Landscape Design Guidelines

The University Heights District’s largely residential character and modernist style architecture is reflected in a less formal character in the landscape. The Redstone Walkway on the district’s western edge is a major connective green space, linking the residence halls of Redstone and University Heights to the academic heart of the campus. The extension of the University Gateway with a more limited arboretum design on the south side of Main Street is also a connective green space, forming a pedestrian link between the residential neighborhoods to the south and the campus while providing important informal recreation open space for students. As we move away from the historic core of the campus, the axial geometries and fine grain of historic buildings are replaced by a more fluid organizing structure that is derived from the park-like character of this part of the campus.

A formal structure of street trees along Main Street and University Heights forms a matrix that frames the informal planting in drifts along the Redstone Walkway and the south edge of the University Gateway Arboretum. The existing stands of mature trees in the jug handle, and the southern end of the University Gateway Arboretum are preserved and augmented by additional plantings of informal drifts. The Redstone Grove is preserved in its current state.

Landscape Initiatives

Along the Redstone Walkway, a field of sculpted wave landforms planted with drifts of trees creates a sinuous landscape that shelters the pedestrian pathway from the northwest winds and screens the walker from neighboring houses and gardens. The Redstone Walkway physically and visually merges the historic estate landscape with the contemporary landscape fabric of the University campus. The path of the Redstone Walkway takes a sinuous form, moving through the landforms like a dry stream bed. The walkways are broad enough to mix heavy cycle and pedestrian traffic together. The gently curving form of the pathway is reinforced by regular tree plantings lining alternating sides of the paths.

A land-bridge, connecting the Redstone Walkway and the Dudley H. Davis Center Oval, is proposed to bridge the gap in the campus fabric created by Main Street. The landbridge connection over Main Street has had a long history, first being proposed by the noted Landscape Architect Dan Kiley in the 1967 Campus Master Plan. Consistent with past land-bridge proposals, the land-bridge would solve the significant pedestrian circulation issues between Main Street North and University Heights Districts and the University Heights and Redstone Districts.

The existing sidewalk along Main Street is preserved as part of the regional bikeway, and continues to accommodate bicycle traffic. The pathways through the University Gateway Arboretum takes a sinuous form that negotiates the grade change with a physically accessible grade of 5% or less. Within the University Gateway Arboretum, clearings accommodate recreational sports and informal gatherings.

There are three gateways within the University Heights District; the first, on Main Street, mirrors the Main Street Gateway of the Gateway District. Like the Gateway District Gateway, this is a major gateway element to the University on Main Street, whose design should engage both pedestrians and passing motorists: the second and third, at either end of the land-bridge crossing Main Street north of University Heights, are pedestrian gateways, and points-of-access to the broader system of green connective spaces.
UNIVERSITY HEIGHTS DISTRICT
CHAPTER 4.3 – MAIN CAMPUS: DISTRICT DESIGN GUIDELINES

REDSTONE DISTRICT

Architectural Characteristics

The historic buildings of the Redstone District, though smaller in scale than those along University Place, have an iconic relationship with their historic landscape context, the Redstone Historic Green and the landscape of the A. A. Buell Estate. The architectural character of the Redstone District is eclectic yet elegant and refined. The domestically-scaled Redstone Hall built in 1889 and the more institutionally scaled Southwick Hall by McKim, Mead & White set the tone for the diverse later additions that fill out this primarily residential district.

The District later saw the addition of several residence hall complexes built between 1956 and 1967. These later buildings are characterized by a restrained architecture, featuring brick walls with relatively small windows, and flat roofs.

New Buildings

New buildings in the Redstone District should respect the architectural characteristics of the District in terms of height, mass, and scale. A new building near the historic buildings would be considered a Transitional Building and should follow the guidelines for the University Green District.

Additions and Renovations

Additions to any of the historic buildings in this District should follow the guidelines for the University Green District.

Additions to any of the buildings built in the 1950s and 1960s should be designed with glass enclosed public gathering spaces to make the existing buildings feel more open and inviting. The renovation of Christie-Patterson-Wright is a recent example of this approach on campus.

Renovations to the interiors should be compatible with new programmatic uses and technologies.

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New Buildings

New buildings in the Redstone District should respect the architectural characteristics of the District in terms of height, mass, and scale. A new building near the historic buildings would be considered a Transitional Building and should follow the guidelines for the University Green District.

New buildings that are adjacent to the residence halls built in the 1950s and 1960s should respect the architectural characteristics of the District in terms of height, mass, and scale. Roofs may be pitched or flat. Exterior walls should be of a combination of materials such as brick, stone, wood, and metal.

Additions and Renovations

Additions to any of the historic buildings in this District should follow the guidelines for the University Green District.

Additions to any of the buildings built in the 1950s and 1960s should be designed with glass enclosed public gathering spaces to make the existing buildings feel more open and inviting. The renovation of Christie-Patterson-Wright is a recent example of this approach on campus.

Renovations to the interiors should be compatible with new programmatic uses and technologies.
Landscape Design Guidelines

The Redstone District’s historic and refined architectural character, lush greenery, and residential character are reflected in the design of the landscape with an approach that is much more restrained than in other parts of the campus.

The Redstone District is structured by a grid that derives from the surrounding neighborhood. The organizational structure of the District is also dictated by the form of the Historic Redstone Green, which plays much the same organizing role in this District as the University Historic Green plays in the University Green District.

Landscape Initiatives

The design approach to the Redstone District is one that augments the character of the mature landscape and reinforces its existing structure.

Additional tree plantings at the periphery of the Redstone District draw the heavily wooded edge of the Burlington Country Club up into the campus. It is a strategy of “borrowed scenery,” whereby background elements in the landscape are tied to foreground elements to create a sense of greater depth and expanse. The existing residential quads and walkways are augmented by a program of linear tree plantings that reinforce their structure and geometry. The Redstone Pine Grove is preserved and augmented and becomes the terminus of the Redstone Walkway.
Architectural Characteristics

The University’s Patrick-Forbush-Gutterson Athletic Complex (P-F-G) includes the Patrick Gymnasium and the Gutterson Fieldhouse, both of which were built in 1961. In 1991, Gutterson Fieldhouse was renovated and expanded to provide more seating for the University’s hockey team. Patrick Gymnasium is the home of men’s and women’s basketball as well as hosting concert events. The complex also includes the Gardner-Collins Cage, the recently constructed Gucciardi Fitness Center, and the new parking structure that is located along Spear Street. Patrick Gymnasium and the Gutterson Fieldhouse both have brick walls and long-span structure roofs. The Gardner-Collins Cage has a prominent aluminum arching roof, and the Gucciardi Fitness Center has metal and glass walls and is lifted above the ground on concrete columns.

New Buildings

Refer to the Athletics Facilities Master Plan 2005 by Gossen Bachman Architects for the current expansion plans of this complex.

Additions and Renovations

Additions should respect the existing buildings and be located so as not to intrude on outdoor athletic space.
ATHLETIC DISTRICT

Landscape Design Guidelines

The Athletic District is currently being reviewed as part of the Athletic Facilities Master Plan. Development in the Athletics District will increase the facilities for organized sports and spectator accommodation, while keeping the District’s current green character and expansive views to the Green Mountains.
Architectural Characteristics

The centerpiece of this District is Centennial Field, which since 1906, has been the home of the University’s baseball team, as well as a minor league professional team. The grandstand for the field was built in 1922 of concrete and steel. The Centennial Field National Register of Historic Places nomination states “Centennial Field’s grandstand is currently honored with the distinction of being the oldest grandstand structure in use by minor league baseball...Unlike many of its contemporaries, Centennial has remained virtually unaltered that gives it a distinction unique in itself. As it continues to play host to college and professional baseball, Centennial Field retains integrity of location, design, materials, and feeling, and remains a focal point in its community.” *

This District also includes a soccer field and bleachers.

New Buildings

New buildings in this District will likely be residential, and/or administrative, and may replace the existing soccer field and bleachers. This is also an important site to providing parking at the periphery of the campus. Any new buildings should respect the characteristics of the surrounding residential neighborhood in terms of height, mass, setback, rhythm, scale and proportions. At the same time the architecture should be clearly identified with the University of Vermont.

* Annotated excerpt from the nomination to the National Register of Historic Places that was researched and written by Michael McGuiren ’00, as part of his course work in the University of Vermont Historic Preservation Program in 1999.
CENTENNIAL SPORTS DISTRICT

Landscape Design Guidelines
The residential neighborhoods and the proximity of Centennial Woods that surround the Centennial Sports District create a unique sense of seclusion from traffic and the rest of the University.

Landscape Initiatives
New development within the Centennial Sports District should maintain the District’s unique wooded character with a rich program of planting. The District’s historical associations are maintained by preserving the historic Centennial Field and its viewing stands at its heart. New development will be oriented around a series of landscaped quadrangles and linked with a network of connective green spaces that preserve the intimate sense of scale of the Centennial Sports District.
Development within the Centennial District will be limited in scope to the areas designated as Undeveloped Open Space. The Centennial Woods Natural Area is protected from development in perpetuity.

**New Buildings**

New buildings in this District will likely be academic, administrative, and/or parking facilities. Any new buildings should respect the characteristics of the surrounding residential neighborhood in terms of height, mass, setback, rhythm, scale and proportions. These new buildings should have exterior materials, windows and roofs that are sympathetic to the wooded surroundings. At the same time the architecture should be clearly identified with the University of Vermont.
The Centennial District is home to the Centennial Woods Natural Area, a 66-acre preserve of woodland that the University has committed to preserving in perpetuity. Also included in the Centennial District are administrative facilities, significant amounts of undeveloped open space, the commuter and the Sheraton Parking Lots, and the University’s Rugby Fields.

The University is mindful of the sensitive ecological character of much of this District, and will undertake any future development here with care for its context and the concerns of the community.

Areas of the Centennial District that have already been developed (namely the commuter and the Sheraton Parking lots, and the Rugby Field) will take precedence for future development over existing undeveloped open space.

Any future development in this District will also include significant plantings of woodland to augment the existing natural character and ecological value of the site.

The potential development site on land bank area of the Rugby Field should stand back from Main Street and East Avenue with a significant set-back to minimize its impact on the Campus’s Gateway on Main Street. Informal plantings will minimize the visual impact of these structures.

**Landscape Design Guidelines**

[Diagram of the Centennial District with various symbols and labels]