



ACKNOWLEDGEMENTS

This *Campus Master Plan* is the culmination of three years of collaborative work that could not have been completed without the concerted effort of many people. First and foremost, special thanks go to President Fogel who challenged the University to graphically describe its future aligned with the University's Ten-Year Vision and Strategic & Academic Plans. Special thanks also goes to Thomas Gustafson, Vice President for Student & Campus Life and Michael Gower, Vice President for Finance & Administration who were charged with leading this effort.

There were three major phases of this effort coordinated by the Director of the University's Campus Planning Services, Linda Seavey. Susan Greenhalgh, principal of G & W Associates, a Vermont based financial and management analysis and planning firm, worked closely with Campus Planning Services assisting in the coordination and integration of the planning efforts. Ayers Saint Gross, a nationally renown architectural and planning firm based in Baltimore, Maryland led the first phase identifying key issues. The second phase of the work was focused on data collection, including open space inventory and analysis and preliminary development within the local context master planning for stormwater, utilities, and parking and transportation. Within this phase of the work, Hargreaves Associates, an internationally renown landscape and planning firm based in New York City and Schwartz/Silver Architects, an internationally renown architecture and planning firm based in Boston, MA were the lead consultants. The third phase of work was mostly in-house in collaboration with David Raphael, principal of LandWorks, a Vermont based landscape and planning firm. This involved an extensive public review process while integrating the parking and transportation planning strategies into the planning frameworks and master planning the University's outlying campuses (South Campus, Fort Ethan Allen, and Colchester Research Campus).

Robert Chamberlain, principal and Joe Segale, transportation planner with Resource Systems Group, a Vermont transportation planning firm, David Raphael and Robert Penniman, Executive Director of Campus Area Transportation Management Association were instrumental in developing the next planning phases to achieve the University's "pedestrian campus" goal.

The University appreciates the efforts of two important committees that were instrumental in driving the direction of this Campus Master Plan. The **Campus Master Planning Executive Committee** was established early in the process and was responsible for setting policy and broad direction and reviewing and approving the planning, including the assumptions, planning principles and premises. Committee members included: Robert Young, Board of Trustee (BOT) Chair of Facilities & Technology (F&T) Committee; Frank Chioffi, BOT F& T Committee member and Co-Vice Chairman; Carl Lisman, BOT Chairman; Daniel Fogel, President; Andrew

ACKNOWLEDGEMENTS

John Bramley, Provost; Frances Carr, Vice President for Research & Graduate Studies; Michael Gower, Vice President for Finance & Administration; Thomas Gustafson, Vice President for Student & Campus Life; Robert Vaughan, Director of Capital Planning & Management; and Linda Seavey, Director of Campus Planning Services.

The already active Campus Master Planning Committee established in 1997, was augmented to form the second committee, the **Campus Master Planning Advisory Committee** (CMPAC) that served in an advisory role, assisting in the generation of ideas, review and refinement of recommendations to the CMP Executive Committee. The contributions of this committee and two subcommittees (building design and site civil) played an integral role in the development of this Plan. Key members of the CMPAC participated in the public workshops and presentations. The CMPAC members included: Linda Seavey, Director of Campus Planning Services; Lauck Parke, Vice President for Undergraduate Education; William Ballard, Associate Vice President for Administrative & Facilities Services; Robert Vaughan, Director of Capital Planning & Management; Annie Stevens, Assistant Vice President for Student & Campus Life; Salvatore Chiarelli, Director of Physical Plant; Luce Hillman, Physical Plant Engineer; Rose Leland, Physical Plant Grounds Manager; Paula Carlaccini, Director of Architectural & Engineering Services; Darina Mernicky, Architecture & Engineering Services Architect; Katharine Decarreau, Director of Transportation & Parking Services; Robert Penniman, Executive Director of Campus Area Transportation Management Association (CATMA); Thomas Visser, Chair of Faculty Senate Physical & Financial Planning Committee; Bryant Jones and Trevor Loew, Student Government Association Representatives; Michael St. Germain, Staff Council Representative; Gioia Thompson, Environmental Council Representative, Lani Ravin, Associate Planner, Campus Planning Services; Shirley Fortier, Assistant Planner, Campus Planning Services; David Raphael, Campus Planning Services consultant; and Susan Greenhalgh, Campus Planning Services Consultant.

CMPAC members, in addition to other University faculty/staff, each served on one or both of the two subcommittees that were established to expedite the internal process. The **Architectural Sub-Committee** was responsible for reviewing and editing building aspects of the *Campus Master Plan*. The **Site**

Civil Sub-Committee served in the same capacity for infrastructure, landscape, and circulation aspects.

The Architectural (building) Sub-Committee members included: Linda Seavey, Director of Campus Planning Services; Paula Carlaccini, Director of Architectural & Engineering Services; Darina Mernicky, Architecture & Engineering Services Architect; Ken Bean, University Architect, Architecture & Engineering Services; Salvatore Chiarelli, Director of Physical Plant Services; Luce Hillman, Physical Plant Engineer; Annie Stevens, Assistant Vice President for Student & Campus Life; Gioia Thompson, Environmental Council Representative; Thomas Visser, Chair of Faculty Senate Physical & Financial Planning Committee; Michael St. Germain, Staff Council Representative; David Raphael, Campus Planning Services consultant, and Susan Greenhalgh, Campus Planning Services Consultant.

The Site Civil (infrastructure, landscape, circulation) Sub-Committee members included: Linda Seavey, Director of Campus Planning Services; Luce Hillman, Physical Plant Engineer; Rose Leland, Physical Plant Grounds Manager; Katharine Decarreau, Director of Transportation & Parking Services; Robert Penniman, Executive Director of Campus Area Transportation Management Association (CATMA); Thomas Visser, Chair of Faculty Senate Physical & Financial Planning Committee; Stephanie Kaza, Environmental Council Representative; Mark Starrett, Associate Professor, Plant & Soil Sciences; Lani Ravin, Associate Planner, Campus Planning Services; Shirley Fortier, Assistant Planner, Campus Planning Services; David Raphael, Campus Planning Services consultant; and Susan Greenhalgh, Campus Planning Services Consultant.

Additionally, many thanks goes to Campus Planning Services (CPS) staff members for their invaluable assistance throughout the process: Lisa Kingsbury, Planning Relations Coordinator for her role in communications, graphic display boards, and networking to ensure broad public participation; Michael Richards, CPS Facilities Information Analyst who worked tirelessly updating complex mapping and publishing the ever evolving CMP draft to the website; and both Diann Varricchione, CPS Office Manager and Judith Riani, CPS Staff Assistant who assisted in the coordination of this comprehensive effort, setting up a multitude of meetings, workshops, and focus groups with many players; facilitated the distribution of multiple drafts throughout the process,

requisite travel arrangements, and presentation set ups; and provided general support throughout the process.

In addition, appreciation is extended to the following groups for their active and continued participation throughout the process:

UVM Academic Class Projects
Board of Trustees Facilities & Technology Grounds Committee
Environmental Council
Dean's Council
Faculty Senate Physical & Financial Planning Committee
CATMA (Campus Area Transportation Management Association)
Burlington Neighborhood Planning Assemblies (Ward 1 and Ward 6)
Burlington Planning & Zoning Office
Burlington Planning Commission
South Burlington Planning Office, City Manager, and City Council Member
South Burlington Planning Commission
South Burlington – Spear Street & East Terrace Neighborhood Association
Chittenden County Regional Planning Commission/Metropolitan Planning Organization
Town of Essex Planning Office
Town of Colchester Planning Office

Finally, within all phases of this work, the University would like to thank all students, faculty, staff, and community members who participated and contributed to this Plan through committees, workshops, focus groups, web input, and/or planning meetings.

GLOSSARY OF TERMS

Act 200	The 1988 amendments to 24 VSA Chapter 117; the Vermont Municipal and Regional Planning and Development Act.
Act 250	Vermont Land Use and Development Law; the state environmental review process conducted by a District Environmental Commission (DEC) to consider a proposed development's impact using 10 established criteria.
Allées	A walkway lined with trees or tall shrubs. Refer to Design District Guidelines – Gateway – Landscape
Athletic District	Located in the Cities of Burlington and South Burlington and contains outdoor athletic/recreation facilities, the P-F-G Complex and "field 6" west of the Gutterson Field House.
Background Buildings	Due to their use or location are more quiet and respectful but should also help form the edges of campus outdoor spaces.
Best Management Policy	The University formulated technical guidelines for the evaluation of stormwater quality to minimize any undue adverse impact of stormwater runoff affecting neighboring properties or drainage systems. Refer to Chapter 4.1 Main Campus: Existing Conditions – Campus Watershed & Hydrology section for this policy.
Buffers	Buffers are defined as University owned property adjacent to residential

Campus Districts	Delineation of specific land use districts and architectural districts within the overall Main Campus in Burlington and South Burlington to facilitate appropriate land use planning and design guidelines for each distinct area.
Campus Framework	Provides for the development of landscape design initiatives, the placement of outdoor sculpture, the creation of meaningful outdoor spaces, and the implementation of appropriate site and landscape details such as seating and pathway materials.
Campus Geometries	Three-dimensional alignments and axes generated by roads, buildings, landforms, and vegetation that organize the physical structure of the campus.
Campus Periphery	External boundary of campus districts.
Capital Improvements	Physical development projects or initiatives funded by means of a specific financial commitment or allocation from the institution's planned operational budget.
Campus Master Plan	Defined for the University to be a commitment to a land use pattern and provides a long term vision for the campus providing a flexible framework for future growth and change.
CATMA	The Campus Area Transportation Management Association (CATMA) is the formal association of the American Red Cross, Champlain College, Fletcher Allen Health Care and the University of Vermont. Established in 1992, CATMA's founding premises include a joint mission to plan and manage parking and transportation in ways that better coordinate land use and therefore lessen the environmental impacts on the community. (Also see TMA.)
CATS	Acronym for the Campus Area Transportation System, a fare-free shuttle system servicing the University community.

neighborhoods. Buffers may include different elements, such as benches, walkways/pathways, plantings that provide screening, underground utilities, and other elements that enhance circulation needs and provide the transition from University property to the residential neighborhoods.

Centennial District	Located within the Cities of Burlington and South Burlington and contains research, administrative/academic support services, parking and undeveloped open space.
Central District	Located within the Cities of Burlington and South Burlington and contains the majority of academic, administrative, research and support facilities, including University Heights.
Central Heating Plant (CHP)	Primary heating source of the University and commonly referred to as CHP. Located within Central District adjacent to the Royall Tyler Theater.
CMP	An acronym for the Campus Master Plan.
CMPAC	An acronym for the Campus Master Planning Advisory Committee chosen due to their role (knowledge) in dealing with facilities and the infrastructure of the institution.
Colchester Research Campus	13.79 acres within the Colchester Business Park boundaries, recently acquired in 2005 to support primarily health sciences research.
Commercial	The City of Burlington's commercial zoning district use is defined as "any business use, mercantile use or place of assembly; excluding bars, cafes, gasoline service stations and repair garages."
Commercial 1 (C1)	The City of South Burlington zoning district "formed in order to encourage the location of general retail and office uses in a manner that serves as or enhances a compact central business area. Other uses that would benefit from nearby access to a central business area, including clustered residential development and small industrial employers, may be permitted if they do not interfere with accessibility and continuity of the commercial district. Large-lot retail uses, warehouses ... shall not be permitted."
Copse	A thicket of small trees or shrubs. (Refer to Design District Guidelines- University Green District – Landscape Design Guidelines for context).

GLOSSARY OF TERMS CONTINUED

Drifts	Informal clusters or groupings of trees.
Environmental Design Policy	“This policy defines the University of Vermont commitment to a high level of environmental sustainability in all new buildings and in major renovations to existing buildings. At minimum, the University will achieve a score equivalent to LEED TM “Certified;” will formally commission buildings; and when possible and financially feasible, will purchase Vermont goods and services in the design and construction of these buildings.” Refer to website www.uvm.edu/%7Euvmpgg/ppg/facil/greenbuilding.html for the complete policy statement.
Environs	Surrounding campus parts or districts, as of the University.
Facilities	Typically refers to buildings (greater than 16 square feet), parking lots and associated roadways.
Foreground Buildings	Due to their use or location are the most prominent buildings in their architectural district.
Fort Ethan Allen	A neighborhood located in the towns of Colchester and Essex. The University owns 18 acres within this area that is primarily used for family student housing and some physical plant shops and storage facilities.
Gateway	Major entrance to the campus or arrival to the University campus.

Hill Institutions	Champlain College, Fletcher Allen Health Care, American Red Cross, and the University are commonly referred to as the “hill” institutions.
Historic Resources	Any building, structure, object, district, area, or site that is significant in the history, architecture, archaeology or culture of this state.
Historic Site	Any site, structure, district or archaeological landmark that officially has been included in, or is eligible for inclusion in, the National Register of Historic places and/or the state register of historic places or which is established by testimony of the Vermont Advisory Council on Historic Preservation as being historically significant. (Taken from CCRPC: Regional Plan 1996.)
Infrastructure	Refers to transportation, utility and communication systems which are necessary for buildings, institutions and communities to function.
Institutional and Agricultural District (IA)	The City of South Burlington zoning district formed “to provide for the educational, conservation, research, and agricultural operations of the University of Vermont on its properties within South Burlington...The more intensive nature of the University’s properties adjacent to the main campus along Williston Road and the more open, undeveloped character of the properties farther south of the main campus along Spear and Swift Street are also recognized in these land development regulations. To implement these objectives, properties within the IA District are designated as IA–NORTH or IA–SOUTH Districts.”
Institutional Core Overlay (ICO)	This is a City of Burlington zoning overlay district, intended to provide reasonable future growth for the University within its core campus. The underlying zoning district is University Campus (UC). This district is defined by the area bounded by Main Street, East Avenue, Colchester Avenue, South Prospect Street and FAHC property. Currently the ICO can be built out to 60% – 65% lot density; other University properties

Land Banks	zoned UC can be built out to 40% lot density. Sites that have the potential for: <ul style="list-style-type: none"> • 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.
Land Use	Refers to how a distinct piece of land is allocated - for what purpose, need or use.
Lease Land	When the state chartered the University in 1791, the University acquired most of its lease land and holds these public lands in trust from the State of Vermont to use for educational purposes. Refer to Leased Land Holdings section for more information.
Main Campus	Covers 459 acres in Chittenden County and is comprised of the following campus districts: Central Campus, Centennial Campus, Redstone Campus, and Athletic Campus.
Master Planning	An analytical and creative activity that results in a coordinated set of decisions (the Plan) about actions to be taken to accomplish stated goals.
Microclimate	Small defined environments that are sheltered from climatic conditions that prevail in the larger landscape.
Multi-Use Path	A 20’ to 24’ wide path that can accommodate shuttle, service and emergency vehicles as well as bicycles and pedestrians. Surfacing will be primarily asphalt, but textured lanes for bicycle and pedestrian travel on one or both sides of the vehicular travel way should be considered as a design option.
Natural Areas	University owned lands that contain important biological communities and physical environments vital to scientific research and education. The University has

GLOSSARY OF TERMS CONTINUED

nine designated Natural Areas throughout the State of Vermont. Seven are located within Chittenden County.

Neighborhood Residential (NR)

The City of South Burlington’s zoning district that was formerly zoned as Southeast Quadrant. Key elements of this zone are to preserve areas of ecological significance, create a cohesive and publicly accessible open space system, and encourage neighborhood development patterns that create walkable neighborhoods, a range of housing choices and a strong sense of place.

NJIPC

Acronym for the Neighborhood/Joint Institutions Planning Committee comprised of the “hill” institutions focused on providing a formal mechanism to review land use issues with the hill institutions, the surrounding neighborhoods, and City of Burlington.

Non-Traditional Student

Students who have been out of formal schooling for a period of five years or more or have life experiences that are different from traditional students who attend college directly after high school.

North-South Corridor

Represents the primary pedestrian and shuttle flow and connection from one end of the campus to the other. High contact student services and academic destinations are to be located on or adjacent to this corridor.

Open Space

Lands between and around buildings as well as open or wooded lands identified for particular purposes, whether it be specific development projects, limited development, conservation, recreation, setbacks or buffer areas. Open space represents many different elements in the landscape, including greens, quadrangles, lawns, pathways/walkways, groves, wooded areas, fields, and Natural Areas as well as provide space for future facility development.

Park and Recreation (PR)

The City of South Burlington zoning district “formed in order to provide for and to protect recreational use and/or open space in municipal parks, beaches, natural areas and other land owned by the City or annexed to the City by option, lease or easement.”

Plaza

This is an outdoor pedestrian gathering space. This could be part of a building entry or part of the open space network on campus.

Primary Walkways/Bikeway

An 8’ to 15’ wide path that should support bicycle and pedestrian use with limited service vehicle access to utilities. New technologies such as porous paving that allow stormwater infiltration will be considered, provided these support limited vehicular use and routine maintenance.

Premise

Refers to a statement or assertion that forms the basis for an approach or position.

Principle

Refers to a fundamental doctrine, truth or motivating force upon which something is based.

Principles and Premises

Guiding concepts for the Campus Land Use Master Plan.

Proximate

Close, near, adjacent, or contiguous.

Recreation Conservation Open Space (RCO)

The City of Burlington’s zoning district “intended to protect the city’s natural environment, provide for a balance between developed and undeveloped land, protect air quality, provide adequate open areas for recreation and conservation and to preserve areas for appropriate future development.”

Redstone District

Located within the City of Burlington and contains the majority of residential facilities.

Remote

Location that is not on Main Campus OR is on Main Campus with more than an 8 - 10 minute walk and not on the CATS route.

Residential, Low Density (RL)

The City of South Burlington zoning district “formed in order to encourage low-density single-family residential use. This district is located in areas where low densities are necessary to protect scenic views and cultural resources, and to provide compatibility with adjacent natural areas.”

Residential 2 District (R2)

The City of South Burlington zoning district “formed in order to encourage moderate-density residential use. This district is located primarily in transition areas between higher-density residential districts and low-density districts.”

Residential 4 District (R4)

The City of South Burlington zoning district “formed in order to encourage residential use at moderate densities that are compatible with existing neighborhoods and undeveloped land adjacent to those neighborhoods.”

Road

Public roadways or University roadway open to public use but primarily for campus circulation needs.

Secondary Walkway

A 5’ to 8’ path primarily designed for pedestrian use. Typically these are city and limited use sidewalks.

Service Roads

A roadway intended for inter-campus connections for low traffic service needs, typically, narrower of width than a traditional road.

Setbacks

Typically, front yards of buildings and are defined as open space bounded by the building and city streets.

Signage

Refer to Wayfinding Signage.

South Campus

495 acres located within the Cities of Burlington and South Burlington and utilized for agricultural, horticultural and natural areas management purposes, both instructional and research. Refer to Scope section for its boundaries and further information.

GLOSSARY OF TERMS

CONTINUED

Space Management Group	Comprised of representatives from Physical Plant, Land Records, University Planning, Architectural & Engineering Services, CATMA, Administrative & Facilities Services, Provost Office, and Faculty Senate responsible for land use planning process and compliance with the CMP planning principles and premises and assuring historic preservation issues are included in the design review of the site and building.
Sustainability	Indicates that a plan, initiative or physical development project can be implemented and supported over time without depleting or adversely affecting the resources and management capabilities available to it.
System Housing	Refers to the residence hall system housing that have been grouped as such for financial bonding purposes. 26 of the 27 University residence halls are part of the "system".
TDM	An acronym for transportation demand management strategies which includes encouraging pedestrian walkways, bikeways, mass transit subsidies, car pool/van pool, and shuttles.
TMA	A Transportation Management Association (TMA) is an organized group applying carefully selected approaches to facilitating the movement of people and goods within an area. TMAs are often legally constituted and frequently led by the private sector in partnership with the public sector to solve transportation problems. (Also see CATMA.)

Traditional Student	Primarily refers to the student under the age of 25 (see non-traditional student definition for further information).
Transitional Buildings	New buildings that are located in the historic districts of the campus and therefore need to establish a relationship with the signature buildings of the University.
Transportation	Defined as any means of moving an individual(s) or goods from one location to another, such as, walking, biking, shuttle/mass transit, and other vehicles of movement.
Trinity District	Located within the City of Burlington and contains mixed-use academic and residential facilities.
Trinity Campus Overlay (TCO)	The underlying zoning district is UC with the overlay defining an increased setback from Colchester Avenue within the Trinity District.
Universal Design	Addresses physical design for the needs of all people - of all ages and ability.
University Campus (UC)	The City of Burlington's University Campus Zoning District which is "intended to primarily accommodate educational and medical institutions and their respective campuses while preserving the residential character of existing neighborhoods within and adjacent to the district."
University Heights District	Located within the City of Burlington and contains the residential facilities and the Redstone Walkway, the major pedestrian walkway that links the residential and athletic districts to the academic core campus.
Wayfinding Signage	Widely used term denoting the display of visual information and refers to warning and information signs, as well as signs identifying buildings and offices. Wayfinding means literally "finding one's way". Wayfinding is a system of logical guiding and information elements which aid people getting to and from their destination.

APPENDIX

Listing of Other Supporting References

For reference refer to the following University of Vermont planning documents/efforts:

Policy on Environmental Design and Vermont Purchasing in New and Renovated Buildings, adopted by Board of Trustees, May 2005

Strategic Plan 2003-2008

Advancing the Vision: Financial Feasibility Study 2004 - 2013

1997 Land Use Master Plan, by UVM Campus Planning Services

Utilities Master Plan 2005, by WM Group

Parking & Transportation Master Plan 2005, by Resource Systems Group

Open Space Inventory 2005, by LandWorks Landscape Architecture & Planning

Stormwater Plan 2005, by Krebs & Lansing Consulting Engineers, Inc.

Space Plan 2005 by Paulien & Associates

Residential Master Plan: 15 Year Financial Plan, August 2001 by Anderson Strickler, LLC

Athletic Facilities Study Plan 2002 and updated in 2004 by Gossen Bachman Architects

Joint Institutional Parking Plan (JIPP), March 1, 2006

