



4. THE CAMPUS PLAN

The Middlebury Campus Master Plan is intended as a framework within which carefully balanced, incremental decisions may be judiciously made within a long-term vision. It is not prescriptive in most of its details—especially building use—but it is highly prescriptive in its larger ideas. It is intended as a broad framework that will guide development of the campus over the next fifty years. It addresses issues of college planning policies, open-space structure, land use, density of development, primary circulation systems, infrastructure, and relationship to the surrounding community.

The goal is to provide a stable but precise framework that enables near-term decisions regarding physical development to contribute to a sustained long-range vision of the campus—a vision that conserves campus resources and produces an efficient and coherent campus environment throughout the twenty-first century while maintaining and enhancing the beauty of the campus. Environmental considerations are the foundations of the Plan, and will become more important as resources diminish.



CONCEPT AND PRINCIPLES

The Plan proposes careful, limited, internal building development, rather than continued outward expansion of the campus, and recommends significant restructuring of the landscape. Indeed, the landscape plan is the most important element of the Plan. It emphasizes, clarifies, and augments the existing pattern of open spaces, and rejuvenates the campus ecology.

The campus comprises three major parts: the South Campus (Athletics and Art); the Central Campus; and the North Campus. These areas are disconnected, separated by two state highways, which exacerbates the psychological distance between them. The Plan seeks to enhance each of these “campuses” and bind them together through a safer, more continuous network of spaces.

THE LONG-RANGE PLAN

The essential concept of a long-range plan is that spaces are more important than buildings. As long as buildings help define the spaces, then building use, character, and form may vary as changing circumstances require. Thus, the most important part of a long-range plan is the Civic Structure—the pattern of quadrangles, courts, streets, and walks around which the buildings are organized. As such, the civic structure is inversely analogous to the skeleton and major organs of the human body.

Another important, related concept is that larger campuses may comprise distinct precincts, or neighborhoods. These precincts, like the larger campus, may have one or more of three characteristics: a clear center (quadrangle, walk, etc.), consistent fabric (similar stone buildings), and a clear edge. Of these three, the least important, and least prevalent, is a clear edge.

If the three major parts of the Middlebury campus may be considered as precincts, or neighborhoods, the idea of the Long-Range Plan is to provide each neighborhood with at least one major quadrangle, related courtyards, and a consistent fabric of landscape and buildings. Streets and walks help form both centers and edges, and bind the neighborhoods together into a continuous network.

The three Middlebury districts, in turn, comprise components, which are described in detail below.

MAJOR COMPONENTS

The major components of the Plan are described by district—from the North Campus, to the Central Campus, to the South Campus—beginning with the central space of each area. The major components are:

1. *Bicentennial Park*
2. *Battell Field*
3. *Le Chateau Quad*
4. *College Street*
5. *Main Quad*
6. *Old Chapel Walk*
7. *Library Park*
8. *Hillcrest Residential*
9. *Centeno Plaza/Campus Entry*
10. *South Main Street*
11. *Arts Quad*
12. *Athletic Complex and Fields*

FIGURE 1

Proposed Campus Plan

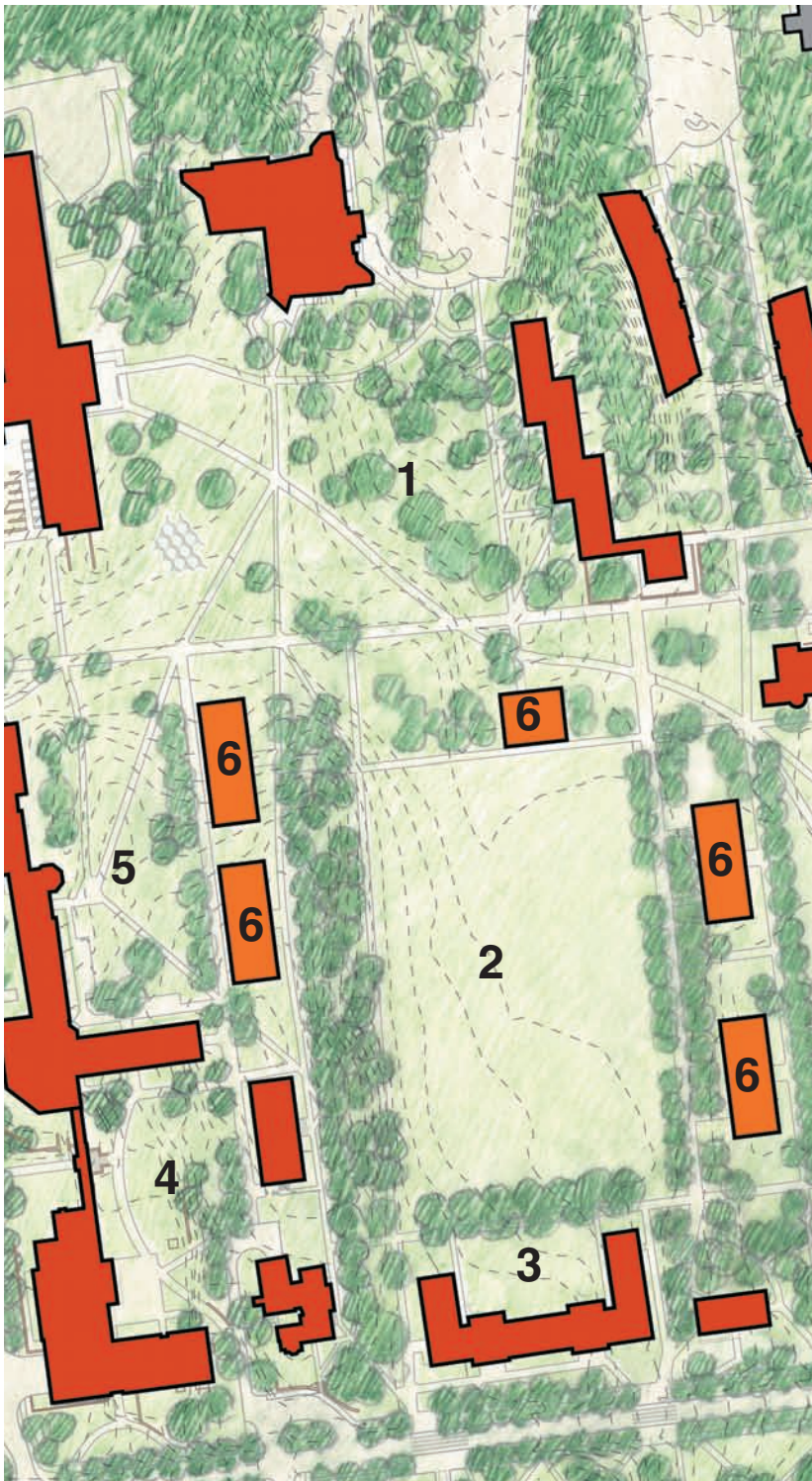
FIGURE 2

Existing Campus Plan



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FIGURE 1
*Existing plan of the
Battell Field area*



2

FIGURE 2
*Proposed plan of the
Battell Field area*



3

Bicentennial Park and Battell Field

The area to the north of Forest Hall is vast, ill-defined, and poorly drained. The plan proposes articulating this area into more perceivable and defined components.

The area between McCardell Bicentennial Hall and Coffrin Hall is proposed as a more picturesque park similar to the recently renovated Library Park. In contrast to the more structured quadrangles and courts, Bicentennial Park would be characterized by rolling topography, curving paths, and picturesque groupings of trees.

The area now referred to as Battell Beach should be defined and reinforced by buildings, trees, and tree-lined walks. It should remain a very large space, suitable for soccer, informal activities, and reception tents. The soil should be rejuvenated for drainage, and the sloped lawn area on the west side should be replaced with diverse groundcover and canopy trees, carefully located so as to preserve views. A new north-south path should be added at the east edge of the slope.

Recommendations

1. *Bicentennial Park*
2. *Proposed Battell Field*
3. *Renovated Forest Court*
4. *Renovated Ross Court*
5. *Proposed Ross Court*
6. *Proposed building*

FIGURE 3

*Aerial perspective view of
Bicentennial Park and Battell Field*

FIGURE 1

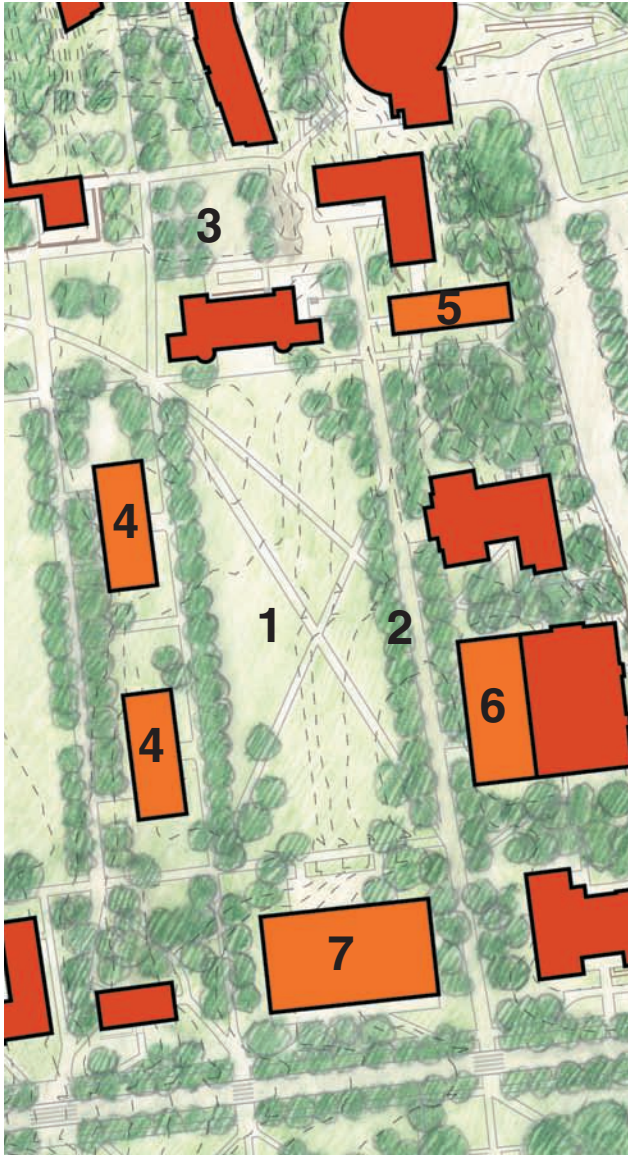
*Existing plan of the
Battell Hall area*



1

FIGURE 2

*Proposed plan of the
Le Chateau Quad area*



2

Le Chateau Quad

When Le Chateau was built it stood alone in the open landscape—like a French chateau. Over the years its siting has been compromised by other, poorly sited buildings. The resulting space to the south is not a quadrangle, but an illegible no-man’s land. Pedestrian paths are random and chaotic. Battell Hall is the biggest problem because of its siting. In the long run, Battell Hall should be replaced to facilitate a real quadrangle with orthogonal and diagonal paths, and tree-lined walks. The topography and the roadways also mar the current area. The current service road to Le Chateau should be replaced by a tree-lined, pedestrian-oriented walk, similar to the proposed Old Chapel Walk. The diagonal path that connects to McCardell Bicentennial Hall should accommodate bicycles and service vehicles.

Recommendations

- 1. Proposed Le Chateau Quadrangle**
- 2. Tree-lined walk to replace service road**
- 3. Proposed Atwater Court**
- 4. New buildings to replace Battell Hall**
- 5. New building**
- 6. Addition to Johnson**
- 7. New building (possible future Campus Center)**



3



4

FIGURE 3

*Perspective view of the proposed
Le Chateau Quad*

FIGURE 4

*View of the Battell Hall area
from the same viewpoint as the above
perspective*

FIGURE 5

*Aerial perspective view of the
proposed Le Chateau Quad area*



5



FIGURE 1
Existing plan of College Street

FIGURE 2
Proposed plan of College Street

College Street

College Street is a key element in the integration of the campus. The presence of parallel parking on College Street has the positive effect of calming traffic on what is technically a state highway. There are too many hidden pedestrian crossings, however; the street is too wide; and there is no sidewalk on the south side. The street functions as a divisive element between the Central Campus and the North Campus, rather than as a zipper that unites.

The proposed plan narrows the curb-to-curb dimension of College Street to two twelve-foot lanes by removing bike lanes to a new pedestrian promenade on the north side, and by limiting parking to the east and west ends of the street as it passes through the campus. Street trees are proposed, as are sidewalks on both the north and south sides of the street. Pedestrian crossings are rationalized and reduced in number from eight to five. Pedestrian paths leading to crosswalks are moved and strengthened to guide pedestrians to the crosswalks. Proposed roundabouts near the Materials Recycling Facility, and at Storrs Park, will help calm traffic and signal a change to a more urban character. The plan also recommends putting the power lines underground along the south side of the street.

Recommendations

- 1. Reconfigured College Street**
- 2. Underground power lines**
- 3. Reduced number of pedestrian crossings**
- 4. New roundabouts**



FIGURE 3

Cross-section of proposed College Street

FIGURE 4

View of College Street from same viewpoint as perspective below

FIGURE 5

Perspective view of proposed College Street

3



4



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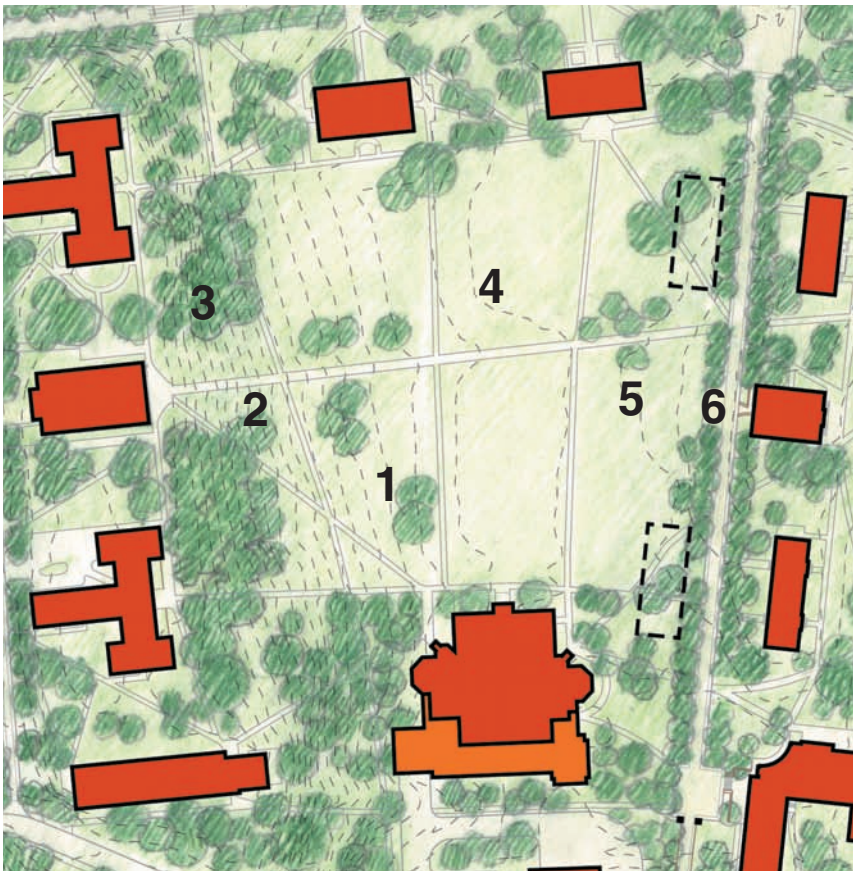


FIGURE 1 Main Quad

Existing plan of the Main Quad

FIGURE 2

Proposed plan of the Main Quad

The Main Quad is the core of the Middlebury College campus. It is one of America’s most uniquely beautiful spaces, but it needs serious landscape rejuvenation.

The tree pattern in particular obscures the perception of the space. Thinning the existing trees by selective removal, and clearing vistas by limbing-up trees, will greatly enhance the space and make it more functional for ceremonial events, such as Commencement. Shrubs on the hillside below Mead Chapel should also be removed.

Drainage is poor, and the soil should be rejuvenated.

The replacement of Old Chapel Road with a pedestrian-oriented promenade—Old Chapel Walk—will also significantly improve the quality of the space by increasing its definition.

Recommendations

- 1. *Selectively remove trees, and plant others*
- 2. *Thin the trees on the upper slope and limb them up*
- 3. *Replace low shrubs on upper slope with ground cover*
- 4. *Rejuvenate the soil to improve growth and drainage*
- 5. *Re-grade the lower parts for better drainage*
- 6. *Replace Old Chapel Road with a tree-lined walk*



FIGURE 3

Aerial perspective view of the proposed Main Quad

FIGURE 4

Perspective view of the proposed Main Quad

3



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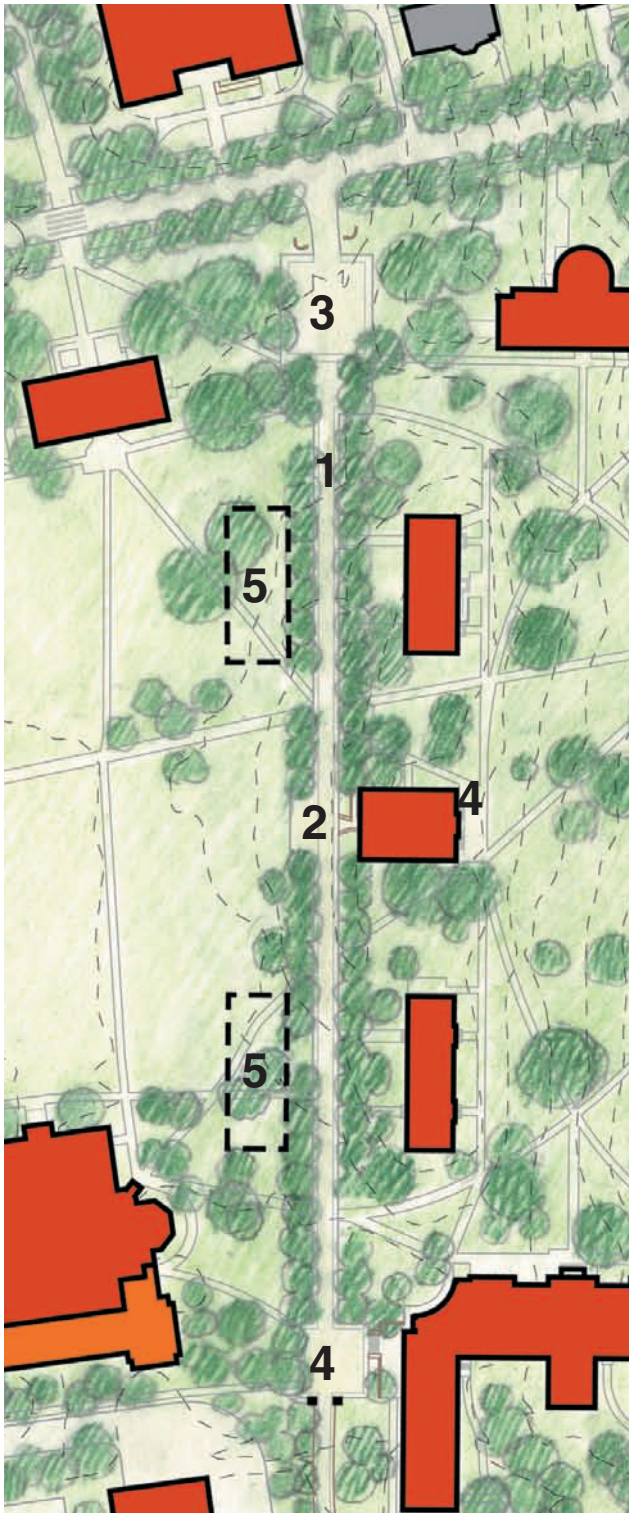
FIGURE 1
Existing plan of Old Chapel Road

FIGURE 2
Proposed plan of Old Chapel Walk

FIGURE 3
*Cross-section of proposed
Old Chapel Walk*



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Old Chapel Walk

Currently, Old Chapel Road is an unfriendly vehicular street with no continuous sidewalks on either side. Recommendation #78 in the Strategic Plan is to “Convert Old Chapel Road into a pedestrian-friendly campus artery.”

A tree-lined promenade with special parking would greatly enhance this area of the campus, by making it more pedestrian-friendly. Pocket parking areas are located at the ends of Old Chapel Walk.

Recommendations

1. *Proposed pedestrian-oriented walk*
2. *Proposed Old Chapel Plaza*
3. *Parking*
4. *Axinn Center Plaza*
5. *Possible future buildings*

FIGURE 4

Perspective view of proposed Old Chapel Walk

FIGURE 5

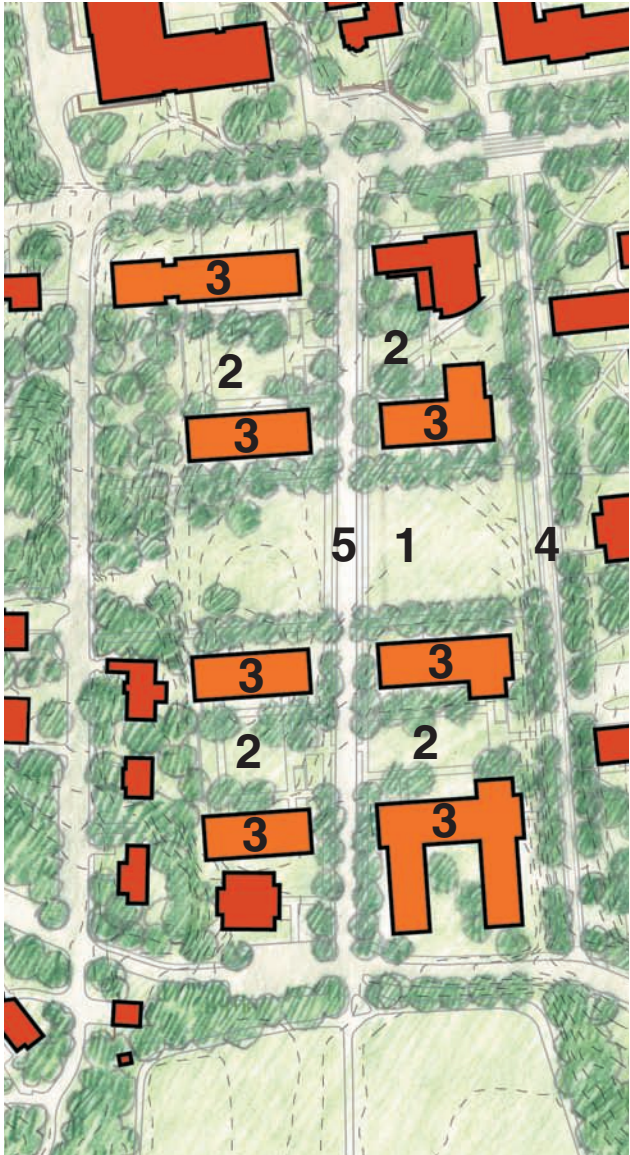
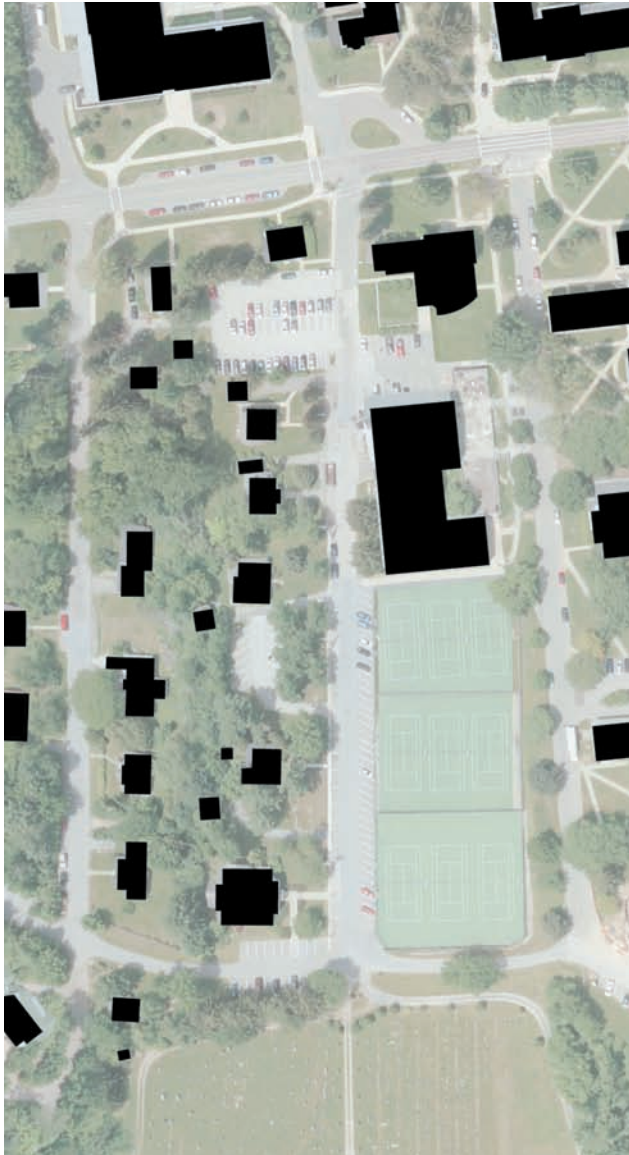
View of Old Chapel Road



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FIGURE 1
Existing plan of Hillcrest residential area

FIGURE 2
Proposed plan of Hillcrest residential area



Hillcrest Residential

The two-block area bounded by College Street, Hepburn Road, Stewart Hill Road, and Adirondack View Road is a long-term reservoir for completion of residential life at Middlebury—the Commons System. Because this area slopes down to the west from the crest of the hill at Mead Chapel, it feels like the “back side” of the hill. Currently, this area is small grain, rather than institutional, and both Hepburn Road and, especially, Hillcrest Road are somewhat tattered and shabby. Thick vegetation begins about halfway between Hillcrest Road and Adirondack View Road, while spectacular views are possible to the west.

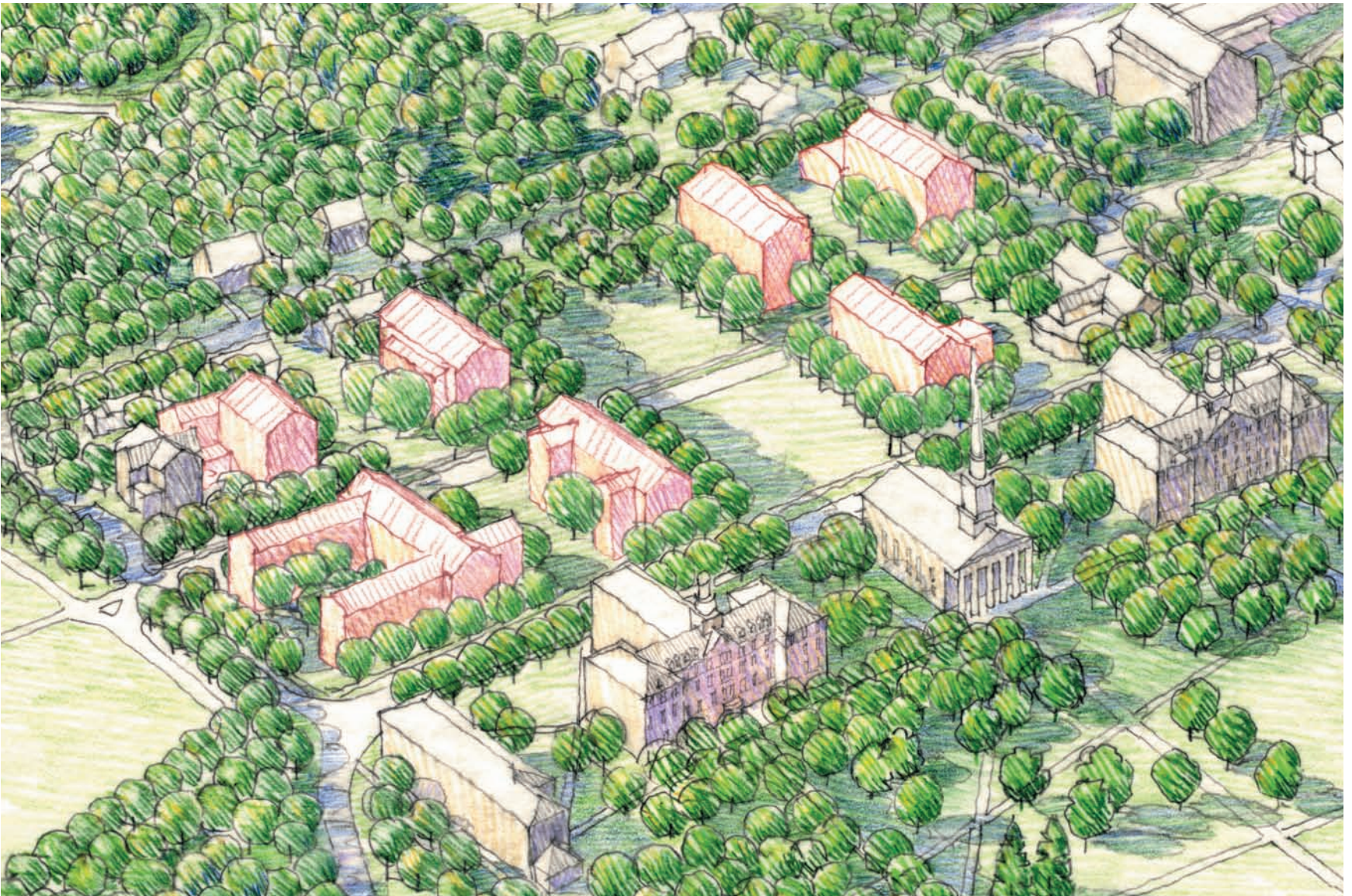
- Three ideas should guide the development of this area:
1. Buildings should be small, or of small increments, and should align on Hepburn Road and Hillcrest Road, with wings running east-west to define courtyards.
 2. Groups should form Commons courtyards.

3. Hepburn Road and Hillcrest Road should be redesigned—Hepburn as a tree-lined walk, and Hillcrest Road as an intimate residential street.

Proctor Hall has few redeeming features, and ultimately, will probably be removed, but at this time it is unclear whether it will be replaced by a dining facility or not. The area currently occupied by Proctor should be designed as a courtyard or small quad behind Mead Chapel. As a public space opening to the western view, this is a major new feature of the campus.

Recommendations

1. *Proposed court or quadrangle*
2. *Proposed Commons courts*
3. *New residential buildings*
4. *Redesigned Hepburn Road as pedestrian-oriented walk*
5. *Redesigned Hillcrest Road*



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FIGURE 3

*Aerial perspective view of the proposed
Hillcrest Residential area*



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FIGURE 1

Existing plan of Library Park



2

FIGURE 2

Proposed plan of Library Park

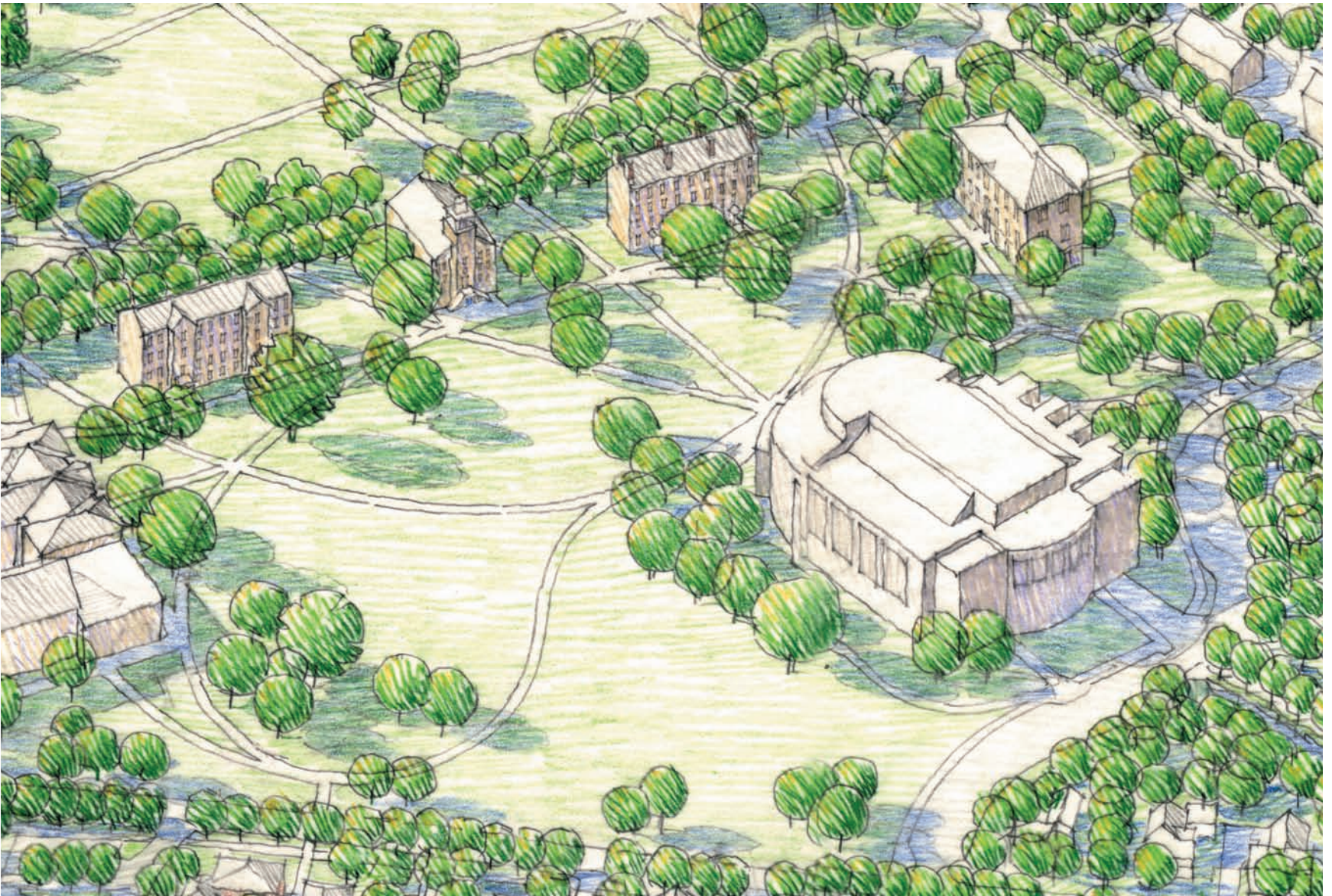
Library Park

Library Park has recently been renovated and is a beautiful front lawn for the campus, but it needs minor improvements.

Trees should be added to replace those that are dead or dying, but the vista of Old Stone Row should be preserved. The meadow installation should be completed around the Garden of the Seasons.

Recommendations

- 1. Library Park with tree replacement
- 2. Restored landscaping at Garden of the Seasons



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FIGURE 3

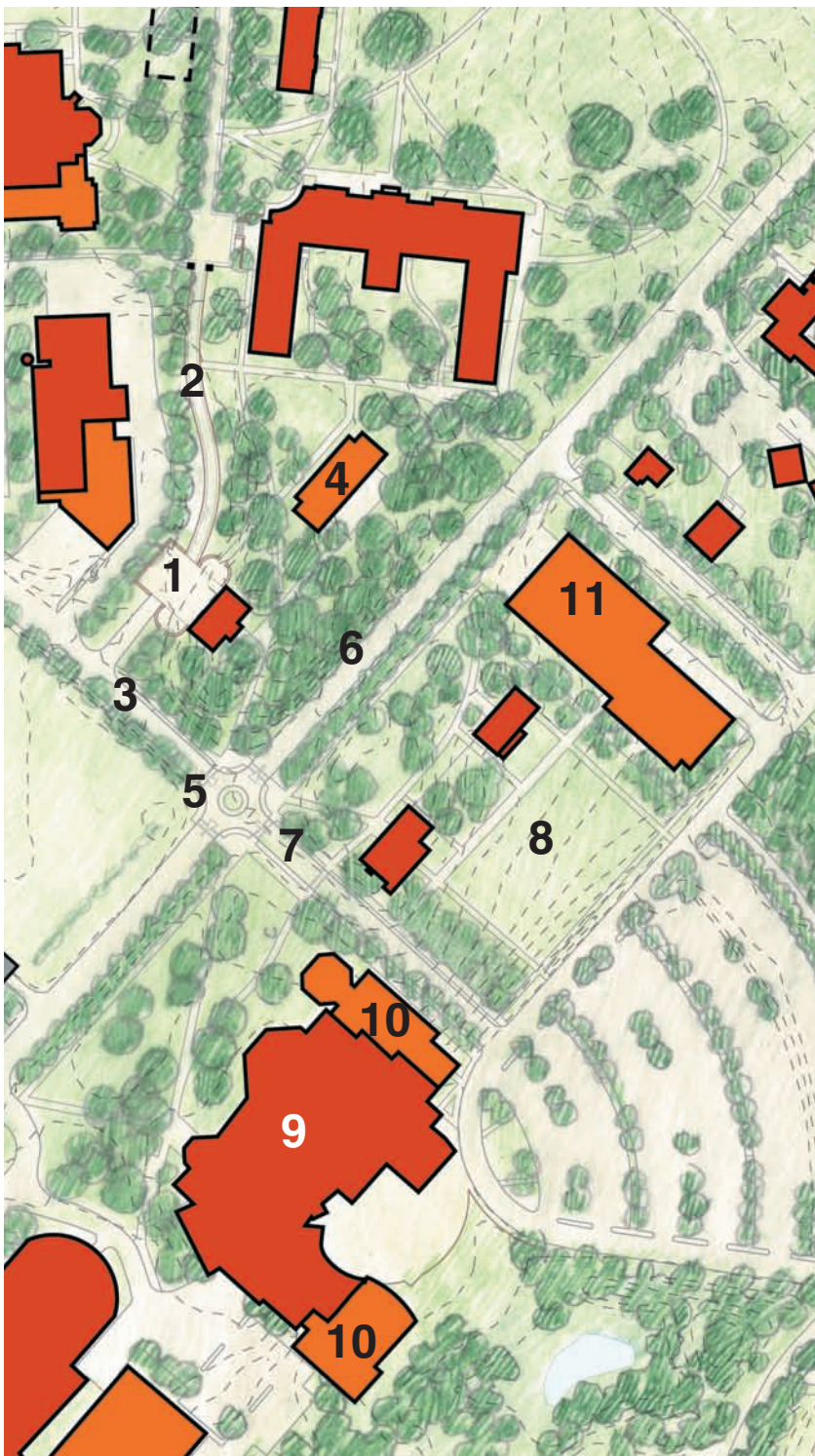
*Aerial perspective view of
proposed Library Park*

FIGURE 4

View of Library Park



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FIGURE 1 **Centeno Plaza**

Existing plan of the Centeno/Arts area

FIGURE 2

Proposed plan of the Centeno/Arts area

One of the major vehicular entries to the Middlebury College campus has long been through the parking lot of the Service Building via Old Chapel Road. The Biomass addition to the Service Building and the proposed transformation of Old Chapel Road into a pedestrian-oriented walk provide the opportunity to reorganize this area into a vehicular drop-off and a new pedestrian entrance to the campus. The long-range plan proposes relocating the Service Building and its parking near the Materials Recycling Center. The development of a paved plaza related to Centeno House provides short-term parking for health services and a drop-off linked to the proposed Old Chapel Walk.

South Main Street

Street trees and parallel parking are proposed for South Main Street, as well as a roundabout and new entrance to the Arts campus at the intersection of South Main Street and Stewart Hill Road. All of these elements contribute to a more organized civic face for the College along South Main Street, and a safer, more legible connection to the town and the rest of the Middlebury campus. The plan proposes widening Stewart Hill Road if necessary to accommodate two-way traffic as well as a sidewalk.



Arts Quad

The existing Mahaney Center for the Arts is an isolated object that is remote from the other arts facilities at Middlebury. It is also inadequate in program area, and faces a dangerous intersection that connects it to the main campus. The proposed plan for the arts recommends removing the museum from the Mahaney CFA and transforming the Mahaney CFA into a Center for the Performing Arts by expanding the theater functions, as well as facilities for music and dance. A new museum, including art history, is proposed to the northeast of Meeker House. A proposed new quadrangle behind Meeker House and Munford House, the Arts Quad, forms the center of the expanded arts area.

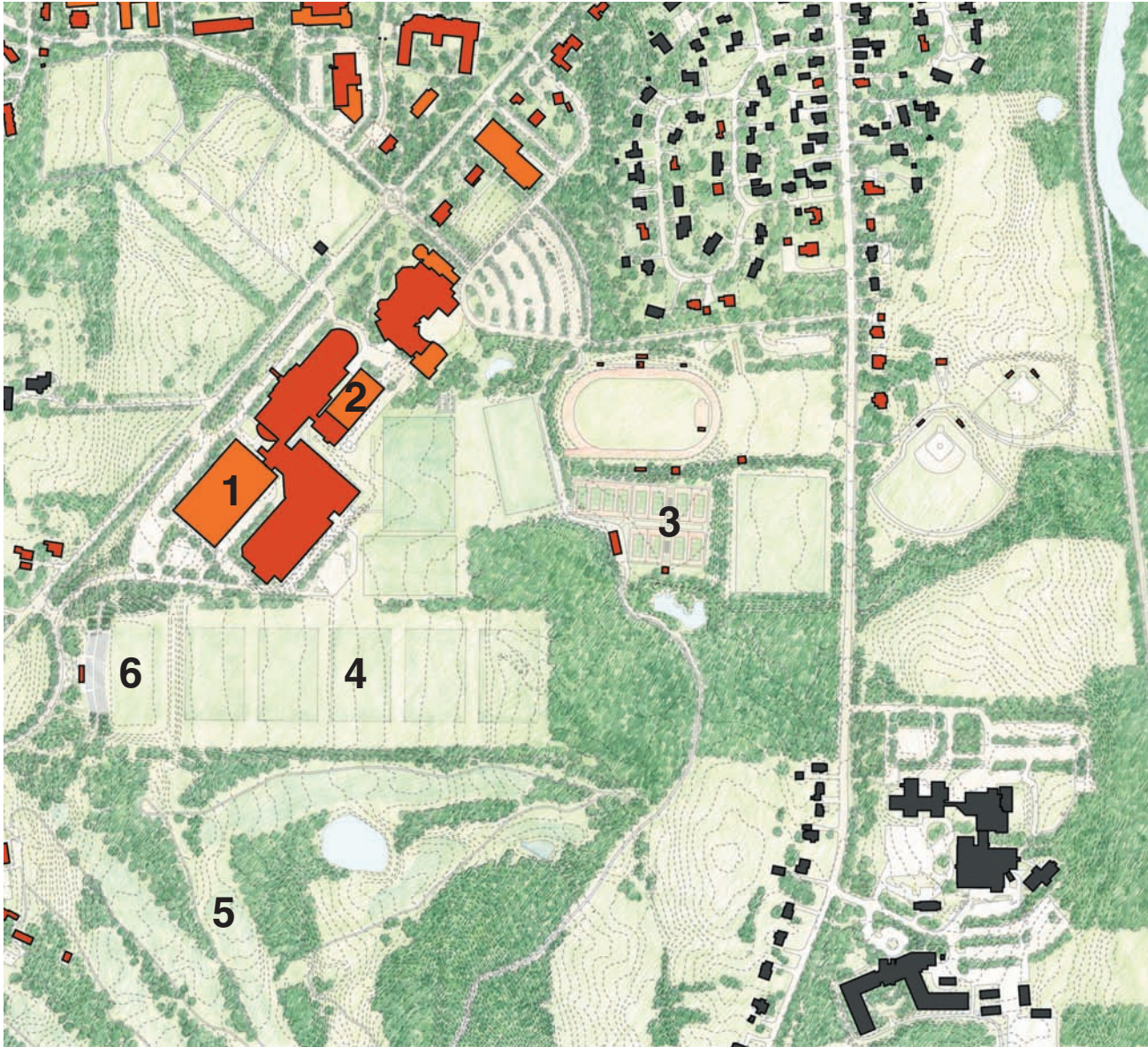
Recommendations

1. *Centeno Plaza*
2. *New connection to Old Chapel Walk*
3. *Widen Stewart Hill Road if necessary for two-way traffic*
4. *Proposed building adjacent to Centeno House*
5. *New roundabout at Stewart Hill Road and South Main Street*
6. *South Main Street with street trees and parallel parking*
7. *New entrance to Mahaney CFA parking*
8. *New Arts Quadrangle*
9. *Mahaney Center for the Performing Arts*
10. *Additions for theater, music, and dance*
11. *New Museum and Art History*

FIGURE 3

Aerial perspective view of the proposed Centeno/Arts area

FIGURE 1
Proposed plan of athletics area



Athletics

Middlebury’s athletics campus is extensive and beautiful. Like the academic campus, it enjoys a spectacular relationship to the surrounding landscape. Alumni Stadium, especially, enjoys an unforgettable relationship with its setting. Nevertheless, some areas are a bit ad hoc, and would benefit from reorganization and rejuvenation.

The practice fields are badly in need of soil reconstruction, an underground drain system, and expansion to the east.

The golf course is especially in need of a major renovation.

Recommendations

1. *New Field House on the site of the “Bubble”*
2. *Expansion of the Fitness Center*
3. *Addition of new outdoor tennis courts*
4. *Soil reconstruction of practice fields*
5. *Renovated, sustainable golf course*
6. *New all-weather surface at Youngman Field*