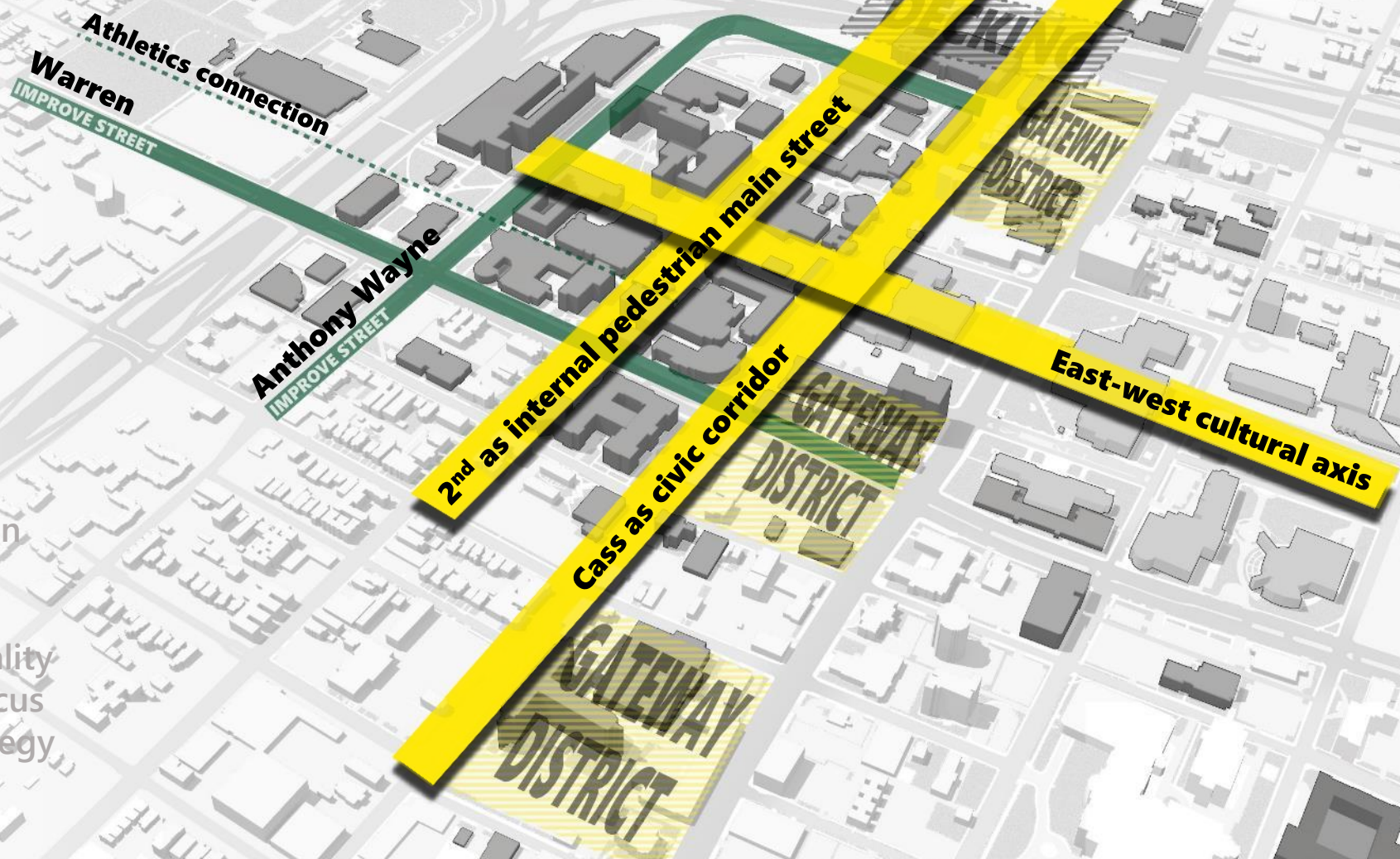


THE
 **WAYNE**
FRAMEWORK

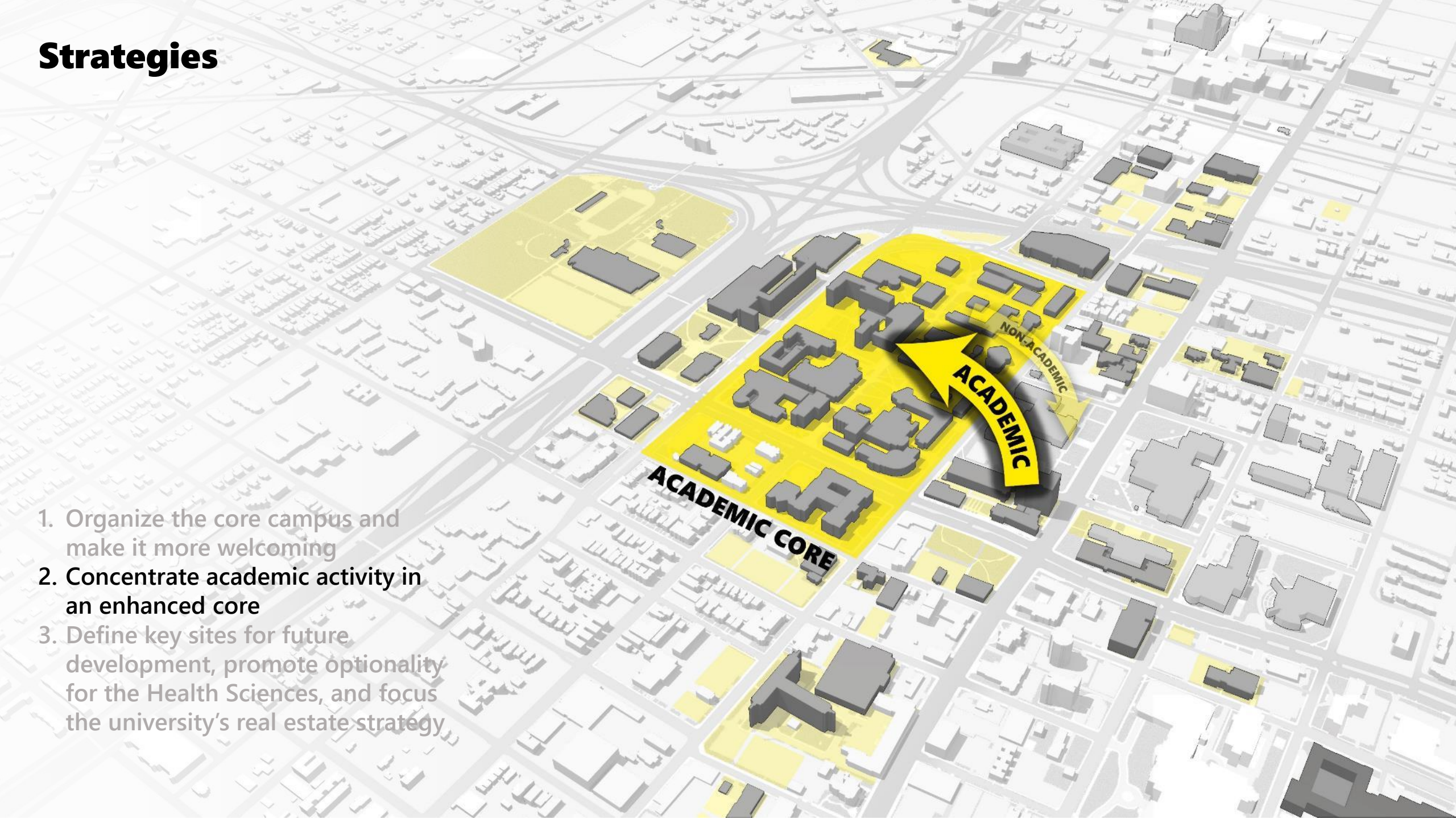
Strategies

1. Organize the core campus and make it more welcoming
2. Concentrate academic activity in an enhanced core
3. Define key sites for future development, promote optionality for the Health Sciences, and focus the university's real estate strategy



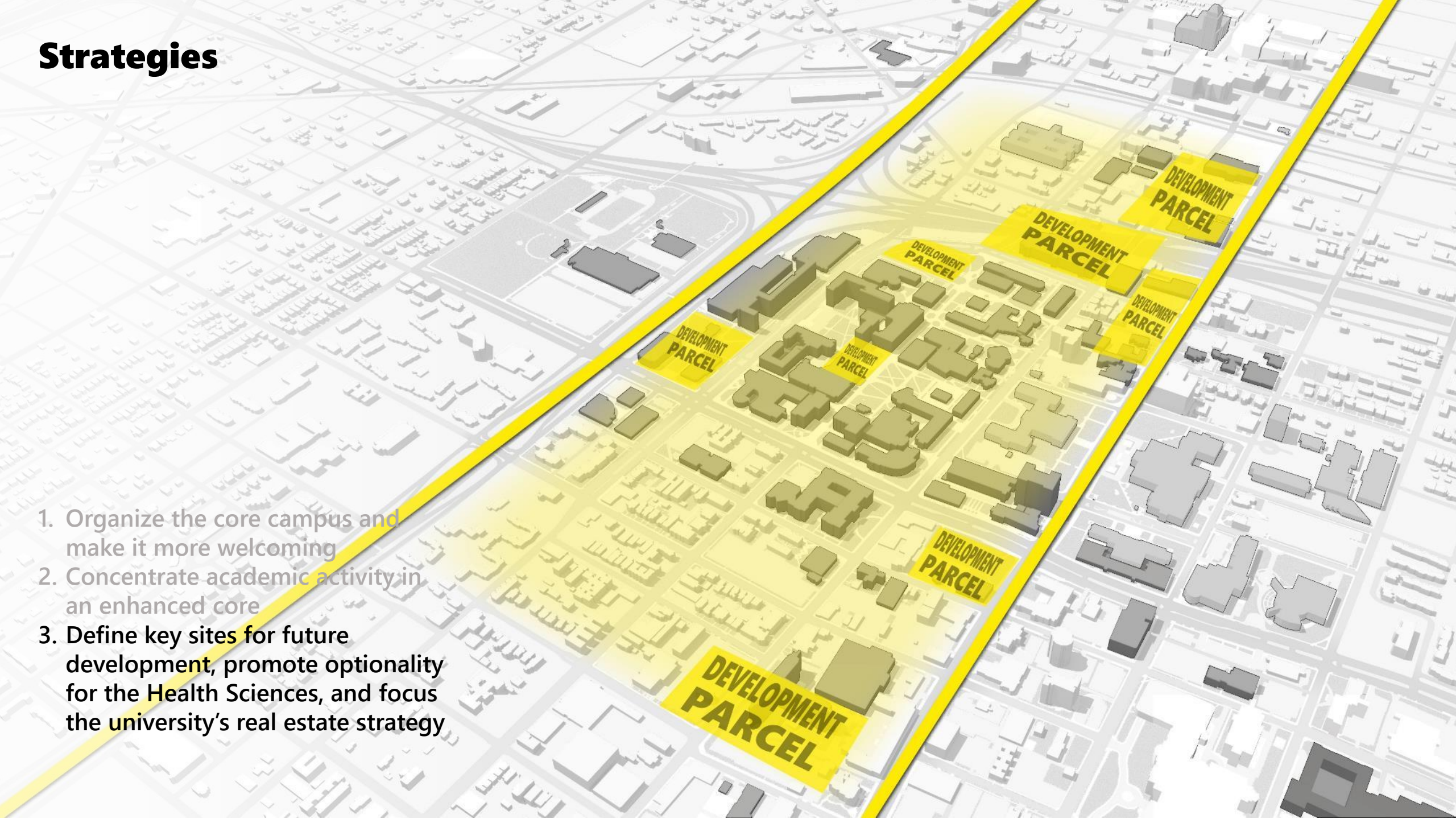
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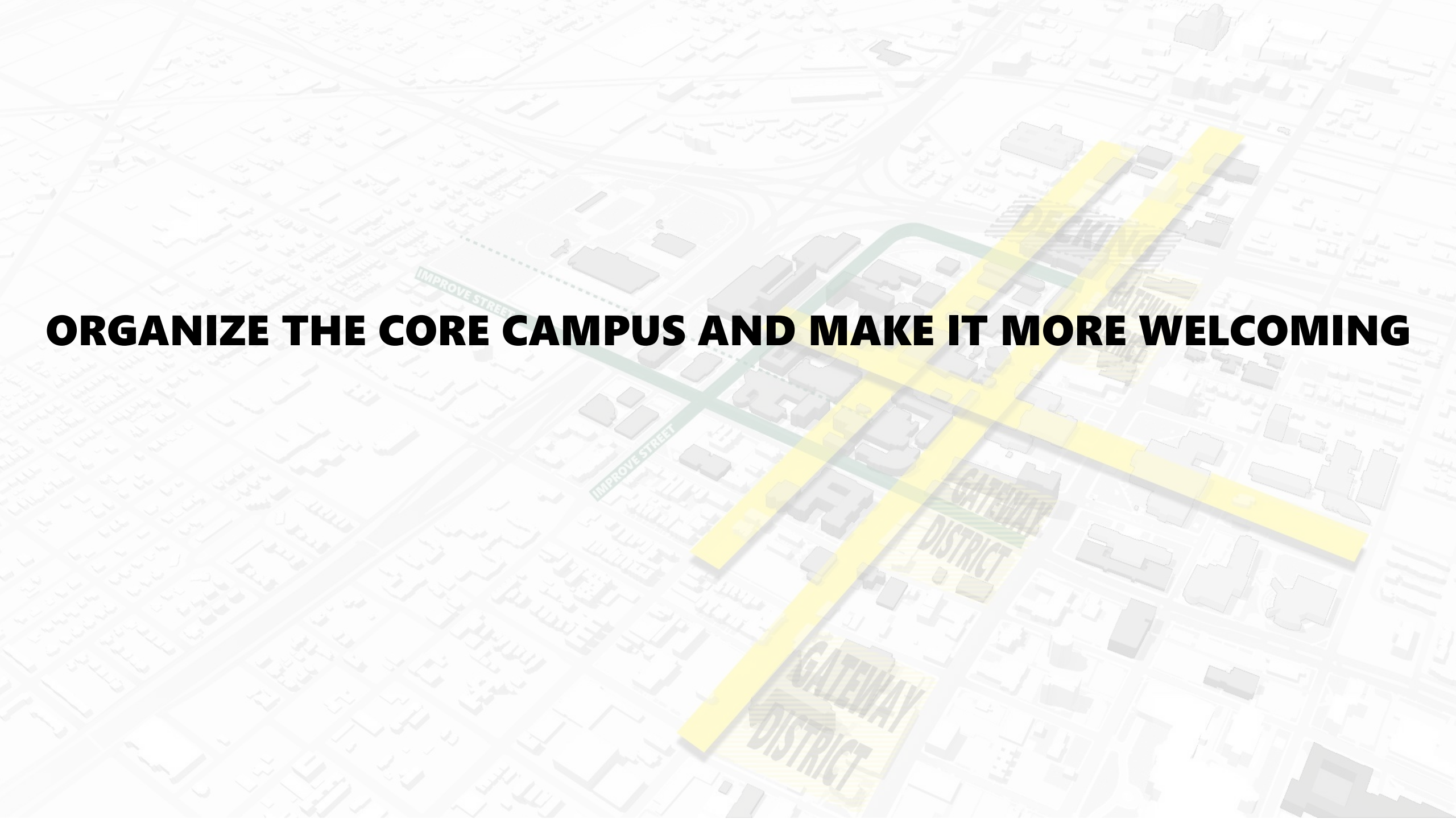


Strategies

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ORGANIZE THE CORE CAMPUS AND MAKE IT MORE WELCOMING



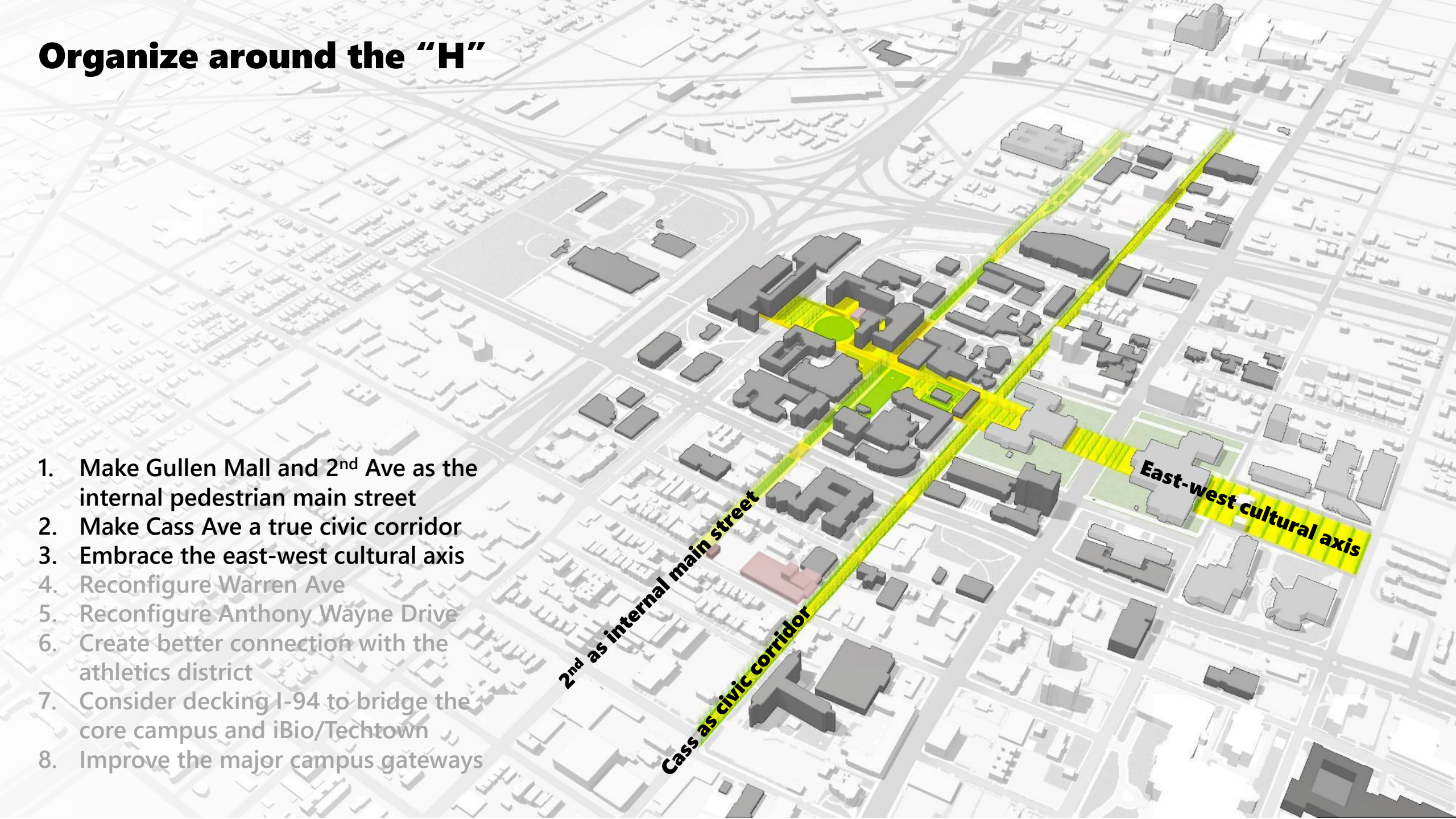
Organize around the "H"

1. Make Gullen Mall and 2nd Ave as the internal pedestrian main street
2. Make Cass Ave a true civic corridor
3. Embrace the east-west cultural axis
4. Reconfigure Warren Ave
5. Reconfigure Anthony Wayne Drive
6. Create better connection with the athletics district
7. Consider decking I-94 to bridge the core campus and iBio/Techtown
8. Improve the major campus gateways

2nd as internal main street

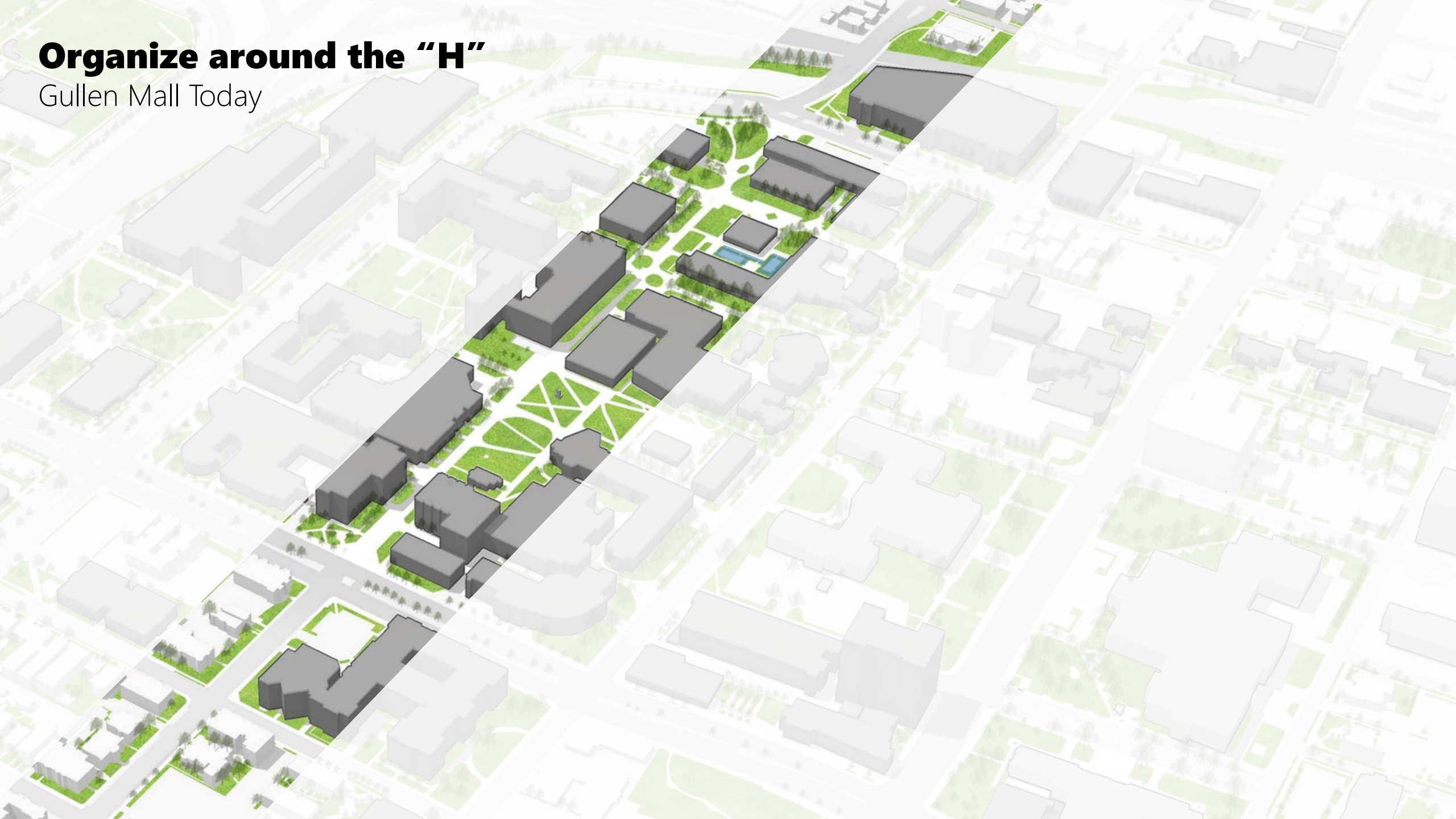
Cass as civic corridor

East-west cultural axis



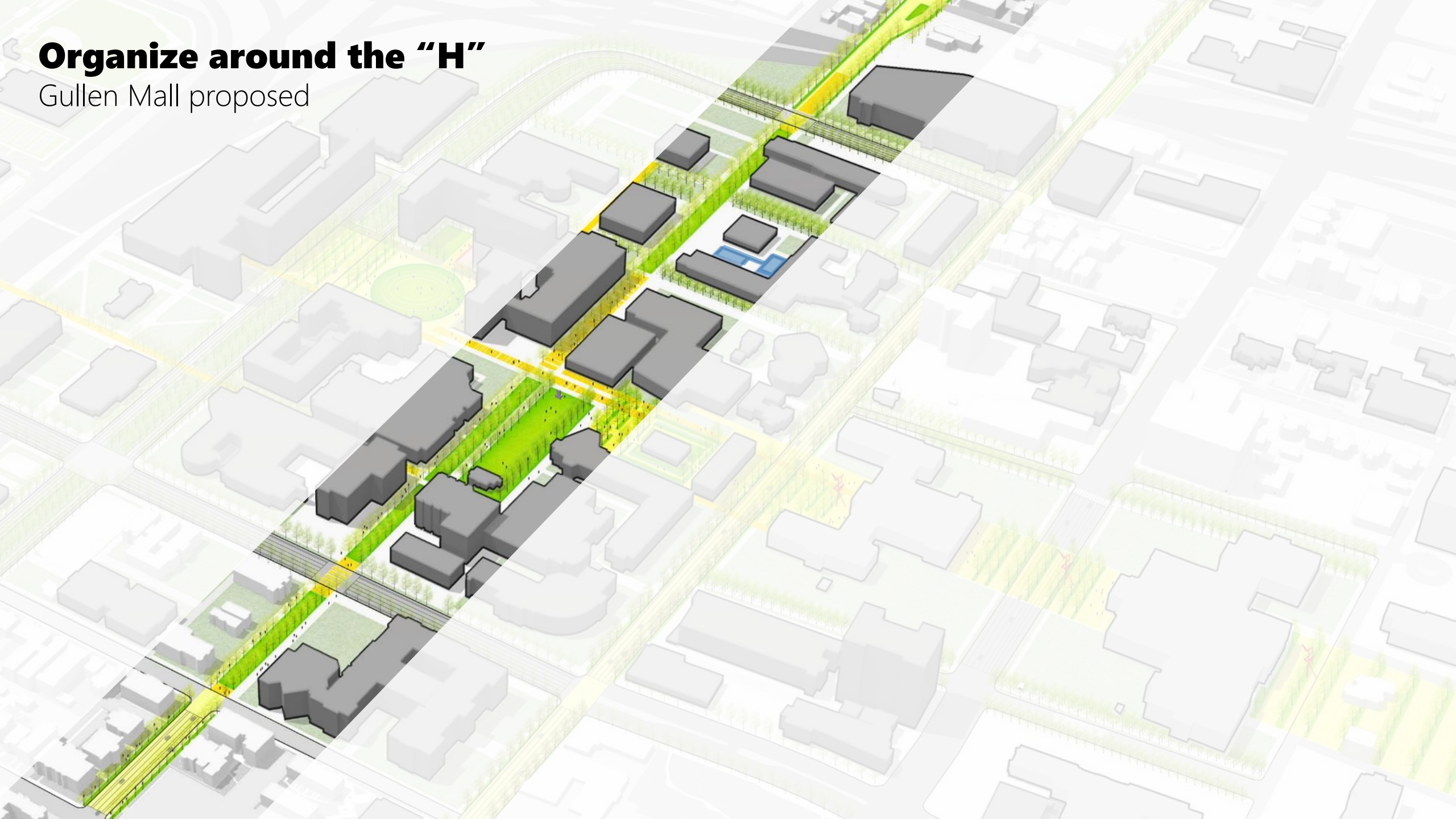
Organize around the "H"

Gullen Mall Today



Organize around the "H"

Gullen Mall proposed





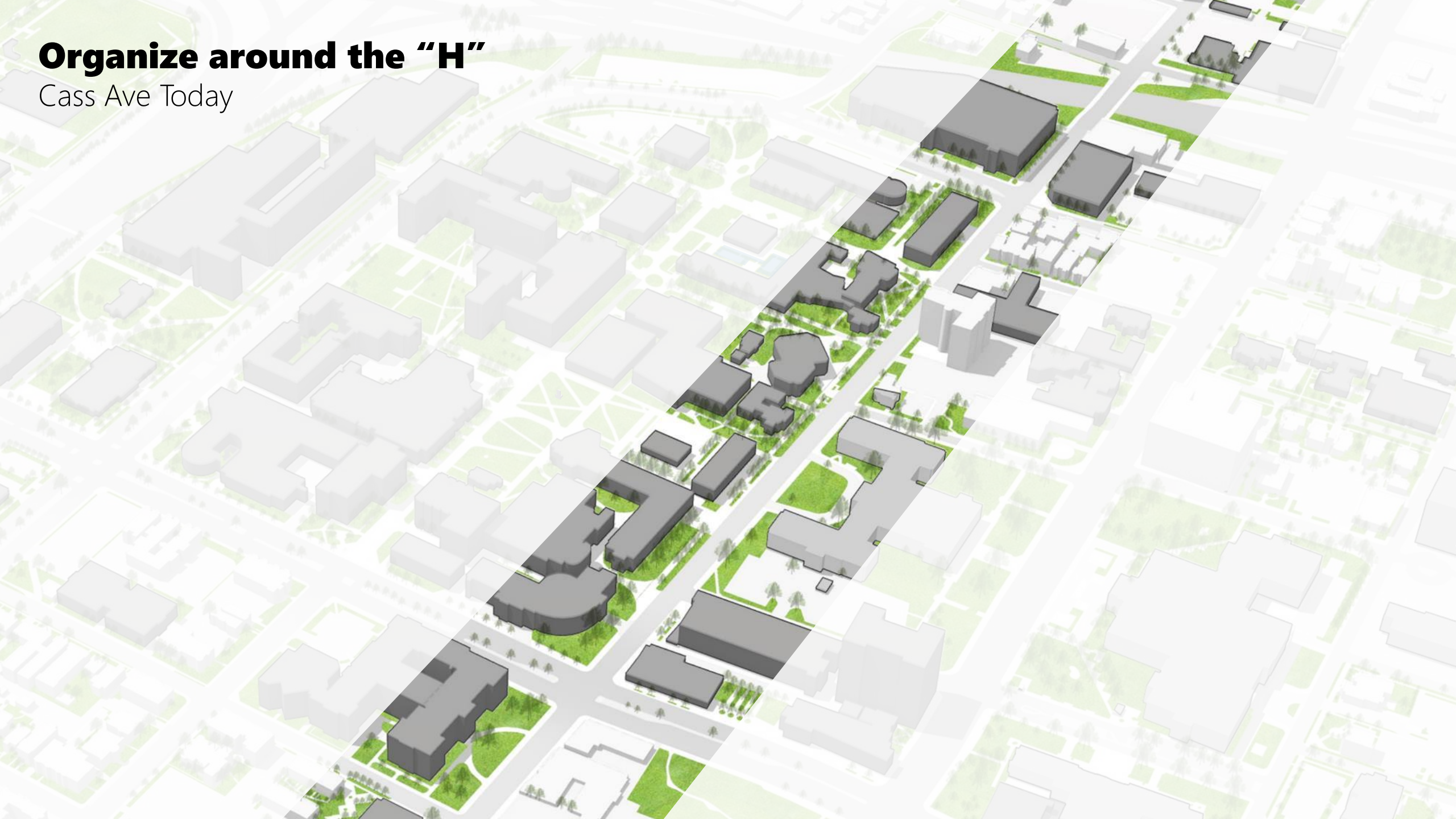






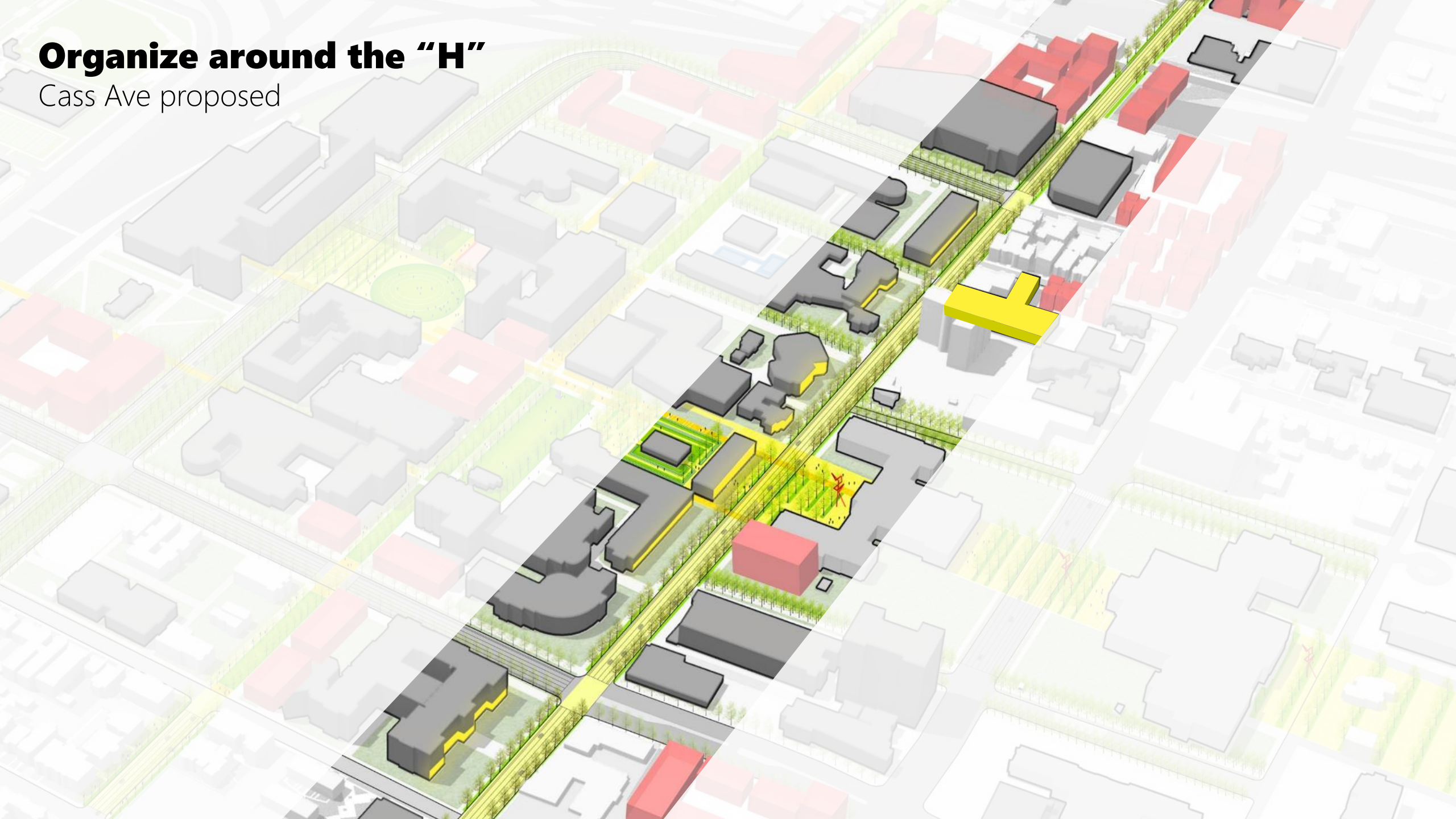
Organize around the "H"

Cass Ave Today



Organize around the "H"

Cass Ave proposed





CASS AVE



CASS AVE



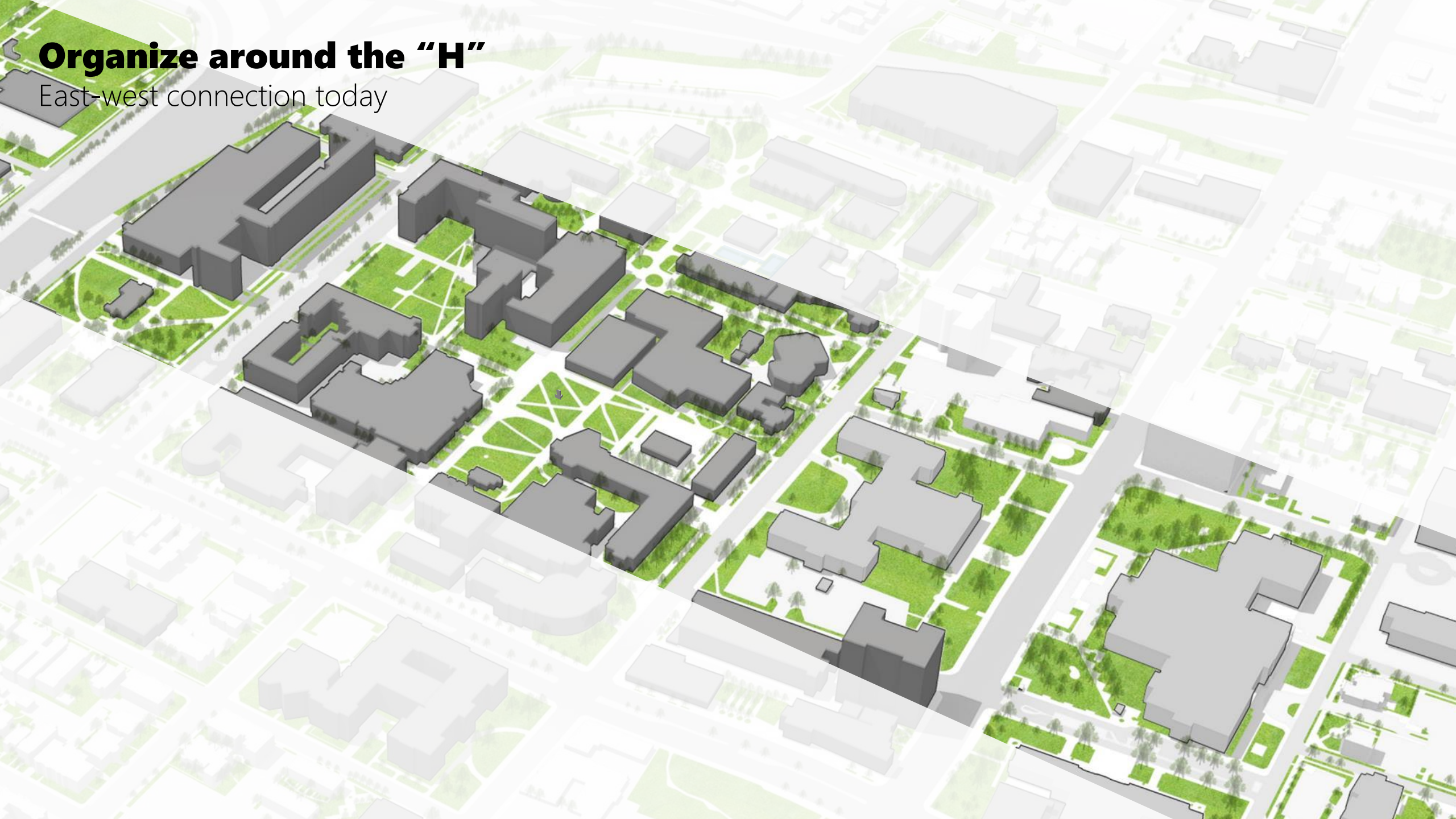
CASS AVE



CASS AVE

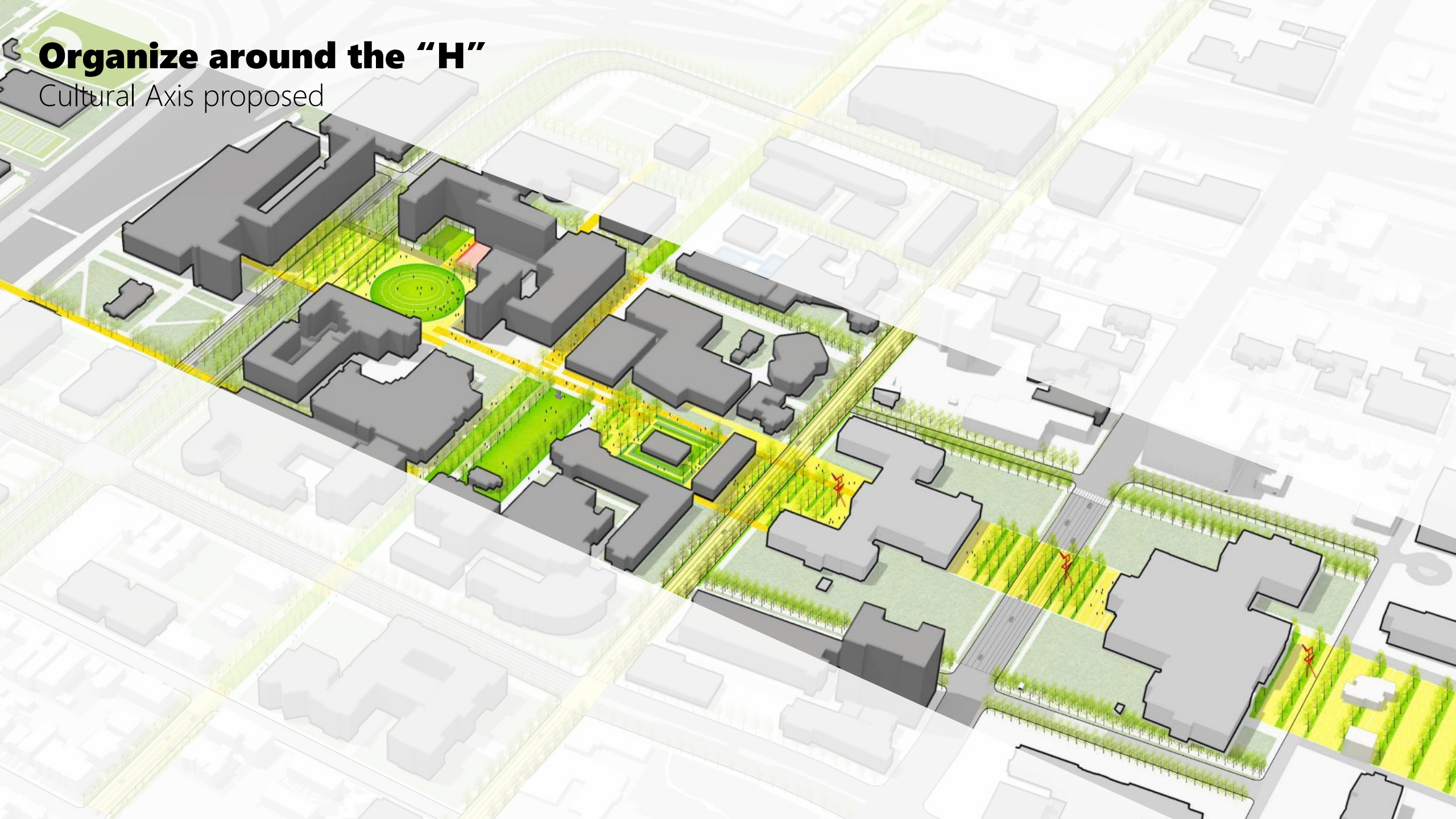
Organize around the "H"

East-west connection today



Organize around the "H"

Cultural Axis proposed







**DETROIT
PUBLIC
LIBRARY**



**DETROIT
PUBLIC
LIBRARY**



Ensure permeability within the core campus

Narrow Warren Avenue

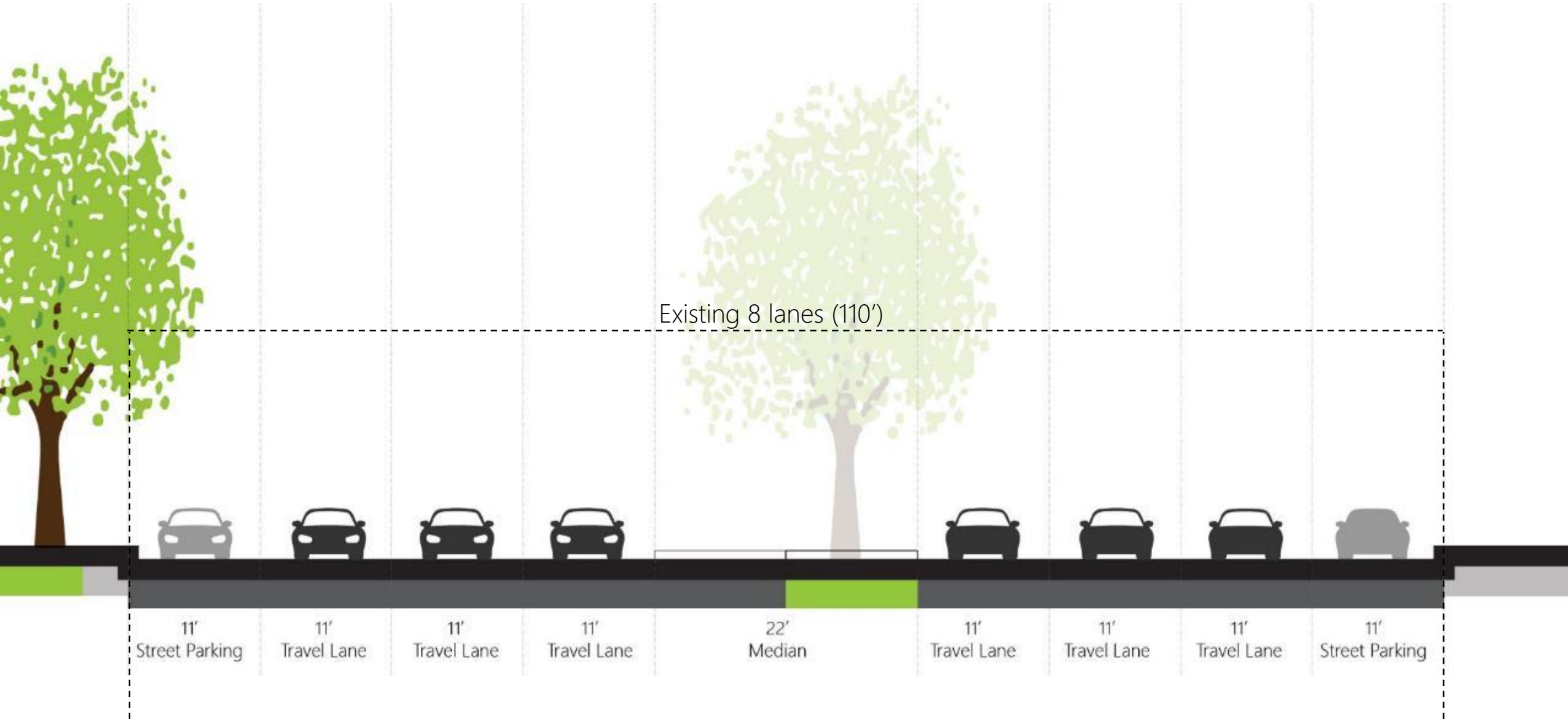
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WARREN

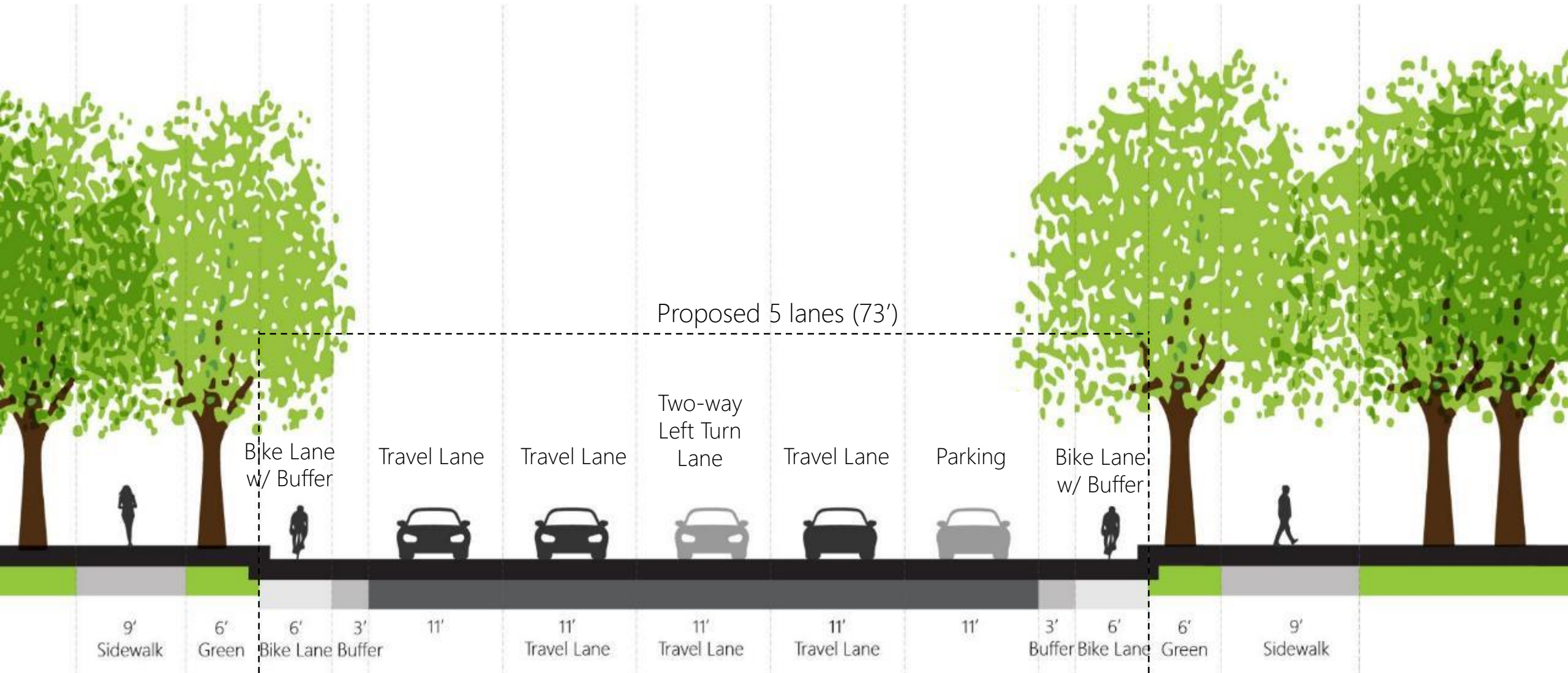
Ensure permeability within the core campus

Narrow Warren Avenue

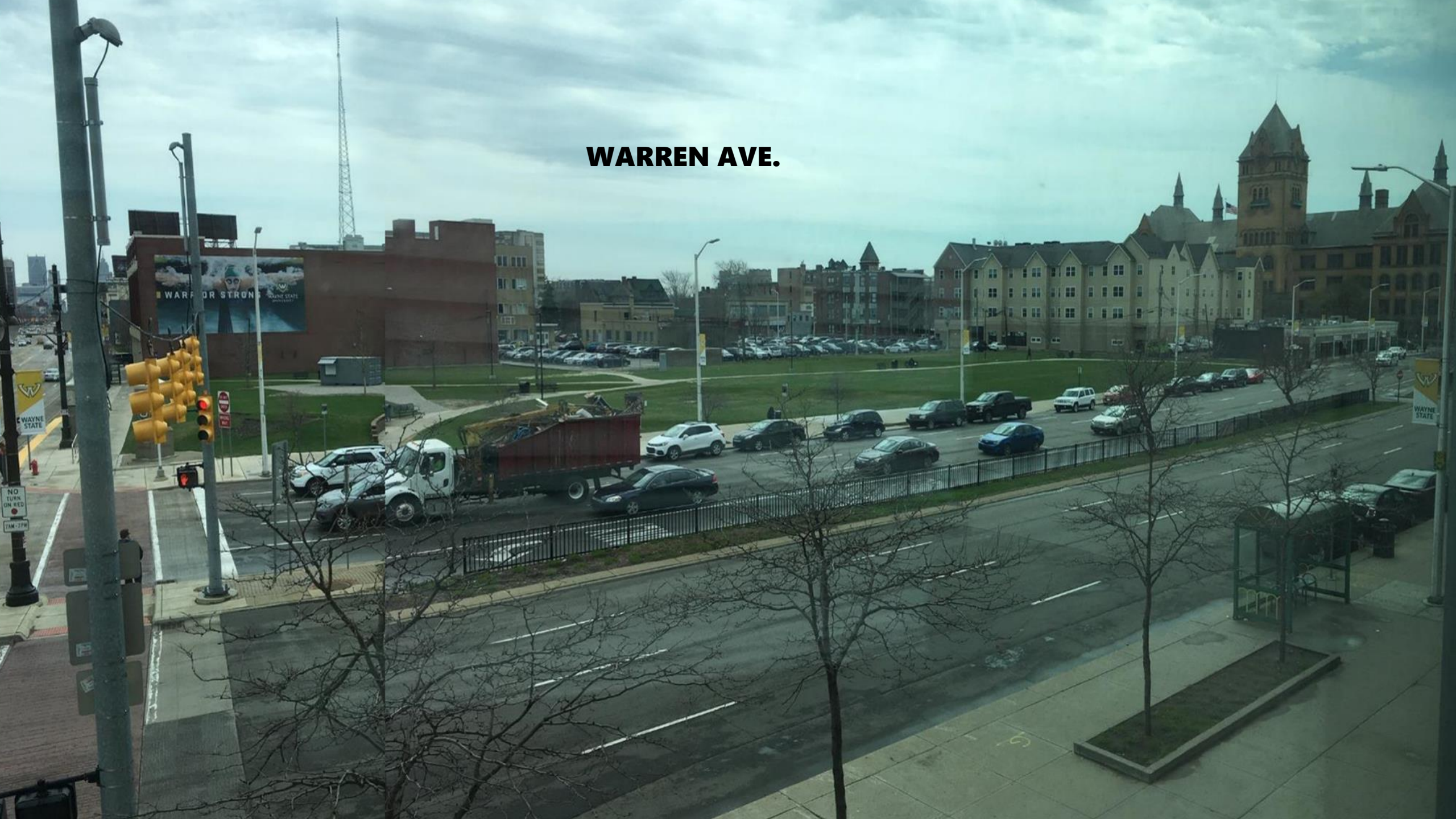


Ensure permeability within the core campus

Narrow Warren Avenue



WARREN AVE.



WAR FOR STRONG
WAYNE STATE UNIVERSITY

WAYNE STATE

WAYNE STATE

NO TURN ON RED
7AM-7PM

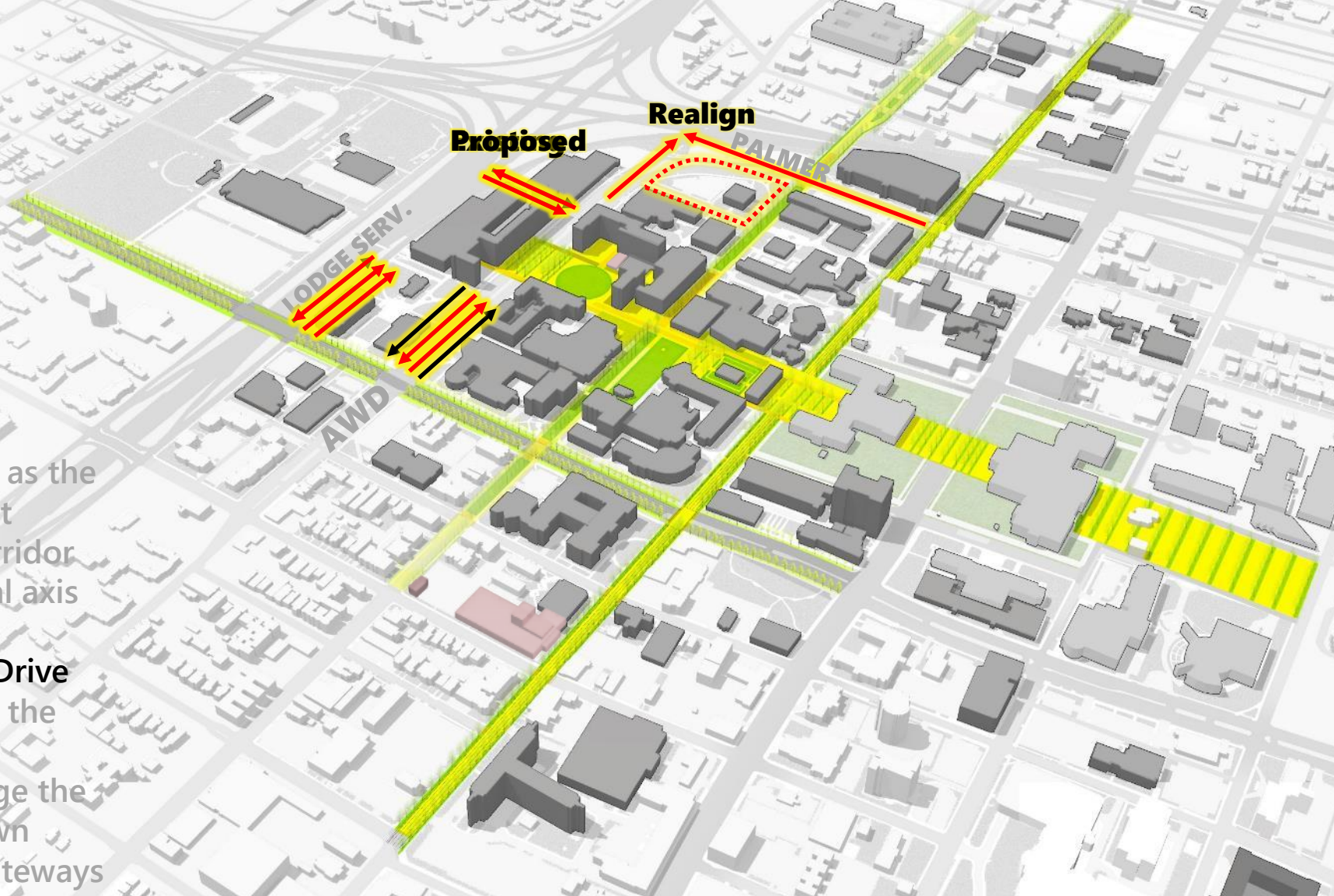
WARREN AVE.



Ensure permeability within the core campus

Narrow Anthony Wayne Drive, redirect Lodge Service Dr, realign Palmer

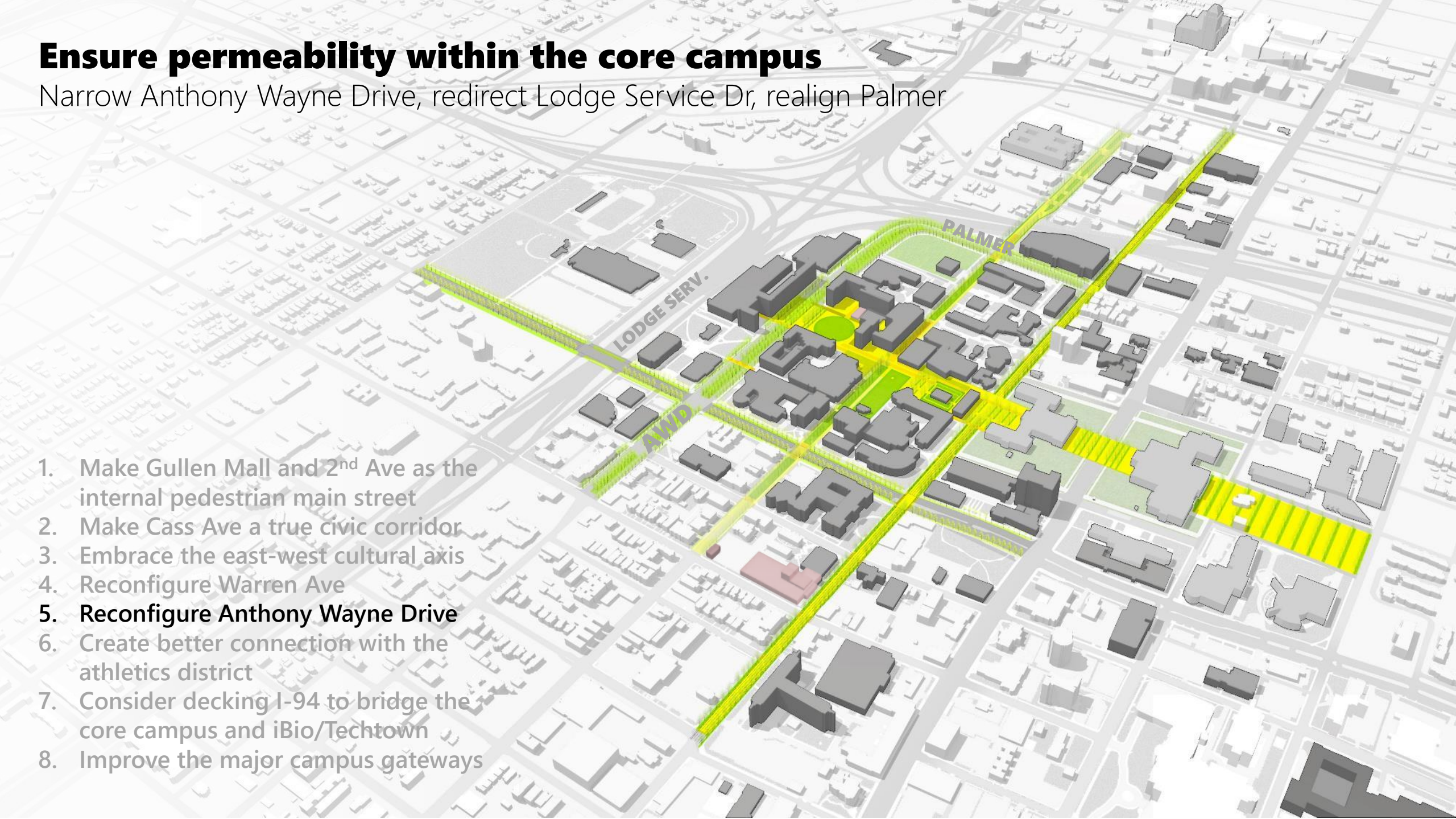
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Ensure permeability within the core campus

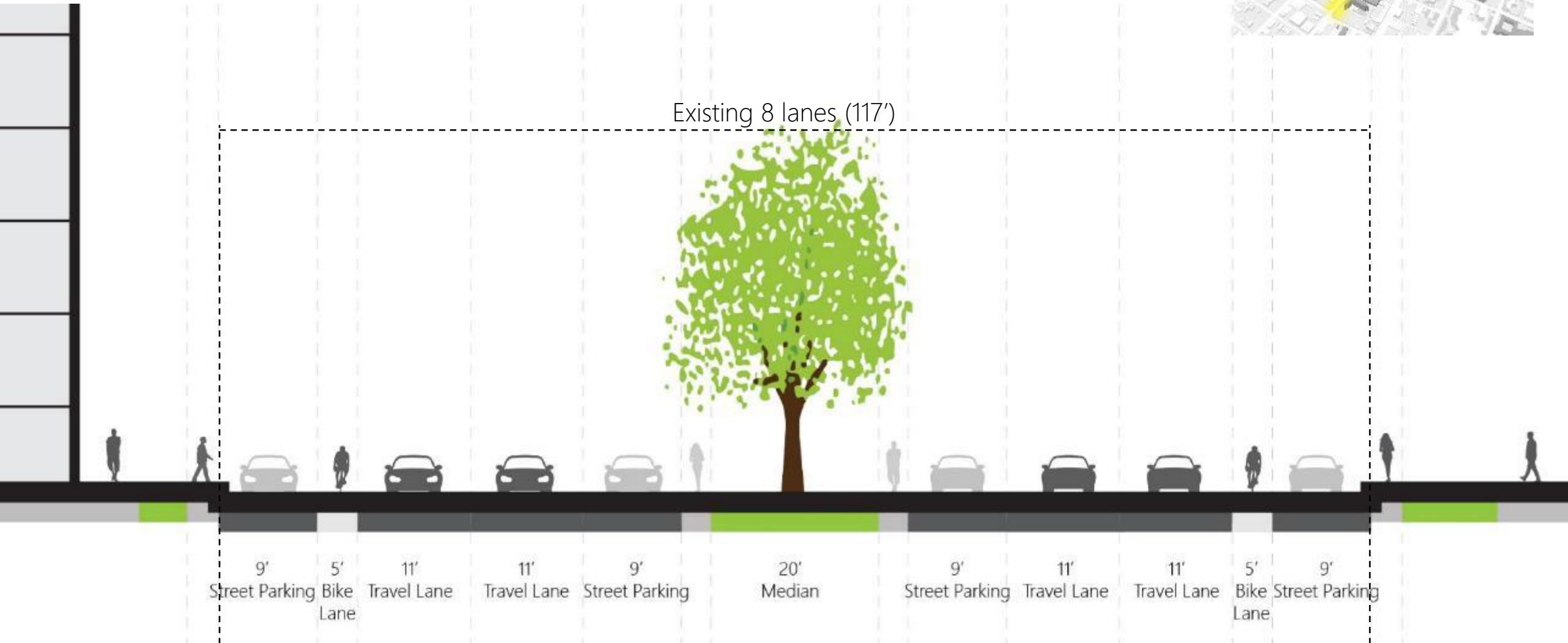
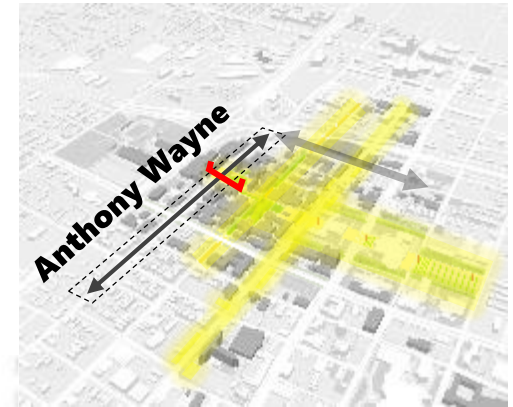
Narrow Anthony Wayne Drive, redirect Lodge Service Dr, realign Palmer

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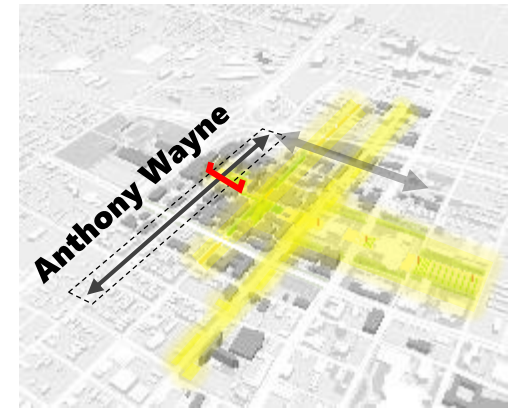
Ensure permeability within the core campus

Narrow Anthony Wayne Drive



Ensure permeability within the core campus

Narrow Anthony Wayne Drive





150

150

DELAN L
IN THE
APARTMENTS
WATSON ROAD
UNIVERSITY

2D



WSU kiosk



**LAW
SCHOOL**

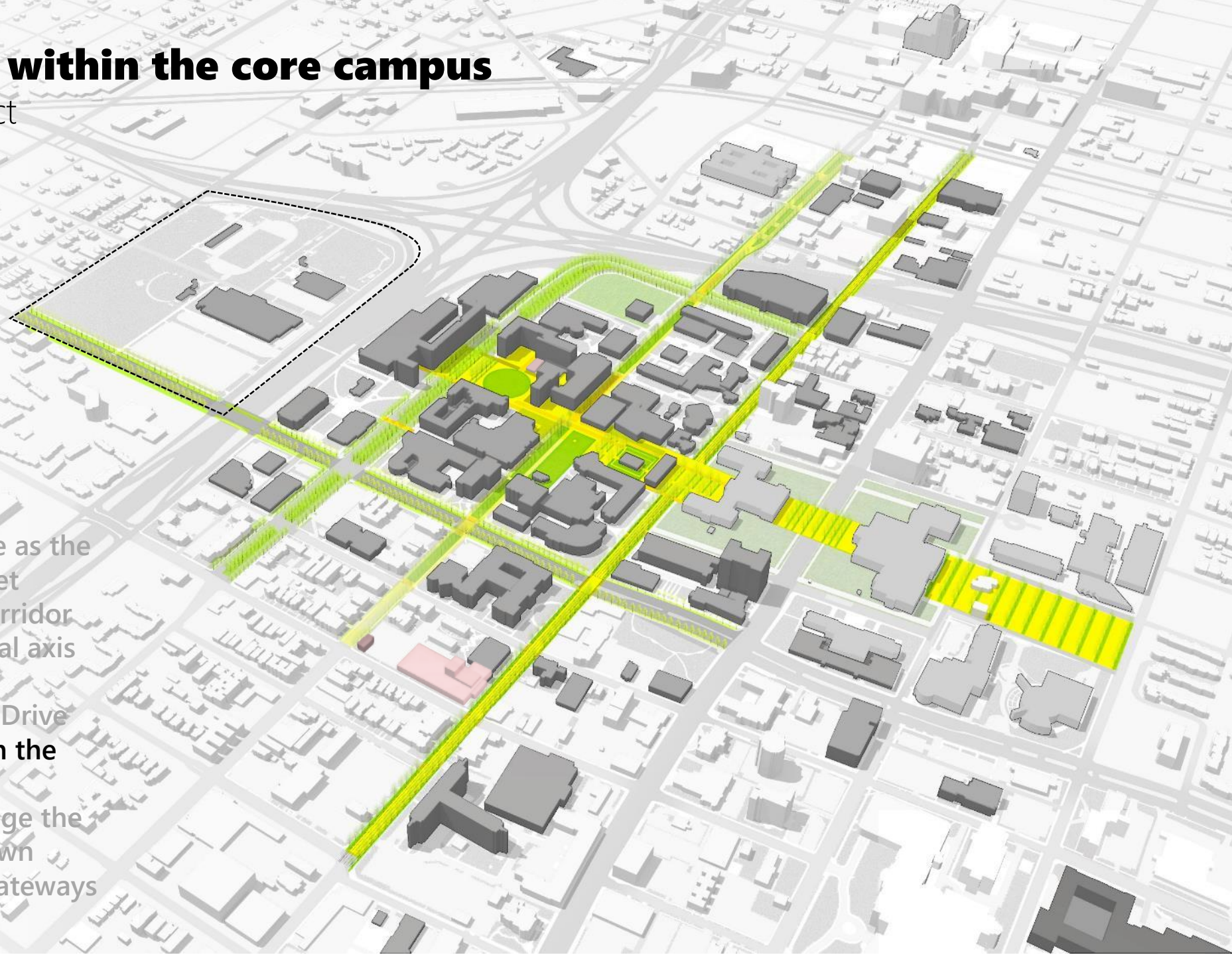
**Parkin
Struct**

Palmer Ave

Ensure permeability within the core campus

Connect with Athletics District

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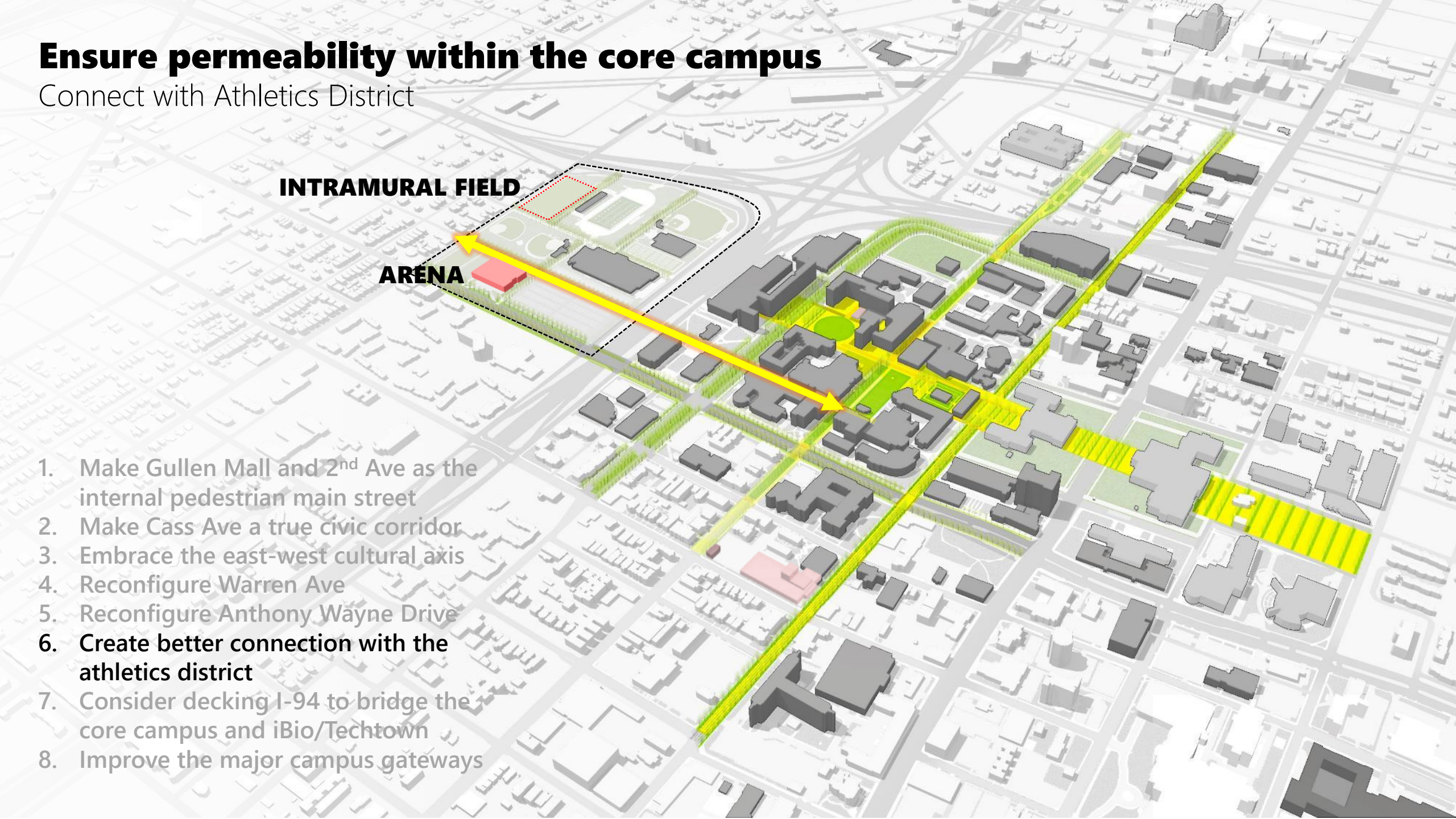
Ensure permeability within the core campus

Connect with Athletics District

INTRAMURAL FIELD

ARENA

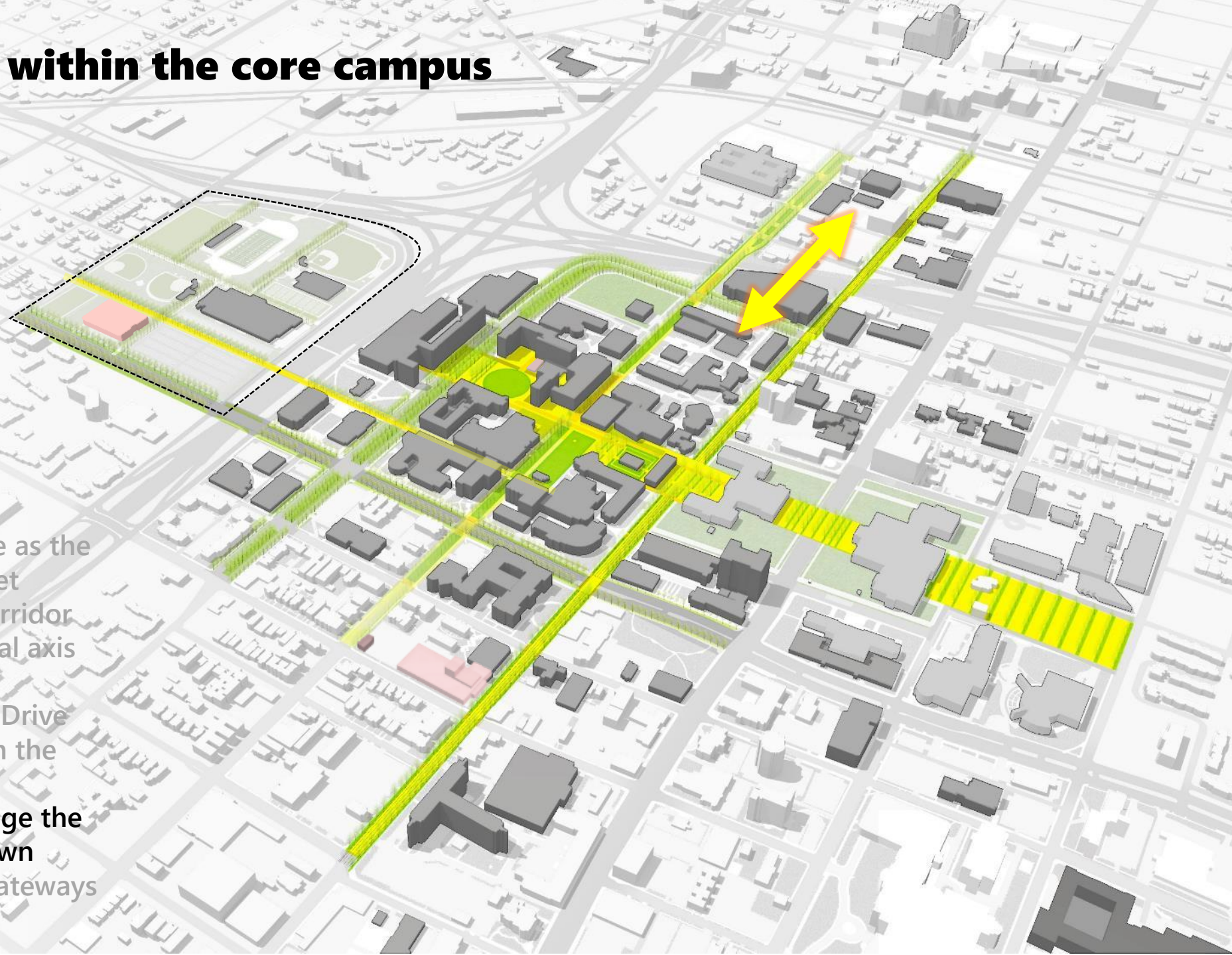
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Ensure permeability within the core campus

Deck I-94

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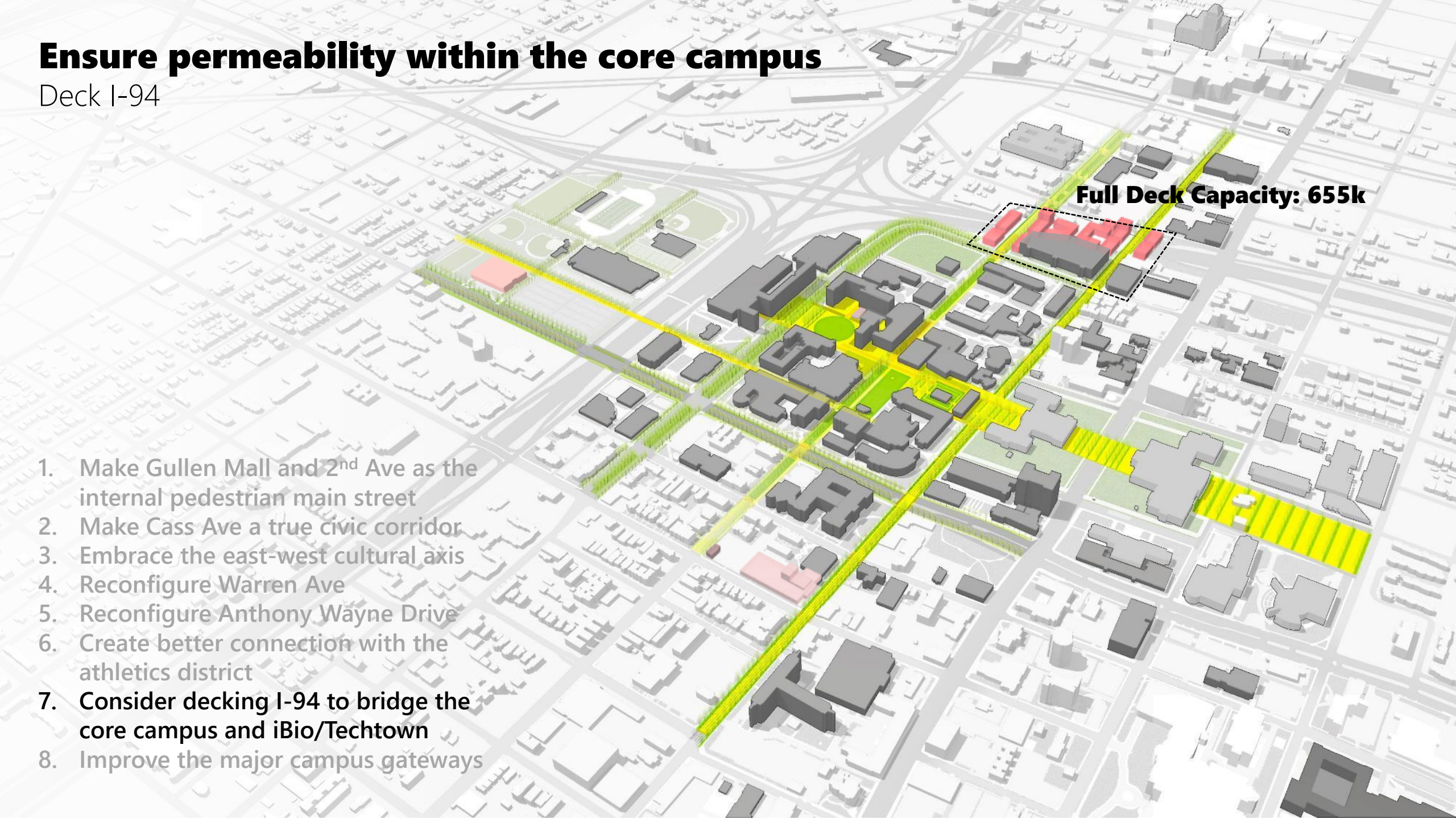


Ensure permeability within the core campus

Deck I-94

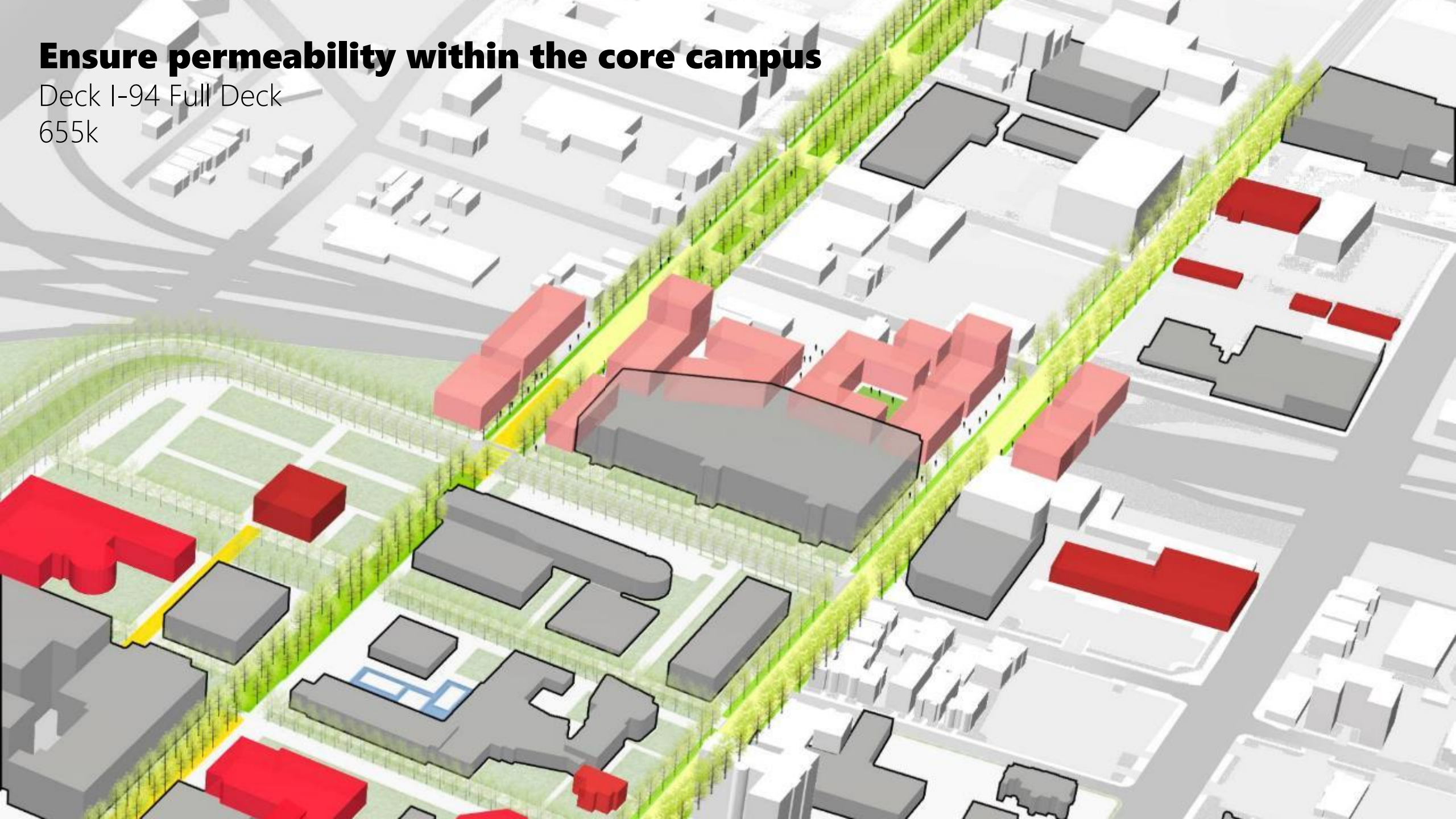
Full Deck Capacity: 655k

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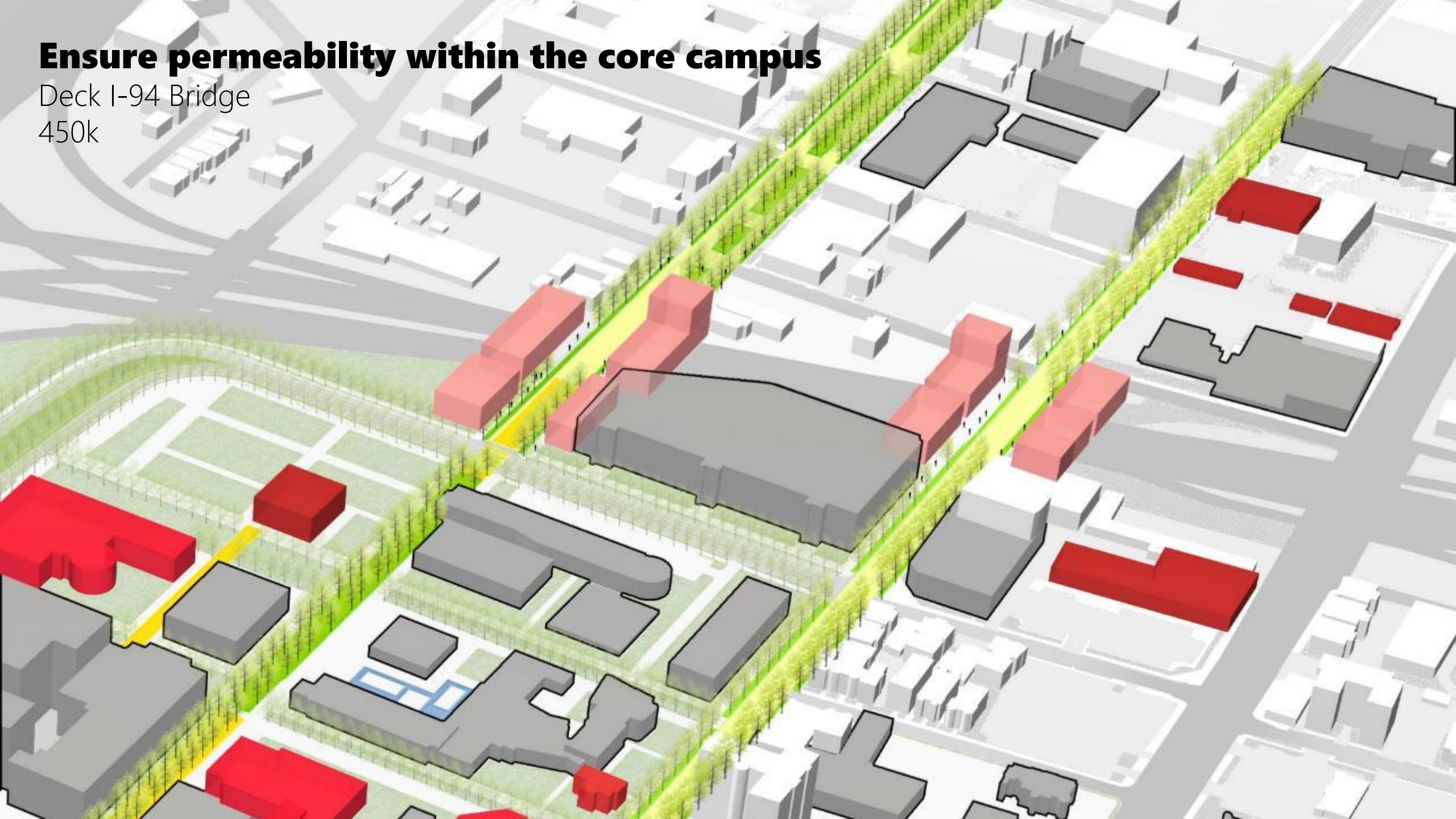
Ensure permeability within the core campus

Deck I-94 Full Deck
655k



Ensure permeability within the core campus

Deck I-94 Bridge
450k



2nd AVE.





2nd AVE.

Establish campus gateways

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NORTH GATEWAY

GRADUATE AND PROFESSIONAL
RESIDENTIAL
800 BEDS, 540K GSF

WARREN GATEWAY

INTERIM GREENSPACE
FUTURE DEVELOPMENT
245K

SOUTH GATEWAY

JUNIORS AND SENIORS RESIDENTIAL
1600 BEDS, 460K GSF

North gateway



North gateway



South gateway



South gateway



Warren gateway



Warren gateway near-term



Warren Avenue
WSU

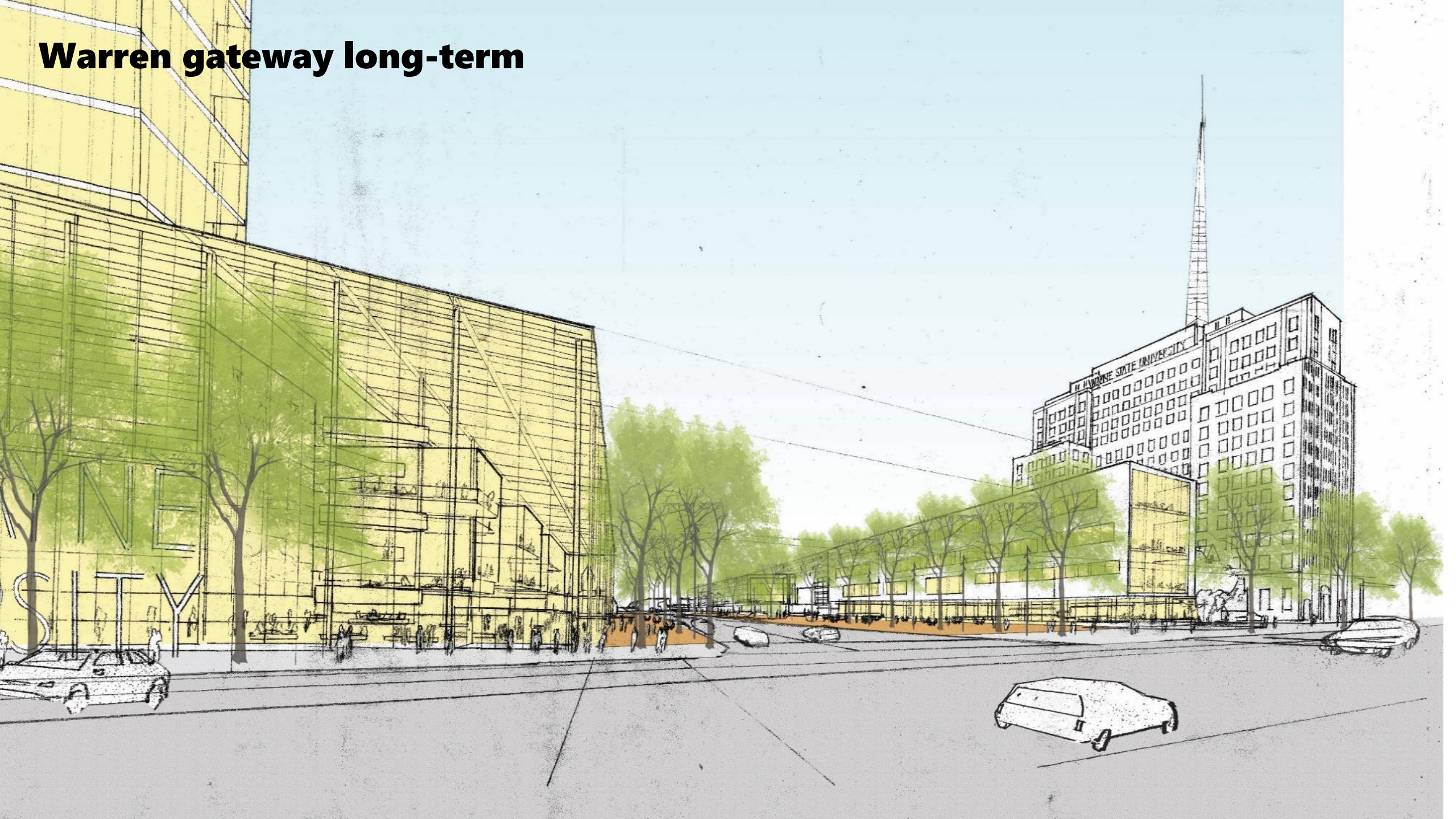
WSU

OHIO STATE UNIVERSITY

QLINE

QLINE

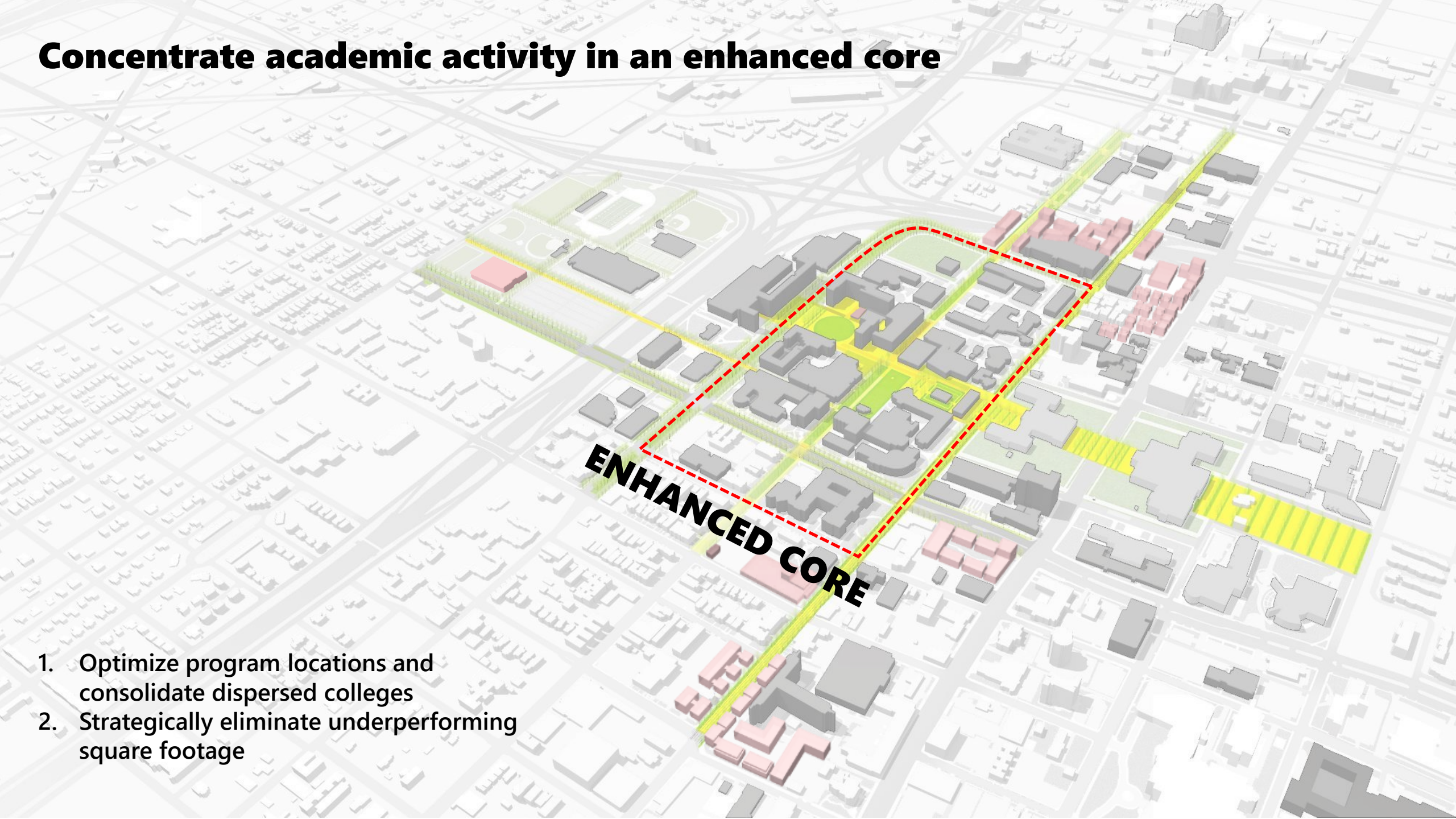
Warren gateway long-term



CONCENTRATE ACADEMIC ACTIVITY IN AN ENHANCED CORE



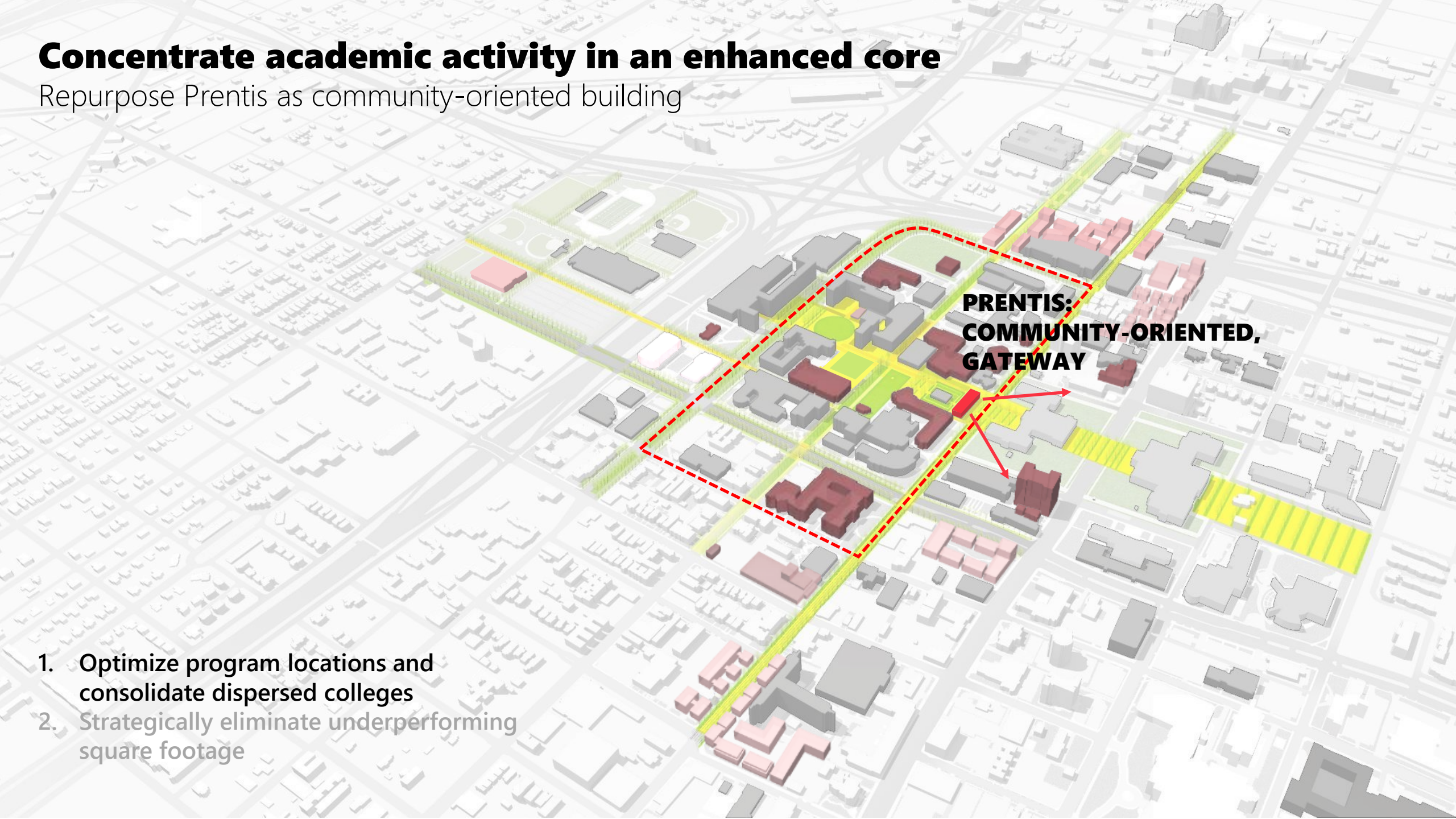
Concentrate academic activity in an enhanced core



1. Optimize program locations and consolidate dispersed colleges
2. Strategically eliminate underperforming square footage

Concentrate academic activity in an enhanced core

Repurpose Prentiss as community-oriented building



**PRENTISS:
COMMUNITY-ORIENTED,
GATEWAY**

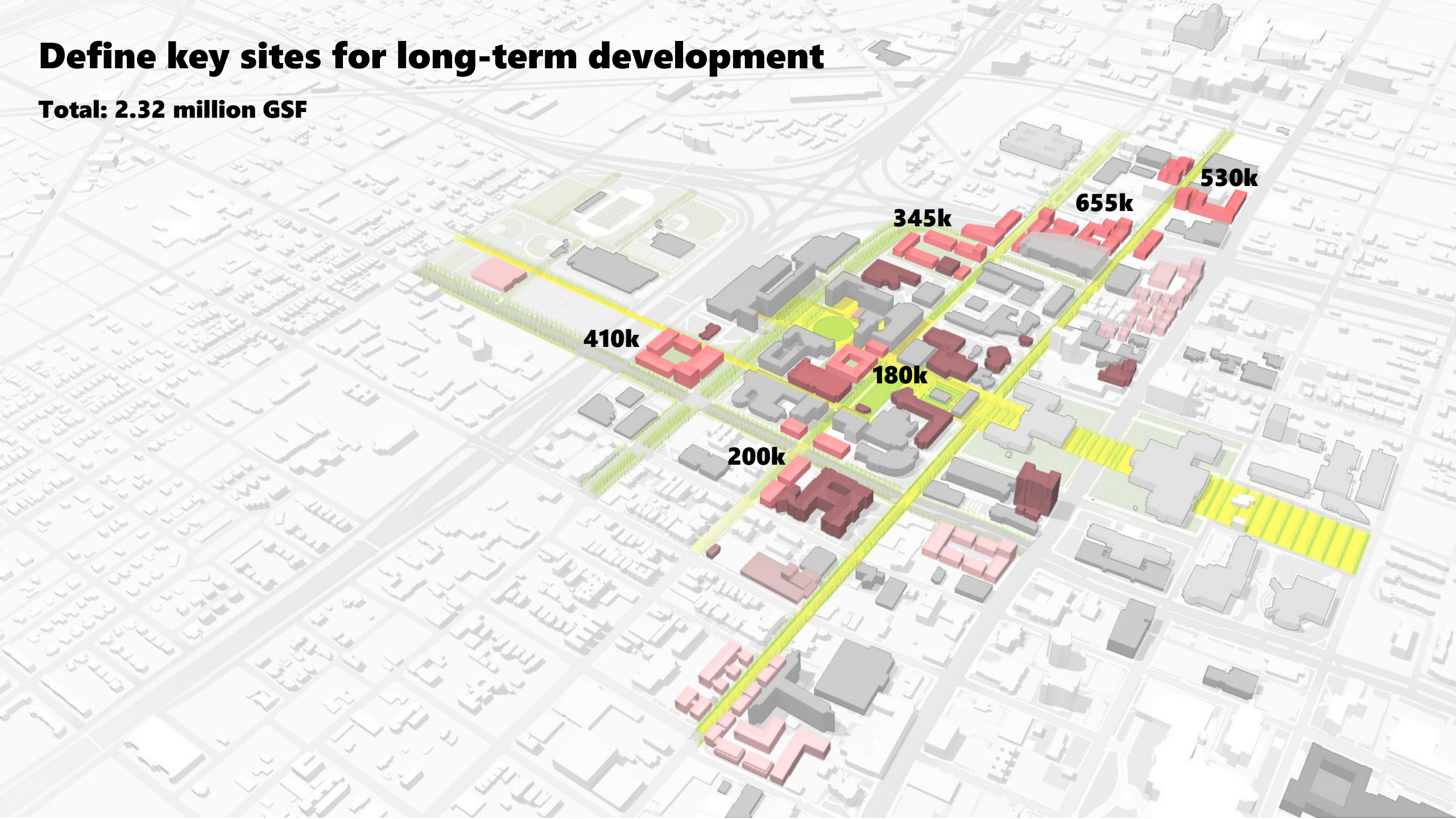
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An aerial photograph of a university campus. The image is overlaid with a semi-transparent white grid. Several rectangular areas are highlighted in yellow and labeled "DEVELOPMENT PARCEL". Two prominent yellow diagonal lines run across the map, one from the bottom-left towards the top-right, and another from the top-left towards the bottom-right. The text is centered in the middle of the image.

**DEFINE KEY SITES FOR FUTURE DEVELOPMENT, PROMOTE
OPTIONALITY FOR THE HEALTH SCIENCES, AND FOCUS THE
UNIVERSITY'S REAL ESTATE STRATEGY**

Define key sites for long-term development

Total: 2.32 million GSF



The Wayne Framework

- WSU building
- Repurposed building
- New build (likely long-term)

1. Organize the core campus and make it more welcoming
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