

# 6

## FORT ETHAN ALLEN

**Fort Ethan Allen** is located approximately five miles from central campus in the Towns of Colchester and Essex and includes an analysis of the existing conditions, an analysis of the frameworks identified for campus planning, an overview of the design guidelines and an illustrative campus master plan.

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# 6.1

## FORT ETHAN ALLEN EXISTING CONDITIONS

The **Fort Ethan Allen Existing Conditions** section includes narratives and maps that inventory and assess existing facilities, uses and the physical attributes of the campus to provide information that informs the master planning process.

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# LOCAL CONTEXT

The University of Vermont's Fort Ethan Allen Campus is an 18-acre parcel that is located in the towns of Colchester and Essex, about five miles from Central Campus along Route 15. Formerly a military base, this land holding is a portion of the Fort Ethan Allen Historic District of the National Register of Historic Places. Twenty-two of the 35 buildings are considered contributing to the National Register of Historic Places and 12 are non-contributing.

Fort Ethan Allen is used primarily for student family housing with some administrative and maintenance uses. These housing units are attractive options for students with families given their proximity to transportation linkages, shopping centers, hospital (Fletcher Allen Health Care Fanny Allen Campus) and educational institutions as well as for the reasonable rental structure. The Fort is located along the Essex Junction CCTA bus route.

The holdings in the Town of Colchester contain the University's 1969 Married Student Housing Complex, known as County Apartments, and land leased to VT ETV, Inc.

### County Apartments

The County Apartments were designed and built in 1969-70 with HUD funds. They are listed on the National Register of Historic Places as non-contributing buildings within the Fort Ethan Allen Historic District. County Apartments consist of 89 apartments in 11 buildings and one community center. There are 14 one bedroom apartments, 42 two bedroom apartments, and 33 two story, two bedroom townhouses in this complex. These apartments are in good condition and have been maintained well over the years, including installa-

tion of efficient heating systems, quality windows, and upgrades to the kitchen fixtures. These apartments are located in the Town of Colchester and zoned General Development 2 (refer to Zoning in this Chapter for further details).

The holdings in the Town of Essex also contain student family housing units, known as Ethan Allen Apartments, and a community garden as well as Physical Plant and maintenance administrative buildings.

### Ethan Allen Apartments

The Ethan Allen Apartments were converted from faculty and staff rentals to student family housing in 1974. There are 12 buildings, 6 of the buildings were built in 1896 and the other 6 buildings were built in the mid 1930s. These are unique apartments. They were built extremely well and are in excellent structural condition. The University has recently completed an extensive upgrade of all systems, including the restoration of one of the buildings. These apartments are zoned in the Historic Preservation Design Control District.

### Physical Plant Maintenance Buildings

There are 9 buildings used by Physical Plant for automotive repair, carpentry, and materials management. Although these buildings serve the functional needs, this location is not ideal due to the distance from Main Campus and the conditions of the buildings. These buildings are zoned for industrial uses.

- Fort Ethan Allen
- 1** County Apartments
- 2** Ethan Allen Apartments
- 3** Physical Plant Maintenance Buildings



# ZONING

The Colchester/Essex town line divides the Fort Ethan Allen Campus. Two distinct properties make-up this 18-acre district, which includes the UVM County Apartments lot in the Town of Colchester, and the UVM Ethan Allen Apartment lots in the Town of Essex.

The County Apartments lot is found within Colchester's **General Development 2 (GD-2)** zone. The northern 2.4 acres of this 10.5-acre lot is leased out to Vermont Education Television (VT-ETV Inc.). The purpose of the GD-2 is "to provide a range of commercial, light industry and compatible multi-family dwellings and related uses for the Fort Ethan Allen neighborhood and vicinity." The Colchester Town Plan indicates, "The campus/institutional character of this area is important and should be enhanced. The existing mixed-use character of Fort Ethan Allen is desirable and should continue." Thus, permitted and conditional uses are allowed with these goals in mind (i.e. two-family residences are permitted/single-family dwellings are conditional). The dimensional criteria for this district includes: minimum lot size of 20,000 square feet with a maximum residential density of ten (10) dwelling units per acre for Class I\* properties and a maximum residential density of four (4) dwelling units per acre for Class II\*\* properties; frontage 100 feet; lot coverage of no more than 70%; setbacks - front 30 feet, side 15 feet, rear 30 feet; and, height 35 feet.

In the Town of Essex, Ethan Allen Avenue divides the UVM Ethan Allen Apartment lots into two separate parcels. The northern parcel is approximately 6.6 acres and contains living units, which are located along the road, and the maintenance administration and physical plant buildings in the back half of the lot. This parcel is situated in two zoning districts: the north/northeast portion, where

the maintenance administration and physical plant buildings are located, is within the **Industrial** zone. The southwest portion along Ethan Allen Avenue, which includes living quarters, is within the **Historic Preservation - Design Control** zone. The southern parcel, located south of Ethan Allen Avenue, is approximately 3.9 acres. It contains living units and the Community Garden and is located entirely in the **Historic Preservation - Design Control** zone.

The Essex Town Plan has identified Fort Ethan Allen as "a historic complex of buildings providing industrial, institutional and residential uses in a unique setting on Route 15. In 1987, the Town designated this area as a design control district to enhance the rich cultural heritage of the Fort and to minimize the threat of demolition or substantial character alterations of the many historic structures within the area. The Fort property is under the ownership of the University of Vermont [among others and] lies within the towns of Essex and Colchester. The proximity of the Circumferential Highway and other major commuter routes will make this area especially attractive for increased development. Planning efforts should recognize the Fort in its entirety in order to coordinate future development."

The purpose of the **Historic Preservation - Design Control** district is "to enhance the rich cultural heritage of the Fort and to minimize the threat of demolition or substantial character alterations of the many historic structures contained within the area." The dimensional criteria for this district includes: minimum lot area of 20,000 square feet with off-lot water and sewer, 30,000 square feet with off-lot water or sewer, and 40,000 square feet with on-lot water and sewer; lot frontage and setbacks depend on buffer requirements; lot cover-

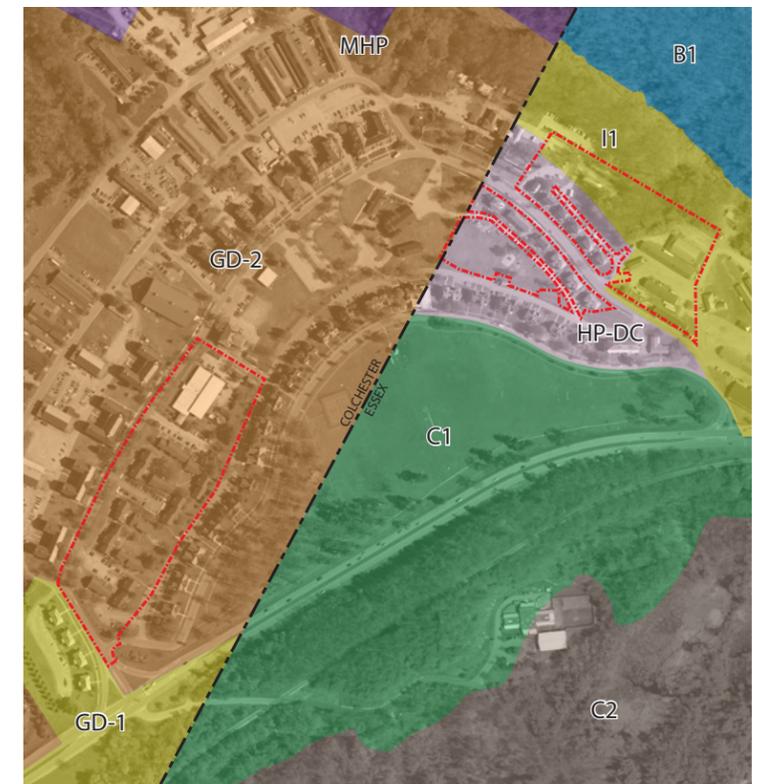
age is 70% for non-residential property and 40% for multiple-family residential uses; and, height 40 feet above average ground level. In addition to the district's general requirements, projects within this district must be reviewed relative to the criteria established in the Town Plan under "Historic Preservation and Design Control Standards for Essex Center and Fort Ethan Allen" (1986).

The **Industrial** zone in Essex "is established to provide a suitable location for industrial uses and for those business establishments which, by their nature, cannot be suitably located in other business zones." The dimensional criteria for this district includes: minimum lot area of 40,000 square feet with off-lot water and sewer, 60,000 square feet with off-lot water or sewer, and 100,000 square feet with on-lot water and sewer; frontage 200 feet; lot coverage of no more than 70% for all uses; setbacks - front 50 feet, side 25 feet, rear 25 feet; and, height 40 feet above average ground level and may extend up to 45 feet in height.

The Town of Essex bylaws state "where a district boundary line divides a lot which was in single ownership at the time of passage of these Regulations, the Board of Adjustment may permit, as a conditional use, the extension of either district for either portion of the lot not to exceed one hundred feet (100') beyond the existing district line into the remaining portion of the lot." Thus, the northern property's boundary could be extended, as a conditional use, to be considered wholly in the Industrial district, or partially in the Historic Preservation - Design Control district.

\*Class I = Municipal water & either municipal sewer or community septic  
 \*\*Class II = Individual on-site septic

- UVM Property Lines
  - City Lines/Boundaries
- Colchester**
- GD-1 - General Development 1
  - GD-2 - General Development 2
  - MHP - Mobile Home Park
- Essex**
- HP-DC - Historic Preservation - Design Control
  - I1 - Industrial
  - B1 - Retail - Business
  - C1 - Conservation
  - C2 - Floodplain



# HYDROLOGY & MICROCLIMATES

## Hydrology

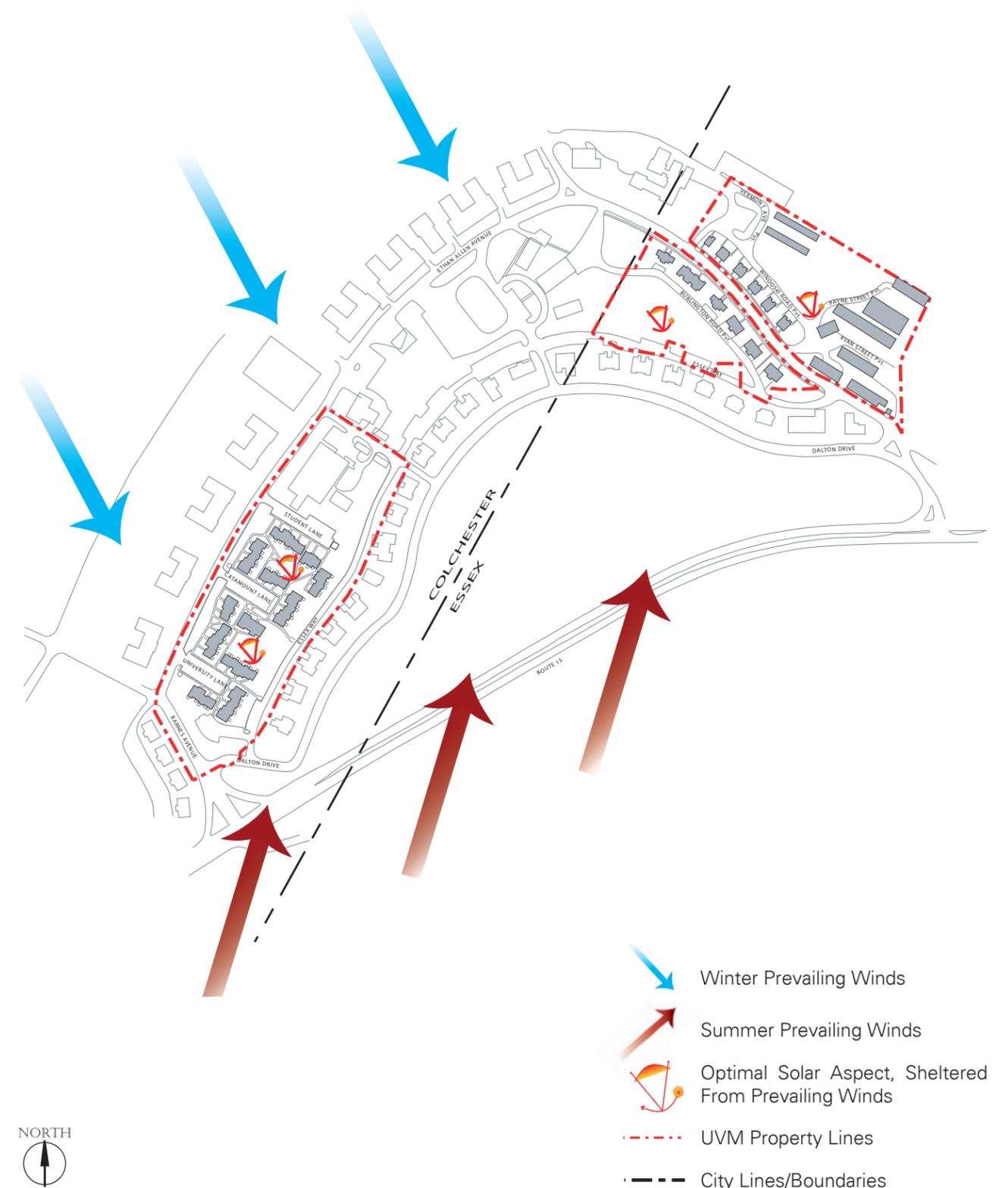
The only hydrological consideration for the Fort Ethan Allen campus is the fact that it lies within the Sunderland Brook and Winooski River Watershed. Ethan Allen Apartments are located in the Sunderland Brook Watershed. The northern portion of County Apartments is located in the Sunderland Brook Watershed, while the southern portion of the Apartments is located in the Winooski River Watershed.

## Microclimates

Microclimates are small, defined environments that are sheltered from climactic conditions that prevail in the larger landscape. A microclimate can be formed by landscape features such as topography, water bodies, vegetation, or man-made elements such as, buildings, planted windbreaks or landforms.

Optimal microclimates at the University of Vermont offer shelter from the prevailing winter winds from the northwest, prevailing summer winds from the southwest and southern exposure for sunlight throughout the day. Microclimates, such as the open space south of the Windsor Community Center, the open space south of the Ethan Allen Apartments and the Community Garden are centers of the campus' outdoor social life.

The analysis of existing microclimates informs the design of new spaces on campus. Well-established and beloved spaces are protected and augmented, and new spaces capitalize on the lessons learned to establish a more user-friendly climate.



-  Winter Prevailing Winds
-  Summer Prevailing Winds
-  Optimal Solar Aspect, Sheltered From Prevailing Winds
-  UVM Property Lines
-  City Lines/Boundaries

# CAMPUS GEOMETRIES

The Campus Geometries are those three-dimensional alignments and axes generated by roads, buildings, landforms and vegetation that organize the physical structure of the campus.

There are two distinct geometries within the Fort properties: The geometry derived from the County Apartment rectilinear building layout and the linear layout of the former depot supply buildings in the eastern part of the Essex parcel.



-  Campus Grid
-  UVM Property Lines
-  City Lines/Boundaries



# CAMPUS EDGE CONDITIONS

Campus Edge Conditions describe the appearance and the character of the University of Vermont and its environs from the outside. Edge Conditions form the initial impression of the University for the visitor and are an important tool for quickly defining the character of surrounding neighborhoods and land-uses.

For the purpose of this analysis, the *Campus Master Plan* has defined four edge conditions that exist at Fort Ethan Allen:

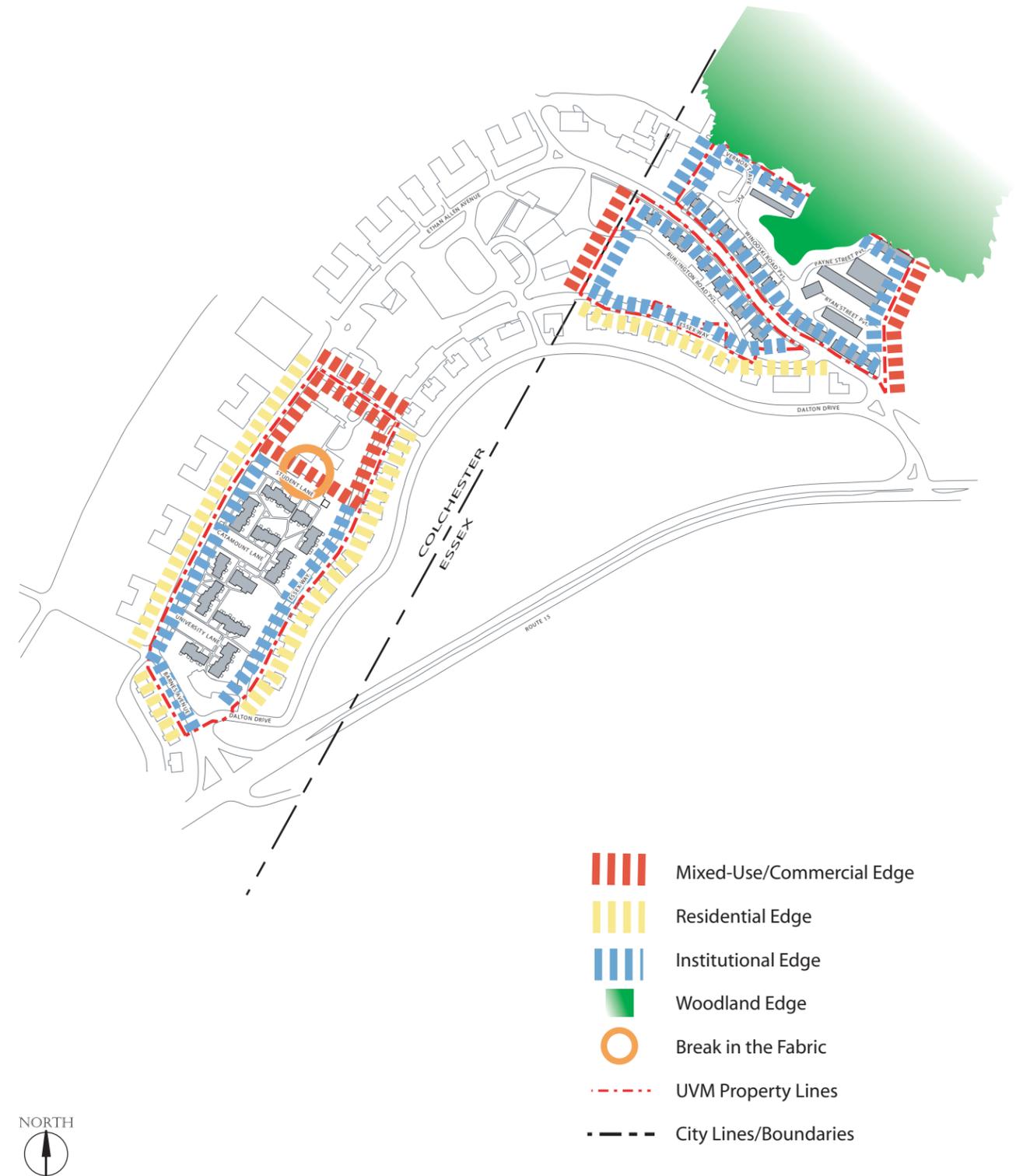
A **Mixed-use Commercial Edge** incorporates commercial services that are not under the control of the University. The Mixed-Use Commercial Edge occurs at the eastern extremity of the University's Colchester parcel, where the land is leased to VT ETV, Inc. and south-east of the Physical Plant and maintenance buildings.

An **Institutional Edge** consists of buildings controlled by the University, or neighboring institutions such as Saint Michael's College and Green Mountain Nursing Home. By definition, the interior edge of the University parcels is an institutional edge. The Barnes Avenue, Ethan Allen Avenue and Essex Way frontage of Saint Michael's College and the Vermont Avenue frontage of Green Mountain Nursing Home are also institutional edges.

A **Residential Edge** consists of primarily non-commercial uses such as housing or small scale offices. In the case of Fort Ethan Allen it also refers to those sides that abut other non-University housing.

A **Woodland Edge** consists of forests and managed or natural open space. The eastern boundary of the Essex parcel is a woodland edge.

A **Break in Fabric** represents a sudden change in land-use, scale of building, or in some instances a dramatic grade change. The *Campus Master Plan* has identified a Break in Fabric occurring at the boundary between the County Apartments and the University's leased space to VT ETV, Inc., where the land-use changes from residential to commercial.



# CAMPUS VIEWSHEDS

The Fort Ethan Allen Campus Viewsheds are **Historic Views** that include distinguished or iconic buildings. They establish the University's visual identity and sense of place for this district.

Although not owned by the University, the Fort Ethan Allen parade ground is a landmark to the region to the region.



2. Northern entrance from Route 15 to Fort Ethan Allen, Physical Plant buildings to the right.



1. Southern entrance from Route 15 to Fort Ethan Allen.



3. Looking north to Physical Plant buildings on the right



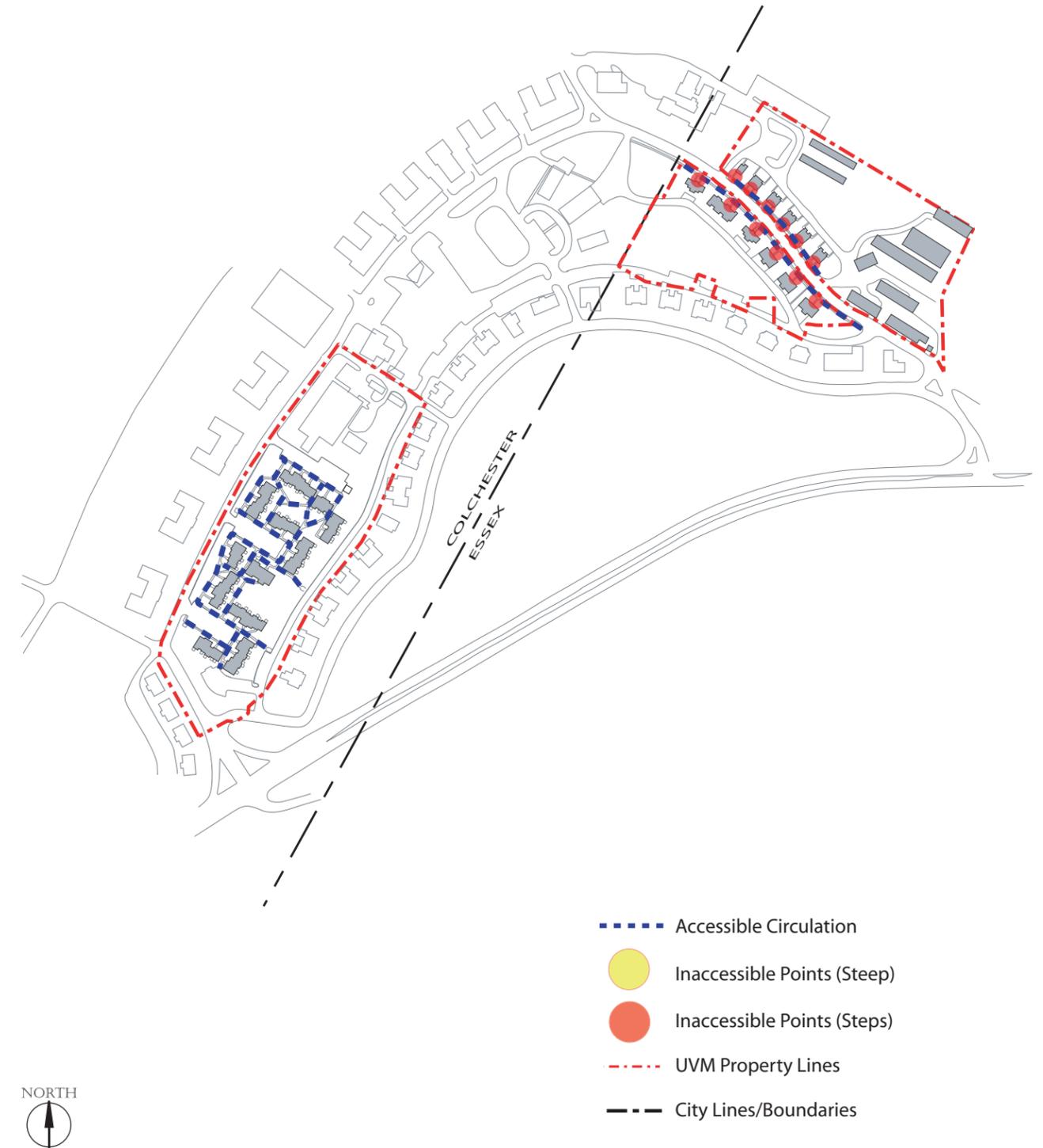
4. View of Ethan Allen Apartments.



# CAMPUS ACCESSIBILITY

Full accessibility for all buildings and open spaces continues to be a guiding principle for all development at the University of Vermont and all proposed pedestrian path systems will accommodate the physically challenged by providing barrier free access in all major connective open spaces.

Accessibility is an issue in portions of the Fort Ethan Allen Campus. The Ethan Allen Apartments historic buildings are all built with steps and thus have created access challenges. The network of pedestrian walkways largely meets requirements for accessibility by maintaining a 5% or less grade. Inaccessible points are largely concentrated at building entries.



# 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 departments or offices. (See Chapter 8 Procedures, Design Goals and Strategies for a more indepth description of the signage hierarchy and standards.)

The sign system that has been implemented and completed (2004) at the Fort Ethan Allen campus utilizes the typical UVM sign standards and hierarchal approach. Automobile directional signs provide guidance within the Fort to the two UVM housing complexes as well as other destinations where feasible, such as Vermont Public Television and St. Michael's College housing. Building mounted signs identify residential buildings and units and a freestanding sign is utilized to identify the Windsor House Community Center at County Apartments.



# CAMPUS BUILDINGS DISTRIBUTION BY USE

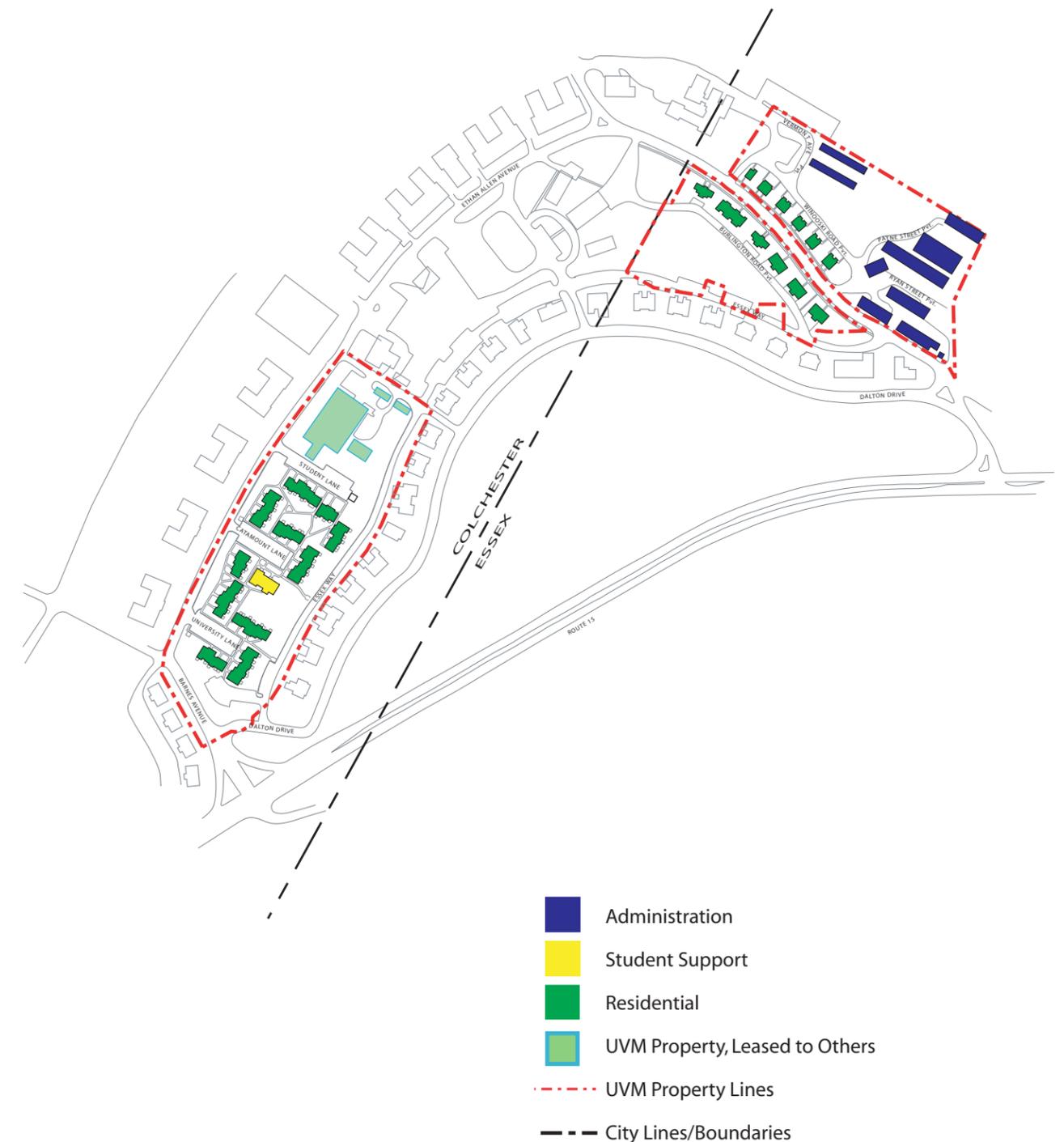
The Fort Ethan Allen Campus is primarily a residential environment for students with families and Physical Plant operations. First priority for this housing is given to married or same sex partners with or without children. Second priority is given to single graduate or non-traditional (ages 23 and older) undergraduate students. The residential buildings are located in both the towns of Colchester and Essex parcels, while the administrative and maintenance buildings are located only within the Town of Essex parcel. Nine buildings are used by the Physical Plant Department for carpentry and automotive shops and storage facilities.



Fort Ethan Allen view of two Physical Plant garages.



Fort Ethan Allen view of Physical Plant buildings.



# 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 sections.

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.

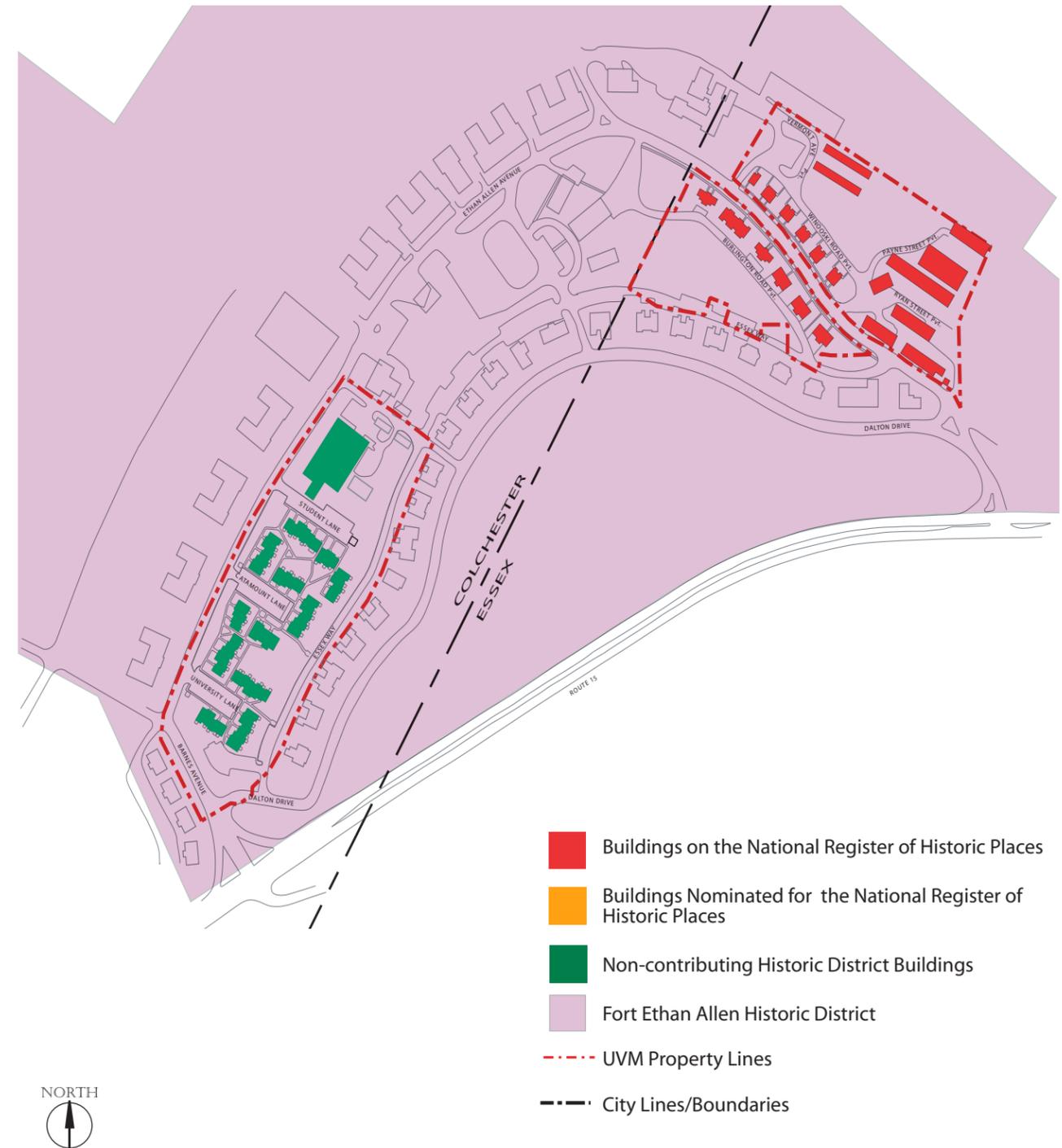
## Buildings

At Fort Ethan Allen there is a designated historic district (Fort Ethan Allen Historic District) that contains 22 contributing and 13 non-contributing buildings. It was added to the National Register of Historic Places in October 1995. This historic district is located in the towns of Colchester and Essex.

## History

The construction of Fort Ethan Allen was first proposed by Vermont native Governor Redfield Proctor in 1889 to house cavalry as the Champlain Valley became a strategic location in what was then known as “The

Northern Frontier.” The Fort was constructed in two phases and Cavalry troops arrived in 1894, providing a support to the local economy and border defense. The Fort remained active until 1944 when it was converted to storage and civilian housing. From 1951-1960, the military renewed its interest in the base, renaming it the Ethan Allen Air Force Base for use by the Vermont Air National Guard. In 1960, the military presence finally came to an end and the base was divided up for private commercial and residential use, including use by the University. The University’s most significant historic buildings are the Ethan Allen Apartments, formerly non-commissioned Officer’s Buildings and civilian employee housing. They were built between 1894 and 1940 and the majority of the buildings are identical.



# VEHICULAR, PEDESTRIAN & BICYCLE CIRCULATION & PARKING

Fort Ethan Allen is external to the Main Campus of the University of Vermont and is accessible primarily by vehicular travel. It is served by a Chittenden County Transit Authority (CCTA) bus route both during the day-time and in the evening. There is a designated CCTA bus stop north of the University properties. In the evening the CCTA bus will pick up and drop off rides along Route 15. Two major access points off of Route 15 serve the University campus areas. University traffic is primarily composed of Physical Plant personnel using the facilities there, and the University students who reside at this campus.

**Parking** areas are sited within the County Apartment Complex, along the private street and driveways serving the Ethan Allen Apartments, and within the Physical Plant building complex. One parking space per unit is provided for each apartment/unit at Ethan Allen Apartments.

There is an internal network of walking paths and sidewalks and these routes fall within the three categories of circulation being used in this plan to describe the pedestrian circulation system.

**Primary** circulation paths encompass circulation between parking areas and the residential buildings. These routes are likely to be more direct than other walks taken within the campus. In addition to the primary circulation around the two apartment complexes at the Fort, there is significant pedestrian traffic on the sidewalks of Ethan Allen Drive and Dalton Drive.

**Secondary** pedestrian paths encompass circulation within a given district or building complex. They are

shorter journeys between major buildings. Secondary paths in this campus are not heavily used and primarily serve residents.

**Tertiary** pedestrian routes include paths at the periphery of the campus. Tertiary paths at the Fort are worn pathways and informal routes.

**Informal gathering** points are key to the success of a good campus. They occur at the open spaces, where playgrounds and the community garden are located, at spots with a good exposure to sunlight on a warm day and shelter in inclement weather. They are the setting for the encounters that make for a rich, spontaneous, urbane university life. Several locations within the Fort Ethan Allen Campus serve this purpose primarily for residents and families.

There are no designated bicycle facilities within this campus area and bicycling occurs on the street system. Route 15 serves as the primary route connecting this campus to outside destinations and given its High Vehicular Route status, it is not particularly bicycle friendly. Nonetheless the state highway has been designated by the Burlington Bicycle Council as "Recommended Bicycle Route-Shared Lane with Traffic." The Fort Ethan Allen Campus is approximately 3 miles by bicycle from the University's Main Campus in the City of Burlington.





# 6.2 FORT ETHAN ALLEN PROPOSED FRAMEWORKS FOR CAMPUS PLANNING

**The Proposed Frameworks for Fort Ethan Allen** are derived from the inventory and assessment information presented in the previous section on existing conditions. These frameworks, in concert with the Architectural and Landscape Design Guidelines set forth in Chapter 6.3, will guide future improvements and development projects on this campus.

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# LAND BANKS

The *Campus Master Plan* has identified a number of infill land banks to organize future development since the University's needs for 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.

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.

The Land Bank at Fort Ethan Allen can accommodate future Physical Plant needs and redevelopment of their facilities at this locations. A possibility does exist for a future mixed use development here as well. Note that all land banks boundaries are fluid in nature.



# PROPERTY ACQUISITION & DISPOSITION

No acquisition or disposition is planned at this time for this campus.

This is not a static master plan, 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.



- Acquisition (None Planned)
- Disposition (None Planned)
- UVM Property Lines
- City Lines/Boundaries

# CAMPUS LIGHTING

Campus lighting 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 and 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 en-

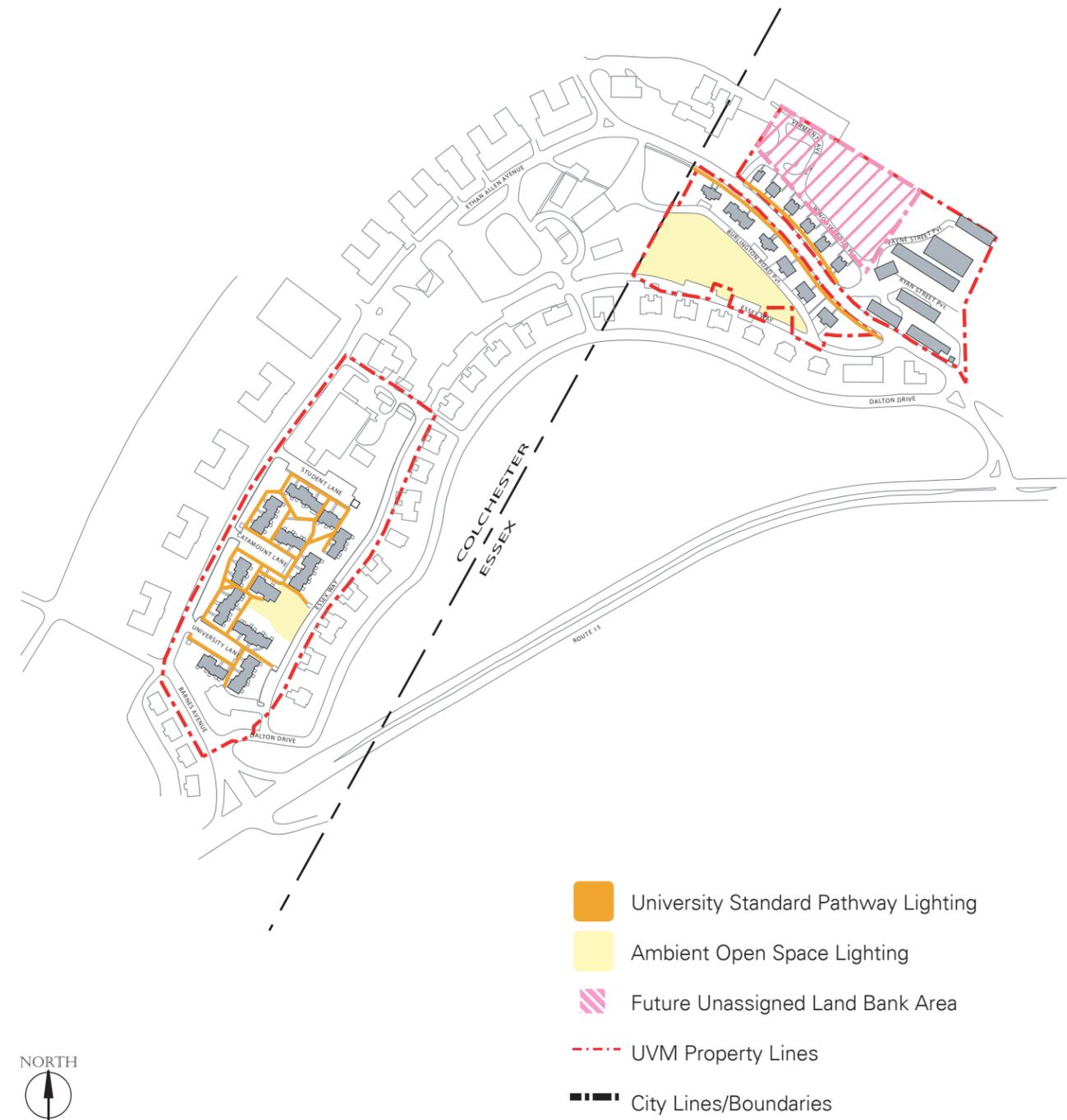
hances both the site and its buildings and the pedestrian aspect of the campus.

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 following considerations apply to the Fort Ethan Allen District:

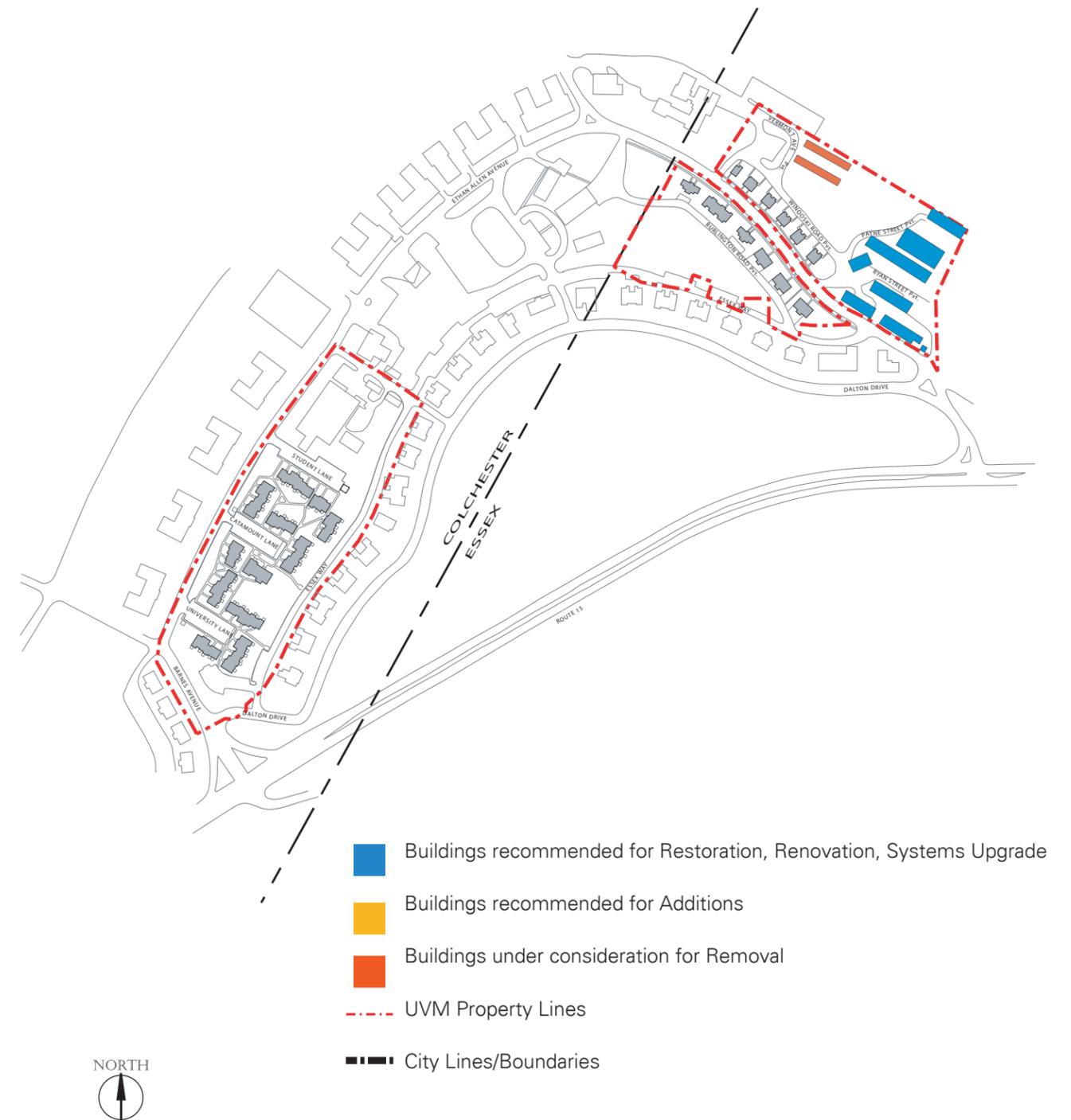
**Ambient Open Area Lighting** is applicable to two locations on the Fort Ethan Allen Campus: 1) In the Town of Essex south of the Ethan Allen Apartments, with the other 2) being in the Town of Colchester south of the Windsor Community Center. Both contain community playgrounds. The ambient lighting will extend the hours of use for these areas. It is kept to a minimum that maintains 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. The pathway lights along the County Apartment walkways should be updated to the University standard. Pathway lighting is also suggested along Ethan Allen Avenue. Although there is currently overhead lighting on the streets, University standard pathway lighting would provide a more consistent light level for pedestrian and vehicular safety and would enhance the Ethan Allen Avenue streetscape aesthetic.



# BUILDINGS RECOMMENDED FOR FUTURE RESTORATION, RENOVATION, ADDITIONS OR REMOVAL

Both the County Apartments and the Ethan Allen Apartments have recently been upgraded and renovated. Two Physical Plant garages (1104 and 1105 Vermont Avenue) are recommended for demolition due to their poor condition. The other seven Physical Plant buildings are also in need of renovation and should be assessed for future adaptive reuses.



# 6.3 FORT ETHAN ALLEN DESIGN GUIDELINES

The **Architectural Design Guidelines** describe the architectural qualities of Fort Ethan Allen buildings and provide guidance for the design of new buildings, additions and renovations in this district. Design parameters are set forth in a conceptual manner so as to allow some flexibility in the design expression of individual architects selected for future projects.

The **Landscape Design Guidelines for Fort Ethan Allen** provide an understanding of the landscape context in this district and recommend landscape initiatives that will enhance the functional and aesthetic qualities of the campus. The guidelines are intended to provide continuity in the design approach while allowing flexibility for specific design solutions crafted by selected landscape architects.

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Landscape Design Guidelines	200



# ARCHITECTURAL GUIDELINES

## Architectural Characteristics

The historic buildings of the Fort Ethan Allen Campus have an iconic relationship with their historic landscape context, the former military base. The architectural character of the Fort Ethan Allen Campus is elegant and refined. The historic buildings at the Ethan Allen Apartments are characterized by Colonial Revival, Romanesque and Queen Anne style architecture. Some of these buildings have dormers. There are also buildings with shared front porches and private, enclosed back porches. The residentially-scaled Ethan Allen Apartments and the former supply depot buildings, now used by Physical Plant, provide a derivative design pattern for any future new structures.

The County Apartments were added to the Fort Ethan Allen Historic District between 1969 and 1970. These buildings are characterized by a restrained architecture, featuring a lighter colored brick than the historic buildings and have larger windows and sliding glass doors, as well as gable roofs.

## New Buildings

New buildings in the Fort Ethan Allen Campus should respect the architectural characteristics of the existing buildings in terms of height, geometry, mass, scale and proportions. Exterior walls should be of brick or clapboard in a color which is appropriate or extant to the Historic District. A new building near the historic buildings would be considered a Transitional Building and should follow these guidelines, as well as any pertinent historic guidelines.

New buildings will need to fit within the developed context of the site and environs.

## Additions and Renovations

Additions to any of the 22 historic buildings in this District should follow established guidelines, *U.S. Existing Residential Standards* and current practice for additions/alterations to historic buildings.

Additions to any of the buildings built in the 1960s and 1970s should be designed with current standards and approaches for University residential buildings and to reflect the lifestyle of the population they serve.

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



Fort Ethan Allen - County Apartments



Fort Ethan Allen - Detail of historic architecture at the Fort



Fort Ethan Allen - Ethan Allen Avenue, view of Ethan Allen Apartments



Fort Ethan Allen - Physical Plant buildings



Fort Ethan Allen - Winooski Road, view of the back of Ethan Allen Apartments

# LANDSCAPE DESIGN GUIDELINES

## Landscape Design Guidelines

Fort Ethan Allen’s historic and refined architectural character as well as residential character are reflected in the current layout of its landscape. This campus lacks extensive or well developed landscape plantings.

The organizational structure is dictated by the elliptical form of the former 35 acre parade ground and the former Officer’s Row, which plays much the same organizing role as the University Historic Green plays in the University Historic Green District and as the Redstone Historic Green plays in the Redstone District. The military treescapes were maples with the tree-lined streets forming concentric circles behind the parade grounds. Fort Ethan Allen is also structured by a grid that derives from the interior road network.

## Landscape Initiatives

The design approach to Fort Ethan Allen is one that augments the character of the mature landscape and reinforces its existing structure.

The existing walkways along Ethan Allen Avenue are proposed to be enhanced by a program of linear tree plantings that reinforce the geometries of the building layout and circulation pattern, both pedestrian and vehicular. Street tree plantings along Essex Way will further enhance the visual character of the district and create a defined southern boundary.

Additional foundation plantings are intended to ground the buildings, while softening the architecture and fostering the residential scale landscape. Existing open space areas are to be maintained and enhanced as appropriate, with an eye towards creating a more diverse plant community coupled with reduced maintenance costs. As long as there is interest in maintaining the Community Garden, this initiative should be supported because the garden reflects the values and interests of the residents and provides a focus for the Fort community. The eastern end of the University’s Fort Ethan Allen property is part of an overall gateway to the complex. Future plans or treatments will highlight this fact and help to create a sense of arrival and welcome to the Fort.



# 6.4 FORT ETHAN ALLEN MASTER PLAN DEVELOPMENT

**Fort Ethan Allen Master Plan Development** provides an illustrative representation and narrative summary of the vision for the future planning and development of the Fort Ethan Allen property. The illustrative plan presents the physical changes that would be implemented in concert with the planning frameworks and design guidelines for the campus.

Master Plan Development & Illustrative Plan

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# FORT ETHAN ALLEN & ILLUSTRATIVE PLAN

The University envisions that for the foreseeable future the current residential uses will continue at Fort Ethan Allen. The current Physical Plant activities present at the Fort, from workshops to storage spaces, need to be evaluated. Some functions should remain at the Fort location as appropriate, while others should be relocated to the Main Campus to reduce travel times and to provide proximity for certain functions.

The buildings themselves have potential opportunities for adaptive reuse. Two of the garage buildings are recommended for demolition, and the land area on Vermont Avenue is considered a future land bank.

This land bank area may be considered for possible mixed use development opportunities as conditions warrant. The University is also a stakeholder in the Chittenden County Route 15 Corridor Study to develop future corridor transportation system solutions.



