CHAPTER 4.1 – Main campus: Existing Conditions

Campus Signage & Wayfinding

Today’s wayfinding system is the result of long-range planning defined in the 1997 Campus Land Use Master Plan goals that integrates strategic campus orientation with a unified and recognizable graphic image. The universal design that was developed for the wayfinding system redefines and strengthens the University’s “sense of place” and identity statewide.

The wayfinding system is based upon a hierarchical approach to wayfinding: directing motorists from the Interstate into areas of the campus; then into parking lots; and then to individual buildings. The University’s wayfinding system places an emphasis on key destinations and building names rather than individual colleges/schools, departments or offices. (Refer to Chapter 8 – Design Goals & Strategies for a more indepth description of the signage hierarchy and standards.)

The signage system helps define the transitions between abutting neighborhoods and the University. The signs also help to identify the primary campus access points, but do not go so far as to formally sign campus “gateways.”

The University of Vermont coordinates its wayfinding system with other hilltop organizations and the region in an effort to achieve a highly functional system of signing. Three phases of the signage system implementation have been completed, including the most recent at Fort Ethan Allen (refer to Chapter 6.1 Fort Ethan Allen: Existing Conditions for further information), and the replacement of Trinity College signs within the Trinity District.
The University of Vermont is home to a diverse body of outdoor sculpture that represents the work of prominent local and nationally-known artists from the mid 19th-century to the present day. The University Sculpture Committee monitors the works of art and makes recommendations on all issues that relate to the outdoor sculpture and other outdoor art objects in the campus landscape.

The outdoor sculpture is heavily concentrated in the University Green District: the University Historic Green is well populated with a full cast of 19th-century notables, The Bailey/Howe Library, University Bookstore, and the entrance to the Fleming Museum host more contemporary and abstract works. A more recent work has been located in the garden of Wheeler house.

The University Sculpture Committee was formed in August 1995 to identify and report on the condition of sculpture on campus. The committee published the Survey of Outdoor Sculpture at the University of Vermont, which had expert conservators advise on the best practices for the preservation of the campus collection. These recommendations were carried out from 1995 to the present.

The Sculpture Committee currently establishes guidelines for on-going maintenance, advises on the relocation of existing sculptures on campus, potential locations for future acquisitions, and guidelines for the loan and placement of temporary installations, and contract and liability issues associated with these loans.

In order to ensure that the University purchases and accepts sculpture that is appropriately suited to the University, the Sculpture Committee established Sculpture Acceptance Criteria to guide the outdoor art acquisition process. These criteria consider:

1. Has the sculpture been professionally appraised to establish its value?
2. Is the sculpture presently insured and if not, will the University be able to insure it if accepted?
3. What is the age, composition and quality of work of the sculpture?
4. What materials did the artist use to create the sculpture - durability and deterioration issues?
5. Has an appropriate location been approved by the Campus Master Planning Committee?
6. What are the short-term maintenance requirements and frequency for the sculpture (short term, e.g., painting, removing/filling rust, etc.; long term e.g., higher levels of restoration work)l?
7. Will the sculpture be accepted with an endowment to be used for restoration of the sculpture?
8. Will the sculpture adversely impact campus views of and from the location?
9. Are there impacts to the land, buildings, circulation or open spaces of the University?

The 1997 Campus Land Use Master Plan recommended the implementation of an Exterior Public Art Program to continue the University’s tradition of arts patronage and expand the breadth of art represented on campus. The Exterior Public Art Program would place contemporary art that enlivens public and circulation spaces such as the Main Street Pedestrian Underpass.
One of the most unique assets of the University of Vermont is its relative physical compactness: research and learning alike benefit from the breadth of academic fields and methodologies that are brought together on the campus. Spatially, the University has developed organically over two centuries, resulting in a rich mixture of colleges and departments that encourages a fertile discourse between disciplines.

As the campus has evolved, and research has grown more specialized, the University has recognized the benefits and efficiencies of co-locating colleges, departments, and facilities such as laboratories and libraries, for maximum efficiency, while not compromising the essential intimacy that makes the University such a unique learning and research environment.

At the University of Vermont's core is its largest college, the College of Arts and Sciences. The College of Arts and Sciences is primarily housed in a collection of historic buildings around the University Historic Green. The sole exception are the Music and Geology departments, which are housed in the Redstone and Trinity Districts respectively.

The College of Agriculture & Life Sciences is also represented around the University Historic Green within the historic Morrill Hall. The main body of the College of Agriculture & Life Sciences is grouped together near the Rubenstein School of Environment & Natural Resources that is located within the Aiken Center at the southern edge of the Central District.

The College of Nursing and Health Sciences and the College of Medicine are housed in linked facilities at the eastern edge of the Central District next to Fletcher Allen Health Care. The College of Medicine’s Vermont Cancer Center and Psychiatry departments are housed in two facilities within Trinity District. In addition, the new Medical Education Center, owned and operated in partnership with FAHC, is located on FAHC property just north of the Given Medical Building.

The College of Engineering and Mathematics is housed in Votey Building located northwest of the C-B-W Quad and at 16 Colchester Avenue that houses the Department of Mathematics.

The School of Business Administration is housed in Kalkin Hall located at the northwest corner of the C-B-W Quad.

The College of Education and Social Services (CESS) is housed in the Waterman Building in Central District, and in Mann Hall within the Trinity District. CESS also operates a day care center at the Ira Allen School within Trinity District.

The following two sections describe and map the student services and residential functions within campus buildings across campus.
Student Support Services at the University of Vermont, while of excellent quality, are broadly distributed throughout the campus. This distribution can prevent students from accessing services, or even knowing that they are offered. Support services, be they diversity coalitions, academic support, and/or physical and mental healthcare, are key to the recruitment and retention of top quality students. These services and their easy accessibility have a direct impact on the quality of the student’s life and experience on campus.
The University of Vermont offers a wide variety of housing types to its students, faculty and staff both on campus and in the immediate campus environs. The University’s residence halls house approximately 4,160 students in Central District, Trinity District (including four cottages), Redstone District, and University Heights District. Family Student Housing at Fort Ethan Allen provides housing to graduate students, students with families, and undergraduate students of non-traditional age (refer to Chapter 6 – Fort Ethan Allen for further information). Apartment housing for faculty and staff is provided at Centennial Court in the Centennial District.

The University considers the on-campus living experience an integral and necessary part of the total education of its first-year and second-year students. In addition, the University recognizes that attractive housing options serve as recruitment tools for the University. First and second year students are required to live on campus for four consecutive matriculated semesters. This policy grows out of research indicating that students living in college residence halls realize greater academic achievement, are better integrated into the cultural, social and extracurricular life of the University, interact more with faculty and peers, are happier with their overall college experience and have a greater chance of graduating.

The University encourages students in their third and fourth years to reside on campus by offering more independently-oriented housing options such as apartment-style accommodation. To expand independent living options for students, faculty and staff, the University has pursued cooperative relationships and agreements with private developers. For example, the University and a private developer agree that while the University maintains title to the property, a private developer builds and manages residential facilities under a long-term ground lease. Such is the case with both the Redstone Student Apartments and the Centennial Court Faculty/Staff Apartments. The University also has an agreement to house University students in privately developed apartments within the City of Winooski (the Winooski Falls Housing Project) open for Fall 2006 occupancy.

The University is also committed to working with surrounding cities and neighborhoods to maintain and retain the residential character of these neighborhoods affected by students and jointly work to develop creative approaches to the problem of affordable housing in the community.

Other faculty and staff residential apartments are located at the Living & Learning Center, University Heights Residential Complex and in houses along South Prospect Street.
HISTORIC RESOURCES

The University is the steward of a rich collection of historic architecture and artifacts that are fully integrated into the everyday life of the campus. The analysis of the character and location of existing historic resources guides future development choices that are described in subsequent chapters.

Historic Resources in this context follow the state’s definition “any building, structure, object, district, area, or site that is significant in the history, architecture, archaeology or culture of this state...” (excerpt from “Rules and Regulations for Implementation of the Vermont Historic Preservation Act”). In this context, “Contributing Buildings” describes buildings whose appearance, character or historical associations have a direct bearing on the integrity of the Historic District. A “non-contributing building” describes a building that is not integral to the character or appearance of the historic district. “Non-contributing buildings” are not protected by historic preservation statutes and would be considered suitable for sensitive re-development.

Buildings
The University has 36 contributing and 6 non-contributing buildings listed on the National Register of Historic Places primarily in three historic districts on its Main Campus (University Green Historic District, Redstone Historic District, Pearl Street Historic District) located in the City of Burlington. Three buildings have been nominated for addition to the National Register of Historic Places.

An additional historic district (Fort Ethan Allen Historic District) that contains 22 contributing and 13 non-contributing buildings was added to the National Register of Historic Places in October 1995. This district is located in the Towns of Colchester and Essex. Refer to Chapter 7 – Fort Ethan Allen for further details.

Additional campus buildings, structures, objects and landscape features may be eligible for listing on the National Register and State Register, and thus, with those already listed, be subject to regulatory review under local, state, and federal ordinances, laws and regulations.

The University has recently conducted an extensive review of the “accessory” buildings that include the garages and carriage houses that serve historic main buildings to assess their historic value. This inventory is available at Campus Planning Services.

Structures
The Redstone Historic District includes two structures within the historic district. Those structures are the two water towers located east (and slightly north) of the Redstone Green. These structures are not owned by the University but by the City of Burlington.

Sites
The University has two sites on the National Register of Historic Places: the University Historic Green within the University Green Historic District, and the Redstone Green within the Redstone Historic District.

Historic structure reports are available for many of the University’s historic structures, including the actual descriptions of all University buildings listed on the National Register of Historic Places. These documents are available at Campus Planning Services.

<table>
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<th>National Register of Historic Places:</th>
<th>University Green</th>
<th>Redstone</th>
<th>Pearl Street</th>
<th>Individual Nominations</th>
<th>Main Campus Subtotal</th>
<th>Fort Ethan Allen</th>
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<td>4</td>
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The University’s Physical Plant Department has assessed the condition of each of the buildings on campus in terms of their deferred maintenance requirements. Deferred maintenance refers to the maintenance and repair cost required for existing building systems, such as civil, structural, mechanical, electrical, and roof components. It does not include the cost of programmatic upgrades such as new offices, classrooms or public spaces.

The diagram on the right categorizes each building by the deferred maintenance requirement as a percentage of its current replacement value (Facilities Condition Index (FCI) Index). The data for maintenance requirements, replacement values, and FCI indexes was provided by the Physical Plant Department based on 2001 Facilities Condition Assessment for the overall campus. Trinity Campus’ Facilities Condition Assessment was completed in 2004.
Central air conditioning is an important factor in the expanded use of the campus and its facilities in summer, especially for summer conferences and courses. While a number of academic buildings and the Dudley H. Davis Center will be centrally air-conditioned, no residential buildings are fully air conditioned presently. The new University Heights Residential Learning Complex will be the campus’ first fully air-conditioned residence hall.

The widespread use of individual air conditioning units in poorly insulated interiors wastes a great deal of energy in summer, has an unsightly appearance on historic structures, and creates a great deal of noise. The University’s commitment to sustainability calls for a more comprehensive approach to energy efficient building cooling systems. The University is in the process of providing central cooling towers to address air conditioning needs more comprehensively (see Chapter 8 – Design Goals & Strategies for guidelines relating to sustainability in building materials and standards).

Building control systems provide electrical savings with optimal operations and accurate scheduling of space. New air conditioning systems are energy efficient and carefully monitored by the University Physical Plant staff.