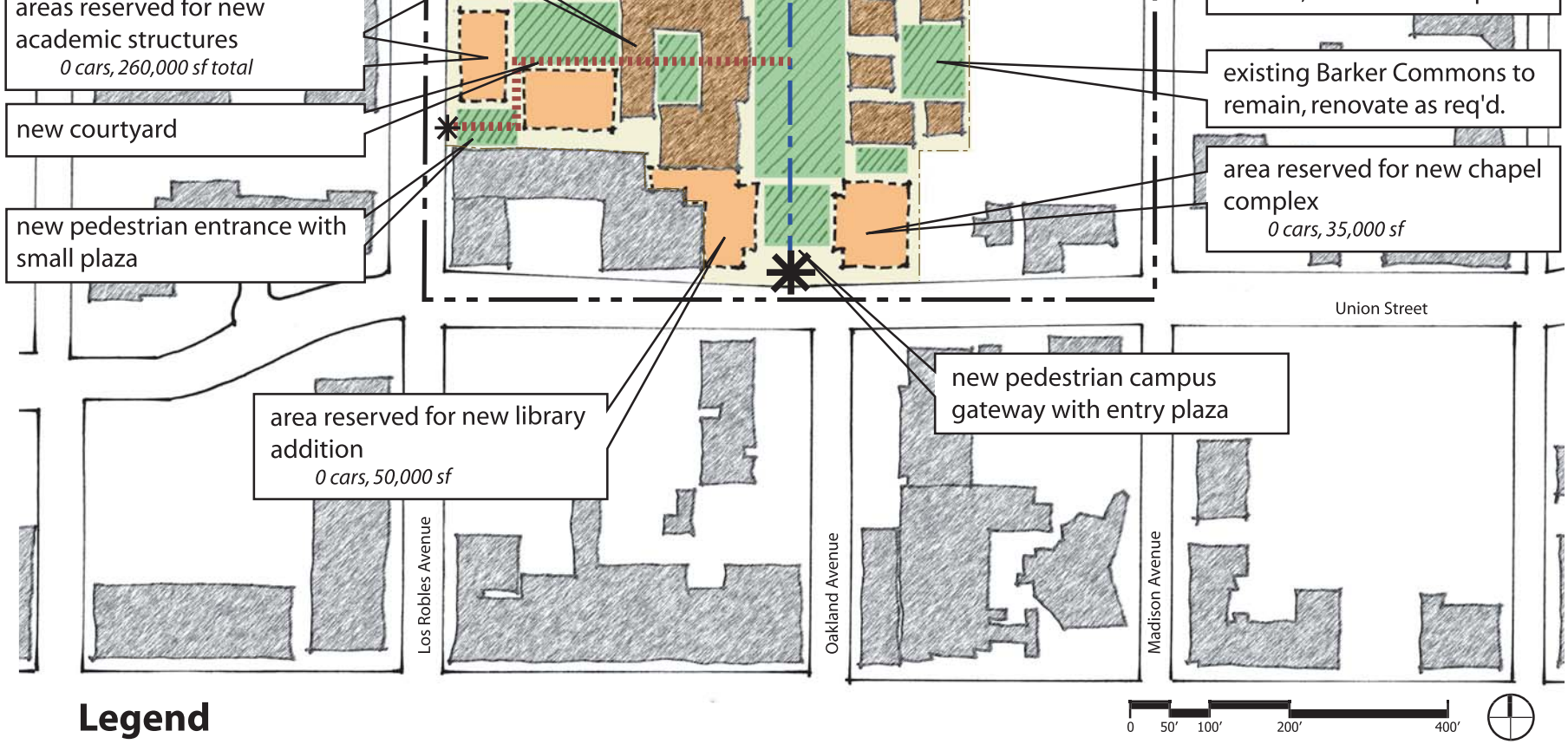

Union Street
New campus gateway provides strong Fuller identity on Union, and new chapel provides visual terminus to Oakland.
N. Garfield Avenue
Madison Avenue
Colorado Avenue
Los Robles Avenue
Green Street
0
87.5'
175'
350'
700'
pedestrian routes
plazas/courts
green spaces
thresholds/gateways
student services

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 exceeds 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

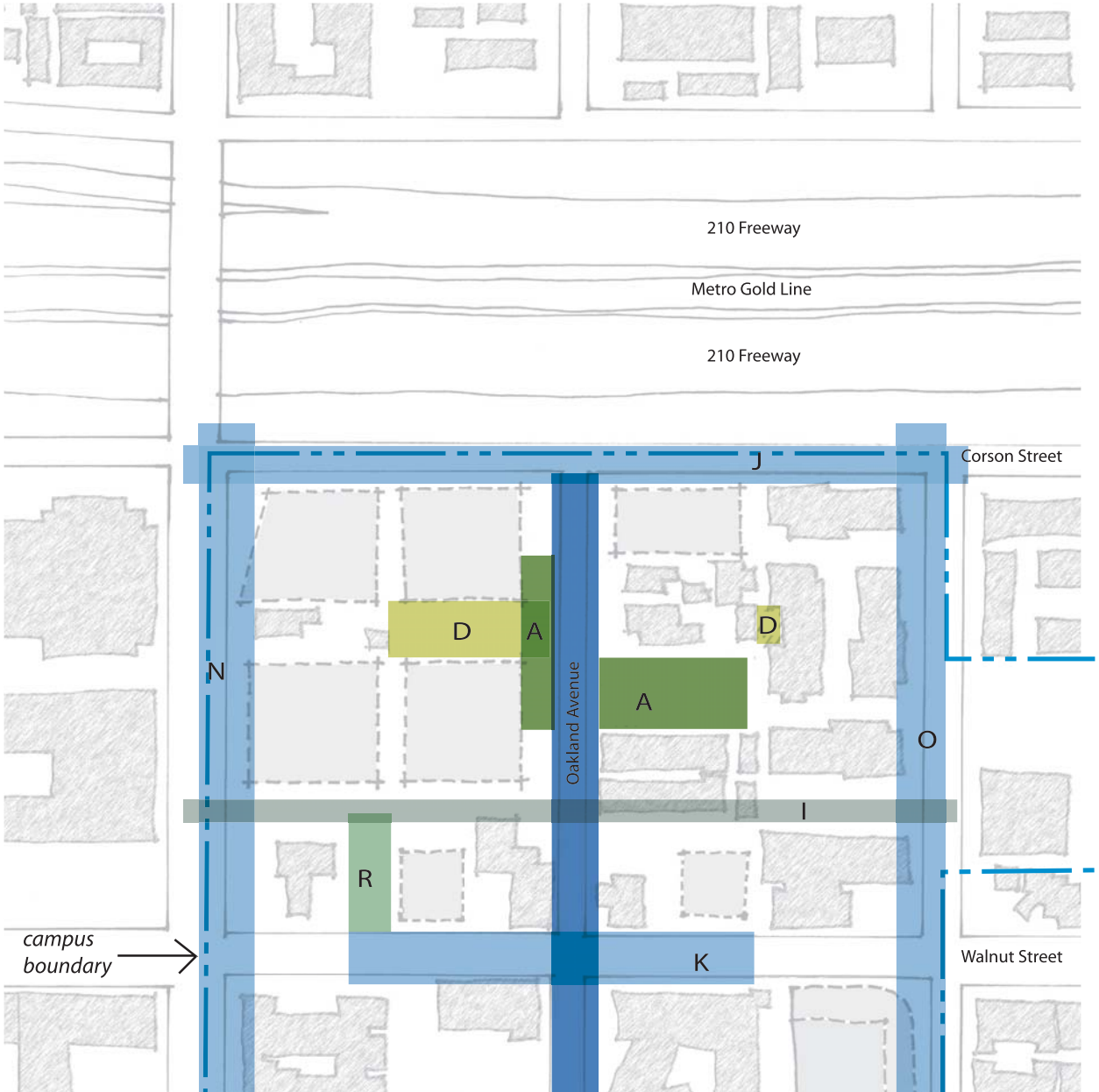
- Indigenous plant material (Oak Grassland, Chaparral, and species for the Arroyo culture)
- Regional references such as the agricultural history and citrus groves
- Appropriate solar orientations
- Edible plant material, including fruiting trees
- Low maintenance plant material as a means to reduce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



Legend

A — North Green
Create an open space that serves the neighborhood and incorporates turf.

B — South Green
Maintain the informal qualities of Arol Burns Mall, and protect Canary Island Date Palms.

C — Academic Quad
Create a hardscaped space that facilitates gatherings of varying scales.

D — Housing Quad
Create gathering spaces that serve adjacent residential buildings.

E — Chapel Courtyard
Create a prayer garden serving the chapel, Fuller, and city at large.

F — Barker Commons
Update existing space to better accommodate group assemblies.

G — Payton Courtyard
Modify existing courtyard to facilitate pedestrian movement to the new academic quad.

H — North/South Mall
Enhance the link between north and south campus using formal Canary Island Date Palms and informal tree groves.

I — East/WestCorridor
Create pedestrian corridor to facilitate lateral movement.

J — CorsonStreetscape
Create cohesive neighborhood edge using an informal vertical tree grove.

K **WalnutStreetscape**
Reinforce campus identity through signage and cohesive landscape palette.

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

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

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

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

P **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.

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

R **Tot Lot**
Create a play area that serves the community.

0 50' 100' 200' 400'

EPTDESIGN

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

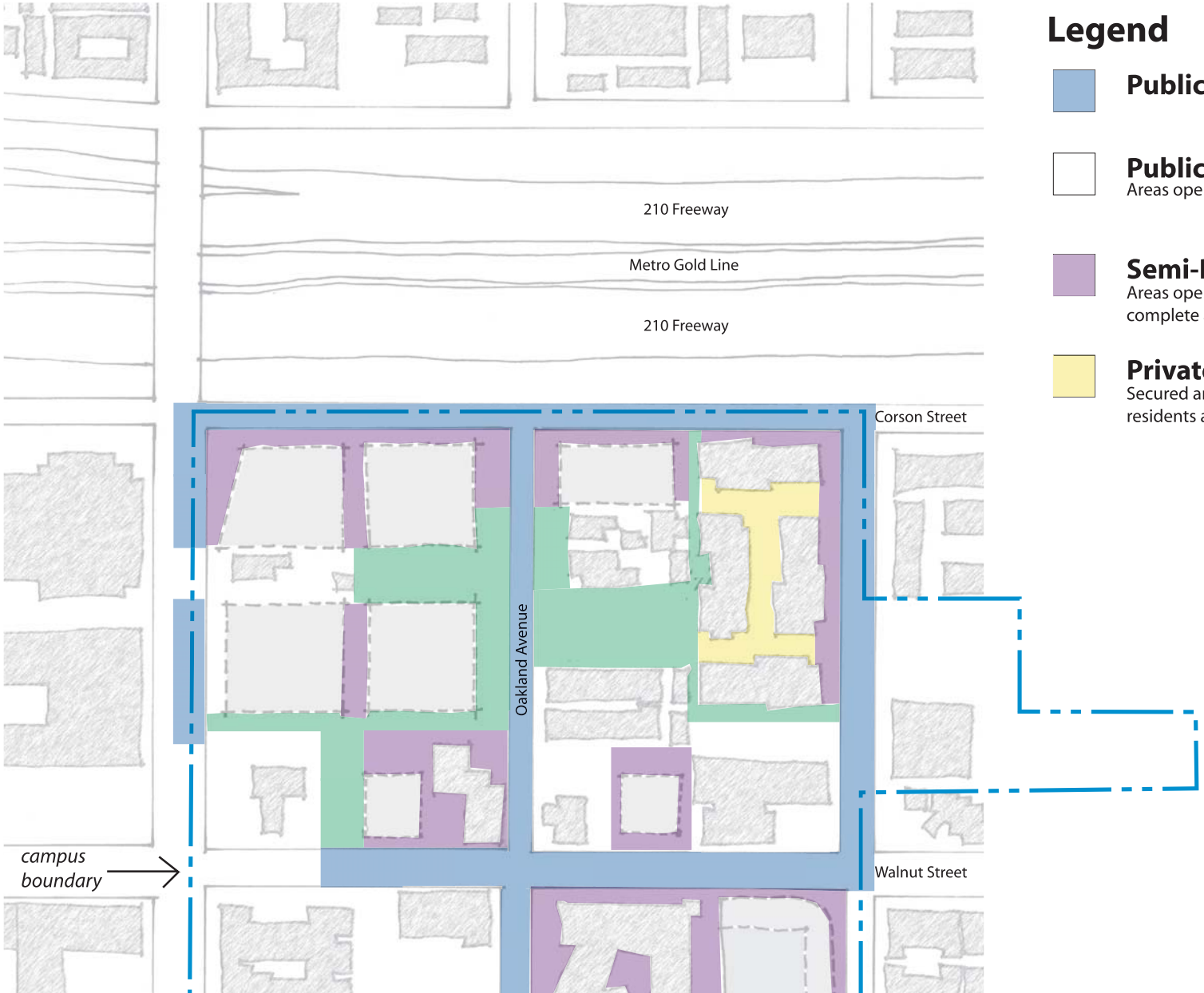
Table 5: Plant Palette

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	Wooly Blue Curls						
Westringia 'Wynyabbie Gem'	Wooly 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 'glauca'	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
Vitus californica 'Roger's Red'	California Grape		x		x		

Figure 9: Public/Private Diagram



Legend

Public Right of Way

Public Open Space
Areas open to the public at all times.

Semi-Private Open Space
Areas open to the public, but to which complete access may be limited.

Private Open Space
Secured areas reserved for Fuller residents and employees.

0
50'
100'
200'
400'
Union Street
Madison Avenue
Oakland Avenue
Los Robles Avenue
Ford Place
EPTDESIGN

presence, creating an entirely new face of Fuller to the community. Street trees, street furniture, lighting, and signage along Union Street will conform to the Playhouse District Specific Plan.

Los Robles Avenue Streetscape Los Robles Avenue is an important north/south thoroughfare forming a major campus boundary. New construction, use of cohesive painting schemes, plant palette, and identity system to tie disparate architecture together are strategies that will be implemented.

Madison Streetscape The nature of Madison Street changes from a sawtooth of parking lots and buildings to the south to a more residential neighborhood to the north. New development will maintain the "gardenesque" qualities of the street through planting setbacks and tree placement.

Union Gateway The new chapel and library addition will frame a plaza that will serve as a major gateway to and from the city. This plaza will be roughly eighty feet wide, and will extend approximately one hundred fifty feet north from Union Street.

Los Robles Avenue Gateway A small plaza that roughly aligns with the east/west axis centered on City Hall will create a symbolic gateway to the campus and allow free pedestrian travel to and from the surrounding commercial district.

Tot Lot Fuller housing hosts many families with young children. The establishment of a "tot lot" to serve the needs of this population is a critical component of the plan. The provision of shade and age-appropriate equipment are critical to the success of the space.

Security

Fuller strives to act as an amenity to the surrounding community while providing appropriate security to its residents and employees. The network of open spaces that organizes the campus is divided into four realms: rights-of-way, public open space, semi-public open space, and private space. The first two categories are spaces that are open to the public at all times. Semi-public open spaces are spaces that are open to the public, but to which complete access may be limited. Private open spaces are those spaces reserved for residents and employees of Fuller seminary, such as building courtyards. The designation of these spaces is shown on Figure 9.

Table 6: Tree Inventory

NO.	COMMON NAME	GENIUS SPECIES	TRUNK DIA.	CANOPY DIA.	PROTECTED	COMMENTS
1	ARIZONA ASH	FRAXINUS VELUTINA	20"	50'	N	
2	ARIZONA ASH	FRAXINUS VELUTINA	18"	30'	N	POOR FORM
3	SILVER DOLLAR EUCALYPTUS	EUCALYPTUS POLYANTHEMOS	3"	6'	N	HAS DIED
4	SILVER DOLLAR EUCALYPTUS	EUCALYPTUS POLYANTHEMOS	3"	6'	N	
5	SILVER DOLLAR EUCALYPTUS	EUCALYPTUS POLYANTHEMOS	3"	6'	N	
6	SILVER DOLLAR EUCALYPTUS	EUCALYPTUS POLYANTHEMOS	3"	6'	N	HAS DIED
7	CARROT WOOD	CUPANIOPSIS ANACARDIODES	10"	18'	N	
8	CARROT WOOD	CUPANIOPSIS ANACARDIODES	10"	18'	N	
9	EVERGREEN PEAR	PYRUS KAWAKAMII	1"	18"	N	NEW PLANTING
10	EVERGREEN PEAR	PYRUS KAWAKAMII	1"	18"	N	NEW PLANTING
11	CARROT WOOD	CUPANIOPSIS ANACARDIODES	10"	18'	N	
12	CARROT WOOD	CUPANIOPSIS ANACARDIODES	10"	18'	N	
13	EVERGREEN PEAR	PYRUS KAWAKAMII	2"	5'	N	NEW PLANTING
14	EVERGREEN PEAR	PYRUS KAWAKAMII	13"	30'	N	
15	EVERGREEN PEAR	PYRUS KAWAKAMII	1"	1-8"	N	NEW PLANTING
16	SWEET SHADE	HYMENOSPORUM FLAVUM	3"	10'	N	
17	SWEET SHADE	HYMENOSPORUM FLAVUM	4"	5'	N	
18	SWEET SHADE	HYMENOSPORUM FLAVUM	5"	6'	N	
19	SWEET SHADE	HYMENOSPORUM FLAVUM	4"	6'	N	
20	SILVER DOLLAR EUCALYPTUS	EUCALYPTUS POLYANTHEMOS	4"	10'	N	
21	WHITE BURCH	BETULA PENDULA	2@3"	8'	N	
22	WHITE BURCH	BETULA PENDULA	2@3"	8'	N	
23	WHITE BURCH	BETULA PENDULA	2@3"	5'	N	
24	WHITE BURCH	BETULA PENDULA	2-2@1"	5'	N	
25	WHITE BURCH	BETULA PENDULA	3@2"	6'	N	
26	WHITE BURCH	BETULA PENDULA	2@2"	6'	N	
27	WHITE BURCH	BETULA PENDULA	3@2"	6'	N	
28	WHITE BURCH	BETULA PENDULA	2@2"	6'	N	
29	SWEET SHADE	HYMENOSPORUM FLAVUM	3"	6'	N	
30	ARIZONA ASH	FRAXINUS VELUTINA	10"	25'	N	
31	BUSH CHERRY	SYZYGIUM PANICULATUM	10"	6'	N	
32	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA		55'BT	N	
33	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA		55' BT	N	
34	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA		55'BT	N	
35	HOLLY OAK	QUERCUS ILEX	8"	14'	N	
36	COAST REDWOOD	SEQUOIA SEMPERVIRENS	20"	20'	N	
37	COAST REDWOOD	SEQUOIA SEMPERVIRENS	18"	20'	N	
38	COAST REDWOOD	SEQUOIA SEMPERVIRENS	12"	12'	N	
39	HOLLY OAK	QUERCUS ILEX	16"	35'	N	
40	HOLLY OAK	QUERCUS ILEX	5"	10'	N	
41	CRAPE MYRTLE	LAGERSTROEMIA INDICA	7@1-3"	15'	N	
42	CRAPE MYRTLE	LAGERSTROEMIA INDICA	3@2-3"	15'	N	
43	CRAPE MYRTLE	LAGERSTROEMIA INDICA	7@1-3"	15'	N	
44	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFOLIA	16"	40'	N	
45	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFOLIA	14"	20'	N	
46	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFOLIA	6"	10'	N	
47	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFOLIA	8"	15'	N	
48	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFOLIA	2@3-4"	10'	N	
49	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFOLIA	14"	40'	N	
50	COAST REDWOOD	SEQUOIA SEMPERVIRENS	20"	22'	N	
51	CRAPE MYRTLE	LAGERSTROEMIA INDICA	9@1-5"	15'	N	MILDEW
52	CRAPE MYRTLE	LAGERSTROEMIA INDICA	7@1-5"	15'	N	MILDEW
53	CRAPE MYRTLE	LAGERSTROEMIA INDICA	4@2-4"	15'	N	MILDEW
54	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFOLIA	12"	30'	N	
55	WEEPING BOTTLEBRUSH	CALLISTEMON VIMINALIS	5"	8'	N	
56	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFOLIA	15"	25'	N	
57	WEEPING BOTTLEBRUSH	CALLISTEMON VIMINALIS	6	12'	N	
58	WEEPING BOTTLEBRUSH	CALLISTEMON VIMINALIS	4"	10'	N	
59	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFOLIA	12"	25'	N	DEAD WOOD
60	WEEPING BOTTLEBRUSH	CALLISTEMON VIMINALIS	6"	10'	N	AGAINST FENCE
61	MONTEREY PINE	PINUS RADIATA	8"	15'	N	LOPED
62	PONYTAIL	BEAUCARNEA RECURVATA	13"	10'	N	SCARED
63	BUSH CHERRY	SYZYGIUM PANICULATUM	10"	8'	N	LOPED
64	BOTTLE TREE	BRACHYCHITON POPULNEUS	16"	18'	N	
65	HOLLYWOOD JUNIPER	JUNIPERUS CHINENSIS	6"	8'	N	AGAINST BUILDING
66	HOLLYWOOD JUNIPER	JUNIPERUS CHINENSIS	8"	10'	N	AGAINST BUILDING

Table 6: Tree Inventory (cont'd)

NO.	COMMON NAME	GENIUS SPECIES	TRUNK DIA.	CANOPY DIA.	PROTECTED	COMMENTS
67	BUSH CHERRY	SYZYGIUM PANICULATUM	10"	8'	N	LOPED
68	INDIAN LAUREL FIG	FICUS MICROCARPA	20"	45'	N	ROOT TRIMMED BY SII
69	INDIAN LAUREL FIG	FICUS MICROCARPA	20"	50'	N	ROOT TRIMMED BY SII
70	INDIAN LAUREL FIG	FICUS MICROCARPA	20"	40'	N	ROOT TRIMMED BY SII
71	INDIAN LAUREL FIG	FICUS MICROCARPA	18"	36'	N	ROOT TRIMMED BY SII
72	WINDMILL PALM	TRACHYCARPUS FORTUNEI		20'BT	Y	
73	CANARY ISLAND PINE	PINUS CANNARIENSIS	40"	35'	Y	
74	WINDMILL PALM	TRACHYCARPUS FORTUNEI		20'BT	Y	
75	QUEEN PALM	SYAGRUS ROMANOFFIANUM		14'BT	N	
76	KING PALM	ARCHONTOPHEONIX CUNNINGHAMIANA		3@25'BT	Y	
77	SWEET GUM	LIGQUIDAMBER STYRACIFLUA	7"	12'	N	
78	WHITE BURCH	BETULA PENDULA	3@1"	6'	N	
79	WHITE BURCH	BETULA PENDULA	4"	10'	N	
80	WHITE BURCH	BETULA PENDULA	2@2-4"	12'	N	
81	SWEET GUM	LIGQUIDAMBER STYRACIFLUA	6"	18'	N	
82	CALIFORNIA FAN PALM	WASHINGTONIA FILIFERA		50'BT	Y	
83	CAMPHOR TREE	CINNAMOMUM CAMPHORA	24"	45'	N	ROOT TRIMMED BY SII
84	CAMPHOR TREE	CINNAMOMUM CAMPHORA	36"	45'	Y	ROOT TRIMMED BY SII
85	SWEET GUM	LIGQUIDAMBER STYRACIFLUA	16"	20'	N	
86	SWEET GUM	LIGQUIDAMBER STYRACIFLUA	16"	20'	N	
87	SWEET GUM	LIGQUIDAMBER STYRACIFLUA	12"	30'	N	
88	SWEET GUM	LIGQUIDAMBER STYRACIFLUA	16"	18'	N	
89	SWEET GUM	LIGQUIDAMBER STYRACIFLUA	16"	18'	N	
90	SWEET GUM	LIGQUIDAMBER STYRACIFLUA	16"	20'	N	
91	CARROT WOOD	CUPANIOPSIS ANACARDIODES	12"	30'	N	
92	SWEET SHADE	HYMENOSPORUM FLAVUM	6"	12'	N	
93	SWEET SHADE	HYMENOSPORUM FLAVUM	6"	10'	N	
94	SWEET SHADE	HYMENOSPORUM FLAVUM	6"	10'	N	
95	WINDMILL PALM	TRACHYCARPUS FORTUNEI		30'BT	Y	
96	DEODAR CEDAR	CEDRUS DEODARA	24"	40'	N	
97	DEODAR CEDAR	CEDRUS DEODARA	24"	30'	N	
98	ARIZONA ASH	FRAXINUS VELUTINA	20"	20'	N	
99	ARIZONA ASH	FRAXINUS VELUTINA	21"	24'	N	
100	CHINESE ELM	ULMUS PARVIFOLIA	16"	33'	N	
101	ARIZONA ASH	FRAXINUS VELUTINA	12"	20'	N	
102	PINEAPPLE GUAVA	FEIJOA SELLWIANA	10"	20'	N	
103	BUSH CHERRY	SYZYGIUM PANICULATUM	9X4-5"	4'	N	HEDGE
104	PITTOSPORUM	PITTOSPORUM TOBIRA	3"	4'	N	HEDGE
105	BUSH CHERRY	SYZYGIUM PANICULATUM	10X4"	4'	N	HEDGE
106	BUSH CHERRY	SYZYGIUM PANICULATUM	8"	8'	N	
107	BUSH CHERRY	SYZYGIUM PANICULATUM	12"	8'	Y	
108	BUSH CHERRY	SYZYGIUM PANICULATUM	6"	8'	N	
109	BUSH CHERRY	SYZYGIUM PANICULATUM	10"	8'	N	
110	BUSH CHERRY	SYZYGIUM PANICULATUM	5"	8'	N	
111	BUSH CHERRY	SYZYGIUM PANICULATUM	12"	8'	Y	
112	BUSH CHERRY	SYZYGIUM PANICULATUM	12"	8'	Y	
113	BUSH CHERRY	SYZYGIUM PANICULATUM	10"	8'	N	
114	AVOCADO	AVOCADO	3@16"	40'	N	
115	WHITE BURCH	BETULA PENDULA	2@1"-2"	10'	N	
116	BRISBANE BOX	TRISTANIA CONFERTA	14"	18'	N	
117	WHITE BURCH	BETULA PENDULA	2@1"-2"	10'	N	
118	CAMPHOR TREE	CINNAMOMUM CAMPHORA	2@10"-14'	40'	Y	
119	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFOLIA	4"	12'	N	
120	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFOLIA	3"	8'	N	
121	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFOLIA	1"	4'	N	
122	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFOLIA	1"	3'	N	
123	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFOLIA	1"	4'	N	
124	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFOLIA	1"	3'	N	
125	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFOLIA	2"	5'	N	
126	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFOLIA	2"	5'	N	
127	RUSTYLEAF FIG	FICUS RUBIGINOSA	6"	12'	N	
128	RUSTYLEAF FIG	FICUS RUBIGINOSA	3"	9'	N	
129	RUSTYLEAF FIG	FICUS RUBIGINOSA	4"	15'	N	
130	RUSTYLEAF FIG	FICUS RUBIGINOSA	4"	15'	N	
131	RUSTYLEAF FIG	FICUS RUBIGINOSA	4"	15'	N	
132	RUSTYLEAF FIG	FICUS RUBIGINOSA	5"	15'	N	
133	RUSTYLEAF FIG	FICUS RUBIGINOSA	4"	12'	N	

Table 6: Tree Inventory (cont'd)

NO.	COMMON NAME	GENIUS SPECIES	TRUNK DIA.	CANOPY DIA.	PROTECTED	COMMENTS
134	RUSTYLEAF FIG	FICUS RUBIGINOSA	5"	15'	N	
135	HOLLYWOOD JUNIPER	JUNIPERUS CHINENSIS	18"	22'	N	
136	CAMPHOR TREE	CINNAMOMUM CAMPHORA	38"	30'	Y	
137	HOLLYWOOD JUNIPER	JUNIPERUS CHINENSIS	10"	20'	N	
138	WINDMILL PALM	TRACHYCARPUS FORTUNEI		24'BT	Y	
139	CAMPHOR TREE	CINNAMOMUM CAMPHORA	50"	110'	Y	
140	ARIZONA ASH	FRAXINUS VELUTINA	2@12"	60'	N	
141	JACARANDA	JACARANDA MIMOOSIFOLIA	2@20"	35'	Y	
142	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA		40'BT	N	
143	VICTORIAN BOX	PITTOSPORUM UNDULATIM	2@8"-10"	25'	N	
144	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA		50'BT	N	
145	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFOLIA	30"	50'	Y	
146	SILVER MAPLE	ACER SACCHARUM	30"	100'	N	
147	CAMPHOR TREE	CINNAMOMUM CAMPHORA	45"	55'	Y	
148	WINDMILL PALM	TRACHYCARPUS FORTUNEI		30'BT	Y	
149	CAMPHOR TREE	CINNAMOMUM CAMPHORA	24"	40'	N	
150	CAMPHOR TREE	CINNAMOMUM CAMPHORA	22"	35'	N	
151	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA		8'BT	N	
152	CAMPHOR TREE	CINNAMOMUM CAMPHORA	5"	10'	N	
153	CAMPHOR TREE	CINNAMOMUM CAMPHORA	38"	70'	Y	
154	CAMPHOR TREE	CINNAMOMUM CAMPHORA	24"	40'	N	
155	BRASILIAN PEPPER	SCHINUS TEREBINTHIFOLIUS	40"	35'	N	
156	YUCCA	YUCCA	3@5"	10'	N	
157	AVOCADO	AVOCADO	2@4"	8'	N	
158	RUBBER TREE	FICUS ELASTICA	5"	15'	N	
159	CAMPHOR TREE	CINNAMOMUM CAMPHORA	10"	35'	N	
160	CAMPHOR TREE	CINNAMOMUM CAMPHORA	3@14"-30'	50'	Y	
161	CANARY ISLAND PINE	PINUS CANARIENSIS	22"	50'	N	
162	CANARY ISLAND PINE	PINUS CANARIENSIS	20"	35'	N	
163	CANARY ISLAND PINE	PINUS CANARIENSIS	26"	35'	Y	
164	CANARY ISLAND PINE	PINUS CANARIENSIS	16"	25'	N	
165	TREE OF HEAVEN	AILANTHUS ALTISSIMA	4"	12'	N	
166	CAMPHOR TREE	CINNAMOMUM CAMPHORA	38"	70'	Y	
167	CAMPHOR TREE	CINNAMOMUM CAMPHORA	14"	48'	N	
168	FLOSS SILK TREE	CHORISIA SPECIOSA	36"	8'	N	
169	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA		60'BT	N	
170	RED OAK	QUERCUS RUBRA	14"	30'	Y	
171	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA		60'BT	N	
172	CAMPHOR TREE	CINNAMOMUM CAMPHORA	4@18"	50'	Y	
173	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA		30'BT	N	
174	CRAPE MYRTLE	LAGERSTROEMIA INDICA	8@3"	15'	N	
175	CRAPE MYRTLE	LAGERSTROEMIA INDICA	4@3"	12'	N	
176	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA		35'BT	N	
177	CAMPHOR TREE	CINNAMOMUM CAMPHORA	40"	35'	Y	
178	LONDON PLANE TREE	PLATANUS X ACERFOLIA	8"	24'	N	
179	LONDON PLANE TREE	PLATANUS X ACERFOLIA	10"	24'	N	
180	LONDON PLANE TREE	PLATANUS X ACERFOLIA	10"	30'	N	
181	LONDON PLANE TREE	PLATANUS X ACERFOLIA	9"	35'	N	
182	LONDON PLANE TREE	PLATANUS X ACERFOLIA	8"	30'	N	
183	LONDON PLANE TREE	PLATANUS X ACERFOLIA	10"	30'	N	
184	LONDON PLANE TREE	PLATANUS X ACERFOLIA	10"	30'	N	
185	LONDON PLANE TREE	PLATANUS X ACERFOLIA	9"	25'	N	
186	LONDON PLANE TREE	PLATANUS X ACERFOLIA	8"	24'	N	
187	LONDON PLANE TREE	PLATANUS X ACERFOLIA	8"	24'	N	
188	LONDON PLANE TREE	PLATANUS X ACERFOLIA	12"	36'	N	
189	CRAPE MYRTLE	LAGERSTROEMIA INDICA	2@2"	15'	N	
190	CRAPE MYRTLE	LAGERSTROEMIA INDICA	3@3"	15'	N	
191	EVERGREEN PEAR	PYRUS KAWAKAMII	10"	28'	N	
192	QUEEN PALM	SYAGRUS ROMANOFFIANUM		25'BT	N	
193	QUEEN PALM	SYAGRUS ROMANOFFIANUM		20'BT	N	
194	QUEEN PALM	SYAGRUS ROMANOFFIANUM		30'BT	N	
195	EVERGREEN PEAR	PYRUS KAWAKAMII	14"	30'	N	
196	EVERGREEN PEAR	PYRUS KAWAKAMII	12"	28'	N	
197	CRAPE MYRTLE	LAGERSTROEMIA INDICA	2@2"	15'	N	
198	CRAPE MYRTLE	LAGERSTROEMIA INDICA	2@2"	15'	N	
199	CRAPE MYRTLE	LAGERSTROEMIA INDICA	2@2"	15'	N	
200	CRAPE MYRTLE	LAGERSTROEMIA INDICA	2@2"	15'	N	

Table 6: Tree Inventory (cont'd)

NO.	COMMON NAME	GENIUS SPECIES	TRUNK DIA.	CANOPY DIA.	PROTECTED	COMMENTS
201	CRAPE MYRTLE	LAGERSTROEMIA INDICA	2@2"	15'	N	
202	CRAPE MYRTLE	LAGERSTROEMIA INDICA	2@2"	15'	N	
203	CRAPE MYRTLE	LAGERSTROEMIA INDICA	2@2"	15'	N	
204	CRAPE MYRTLE	LAGERSTROEMIA INDICA	2@2"	15'	N	
205	CRAPE MYRTLE	LAGERSTROEMIA INDICA	2@2"	15'	N	
206	CANARY ISLAND DATE PALM	PHEONIX CANARIENSIS		40'BT	N	
207	CANARY ISLAND DATE PALM	PHEONIX CANARIENSIS		40'BT	N	
208	WINDMILL PALM	TRACHYCARPUS FORTUNEI		20'BT	Y	
209	CANARY ISLAND DATE PALM	PHEONIX CANARIENSIS		40'BT	N	
210	CANARY ISLAND DATE PALM	PHEONIX CANARIENSIS		40'BT	N	
211	CANARY ISLAND DATE PALM	PHEONIX CANARIENSIS		40'BT	N	
212	CORAL TREE	ERYTHRINA CAFFRA	3@15"	40'	Y	
213	CORAL TREE	ERYTHRINA CAFFRA	3@14"	40'	Y	
214	CRAPE MYRTLE	LAGERSTROEMIA INDICA	2@4"	10'	N	
215	PURPLE ORCHID TREE	BAUHINUA CANDIDA	10"	25'	N	AGAINST WALL
216	CAMPHOR TREE	CINNAMOMUM CAMPHORA	10"	30'	N	
217	CAMILLA	CAMILLA SPP.	3"	5'	N	HEDGE
218	CAMPHOR TREE	CINNAMOMUM CAMPHORA	16"	35'	N	AGAINST WALL
219	CAROLINA LAUREL CHERRY	PRUNUS CAROLINIANA	2@4"	5'	N	AGAINST WALL
220	CAROLINA LAUREL CHERRY	PRUNUS CAROLINIANA	12"	10'	N	AGAINST WALL
221	PURPLE ORCHID TREE	BAUHINUA CANDIDA	10"	20'	N	AGAINST WALL
222	SWEET GUM	LIGQUIDAMBER STYRACIFLUA	14"	30'	N	BAD PRUNE
223	CAROLINA LAUREL CHERRY	PRUNUS CAROLINIANA	2@4"	8'	N	AGAINST WALL
224	CHINESE ELM	ULMUS PARVIFOLIA	10"	30'	N	AGAINST WALL
225	SWEET GUM	LIGQUIDAMBER STYRACIFLUA	15"	20'	N	BAD PRUNE
226	SWEET GUM	LIGQUIDAMBER STYRACIFLUA	14"	20'	N	BAD PRUNE
227	CAROLINA LAUREL CHERRY	PRUNUS CAROLINIANA	10"	15'	N	AGAINST WALL
228	FERN PINE	PODOCARPUS GRACILIOR	14"	35'	N	AGAINST HOUSE
229	CAROLINA LAUREL CHERRY	PRUNUS CAROLINIANA	10"	15'	N	AGAINST WALL
230	SWEET GUM	LIGQUIDAMBER STYRACIFLUA	15"	25'	N	AGAINST WALL
231	SWEET GUM	LIGQUIDAMBER STYRACIFLUA	15"	25'	N	AGAINST WALL
232	SWEET GUM	LIGQUIDAMBER STYRACIFLUA	18"	30'	N	AGAINST WALL
233	PURPLE ORCHID TREE	BAUHINUA CANDIDA	10"	25'	N	LEANING BADLY
234	PURPLE ORCHID TREE	BAUHINUA CANDIDA	18"	25'	Y	LEANING BADLY
235	ITALIAN STONE PINE	PINUS PINEA	5"	8'	N	PLANTED AGAINST CU
236	WINDMILL PALM	TRACHYCARPUS FORTUNEI		12'BT	N	
237	CANARY ISLAND DATE PALM	PHEONIX CANARIENSIS		30'BT	N	
238	BRISBANE BOX	TRISTANIA CONFERTA	8"	12'	N	
239	BRISBANE BOX	TRISTANIA CONFERTA	6"	10'	N	
240	BRISBANE BOX	TRISTANIA CONFERTA	3"	5'	N	NEW
241	GOLDENRAIN TREE	KOELREUTERIA PANICULATA	2"	3'	N	NEW
242	CANARY ISLAND DATE PALM	PHEONIX CANARIENSIS		45'BT	N	
243	CANARY ISLAND DATE PALM	PHEONIX CANARIENSIS		40'BT	N	
244	CANARY ISLAND DATE PALM	PHEONIX CANARIENSIS		35'BT	N	
245	CANARY ISLAND DATE PALM	PHEONIX CANARIENSIS		35'BT	N	
246	BOTTLE TREE	BRACHYCHITON POPULNEUS	36"	40'	N	
247	BOTTLE TREE	BRACHYCHITON POPULNEUS	30"	35'	N	
248	CANARY ISLAND DATE PALM	PHEONIX CANARIENSIS		30'BT	N	
249	CANARY ISLAND DATE PALM	PHEONIX CANARIENSIS		28'BT	N	
250	NICHOL'S WILLOW LEAF PEPPERMINT	EUCALYPTUS NICHOLII	12"	15'	N	
251	LEMON SCENTED GUM	EUCALYPTUS CITRIODORA	20"	30'	N	
252	LEMON SCENTED GUM	EUCALYPTUS CITRIODORA	25"	35'	N	
253	SAGO PALM	CYCUS REVOLUTA		5'BT	N	
254	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA		40'BT	N	
255	SWEET GUM	LIGQUIDAMBER STYRACIFLUA	12"	20'	N	
256	LEMON SCENTED GUM	EUCALYPTUS CITRIODORA	24"	50'	N	
257	CAMPHOR TREE	CINNAMOMUM CAMPHORA	48"	60'	Y	
258	CAMPHOR TREE	CINNAMOMUM CAMPHORA	48"	80'	Y	
259	NICHOL'S WILLOW LEAF PEPPERMINT	EUCALYPTUS NICHOLII	24"	25'	N	
260	NICHOL'S WILLOW LEAF PEPPERMINT	EUCALYPTUS NICHOLII	18"	25'	N	
261	CANARY ISLAND DATE PALM	PHEONIX CANARIENSIS		35'BT	N	
262	CANARY ISLAND DATE PALM	PHEONIX CANARIENSIS		35'BT	N	
263	CORAL TREE	ERYTHRINA CAFFRA	4@6"-8"	25'	N	BAD PRUNE
264	CANARY ISLAND DATE PALM	PHEONIX CANARIENSIS		38'BT	N	
265	CORAL TREE	ERYTHRINA CAFFRA	2@15"	30'	Y	
266	CANARY ISLAND DATE PALM	PHEONIX CANARIENSIS		35'BT	N	
267	CORAL TREE	ERYTHRINA CAFFRA	2@18"-20"	30'	Y	

Table 6: Tree Inventory (cont'd)

NO.	COMMON NAME	GENIUS SPECIES	TRUNK DIA.	CANOPY DIA.	PROTECTED	COMMENTS
268	RUSTYLEAF FIG	FICUS RUBIGINOSA	12"	25'	N	
269	LONDON PLANE TREE	PLATANUS X ACERFOLIA	15"	25'	Y	
270	LONDON PLANE TREE	PLATANUS X ACERFOLIA	18"	30'	Y	
271	SWEET GUM	LIGQUIDAMBER STYRACIFLUA	12"	20'	N	
272	SWEET GUM	LIGQUIDAMBER STYRACIFLUA	18"	20'	N	
273	SWEET GUM	LIGQUIDAMBER STYRACIFLUA	12"	18'	N	
274	SWEET GUM	LIGQUIDAMBER STYRACIFLUA	9"	15'	N	
275	LONDON PLANE TREE	PLATANUS X ACERFOLIA	18"	25'	Y	
276	LONDON PLANE TREE	PLATANUS X ACERFOLIA	16"	30'	Y	
277	LONDON PLANE TREE	PLATANUS X ACERFOLIA	18"	30'	Y	
278	LONDON PLANE TREE	PLATANUS X ACERFOLIA	12"	25'	N	
279	NICHOL'S WILLOW LEAF PEPPERMINT	EUCALYPTUS NICHOLII	4"	8'	N	
280	LEMON SCENTED GUM	EUCALYPTUS CITRIODORA	1"	3'	N	
281	NICHOL'S WILLOW LEAF PEPPERMINT	EUCALYPTUS NICHOLII	3"	8'	N	
282	NICHOL'S WILLOW LEAF PEPPERMINT	EUCALYPTUS NICHOLII	6"	8'	N	
283	SWEET GUM	LIGQUIDAMBER STYRACIFLUA	8"	10'	N	
284	SWEET GUM	LIGQUIDAMBER STYRACIFLUA	10"	20'	N	
285	SWEET GUM	LIGQUIDAMBER STYRACIFLUA	12"	10'	N	
286	SWEET GUM	LIGQUIDAMBER STYRACIFLUA	8"	10'	N	
287	PURPLE PLUM	PRUNUS CERASIFERA	2@3"	6'	N	
288	PURPLE PLUM	PRUNUS CERASIFERA	4@4"	15'	N	
289	JAPANESE MAPLE	ACER PALMATUM	2@1"	3'	N	
290	PURPLE PLUM	PRUNUS CERASIFERA	5@3"	15'	N	
291	PURPLE PLUM	PRUNUS CERASIFERA	4@3"	12'	N	
292	SWEET GUM	LIGQUIDAMBER STYRACIFLUA	10"	15'	N	
293	INCENSE CEDAR	CALOCEDRUS DECURRENS	20"	20'	Y	
294	INCENSE CEDAR	CALOCEDRUS DECURRENS	20"	25'	Y	
295	CAMPHOR TREE	CINNAMOMUM CAMPHORA	10"	30'	N	
296	LONDON PLANE TREE	PLATANUS X ACERFOLIA	15"	35'	Y	
297	LONDON PLANE TREE	PLATANUS X ACERFOLIA	14"	35'	N	
298	CAMPHOR TREE	CINNAMOMUM CAMPHORA	10"	30'	N	
299	NICHOL'S WILLOW LEAF PEPPERMINT	EUCALYPTUS NICHOLII	24"	25'	N	
300	NICHOL'S WILLOW LEAF PEPPERMINT	EUCALYPTUS NICHOLII	20"	20'	N	
301	BRONZE LOQUAT	ERIOBOTRYA DEFLEXA	8"	15'	N	
302	NICHOL'S WILLOW LEAF PEPPERMINT	EUCALYPTUS NICHOLII	16"	20'	N	
303	CAMPHOR TREE	CINNAMOMUM CAMPHORA	36"	40'	Y	
304	NICHOL'S WILLOW LEAF PEPPERMINT	EUCALYPTUS NICHOLII	10"	15'	N	
305	NICHOL'S WILLOW LEAF PEPPERMINT	EUCALYPTUS NICHOLII	10"	15'	N	
306	NICHOL'S WILLOW LEAF PEPPERMINT	EUCALYPTUS NICHOLII	18"	20'	N	
307	CAMPHOR TREE	CINNAMOMUM CAMPHORA	10"	15'	N	AGAINST WALL
308	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFOLIA	20"	30'	N	
309	VICTORIAN BOX	PITTOSPORUM UNDULATIM	16"	20'	Y	
310	BUSH CHERRY	SYZYGIUM PANICULATUM	5"	8'	N	AGAINST WALL
311	BUSH CHERRY	SYZYGIUM PANICULATUM	10"	10'	N	AGAINST WALL
312	GOLDENRAIN TREE	KOELREUTERIA PANICULATA	3@10"	35'	N	
313	CANARY ISLAND DATE PALM	PHEONIX CANARIENSIS		30'BT	N	
314	NICHOL'S WILLOW LEAF PEPPERMINT	EUCALYPTUS NICHOLII	10"	15'	N	
315	NICHOL'S WILLOW LEAF PEPPERMINT	EUCALYPTUS NICHOLII	10"	15'	N	
316	CANARY ISLAND DATE PALM	PHEONIX CANARIENSIS		30'BT	N	
317	MEDITERRANEAN FAN PALM	CHAMAEROPS HUMILIS	MULTI	12'BT	N	
318	MEDITERRANEAN FAN PALM	CHAMAEROPS HUMILIS	MULTI	12'BT	N	
319	TIPU TREE	TIPAUANA TIPU	18"	30'	N	
320	CANARY ISLAND DATE PALM	PHEONIX CANARIENSIS		35'BT	N	
321	LEMON SCENTED GUM	EUCALYPTUS CITRIODORA	18"	40'	N	
322	LEMON SCENTED GUM	EUCALYPTUS CITRIODORA	16"	35'	N	
323	CANARY ISLAND DATE PALM	PHEONIX CANARIENSIS		35'BT	N	
324	LEMON SCENTED GUM	EUCALYPTUS CITRIODORA	18"	40'	N	
325	WINDMILL PALM	TRACHYCARPUS FORTUNEI		25'BT	Y	
326	CANARY ISLAND DATE PALM	PHEONIX CANARIENSIS		30'BT	N	
327	LEMON SCENTED GUM	EUCALYPTUS CITRIODORA	18"	40'	N	
328	RUSTYLEAF FIG	FICUS RUBIGINOSA	14"	25'	N	
329	LEMON SCENTED GUM	EUCALYPTUS CITRIODORA	18"	35'	N	
330	LEMON SCENTED GUM	EUCALYPTUS CITRIODORA	14"	30'	N	
331	LEMON SCENTED GUM	EUCALYPTUS CITRIODORA	14"	25'	N	
332	LEMON SCENTED GUM	EUCALYPTUS CITRIODORA	14"	30'	N	
333	NICHOL'S WILLOW LEAF PEPPERMINT	EUCALYPTUS NICHOLII	16"	20'	N	
334	LEMON SCENTED GUM	EUCALYPTUS CITRIODORA	18"	35'	N	

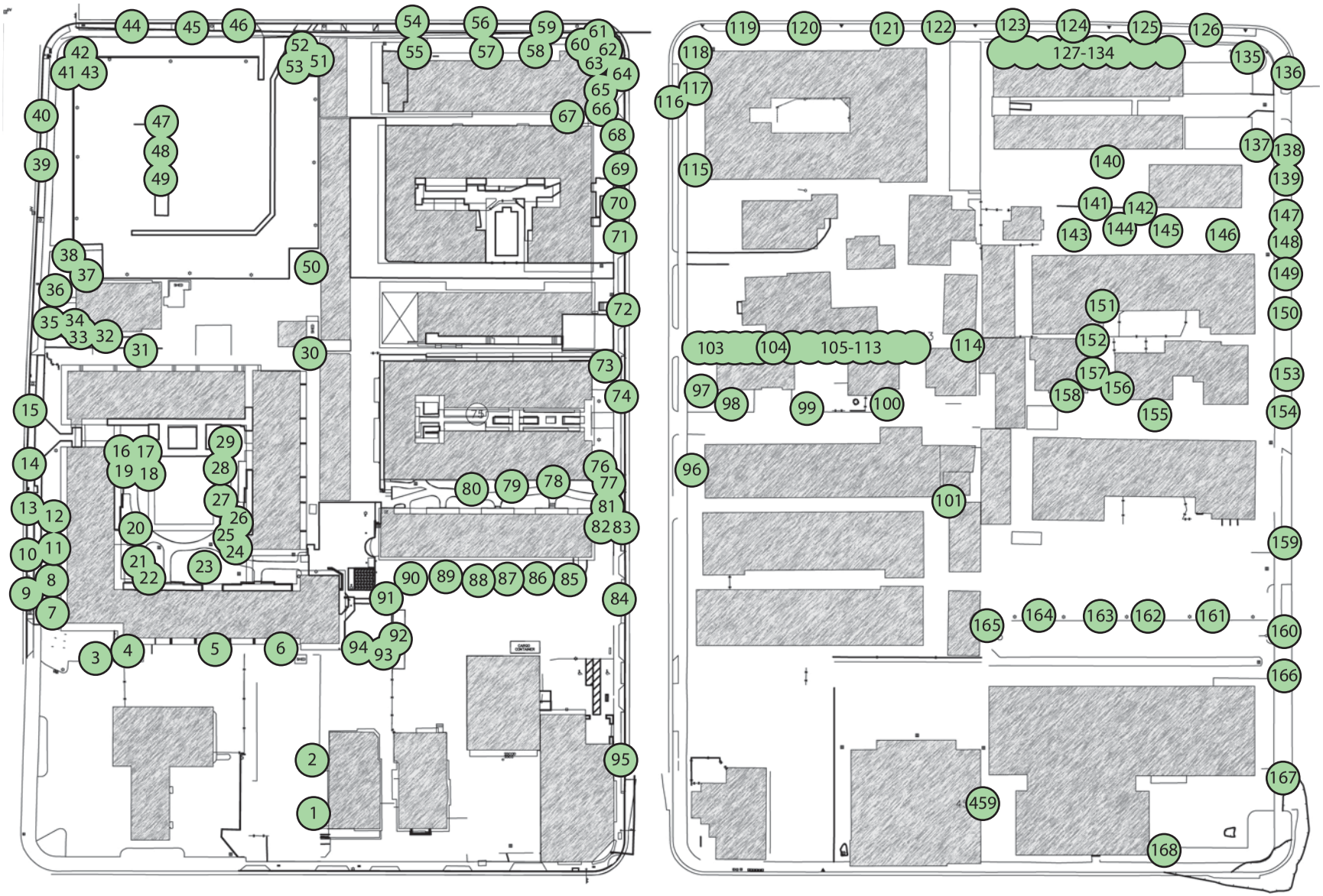
Table 6: Tree Inventory (cont'd)

NO.	COMMON NAME	GENIUS SPECIES	TRUNK DIA.	CANOPY DIA.	PROTECTED	COMMENTS
335	LEMON SCENTED GUM	EUCALYPTUS CITRIODORA	14"	30'	N	
336	LEMON SCENTED GUM	EUCALYPTUS CITRIODORA	16"	35'	N	
337	LEMON SCENTED GUM	EUCALYPTUS CITRIODORA	18"	30'	N	
338	LEMON SCENTED GUM	EUCALYPTUS CITRIODORA	14"	25'	N	
339	LEMON SCENTED GUM	EUCALYPTUS CITRIODORA	14"	30'	N	
340	CARROT WOOD	CUPANIOPSIS ANACARDIODES	10"	20'	N	
341	OLIVE TREE	OLEA EUROPAEA	3@8"	12'	N	
342	OLIVE TREE	OLEA EUROPAEA	4@5"	15'	N	
343	OLIVE TREE	OLEA EUROPAEA	3@3"	10'	N	
344	OLIVE TREE	OLEA EUROPAEA	5@4"	15'	N	
345	LEMON SCENTED GUM	EUCALYPTUS CITRIODORA	15"	25'	N	
346	LEMON SCENTED GUM	EUCALYPTUS CITRIODORA	10"	20'	N	
347	LEMON SCENTED GUM	EUCALYPTUS CITRIODORA	22"	30'	N	
348	LEMON SCENTED GUM	EUCALYPTUS CITRIODORA	12"	25'	N	TRUNK ROT
349	LEMON SCENTED GUM	EUCALYPTUS CITRIODORA	20"	30'	N	
350	LEMON SCENTED GUM	EUCALYPTUS CITRIODORA	24"	40'	N	
351	OLIVE TREE	OLEA EUROPAEA	4@4"	15'	N	
352	LEMON SCENTED GUM	EUCALYPTUS CITRIODORA	20"	30'	N	
353	CARROT WOOD	CUPANIOPSIS ANACARDIODES	12"	19'	N	
354	LEMON SCENTED GUM	EUCALYPTUS CITRIODORA	15"	20'	N	
355	LEMON SCENTED GUM	EUCALYPTUS CITRIODORA	18"	22'	N	
356	CANARY ISLAND DATE PALM	PHEONIX CANARIENSIS		25'BT	N	
357	RUSTYLEAF FIG	FICUS RUBIGINOSA	12"	23'	N	
358	CANARY ISLAND DATE PALM	PHEONIX CANARIENSIS		25'BT	N	
359	NICHOL'S WILLOW LEAF PEPPERMINT	EUCALYPTUS NICHOLII	20"	25'	N	
360	NICHOL'S WILLOW LEAF PEPPERMINT	EUCALYPTUS NICHOLII	12"	15'	N	
361	CHINESE ELM	ULMUS PARVIFOLIA	7"	20'	N	
362	JAPANESE MAPLE	ACER PALMATUM	6"	12'	N	
363	JAPANESE MAPLE	ACER PALMATUM	2@3"	8'	N	
364	JAPANESE MAPLE	ACER PALMATUM	4@3"	8'	N	
365	JAPANESE MAPLE	ACER PALMATUM	4"	5'	N	
366	JAPANESE MAPLE	ACER PALMATUM	2@3"	8'	N	
367	COCCULUS	COCCULUS LAURIFOLIUS	3@4"	10'	N	BAD PRUNE
368	VICTORIAN BOX	PITTOSPORUM UNDULATIM	4@4"	20'	N	
369	VICTORIAN BOX	PITTOSPORUM UNDULATIM	3@4"	30'	N	
370	VICTORIAN BOX	PITTOSPORUM UNDULATIM	4@5"	18'	N	
371	LEMON SCENTED GUM	EUCALYPTUS CITRIODORA	20"	40'	N	
372	LEMON SCENTED GUM	EUCALYPTUS CITRIODORA	15"	35'	N	
373	LEMON SCENTED GUM	EUCALYPTUS CITRIODORA	22"	38'	N	
374	LEMON SCENTED GUM	EUCALYPTUS CITRIODORA	16"	25'	N	LARGE SCAR ON TRU
375	CANARY ISLAND DATE PALM	PHEONIX CANARIENSIS		28'BT	N	
376	LEMON SCENTED GUM	EUCALYPTUS CITRIODORA	16"	30'	N	
377	LEMON SCENTED GUM	EUCALYPTUS CITRIODORA	22"	38'	N	
378	LEMON SCENTED GUM	EUCALYPTUS CITRIODORA	18"	20'	N	
379	LEMON SCENTED GUM	EUCALYPTUS CITRIODORA	24"	30'	N	
380	CANARY ISLAND DATE PALM	PHEONIX CANARIENSIS		30'BT	N	
381	CANARY ISLAND DATE PALM	PHEONIX CANARIENSIS		30'BT	N	
382	CANARY ISLAND DATE PALM	PHEONIX CANARIENSIS		30'BT	N	
383	CRAPE MYRTLE	LAGERSTROEMIA INDICA	3"	6'	N	
384	CRAPE MYRTLE	LAGERSTROEMIA INDICA	3"	6'	N	
385	CANARY ISLAND DATE PALM	PHEONIX CANARIENSIS		25'BT	N	
386	CANARY ISLAND DATE PALM	PHEONIX CANARIENSIS		20'BT	N	
387	CRAPE MYRTLE	LAGERSTROEMIA INDICA	4"	8'	N	
388	CRAPE MYRTLE	LAGERSTROEMIA INDICA	4"	8'	N	
389	WINDMILL PALM	TRACHYCARPUS FORTUNEI		12'BT	N	
390	CANARY ISLAND DATE PALM	PHEONIX CANARIENSIS		20'BT	N	
391	CANARY ISLAND DATE PALM	PHEONIX CANARIENSIS		22'BT	N	
392	JAPANESE UMBRELLA PINE	SCIADOPITYS VERTICILLATA	2@10"-12'	20'		RECOMMEND PROTEC
393	CANARY ISLAND DATE PALM	PHEONIX CANARIENSIS		25'BT	N	
394	WINDMILL PALM	TRACHYCARPUS FORTUNEI		15'BT	Y	
395	WEEPING BOTTLEBRUSH	CALLISTEMON VIMINALIS	2@10"	22'	N	
396	EVERGREEN PEAR	PYRUS KAWAKAMII	16"	25'	N	
397	WINDMILL PALM	TRACHYCARPUS FORTUNEI		15'BT	Y	
398	EVERGREEN PEAR	PYRUS KAWAKAMII	15"	25'	N	
399	EVERGREEN PEAR	PYRUS KAWAKAMII	12"	25'	N	
400	EVERGREEN PEAR	PYRUS KAWAKAMII	18"	30'	N	
401	EVERGREEN PEAR	PYRUS KAWAKAMII	9"	20'	N	

Table 6: Tree Inventory (cont'd)

NO.	COMMON NAME	GENIUS SPECIES	TRUNK DIA.	CANOPY DIA.	PROTECTED	COMMENTS
402	DATE PALM	PHEONIX DACTYLIFERA		18'BT	N	
403	DATE PALM	PHEONIX DACTYLIFERA		18'BT	N	
404	DATE PALM	PHEONIX DACTYLIFERA		18'BT	N	
405	DATE PALM	PHEONIX DACTYLIFERA		18'BT	N	
406	BRISBANE BOX	TRISTANIA CONFERTA	6"	10'	N	
407	BRISBANE BOX	TRISTANIA CONFERTA	6"	10'	N	
408	BRISBANE BOX	TRISTANIA CONFERTA	6"	10'	N	
409	BRISBANE BOX	TRISTANIA CONFERTA	6"	12'	N	
410	JAPANESE MAPLE	ACER PALMATUM	2"	3'	N	NEWLY PLANTED
411	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA		20'BT	N	
412	DATE PALM	PHEONIX DACTYLIFERA		18'BT	N	
413	DATE PALM	PHEONIX DACTYLIFERA		18'BT	N	
414	CRAPE MYRTLE	LAGERSTROEMIA INDICA	5@3"	15'	N	
415	FERN PINE	PODCARPUS GRACILIOR	48"	60'	Y	NEXT TO BUILDING
416	CAROLINA LAUREL CHERRY	PRUNUS CAROLINIANA	14"	24'	N	
417	FERN PINE	PODCARPUS GRACILIOR	14"	30'	N	
418	CAMPHOR TREE	CINNAMOMUM CAMPHORA	20"	40'	N	
419	AVOCADO	AVOCADO	24"	30'	N	
420	BRISBANE BOX	TRISTANIA CONFERTA	7"	15'	N	
421	BRISBANE BOX	TRISTANIA CONFERTA	7"	15'	N	
422	BRISBANE BOX	TRISTANIA CONFERTA	12"	15'	N	
423	BRISBANE BOX	TRISTANIA CONFERTA	10"	16'	N	
424	BRISBANE BOX	TRISTANIA CONFERTA	8"	15'	N	
425	BRISBANE BOX	TRISTANIA CONFERTA	7"	14'	N	
426	BRISBANE BOX	TRISTANIA CONFERTA	9"	16'	N	
427	BRISBANE BOX	TRISTANIA CONFERTA	7"	15'	N	
428	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA		12'BT	N	
429	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA		19'BT	N	
430	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA		19'BT	N	
431	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA		22'BT	N	
432	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA		16'BT	N	
433	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA		22'BT	N	
434	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA		22'BT	N	
435	BRISBANE BOX	TRISTANIA CONFERTA	8"	16'	N	
436	BRISBANE BOX	TRISTANIA CONFERTA	9"	20'	N	
437	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA		20'BT	N	
438	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA		10'BT	N	
439	GOLDENRAIN TREE	KOELREUTERIA PANICULATA	3@3'-7"	30'	N	
440	SILVER DOLLAR EUCALYPTUS	EUCALYPTUS POLYANTHEMOS	5"	8'	N	
441	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA		6'BT	N	
442	CATI	OPUNTIA FICUS-INDICA			N	MATURE/POOR HEALT
443	CAMILLA	CAMILLA SPP.	3"	4'	N	HEDGE CUT
444	CAMILLA	CAMILLA SPP.	4"	4'	N	HEDGE CUT
445	CAMILLA	CAMILLA SPP.	3"	4'	N	HEDGE CUT
446	CAMILLA	CAMILLA SPP.	4"	4'	N	HEDGE CUT
447	CAMILLA	CAMILLA SPP.	4"	4'	N	HEDGE CUT
448	CAMILLA	CAMILLA SPP.	3"	4'	N	HEDGE CUT
449	CAMILLA	CAMILLA SPP.	4"	4'	N	HEDGE CUT
450	CAMILLA	CAMILLA SPP.	3"	4'	N	HEDGE CUT
451	CAMILLA	CAMILLA SPP.	3"	4'	N	HEDGE CUT
452	CAMILLA	CAMILLA SPP.	3"	4'	N	HEDGE CUT
453	WINDMILL PALM	TRACHYCARPUS FORTUNEI		10'BT	N	
454	CANARY ISLAND DATE PALM	PHEONIX CANARIENSIS		30'BT	N	
455	WINDMILL PALM	TRACHYCARPUS FORTUNEI		15'BT	Y	
456	CANARY ISLAND DATE PALM	PHEONIX CANARIENSIS		30'BT	N	
457	SAGO PALM	CYCUS REVOLUTA		4'BT	N	
458	SAGO PALM	CYCUS REVOLUTA		7'BT	N	
459	TREE OF HEAVEN	AILANTHUS ALTISSIMA	4"	15'	N	

Figure 10: Tree Inventory



Madison Avenue
Oakland Avenue
Ford Place
Los Robles Avenue
443-452
0
25'
50'
100'
200'

3.6 Disposition of Existing Structures

To make room for the new construction, 29,236 sf of academic and 250,253 sf of residential program will be removed. A detailed account of which buildings will remain in place, which will be removed is outlined in Table 5 and the accompanying plan (Figure 11).

3.7 Circulation + Parking

The proposed Master Development Plan study area is generally bounded by Corson Street to the north, Union Street to the south, Los Robles Avenue to the west, and Madison Avenue to the east. The campus, which is bisected by the east-west oriented Walnut Street, includes the North Campus and the Main Campus. The North Campus is bounded by Corson Street to the north, Walnut Street to the south, Los Robles Avenue to the west, and Madison Avenue to the east. The Main Campus is bounded by Walnut Street to the north, Union Street to the south, Los Robles Avenue to the west, and Madison Avenue to the east.

As shown on the accompanying plan (Figure 12), access to Main Campus is via Los Robles Avenue, Oakland Avenue, Madison Avenue, Walnut Street, Ford Place, and Union Street. The proposed 500-space parking structure and the existing psychology underground parking area on the Main Campus will be accessed from Madison Avenue, south of Walnut Street. Access to the existing Union parking structure will continue to have ingress movement from Union Street, west of Oakland Avenue, and egress movement from Los Robles Avenue, north of Union Street. The 409 Walnut Street parking lot will continue to be accessed from Oakland Avenue, south of Walnut Street.

Access to the North Campus is via Los Robles Avenue, Oakland Avenue, Madison Avenue, Corson Street, and Walnut Street. The proposed underground parking structures serving the future residential student housing units on the North Campus will be accessed from Los Robles Avenue, Oakland Avenue, and Madison Avenue. The approved 179 student housing units approved for construction would mainly be accessed from Madison Avenue, north of Walnut Avenue, but with secondary access to Oakland Avenue. The proposed access points for the Main Campus and North Campus are displayed in the Circulation, Traffic and Parking Plan (Figure 12).

Existing Campus Parking

As shown in Table 6, the existing Fuller Theological Seminary campus contains approximately 1,161 parking spaces, including 547 parking spaces for the campus, 357 parking spaces allocated

Table 7: Disposition of Existing Structures

Residential Facilities to be Removed

No.	Building Name	Address	Building Description	# Flrs	Gross sf
4		251 N. Oakland Avenue	Apartments–14 Units	2	11,000
5		265 N. Oakland Avenue	Apartments–19 Units	2	13,300
6		275 N. Oakland Avenue	Apartments–12 Units	2	8,000
7		285 N. Oakland Avenue	Apartments–22 Units	2	15,000
8		303 N. Oakland Avenue	Apartments–13 Units	2	14,500
10		296 N. Oakland Avenue	Apartments–25 Units	2	22,700
11		266-272 N. Oakland Avenue	Apartments–19 Units	2	20,000
12		260 N. Oakland Avenue	Apartments–14 Units	2	10,000
30		527 East Union Street	Apartments–15 Units	2	16,000
31		91 N. Oakland Avenue	Apartments–14 Units	3	5,953
36		110 N. Los Robles Avenue	Apartments–6 Units	2	2,800
37		130 N. Los Robles Avenue	Apartments–7 Units	2	3,400
38		144 N. Los Robles Avenue	Apartments–4 Units	2	3,900
39		450-542 Ford Place	Apartments–4 Units	2	5,700
40		454-456 Ford Place	Apartments–4 Units	2	3,000
				Total:	**155,253**

Residential facilities that may be removed

No.	Building Name	Address	Building Description	# Flrs	Gross sf
1		262 N. Los Robles Avenue	Apartments–92 units	2	95,000

Note: This building may be completely renovated rather than demolished.

Academic Facilities to be Removed

No.	Building Name	Address	Building Description	# Flrs	Gross sf
2		483 E. Walnut Street	Office	1	2,297
3		493 E. Walnut Street	Office	1	3,794
13		535 E. Walnut Street	Office	1	7,000
20		155 N. Madison Avenue	Psychological Center	2	5,656
27		94 N. Oakland Avenue	Open Air Chapel Garden	1	710
29	Preaching Arts	90 N. Oakland Avenue	Preaching Arts	3	5,890
41		460 Ford Place	Academic/Admin	3	3,889
				Total:	**29,236**

Table 7: Disposition of Existing Structures (cont'd)

Academic Facilities to Remain

No.	Building Name	Address	Building Description	# Flrs	Gross sf
9	Café by the Books	509 E. Walnut Street	Bookstore	1	2,500
18	Horner Center	490 E. Walnut Street	Office with Carport	2	9,793
19		180 N. Oakland Avenue	Office/Classrooms	3	47,050
21	Taylor Hall	150 N. Oakland Avenue	Psychology/Office	3	4,570
22	Carriage House	146-148 N. Oakland Avenue	Hispanic/Ministry	2	2,000
23	Carnell Hall	140 N. Oakland Avenue	Office	2	4,600
24	Krysler Hall	130 N. Oakland Avenue	Seminary Council	3	6,580
25	Gross Hall	120 N. Oakland Avenue	Academic Services	2	4,099
26	Glasser Hall	110 N. Oakland Avenue	Office	2	5,699
27	Stephen Hall	114 N. Oakland Avenue	Office	2	3,025
32	McAllister Library	125 N. Oakland Avenue	Library/Admin.	5	42,360
33	Payton Hall	135 N. Oakland Avenue	Theology/Intercultural Studies	2	46,840
34	Kresge Hall	135 N. Oakland Avenue	Field Education/Career	2	4,000
35	Slessor Hall	145 N. Oakland Avenue	Custodial	3	7,000
42		451-455 Ford Place	Residential	2	9,350
43		465 Ford Place	Office	2	3,315
45		250 N. Madison			37,818
				Total:	**240,599 sf**

for the existing student housing dwelling units, 78 spaces on the recently purchased PD-21 parcel, and the 179 parking spaces that have not yet been constructed. The Main Campus has 423 parking spaces and the North Campus has 660 parking spaces (includes the 179 parking spaces approved for construction).

An inventory of available on-street parking spaces was conducted on street segments adjacent to the proposed project site; there are approximately 300 on-street parking spaces available adjacent to the Fuller Seminary.

Future Campus Parking

The Master Development Plan will also include 900 new parking spaces, as show in Table 7, 453 of which will be located in an above-ground parking structure located on the Main Campus (a 500-space parking structure is proposed of which 47 parking spaces will be allocated for the Women's Club and not included in the total number of parking spaces for Fuller).

The Master Development Plan will include the construction of new parking spaces and removal of existing parking spaces. The following is a summary of the parking spaces that are proposed for construction or removal:

Main Campus

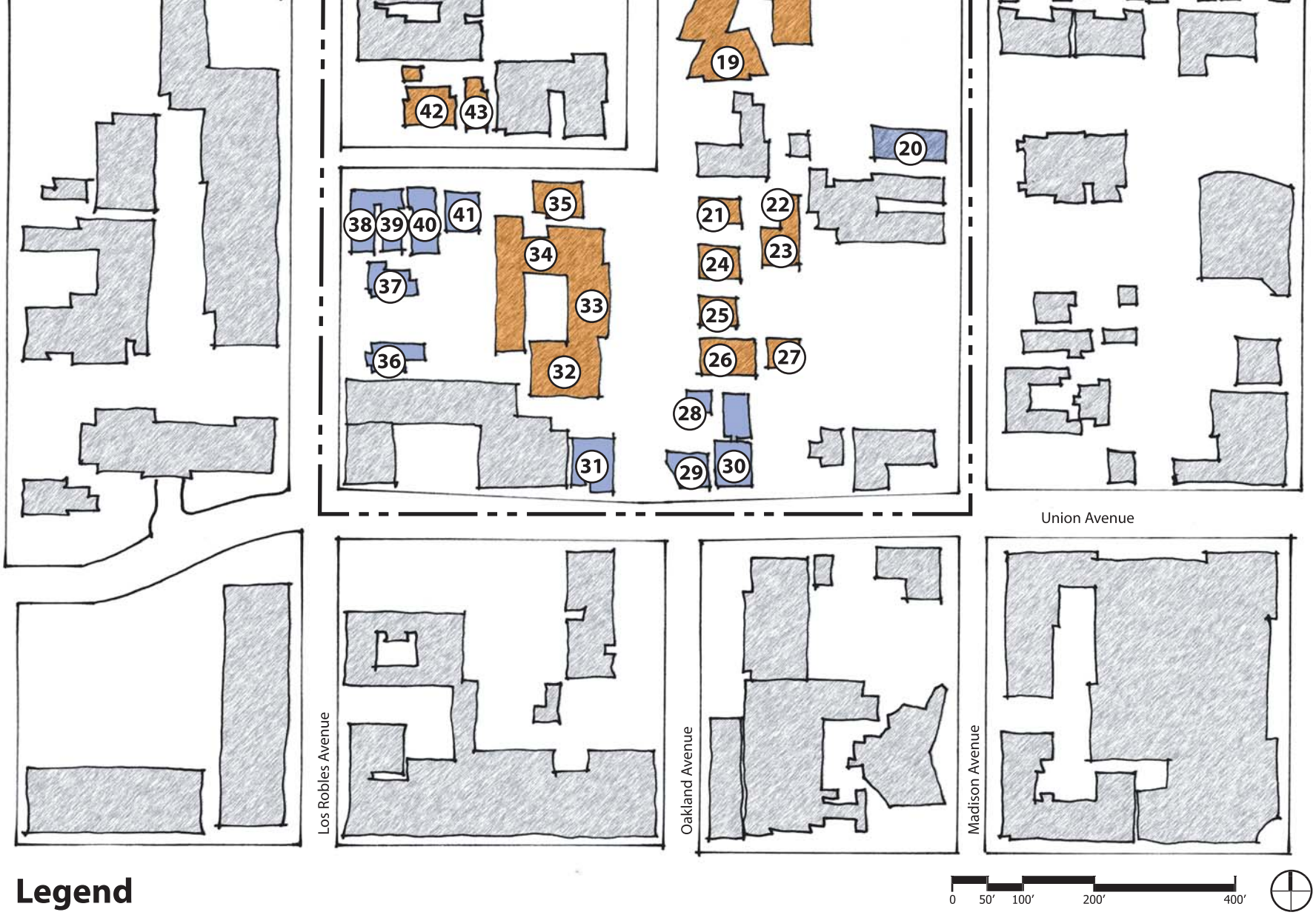
- Construct 500 new parking spaces located in an above-ground parking structure located on the Main Campus, of which 47 parking spaces will be allocated for the Women's Club and not included in the total number of parking spaces for Fuller.
- Remove 213 parking spaces

North Campus

- Construct 391 new parking spaces for residential use, north of Walnut Street, west of Oakland Avenue.
- Construct 56 new parking spaces for residential use, north of Walnut Street, east of Oakland Avenue.
- Remove 394 parking spaces.

The total proposed parking supply for Master Development Plan will be 1,376 parking spaces. The Main Campus will have 663 parking spaces and the North Campus will have 713 parking spaces (including the 179 parking spaces that were approved for construction).

Figure 11: Disposition of Existing Structures Plan

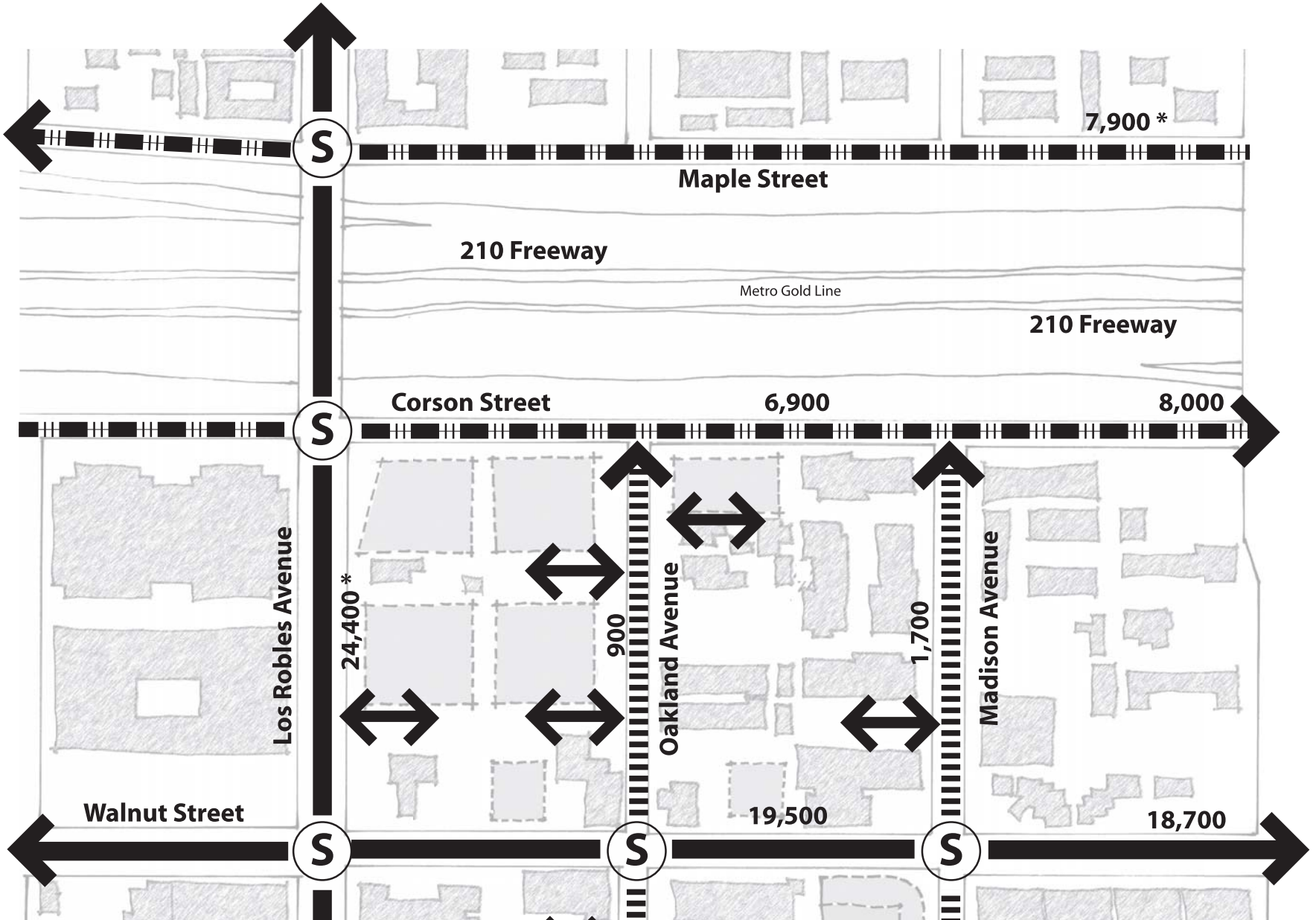


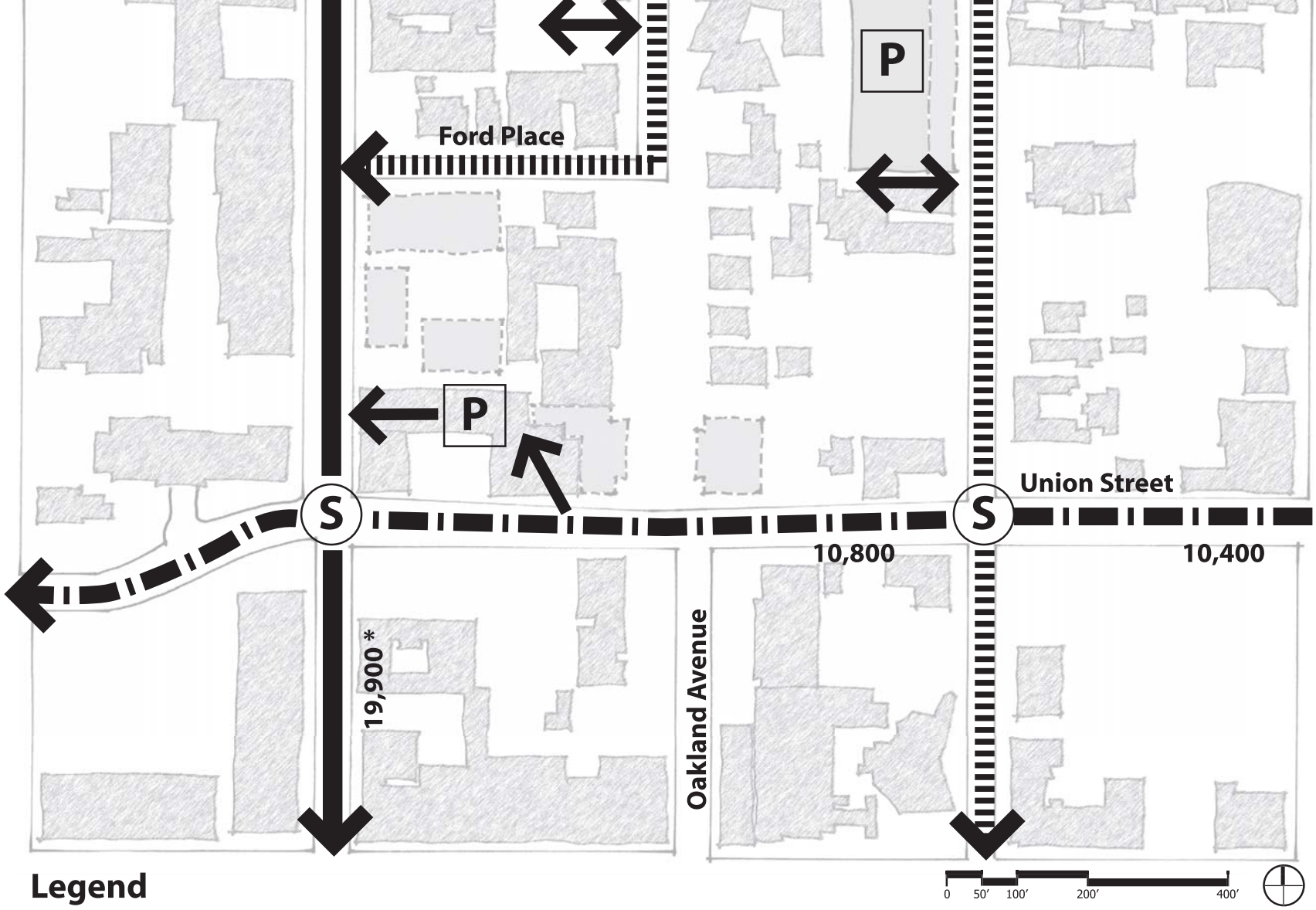
Legend

buildings to remain

buildings to be demolished

Figure 12: Circulation, Traffic and Parking Plan





Legend

- S — Traffic Signal
- P — Parking
- Access to Parking
- x,xxx — Existing ADT
- x,xxx* — 2001 ADT increase by 3% to reflect 2003 conditions
- Principal Mobility Corridor (Multimodal Corridor)
- Minor Arterial (Multimodal Corridor)
- Collector (Multimodal Corridor)
- Local Access

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
Main Campus	
Campus Parking Spaces (Non-residential parking)	331 spaces
Residential Parking Spaces	92 spaces
Main Campus Subtotal	423 spaces
North Campus	
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
Main Campus	
Campus Parking Spaces (Non-residential parking)	583 spaces
Residential Parking Spaces	80 spaces
Main Campus Subtotal	663 spaces
North Campus	
Campus Parking Spaces (Non-residential parking)	87 spaces
Residential Parking Spaces	626 spaces [a]
North Campus Subtotal	713 spaces
Total Campus Parking Spaces (Non-residential parking)	670 spaces
Total Residential Parking Spaces	706 spaces
Total Parking Spaces	**1,376 spaces**

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	
	Student Housing	Phase IV - Partial	42 Units	3	29,570	7	206	

	Retail	Phase V - Partial	Retail 140' x 80'	1	11,200	7	79	
	Retail	Phase V - Partial	Retail 140' x 80'	1	11,200	7	79	
			Subtotal		**580,969**	**84**	**4,066**	**2,033**
	New Academic Facilities							
	Worship Center	Oakland Avenue/Union Street	Worship Center	3	35,000	12	420	
	Parking Garage	Madison Avenue/Walnut Street	Parking Garage	6	65,500	5	328	
	Student Hotel	Madison Avenue/Walnut Street	Student Hotel		57,600	16	922	
	Library	Oakland Avenue/Union Street	Library	5	47,000	15	705	
	Academic No. 1	Los Robles Avenue	Academic Classrooms	4	80,000	16	960	
	Academic No. 2	Los Robles Avenue	Academic Classrooms	4	80,000	16	960	
	Academic No. 3	Los Robles Avenue	Academic Classrooms	4	100,000	16	960	
			Subtotal		**465,100**	**96**	**5,255**	**2,728**
			Total New Buildings		**1,046,069**	**180**	**9,321**	**4,761**
			Total of New Demand		**764,736**	**-22**	**7,182**	**3,691**
	Legend							
	G.M.P.	Gross Square Feet						
	w/sq ft	watt/square foot						
	k.W.	KiloWatt						
	C.L.	Connected Load						
	D.K.	Demand kiloWatt						

Figure 13.2: Mechanical Calculation

	Residential Facilities to be Removed								
No.	**Bldg. Name**	**Address**	**Building**	**#Flrs**	**Gross**	**DFU**	**GPM**	**Gas**	**ESF**
			Description		**Sq. Ft.**			**(CFH)**	
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**	**1,784**	**716**	**17,180**	**122,780**

	New Residential Facilities								
-	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 II - 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.

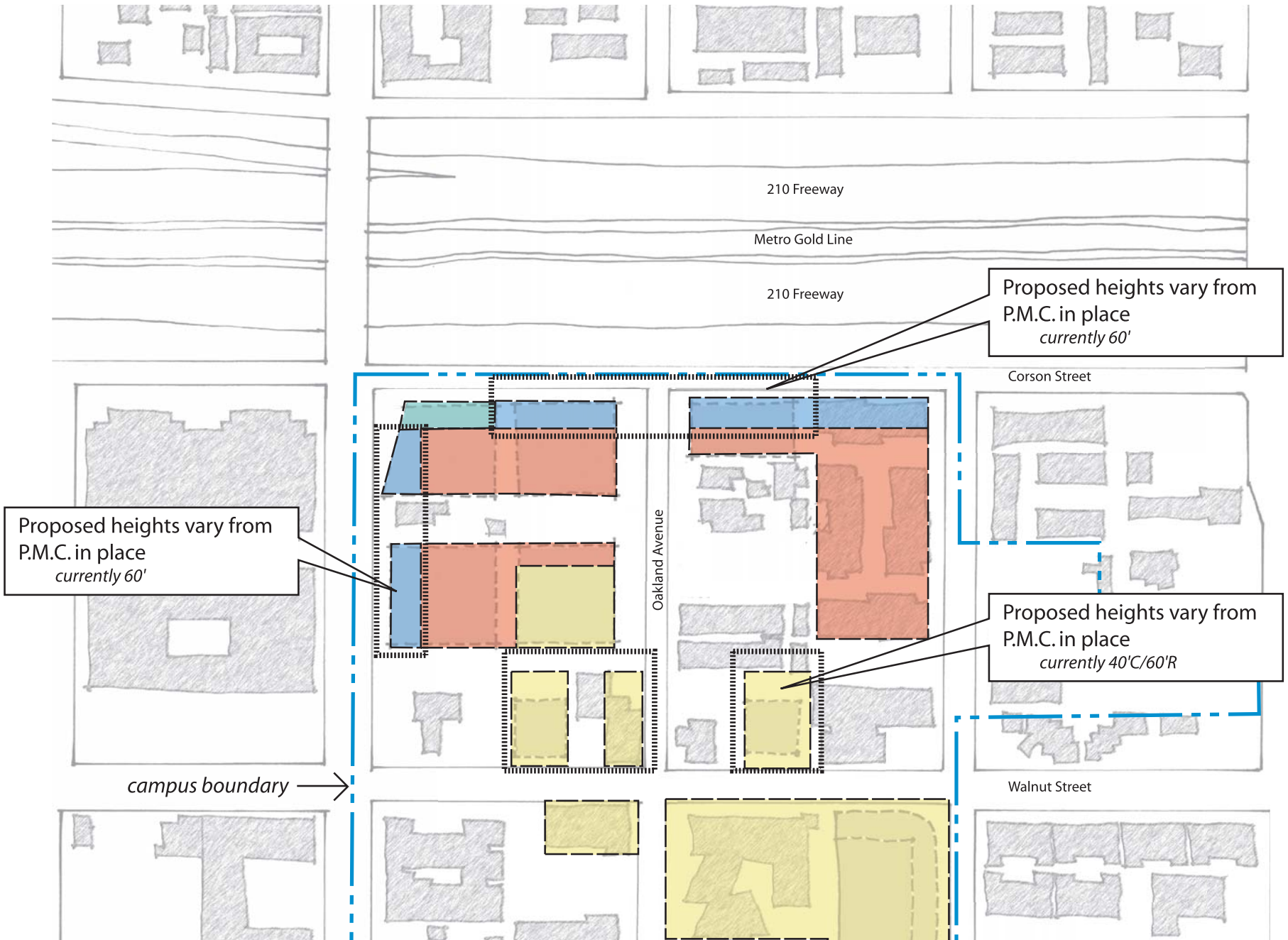
The height of new academic buildings will be approximately 15 feet, floor to floor, with a maximum height of three-, four-, and five-story structures being 50, 60 and 75 feet respectively. The following exceptions apply:

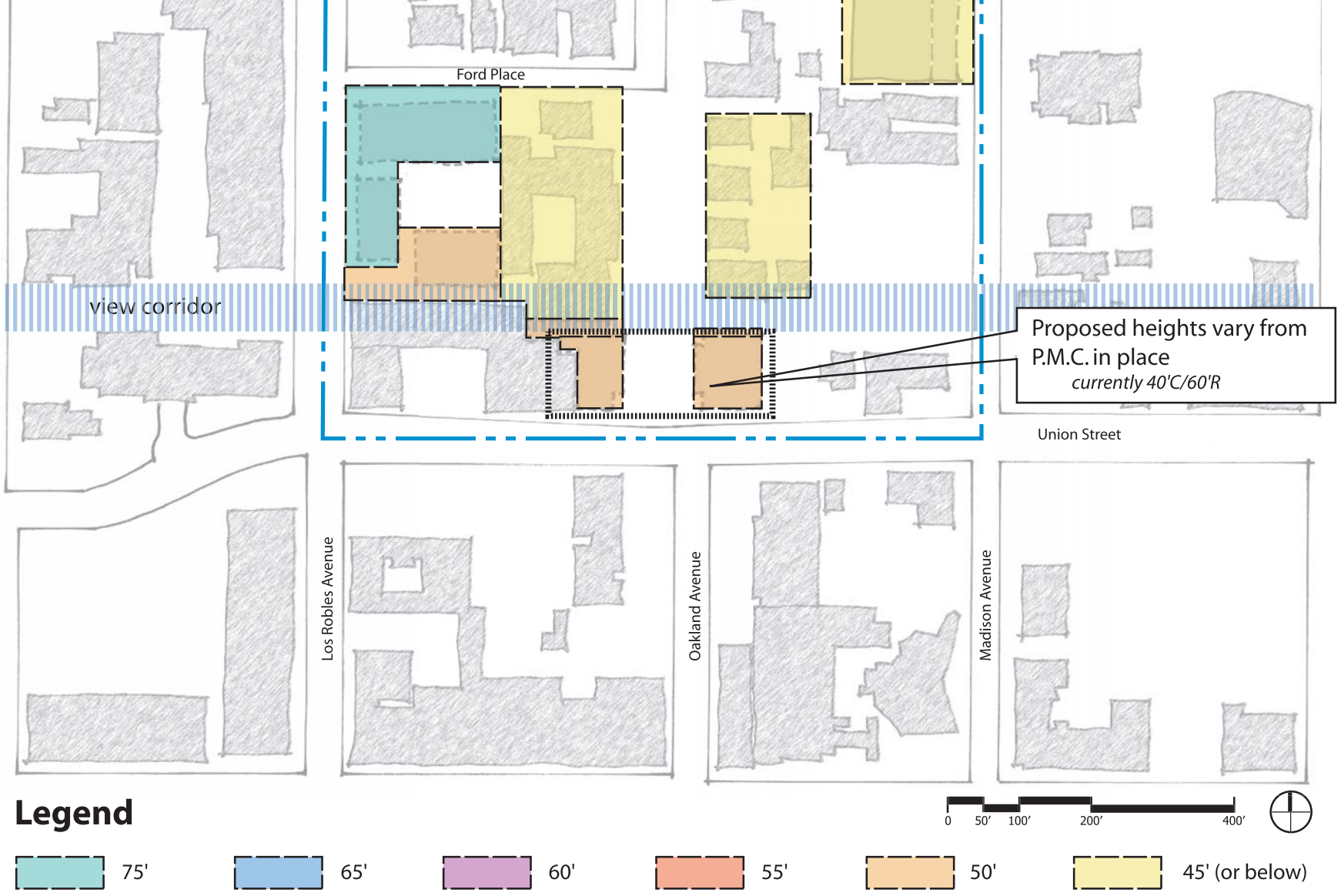
> In order to allow for more flexibility—and thus better design solutions—towers, chimneys, elevator penthouses, water tanks, flagpoles, monuments, scenery lofts, radio and television antennas, and similar structures or necessary mechanical appurtenances (not to exceed more than 25% of the ground area 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




Ford Place
view corridor
Proposed heights vary from P.M.C. in place
currently 40'C/60'R
Union Street
Los Robles Avenue
Oakland Avenue
Madison Avenue
Legend
75'
65'
60'
55'
50'
45' (or below)
0
50'
100'
200'
400'

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 in1953, 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.

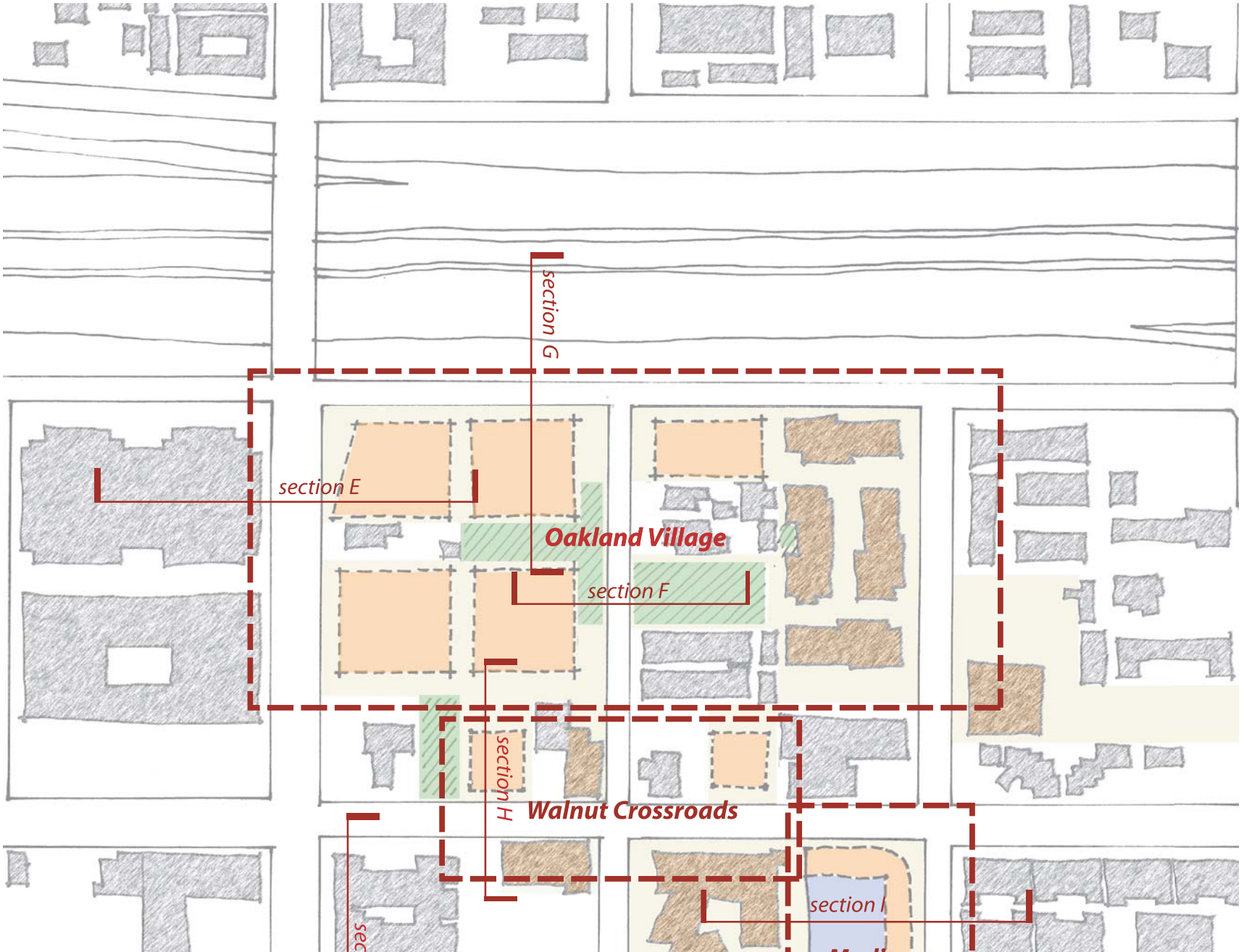
Los Robles Avenue In keeping with the strong urban character along Los Robles Avenue, buildings will abut the property line with no setback. At the street level, the building mass will break down to create a pedestrian-friendly edge (*Figure 16, Section C*). To provide continuity, trees and benches to 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.

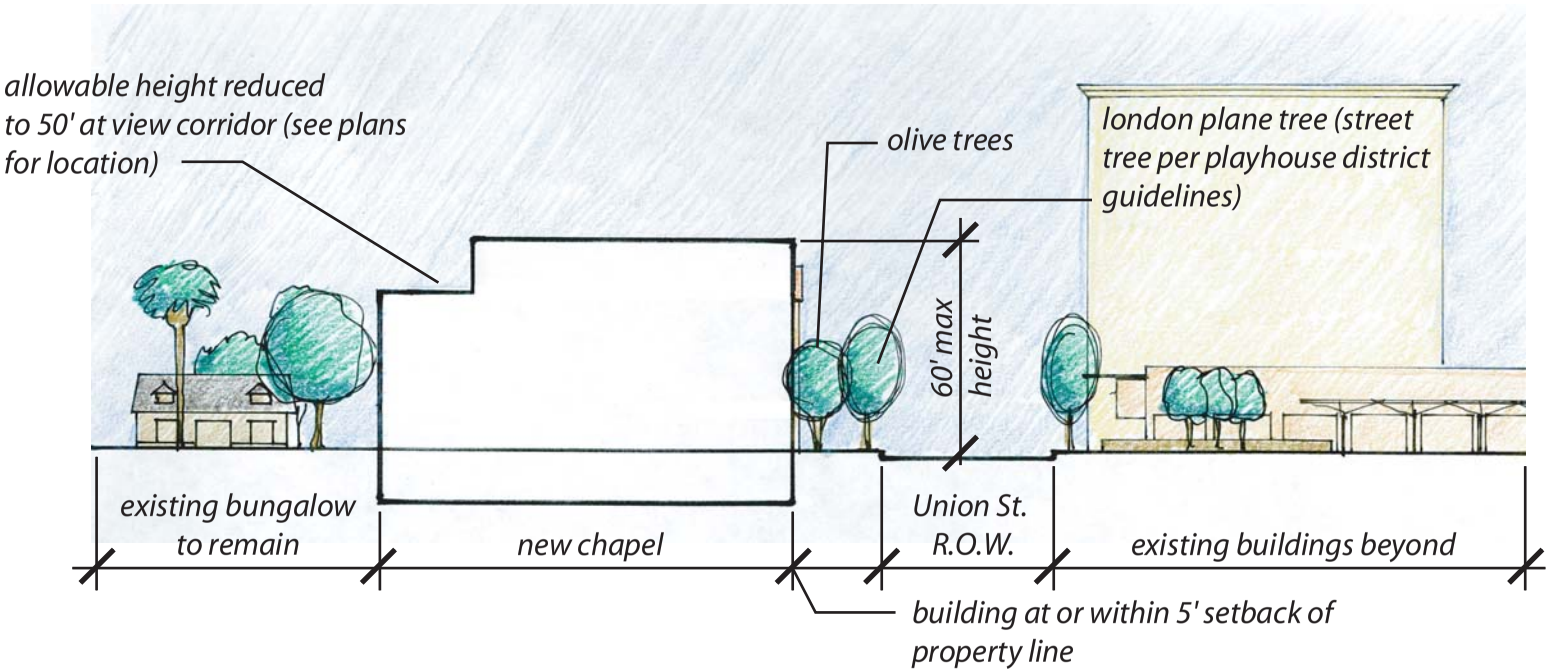
Figure 15: Design Guidelines Key Plan



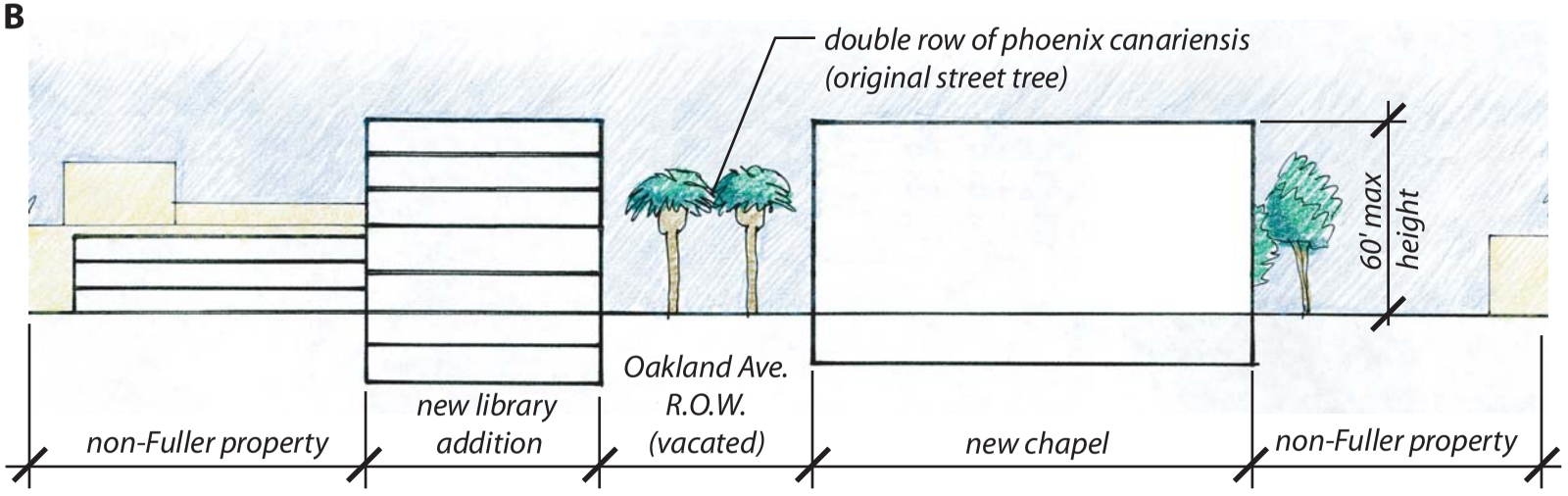
Madison Area
Union Gateway
Los Robles Area
section A
section B
section C
tion D
Madison Avenue
Oakland Avenue
Los Robles Avenue
0
50'
100'
200'
400'

Figure 16: Academic Sections

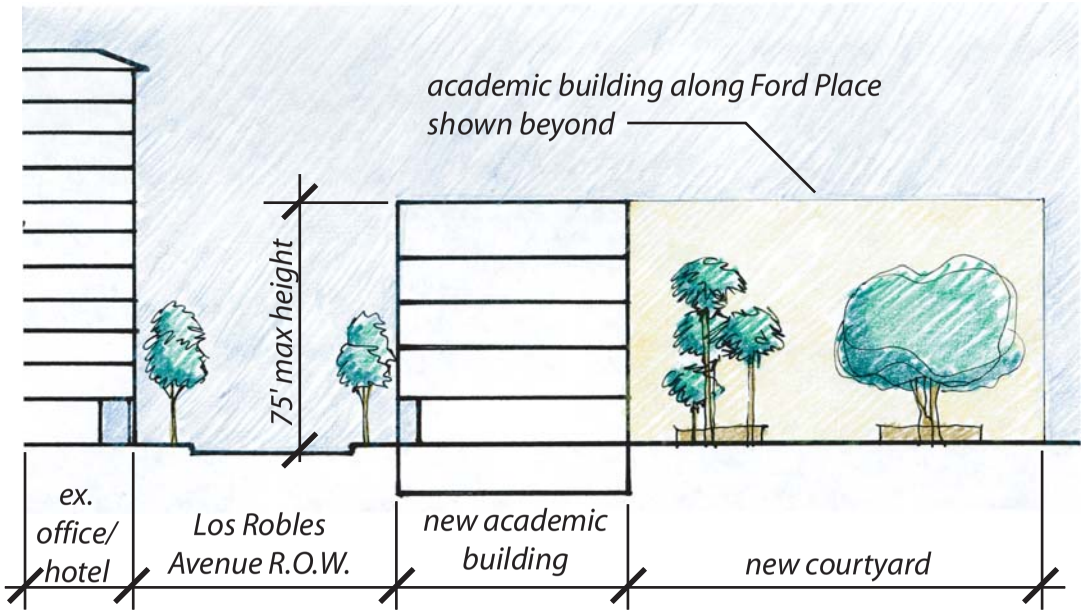
Section A



Section B



Section C



Section D

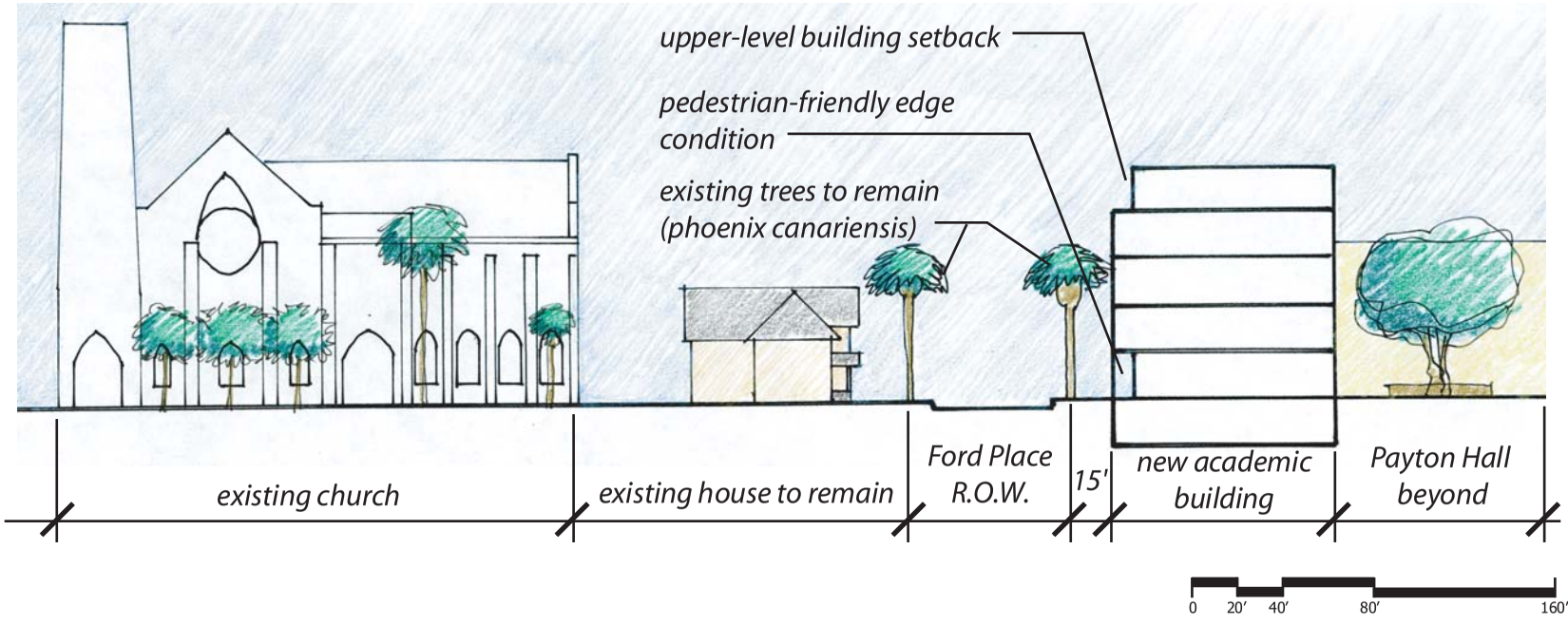
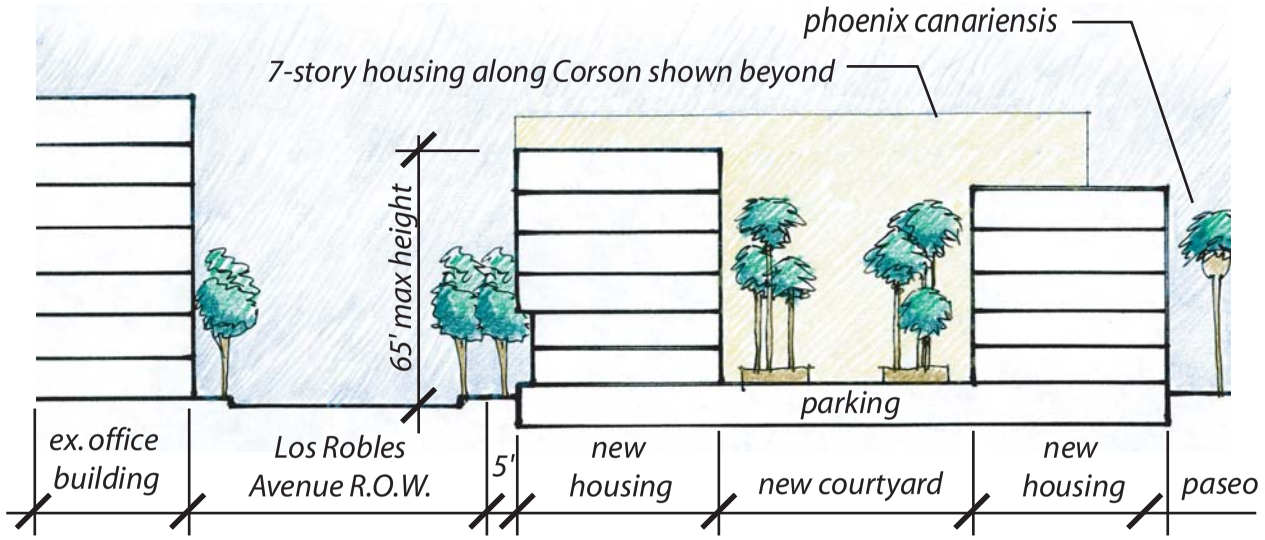
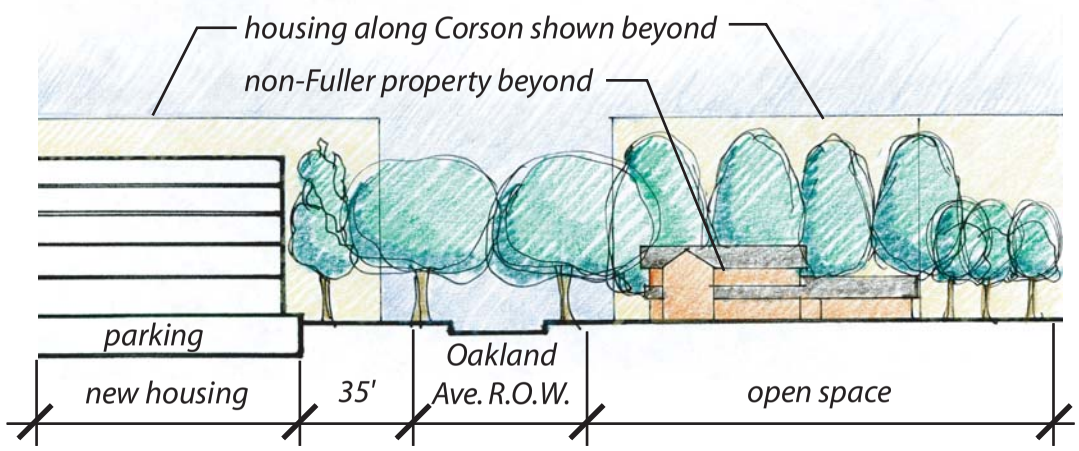


Figure 17: Residential Sections

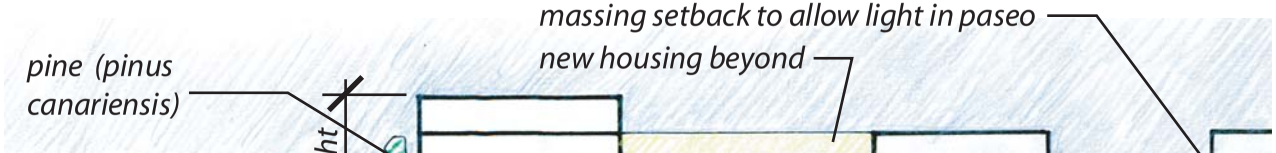
Section E

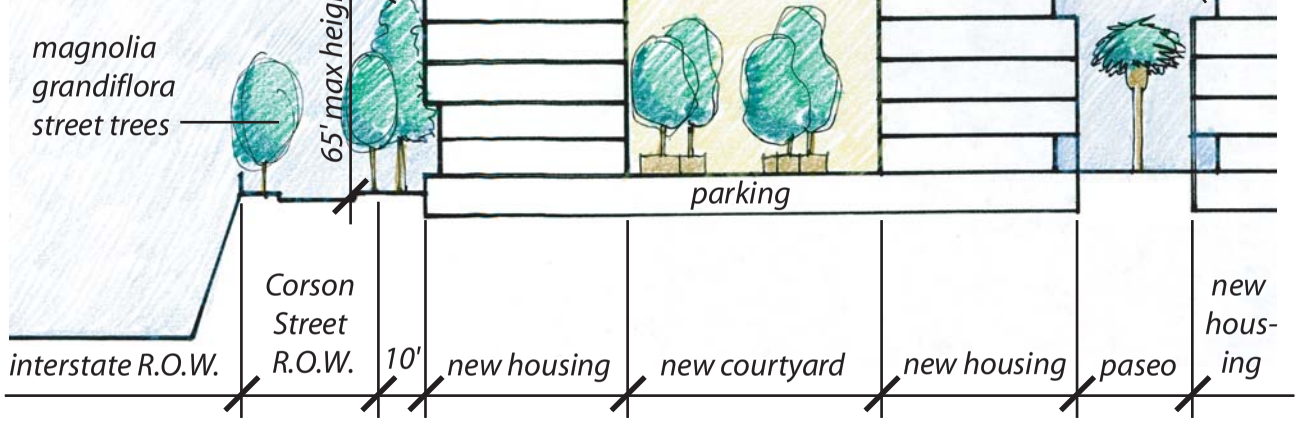


Section F

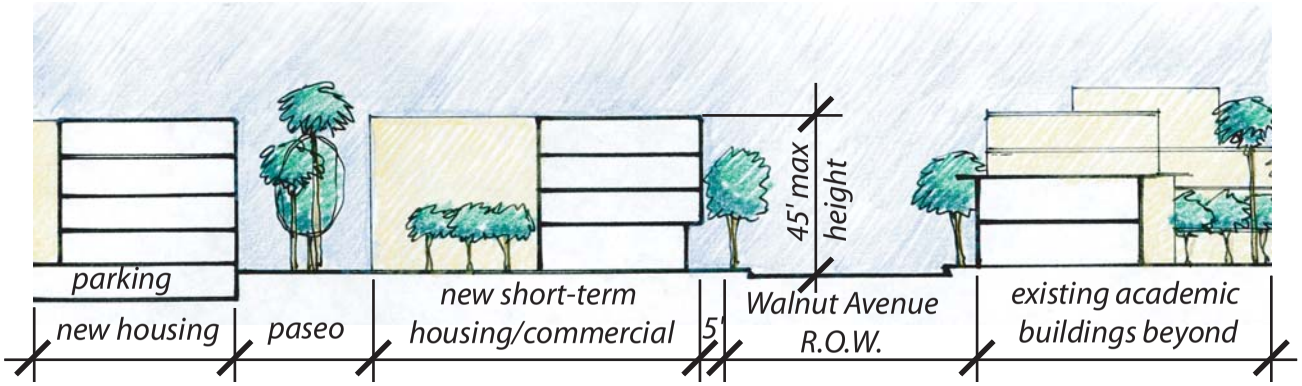


Section G

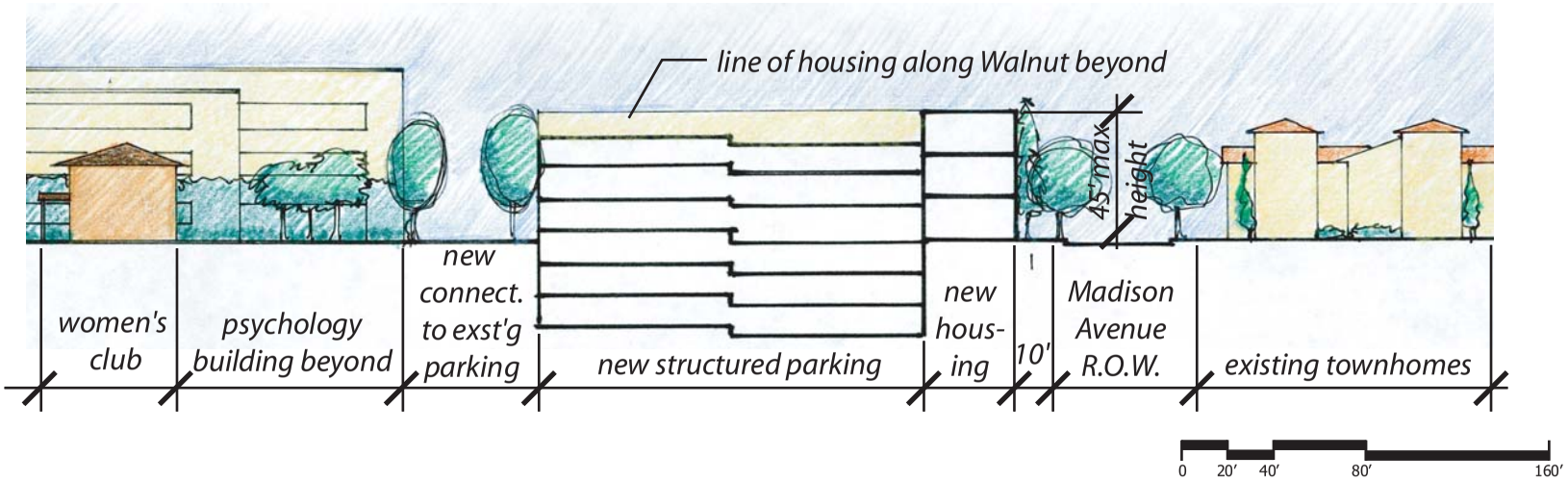




Section H



Section I



New student housing will be provided at three areas within the campus:

- New student housing will be constructed to the south of Corson Street, on both sides of Oakland Avenue, to replace and expand Fuller's current housing facilities.
- New student housing will be constructed as part of a new parking structure at the corner of Madison and Walnut Street.
- Short-term housing for visiting scholars and guests of Fuller will be constructed above new academic/ retail facilities at the intersection of Walnut Street and Oakland Avenues.

Most new residential facilities will be four- to six-story structures, built on podiums with structured parking below. Except for site area, site width, density, maximum building height, and front-yard setbacks (which are specified herein), new facilities should conform to P.M.C. §17.24.050 (RM-48) in effect as of the date of adoption of the master plan.

Oakland Village The structural envelopes defined in the Oakland Avenue neighborhood allow for the development of multiple four- to seven-story structures, organized around private courtyards. To provide acoustic buffering from the adjacent highway, as well as to provide a transition from the taller buildings along Los Robles Avenue to the residential-scale neighborhoods to the east, these structures will step down in height as they move from Corson Street toward the south, and from Los Robles Avenue toward Oakland Avenue. A maximum of seven stories will exist at the corner of Corson Street and Los Robles Avenue, and a minimum of four stories will exist along Oakland Avenue. No buildings will be allowed within a 100' x 200' space measured from the Oakland Avenue curbline as shown on *Figure 7*, "Overall Concept." All structures will include subterranean parking for residents.

Oakland Avenue To provide easy pedestrian access to the heart of the residential campus from Los Robles Avenue, two publicly accessible, landscaped pedestrian walks will connect Oakland Avenue with Los Robles Avenue—one located midblock, and a second located just north of the existing gas station (as shown on *Figure 7*). New dormitories along Oakland Avenue will be set back from the property line a minimum of ten feet, and on average thirty-five feet, and the corresponding "front yard" will be publicly-accessible park space (*Figure 17,Section F*).

Corson Street Strategies along Corson Street seek to buffer the noise of the adjacent interstate freeway while providing a pleasant streetscape for pedestrians. Buildings will be set

back ten feet from the property line to align with existing Fuller housing at the corner of Corson Street and Madison Avenue to allow for landscaping (*Figure 17,Section G*). To break up the building mass along the north (and to provide easy public access to the interior of the residential campus) two publicly-accessible, landscaped pedestrian walks will occur near the center of both blocks (as shown on *Figure 7*).

Los Robles Avenue In keeping with the strong urban character along Los Robles Avenue, buildings will be set back a maximum of five feet from the property line *(Section E*). To provide a sense of arrival when heading south along Los Robles Avenue, the building at the corner of Los Robles Avenue and Corson Street, in conjunction with the landscape, will complete an urban gateway to the City of Pasadena. At the street level, the building mass will break down to create a pedestrian-friendly edge condition. As outlined above in the section on Oakland Avenue, two publicly-accessible, landscaped pedestrian walks through the Oakland/Corson neighborhood will be provided off of Los Robles Avenue.

Walnut Crossroads The intersection of Oakland Avenue and Corson Street is the crossroads of the Fuller campus: to the north of Walnut Street is the residential campus, to the south is the academic campus. New buildings in this area will seek to unify the intersection by responding to the scale of the existing Fuller properties to the south. Thus, new buildings in this area will be four-story structures, and will be set back five feet from the property line (*Figure 17, Section H*). These structures will provide new short-term housing for visiting faculty, scholars, and guests above Fuller-related administrative and commercial facilities on the ground floor. In keeping with the emphasis on easy public access to the Fuller campus, a publicly-accessible, landscaped, pedestrian walk—located midblock on the west side of Oakland Avenue—will connect Walnut Street to Corson Street.

Madison Area (Housing) In response to the residential development to the east of the property, new student housing at the corner of Madison Avenue and Walnut Street will be a maximum of four stories in height, wrapping the north and east sides of a new parking facility and effectively shielding the parking structure from public view. To allow for landscape planting, while still maintaining a strong street edge, the building face will be set back 10 feet from the property line (*Figure 17, Section I*).

SECTION 4: Guidelines for Parking Facilities

Fuller's current campus has an array of parking facilities, from podium-type structured parking to surface lots. As it makes the

transition from a commuter campus to a residential one, the seminary recognizes the need to create a comprehensive parking strategy for the coming years. To accommodate the parking needs of Fuller, as well as to create a community asset by providing structured parking so close to the emerging Playhouse District, a structured parking facility is recommended at the corner of Madison Avenue and Walnut Street.

The design of all surface and structured parking facilities will be in accordance with P.M.C. §17.68.

Madison Area (Parking) To accommodate the needs of the housing program, the envelope for the parking facility will be approximately thirty-five feet from the property line. The structure will consist of four levels of parking above grade, and three subterranean, totaling seven levels of parking with approximately 500 parking spaces. The parking structure will have a maximum height of thirty feet, while the overall structure (including housing) will have a maximum height of forty-five feet (*Figure 16, Section I*).

SECTION 5: Architectural Guidelines

The architecture of Fuller's south campus can be divided into two distinct groups. Those structures that were part of the original Oakland Avenue/Ford Place residential area (or built in a similar style) and later, more modern buildings ranging in style from the Gothic Revival of the original Payton Hall to the International-Style architecture of the Walnut Professional Building. The north campus has a range of architectural styles—from Mission Revival to fairly nondescript California modern stucco—with no single style dominating.

Academic Facilities. On the south campus, new structures will respect the character and scale of the existing buildings (e.g., the Oakland Avenue/Ford Place bungalows) without needing to replicate their form or expression. Though there is a desire for a coherent campus experience, the south campus is a mixture of architectural styles, scales, programs, and building types prohibiting a single standard for architectural character. Instead, a varied architectural language can serve to "repair" the urban fabric by knitting together these disparate elements. Thus, in the Los Robles Area, buildings will be compatible with the massing, scale, materials, and architectural treatment of the surrounding context. In contrast, the program for and location of the chapel on Union Street suggests a "signature" architectural style that will convey the chapel's importance for the Fuller community.

Residential Facilities Given the proximity of the north campus to residential neighborhoods, new structures in the Oakland

Neighborhood, as well as the Madison Area, will seek compatibility in massing, scale, and materials with the surrounding context, while still maintaining a strong identity as a part of the Fuller campus.

Guiding Principles for Buildings In addition to the massing guidelines outlined above, the following set of qualitative design principles may be considered in the development of all new buildings (both academic and residential) on campus. While not binding, these principles do set out Fuller's intentions for future buildings:

- **Incorporate flexibility into design.** Designing "loose fit" buildings allows them to adapt to changing needs over time, prolonging useful life.
- **"Waste equals food": Use cradle-to-cradle design strategies.** Consideration of the eventual disassembly of structures enables choosing materials that return safely to the soil or to industry at the same level of quality.
- **Create durable buildings of long-term value.** Designing structures that endure over time optimizes the value of the materials and time spent in their construction, and provides Fuller with the best possible assets.
- **Incorporate daylight and natural ventilation in the design of all spaces.** Access to the outdoor world can create uplifting environments appropriate to Fuller's mission, as well as enhance building energy performance.
- **Use lighting strategies that preserve views of the night sky and provide for safety and security.** Lighting the campus at night can be discreet, secure and yet sensitive to preservation of the night sky.
- **Design building massing and orientation to optimize solar access.** Harnessing the power of the sun—whether through "passive" or "active" strategies—can enhance building performance, and provide a higher quality of life for occupants.

SECTION 6: Design Review

Design review procedures for renovations and new construction will be in compliance with the requirements set out in P.M.C. §17.80 and §17.92, in effect as of the date of the adoption of the master plan. Projects will be reviewed and evaluated at three levels of concern: the campus, the area, and the individual building.

Renovations The Design Review Commission will review permits for exterior alterations or additions to existing facilities visible from the public right-of-way, as specified in P.M.C. §17.92. Recognizing the significance of Fuller's older facilities—in particular, the bungalows outlined in P.M.C. §17.33.080—permit applications for exterior alterations or additions to existing academic or residential buildings more than fifty years old will be reviewed by the Cultural Heritage Commission. Interior remodeling at existing facilities will not be included in the design review process.

New Buildings All new academic, residential, and parking structures will follow design review procedures set out in P.M.C. §17.80 and §17.92, in effect as of the date of the adoption of the master plan.

3.11 Phasing

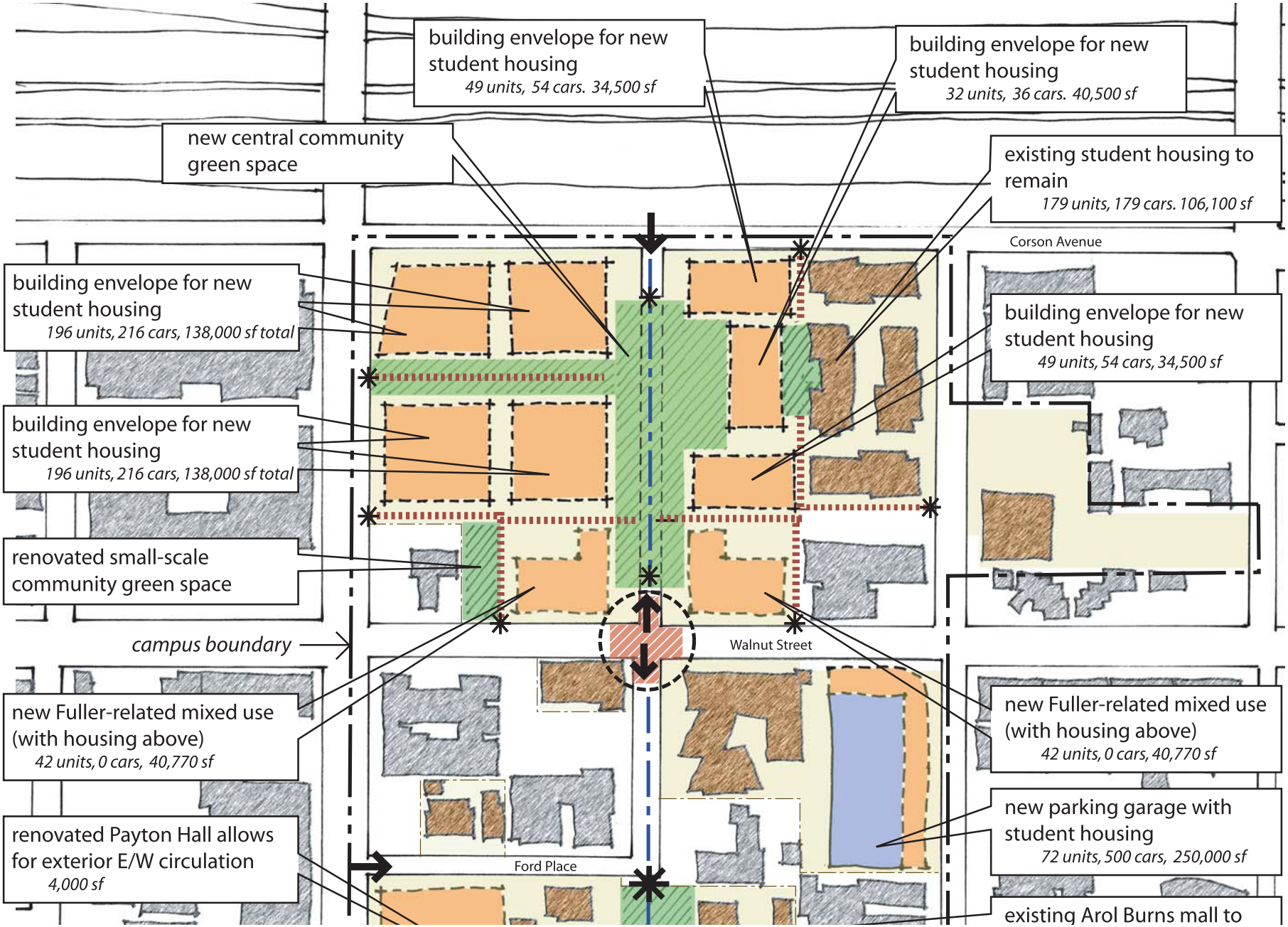
The Phasing Diagram (Figure 18) illustrates a probable phasing scenario for the residential and academic facilities. The phasing of academic facilities will be influenced by development and capital campaigns. The phasing for residential facilities will be determined in part by feasibility of land acquisition..

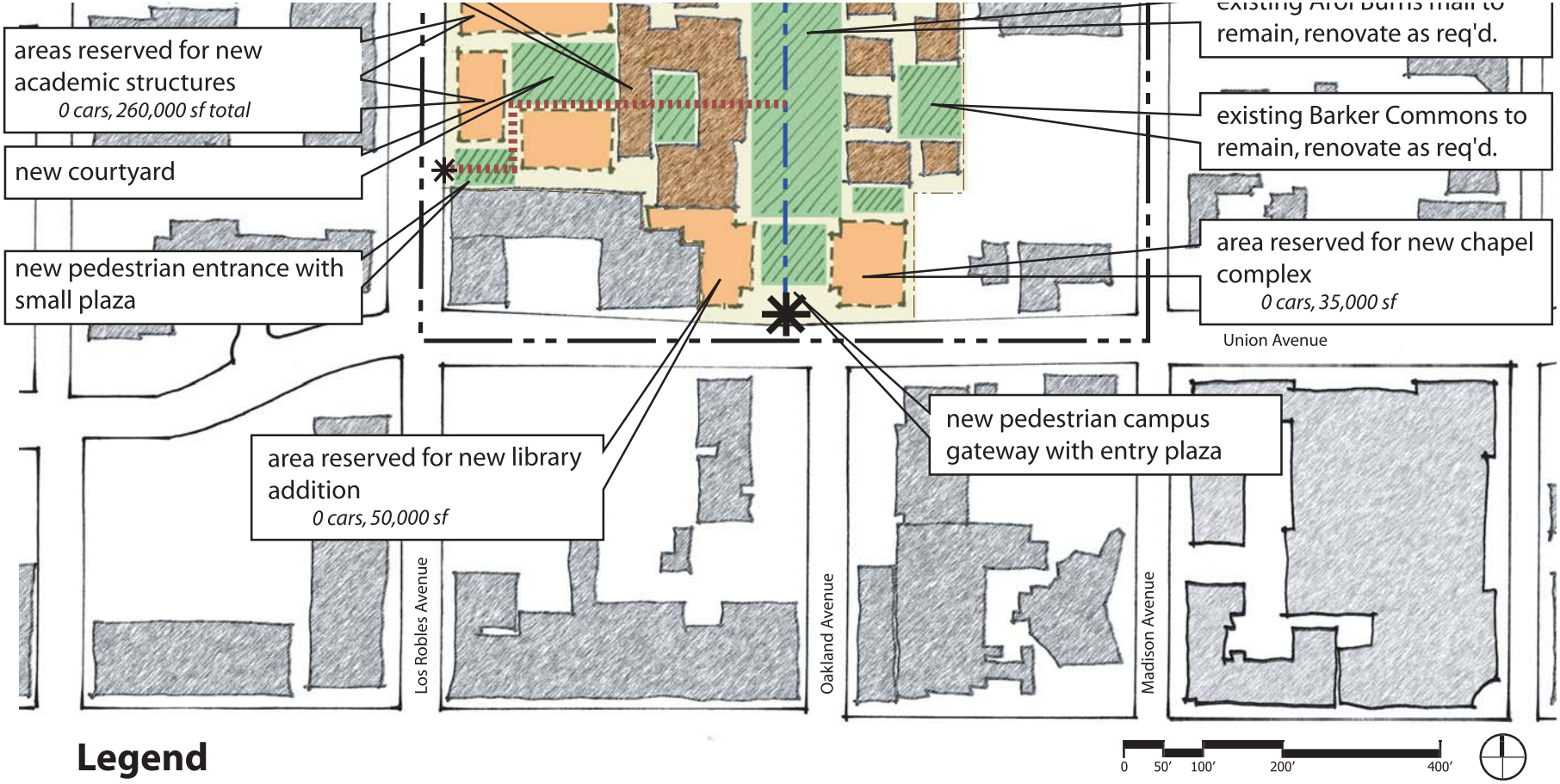
3.12 Long Range Plan

The master plan provides for Fuller's growth over the coming years. Planning for tomorrow's growth also means ensuring proposed developments do not preclude opportunities that might arise as a result of acquiring new parcels. Thus, inherent in the master plan is a vision of what the final Fuller campus might become (Figure 19: Long Range Plan). It is included here to shed light on how and why decisions were made, as well as to suggest opportunities for Fuller's further growth.

Figure 18: Phasing

Figure 19: Long Range Plan





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

Appendix

4.1 Review of Planning Process History

In October of 1977, the City of Pasadena approved a comprehensive general plan that required all institutions over four acres in size to submit a master plan for approval to the Pasadena Planning Commission. Fuller Theological Seminary complied in April of 1981, requesting shortly thereafter that the "Fuller Seminary District" be expanded to include all of Fuller's campus (south *and* north of Walnut Street). This request was granted by the city and identified as District 13A. After negotiations in 1982, Fuller and city staff agreed on regulations and guidelines for development at the seminary to be incorporated directly into the Urban Design Plan, focusing in particular on:

- campus boundaries
- location and type of proposed land uses
- limits on future developments
- maximum density of future development
- open space and landscaping at the existing and future campus
- preservation of historically and/or architecturally significant structures
- automobile circulation and parking
- height limits and setbacks.

The final Central District Zone Ordinance (CDZO) reflects that agreement between the city and Fuller on the guidelines addressing development standards, with the stipulation that, "The [Urban Design Plan] will incorporate the provisions of the master plan and Fuller will not be subject to any other development guidelines." By resolution, the city declared that Fuller is exempted from all regulations and guidelines of the UDP except as specifically incorporated into the approved master plan. In 1985 all guidelines implementing the master plan were incorporated into the CDZO, and the city intended that these guidelines incorporated through the UDP into the CD Zoning operate as the "functional equivalent of a master plan" for Fuller. In the process of adopting this, the elements of the Fuller master plan underwent the processes of public hearings, environmental impact review and review, by the various city commissions and committees that would be required for a master plan.

Therefore, the board approved a functional equivalent of a master plan for Fuller, and agreed that Cultural Heritage and Design review of proposed development by Fuller is limited to evaluation for consistency with the Fuller master plan as it is reflected in the CD Zoning.

Until 2001 Fuller has been following the existing plan agreed upon by the City of Pasadena, and no other active planning process has been in play. New commitments and demands to refresh the facilities, however, have required an assessment of existing facilities and community goals. Charrettes were held with participants from within and without the Fuller community to facilitate planning the reorganization. In 2003 Fuller's board of trustees considered the outcome of the charrettes and agreed to a capital campaign with the upgrade of housing being among the most critical needs.

In March of 2003 the City of Pasadena released a revision to its code that required Fuller to resubmit its master plan.

4.2 Summary of Code Issues Identified in the Predevelopment Plan Review

Section 3 of the *Master Development Plan Report* describes both the final realization of the master plan and the intentions surrounding its design. In general, the predevelopment plan followed the guidelines set out in the *Pasadena Municipal Code Title 17 Zoning*. However, in response to specific site conditions, Fuller's programmatic needs, and other similar design factors, this master plan proposes the following changes to the code:

- **An increase in the allowable height along Union Street, between the City Hall dome view corridor and Union Street, from its current zoning of 40' commercial/60' residential to a new allowable height of 60'** for institutional uses. The increase is proposed for a number of reasons. Additional height would allow for better design solutions, given the programmatic densities needed by Fuller. Additional height would also facilitate the creation of a welcoming gateway along Union Street, in keeping with the goals of both Fuller and the city's Specific Plan currently under review. In addition to preserving views from Union Street to City Hall, a 50' maximum height would help protect the scale and character of Arol Burns Mall by allowing building massing to step down toward the historic bungalows. The increase in height to 60' is 10' higher than the allowable heights proposed in the city's draft Specific Plan (June 2003).
- **An increase in allowable height along Walnut Street between Madison Avenue and Los Robles Avenue from 40' commercial/60' residential to 45'** for a mixed-use project, with institutionally related commercial on the ground floor and three floors of housing above. This increase in height would allow Fuller to maintain the property just to the east of the Arco station as a small park, as well as allow a more generous floor-to-floor height. Additional height would also help to create a gateway to the residential campus along Walnut Street. In the

draft Specific Plan, the allowable height of this area is 50'.

- **An increase in the allowable height along Los Robles Avenue and Corson Street on the North campus from 60' to 65'.** The increase in height allows the project to step down in mass toward Oakland Avenue, while mediating between the large scale of Los Robles Avenue and Corson Street to the pedestrian-scaled residential community surrounding the new green space. Overall heights in this area would average 55'.
- **An increase in the setback along Ford Place from the average of the 2 adjacent properties to 15'**, which will allow for the preservation of existing trees and will help to mediate between the scale of new construction and the existing buildings. In the draft Specific Plan, the setback proposed along Ford Place is 10'; this proposal would exceed those requirements to further ensure preservation of street character.
- **A decrease in the allowable setback along Walnut Street from the average of two adjacent properties to 5'.** The adjacent properties to the Fuller holdings along the northwest side of Walnut Street are the Arco station and the warehouse building, both of which are set back at least 20' from the street. A 5' setback will hold the street edge in anticipation of future, denser development, and will match the setbacks along the east side. Recent construction in the area has been holding this type of setback. In addition, the draft Specific Plan calls for a minimum 0', maximum 5' setback for commercial, minimum 5', maximum 10' setback for residential. This proposal would meet both of those requirements.
- **A decrease in the allowable setback along Oakland Avenue, from the average of two adjacent properties or 20', whichever is greater, to 10'.** The decreased setback would allow for the creation of a gateway to the heart of the residential campus/green space. As illustrated in the concept plan, after this gateway experience, the setbacks increase to at least 35' in order to create a public green space along Oakland Avenue. The draft Specific Plan calls for a setback of 10' in this area.

Table A.3 provides a summary of the design standards requested in the *Predevelopment Plan* in comparison to the standards in the existing P.M.C., and those proposed for the *CDSP*.

		Fuller Master Plan	Current P.M.C.	Specific Plan	Reason for Request
Maximum Heights					
Los Robles Area	Los Robles:	75′	75′	50′	Conforms
	Ford Place:	75′ (w/ setback above 60′)	75′	50′	
Union Gateway	Union:	60′ b/t Union + view corridor, remainder at 50′	40′ comm., 60′ res. w/ 50′ at view corridor	50′	Allows needed programmatic density, responds to scale of Los Robles and Union, and allows better design solutions while preserving views to City Hall and preserving scale of Arol Burns Mall.
	Oakland:	60′ b/t Union + view corridor, remainder at 50′	40′ comm., 60′ res. w/ 50′ at view corridor	50′	
Madison Area	Madison:	45′ (30′ parking)	50′ (30′ parking)	50′	Conforms
	Walnut:	45′ (30′ parking)	50′ (30′ parking)	50′	Conforms
Walnut Crossroads	Walnut:	45′	40′ comm., 60′ res.	50′	45′ allows better floor-to-floor heights while giving Fuller the needed density to offset the park on Walnut.
	Oakland:	45′	40′ comm., 60′ res.	50′	
Oakland Village	Oakland:	max. 65′, average 45′	60′	60′	65′ feet at the edge provides both a buffer and a transition in scale from Corson/Los Robles, while allowing a lower scale toward the center and to the east. The housing averages at 55′.
	Corson:	65′ (75′ at Los Robles)	60′ (85′ at Los Robles)	60′	
	Los Robles:	65′ (75′ at Corson)	60′ (85′ at Los Robles)	60′	
Minimum Setbacks					
Los Robles Area	Los Robles:	Non-Res: 0′; Res: 5′	not required	Non-Res: 0′ min, max 5′; Res: 5′, max 10′	Conforms
	Ford Place:	15′	avg. of 2 adj. properties	10′	More than req'd; better preserves scale of Ford place, existing trees.
Union Gateway	Union:	to match adjacent structures (approx 20′)	not required	Non-Res: 0′ min, max 5′; Res: 5′, max 10′	Conforms with current code; the intent is to maintain street edge
	Oakland:	0′	not required	N/A	Conforms
Madison Area	Madison:	5′	avg. of 2 adj. properties	10′	Conforms
	Walnut:	5′	avg. of 2 adj. properties	Non-Res: 0′ min, max 5′; Res: 5′, max 10′	Conforms
Walnut Crossroads	Walnut:	5′	avg. of 2 adj. properties	Non-Res: 0′ min, max 5′; Res: 5′, max 10′	Adjacent properties have large setbacks (Arco station, warehouse for bookstore); 5′ setback holds street edge in anticipation of future development.
	Oakland:	10′	avg. of 2 adj. properties, or 20′, whichever greater	10′	10′ setbacks at the far north and far south of the block create gateways to the central green space/heart of the residential campus.
Oakland Village	Oakland:	min 10′, average 35′	avg. of 2 adj. properties, or 20′, whichever greater	10′	
	Corson:	10′	not required	10′	Conforms
	Los Robles:	5′	not required	Non-Res: 0′ min, max 5′; Res: 5′, max 10′	Conforms
Density					
F.A.R.		1.59 to Corson/Oakland, then 1.5 proposed	N/A	1.5 to Corson/Oakland, then 2.25	Conforms
Residential Density		87 DU/acre	87 DU/acre	N/A	Conforms
Total SF allowable		1,183,975 proposed	1,426,000 sf	N/A	Conforms

Appendix 4: DUs/ACRE Calculations

area within 87 du/acre zone

DU's per Acre Calculations			Overall Concept		Long Range Concept	
Parcels	**Description**	**Land/SF**	**du's**		**Land/SF**	**du's**
Parcels Owned by Fuller						
1, 2, 3, 4, 5, 6	Phase I	65,904	179		65,904	179
34, 35	East side Oakland	20,371	441		20,371	441
30, 31	open space parcel	20,982	included above		20,982	
9,10,11	NW corner at Los Robles	29,865	included above		29,865	
1	Los Robles	41,915	included above		41,915	
2,14,15,16,17,18,19	West side of Oakland	72,827	included above		72,827	
10	open space parcel	7,510			7,510	
Parcels to be Aquired						
32, 33	East side Oakland				21,181	32
28, 29	East side Oakland				20,983	49
8	Open space outparcel at Los Robles				9,308	
Portion of "D"	55' from LA DWP	10,991			10,991	
Planting strip	Strip fronting on Oakland				725	
	Subtotal	**259,374**	**620**		**322,562**	**701**
	area in acres	5.95			7.41	
	du's/acres	104.1			94.7	
	allowable du's/ ac (7.41 ac x 87 du/ac)		**518**		**644**	
	allowable du's/ac with 10% open space bonus		**570**		**709**	
	(7.41 ac x 87 du's x 1.1)					

area within 48 du/acre zone

Parcels Owned by Fuller						
25,27	North side - Walnut corridor	13,995	21		13,995	42
6	North side - Walnut corridor	6,985	21		6,985	42
7	North side - Walnut corridor	7,010			7,010	
5	Walnut street open space	7,025			7,025	
9	North side - Walnut corridor	6,968			6,968	
	Wanut/Madison Housing/Hotel	10,150	72		10,150	72
	Housing Parking Garage Footprint	31,963			31,963	
	South Campus Open Space (Arol					
	Burns, Barker Commons, Library Quad	48,800			48,800	
	New Open Space @ Academic Cluster				6,800	
Parcels to be Aquired						
26	East side of Walnut				13,930	
8	West Side of Walnut (Bookstore)				7,002	
	Subtotal	**132,896**	**114**		**160,628**	**156**
	area in acres	3.05			3.69	
	du's/acres	37.4			42.3	
	allowable du's/ ac (1.44 ac x 48 du/ac)		**146**			**177**
	allowable du's/ac with 10% open space bonus		**161**			**195**
	(1.44 ac x 48 du's x 1.1)					
	Total du's		**620**			**701**
	Total allowable du's		**731**			**903**

PROJECT TEAM

Master Planning, Architecture (Academic)

WILLIAM McDONOUGH + PARTNERS
Architecture + Community Design
700 East Jefferson St.
Charlottesville, VA 22903

Architecture (Residential)

TOGAWA & SMITH, INC.
Architects
44 West Green St.
Old Pasadena, CA 91105

Landscape Architecture

EPT DESIGN
1214 East Green St.
Pasadena, CA 91106

Traffic, Transportation, and Parking

LINSCOTT, LAW & GREENSPAN
Engineers
234 E. Colorado Blvd., Suite 400
Pasadena, CA 91101

Construction Management

ADIBOSS CONSTRUCTION MANAGEMENT
12 Morning Sun
Irvine, CA 92612