

September 27, 2013

TO: Mayor Miro Wienberger, Burlington City Council

FROM: David J. Provost

COPY: Michael Agusta

TOPIC: Seeking City Council approval for Champlain College to buy 436 Maple Street

Background

1994 MOU – Champlain College and the City of Burlington entered into a Memorandum of Understanding in 1994 that outlined the College required City Council approval if it desired to purchase any property outside of its campus boundaries. The exception being existing fraternities and sororities and other intuitional facilities.

2007 Champlain College Master plan – Upon my arrival at Champlain College in 2005 I was met with overwhelming sentiment from neighbors and city officials that Champlain College builds beautiful buildings we just never know what's next. This as well as a condition of a permit was the impetus of the College creating a comprehensive master plan. In the plan we spelled out the desire of the College to take responsibility to house all of its undergraduate students and ease the housing burden found in the City of Burlington. In order to accomplish this the master plan identified a solution that consisted of 600 new beds on the hill and 600 beds in apartments in the City, but overseen by Champlain College. By September of 2014, 400 of the beds on the hill will have been added and by summer 2015 and estimated 400 to 500 beds in apartments at Ethan Allen Club and Eagles Club will have been completed. In the master plan a planned expansion on Summit Street next to Summit Hall is contemplated.

436 Maple Street – Summit Hall is flanked by one single family home to the south/east owned by Mike and Diana Agusta. This property was identified in the master plan as potential acquisition property and the opportunity has now poised itself for the College to acquire this property. The Agusta's are moving to North Carolina this summer and are looking to sell their home to the College. The College is seeking the approval from the City to purchase this property as it abuts a Champlain property and it is next to a UVM sorority. It is our intention to use the home for faculty and staff housing, to comply with current zoning regulations.

Attachments

- 1) 1994 MOU
- 2) 2007 Champlain College excerpts from the Master plan
 - a. Map of property location
 - b. Identification of potential interesting properties
- 3) Google map of property
- 4) Proposed resolution



Google earth

feet
meters



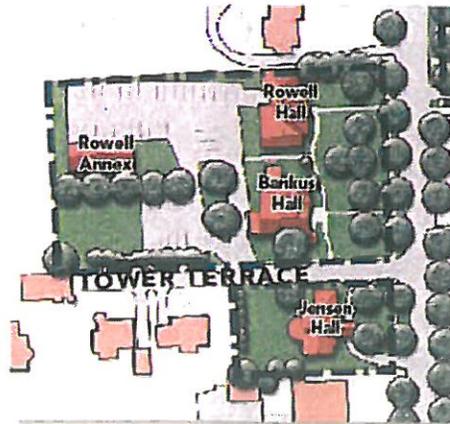
Tower Terrace Area

The Tower Terrace area does not see significant *physical* change under the master plan, but it is a focus of significant *land use* changes. This area consists of Rowell, Bankus, and Jensen residence halls, Rowell Annex (Champlain's physical plant facility), and a short road called Tower Terrace with three private residences at its terminus.

Due to the disruption and traffic caused by the activities of the physical plant, the master plan suggests relocating this function. Most physical plant functions (trades, etc.) will be relocated off-Hill, perhaps to the Pine Street corridor.

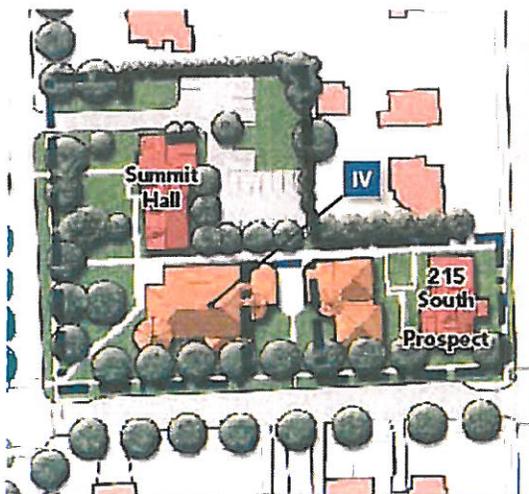
Rowell Annex will become the new home for Information Services, with the exception of help desk and media services functions that will remain in the academic core but will be consolidated at the S.D. Ireland Family Center for Global Business and Technology. The master plan also recommends removing the eight remaining parking spaces behind Jensen Hall.

FIGURE 49—TOWER TERRACE AREA: PROPOSED



Maple Street/Summit Street/Prospect Street

FIGURE 50—MAPLE BETWEEN SUMMIT AND SOUTH PROSPECT: PROPOSED



Under the master plan, the corner of Maple and Summit – diagonally across from Aiken Hall, where Summit House is currently located – remains a residential area. The College currently leases a former sorority house at 215 South Prospect Street for student housing. Acquiring this property and the house at 436 Maple Street creates a consolidated land holding that will be used to accommodate housing (VI) for approximately 91 additional students. This corner will begin to serve as another gateway into the campus.

FIGURE 51—VIEW OF MAPLE AND SUMMIT: PROPOSED



Other Areas of the Hill

This master plan attempts to rationalize Champlain’s on-Hill boundaries, containing the College’s physical growth and delineating clear and logical edges for the campus. In order to enhance Champlain as a compact, consolidated campus and to minimize intrusion into residential neighborhoods, if the College is able to accommodate residential needs through other elements of this master plan, the plan suggests divestment as a long-term possibility for North House, Sanders Hall, and South House.

There are several properties on the Hill that, were they to be placed on the real estate market, would be interesting possibilities for the College. Figure 52 illustrates these properties. Many are currently fraternity houses (e.g., Delta Psi, Phi Gamma Delta and Sigma Phi Epsilon), and would provide opportunities for the College to add to its housing supply without new construction, and without depleting Burlington’s supply of rental housing.

The two properties identified on South Prospect Street, one of which is a former fraternity house currently rented by the College, would provide a more rational boundary for Champlain. These properties could contribute to the College’s housing supply through reuse of existing buildings or through replacement of existing buildings with more efficient new residence halls.

The apartment building at the corner of South Willard and Maple streets, if ever for sale and purchased by the College, would also add to the College's housing supply while preserving the existing built environment on the Hill.

Acquisition of existing on-Hill structures for use as student housing will proportionally decrease the amount of new residence hall construction contemplated in this master plan.

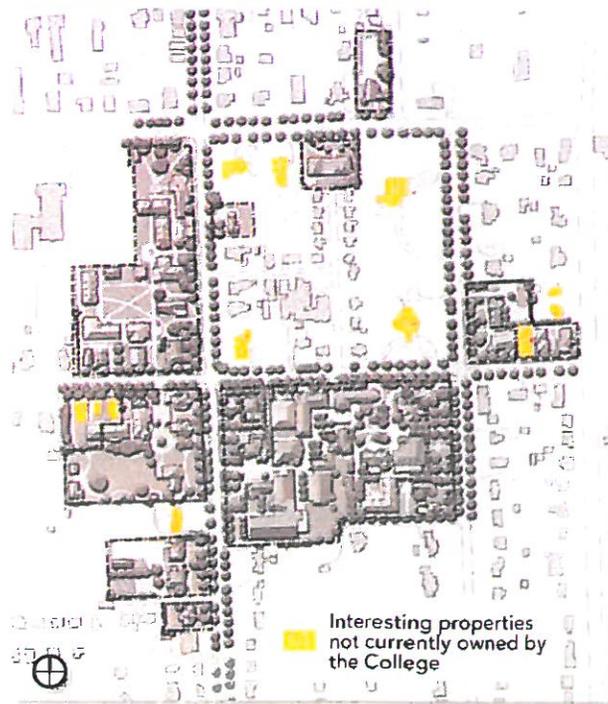
Grassemount provides an opportunity for additional on-Hill administration space, and would enable some of the functions that have moved from campus (e.g., Finance and Administration) to return. Grassemount could also serve as a "gateway" building on Main Street, helping to improve Champlain's visibility.

The residential property between Perry Hall and Rowell Hall would, if available, allow the College to better rationalize its boundaries, and create a new entrance to the parking behind Rowell. Champlain would then be in a position to remove all campus-related traffic from Tower Terrace.

Off-Hill Development

Champlain is committed to developing off-Hill apartment-style student housing in or close to downtown Burlington. Over the past several months, the College has worked closely with developers to identify potential sites for housing 150-300 students. Several sites will be needed to meet the campus goal of 600 off-Hill beds. Potential sites include the YMCA and the Ethan Allen property, as well as sites downtown and along the College and Main Street corridors. Additional details on off-site developments will be released as soon as possible.

FIGURE 52—INTERESTING POSSIBILITIES



On Hill "Interesting Possibilities" -

Propertities identified in Master Plan (map 52, page 79)

- 371 Main St - Sigma Phi Epsilon (frat house)
- 411 Main St. - Grassemount (institutional bldg)
- 297 1/2 Maple St. (garage of apt. bldg)
- 305 Maple St. (apt bldg)
- 315 Maple St. (apt. bldg)
- 436 Maple St. (residence)
- 201 S. Prospect - (multi-family)
- 205 S. Prospect - (apt. bldg)
- 158 S. Willard St. - Phi Gamma Delta (frat house)
- 216 S. Willard St. - (apt. bldg)
- 267 S. Willard St. (residence)
- 61 Summit St. - Delta Psi House (frat house)