



UNITED STATES DEPARTMENT OF JUSTICE

United States Attorney

District of Vermont

**Burlington Office:**

United States Courthouse and Federal Building  
Post Office Box 570  
11 Elmwood Avenue, 3rd Floor  
Burlington, VT 05402-0570  
(802) 951-6725 / Fax: (802) 951-6540

**Rutland Office:**

United States Courthouse and Federal Building  
Post Office Box 10  
151 West Street, 3rd Floor  
Rutland, VT 05702-0010  
(802) 773-0231 / Fax: (802) 773-0214

4/17/2017

Vermont Educational & Health Buildings

Financing Agency

The Champlain Mill

20 Winooski Falls Way, Suite 305

Winooski, VT 05404

RE: GRAND JURY INVESTIGATION

USAOID: 2016R00031-11563

Dear Sir/Madam:

Pursuant to an official criminal investigation being conducted, it is requested that your company furnish on or before the date indicated, any and all records described on the attached subpoena.

A personal appearance is not required and the subpoena may be complied with a CD/DVD or Documents by certified mail, return receipt requested to:

Assistant United States Attorney Timothy Doherty

REFERENCE NUMBER: 2016R00031-11563

PO Box 570 (11 Elmwood Avenue, 3rd Floor)

Burlington, VT 05402-0570

Please do not disclose the existence of this request for an indefinite period of time from the date of this request. Any such disclosure could impede the investigation being conducted and thereby interfere with the enforcement of the law. If you feel you must notify anyone please notify us prior to such notification so that we might obtain a court order prohibiting such disclosure.

If you later desire to disclose this subpoena, please contact us prior to doing so.

Very truly yours,

Eugenia A. P. Cowles

Acting United States Attorney

A handwritten signature in cursive script, appearing to read "Lauren B. Gebo".

By: Lauren B. Gebo

Paralegal Specialist

Any and all records and documents related to Burlington College's purchase of real estate at 351 North Avenue, Burlington, VT, from the Roman Catholic Diocese of Burlington on or about or about December 2010.

Records provided shall include, but not be limited to:

Any and all records relating to the above transaction including bonds, purchase contracts, loan applications, loan files, loan payments, any and all fundraising efforts, pledges, donations related to purchase or loan efforts and any correspondence (internal and external, e-mails, memos, etc.) related to the purchase, loan(s) and bonds granted for the purchase.

Responsive records shall be returned to:

United States Attorney's Office  
District of Vermont  
11 Elmwood Ave., Third Floor (for overnight or courier delivery)

P.O. Box 570 (U.S. Mail delivery)  
Burlington, VT 05402

Questions regarding this subpoena should be directed to Special Agent Michael Eaton, FDIC OIG, [REDACTED]



**Board Meeting  
The Essex  
Essex, Vermont  
November 18, 2010**

**Meeting Minutes**

**Board Members Present:** Dawn Bugbee; Steven Gurin; Cathy Hilgendorf (designee of Armando Vilaseca); Charly Dickerson (designee of Robert Hoffman); Kenneth Linsley; Edward Ogorzalek; Thomas Pelham (designee of Neale Lunderville); James Potvin, Chair; Steve Wisloski (designee of Jeb Spaulding); and Stuart Wepler.

**Staff:** Robert W. Giroux, Debbie Fillioe and Robert Fillioe

**Consultants:** Lawrence Sade (Sidley Austin); Jane Matte, Robert Madugno and Michael Rawls (Public Finance Management); and James Foley, Jr. (Deppman & Foley).

**Guests:** David Provost, Alberto Cigarella and Shelley Navari (Champlain College); and Jane O'Meara Sanders and Christine Plunkett (Burlington College).

The meeting was called to order by Mr. Potvin at 12:30 am.

**Educational Borrower – Burlington College**

Ms. Sanders described Burlington College's request to issue new money bonds to purchase land and buildings that will serve as the new College campus. Ms. Sanders stated that the new campus will allow the College enrollment and educational programming to grow. The College's current campus is at maximum capacity and so the College cannot meet increased student demand. She also feels that the new campus will also provide students with a vastly improved "campus experience". Burlington College will be selling off its current educational-administrative building as part of the "new campus project". Increased marketing and new educational programs have been responsible for the recent increase in enrollment. The College has brought a full-time fundraiser on staff. Finally, Burlington City has been consulted about the project and the increased number of enrolled students and student housing. The City has issued the necessary permits and approvals for the project.

In addition to the \$6.7 million dollar bank qualified private placement loan with People's United Bank, the College will also enter into a subordinated \$3.5 million note with the seller.

## VERMONT EDUCATION AND HEALTH BUILDINGS FINANCING AGENCY

Ms. Matte then reviewed PFM's analysis of the proposed financing. The College is proposing to issue debt through the Agency in an amount not to exceed \$7.0 million. The combination of the two loans (Agency and seller) will increase the College's annual debt service by a factor of 5x in the short term. The College is expecting to pay for the debt service through a combination of fund raising and new tuition revenue from increased student enrollments. Recent and projected enrollment statistics indicate that the required student growth is achievable.

Burlington's expendable financial resource base has seen improvement over the last five years, but still remains very low when compared to other higher education institutions. The College has exhibited healthy operations over the last five years and has been able to grow its unrestricted net assets.

Based on the transformational nature of the project, the collateral value of the property being financed and the loan being placed with an institutional "big boy" investor, PFM recommends that the Board grant approval for Burlington College's proposed financing.

Mr. Bauer then reviewed the resolutions associated with the Burlington College financing. The Agency will need to hold a TEFRA hearing and obtain the Governor's approval to issue the bonds. The legal documents are broadly similar to the recent St. Johnsbury Academy financing transaction. The College will provide the Agency with a mortgage on the real property which will be assigned to People's United Bank.

*Motion: Ms. Hilgendorf moved and Mr. Weppner seconded the motion to authorize Burlington College to borrow up to \$7,000,000 to purchase a new College campus. The Agency also certifies to the Governor that the project is needed and that the College appears that it will have sufficient revenue to repay the bonds and the interest thereon when due.*

VEHBFA Board Members inquired whether the Howard Center would continue to use space within the new College facility. Ms. Sanders stated the Howard Center will occupy another space, in January 2011, currently owned by the Diocese. Ms. Sanders invited the VEHBFA board members to take a tour of the new Burlington College campus.

*There being no further discussion, the motion passed with two (2) negative votes.*

Mr. Pelham voted in the negative because of his concern about the "fire sale quality" of the purchase and he questioned whether a college campus was the best economic use of the property. Mr. Dickerson voted in the negative out of concerns for Burlington College's financial strength and its ability to repay the debt.

## VERMONT EDUCATION AND HEALTH BUILDINGS FINANCING AGENCY

### Educational Borrower – Champlain College

Mr. Provost and Mr. Citarella briefly reviewed Champlain College's request to refund its Series 2003A "Power of 3" bonds and to issue new money bonds for the purchase and renovation of administrative offices. Recent market changes and historically low interest rates have made the refunding and new financing attractive to the College. Champlain College expects to save ~40 basis points on the refunded bonds. Both bonds will be privately placed, bank qualified tax-exempt bonds. The refunding bonds will be with TD Bank and the new financing with KeyBank. Champlain College is also looking to receive a Leahy Grant for funding as well.

Mr. Guadagno then reviewed PFM's analysis of the proposed financing. The College is proposing to issue debt in an amount not to exceed \$14,000,000. The College has met its enrollment growth targets as described in its strategic plan. Champlain's tuition level is below that of its peers, allowing for future tuition flexibility. While liquidity declined in FY'07 due to investment performance, further declines since 2007 have been due to strategic investments in the College. Champlain has had strong operating performance over the past five years resulting in healthy debt service coverage.

Based on the current financial position of the College, PFM recommends that the Board grant approval for Champlain College's proposed refunding and ~~new money~~ financing.

Mr. Bauer then reviewed the resolutions associated with the Champlain College financings. The Agency will need to hold a TEFRA hearing and obtain the Governor's approval to issue the bonds. The legal documents for both financings will be very similar to the College's 2009 revenue bond. A mortgage and security interest in certain College assets will be provided to each lender.

*Motion: Mr. Wepler moved and Mr. Pelham seconded the motion to authorize Champlain College to refund its Series 2003A Bonds with new 2010 Series B Bonds in an amount not to exceed of \$9,500,000 and to issue new 2010 Series A bonds in an amount not to exceed \$4,500,000. The Agency also certifies to the Governor that the project is needed and that the College appears that it will have sufficient revenue to repay the bonds and the interest thereon when due.*

Mr. Potvin asked if there were any further questions or discussion.

*There being no further discussion, the motion passed with the exception of one (1) abstention.*

Ms. Bugbee abstained from voting since she is an active Champlain College Board Member.

## VERMONT EDUCATION AND HEALTH BUILDINGS FINANCING AGENCY

### Healthcare Borrower – Rutland Regional Medical Center

Mr. Ogorzalek described the Rutland Regional Medical Center's ("RRMC") plan of finance for BISHCA approved capital purchases. RRMC would like to refinance an \$8.2 million taxable line of credit and finance \$13.2 million in new capital purchases. The 2010 Series bonds will be structured as a tax-exempt, private placement bank qualified loan with TD Bank. The bonds will amortize over 30 years, with a balloon payment due in year 20. The bonds will be issued under RRMC's Master Trust Indenture and are secured by a pledge of gross receipts. Outside of this financing request, RRMC intends to enter into a VRDB interest rate swap with TD Bank.

Mr. Guadagno then reviewed PFM's analysis of the proposed financing. He provided the Board with a report on the RRMC's market position, patient utilization and operations. Outpatient visits have increased since FY'06 and the Medical Center has been able to reduce its average length of stay from 5.1 to 4.8 days during the same time period.

Rutland has a healthy balance sheet. Liquidity and capital indicators have all improved since FY'05. The Center has had consistent and improving operating performance resulting in strong debt service coverage ratios.

Based on the Medical Center's current financial position, PFM recommends that the Board grant approval for the Rutland Regional Medical Center's proposed financing.

Mr. Bauer then reviewed the resolutions associated with the Rutland Regional Medical Center financing. The Agency will need to hold a TEFRA hearing and obtain the Governor's approval to issue the bonds. The legal documents are virtually identical to the 2009 RRMC transaction. The bonds will be privately placed with TD Bank and issued under the Center's 2009 Master Trust Indenture.

*Motion: Mr. Dickerson moved and Ms. Bugbee seconded the motion to authorize Rutland Regional Medical Center to borrow up to \$20,000,000 to refinance taxable debt and to purchase certain capital items. The Agency also certifies to the Governor that the project is needed and that the Rutland Regional Medical Center appears that it will have sufficient revenue to repay the bonds and the interest thereon when due. There being no further discussion, the motion passed with one (1) abstention.*

Mr. Ogorzalek abstained from voting since he is an employee of RRMC.

# VERMONT EDUCATION AND HEALTH BUILDINGS FINANCING AGENCY

## Administrative Items

### 1. Approval of Minutes -

*Motion: Mr. Dickerson moved to accept the minutes of the October 13, 2010 Board meeting. Mr. Wepler seconded the motion. There being no further discussion, the motion passed unanimously.*

### 2. Signature Authorization -

Mr. Giroux described that the Agency's Bank has requested an updated list of authorized signers on the bank and investment accounts. Currently the Board Chair, Board Treasurer and Executive Director are empowered to sign.

*Motion: Mr. Dickerson moved and Mr. Gurin seconded the motion to authorize the Board Chair, Board Treasurer and Executive Director as signatories on the Agency's bank and investment accounts with the People's United Bank. The motion passed unanimously.*

### 3. Future Board Meetings -

DRAFT

Mr. Giroux reported that there will be a need for a January 2011 Board meeting. Vermont Law School is seeking authorization to do a \$10 Million public issue to refund \$5.7 M of current debt and \$4.0 M for new capital projects. Other Administrative agenda items include selecting an investment advisor, an auditor and approving the 2011 budget. Board members also requested a discussion regarding their scope of responsibility in two areas: 1) Need for the project; and 2) Ability of the borrower to repay a financing.

There being no further business, the meeting was adjourned.

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These Minutes were approved by the Board of Directors at a duly warned meeting on \_\_\_\_\_, 201\_\_.

## **BURLINGTON COLLEGE NEW CAMPUS**

### PROJECT OVERVIEW

Burlington College is planning to move its operations a short distance away on North Avenue to property currently owned by the Roman Catholic Diocese of Vermont.

The new Burlington College Campus will be located in the urban center of Burlington, Vermont on a 33 acre lakefront property. The site is made up of three separate parcels and encompasses a large amount of land that has been preserved through the years by a handful of owners. The pastoral nature of the property and the magnificent views of Lake Champlain will be preserved as the College develops the property with historical preservation and ecological design in mind.

### FINANCING OVERVIEW

Burlington College (the "College") is seeking bank-qualified tax-exempt bond financing to: 1) acquire a new campus; 2) renovate and improve the facilities; 3) acquire and install certain new technology; and 4) pay certain costs associated with the financing. We are applying to have The Vermont Educational & Health Buildings Financing Agency ("VEHBFA") issue bonds which will be available to banks and through private placement. Public Financial Management, Inc. ("PFM") is reviewing the College's proposed financing structure and credit profile, the FY2010 independent audit, and our current financial and enrollment data and will report their findings to the Agency's Executive Director. He will make a recommendation to the Agency's Board regarding approval of financing.

Burlington College has a two-phase plan for the development and growth of the College. Phase I is to purchase three new contiguous properties located less than 1/3 of a mile up the road from our current facilities to create a new campus. These properties include: a) 351 North Avenue, comprised of 14.47 acres and a 77,000sq.ft. Victorian building built in 1881 with a 1940 addition. This will serve as the academic and administrative building with offices, classrooms, labs, kitchens, library, gym, café and lounges; b) 329 North Avenue, comprised of 9.57 undeveloped (but developable) acres with frontage on Lake Champlain; and c) 311 North Avenue, comprised of 9.16 acres and a 4,500sq.ft. residential building which will house 16 students.

Phase II will be the design and implementation of various infrastructure upgrades. These upgrades will include: a) required safety and code renovations to fully operate as a college on the site; b) energy-efficient and water conservation changes to the envelope, hvac, lighting and plumbing features of the entire complex; c) cosmetic improvements to the site and the newer section of the building; and d) more extensive renovations to the 1881 part of the building, which will be financed through a capital campaign and finished as those funds allow.

The College has used the due diligence period to take the necessary steps to move forward with this plan. We have reviewed the facility and utility records and a Phase I Environmental Site Assessment given to us by the Diocese. We have conducted independent building inspections and had preliminary assessments done by energy-efficiency and historical preservation experts and have toured the premises with the Burlington Fire Marshall. With these reports, we have identified priority issues and ascertained timelines and budgets for implementation.



## BURLINGTON COLLEGE NEW CAMPUS

### CURRENT CAMPUS PROPERTY

Burlington College currently has all its administrative and academic functions in one building located at 95 North Avenue. We own five other contiguous properties, comprised of three houses, a 5-apartment unit and a 1-acre parking lot, all with lake views. The College also owns an apartment house with 3 units at 115 North Avenue.

We have accepted an Offer on the main building and a portion of the parking lot and are working out the specific language of the Purchase & Sale Agreement. We have agreed to the terms and the timing and expect to close just prior to closing on our new campus. This one sale will allow us to dispose of all current debt and will own the rest of the properties debt-free.

### CAPITAL CAMPAIGN

We have just begun our capital campaign, and remain in the "silent phase." At this time, we have a firm commitment of \$1 million from one donor and a verbal commitment for an additional \$1 million from another donor. Burlington College faculty and staff have committed over \$125,000 in pledges, and members of the Board of Trustees have committed an additional \$133,000, with additional trustee gifts pending. State and federal grants of approximately \$375,000 have been awarded.

Our current projections are based on a five year capital campaign totaling \$6 million. With more than one third of this total currently pledged, the total goal may be increased prior to announcing the public phase of the campaign.

### ENROLLMENT

The purchase of these facilities will allow Burlington College to realize its plan to grow campus enrollment from 200 students to approximately 400 students over the next four years. Campus applications rose 15% this fall and enrollment was up 18% from the prior year. The projections for enrollment are very conservative. 5-year back – forward....New programs

CAMPUS PROGRAM ONLY	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	INCREASE FROM FY2010 TO FY2011
Enrolled FTEs	111	120	121	130	127	138	162	18%
Applications	79	48	68	92	128	179	205	15%

### CURRENT & PROJECTED ON-CAMPUS ENROLLMENT

	FY2011	FY2012	FY2013	FY2014	FY2015
Full-Time Equivalents (FTEs)	162	195	235	280	335
# Students	192	232	280	333	400

## BURLINGTON COLLEGE NEW CAMPUS

### FY2010 AUDIT

An independent audit of Fiscal Year 2010 (July 1, 2009 through June 30, 2010) found no significant deficiencies or material weaknesses and reflected a positive increase in available funds. The College had budgeted an increase in net assets of \$200,000 for 2010 in preparation for building a new building on campus. The FY2010 audit shows an even larger increase of \$317,182 in total assets, with \$235,347 in unrestricted funds.

The College's balance sheet shows that unrestricted cash and investments rose \$360,871 in FY2010, from \$349,553 the prior year to \$710,424. The increase in cash was due to prudent cash management and a continued process of setting aside funds for future building (which in this case, is turning to buying). Long-term debt has been purposefully increased. Before the last tax-exempt financing, long-term debt increased by \$390,813 between FY2007 and FY2009 to \$1,080,670, due to the purchase of two buildings and the addition of two mortgages. In FY2010, with the tax-exempt bond financing, it went up again to reach \$1,718,402. This current proposal will raise it once again.

The College's increases in long-term debt have been undertaken only after careful evaluation of the benefits afforded. The addition of new facilities has allowed the College to house more students, which has led to an increased ability to recruit and retain students. The debt service calculation on existing debt, as defined by the bonding covenant, is 3.59:1, well above the minimum 1.25:1 required by the financing. The calculations the College has provided on projected new debt indicate an ability to maintain a comfortable debt service ratio between 1.65:1 and 5.97:1 over the next five years, based on borrowing \$6.5 million. Projections further indicate an ability to support debt well above the \$6.5 million level while still remaining within the bonding covenant debt ratio stipulations. Again, there is little doubt that by taking on this new level of debt to purchase a new campus, the College will be gaining the facilities and grounds to grow the student body and serve the local community in extraordinary new ways.

### TERMS

The College is meeting with banks to seek financing through a fixed rate loan based on the Tax Exempt Equivalent Prime Rate. The terms, rates and conditions of the loan that are in the assumptions of the College's financials are 4% over thirty (30) years, .75% higher than the Wall Street Journal Prime Rate. The tax-exempt variable rate loan is planned to be taken out with a 30-year amortization, on which the interest rate will be fixed at 4% for the first seven years and available to renegotiate, using the same formula, for an additional five years.

### REQUEST

Burlington College requests approval of financing in an amount of \$6,500,000 at a minimum and \$8,000,000 at a maximum, based on the following considerations: (1) the College has demonstrated a strong financial position that steadily trended upward over the last several years; (2) the College has managed our current debt and increased our assets even more favorably than projected at the time of the prior bond financing; and (3) the new properties acquired through the proposed financing will allow the College to grow our programs and enrollment significantly and quickly.

## BURLINGTON COLLEGE NEW CAMPUS



### PRINCIPLES OF SITE DEVELOPMENT

The purchase of this property will expand Burlington College's opportunities to be of service to the community and to truly realize our vision of being Burlington's College. We plan to develop the 1881 building and the site with historical preservation and ecological design in mind. As we consider potential development options, there will be several guiding principles.

- First, our intent is to preserve the pastoral nature of the topography and landscape and the magnificent views of Lake Champlain.
- Second, any development will utilize the most efficient and effective green technology and materials to conserve energy and water and establish a chemical-free environment.
- Third, the site design will include sufficient open space to allow for a significant cultural/musical venue.
- Fourth, the interior design will include various spaces that invite the community to participate in campus life.

## BURLINGTON COLLEGE NEW CAMPUS

### HISTORY OF THE SITE

#### *Main Building*

In 1854, Bishop Louis deGoesbriand, the first Bishop of Burlington, invited the Sisters of Providence in Montreal to develop a residence to care for orphaned children and the elderly. Its first location was on the corner of South Prospect Street and Pearl Street, the current site of the DeGoesbriand Unit of Fletcher Allen. In 1884, the Providence Orphan Asylum and Hospital moved to the larger, newly constructed building at 351 North Avenue.

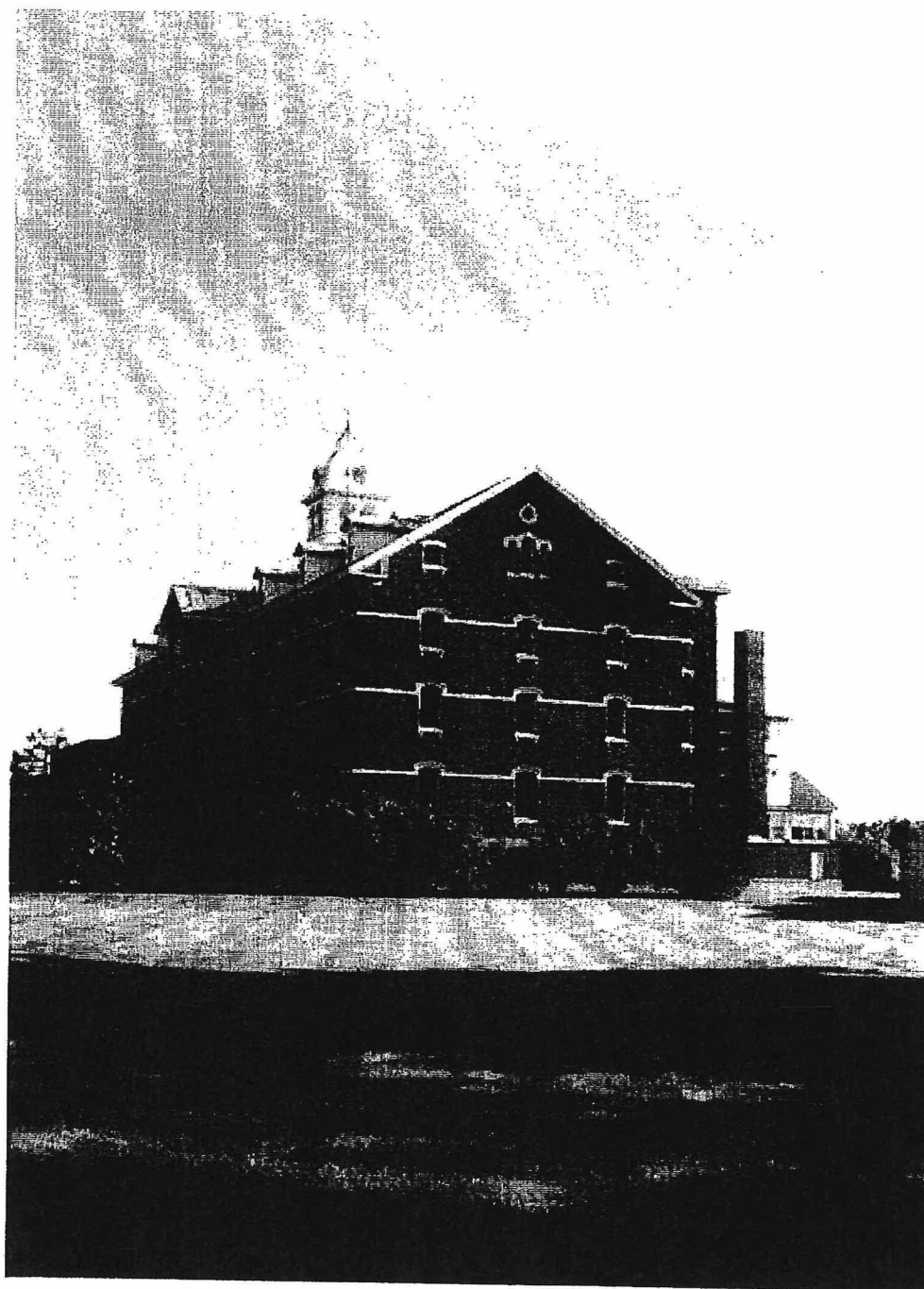
The property that the main building sits on was originally owned by Henry B. Stacy, the second publisher of the Free Press, who lived there in retirement. He sold the land to the Roman Catholic Diocese on September 3, 1872 for the purpose of building a large orphanage. This parcel is bordered by North Avenue on the east, Lakeview Cemetery on the north, another parcel then owned by the Stacey family on the south, and about halfway down a gradual slope to the lake on the west.

The original Victorian building at 351 North Avenue was designed by the Rev. Cyril Beaudry, C.S.V., of Joliette, Quebec, with the stone foundation laid in 1879 by Guy Willard. James Ross of Rutland was the General Contractor, and Cummings and Son did the masonry from bricks made by Francis LeClair of Winooski. The building is listed on the State Registry of Historic Places and is likely eligible for the National Registry.

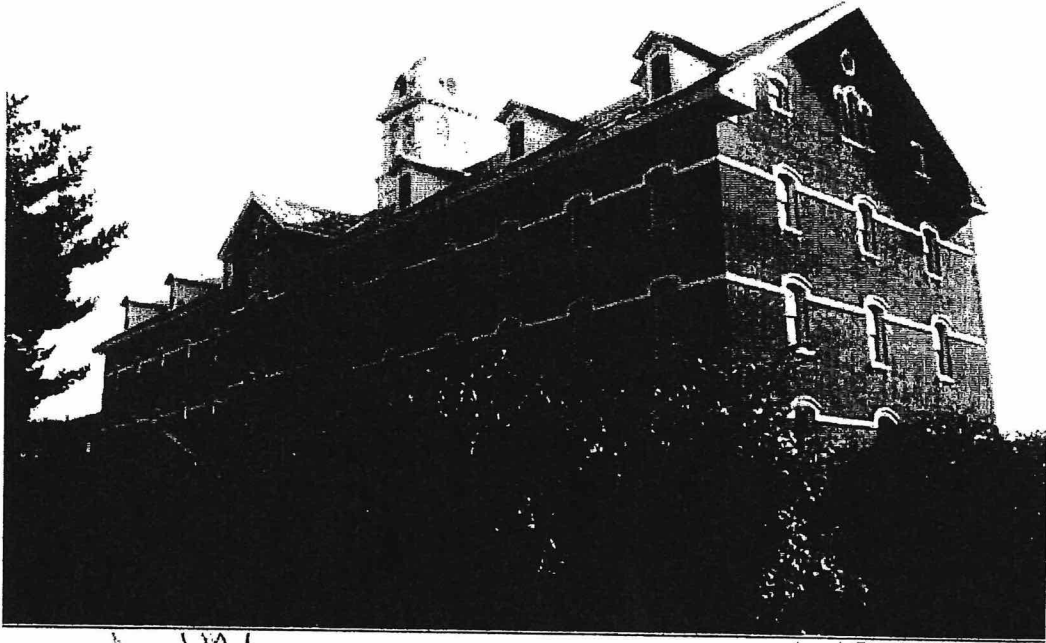
The original structure housed a kitchen, two dining rooms, the laundry and heating plant in the basement. A parlor, reception rooms and classrooms were located on the ground floor with the convent in the west wing. The upper two floors housed the boys and girls on opposite sides of the building. Separate dining halls, study rooms and play rooms, along with an infirmary and the chapel (above the convent) were located on the third floor. The fourth contained the dormitories and rooms for the elderly as well as the Bishop's residence and guest quarters.

In 1940, under the leadership of then-Bishop Matthew Brady, a more modern section, including classrooms, dormitories, a nursery and a gym, was added to the south to provide more space for the nearly 200 orphans living there. When a separate home for the elderly was established on North Prospect Street in 1943, the orphanage shifted to caring for children only. About twenty years later in 1962, the name was legally changed to St. Joseph's Child Center, as the need for housing orphans lessened and the service to the community changed to caring for children from broken or impoverished homes. The population decreased from 124 to 50 children during the 1960s, reflecting the nationwide move away from institutionalization. The newer part of the building was renovated in 1975 and reopened in 1978 as the Diocesan Headquarters. The last inhabitants of the old part of the building were Cambodian and Vietnamese refugees with all orphanage operations ceasing in 1983.

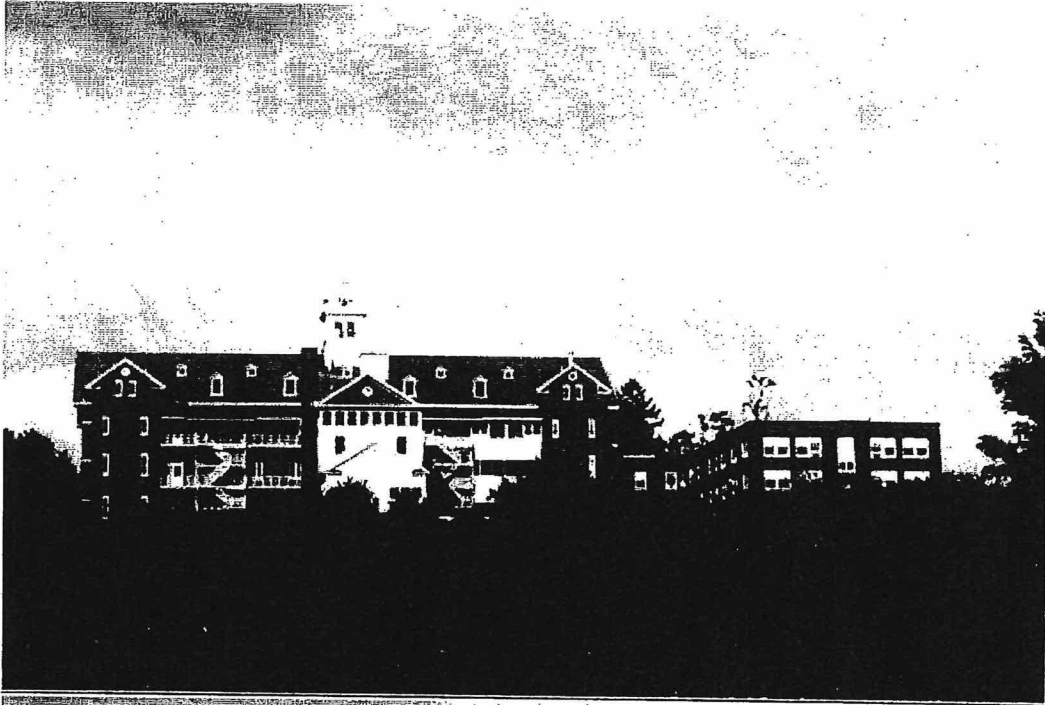
**BURLINGTON COLLEGE  
NEW CAMPUS**



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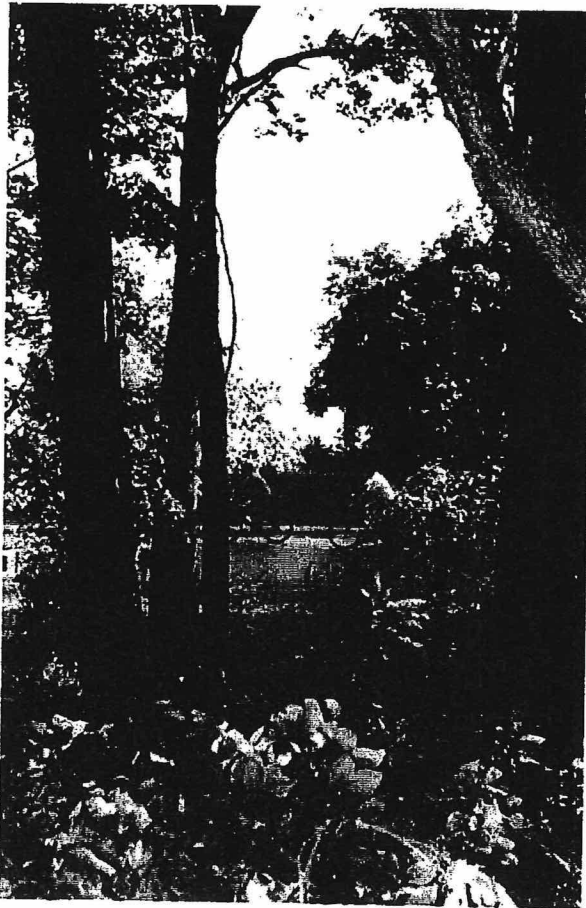
**BURLINGTON COLLEGE  
NEW CAMPUS**



## BURLINGTON COLLEGE NEW CAMPUS

### *Lakefront Land*

A parcel of land to the west of the main building along with a strip of land to the south, adjoining the third parcel, was also originally owned by Henry B. Stacy, who lived there in retirement. His widow, Amelia C. Stacey, sold the land first to the Burlington Cancer Relief Association on June 5, 1920, then to the Providence Orphan Asylum and Hospital on July 23, 1920. The deed stipulated "*a verbal lease to Doctor W. J. Upton which permits him to cultivate and harvest his crops on a portion of said land during the season of 1920.*" A right-of-way across the land was granted to the Rutland-Canadian Railroad Company on August 14, 1899. Vermont acquired the right-of-way and leased it to Vermont Railway in 1962. In 1985, under the Federal Trails Act, the state transferred the right-of-way to the City of Burlington for the Burlington Bikepath. The parcel is bordered by North Avenue, Lakeview Cemetery, and, as set forth in the deeds, extended on the lakeshore "*to low water mark of Lake Champlain*" on the west, and "*to land of Lake View Sanitarium*" (the southernmost parcel described as the Stone House on page 9).





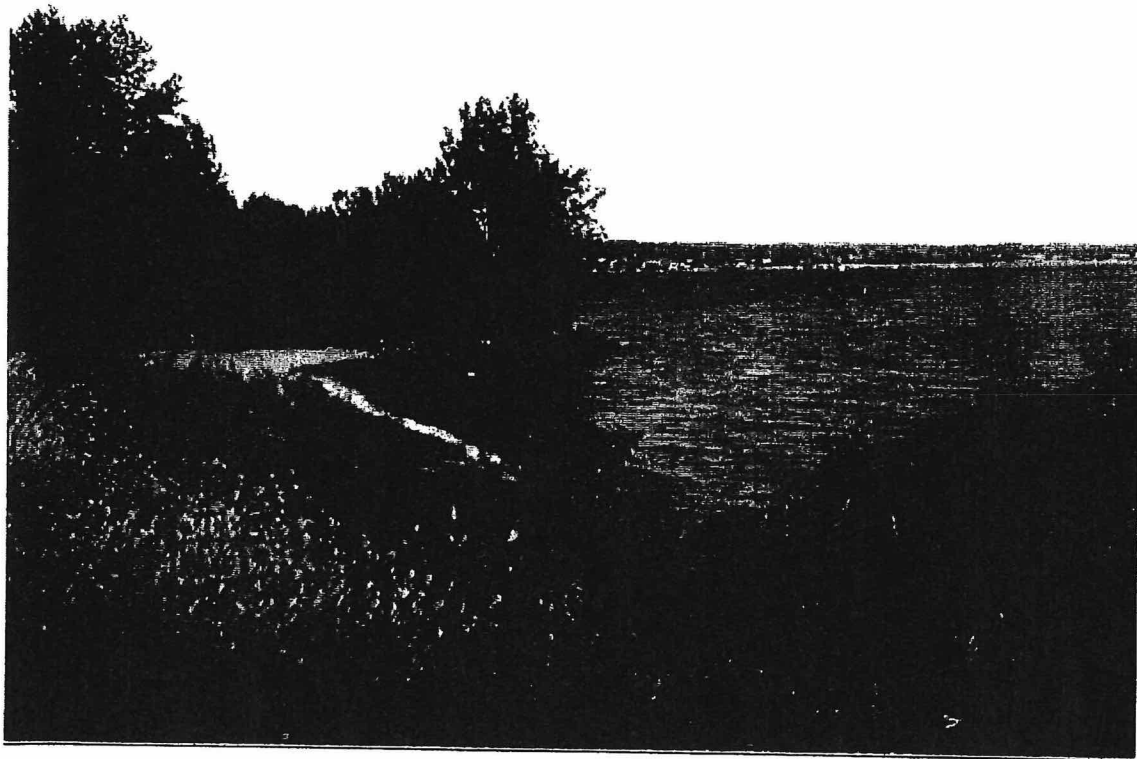
## **BURLINGTON COLLEGE NEW CAMPUS**

### NATURAL RESOURCES/SITE CONDITIONS

The land extends beyond the shoreline to the low water mark of Lake Champlain on the west. It is bordered by North Avenue on the east, by Lakeview Cemetery on the north, and by a ravine and railroad tunnel (connecting Burlington and Winooski through the Intervale) on the south. The Burlington Bikepath runs through the property.

The topography consists of lightly rolling hills down to an impressive bluff overlooking Lake Champlain. There is a rare natural pine-oak-heath sand-plain forest on the northwest corner of the site. Consisting of red and white oaks, red maple, white birch and white pine trees, it is rare in Vermont but too small to be significant. Its restoration would be difficult considering its size and abundance of exotic species, such as Norway maple, black locust, buckthorns and honeysuckle.

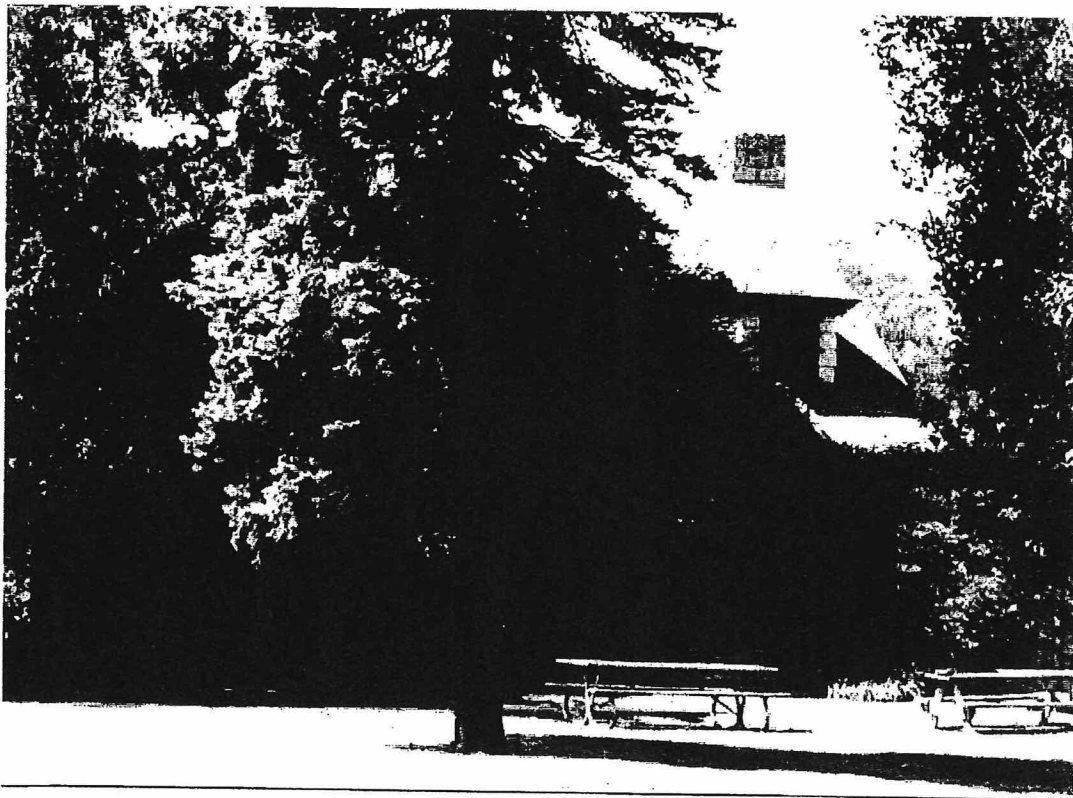
The beach has a small sand beach to the south and a rock beach along the perimeter to the north. The entire site is part of the Winooski River mouth sand delta formed thousands of years ago when Lake Champlain was a much larger lake and then a saltwater sea. This delta has deep sands, mapped as Adams Windsor B on the NRCS Chittenden County soil survey, that were deposited in shallow water at the mouth of the formerly larger lake/sea.



## BURLINGTON COLLEGE NEW CAMPUS

### *Stone House*

The south parcel, bordered by Burlington's only railroad tunnel, was originally a privately owned farm. Adjoining the two parcels described above, this property extends to the Burlington Bikepath on the west and North Avenue on the east. The fieldstone bungalow-style residence at 311 North Avenue was built in 1923. Reports vary as to the use of this property. Some indicate that it was used as a physician's personal residence, but it is referred to in the deed above as the "Lake View Sanitarium," giving more credence to the reports that say it was run by the physician and/or the Cancer Relief Association as a sanitarium until 1945 when the Roman Catholic Diocese bought it. The original part of the building (2300sqft) is listed on the State Register of Historic Places and is likely eligible for the National Register. Freeman French Freeman Architects designed a 2000sqft addition to the rear of the building in 1982, adding six bedrooms, three baths, and recreation and dining rooms. It is currently used as a community care residence for 16 residents. We will restore it to its 1982 design and house students there.



## **BURLINGTON COLLEGE NEW CAMPUS**

### **PLANS FOR THE FUTURE**

#### DESIGN NOTES

Develop the building and the site with historical preservation and ecological design in mind.

Preserve the pastoral nature of the property and the magnificent views of Lake Champlain.

Utilize the most efficient and effective green technology and materials to achieve the most energy-efficient, water conservation and chemical-free environment.

Identify space and potential designs for a lakefront community for college-affiliated families on the lower parcel. This could utilize townhouses and/or single homes and/or independent senior housing.

Identify space and potential designs for student dorms on the south parcel for 200 students with the opportunity to expand in the future.

Design sufficient and significant open space for a cultural/musical venue. Consider acoustical impacts.

Design outside spaces with landscaping, solar lighting for safety, privacy, fragrant settings, group gatherings and solitude.

#### HOUSING

In future years, we may build housing for Burlington College students, faculty and staff (80% Burlington residents), are considering the potential for an independent senior housing complex, and would consider other options, such as townhouses and single homes. All of these options would need to comply with the principles outlined above.

## **BURLINGTON COLLEGE NEW CAMPUS**

### SPACE CONSIDERATIONS

#### *Inside Building:*

- Classrooms (12) for 20 students & teacher – wired for visuals, computer, multi-purpose
- Computer Labs (4 @ 20 students plus main teaching space each) – 2 MAC, 2 PC
- Library with computer stations – other PC and MAC computers sprinkled throughout
- Art Room(s) – painting, drawing, sculpture, pottery, framing
- Art Gallery – also capability in halls
- Film Editing Lab
- Soundstage for photography
- Darkroom for photography
- Music Production Lab
- Science Lab
- Student lounge(s) – varying sizes, styles, one for veterans
- Café
- Dining Hall
- Kitchen – main, small prep in other area
- Bathrooms – handicapped accessible
- Vermont Interactive Television Space
- Meeting Rooms for various sizes of gatherings, some wired for video broadcast
  - Chapel/Meeting Room with editing rooms across
  - Ballroom – 4<sup>th</sup> Floor L-shaped with rooms for functions, displays, coats, etc.
  - Gym – to be used for theater productions, film showings and soundstage
  - Porch overlooking Lake Champlain – café for college, public in summers
  - Study spaces sprinkled throughout
  - Practice spaces – music, meditation, yoga, games
- Visiting Scholars Quarters – in Bishop's Residence
- Cupola – Historical Spire w/ webcam
- Offices – plan space for 50 people, at least half in private offices, need 32 now
  - Student Life Office, Writing Center, Career Guidance, Internship Office
  - Financial Aid, Registrar, Admissions, FT & Comm. Faculty, Master's Program
  - Administration – President, Business, Development, Communications
- Temporary Spaces / Shared Space
  - Incubator Offices for start-up businesses
  - Small Vermont Organizations that serve community & Burlington College Mission

## BURLINGTON COLLEGE NEW CAMPUS

### *Outside Spaces:*

- Group Events – Graduation, Weddings, Afternoon Tea w/chamber music, tent area, space for community events
- Campus Green – to sit, lay, run, play for students, community
- Landscaping to encourage pedestrian / bicycle, rather than car use
- Signage for Burlington College and Named Buildings / Spaces
- Lilac Garden with other fragrant or bright flowers, hardy grasses for rest of season
- Maple Grove with open space, benches under/around trees, perhaps some sculptures
- Outdoor Café, patio,
- Outdoor Screening of Movies
- Parking and repair or replacement of lower lot parking area or for other use
- Playground
- New or Historical Portico /Entryway to both buildings
- Bluestone Paths with names engraved
- Potential new entrances to new buildings, space, road considerations
- Granite chess / checkers / domino tables
- Fountain or water feature
- Mandala, zen garden, solstice
- Renewable Energy Sources
- Other

### *Potential New Structures (over time):*

- Gazebo
- Greenhouse
- Specialty Art Studios
- Housing (as enrollment increases)
  - Dorms / Apartments – 100 students with potential for expansion
  - Independent Senior Condominiums
  - College-related Townhouses or Single Residences on leased land
  - Common Space – community room, exercise facilities

## **BURLINGTON COLLEGE NEW CAMPUS**

### SOURCES OF INFORMATION

Information on the property has been gleaned from several sources and is provided here to give a brief overview of the nature of the properties as well as its history.

Vermont Historical Society

City of Burlington Study, 2001

The Inland See by Howard Coffin, 2001

Recorded Deeds

Burlington Free Press

Roman Catholic Diocese of Vermont