

3

CAMPUS HISTORY & LANDHOLDINGS

Campus History & Landholdings includes a narrative of the history and master planning history of the University, and an overview of the University's landholdings in the State of Vermont.

Campus History & Identity	9
History of Campus Master Planning at the University of Vermont	11
UVM Landholdings, State of Vermont	13
UVM Landholdings, Burlington, South Burlington, Colchester & Essex	14

CAMPUS HISTORY & IDENTITY

In order to set the directions for the future development and growth of the University, the history of the physical evolution of the campus, and its current state, must be given careful consideration.

The University of Vermont was chartered in 1791, the same year that Vermont became the fourteenth state in the Union, as the fifth college in New England and the twentieth in the United States. The Vermont Agricultural College was formed in 1864 as the State's land-grant institution in accordance with the provisions of the Federal Morrill Act. The University of Vermont and State Agricultural College was formed in 1955 as the result of the combination of The University of Vermont and the Vermont Agricultural College.

UVM blends the academic heritage of a private university with the service mission of the land-grant tradition. In 1955, the General Assembly recognized The University of Vermont and State Agricultural College "as an instrumentality of the State for providing public higher education." Even before that recognition, the State has annually appropriated funds specifically to the College of Medicine and to the Agricultural Sciences, and had appropriated tuition scholarship funds for Vermont residents in certain fields of study.

UVM is the state's flagship university and its only comprehensive research institution of higher education. The University enrolls approximately, 11,000 undergraduate, graduate, and non-degree students and employs approximately 3,400 faculty and staff. It is primarily located in Burlington, the largest community in the State with a greater metropolitan population of approximately 132,000. It is approximately 90 miles south of Montreal, 230 miles northwest of Boston and 300 miles north of New York City, accessible via Interstate 89, US Route 7, and is served by the Burlington International Airport.

The Main Campus is located on a 954-acre campus¹ overlooking the cities of Burlington and South Burlington and Lake Champlain. The cam-

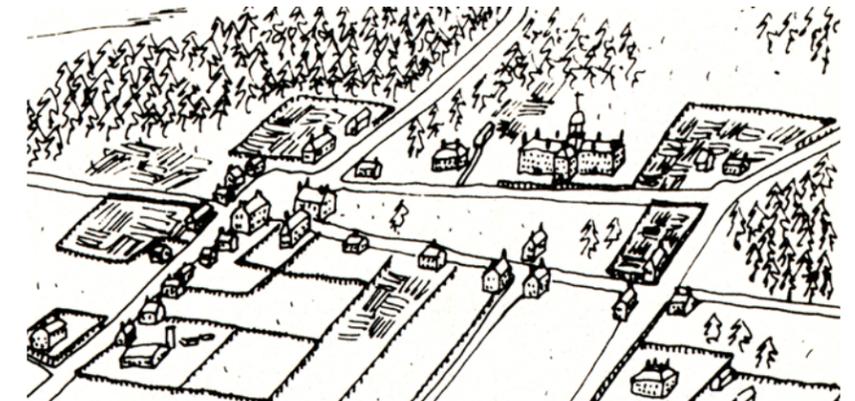
pus, comprised of 158 ± buildings², is a unique and historic mix of styles and features spanning the last 200 years of architecture. Each building or complex represents an aspect of the economy, technology, social values, and aesthetic philosophy of the time that produced it. Forty-one buildings are listed on the National Register of Historic Places on the Main Campus. In addition, thirty-five buildings (not part of the 158 ± buildings) were added to the National Register of Historic Places in October 1995 in the Fort Ethan Allen Historic District in the towns of Colchester and Essex.

In addition, although separate legal entities, the Fletcher Allen Health Care (FAHC) hospital, the largest medical research facility in the state, and the University's College of Medicine work in partnership and share medical resources. FAHC's campus is situated contiguous to the University's Main Campus and the College of Medicine's facilities. FAHC leases from the University facilities within the Trinity Campus (McAuley and Mercy Halls) on a short-term basis and Central Campus (University Health Center) within the Main Campus boundaries.

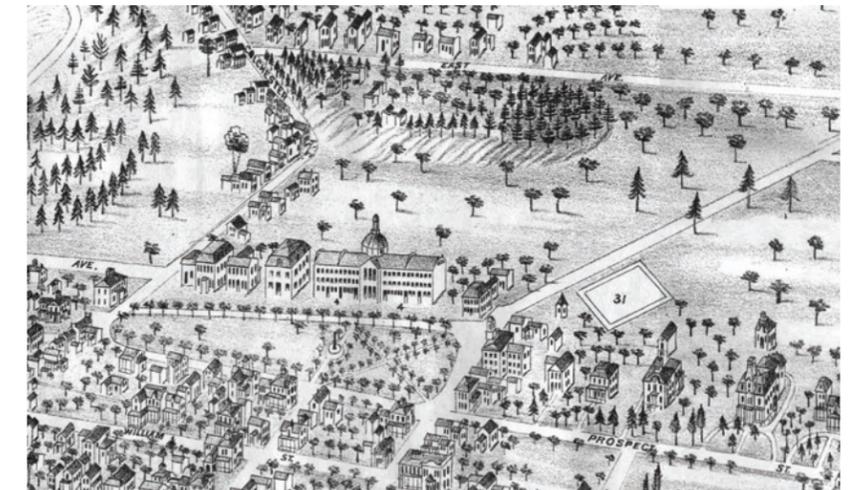
(Footnotes)

¹ Represents combined acreage of all campus districts, including South Campus. Refer to Main Campus & Local Context and South Campus & Local Context for campus boundaries.

² Includes building complexes individually and excludes all accessory buildings.



circa 1812, looking east (the University Historic Green in center)



circa 1877, looking east toward the University Historic Green



circa 1927, from Spear Street looking northwest to Main Street

CAMPUS HISTORY & IDENTITY



circa 1927, looking east (Morrill Hall in center of photo)



circa 1927, looking west up Main Street



Fall 2003, looking northwest (water tower in foreground)



Fall 2003, looking north (water tower & Ira Allen Chapel in distance)



Fall 2003, looking west (Lake Champlain in background)

HISTORY OF CAMPUS PLANNING AT THE UNIVERSITY OF VERMONT

The University in 1966 and 1967 hired the Office of Dan Kiley, Site and Landscape Consultants in Charlotte, Vermont to work with the University community to develop a *Campus Master Plan*. The “philosophy and objectives” statement has withstood the test of time and the University continues to plan with this in mind.

“The long-range development Plan should provide a positive direction of growth within a flexible framework that the campus will be able to evolve in an efficient, orderly and harmonious manner; and at the same time, be able to accommodate unforeseen changes in curriculum or administrative policy. We continue to stress the importance of locating new buildings on sites appropriate to their function, size and projected growth; and in accordance with the proposed campus development Plan. This Plan is intended to give a new structure to the overall campus by organizing the various University facilities in an attractive and functional order...

By turning the campus inward and creating a pedestrian core with a strong link between the residential and academic zones; by encouraging the highest standards of excellence in the architecture of the future buildings; and by freeing the campus from the clutter and confusion of the automobile, an environment of the highest order will be created, providing the atmosphere for the discovery exchange and transmission of ideas.”

The development of the existing Campus Master Plan began in 1981 with the Board of Trustees’ adoption of the “Comprehensive Facilities Planning: An Overview” goals and objectives. The University continued this effort and retained The Eggers Group P.C. in 1984 to develop a campus-wide site plan to serve as a guide for future growth and change on campus.

This Plan identified major issues to address including Site and Surround-

ings (Relationships to City Governments, Historic District, Campus Orientation and City/Boundary Concerns, and Open Space), Building on the Campus (proposed new building, existing buildings, University Heights, handicapped access, and design guidelines), Traffic, Circulation and Parking (vehicular, pedestrian, bicycle, and handicapped access).

In 1988, the University Planning Office developed the first Board of Trustees approved Campus Master Plan and addressed three time periods - 1987-1997, 1997-2007, and Beyond 2007. The Plan addressed topical areas and issues for each of these time periods including Land Use (housing, academic/ administrative, research, support services and activities), Energy and Utilities (water, sewage, stormwater, electricity, and heat), Signage and Lighting, Parking, Solid Waste, Circulation (vehicular, pedestrian, and bicycles), Natural Areas (recreation, open green space, and park land), and Renovations.

The 1988 *Campus Master Plan* had two addenda. One, in February 1990, providing a revision to the Housing, Parking, Traffic and Circulation, Energy and Utilities, and Natural Areas sections. In April 1991, a supplement was published addressing Natural Areas, Stormwater, Agricultural and Forestry Soils, Hazardous Waste, Solid Waste, Energy Demands and Conservation (inclusive of water usage and waste water), Aesthetics, Air Quality, and Transportation.

Shortly after the first addendum was published, the University entered into an agreement with the City of Burlington, dated March 1990, to assure that both the City and the University agree on and plan for the impact of growth/development of the University primarily in regards to housing of students, parking facilities and traffic circulation. This agreement re-established a mutually respectful relationship between the University and the City of Burlington.

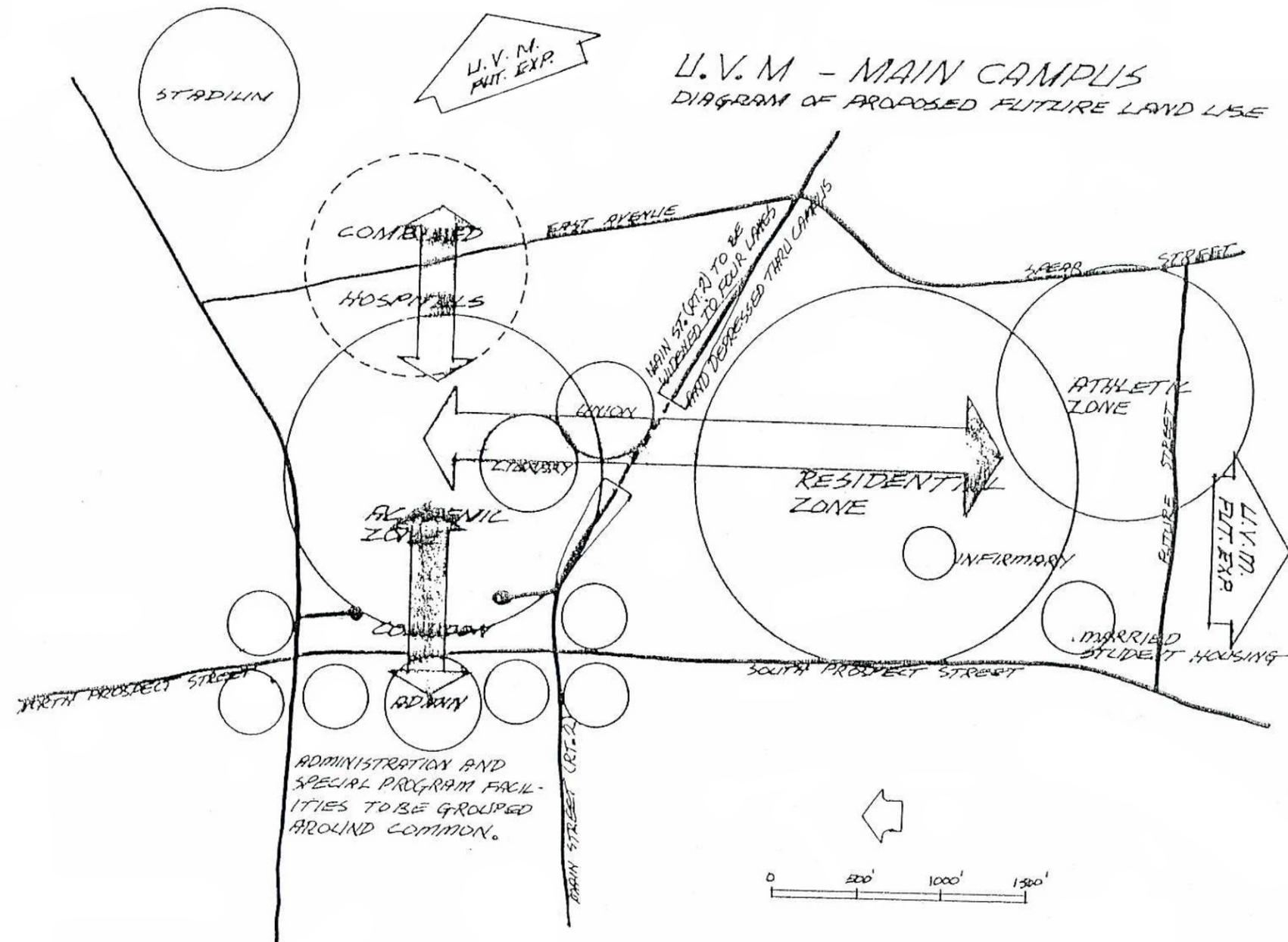
Through an extensive collaborative planning process, in October of 1997 the University Board of Trustees adopted the *1997/98 Campus Land Use Master Plan* that provides the overriding planning framework that must be considered in all physical development across campus. The planning principles, premises, and open space development designations provide the key criteria that are utilized to assess all projects to ensure compliance with the *Campus Master Plan*, thereby, meeting one of the primary goals of the Board of Trustees – to create and adopt a “living” master plan.

At the time of adoption, it was known that this was a “land use plan” and not a facilities master plan. The planning framework of the land use plan provides the elements to strategically “site” new facilities but it did not include specific locations for the new facilities that were being con-

sidered at that time or definitive mapping of current utility infrastructure and future best locations. In addition, it was also known at that time that the University needed to develop and adopt building and landscape design and materials guidelines and an infrastructure master plan. This was necessary to ensure that all day-to-day decisions, along with major new projects, would enhance and improve the campus appearance and that operations aligned with the planned vision.

In that light, the University is not only updating the *1997 Campus Land Use Master Plan* but also adding a comprehensive Facilities Master Plan, Landscape and Open Space Network Master Plan, Parking & Transportation Master Plan, Utilities Master Plan, and Building, Landscape, and Open Space design guidelines are included in this comprehensive *Campus Master Plan 2006* with supporting documents.

HISTORY OF CAMPUS PLANNING AT THE UNIVERSITY OF VERMONT



Land Use Plan from: The University of Vermont Campus Master Plan,
Prepared by: Office of Dan Kiley,
December 1, 1967

UVM LAND HOLDINGS, STATE OF VERMONT

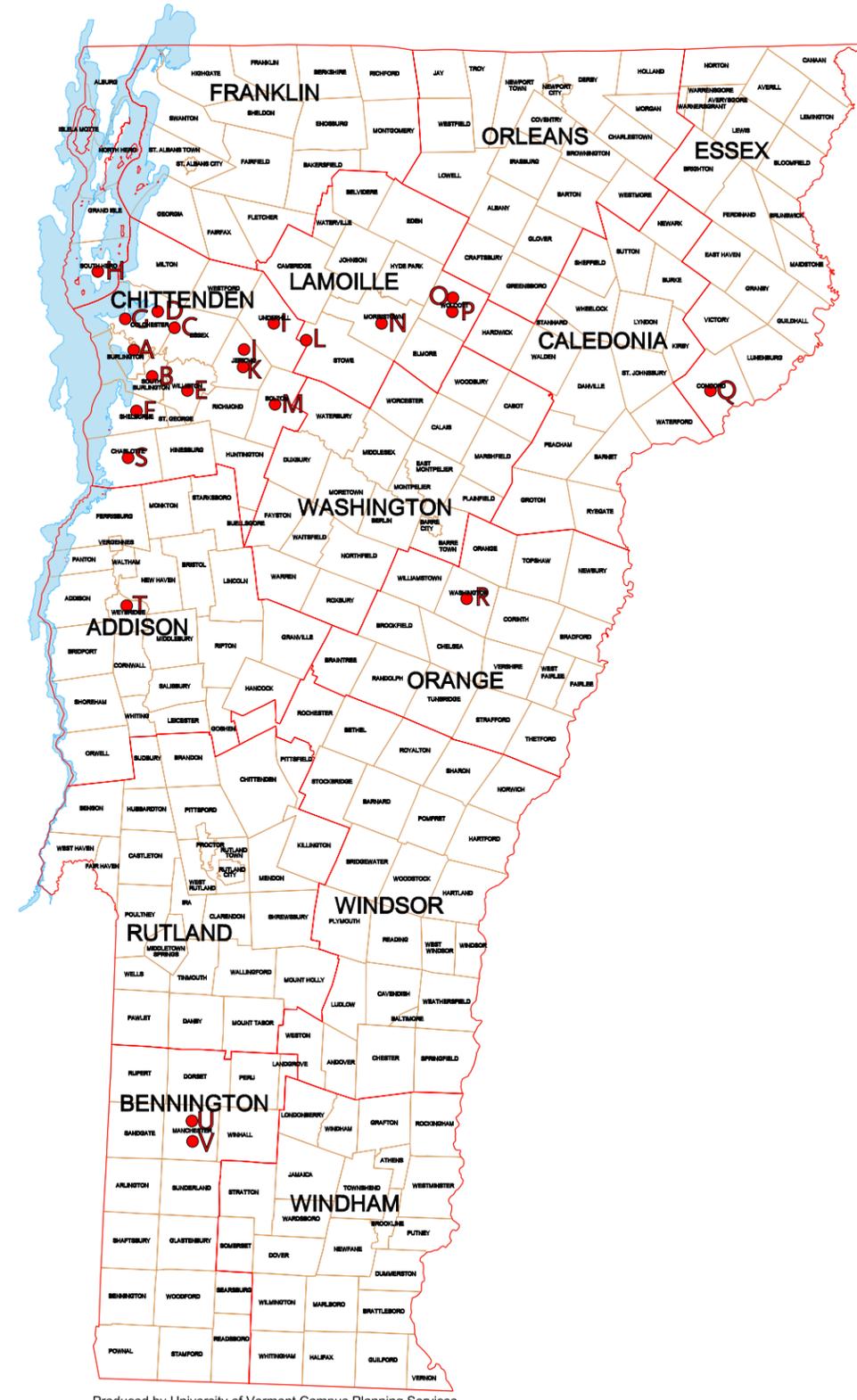
The University of Vermont owns a number of properties throughout the State totaling 4,293 acres. The properties include 954 acres located in the cities of Burlington and South Burlington, (which includes the 459-acre Main Campus in Burlington and the 495-acre South Campus in the City of South Burlington), and 3,325 acres that is defined as "off campus." Off campus properties include 18 acres at Fort Ethan Allen, 14 acres at Colchester Research Campus, 214 acres of farm property, 1,157 acres of research property, 18 acres at Fort Ethan Allen), 32 acres of gift property, and 1,904 acres designated as Natural Areas. There are an additional 119 acres designated as Natural Areas within the Main Campus and South Campus located in the Cities of Burlington and South Burlington.

The diagram depicts the following landholdings:

Locations:

- A Main Campus, 458.92 acres, including Centennial Woods Natural Area (66 acres), and Redstone Quarry Natural Area (3 acres)
- B South Campus, 495.17 acres, including East Woods Natural Area (50 acres)
- C Fort Ethan Allen, 18 acres
- D Colchester Research Campus, 14 acres
- E Talcott Tract, 88 acres
- F H. Lawrence Achilles Natural Area (Shelburne Pond, 994 acres)
- G Colchester Bog Natural Area , 200 acres
- H Lessor's Quarry, 2 acres
- I Proctor Maple Research , 180 acres
- J O'Brien Tract, 125 acres
- K Jericho Forestry Mt. Mansfield, 365 acres
- L Mount Mansfield Natural Area, 400 acres
- M Bolton Outing Club, 20 acres

- N Molly Bog Natural Area, 31 acres
- O Town of Wolcott Lot 93 Div 3, 130 acres
- P Wolcott Lot 25 Division 1 (not leased), 12 acres
- Q Concord Woods Natural Area, 100 acres
- R Town of Washington Lot 7 Range 3 Div 1, 65 acres
- S Pease Mountain Natural Area, 179 acres
- T Morgan Horse Farm, 214 acres
- U Nasson Tract 1991, 2 acres
- W Pew Tract, 200 acres



Produced by University of Vermont Campus Planning Services

UVM LAND HOLDINGS BURLINGTON, SOUTH BURLINGTON, COLCHESTER & ESSEX

The University of Vermont's land holdings in the cities of Burlington and South Burlington and the towns of Colchester and Essex include:

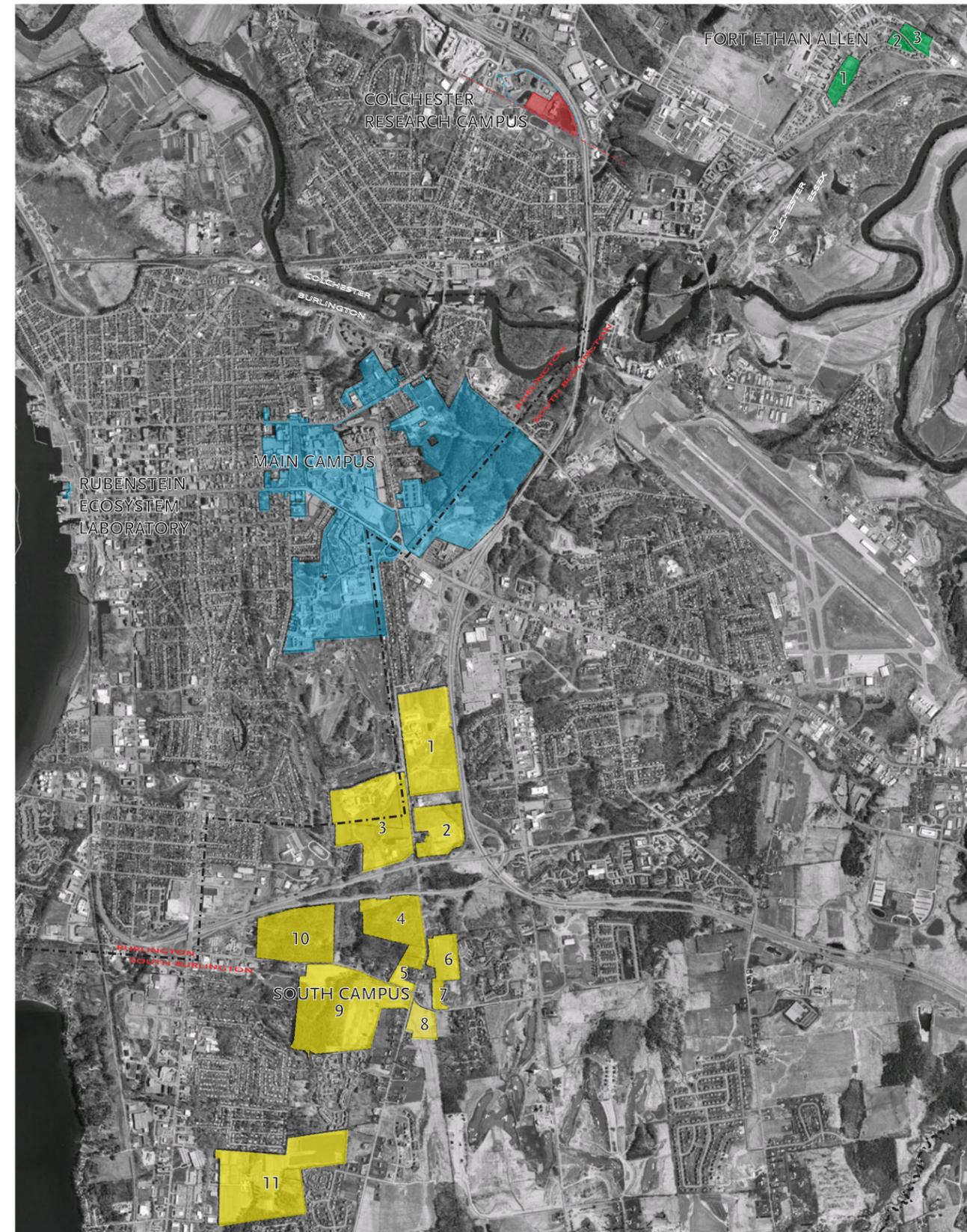
Main Campus is a 459-acre tract and is located principally in the City of Burlington with a small portion in the City of South Burlington. The Main Campus contains the primary academic core, the athletic and the majority of the residential functions of the University. Refer to Chapter 4.1 – Main Campus Districts and Local Context for more detailed description.

South Campus is a 495-acre campus and is located principally in the City of South Burlington with a portion in the City of Burlington. The South Campus embodies agricultural, environmental, and geological perspectives and is currently utilized primarily for agriculture, horticultural and natural areas management purposes, both instructional and research. Refer to Chapter 5.1 – South Campus & Local Context for more detailed description of these diverse land holdings.

Fort Ethan Allen is an 18-acre parcel of land and is located in the towns of Colchester and Essex within the Fort Ethan Allen Historic District. Fort Ethan Allen is used primarily for student family housing with some administrative and maintenance uses. Refer to Chapter 6.1 – Fort Ethan Allen & Local Context for a more detailed description.

Colchester Research Campus is a 13.32-acre parcel of land and is located in the Town of Colchester. Since the early 1990's, the University has leased research facilities primarily for the College of Medicine research enterprise. The University has recently purchased a portion of the Colchester Business Park that includes the facility used by the College of Medicine. Refer to

- Main Campus
- South Campus
- Colchester Research Campus
- Fort Ethan Allen
- City Boundary Line



UVM LAND HOLDINGS BURLINGTON, SOUTH BURLINGTON, COLCHESTER & ESSEX

Chapter 7.1 – Colchester Research Campus & Local Context for more details.

Additional land holdings include:

The **Redstone Quarry Natural Area** is nestled in a quiet South End suburban neighborhood within the City of Burlington. This 3-acre Natural Area sits at the base of an abandoned Monkton Quartzite quarry. The Redstone Quarry Natural Area is used as an outdoor lab for classes in geology and other natural sciences. It functions very similarly to a neighborhood park, with local residents taking an active role in the Natural Area's stewardship and maintenance.

The **Rubenstein Ecosystem Science Laboratory** is a lake-front extension of the Rubenstein School of Environment and Natural Resources. Research focuses on water and sediment quality in Lake Champlain, the impacts of human activities on physical, biological, and chemical processes on the greater Lake Champlain Basin Ecosystem, aquatic biota including fish, invertebrates and algae, and ecosystem processes that determine the ecological health and influence the quality of all life in the Lake Champlain Basin. The architecture of the Rubenstein Ecosystem Laboratory itself placed great emphasis on innovation in energy efficient technologies, the use of sustainable materials and construction techniques, and community-based design development.

The **Colchester Bog Natural Area** is a 200-acre peatland bog on the shore of Lake Champlain. The Colchester Bog was acquired with the assistance of The Nature Conservancy and is used for education and research by The Rubenstein School of Environmental and Natural Resources.

License Agreements and Easements

The University has two categories of permanent or long-term easements and license agreements for various uses of its properties. Current University policy is to grant license agreements instead of easements whenever possible. The first and most common are easements or license agreements granted for the good of the University and the second category of agreements is granted for the good of the greater community.

The majority of agreements granted for the good of the University are for utilities serving the University. In this category are agreements for utilities such as water, telephone, electricity, and natural gas service lines to serve University property.

Agreements with local municipalities that serve the need of the public are also granted. In this category are agreements granted for recreation paths, a Nature Trail, drainage agreements and water lines.

The University and South Burlington are currently in negotiations to add another recreational path as a license agreement.

On Mount Mansfield the University has license agreements with the Green Mountain Club to maintain the portions of the Long Trail that are located on University property.

All requests for license agreements are carefully reviewed and granted if they support the University's educational, and research and outreach mission.

