PROPOSED FRAMEWORKS FOR CAMPUS PLANNING

The Proposed Frameworks for Campus Planning are derived from the analysis of existing campus fabric as described in Chapter 4.1 – Existing Conditions. This series of guiding frameworks articulate the rules governing improvements on a campus-wide level. They are further developed in the Architectural and Landscape Guidelines of Chapter 4.3, which deals with architectural districts and the specific issues of architecture and material selection appropriate to each district.

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Land Banks

The Campus Master Plan has identified a number of infill land banks to organize that future development since the University’s needs for future academic, housing, administrative and support space will continue to evolve. When the University chooses to develop projects, these land banks for infill uses will accommodate that need while providing a flexible framework that is adaptable for changing needs. The land banks have also been designed to provide convenient linkages to pedestrian and transit nodes without infringing on existing viewsheds. Adding buildings within this framework becomes a process of infill that strengthens the campus image and fabric. This strategy will help ensure that new building massing will physically relate to both old and new structures.

While all new buildings are to be viewed as part of the overall fabric of the campus, some should generate a new image for areas in need of such a change; and others should respond to the positive architectural image that exists. Some buildings should be treated as “foreground” buildings, while others should be considered campus “fabric” or “background” buildings. The Campus Master Plan district guidelines for specific infill development create a framework that recognizes this distinction within the specific districts of the campus (refer to Chapter 4.3 Main Campus: Design District Guidelines (Landscape & Architectural)).

It is important to note that for the purposes of this Campus Master Plan, “land banks” are defined as sites that have the potential for:

- Accommodating new buildings, with the programs for these buildings and related site development identified and defined in the future;
- Providing circulation needs for pedestrians, bicycles, emergency access, and service vehicles;
- Providing informal recreation space needs; and
- Providing special event outdoor space needs.

In addition, one category of land bank projects contain open spaces as no-build zones.

In all cases, building replacement and new construction must be based on a due diligence analysis that assesses current conditions and the potential for adaptive re-use of existing facilities versus the long-range cost of new construction to meet current and future needs.

Note that all land bank boundaries are fluid in nature and represent general areas for the location of future development and campus improvements. Land bank delineations are not intended to suggest literal footprints of proposed new buildings.
Campus Geometries are the formal mechanisms that achieve the goal of “connectivity” in the development of the campus and guide the physical growth of the campus by suggesting logical forms for new buildings, circulation and open space.

The Campus Geometries are achieved by overlaying the two major campus alignments: the Primary North/South grid and the skewed “Main Street” grid. This geometric construct generates a structure for new architecture based on historically and topographically significant orientations.
CAMPUS ARCHITECTURAL DISTRICTS

The University has several recognizable “architectural districts” each with its own distinct styles of architecture, open space, physical layout and location, focal points, special views, and other characteristics. These special local qualities should be respected and celebrated with any new development. To ensure that future development on campus builds upon such existing character and special qualities, the Campus Master Plan defines nine district “architectural districts.” The recognition of each district’s unique characteristics has specific implications for new development.

The Main Campus architectural districts include:

**University Green District:** the historic heart of the campus with both academic and administrative functions.

**Main Street North District:** a hub of student life on campus.

**Trinity District:** the campus of the former Trinity College, which is now a mixed academic and residential district adjacent to the academic core campuses.

**Gateway District:** the primary gateway to the campus with scientific and research facilities.

**University Heights District:** a residential district that offers an amazing panorama of the Green Mountains.

**Redstone District:** an historically and architecturally rich residential district.

**Athletic District:** the center of recreational and organized sports and fitness on campus.

**Centennial Sports District:** the historic sports fields and Stadium north of Centennial Woods.

**Centennial District:** a densely wooded district with an important Natural Area with some peripheral faculty and staff housing.

Specific Architectural and Landscape Guidelines for each of the Architectural Districts are described in Chapter 4.3 Main Campus: District Design Guidelines.
The landmarks identified in Chapter 4.1 Main Campus: Existing Conditions maintain their visual preeminence. Views from vantage points throughout the campus to the Ira Allen steeple and the belfry of Old Mill are preserved. Other landmarks have taken on new meaning in the context of redesigned circulation systems and land banks. The view of Converse Hall from Green Mountain Walkway is framed by infill land banks and the historic water tower on the Redstone District is given new prominence as a visual anchor of the improved Redstone Walkway. The new Wind Turbine joins the Gateway District’s water tower as prominent skyline landmarks.
CHAPTER 4.2 – MAIN CAMPUS: PROPOSED FRAMEWORKS FOR CAMPUS PLANNING

PROPERTY
ACQUISITION
&
DISPOSITION

The purpose of the Campus Master Plan’s Property Acquisition and Disposition Plan is to identify potential additions to, and sales from, the University’s land holdings that will support the University’s primary educational mission.

Potential acquisitions that neighbor the Main Campus take a priority. Properties with buildings that would be easily upgraded to institutional uses and safety codes are also a priority. Property that could be combined with neighboring landholdings and re-developed, either by the University or a private developer should also be considered appropriate acquisitions. Within these parameters, the University is committed to working with neighborhoods to preserve the residential nature of their community.

The University Board of Trustees has previously identified the following properties for consideration of acquisition should they become available:

- 415 Pearl Street (apartment house);
- 14 South Williams Street (Taft School);
- 28 South Williams Street (professional office building);
- 420 College Street (fraternity house);
- 21 Mansfield Avenue (Planned Parenthood building);
- 25/29 Mansfield Avenue (Chapter House – Red Cross Building);
- 32 North Prospect Street (American National Red Cross Building);
- 172 South Prospect Street (private residence);
- 166 East Avenue - the triangular shaped open land at rear (east) of the property to even off the University’s Centennial Woods Natural Area boundary;
- Sheraton Hotel on Williston Road (the University has first rights of refusal);
- Properties along both sides of Spear Street south to Swift Street with the exception of residential properties north of Miller Research Farm property;
- Property south of the Miller Research Farm and north of the Deslauriers 1963 and 1980 Tracts and east of the residences between 596 and 600 Spear Street currently owned by Hebert and Couillard respectively;
- Properties along north side of Swift Street contiguous to University property;
- Burlington Country Club properties;
- Burlington Tennis Club on East Terrace; and
- Additional wetland and adjacent areas at Colchester Bog.

Highly recommended acquisitions include: the Taft School (14 South Williams Street), the Mater Christi School, the Sisters of Mercy Convent, Ira Allen School, and two contiguous vacant lots on the corner of Main Street and University Terrace. These properties are of sufficient size and modern construction to be efficiently adapted to institutional uses. These properties also have large parcels of land that would be suitable for additional development should they become available.

In addition, other properties recommended for purchase are the Planned Parenthood at 21 Mansfield Avenue, the Red Cross buildings on Mansfield and North Prospect Street, Fletcher Allen Health Care Parking Lot along Beaumont Avenue, the fraternity house facing Waterman Building at 420 College Street, the large house at the northeast corner of College and South Williams Streets, 415 Pearl Street apartment building neighboring University Health Center, the fraternity house at 440 Colchester Avenue, the State Department of Health, 28 South Williams Street contiguous to the Taft School, the rectangular plot of land connecting the Centennial Sports fields to Colchester Avenue, 172 South Prospect Street, fraternity house at 216 South Prospect Street, and the triangular shaped parcel to add to Centennial Woods Natural Area.

Other potential acquisitions recommended include the Sheraton Hotel, Staples Plaza, Burlington Tennis Club, Burlington Country Club, properties along Colchester Avenue through to Trinity District, and the residential properties on the east and west side of Spear Street.

308 South Prospect Street is the only property at this time that would be considered for disposition.

This is not a static master plan and therefore the list of potential acquisitions or dispositions may change. Should conditions or forecasts change, there may be additional properties that the University would consider acquisition and/or disposition of beyond this list of properties. Unique circumstances, like the availability of the Trinity College campus, may arise in the future and will require a separate campus master planning process.
The University of Vermont continues to take a proactive role regarding stormwater planning and infrastructure with the recent upgrades to the state-of-the-art North Campus and East Campus Stormwater Treatment Facilities. A large portion of the Main Campus is collected and treated in Stormwater Facilities that meet the 2002 State of Vermont Stormwater procedures. Compliance with the 2002 state procedures ensures that the storm basin removes 80% suspended solids and 40% phosphorus. The South Campus Watershed runoff will also be treated and detained to the above reference threshold when the permitted stormwater facility is constructed.

As future projects are developed in watersheds with “2002” Stormwater facilities, stormwater runoff for the project will already be detained and treated in the existing stormwater basins. Under current state permit requirements, the new project will have to remove 20% of its sediment load before it discharges to the stream (Centennial, Englesby, and Potash brooks).

If projects are developed outside the limits of the “2002” watersheds and if they are required to obtain a State of Vermont Stormwater Discharge Permit, a new stormwater treatment and detention basin that meets the 2002 State procedure may need to be designed and constructed.
The campus open space network must be strengthened as a major campus organizing framework that fosters the goals of creating a strong visual character for the campus and a memorable sense of place. This will create a campus environment that is conducive to learning and reinforces the University’s image and identity as a leading institution for research and teaching centered on the environment. Open spaces across the campus strongly reinforce the environmental campus image and form a connective network defined by six main categories:

**Historic**
The University of Vermont is unique in possessing two historic open spaces that define the visual identity of the campus: The University Historic Green and the Historic Redstone Green. Both are major players in the “image of the campus.” The historic character and visual integrity of these historic landscapes is to be respected, protected and cared for as the campus develops. Underground development on these sites is acceptable, so long as the visual appearance of the Historic Landscapes is not altered.

**Primary**
Primary open spaces include spaces that serve as gathering places for students, and often as important intersections. Primary open space may be paved plazas, traditional quadrangles spaces with lawns and walkways, and open green spaces that allow for passive and active recreation. Primary open spaces are major contributors to the image and memory of the campus.

**Secondary**
Secondary open spaces are those spaces that have some open space presence but lack spatial definition. This includes under utilized space around buildings and space on the campus edges. Typically these spaces are not considered gathering places, but they contribute significantly to the impression made by the campus “green setting.” Consolidating and marginalizing the campus parking will contribute to the creation of more and better quality secondary open spaces.

**Connective**
Connective open spaces serve as primary routes or walkways from one district or building to another. Connective open space may be paved or a combination of paved and green space. Although these spaces are smaller in scale and provide fewer opportunities for gathering or socializing they are a major component of both the connectivity and the legibility of the campus.

**Recreational**
Recreational open space consists of ball fields, practice fields, soccer fields and tennis and basketball courts, both varsity and intramural. These open spaces contribute to the green setting of the University and provide for active recreation.

**Natural Areas**
The Natural Areas on the Main Campus are an educational resource and an important piece of the University’s open space system, and contribute to the image and identity of the University as an institution committed to the study of, and care for, the natural environment. University policy prohibits above or below ground development within these Natural Areas.

**Undeveloped**
Undeveloped open spaces are open spaces that are currently undeveloped and offer sites for potential expansion.
Open Space Windows are sites at the periphery of the campus designed to frame views into campus and serve as major points of access for the pedestrian circulation system and open space network. These spaces provide a point of orientation for the visitor, project a positive and welcoming image of the University, and encourage community and neighborhood use of University Open Space.

The Campus Master Plan open space framework concentrates on six major Open Space Windows: the University Historic Green, the new Fleming Green, which faces Colchester Avenue and marks the northern terminus of the Green Mountain Walkway, the University Gateway Arboretum, the Dudley H. Davis Oval, the Redstone Walkway, and Redstone Historic Green.

While the design of each Open Space Window must take into account its existing character and use, the integral role Open Space Windows play in supporting the campus Open Space Connections System is paramount. A consistent and coherent language of wayfinding and orientation is a key component of the design of Open Space Windows.
A consistent vocabulary of design and materials for the significant vehicular entrances to the campus will clarify traffic routes on and around the campus and create a stronger public image of the University and its campus. A system of gateway marking, as outlined in Chapter 8 – Design Goals & Strategies, has been developed that will result in the design of gateways that create a unique and cohesive image for the University.
Campus Lighting Guidelines will continue to follow the Campus Lighting Guidelines established by Campus Planning Services and Physical Plant. Further technical specifications regarding luminaire types, energy efficiency standards, and foot candle measurements are included in Chapter 8 – Design Goals & Strategies.

The design of exterior lighting must provide for adequate illumination with minimum operating costs and must provide for the ability to light various areas of the campus effectively and consistently depending upon use patterns and conditions.

The University considers the following factors in its assessment of lighting on campus:

- uniformity ratio
- light intensity (brightness)
- light color
- glare
- distribution of light (even lighting)
- open landscaping
- safe walking surfaces
- surveyable surroundings.

In addition, because many University properties abut residential neighborhoods, the balance of light levels between University properties and neighbors must be comfortable while still providing security lighting for pedestrians; shielding is used where appropriate.

The design can make use of building facades, tree canopies, other aspects of the landscape, and reflecting properties of surfaces to arrive at a lighting solution that allows good visibility for the conditions and task and enhances both the site and its buildings and the pedestrian aspect of the campus.

The University follows the lighting guidelines established in the American National Standard for Safety, “Practice for Industrial Lighting.” The Illuminating Engineers Society (IES) Standards is used as a benchmark for comparing the University’s lighting in relation to the standards offered by IES guidelines.

The University contracts with Burlington Electric Department (BED) for some of the (leased) pole mount lighting fixtures that light areas on campus.

**Ambient Open Area Lighting** is kept to a minimum that maintains a sense of safety, while giving a sense of privacy from the public areas of campus.

**Pathway Lighting** is to be kept above a minimum of 1 footcandle to maintain a sense of safety and security after nightfall.

**Plaza Lighting** maintains a similar intensity to pathway lighting, allowing for these spaces to be used intensively at night for informal gathering and socializing.

**Gateway Area Lighting** serves a dual purpose of illuminating nearby outdoor spaces, and highlighting signage elements for passing motorists.
A diverse and high-quality outdoor art collection is central to the creation of an inspiring and stimulating environment for teaching, learning and working. The University’s effort to expand its art collection through the Exterior Public Art Program is an important initiative in the overall improvement of the campus. This effort should be supported, whenever the budgets allow, by including art elements within the scope of new capital projects. Ideally, new art works should be integral elements in the design of new buildings that express in their choice of subject the nature and use of the facility for which they are commissioned.

The University should also continue to pursue aggressively both permanent gifts and temporary loans of public art for the campus. These efforts should be coordinated with the Fleming Museum, making greater use of the campus to display its collections and capitalizing on its institutional knowledge and reputation. The membership of the Sculpture Committee should be expanded to include students from the University’s Art Department and representatives of the local arts community to better engage students and the Burlington area’s vibrant art scene in shaping the aesthetic character of the campus.

The Campus Master Plan identifies specific open space sites as appropriate and desirable for the placement of public art. In general, the Campus Master Plan has identified sites that are outside of the University Historic Green to allow those spaces to preserve their existing character and showcase the historic collection. In the placement of new outdoor art, spaces that are integral parts of the open space connectivity network have been given priority.