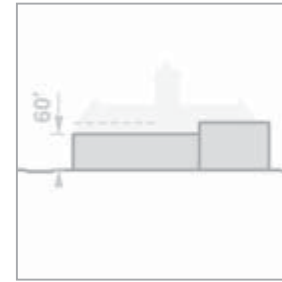


2020 CAMPUS MASTER PLAN

WAYNE STATE UNIVERSITY



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The 2020 Campus Master Plan evolved from the "Strategic Vision Plan," which was published in September 1998 and laid the foundation for this plan. For this early effort we want to acknowledge the consulting expertise of BLDGC of Toronto, Development Strategies Inc. of St. Louis, and The Hannah Group of Detroit.

Finally, thanks to the many members of the Albert Kahn team, particularly Jeff Gaines, Taff Cleveland, Stephen White, Riccardo Pappini and Jeffrey Smith.

Eric J. Hill, PhD, FAIA
Albert Kahn Associates, Inc.

September 5, 2001

I am honored to present to the Wayne State University Board of Governors this final report of the university's facilities planning process, "The 2020 Campus Master Plan for Wayne State University."

When I came to Wayne State in fall 1997, one of my first official acts was to meet with the Board of Governors to discuss what I felt were 10 challenges whose call to action we needed to answer in the immediate future. Leading the list was what I had determined when I first visited this most beautiful of urban universities – the need for a "celebration of entry" to the campus. Although what happens in the classrooms, laboratories and auditoriums of Wayne State University has an effect of the lives of people far beyond the boundaries of our campus, our facilities seemed to focus inward rather than outward toward the many communities we serve.

It is appropriate, then, to note that we recently have broken ground for a Welcome Center, our celebration of entry, the latest in a series of building projects that includes an addition to our Law School, a state of the art Recreation and Fitness Center, and a new home for the College of Pharmacy and Allied Health Professions. Our Welcome Center, augmented by a new campus bookstore and a large, modern parking structure, finally will give Wayne State a gateway onto Woodward Avenue, the city of Detroit's primary surface street, and open our "front door" toward the museums and other institutions of the University Cultural Center.

As you can see from this Campus Master Plan, these projects, while imaginative and critical, are but the beginning of a process designed to make Wayne State University the model for urban universities in the 21st century.

Wayne State's rise in less than 50 years from a modest city college to a research university of national reputation is all the more remarkable because it was achieved without a formal plan for development, expansion and placement of facilities. To be sure, the handiwork of great architects such as Suren Pilafian and Minoru Yamasaki may be seen and admired across campus, but never has the university formulated a comprehensive facilities plan and then systematically enacted it to a successful conclusion.

On my first visit to Wayne State in summer 1997, I found an extraordinary campus in the heart of a city in its renaissance, a campus not only still waiting to be discovered, but one also with infinite potential to make itself known throughout the world. I found a university with a



Irvin D. Reid

tradition of providing access to people of diverse backgrounds, a university committed to the dreams of equality and opportunity. I found a student body eager to learn, grow and contribute; a faculty committed to a high quality of teaching and research; and employees firmly committed to our academic enterprise. In short, I found a university that, under the guidance of my predecessors, has been preparing for true greatness.

Now it is up to us to take the next important steps that will assure the destiny this institution has earned and so richly deserves.

At Wayne State University we are proud of our past, passionate about our future and certain of our abilities. Many years of evolution and change have brought us continuing challenges, but none so great as our charge to fulfill this ambitious and intricate Campus Master Plan. We stand at a pivotal point in our history, for we are creating the university that will serve not only our contemporaries but also their children and grandchildren. This plan has been designed to provide intelligent guidelines for expansion and development as well as the flexibility to meet changing needs and circumstances throughout its implementation.

Our continued success rests on the standards of excellence we set in teaching, research, scholarship and community service – and on our commitment to provide the facilities, space and technology necessary to uphold these standards. The Campus Master Plan will help ensure that these resources are available and that they will continue to grow and develop, thereby allowing us to remain true to our mission.

After more than a century of preparation, we now have a clear and comprehensive blueprint for our future. It is a future built solidly on the achievements of what has gone before as well as on our present strength of purpose and a clear vision of what we wish to become. The university's Board of Governors will consider and debate this report, further refining it; from there, we hope it will encourage the entire community to join us as we take Wayne State University into a brilliant new era of greatness.

Irvin D. Reid
President
Wayne State University



Four contemporary jewels in Wayne State University's crown (top to bottom): The new Welcome Center, for which ground was broken in August, 2001; the recently opened Law School addition and the Recreation and Fitness Center; and the new home of the College of Pharmacy and Allied Health Professions, scheduled to open in spring, 2002.

Introduction and Overview 7

- The University Today
- Towards a New University
- Purposes and Uses of the Master Plan
- Master Plan Methodology
- Models of University Form and Theories of Urban Integration
 - Continental/Urban Model
 - English/Monastic Model
 - American/Campus Model
 - International/Commuter Model
- The Detroit Campus
- A Model for Wayne State University
- The 2020 Campus Master Plan

Campus Growth Model 17

- Population
- Buildings and Grounds
- Economics
- Primary Uses
 - Academic, Research and Library
 - Housing
 - Sports and Recreation
 - Support Services
 - Parking
- Additional Uses
 - Retail/Entertainment
 - Childcare
- Infrastructure
- Open Space and Linkage

Existing Conditions and Analysis 25

- Campus History
 - Citizens Committee on Campus Expansion – 1936
 - Detroit Board of Education Planning – 1945
 - Pilafian Plan – 1948
 - Yamasaki Site and Density Study – 1958
 - University City Urban Renewal Project – 1964
 - Long Range Master Development Program – 1967
 - Long Range Development Plan – 1973
 - Comprehensive Development Plan – 1981
- Campus Development Density
- University Real Estate Assets
- Access and Circulation Analysis
 - Vehicular Access and Circulation
 - Public Transit Access and Circulation
 - Pedestrian Access and Circulation

- Primary Uses
 - Academic, Research and Library
 - Community Related – Clinical Study Program*
 - Fine, Performing and Communication Arts*
 - Humanities*
 - Social Sciences*
 - Medicine*
 - Professional Schools*
 - Science and Engineering Research*
 - Housing
 - Comparative Study*
 - Sports and Recreation
 - Sports Field Analysis*
 - Recommendations*
 - Support Services
 - Parking
- Infrastructure – Land Restrictions and Utilities
- Open Space
- Linkage
 - Proximity and Program
 - Image and Perception
 - Interest and Motivation
- Building Character Analysis
- Development Opportunities

2020 Campus Master Plan 67

- 2020 Campus Master Plan
- Proposed Circulation
- Proposed Primary Uses
 - Academic, Research and Library
 - Community Related-Clinical Study Programs*
 - Fine, Performing and Communication Arts*
 - Humanities*
 - Social Sciences*
 - Medicine*
 - Professional Schools*
 - Science and Engineering Research*
 - Housing
 - Sports and Recreation
 - Support Services
 - Administration*
 - Student Services*
 - General Services*
 - Childcare*
 - Retail/Entertainment*
 - Parking
- Proposed Open Space and Linkage
 - Linkages
 - Woodbridge/Cultural Center Greenway Linkage*
 - Warren Streetscape Linkage*
 - Cass/Canfield Streetscape Linkage*
 - Gullen/York-Burroughs Streetscape Linkage*
 - Gullen/Canfield Streetscape Linkage*
 - Third/Palmer Streetscape Linkage*

Planning and Design Guidelines 95

- Purpose
- Implementation
- Goals
 - Campus Use
 - Campus Design
 - Circulation and Parking
 - Infrastructure
 - Implementation
- Planning Guidelines
 - Built Form and Open Space
 - Access and Circulation
 - Parking
 - Infrastructure
 - Lighting
- Landscape Design Guidelines
 - General Standards
 - Specific Standards
 - Plant Material
- Architectural Design Guidelines
 - New Construction
 - Preservation and Renovation
- Building Use Illustrations
- Building Form Illustrations

Implementation 123

- Project Review and Approval
 - General Planning and Design Review
 - Ground Services Design Review
 - Review Process
 - Design Submissions
 - Purchasing Policies
- Master Plan Updating
 - Campus Master Plan Revision Process
 - Campus Master Plan Update Process
- Development Phasing Strategy
 - Short Term Initiatives - Within Five Years
 - Mid Term Initiatives - Six to 10 Years
 - Long Term Initiatives – 11 to 20 Years

Appendix I

- Building, Land and Parking Allocation
 - Summary
 - 2020 New Building Program
 - Existing Building, Land and Parking Area
 - 2020 Building, Land and Parking Area
- Strategic Vision Plan
 - Strategic Vision Plan - Summary
 - Summary of Stakeholder Interviews
- Wayne State University Research and Technology Park

List of Illustrations

- Illustration 1: Regional Campus Context
- Illustration 2: Local Campus Context
- Illustration 3: Midtown Detroit Campus Precincts
- Illustration 4: Existing Midtown Campus Building Identification
- Illustration 5: Detroit Board of Education Plan: 1942-45
- Illustration 6: Pilafian Plan: 1946-48
- Illustration 7: Yamasaki Site and Density Study: 1954-58
- Illustration 8: University City Urban Renewal Project: 1960-64
- Illustration 9: DMC Conceptual Site Model - 1960
- Illustration 10: Long Range Master Development Program for the Main Campus of Wayne State University – Sasaki, Dawson, Demay Associates: 1962-67
- Illustration 11: Campus Athletic Plan - Long Range Master Development Program for the Main Campus of Wayne State University – Sasaki, Dawson, Demay Associates: 1962-67
- Illustration 12: 1950 Campus Development
- Illustration 13: 1960 Campus Development
- Illustration 14: 1970 Campus Development
- Illustration 15: 1980 Campus Development
- Illustration 16: 1998 Campus Development
- Illustration 17: Wayne State University Density Study
- Illustration 18: Massachusetts Institute of Technology Density Study
- Illustration 19: University of Pennsylvania Density Study
- Illustration 20: Columbia University Density Study
- Illustration 21: University of Minnesota Density Study
- Illustration 22: Harvard University Density Study
- Illustration 23: Existing University Real Estate Assets
- Illustration 24: Surrounding Land Use
- Illustration 25: Existing Vehicular Circulation
- Illustration 26: Existing Pedestrian Routes and Areas of Vehicular Conflict
- Illustration 27: Existing Building Access and Service Routes
- Illustration 28: Existing Building Use
- Illustration 29: Existing Academic Use
- Illustration 30: Existing Housing Use On and Near Campus
- Illustration 31: Existing Athletic and Fitness Use
- Illustration 32: Existing Support Services Use
- Illustration 33: Existing Parking Use
- Illustration 34: Existing Land Restrictions
- Illustration 35: Existing Open Space
- Illustration 36: Existing Exterior and Interior Pedestrian Routes
- Illustration 37: Existing Level of Activity on Campus Grounds
- Illustration 38: Existing Level of Activity in Campus Buildings
- Illustration 39: Existing Building Character Analysis
- Illustration 40: Existing Campus Views
- Illustration 41: Existing Development Opportunities
- Illustration 42: 2020 Master Plan
- Illustration 43: 2020 Vehicular Circulation Plan
- Illustration 44: 2020 Building Use Plan
- Illustration 45: 2020 Academic Use Plan

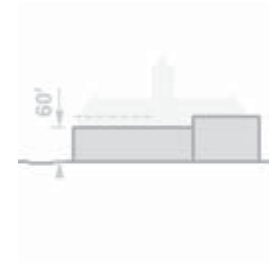
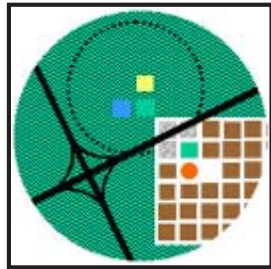
- Illustration 46: 2020 Research Building Use Plan
- Illustration 47: 2020 On-Campus Housing Use Plan
- Illustration 48: 2020 Athletic and Fitness Use Plan
- Illustration 49: Alternative Athletic Campus Expansion Plan
- Illustration 50: 2020 Support Services Use Plan
- Illustration 51: 2020 Parking Use Plan
- Illustration 52: 2020 Open Space Plan
- Illustration 53: 2020 Greenway Linkages Plan
- Illustration 54: 2020 Pedestrian Connections Plan
- Illustration 55: 2020 Implementation Plan
- Illustration 56: 2020 Campus Building Identification
- Illustration 57: 2001 Conditions Plan
- Illustration 58: Campus Parcel Identification
- Illustration 59: Strategic Vision Plan

List of Tables

- Table 1: Campus Population
- Table 2: Student Place of Permanent Residence
- Table 3: Physical Plant
- Table 4: Development Density
- Table 5: Economic Model
- Table 6: On-Campus Housing Distribution
- Table 7: Parking Forecast
- Table 8: Comparable Campus Site Areas
- Table 9: Comparable Floor Area Ratio and Open Space %
- Table 10: Existing Academic Building Utilization
- Table 11: Existing and Potential Housing On and Near Campus
- Table 12: Existing University Housing
- Table 13: Housing Benchmark Analysis
- Table 14: Existing Open Space Percentage
- Table 15: Land Available for Development
- Table 16: Proposed Academic Building Utilization
- Table 17: 2020 Housing Capacity
- Table 18: 2020 Land Use Allocation

Note:
 The order of the Primary Uses as listed in the Table of Contents is based on the impact the proposed development will have on the campus. The proposed physical changes to the academic program are a response to the mission of the university, and the need to correlate such changes with an academic plan, and is thereby listed first. The additional proposed on-campus housing units will transform the physical nature of the campus more than any other proposed use, which necessitates an early mention. The athletic and recreational needs of the university not only require a significant investment of land, but are interconnected with the anticipated growth of student, faculty and staff housing on and near the Midtown Detroit campus. The facilities and infrastructure that currently support the existing campus are aging and insufficient to meet demand. Physical enhancements to the campus support services will be necessary to maintain the campus envisioned for 2020. Parking is listed last, not as a ranking of importance, but to complete the vision by reminding the reader that none of the preceding components will be effective without resolving the parking problem.





INTRODUCTION AND OVERVIEW



Aerial view of the central campus looking north

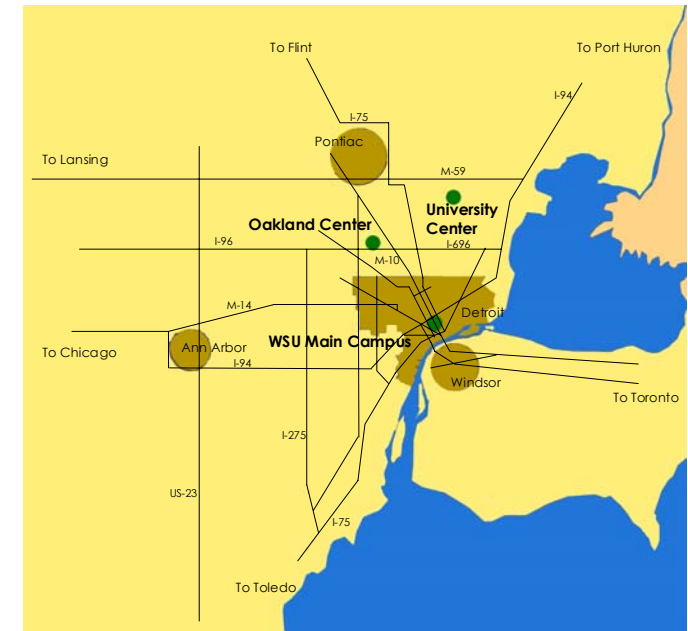


Illustration 1: Regional Campus Context



THE UNIVERSITY TODAY

Wayne State University is an integral part of Detroit as educator, employer and economic catalyst. The city's 10th largest employer, Wayne State University is a major contributor to the economic well being of the region. Area businesses in general, and local health care providers in particular, depend on the university for knowledge, skills, and leadership. The university in turn depends on the city for resources and for opportunities to serve. Demographically, the university's students are older than average and ethnically diverse. Many are employed, part-time or full, and are responsible for family dependents. The university is committed to educational excellence for all students, undergraduate to graduate, gifted to disadvantaged, local to international.

The university's physical plant is concentrated in the heart of Detroit's Midtown district, which bridges from Downtown to New Center. The university is in proximity to the city's Cultural Center and within a few miles of the central business district and other major employment centers. The Midtown district includes six sub-areas, of which the university is a lead actor in one and supporting actor in three others. The Cultural Center is a valuable resource to the university and includes the Detroit Public Library, Detroit Institute of Arts, Detroit Historical Museum, Clifford Wright African American Museum, and the Center for Creative Studies. The Detroit Medical Center is the teaching hospital for the university's School of Medicine.

TOWARDS A NEW UNIVERSITY

From its inception Wayne State University has provided higher education to a diverse student population residing primarily in Detroit, Wayne County and Southeastern Michigan. Wayne State is the quintessential "commuter university," a 20th century phenomenon that depends on automobile and mass transit systems to transport its students, faculty and staff from remote locations. These distant realms represent "home," while Wayne State University extends the precollegiate notion of "school." As an underlying goal of the 2020 Campus Master Plan, tomorrow's Wayne State University will develop the critical mass of housing and associated amenities necessary to build a more complete and vital urban community. In its second century, the university will more fully realize and express its social and educational goals in the physical form of its Midtown Detroit campus.

Pursuant to these goals, the Midtown Detroit campus will undergo significant transformation in the next generation. Yet social, political, economic, and physical constraints impose limits to real growth. Given the university's corollary goal of expanding primarily on current land holdings, the Midtown Detroit Campus will reach its physical development potential early in this century. Working with projected budgetary resources, the 2020 Campus Master Plan defines the limits of physical growth and offers recommendations for optimizing the university's potential for physical expansion.

Wayne State University will continue to grow through other means, both physical and virtual. Major growth potential continues to reside in the greater metropolitan region. The Wayne State University of the 21st century will serve one population that prefers to commute within the suburban and exurban rings, and another that prefers no commute at all. The former will be served through the expansion of satellite campuses, augmenting existing extension centers in Farmington Hills and in Clinton Township. The latter will be served by telecommuting alternatives, which will further expand the university's outreach through virtual classrooms, online instruction, teleconferencing and other methods of instruction.

As this new wave of technology defines new frontiers for Wayne State University, the Midtown Detroit campus will increasingly become the strategic hub for physical archives, research laboratories and other university uses highly dependent on physical access, personal interaction and economies of scale. And, of course, as a laboratory for urban engagement, the Midtown Detroit campus will aspire to be a model village within Wayne State University's global educational enterprise. The Wayne State University of the 21st century will create learning opportunities by community, by distance and by commute.

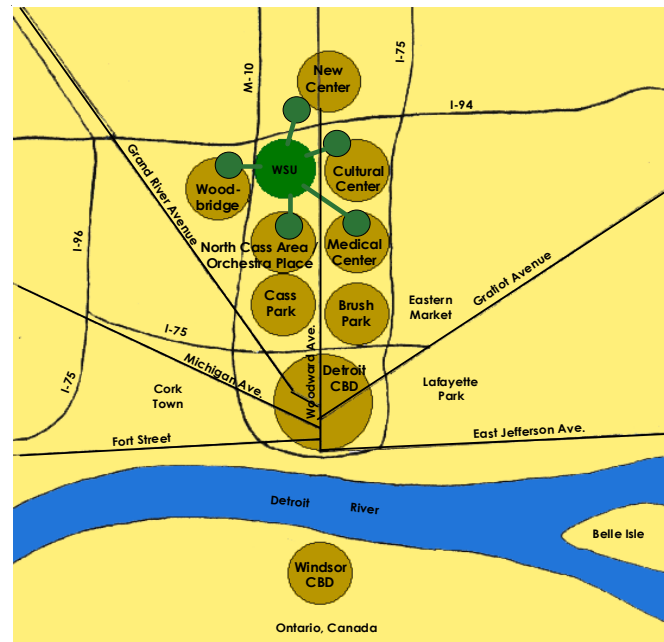


Illustration 2: Local Campus Context

Vision Statement

The Master Planning process will create a campus that is a model for the urban university of the 21st century. The future Wayne State University campus...

creates **connections** between all the functions and activities of the university;

serves as a home to a rich and diverse **community** of scholars and students;

presents a **compelling** and **competitive** setting for research, teaching and residence;

provides an environment **convenient** and **compact** in scale and form;

celebrates **continuity** with the traditions of the university and the city that is its home.



PURPOSES AND USES OF THE MASTER PLAN

Why plan? To envision and manage change. The purpose of the 2020 Campus Master Plan is to meet the highest mission, values and goals of Wayne State University through physical form and investment. Consistent with this overriding purpose, the Campus Master Plan charts a course of physical development that leverages capital assets and resources to highest and best uses.

The Master Plan is a flexible document, written to accommodate unforeseen conditions that will undoubtedly occur as the university progresses into the future. The Master Plan is intended to be viewed as a living document. The plan should be updated to reflect the current thinking of the university as it proceeds toward implementation. Guidelines for updating the Master Plan are listed in the Implementation Section.

As a guide to developing future buildings and open spaces, the 2020 Campus Master Plan specifies use characteristics, locates major new facilities, describes circulation and parking, delineates open space corridors, nodes and linkages; it provides guidelines for campus site design, architecture, and landscape architecture.

The 2020 Campus Master Plan “officially replaces” the current master plan – the “Long-Range Master Development Program for the Main Campus, 1967” – which is also the only comprehensive master plan completed to date, albeit largely ignored. Five studies before and two studies since have been issued to help the university make critical decisions about its future form and development. The last such plan was the “Comprehensive Development Plan – Phase One: Inventory and Analysis,” prepared in 1981. Phase Two, which was to provide an action plan for short-term and long-term strategies, was not prepared.

The 2020 Campus Master Plan is also intended to be a reference for related follow-up studies, several of which are recommended here. Studies to be completed by internal and external resources to the university include academic programs and plans by department and by college; a housing demand analysis; a residential life and programming study; a sports and recreation program and master plan; a parking simulation; an alternative transit analysis; and additional building condition analyses.

Integrating realistic budget forecasts, institutional policies and educational goals, the 2020 Campus Master Plan will inform and guide the university’s physical development for the indefinite future. For the plan to succeed, several university constituent groups must now come forward to implement the next phases of development. University academic administrators must agree on specific priorities for university and campus development and pursue projects that address these priorities. University Facilities Planning and Management professionals must be equipped with the tools necessary to research and document existing conditions; review, interpret, and enforce the

principles, objectives and guidelines outlined here; and monitor implementation for compliance and quality assurance. University administration must balance the priorities of competing interests, internal and external, and act for the betterment of the university and the community as a whole.

MASTER PLAN METHODOLOGY

The master planning process has included two phases of development, summarized in the Strategic Vision Plan and the 2020 Campus Master Plan. The preliminary phase included data gathering and review of prior planning efforts. Physical conditions were documented and evaluated. Stakeholders, including civic leaders, neighbors, students, faculty and staff were interviewed and their commentaries and recommendations were recorded. A representative cross-section of issues raised through the interview process includes:

- Access and wayfinding are difficult.
- The campus is disconnected.
- Residential opportunities are lacking.
- The campus lacks a sense of place.
- Campus buildings focus inward.
- Pedestrian malls are thoroughfares, not places to gather.
- Parking is not well distributed.
- Mass transit is not readily available.
- The university has no presence on Woodward Avenue.
- There are not enough retail, restaurant and entertainment establishments in the campus vicinity.

Following the data gathering and stakeholder interview process, the Strategic Vision Plan was prepared to document overall principles and goals for the Master Plan. (See Appendix: Strategic Vision Plan – Summary) At this stage the Strategic Vision Plan launched the academic planning and programming process. Four building projects documented in the Strategic Vision Plan have been sited and are in various stages of development: the College of Pharmacy and Allied Health Professions building; Law School expansion; Recreation and Fitness Center, and Welcome Center.

The 2020 Campus Master Plan has departed from the Strategic Vision Plan to the extent that new findings warranted new directions and recommendations. Not envisioned at the outset, the “Growth Model” has proven to be the very backbone of the 2020 Campus Master Plan. Conceived in the absence of an academic program and plan, the model charts a 20 year course for the development of Wayne State University’s buildings and grounds and has served as a reference tool and valuable crosscheck throughout the master planning process. Optimum limits to the growth of the Midtown Detroit campus were derived by overlaying the following diverse criteria: an

appraisal of realistic budget resources and constraints; a proposal of physical density limits; population growth goals; associated space needs in each primary use category; estimates of renovation investment requirements by use; calculations of associated infrastructure costs; and estimates of soft costs and ongoing operating expenses.

A number of specialty consultants provided additional insights to the master planning process. HNTB Michigan conducted an evaluation of traffic and parking conditions, focusing on the economics of parking operations; a supplementary study of transit alternatives is required to complete the 2020 Campus Master Plan overview. Corbin Design provided insights into the identity and legibility of the Main Campus through their wayfinding analysis and signage design program. Sports Management Group prepared an overview of athletic program and field requirements; a more comprehensive study is required in this context. Programming consultant Ira Fink and Associates, Inc. prepared a benchmark overview of current trends in housing planning and design; a deeper study is recommended for planning future residential development on campus. HarleyEllis Design evaluated active research space inventories on the Detroit campus and prepared recommendations for renovation, replacement and new construction; the Master Plan accounts for their preliminary findings. Two additional independent program studies are not reflected in the 2020 Master Plan – a conference center study and a sports arena study.

A fundamental premise of the 2020 Campus Master Plan is the university intention to grow through consolidation and strategic infill on its current landholdings in the Midtown Detroit context. An acquisition strategy is therefore not included in the Master Plan. This is not to preclude acquisition, and from time to time the consultant team has recommended purchase of a strategically located property. For example, the property at Warren and Woodward has been viewed from the outset as a most desirable location for a welcome and visitor’s center for the university.

As a final stage of the master planning process the consultant team prepared policy statements, goals and strategies for review and approval by the steering committee. While many recommendations are premature to the university’s broader strategic planning process, the physical master plan will further serve as a catalyst to academic planning and prioritization. As a result of subsequent inevitable corrections, we recommend appropriate amendments to the 2020 Campus Master Plan as program priorities are defined.

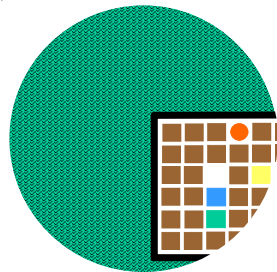
(As a footnote, the possibility of relocating the Wayne State University Midtown Detroit campus was never considered. This option had been considered at several prior milestones – first in 1936, again in 1947, again in the mid-1950s, and again in 1962. The reasons for remaining in the current location have held constant over the past 40 years – the university is committed to building an urban university in a re-emerging city.)



MODELS OF UNIVERSITY FORM AND THEORIES OF URBAN INTEGRATION

Given its extraordinary history and potential, Wayne State University is poised to enter a post-entrepreneurial era of focus and refinement. With the convergence of a strong economy, urban rebirth, and institutional maturity, the present offers a unique opportunity for Wayne State University to clarify and refine its physical form in support of its educational ideals. What role do buildings and grounds play in the University's educational agenda and institutional enterprise? What is the basis for a "campus master plan", one that meets the University's highest aspirations for a model urban educational environment? To chart the future course of Wayne State University development, we must look to the first books of university planning and design.

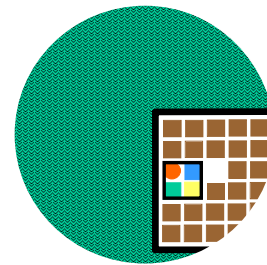
"Campus" is an American invention with a Latin root, meaning "a field." Excepting its athletic fields, Wayne State University's Midtown Detroit landholdings neither constitute nor cohere as "a field." "Master Plan" is variously defined as "a controlling design," a highly wishful if not oxymoronic notion in the university setting. One can therefore posit that a campus master plan is a hopeful enterprise – a reverie of



form and space. Accordingly, and further to the president's charge, it is useful to place Wayne State University in the context of four university planning traditions, which represent quite distinct models for relating gown, town and nature. These include the Continental/Urban, the English/Monastic, the American/Campus, and the International/Commuter – in the order of historical development in Western civilization.

The Continental/Urban model evolved in Europe and is decidedly that – urban. In this oldest of generic forms, centers of academic excellence are thoroughly integrated in urban environments as individual buildings and small clusters. In today's parlance, the physical form resembles a strategy of scattered sites and urban-infill – a classroom building here, a library there, and in between a butcher, a baker,

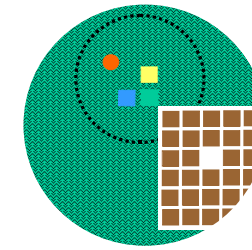
etc. The university's legibility and meaning are inextricably ingrained in its urban context. To this day the University of Copenhagen, one of Europe's first major institutions of higher learning, remains dispersed throughout a broad, mixed-use area of the historic inner city. In America, the University of Pennsylvania in the 18th century and Johns Hopkins in the 19th century developed in this manner. Importantly for our purposes, the Continental/Urban model provides no housing



and depends on the city for residential accommodations, which are presumably located within reasonable access to the university. Nature played a role in the Continental/Urban paradigm hardly at all, except as the "out there" beyond the walled medieval town, until the 19th century intervention of parks and greenways developed as public realm for reasons of public health, safety and welfare.

The English/Monastic model evolved from Continental roots while adding an important new dimension: housing. The monastic cloister offered a formal precedent that was readily adaptable to the emerging university program. The quadrangle was a highly defensible form that protected "gown" from "town" – which occasionally acted out its suspicions. The monastic model, epitomized by Oxford and Cambridge, also protected students from themselves, enabling administrators to better control their 24-hour existence – specifically, to prevent them from wayward pursuits of urban vices. Thus, the intention and meaning of the English/Monastic model was opposite that of the Continental/Urban. While both were located in urban contexts, which in turn were typically walled from wilderness threats, the monastic model was a self-contained, miniature town within a town. Architecturally, the English university was a highly legible form, in contrast to the Continental university, which was barely distinguishable from its urban fabric.

The development economics inherent in the European alternatives are distinct, as well. The Continental university is free to expand more flexibly in piecemeal fashion on available properties. While the English quadrangle may require larger plats, the quadrangle form provides a quite economical utilization of land – one that optimizes the



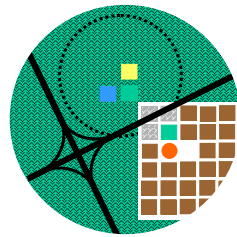
floor area to site area ratio. Beginning in the late 19th century American universities applied variants of the English/Monastic model in nostalgic references to "higher architectural authorities" – Princeton, Harvard, etc. – but with few exceptions, these applications were fragmentary. The American planning experience was altogether different, as a new paradigm was invented for a new land.

The American/Campus model resembled English precedent only in its inclusion of resident education; however, colonial Congregationalists rebelled against the monastic model as connoting Anglican conformity and rule. American educational values followed democratic ideals, and new physical forms were needed to express Puritan independence. In the colonial break with tradition, nature represented not a threatening wilderness but an ideal garden of enlightenment. Incorporating landscape as meaningful expression of educational values, early American educator/planners developed inventive new approaches to urbanism. The ideal American university was, itself, an ideal city located in an Arcadian landscape removed from village and town. Many of the early colonial universities were developed either on the urban fringe or sufficiently removed to create the image of a community of buildings in a remote landscape. The American experience is characterized by free-standing structures dispersed more or less formally on spacious grounds. The expansive green in front of Princeton's Nassau Hall was an early example, and the first known use of the term "campus." Harvard's development of a "cow yard" and Yale's "old brick row" set back from the village green were innovative "urban compromises" of the Arcadian ideal. In the typical historic development, town followed gown; many originally rural universities are today surrounded by urban and suburban development that dilutes their founding intention and meaning.

Permutations of American/Campus planning extend through the 19th and 20th centuries to this day. Olmsted explored the naturalistic limits of the model with his "university in a park," which influenced the planning of many American land grant universities – e.g., Michigan State. At the more urban end of the spectrum, proponents of the City Beautiful Movement applied *Beaux Arts* planning principles of good form – symmetry, balance, axial focus, directional space, etc. –



to university contexts throughout the country – e.g., Washington to Rice to Minnesota. Characteristic of the City Beautiful rendition was the creation of a superblock plinth, almost inevitably and ironically once removed from its urban context. Later variations on the theme – e.g., Ludwig Mies van der Rohe’s Illinois Institute of Technology – attend little or not at all to suturing the edges, but almost celebrate



the boundaries of town and gown. These academic experiments in urban malling in turn influenced the now discredited if not dreaded Urban Renewal Movement. The rural application of the model has been, almost automatically, more successful in merging campus edge with nature as found – monumentally, in Jefferson’s University of Virginia. Indeed, the American/Campus tradition supports the notion that planning is about edges.

The fourth planning tradition, the International/Commuter university, is a more recent phenomenon. Similar to the Continental/Urban, this model caters to nonresidents, but commuting from distances beyond walking range. The commuter model is primarily a product of 20th century transportation systems. (In a sense the University of Copenhagen may hold a double distinction as one of the first commuter universities, given the preponderance of bicycle ridership in the city; however, rows of bike racks and fields of parking are different in kind and degree, but this belabors the point.) Unlike other traditions, this model suggests no lofty philosophical linkages between physical form and educational ideal, between town and gown, or between man and nature. The commuter university has no single, character-defining organization or order, but borrows from many sources, including most particularly other university planning traditions and formal precedents. Less than appealing characteristics of the model are wide expanses of surface parking lots, often the rule in greenfield application, and large walls of parking structures, often the reluctant alternative in urban contexts. The superhuman scale typified by parking and transit infrastructure replaces the human scale generally provided by housing in the American/Campus and English/Monastic traditions.

The Commuter model has assumed a variety of form and expression throughout the industrialized world. Left to its inherent economic drivers, the Commuter university adopts urban land development principles commonly governing the private commercial sector. Appealing to a population relatively more preoccupied with the value of time, the Commuter model celebrates convenience, as measured in transit efficiency, parking through-put, and point to point proximity. In architectonic *extremis*, the model naturally gravitates to megastructure form, extrahuman scale, and transportation center mixed-use. Precedents include the 19th century rail terminal, the intermodal hub and airport-sans-runway. Nature can play any number of roles in the Commuter model as a consequence of context and available land; but natural setting is typically of secondary importance to the physical implications of real time accessibility. Although the model is “non-collegiate” – non-residential – many examples in the American experience have developed a collegiate spirit of place, offering relatively modest housing, student unions, recreational facilities, athletic programs and perhaps even architectural allusions to distant traditions – e.g., Wayne State University.

Parenthetically, to these four traditions of university planning must be added the special case of the Athletic Campus. Sports and recreation programs are primarily late 19th century American developments that add a beneficial dimension to the university experience. The park-like nature of the athletic campus or compound has an inevitability of shape, size and location that generally follows educational values, convenience and land economics.

Wayne State University and Integrative Campus Design Strategies

In view of Wayne State University’s educational ideal of urban engagement, the nature and potential of its many cityscapes can be better understood and projected in relation to the great traditions of campus planning. But these models alone will not suffice; they may help describe Wayne State University’s parts, but offer little insight for developing a strategy of integration, precinct to precinct, precinct to whole, and whole to city. For a more comprehensive theory to guide the development of Wayne State University – as a model urban university – we must turn to integrative theories of urban design, and pose the question: In what ways can the university better accommodate, cohere and engage as a compelling educational environment?

The Vitruvian definition of “well building” – “firmness, commodity and delight” – is a clarifying point of departure. The university’s physical plant must survive as a given – “firmness.” Wayne State University’s properties must be employed to highest and best uses – e.g., “sustainable.” The great traditions of university planning, however, are less than instructive or relevant to these points; their value inheres in “commodity” and “delight.” These Vitruvian ideals are the wellhead of urban design (and architectural) theory. Integrative planning theory today includes a handful of complementary concepts that

extend from these great ideas: convenience, good form, imageability, meaning and vitality. Convenience embraces use, function, comfort, circulation and linkage. Theories of good form offer aesthetic criteria for the design of buildings and groupings of buildings in space. Imageability embraces positivist theories of designing environments for legibility, orientation and wayfinding. The idea of meaning introduces higher-order criteria for evaluating the spirit of place, placeness and design intention. Whereas convenience, good form, imageability and meaning tend to be self-referential and secondarily about context, vitality is primarily contextual and extrinsic. Adding “...is good” to each of these ideas is to summarize their integrative essence.

In application, these integrative theories reveal both similarities and differences among the university planning traditions, considered above, and these comparisons are instructive to the Wayne State University challenge. The Continental/Urban model is dependent on urban infrastructure for convenience; it is not preoccupied with good form, or legibility of the institutional whole. It represents a practical approach to “firmness” – life cycle durability – and urban sustainability. While associated individual buildings and public realms may imply a sense of place, there is no overarching meaning intended in the whole, no collective “there there.” The equally unintended and perhaps most compelling consequence of the Continental model is its vitality, by definition, as a mixed-use urban village. As such the Urban model is profoundly applicable to the Wayne State University ambition.

Urban integrative theories applied to the Monastic model further reveal English departure from Continental precedent. The consolidation of university uses in a self-contained cloister offers theoretically optimum convenience, comfort and linkage. The monastic form, while not high art, is highly imageable as a whole, and legible in extension. Its reference to the Church is intentional, meaningful and conducive to place-making; but, as a potentially vital environment, the model’s self-limitations are stale, controlling and contrived in comparison to the model Urban village. The English/Monastic paradigm may more appropriately serve fragmentary purposes in the Wayne State University experience – i.e., an Honors College; but, as a comprehensive model, it represents the antipathy of urban integration and engagement.

While nature plays no significant role in either of the European models, landscape is integral to the early American/Campus model. Many subsequent variants of the American model – from Land Grant open field to City Beautiful set piece – offer a range of applicability to Wayne State University. At lower densities of campus development, convenience is compromised more or less as a function of distance, scale and climate. Good form relates to architecture and landscape architecture alike. Legibility of form is complemented by coherence of space – spaces between buildings, greens, courts and



streetscape corridors. Meaning is more or less intended and imbued in place – e.g., Cornell. Vitality in the American model is a function of scale and context.

The International/Commuter university is all about access, convenience, proximity, comfort, linkage, accommodation – an intermodal, space/time machine for higher education. Its imageability and identity are typically related to its infrastructure, from surface parking lots to parking structures; as a consequence, good form is functional. Meaning and sense of place, too, are integrally linked to the big idea of commodity – doubly intended. Nature is not intrinsic to the greater educational goals of the commuter university, but a landscaped environment enhances the whole while softening the preponderant infrastructure – much as landscape is employed as an “amenity” in the modern retail mall or office complex. Vitality of place is primarily about provisions for leisure and entertainment; the addition of a significant housing component can significantly enhance the equation. Higher proportions of residential life would transform the model to characteristics of an alternative tradition or a new university model.

THE DETROIT CAMPUS

Wayne State University's Midtown Detroit campus comprises 9.4 million square feet of floor area in 94 buildings, including 2.1 million square feet of parking structures, situated on approximately 200 acres, including 40 acres of surface parking lots (for perspective, the University of Michigan's acreage is 14 times greater.) In fall term 1999, 31,000 students enrolled in 15 schools and colleges. These academic units offer more than 355 degrees and certified programs, which are taught by approximately 2,700 faculty and supported by 5,000 personnel. Functionally and by definition, Wayne State University is a progeny of the International/Commuter branch of the university planning tree; formally, Wayne State University is an institution of many characters, landscapes and allusions.

Six more or less identifiable campus “precincts” make up the Detroit Midtown Campus. “Precinct” is proposed here to articulate locational area without assigning higher meaning. Only the Main Campus precinct resembles a “campus” in the American planning tradition. A “Midtown Detroit Campus,” *per se*, does not exist, which is, for many, to state the problem. Expressways, arterial corridors, and blighted and vacant city blocks effectively separate the six campus precincts – **Illustration 3**.

Main Campus (specifically Old Main) is the historical genesis, the most identifiable and memorable part of the university. Main Campus abuts the intersection of the Edsel Ford (I-94) and John Lodge (M-10) expressways, and is otherwise bounded by Cass Avenue and Woodward Avenue on the east and by Warren Avenue and Forest Street on the south. Main Campus coheres as a planned and purposeful district. It exemplifies a skillful reuse of urban infrastructure to create

a superblock in the American/Campus tradition, with references to both City Beautiful and Modernist principles of urban design. As a compositional whole, Main Campus is indebted to modernist planning ideals of the Illinois Institute of Technology campus, augmented by an almost painterly, Mondrianesque modeling of space and form, thus extending Ludwig Mies van Der Rohe's more classical (*Beaux Arts*) precedent. The master plan, itself, is historically significant. (Suggestions to recreate the urban grid in lock step with New Urbanist theory, would destroy this work of art.) While the north and west edges of Main Campus are abruptly defined by expressways, the east edge merges more or less successfully with the Cultural Center district. The south edge, south of Warren, blends rather successfully with the Orchestra Place/North Cass Village district, a re-emerging residential and mixed-use area of notable historic value.

Wayne State University's Medical Campus precinct is located primarily at the northern fringe of the Detroit Medical Center (DMC) on Canfield between Brush and St. Antoine. The DMC is an amalgam-

ation of six hospitals; Wayne State University's physical identity, but for the signage, is indistinguishable from the DMC as a whole. The Medical “campus” is further eclipsed by the new John D. Dingell Veteran's Administration Medical Center, which intervenes between the Medical and Main precincts. Indeed, the assignment of “campus” to this fragment of an institutional complex is a misnomer; the DMC's Brush Mall is the closest approximation of “campus ambience,” however thinly distilled.

The Athletic Campus is west of Main Campus and the intervening gulf of the Lodge Expressway. An arterial frame bounds the precinct – the Ford Expressway on the north, Trumbull Avenue on the west and Warren Avenue on the south. The reemerging Woodbridge residential neighborhood extends to the west; residential and retail development extends to the south. This significant open space came to the university inventory through a relatively circuitous route.

The three remaining “campus precincts” are all potential and emerging. Each is separated from the others by distance, other uses and vacant land. Each also has the potential to emerge as a vital urban precinct, yet none of these today coheres as a legible environment. The Ford Expressway separates Wayne State University's northern holdings from Main Campus. The “Research and Technology Village” is the desired outcome for this precinct, which is well described as no-man's-land, but potentially a vital, mixed-use bridge from the Midtown to New Center areas. The university's assets include a handful of historic structures whose foundations trace to the cradle of industrial Detroit and the auto industry. The proposed Wayne State University Research and Technology Park will be the galvanizing institutional catalyst for the area's revitalization. The “South University Village” precinct is similarly an optimistic goal for the area south of Main Campus. The area extends south of Hancock Street and west of Woodward Avenue and is intermingled with multiple family residential, scattered retail uses and churches. The nexus of an emerging precinct is the University Tower, a relatively recent and controversial addition to the university's architectural portfolio. The “East University Village,” or “East Campus” precinct, is located within the Cultural Center area east of Main Campus, and extends from Woodward Avenue to John R. The renowned Merrill Palmer Institute, which serves the metropolitan region, is located in this emerging campus precinct. The combined resources of historic residential streetscapes and community-based institutions offer potential in the area.

A MODEL FOR WAYNE STATE UNIVERSITY

The future Wayne State University is integrated into the City of Detroit at new levels of engagement and synergy. Proposed is a theory that learns useful lessons from all four university planning traditions – an integrative, multivalent construct for an urban multiversity. As an envisioned future, the 2020 Campus Master Plan must connect the University's many disparate parts, parts to whole, whole to city, all

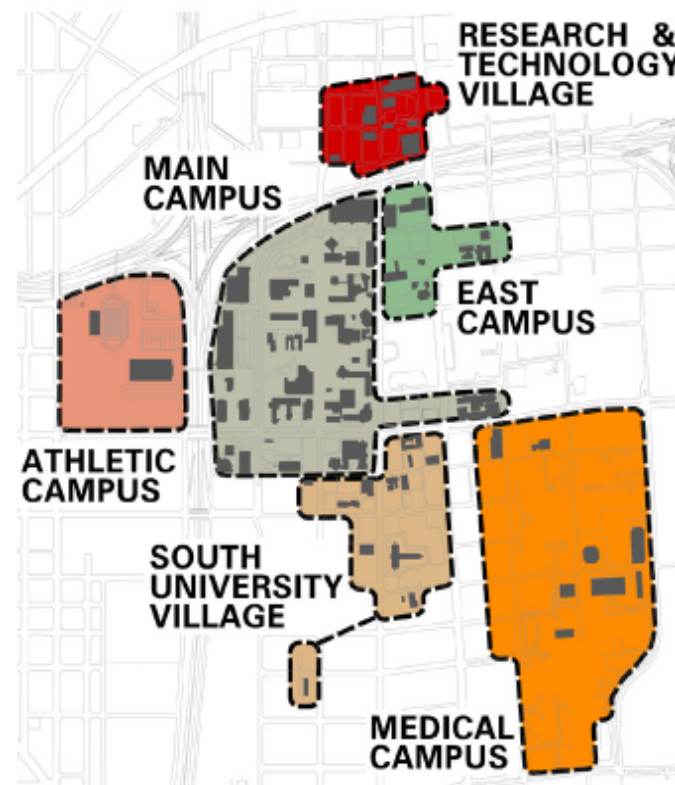


Illustration 3: Midtown Detroit Campus Precincts



while celebrating the differences. The future Wayne State University neither shouts nor withdraws, is not a gothic tower, nor a city within a city, nor a remote city within a landscape, but essentially is the city.

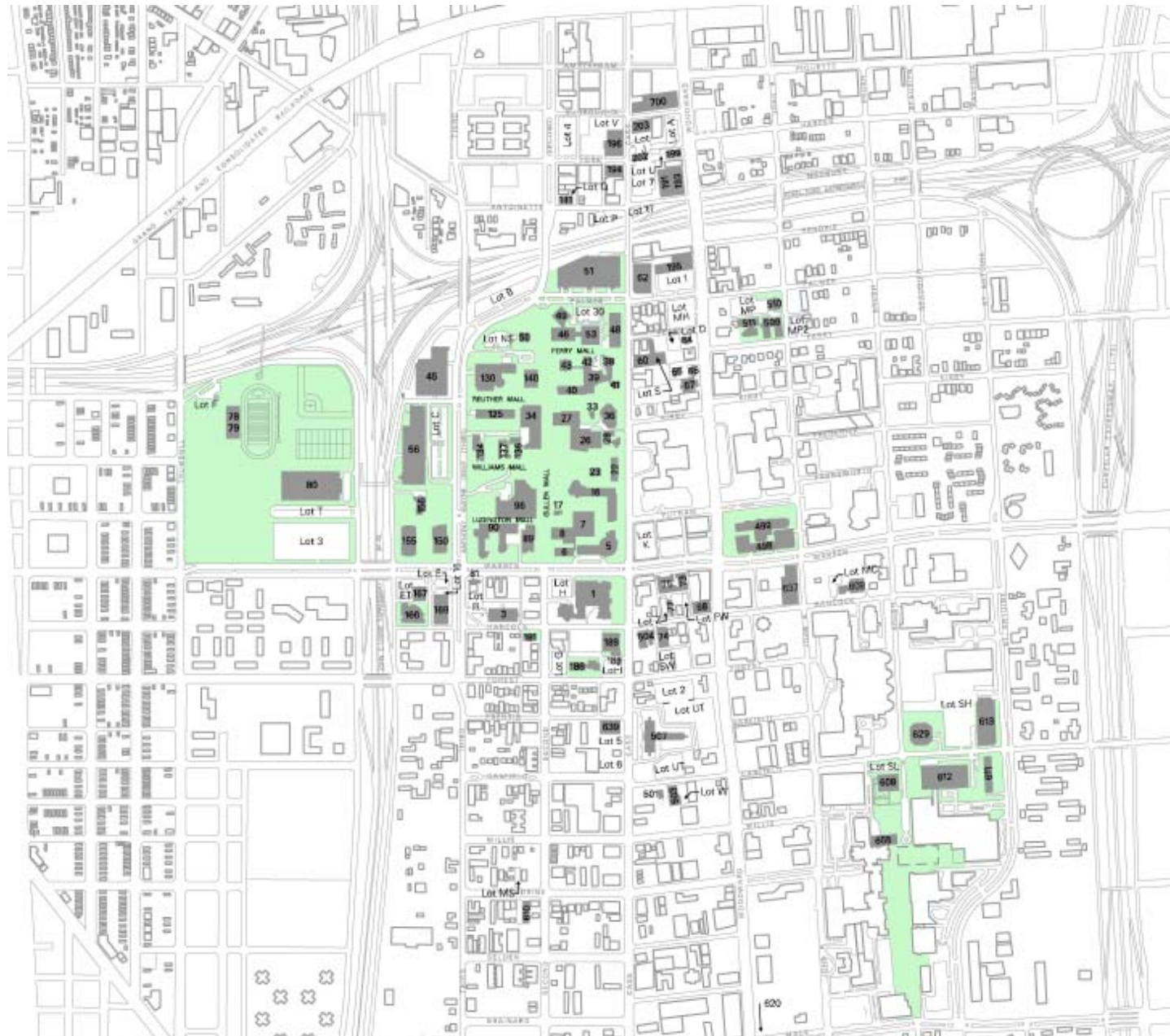
There is no perfect metaphor to describe the future Wayne State University, as it is as much about process and becoming as about form. Perhaps an organic analogy pertains. The sense of the whole is an infrastructure of more or less specialized organs in turn grafted onto a larger urban corpus. The circulation infrastructure serves the commuter, both from without and within; the commuter model offers lessons of accessibility and convenience. Each of the precincts – Main, Medical, Athletic, etc. – constitutes a center or centers of excellence, a vital mix of uses, and a physical balance of building and landscape – i.e., a campus. Lessons are to be learned from the American/Campus tradition. Each campus, or potential campus, is equally attentive to its core and its edges, its sense of campus and its sense of urban place and vitality. Within each campus precinct are complexes of structures, clusters of academic uses, and cloisters of internally focused self-sufficiency – e.g., a Residential Honors College, Medical Center, or bioengineering complex. Finally, the organic campus building block, the cellular unit of the organization, is the room – indoor and out, from the high-tech, geared-up smart classroom, to a meaningful place beneath a tree. The principal elements of the Master Plan are city, infrastructure, campus, cluster and room; the future Wayne State University is a model urban community of campuses equally accommodating part-time commuter, multidisciplinary collaborator and cloistered scholar.

The application of integrative theory adds flesh to the organic model. The future Wayne State University must attend, first, to making good rooms – classrooms, bedrooms, gardens and playfields – that are both commodious and delightful. Clusters, cloisters and campus core will be judged by their good form, legibility, convenience and vitality. Campus edges represent the critical places of departure from precedents, as we place high value on pluralistic and integrative uses. Good form, legibility and meaning at the edges apply not to the city alone nor to the institution alone, but to a merging of the two in urban placemaking. The skeleton, muscles and tendons that connect the whole – the infrastructure – will be similarly judged as an indistinguishable blend of town and gown. Here, too, new orders of connective tissue exhibiting good form, legibility, meaning and vitality must be invented to suture organism and host.

THE 2020 CAMPUS MASTER PLAN

The 2020 Campus Master Plan provides a framework for addressing these ideals, ambitions and needs. The framework is based on principles, policies, goals and strategies for implementation. The plan is flexible and interpretable by others who will follow. It is responsive to the university's mission of advancing excellence and diversity in teaching and research; it reaffirms the university's place within a rich historical context while reaching out to the global intellectual enterprise. Up front and by way of introduction, the 2020 vision is incomplete. The reader will find that some parts are obscure and others are missing, but the whole represents an entablature for the future that is built on solid foundations.

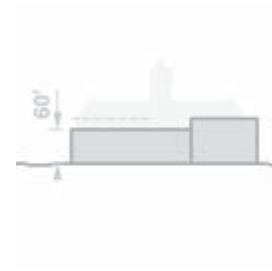
The Wayne State University campus challenge encompasses academic use, buildings and grounds, quality of life, infrastructure and capital investment. In addressing these needs, the 2020 Campus Master Plan is a strategy driven by economic, functional and formal criteria. The Master Plan document that follows is therefore strategically organized around the following questions: Where do we want to go? – "The Campus Growth Model"; who are we now? – "Existing Conditions and Analysis"; what do we want to become, and how? – "The 2020 Campus Master Plan", "Planning and Design Guidelines" and "Implementation".



BUILDING LEGEND:

#	Name	#	Name
1	Old Main	90	Engineering Building
3	Physics Building	96	David Adamany Undergraduate Library
5	Science Hall	125	Helen N. Joy Student Services Bldg
6	Life Science Building	130	Faculty/Administration Building
7	Chemistry Building	134	Helen L. DeRoy Apartments
8	Science & Engineering Library	136	Chastworth Tower Apartments
16	State Hall	137	Chastworth Annex Apartments
17	Frederick Linsell House (FP&C Arts)	140	Education Building
22	Meyer & Anna Prentis Building	141	Music Building North
23	Heleen L. DeRoy Auditorium	150	General Lectures
25	Recreation and Fitness Center	155	Alex Manoogian Hall
26	G. Flint Purdy Library	156	St. Andrew's Hall
27	Kresge Library	166	Manufacturing Engineering Building
28	William C. Rands House	167	Engineering Technology Building
33	Max Jacob House	169	Bioengineering Building
34	Student Center Building	181	Sherbrooke Apartments
36	Walter P. Reuther Library, Lbr&Urb Affs	186	Forest Apartments
38	Emma Lazaroff Schaver Music Bldg	188	David Mackenzie House
39	Community Arts Center	189	Hilberry Theatre
40	Art Building	191	100 Antoinette
41	Music Annex	193	Computing Services Center
42	Alumni House	194	Pontiac Building
43	McGregor Memorial Conference Cntr	195	University Custodial Grounds Building
45	Parking Structure #5	196	Criminal Justice Building
46	Law School Library Building	199	5959 Woodward
48	Richard Cohn Building	202	Westinghouse Building
49	Law School Annex - Faculty Offices	203	6050 Cass
50	Natural Science Building	498	Parking Structure #3
51	Parking Structure #1	499	Horace H. Rackham Educational Building
53	Law School Classroom Building	501	WDET Transmitter
56	Parking Structure #2	503	CIT Building
60	University Services Building	504	Thompson Home
62	Academic/Administrative Building	507	University Tower
64	Beecher House (Univ Advancement)	509	Pauline Knapp Building (Merrill Palmer)
65	5439 Woodward	510	Skillman Building (Merrill Palmer)
66	5435 Woodward	511	Charles L Freer House (Merrill Palmer)
67	5425 Woodward	608	Vera Shiffman Medical Library
68	Leonard N. Simons Building	609	C.S. Mott Center
73	51 West Warren	610	Mortuary Science Building
74	95 Hancock West	611	Helen Vera Prentis Lande Building
75	Psychology Building	612	Gordon H. Scott Hall, Basic Medical Science
77	Public Safety Building	613	Parking Structure #4
78	Stadium Auxiliary Building	620	Bonstelle Theatre (not shown)
79	Wayne State Stadium	629	Louis M. Elliman Clinical Research Building
80	Matthaei Physical Education Center	639	Federal Mogul Library Annex
81	Auxiliary General Office Building	700	American Beauty Electric Iron Building
89	Biological Sciences Building		

Illustration 4: Existing Midtown Campus Building Identification, 1998 Building Survey



CAMPUS GROWTH MODEL



Wayne State University's future is based on its present and past. The 2020 Growth Model constitutes not a projection, but a vision of what the university can become in 20 years. This vision is based on goals for university growth and change. The 2020 Growth Model is a multi-dimensional construct that includes vectors of population, buildings, infrastructure and budgets, all interrelated over time. The desired physical growth and change described by the model are enabled and constrained by economic, political and physical realities. The temporal dimension extends 20 years forward, a timeframe we believe is distant enough to justify a master plan and near enough to define a realistic vision. It is further noted that the 2020 Growth Model is based on a preliminary understanding of functional programming, which is in progress and which, when complete, will amend and confirm the vision.

Two primary goals extend from the Strategic Vision Plan and inform the 2020 Growth Model for the Midtown Detroit campus. First, a growth of students from 31,000 to 36,000 is desired to meet the university's evolving academic mission; faculty and staff will expand at current ratios to serve these additional students. A second goal is to increase the resident population fivefold, coincidentally accommodating 5,000 additional students, faculty and staff, combined, on a campus more balanced as "both a community and a commute." The population growth goal will commensurately impact the scale of the university's physical plant, while the residential life goal will dramatically transform the essential nature, the ethos, of the Midtown Detroit campus.

POPULATION

Table 1 describes a transformation of the campus population from 1980 to 2000 and 2000 to 2020. While the overall student population appears to have remained relatively constant from 1980 to 2000, it expanded to a period high of 34,945 in 1992 before returning to 1980 levels in 2000. This short-term expansion may be linked to the status of the economy at the time, as some posit an inverse relationship between economic health and student enrollment. Despite the physical change to the housing program, two structures taken offline and one added, the on-campus residential population has remained relatively constant since 1980.

The 2020 population goal of 45,315 students, faculty and staff represents a 16 percent increase from the total Midtown Detroit campus population estimated in 2000. With the addition of 5,000 students by 2020, faculty and staff will grow commensurately to maintain student-faculty-staff ratios at the 2000 levels. The current student-faculty ratio of 13:1, which is based on full time equivalent populations and is comparable to other state universities, is assumed to remain relatively constant to 2020.

Population	1980	2000	2020	Change
Housed Students	1,000	1,000	6,000	5,000
Commuting Students	30,682	30,025	30,025	0
Undergraduate Students	23,168	18,393	20,893	2,500
Graduate Students	8,514	12,632	15,132	2,500
Total Students	31,682	31,025	36,025	5,000
Faculty	2,530	2,733	3,180	447
Staff	4,800	5,245	6,110	865
Faculty and Staff	7,330	7,978	9,290	1,312
Total Population	39,012	39,003	54,605	15,602
Student FTE	20,683	19,706	22,882	
Faculty FTE	1,724	1,518	1,763	
Student FTE to Faculty FTE Ratio:	12:1	13:1	13:1	

Full Time Equivalency (FTE) is calculated as follows²:

Undergraduate:	Total Credit Hours divided by 15.5
Graduate:	Total Credit Hours divided by 12
Graduate-Professional:	Actual head count
Faculty:	Full academic year commitment.

Source: WSU Office of the Registrar, Office of Institutional Analysis

Table 1: Campus Population

Student Place of Permanent Residence						
Overall Residency	All Students			Under-graduate	Graduate	Graduate Profess.
	Male	Female	Total			
Michigan	87%	94%	91%	96%	83%	86%
Other States	1%	1%	1%	1%	2%	3%
Canada	4%	2%	3%	2%	4%	1%
Other Countries	8%	3%	5%	1%	11%	10%
Total Students	100%	100%	100%	100%	100%	100%
Michigan Residency	All Students			Under-graduate	Graduate	Graduate Profess.
	Male	Female	Total			
Detroit	21%	30%	26%	32%	18%	15%
Wayne County (outside Detroit)	26%	22%	24%	24%	24%	17%
Macomb County	17%	16%	16%	18%	15%	9%
Oakland County	25%	24%	24%	20%	31%	37%
Livingston County	1%	1%	1%	1%	1%	1%
St. Clair County	1%	1%	1%	1%	1%	1%
Washtenaw County	2%	2%	2%	1%	3%	6%
All other counties	7%	4%	6%	3%	7%	14%
Total State Students	100%	100%	100%	100%	100%	100%

Source: WSU Office of Institutional Analysis - based on Fall Term 1999

Table 2: Student Place of Permanent Residence

While the proportion of graduate students has grown from 27 percent of the student body in 1980 to 41 percent in 2000, that growth was primarily realized from 1980 to 1990. Wayne State University's graduate/undergraduate ratio is relatively high within the university's peer group. The 2020 Growth Model assumes that graduate and undergraduate classifications will expand equally over the next 20 years and, as noted below, the growth goal for residential life is comparably distributed between graduate and undergraduates (see Table 6).

Table 2 tabulates the location of permanent residences of the student population in 2000. The table also provides a breakdown of students who maintain in-state residency. More than 90 percent of the student body maintain Michigan residency and most of these students permanently reside in the tri-county area of Southeastern Michigan. The great majority of non-Michigan residents are international students, most of whom are graduate level.

BUILDINGS AND GROUNDS

Table 3 represents an inventory of Wayne State University's physical plant, with building areas assigned by primary university uses. The 2020 Growth Model describes a physical plant expansion that is both derived from the 2020 population goals (outlined above) and constrained by conservative economic projections (see below). The projected 59 percent overall increase in building inventory – from 9.4 to 14.6 million square feet – significantly exceeds the population growth of 16 percent and is attributable to several independent considerations:

- The 2020 Campus Master Plan goal of building a more residential campus, with a five-fold increase in housing on WSU land, accounts for about a third of the increase.
- The goal of maintaining current parking ratios without sacrificing meaningful open space will cause a shift toward predominantly structured parking; and this redistribution accounts for another quarter of the overall increase in building inventory.
- The goal of disproportionately expanding the research component of the combined academic/research use category will cause an increase in the floor-area-per-student ratio, because research requires more floor area per full time equivalent (FTE) student. This measure is expected to increase from 177 to 190 square feet per student over the next 20 years.
- The balance of projected physical plant growth is attributable not to straight-line projections of primary uses, but to specific conditions attendant to each major use category, as outlined below.

Included also in **Table 3** are commitments to capital renewal renovation programs over the next 20 years. In addition to new construction, a goal of the 2020 Campus Master Plan is to renovate two-thirds



of the existing academic physical plant and one-half of the remaining existing inventories, amounting to approximately 5.1 million square feet. The recently completed Research Building Renovation (RBR) Study confirms the need to improve existing inventory at this order of magnitude; the preliminary report recommends that 28 percent of existing inventory be renovated in the next decade. With the completion of other program studies at levels comparable to the RBR Study, associated physical plant requirements for academic, housing, athletics and support services should be refined and amended accordingly.

Table 4 measures the impact of the physical plant growth model on important measures of campus development density, as well as the relationship of building growth and its open space inverse. (For the purposes of the 2020 Campus Master Plan, the calculation of the Midtown Detroit campus land holdings includes buildings and grounds controlled through long-term lease.) With a relatively modest increase in real estate holdings – including acquisitions known but not completed at this writing – the ratio of building floor area to campus land area (FAR) will increase from 1.06 to 1.60 by 2020. It should be noted that these FAR calculations are based on the inclusion of structured parking development. The meaning of the projected FAR will be explored further in the Existing Conditions and Analysis section.

Also described in **Table 4** is the significant decrease in surface parking lots in favor of structured parking, to accommodate building expansion and development. Through this commitment the 2020 Master Plan can sustain the ratio of meaningful open space to total land area, more than one-half of the Midtown Detroit campus.

ECONOMICS

Economic considerations drive the overall 2020 Growth Model, as fiscal reality informs interrelated dimensions of population, building inventory and program use. Included in the budget paradigm are allocations for new construction, renovation, infrastructure, soft costs and capital renewal expenditures. The economic model is predicated in part on a straight-line projection of recent funding history and, in part, on a desired end-point redistribution of future investments. As reflected in the econometric model, a key university goal is to significantly increase levels of renovation and capital renewal expenditures over the next 20 years. The recommendation to include allocations for operating expense within all new construction budgets will augment current practice and ensure capital renewal into the longer-term future. Any additional state requirements relating to life-cycle planning should be further investigated by the university's Facilities Planning and Management Department. The economic model both determines the scope of projected building inventories and serves to verify the legitimacy of the population growth goals. The reader should note that the economic model and all related budgets that follow are expressed in year 2000 dollars.

Building Construction	1980	2000	2020	Change
Building Inventory & Expansion				
Academic and Research	2,609,054	3,491,810	4,347,655	855,845
Library	533,029	858,195	924,862	66,667
Sports and Recreation	189,310	264,310	584,310	320,000
Support Services	1,552,598	1,328,176	1,384,766	56,590
Vacant and Surge Space	N/A	437,273	258,154	(179,119)
Housing				
By WSU	663,888	903,197	1,253,197	350,000
By Others on WSU Land	0	0	1,330,000	1,330,000
Retail by Others on WSU Land	0	0	120,000	120,000
Day Care by Others on WSU Land	0	0	50,000	50,000
Structured Parking	1,691,010	2,099,011	4,308,361	2,209,350
Total	7,238,889	9,381,972	14,561,305	5,179,333
Building Renovation				
Academic/Research	NA	NA	2,327,871	2,327,871
Library	NA	NA	429,098	429,098
Sports and Recreation	NA	NA	132,155	132,155
Support Services	NA	NA	664,088	664,088
Housing	NA	NA	451,599	451,599
Structured Parking	NA	NA	1,049,506	1,049,506
Total			5,054,317	5,054,317

Source: Parkins and Rogers - 1980 Data; WSU Facilities, Planning and Management - 2000 Data; Albert Kahn Associates, Inc. - 2020 Data Projections

Table 3: Physical Plant

Buildings and Grounds	2000	2020	Change
Total Land Area - Acres			
Building Footprint	53.1	89.7	36.6
Surface Parking Lot Footprint	39.8	7.7	(32.1)
Open Space	110.6	111.0	0.4
Total Building Area on WSU Land	9,381,972	14,561,305	5,179,333
Floor Area Ratio (FAR)	1.06	1.60	0.55
Open Space Percentage	54%	53%	(1%)
Developable Land Area Available - Acres			
Surface Parking Lots	38.00		
Vacant Land	35.57		
Demolished Buildings	4.65		

Source: WSU Facilities Planning and Management - 2000 Data; Albert Kahn Associates, Inc. - 2020 Data Projections

Table 4: Development Density

Table 5 describes an economic model that is based on an annual university funding goal of \$65 million, yielding a total investment of \$1.3 billion. This economic model is in turn linked to both the physical plant recommendations and to the financial realities the university is expected to operate within over the next 20 years. Included in the table are three perspectives on the allocation of investments. The 2020 Growth Model sets a goal that every dollar of new construction, and its supporting infrastructure, is matched by a comparable investment in renovation and capital renewal.

The 2020 Growth Model additionally assumes that "private" investments will supplement university-derived funding. Wayne State University will leverage land, buildings and infrastructure to attract private development investment in housing, retail and daycare uses, as described below. This investment is estimated to amount to approximately \$280 million over the next 20-year period. In addition, the proposed Wayne State University Research and Technology Park will attract private and public funding to develop approximately 500,000-750,000 GSF for academic and commercial purposes. As the principal sponsor and partner with General Motors and Henry Ford Health Systems, Wayne State University will make available a portion of the real estate required for the park development. Based on the range of development, the physical plant investment associated with the Wayne State University Research and Technology Park and attributable to the leveraged investment of the principal stakeholders is estimated at \$100-160 million. The 2020 Campus Master Plan documents this related development by others, which represents a combined investment that could amount to \$440 million, as illustrated in **Table 5**.

Notably excluded from the economic model are the more remotely related real property investments that are nevertheless expected to positively impact the Midtown Detroit campus environment well into the 21st century. Wayne State University's urban context is undergoing a revitalization that encompasses residential, commercial and retail development. The university clearly plays an important role as a primary catalyst for this rebirth. Indeed, the 2020 Campus Master Plan premise that the university's growth will be realized primarily through consolidation on current land holdings reflects, in part, an optimistic view that Detroit's regeneration will continue apace. To a degree the university will be competing with its own success; for example, available on-street parking is expected to diminish over the coming 20 years with the pressures of peripheral urban redevelopment. Both the 2020 Growth Model and the 2020 Campus Master Plan imply realistic assumptions about the university's context, but do not attempt to forecast the future shape of the Midtown Detroit campus environs.



PRIMARY USES

Academic, Research and Library

Academic and research uses make up the dominant share of university space, 3.5 million GSF currently, and projected for a net expansion of .85 million GSF to nearly 4.4 million GSF by 2020. Included within this designation are classrooms, lecture halls, laboratories, theaters and a significant portion of faculty and graduate student offices. While academic and research definitions overlap in varying degrees, these two broad classifications are roughly equivalent in scope. The overall distribution of academic/research space is expected to change, perhaps dramatically, in the next 20 years. For example, a relatively larger share of physical plant will be dedicated to research, as the university extends its mission as a Carnegie "Doctoral Intensive" institution. Distance learning will further redefine and shape future "classroom" space allocations and development.

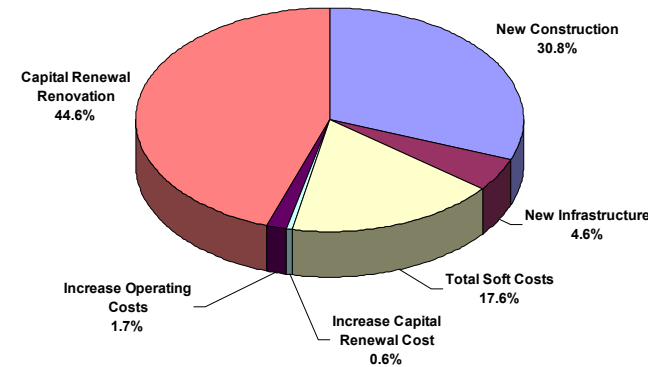
Table 3 illustrates the transformation of academic/research space relative to other uses. While the proportion of academic/research space to the whole diminishes from 37 percent to 30 percent, this is because of the extraordinary growth in housing and structured parking. Mindful that the multiple goals of the Strategic Vision Plan and 2020 Campus Master Plan yield a near parity of academic/research and parking structure inventory. Nevertheless, as noted above, the economic model supports a net growth of academic/research space over the next 20 years – as measured in floor area per full time equivalent student and faculty.

The expansion provided in the 2020 Growth Model comports preliminary reports from the recently completed RBR Study, which addresses research needs for the next 10 years; the evaluation of the "academic" component has yet to be informed by more detailed academic programming and planning in progress. Based on economic as well as space allocation standards, the Growth Model can be expected to accommodate academic space demands to 2020.

The economic model also supports significant replacement and renovation programs. In addition to 856,000 GSF of new academic space, another 158,000 GSF will be replaced on current or new sites. Completing the academic and research commitment, another 2,320,000 GSF, or 2/3 of the existing physical plant, will be renovated with budgets comparable to 75 percent estimated replacement value. Buildings identified for replacement were evaluated as lacking in economic value and architectural merit. The economic model uses a hard construction cost basis of \$175/GSF – in 2000 dollars – for the blended category of academic and research uses.

Library

Wayne State University libraries today contain over 3 million volumes. The 2020 Growth Model includes a modest expansion of library space based on needs estimated to 2020. The recent completion of



University Investment	2020 Cumulative	%
New Construction	\$ 400,758,000	30.8%
New Infrastructure	\$ 60,114,000	4.6%
Subtotal	\$ 460,872,000	35.5%
Capital Renewal Renovation	\$ 580,065,000	44.6%
Total Hard Cost Investment	\$ 1,040,937,000	80.1%
Total Soft Costs	\$ 229,006,000	17.6%
Total Investment Projects	\$ 1,269,943,000	97.7%
Increase Capital Renewal Cost	\$ 8,015,000	0.6%
Increase Operating Costs	\$ 22,042,000	1.7%
TOTAL UNIVERSITY INVESTMENT	\$ 1,300,000,000	100%
Private Investment ¹	2020 Cumulative	
Housing	\$ 248,000,000	
Retail	\$ 22,500,000	
Childcare	\$ 9,500,000	
WSU Research and Technology Park	\$ 160,000,000	
TOTAL PRIVATE INVESTMENT	\$ 440,000,000	
TOTAL COMBINED INVESTMENT	\$ 1,740,000,000	

¹ Includes hard construction, infrastructure, soft costs, capital renewal and increased operating costs

Source: Albert Kahn Associates, Inc.

Table 5: Economic Model

Adamany Undergraduate Library, the expansion of Reuther Library and the expansion of the Law Library as part of the Law School expansion have satisfied current space needs for the university's library system, with the notable exception of the Medical Campus. Accordingly, the entire library space growth of 67,000 GSF is allocated to an expansion of the Shiffman Medical Library. A detailed exploration of space needs for library and related communication media archiving is expected to be included in the overall academic program. Anticipating significant changes in building utilization requirements in the coming years, the university concludes that its inventory of library space will be sufficient for this period.

The economic model supports a renovation program encompassing 429,000 GSF, with budgets comparable to 75 percent estimated replacement value. No existing library buildings are to be replaced. The economic model uses a hard construction cost basis of \$150/GSF – in 2000 dollars – for library budgeting.

Housing

Housing will play a major role in transforming the Wayne State campus in the 21st century. The 2020 Campus Master Plan's housing goals reflect a convergence of factors, including a desire to emulate respected peer institutions, a perceived increasing demand for residential product, and the emerging economic feasibility of housing development in the context of Detroit's revitalization. The desire to bring a residential balance and mixed use vitality to the Midtown Detroit campus is a primary goal of the 2020 Campus Master Plan, and one of the handful of important change agents articulated in the Strategic Vision Plan. **Tables 1 & 2** define the present Wayne State University as a primarily commuter institution. As Detroit urban living gains acceptance and even cachet among metropolitan residents, and as Wayne State University gains further national and international prominence as a Carnegie Foundation "Doctoral Intensive" university, demands for housing on and near campus will rapidly exceed current supplies.

Wayne State University's housing goals include increasing university on-campus residency from 1,000 to 6,000 university-affiliated beds, and expanding near-campus residency from an estimated 1,500 to 3,000 university-affiliated beds, for a total of 9,000 beds. "University-affiliated bed" is a term implying that the occupant is full-time equivalent student, faculty or staff. "Near-campus" is defined as within a 10-minute walking distance of the user's primary campus precinct. Two additional clarifying points are important. First, "bed" and "housing unit" are not interchangeable terms; the latter could range from a single dormitory room to a multiroom apartment. The ultimate program housing unit types is yet to be determined; therefore, the 2020 Growth Model is based on an average floor area per "bed" allowance. Second, the university-affiliated bed count goals represent theoretical maximums, as the affiliated population count



will be reduced by a nonaffiliated population (yet to be determined) of dependents and other cohabitants. Historically, up to 200 nonaffiliated beds have supplemented the roughly 1,200 affiliated beds in 911 housing units. Affiliated resident occupation is typically between 75 and 85 percent of total university beds. The 2020 Campus Master Plan therefore reserves sufficient land to develop these 5,000 additional beds for students, faculty and staff, plus their dependents. The university must determine housing policies that will define the desired proportions of affiliated and nonaffiliated residents with respect to housing contexts and types.

Table 6 outlines the desired distribution of the 9,000 (theoretical total) university students, faculty and staff living on and near the campus in 2020, as preliminarily envisioned by the Housing Subcommittee to the Master Plan Steering Committee. The tabulation includes the number and location of beds by university classification, as well as anticipated support facilities that will be required. As described in the Master Plan section, undergraduate housing will be concentrated on and near the central campus, while graduate students will be housed primarily in peripheral campus precincts. The 2020 Campus Master Plan recommends that faculty and staff housing be developed in locations throughout the Detroit campus environs. User category, unit type and location will determine the size and nature of developed housing products. Several unit types are under consideration, including traditional dormitory housing, shared apartments and extended-stay suites. For planning purposes, the housing development program is based on 350 gross square feet per bed. This area allowance accounts for living quarters, food service, laundry, indoor activity areas, circulation and infrastructure space. Therefore, a total of 1,680,000 GSF of housing will be built to accommodate 4,800 additional beds on current campus landholdings.

The economic basis of the 2020 Growth Model assumes that Wayne State University will develop 20 percent of new housing product (1,000 beds) and will use its land to leverage the development of the balance by others – 3,800 beds. The reader should note that the disposition of land ownership under this strategy is not reflected in the 2020 Growth Model nor delineated in the 2020 Campus Master Plan. The economic model therefore assumes that the university will invest in 350,000 GSF and the private sector in 1.33 million GSF of housing.

In addition, the economic model provides for the renovation of one-half of Wayne State University’s existing housing inventory, or about 452,000 GSF, by 2020. A 2020 Campus Master Plan goal is to allocate a capital renewal, renovation budget that equals approximately 75 percent of the estimated replacement value. The economic model uses a hard construction cost basis of \$125/GSF, in 2000 dollars for housing.

The magnitude of transformation that will result from this housing expansion can hardly be overstated. In a tangible sense, Wayne State University will reinvent itself through the creation of a mixed use,

Classification	Single	Single With Children	Couples Without Children	Totals	Location	Support Facilities Required
Undergraduate Students:						
Freshman	500			500	Central Campus	Meal Program, Recreation (indoor and outdoor)
Athletic	400			400	Central Campus	Meal Program, Recreation (indoor and outdoor)
Honors College	400			400	Central Campus	Collaboration space, Offices, Classrooms, Meal Program, Recreation (indoor and outdoor)
Non-Freshman	1,400			1,600	Central Campus	Meal Program, Child care, Recreation (indoor and outdoor)
Graduate Students						
All Graduate Level Students	1,500	200	800	2,500	All Campuses	Child care, Collaboration space, Recreation (indoor and outdoor)
International House						
International Students	150		150	300	Central Campus	Child care, Collaboration space, Recreation (indoor and outdoor), Kitchen Facilities
Faculty, Staff, Others						
Faculty, Staff, and Guests	150		150	300	All Campuses	Recreation (indoor and outdoor)
Total WSU Population Housed ON Campus	4,500	200	1,100	6,000		
Total WSU Population Housed NEAR Campus				3,000		
Total WSU Population Housed ON or NEAR Campus				9,000		

Table 6: On-Campus Housing Distribution

Source: WSU Housing Subcommittee of the Master Plan Steering Committee, 1999

24 hour-a-day campus experience. Accordingly, refinement and confirmation of the housing program included in the 2020 Growth Model is recommended as a next step in the master planning process. Appropriate research should be conducted to determine the most appropriate housing types, mix, and amenities to realize the 2020 vision.

Sports and Recreation

Competitive sports, physical education, intramural sports and unorganized recreation are related activities with individual and collective needs. As a whole, sports and recreation provide a balance necessary to a vital urban university. The realization of goals relating to both sports and recreation will change the face of Wayne State University by 2020.

Following the recommendations of the president's task force on the future of intercollegiate athletics at Wayne State University, certain athletic programs will advance to higher levels of competition within the National Collegiate Athletic Association (NCAA) format. A goal is to move men's and women's basketball and men's hockey from Division II to Division I-A. Men's football may ascend from Division II to Division I-AA. These goals bring requirements to renovate and expand an aging and over utilized physical plant. Several related issues, such as campus housing for athletes, gender equity and specialized facilities will add to the space demands on buildings and grounds that are already deficient.

The 2020 Growth Model and 2020 Campus Master Plan assume the development of a new 5,000 to 7,500-seat multipurpose sports and



entertainment arena serving both the hockey and basketball programs. In addition, the economic model provides for an additional 70,000 GSF to accommodate new NCAA requirements.

Goals relating to housing and residential life will place additional demands on fields and facilities. The recently completed Recreation and Fitness Center, which is included in the tabulation of existing sports and recreation inventory, will likely need to be supplemented to serve 5,000 new residents on campus. This requirement has yet to be quantified and is not provided in the current Master Plan, described here.

The economic model supports a renovation program encompassing 132,000 GSF, with budgets comparable to 75 percent estimated replacement value. No buildings are to be replaced. The economic model uses a hard construction cost basis of \$125/GSF (in 2000 dollars) for sports and recreation uses.

A preliminary program analysis of sports and recreational conditions indicates that the university lacks sufficient land holdings to accommodate the combined needs of sports and recreation programs implicit in the 2020 Master Plan. The shortfall is estimated to be on the order of 15-25 acres. Recognizing that the projections set out in the Master Plan are preliminary, more detailed analysis, programming and master planning for future needs are recommended.

Support Services

The Support Services category encompasses space assigned to administration, student services, central services, vacant inventory and surge space. The average age of the building stock assigned as support use is 63 years, and several of these buildings are in a state of disrepair. About 50 percent, or 664,000 GSF of existing support services space, will be renovated by 2020 and another 322,000 GSF will need to be replaced. The 2020 Growth Model assumes that a modest amount of new space, about 57,000 GSF, will be added to the portfolio by 2020 to meet program goals. The new Welcome Center, currently in design, draws upon both the new and replacement categories.

The economic model supports a renovation budget comparable to 75 percent estimated replacement value. For replacement and renovation construction, the economic model uses a hard construction cost basis of \$150/GSF (in 2000 dollars) for the blend of uses aligned with support services.

Four university buildings are currently vacant or underutilized. Important to the university is the ability to provide functional academic space to accommodate temporary dislocations brought on by new construction and renovation. The university portfolio includes three buildings that can be developed for such "surge" space needs, including the Criminal Justice Building, Pontiac Building and Rackham

User Group	Population	Transportation Demand Management (TDM) % of Population Using Commute Alternatives				Parking Supply Ratio ¹	Rec'd Parking Supply	Parking Demand ²	Parking Allocation Summary
		Non- motorized	Ride Share Participant	Transit User	TDM Total %				
<i>1999/2000 Existing Conditions</i>									
Housed Students	1,000	5.0%	0.0%	0.0%	5.0%	1.192	1,192	1,084	Existing Parking Supply ³ 11,402 Off-Street Spaces 2161 On-Street Spaces -300 Pharmacy Spaces 13,263 Total Spaces
Commuting Students	30,000	5.0%	11.0%	2.0%	18.0%	0.203	6,089	5,536	
Faculty/Staff	8,000	4.0%	3.6%	1.0%	8.6%	0.402	3,218	2,925	
39,000 Total						0.270	10,499	9,545	
<i>2020 Continuation of Current Trends</i>									
Housed Students	6,000	5.0%	0.0%	0.0%	5.0%	1.192	7,155		Parking Supply Forecast ³ 16,230 Off-Street Spaces 750 On-Street Spaces -300 Pharmacy Spaces 16,680 Total Spaces
Commuting Students	30,000	5.0%	11.0%	2.0%	18.0%	0.203	6,089		
Faculty/Staff	9,290	4.0%	3.6%	1.0%	8.6%	0.402	3,736		
45,290 Total						0.370	16,980		
<i>2020 Utilization of TDM Program</i>									
Housed Students	6,000	15.4%	0.0%	0.0%	15.4%	1.061	6,369		Parking Supply Forecast ³ 14,250 Off-Street Spaces 750 On-Street Spaces -300 Pharmacy Spaces 14,700 Total Spaces
Commuting Students	30,000	11.0%	15.0%	4.0%	30.0%	0.173	5,198		
Faculty/Staff	9,290	7.0%	7.0%	2.0%	16.0%	0.370	3,434		
45,290 Total						0.330	15,000		

¹ Number of parking spaces allocated per person.

² Actual number of vehicles parked during peak demand.

³ Parking for the School of Pharmacy and Allied Health Professions is not included in the scope of the Master Plan, which includes the existing lots located at the Downtown Campus and the proposed parking location adjacent to the Red Cross Building at Mack Ave.

Table 7: Parking Forecast

Source: Future Conditions Parking Report, HNTB Michigan, May, 2000

Building. The Facilities Planning and Management Department recommends that the university maintain at least 100,000 GSF of generically improved space to accommodate short-notice and short-term surge space requirements.

The 2000 inventory of vacant and underutilized space amounts to 437,000 GSF, and the 2020 Campus Master Plan calls for the release of 179,000 GSF, yielding a net potential of 258,000 GSF for surge space needs. With the goal of maintaining an average of 100,000 GSF for temporary dislocations, the economic model provides budget to renovate the entire remaining vacant space inventory over

the twenty-year period. A renovation budget comparable to 75 percent estimated replacement value is provided, assuming a hard construction cost basis of \$150/GSF (in 2000 dollars) for surge space improvements.



Parking

Last considered but by no means least regarded is parking. The 2020 Campus Master Plan confirms, and the 2020 Growth Model reflects, the reality that parking will continue to be an essential use for Wayne State University into the next century. Parking projections for the Midtown Detroit campus context are based on the anticipated population in the year 2020 and current patterns of parking system utilization.

Table 7 illustrates current and projected parking supply and demand calculations based on 2020 Growth Model goals. Campus population and visitation are expected to increase at comparable rates. The affected area includes the university's Midtown Detroit campus. The observed frequency of use by different user groups is reflected in parking supply ratios. The recommended parking supply is established by multiplying the parking supply ratio by each user group. Visitor parking is included within the Commuting Students user group. Most notable is the disproportionate increase in parking demand caused by the growth in the residential population; residents generate parking demand at a 1:1 ratio, while one parking space is assumed to meet the demand of about five commuters.

Currently, 11,102 off-street parking spaces are available on campus, excluding the 300 spaces at the Downtown Detroit Campus. A controversial conclusion of the parking study is that supply exceeds demand; the qualifier is that the location of this supply is perceived as not entirely convenient. **Table 7** calculates a future parking supply requirement of 16,680 spaces based on current parking utilization ratios. A Transportation Demand Management (TDM) program alternatively assumes that additional modes of transportation, such as bicycling, walking, ride-sharing and increased transit ridership would reduce the overall parking demand. Under the TDM assumption, the future parking supply requirement can be reduced to about 14,700 spaces, excluding the 300 spaces allocated to the College of Pharmacy and Allied Health Professions.

The university's existing off-street parking inventory of 11,102 spaces includes 6,658 structured and 4,444 surface lot spaces. Current on-street capacities are calculated at 2,161 spaces, which is expected to diminish to 750 spaces over the next 20 years because of increased development in the area. Assuming an on-street supply of 750 spaces, the university must provide about 13,950 spaces to meet 2020 demands. The net expansion in off-street parking inventory therefore will be 2,850 spaces.

In order to meet a variety of goals relating to overall campus consolidation, floor-area-ratio constraints, and desired open space preservation, the university's surface parking lots will be reduced from 4,444 spaces today to an estimated 502 spaces in 2020. This reduction, therefore, must be offset through the construction of structured parking spaces. With the net growth demand for 2,856 new spaces, the university will need to build 6,798 new structured parking spaces.

The 2020 Growth Model assumes 325 GSF per structured parking space, yielding an expansion in parking deck inventory from approximately 2.1 to 4.3 million GSF. The economic model uses a hard construction cost basis of \$10,000 per space or \$31/GSF (in 2000 dollars) for structured parking. The model also supports a renovation program encompassing 50 percent of the existing parking structure inventory, or about 1.0 million GSF, with a budget comparable to 75 percent of estimated replacement value.

ADDITIONAL USES

The 2020 Growth Model envisions that Wayne State University will leverage sufficient campus land to encourage development, by others, of approximately 120,000 GSF of retail and entertainment facilities over the next 20 years. Opportunities for students, faculty and staff to shop, dine and be entertained on or near campus are few and far between. The 2020 Campus Master Plan suggests that the university should otherwise support additional retail development in areas near the campus.

Unfortunately, the steady decline of the Midtown Detroit campus context over several decades has constrained retail development. Both the Long Range Plan of 1967 and the Comprehensive Development Plan of 1981 note the deterioration of surrounding areas and lack of amenities that are available to University students. Lack of adequate parking, crime, and a declining residential base – largely replaced by a growing commuter population – have been cited as reasons for the decline.

Any addition of such space on campus anticipates the provision of convenient access through vehicular and pedestrian improvements, adequate parking, an expanding residential population on and near campus, and the resurgence of retail use throughout the general area. Transforming Wayne State University's image to a mixed-use destination is a goal of the 2020 Campus Master Plan.

The 2020 Growth Model similarly envisions a university role in developing 50,000 GSF of childcare facilities through leveraging real property assets. The current supply of childcare on and around campus is inadequate to meet the demands of students, faculty and staff. A growing metropolitan population, changing demographics and growth in nontraditional student base has led to increased numbers of women and men needing childcare services in order to pursue educational and career interests. Wayne State University's ability to meet this growing need will enhance its image, marketing and recruitment prospects. Further study of the topic should be conducted to accurately define the demand for on-campus childcare facilities.

As a footnote, the Growth Model assumes that a portion of future university development will be dedicated to the proposed Technology Park. This growth embraces academic, research, support and housing uses, the apportionment of which is not finally resolved at this

writing and is therefore included in the context of primary uses as described here.

INFRASTRUCTURE

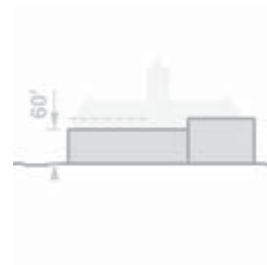
Campus infrastructure will be improved in proportion to the extent of new development. Included in the definition of "infrastructure" are essential utilities – water, sewer, steam, gas, electricity – and telecommunications. For each dollar of new construction, 15 cents is allocated for infrastructure improvements.

A supplementary study is required to evaluate the economic implications of converting to a more reliable and cleaner electrical power source to serve the university. Public utility service blackouts have damaged significant multiyear research programs and temporarily placed many other university research projects at unacceptable levels of risk.

As a special note, significant infrastructure improvements in the Midtown Detroit campus environs are required to more effectively link the campus precincts. Particularly included in this scope are streetscape improvements, a new pedestrian bridge over the Lodge Expressway, and pedestrian-oriented, landscaped bridges over the Ford Expressway at Second, Cass and Woodward. The economic model does not provide for these infrastructure improvements.

OPEN SPACE AND LINKAGE

The open space inventory, which excludes both the aggregate building footprint and surface parking lot areas, is estimated at 54 percent of the total campus land area. The modest expansion in land holdings projected to 2020 is not assumed to appreciably alter this ratio. The 2020 Growth Model includes investment allocation sufficient to renew the landscaped open space at about 50 percent of an estimated value of \$40 per square foot in 2000 dollars. Some streetscape improvements dollars are included in the Growth Model's "Infrastructure" line, which is assumed to require dominant funding by others at the local, state and federal levels.



EXISTING CONDITIONS & ANALYSIS

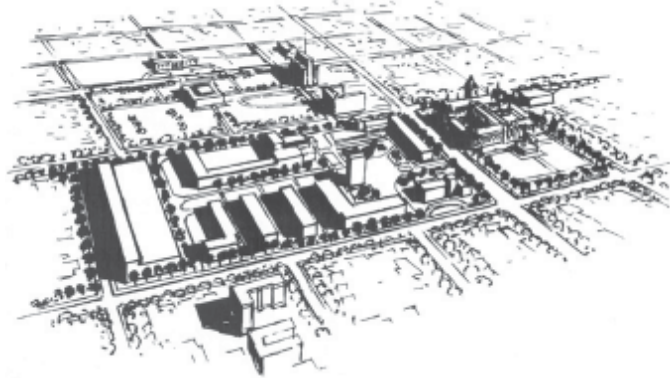


Illustration 5: Detroit Board of Education Plan 1942-1945

CAMPUS HISTORY

Wayne State University's origins trace to the Detroit Medical College, which was founded in 1868 and was the direct predecessor of the present School of Medicine. In 1923 the Medical College merged with several independent colleges and assumed the collective rubric of "Colleges of the City of Detroit." Among these uniting colleges was the Detroit Junior College, which offered a two-year program in the Detroit Central High School Building at Cass and Warren. The Detroit Board of Education operated the original "College," which offered a four-year degree in general education. In 1934, the Colleges of the City of Detroit became Wayne University and assumed complete control of the former high school building. Wayne University became a state institution in 1956, and to this day the building at Cass and Warren – "Old Main" – has served as the heart, soul and frequent icon of a vibrant Wayne State University.

Citizens Committee on Campus Expansion: 1936

As early as 1936 Wayne University enrollment was increasing at a remarkable rate, raising issues about physical plant and campus expansion. A "Citizens Committee" was formed to study the physical needs of the university and whether the university should relocate. The committee concluded that resources and amenities in the immediate area, including the recently developed Cultural Center, could not be replaced. Moreover, the challenges facing the city coincided with the university's mission. The committee recommended that the university acquire a three-block area immediately north of Old Main. The onset of World War II temporarily interrupted the university's ambitions to expand, but did set in motion appointment of a campus architect and planning at larger scales.

Detroit Board of Education Planning: 1942-45

In 1942 the Detroit Board of Education held a design competition to select an architect for a new Student Center Building. Participants were asked to address not only the Student Center Building, but its future campus context, including proposed building locations and architectural character. An important by-product of this competition was the jury's conclusion that the three-block site previously recommended for acquisition by the Citizens Committee would not be sufficient for the expanding university. As a consequence, the Board of Education appointed a three-person Board of Architects to investigate current trends in campus planning and design, and to prepare a master plan – **Illustration 5**. Neither master plan nor Student Center Building were ever completed, but the proposed planning and architectural design guidelines of the master plan were released and variously influenced campus development for the next 25 years.



Illustration 6: Pilafian Plan 1946-1948



Old Main

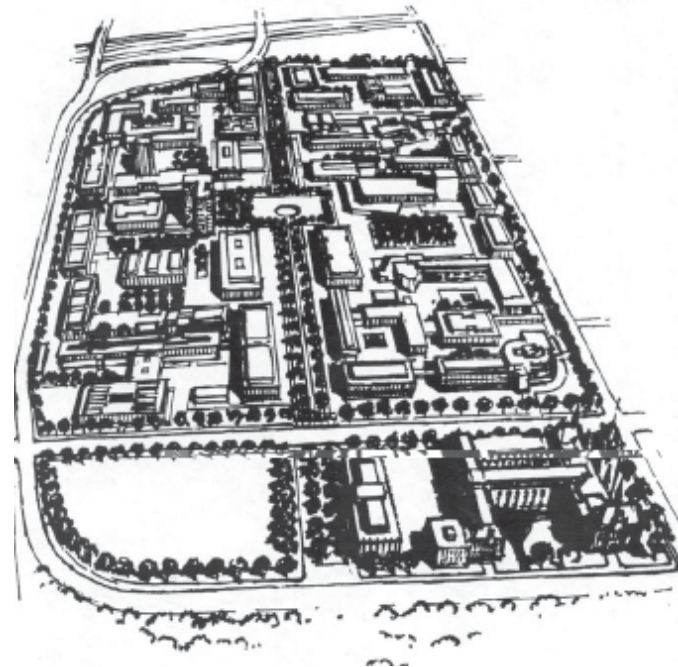


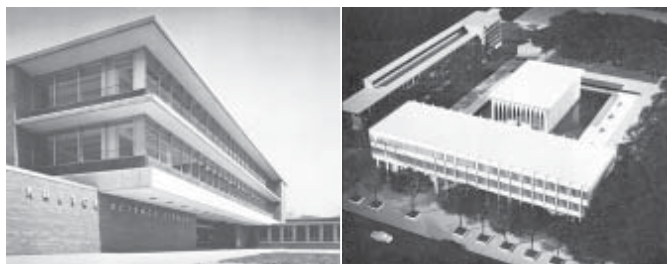
Illustration 7: Yamasaki Site and Density Study 1954-58



McGregor Memorial Conference Center



Gullen Mall concept - 1960



Kresge Science Library
Prentiss Building and Deroy Auditorium model - 1964

Important throughout these deliberations and actions, the Detroit City Plan Commission and Detroit Common Council supported the Board of Education's ambition for Wayne University. Fortuitously coincident with these events was the finalization of plans for both the Ford and Lodge expressways, whose rights of way to the north and west came to be viewed as potential "natural boundaries" for Wayne University expansion. Further to City Plan Commission recommendations, the Detroit Common Council placed a moratorium on the development of alternative uses in the area, thus effectively reserving 85 acres for the university campus of the future.

Pilafian Plan: 1946-48

Assisting Wayne University in meeting the educational needs of returning World War II veterans, the Michigan Legislature enabled the development of two new university buildings. A general classroom building – State Hall – and science building – Science Hall – were funded for construction on land recently acquired, and coincidentally part of the area first proposed for acquisition by the Citizens Committee. The architect chosen to design the classroom building, Suren Pilafian, persuaded the provost to authorize preparation of a campus master plan in the context of Pilafian's planning for the nearby Detroit Cultural Center. The Pilafian master plan, the university's first, fundamentally conceived the Main Campus "superblock." – **Illustration 6** The plan recommended the elimination of vehicular traffic from a multi block area, including a section of Second Avenue and its tributaries, which were to be converted to pedestrian malls. As a means to limit the disruption to the north-south traffic flow, Second Avenue through traffic was to be routed under the campus. Consistent with contemporary planning orthodoxy, the plan divided the superblock into four quadrants, each organized by similar academic uses, surrounding a central library. The pedestrian malls were conceived as highly active circulation ways, while inner courtyards were to be more passively secluded. Pilafian planned campus expansion along the north and west perimeters; however, neither specific growth projections nor phasing strategies were included in the master plan. Nevertheless, the plan profoundly impacted the shape of the modern campus through the 1950s, as Pilafian himself went on to design at least a half-dozen additional buildings on the campus over the next decade.

Yamasaki Site and Density Study: 1954-58

By the early 1950s, increasing enrollment required additional planning. Minoru Yamasaki prepared a study that proposed a higher density of campus development than envisioned by Pilafian or the earlier Board of Architects. Yamasaki suggested that a maximum density of 2.5 FAR was academically feasible and could be achieved without sacrificing the aesthetic quality of the central campus superblock. – **Illustration 7** (A 2.5 floor area ratio means that the aggregate sum of campus building floor areas equals 2.5 times the related land area.) Yamasaki's study, tantamount to a master site plan, also refined the concept of the superblock and the nature of the pedestrian malls. Several now-existing buildings were gener-

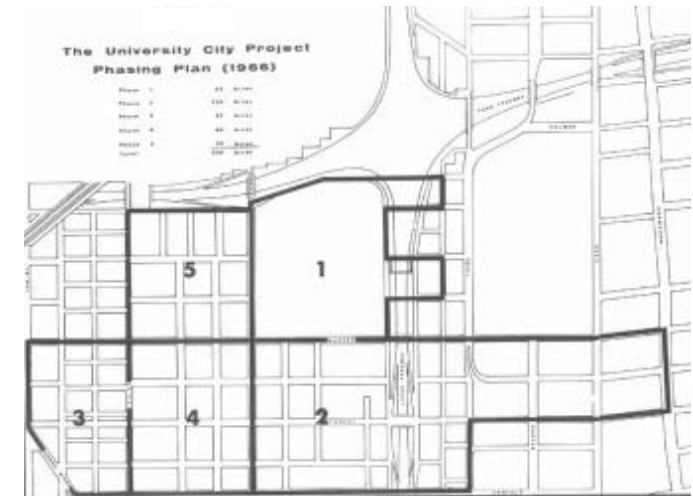


Illustration 8: University City Urban Renewal Project 1960-1964



Campus aerial view 1960



Illustration 9: DMC Conceptual Site Model, Crane and Gorwic - 1960



Illustration 12: 1950 Campus Development

ally sited in this study, including the Community Arts complex, Cohn Building, Education Building and McGregor. Several courtyards and other open space configurations were also planned, most notably the courtyard and water feature between the Community Arts Building and the McGregor Center. Unfortunately, later misinterpretations of the plan also led to the loss of meaningful open space, including the courtyard of the Science and State Hall quadrangle.

University City Urban Renewal Project: 1960-64

The evolution of city college to state university brought increasing population and demands for additional facilities. During the same period the university's context began a gradual decline in population and investment, leading to conditions of urban blight. This phenomenon was consistent with the downtown and midtown Detroit experience, as within a short generation the university's location transformed from asset to liability. With good intentions and mixed results, the Federal Housing Act of 1959 broadened eligibility requirements for Urban Renewal funding. What was originally intended to address substandard housing was broadened to assist institutions of higher learning in acquiring and clearing land for future development. The legislation was a tremendous catalyst to both Detroit and Wayne State University development. The university and city immediately collaborated to revitalize a 304-acre parcel immediately west and south of the main campus known as "University City." Approved in 1960 by both the federal government and the city of Detroit, the plan for University City called for the clearance of the north portion of the Woodbridge neighborhood to make way for university expansion, residential and commercial development, public schools and infrastructure improvements. The implementation of the plan was to occur in five phases – **Illustration 8**. A significant number of area residents strongly opposed the plan, and with the formation of the University City Citizens District Council, they effectively stopped the plan from proceeding beyond the second phase. Ironically prophetic to the 2020 Campus Master Plan was the Urban Renewal program goal to add 5,000 university residential beds. Although the town/gown stalemate halted progress toward a more residential, mixed-use campus nearly a half-century ago, the initiative did lead to the creation of the present-day Athletic Campus.

Long Range Master Development Program – WSU, with Sasaki, Dawson, Demay: 1962-67

"The Long Range Master Development Program for the Main Campus of Wayne State University" was the first and, outside of the current master plan, the only comprehensive plan completed by the university – **Illustrations 10 & 11**. Based largely on the framework established by the University City Urban Renewal Project, the plan interpreted existing conditions and past planning efforts and was based on an academic plan provided by the university. The proposed plan

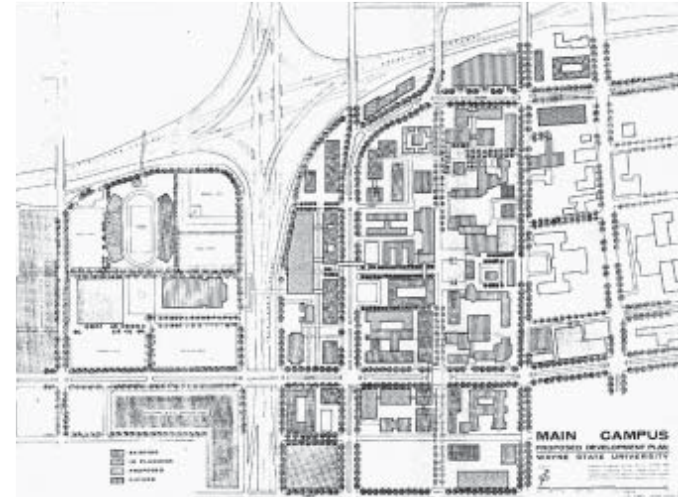


Illustration 10: Sasaki, Dawson & Demay Plan 1962-1967



Illustration 13: 1960 Campus Development

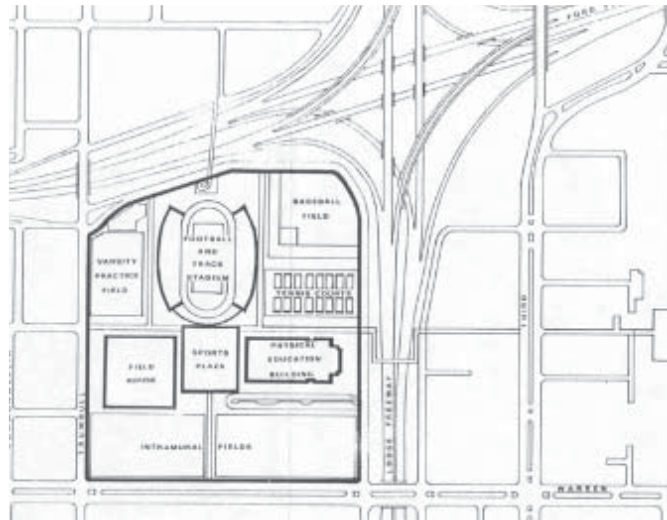


Illustration 11: Athletic Campus Plan, Sasaki, Dawson and Demay - 1967

offered flexibility of implementation and emphasized design aesthetics. The plan proposed a maximum overall campus density of 2.0 FAR, which would yield a development 20 percent less dense than that recommended by the Yamasaki Study. Particularly interesting were suggestions to add open spaces enhancements to both Gullen and Ferry Malls, to build four parking structure “anchors,” and to construct skywalks across Warren Avenue and Anthony Wayne Drive.

During this time, but not addressed in the Sasaki plan, planning was underway for relocating the Medical School to the newly formed Detroit Medical Campus (DMC) – **Illustration 9**. The impetus for the relocation was the announced construction of the Detroit Receiving Hospital, a replacement facility for the aging Detroit General Hospital located in the Greektown area of downtown Detroit, at the DMC. During the mid-1950s, the Wayne State University School of Medicine was well established in Greektown, adjacent to Detroit General Hospital; the closure and demolition of the hospital combined with the addition of the expressway has eliminated any semblance of a ‘campus’ in the area of the I-375 and Monroe Street interchange.

With the opening of the new College of Pharmacy and Allied Health Professions Building in 2001, the university’s relocation, begun in 1960, will be complete.

Long Range Development Plan – Beckett, Jackson, Raeder, Inc.: 1973

The Beckett, Jackson, Raeder study consisted of presentation boards, which evaluated physical development options for use as a guide to additional land acquisition. One attribute of the study was a proposal to close traffic on Cass Avenue from Warren Avenue to Palmer Street. There was no written report to accompany the plan, but was officially approved by the University Board of Governors. Unfortunately, all records of the plan have been lost.

Comprehensive Development Plan – Parkins/Rogers and Associates: 1981

Intended as a two-phase comprehensive master plan, only the first phase, Inventory and Analysis, was completed. The university has not attempted to complete a physical master plan until now.



Illustration 14: 1970 Campus Development



Illustration 15: 1980 Campus Development



Illustration 16: 1998 Campus Development



Illustration 17: Wayne State University Density Study

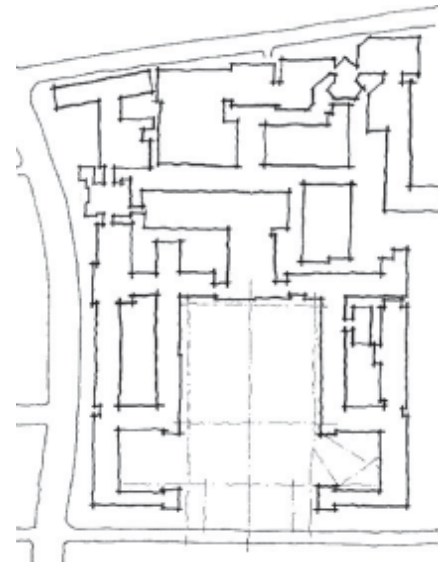


Illustration 18: Massachusetts Institute of Technology Density Study



Illustration 19: University of Pennsylvania Density Study

CAMPUS DEVELOPMENT DENSITY

Density of built-form is an important measure influencing functional use, institutional image, and the experience of the campus. It can determine whether students and faculty want to spend time on campus, where and in what manner. It can affect the quality of the learning experience. As a part of the master plan analysis phase, we evaluated benchmark campus environments for perspective and possible emulation.

Introduced above, Floor Area Ratio (FAR) is a useful quantitative measure of density. FAR measures the total building area divided by the total land area of a given context. A ratio of 1.0 represents a building that has a total floor area equal to the total lot area, however it may be defined. A ratio of 10.0 means the building area is ten times greater than the total site area. FAR, however, is not a measure of open space, as a ratio of 1.0 could represent a one story building with no open space or a 10 story building with 90 percent of the site open. Therefore, in addition to FAR, open space must also be measured by percentage of land coverage. The additional notion of apparent density introduces broader, more qualitative and meaningful issues of perception psychology and aesthetics.

Real estate economics play an important role in determining optimum development density as well. Densities above 0.4, for example, bring premium costs in the commercial world – structured parking is required to support higher densities. University campus density is similarly constrained; as discussed in the 2020 Growth Model, Section 2 above, the 2020 Campus Master Plan expansion goals bring a nearly complete conversion to structured parking. Following these and other economic factors, large urban campuses are typically developed at higher densities than campuses in smaller towns, suburbs and rural locations. Simply put, lower densities require more land than higher; this fact becomes increasingly important with higher land prices. Land in the Midtown Detroit context could be five to 10 times as costly as a greenfield site.

There are no scientific formulae for determining optimum campus development density; nevertheless, adhering to an overall density constraint can be a useful and beneficial discipline. Historically, the campus first considered an optimum development density in the Board of Education Plan of 1942, which imposed a limit of three stories on all future development. The Yamasaki Plan of 1958, offered in the context of rapidly expanding growth, suggested that a FAR up to

2.5 was both aesthetically and functionally feasible for the campus. The Long Range Plan of 1967 reconsidered Yamasaki’s study and recommended a lower campus FAR of 2.0. The campus now enjoys an overall FAR of 1.06, with 54 percent of the total campus land area occurring as open space. The Main Campus FAR, within the original “superblock”, is above 1.50 – **Illustration 17**. As noted in Section 2, the goals inherent in the 2020 Growth Model are within a campus-wide FAR of 1.75, which we recommend as feasible and desirable as a goal and constraint to development of the Detroit campus. The 2020 Campus Master Plan additionally preserves open space at a level not less than 50 percent of campus land.

As background for these density and land coverage recommendations, we investigated built-form development conditions at other urban universities. Harvard, Columbia, Penn, MIT and Minnesota were examined – **Illustration 18 thru 22**. The area of study was limited to the central core of each campus, with the highest concentrations of activity and development. **Tables 8 and 9** tabulate the results, which suggest that Wayne State University’s development density is comparatively low. These results suggest that the FAR implicit in the 2020 Growth Model is realistic and feasible.

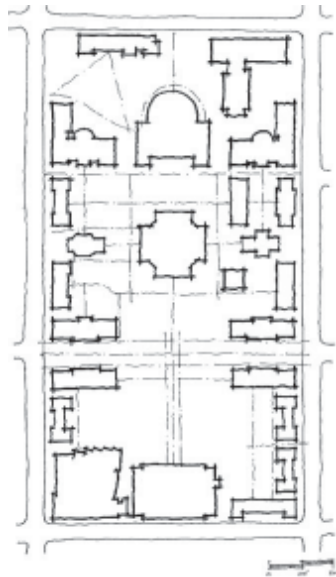


Illustration 20: Columbia University Density Study



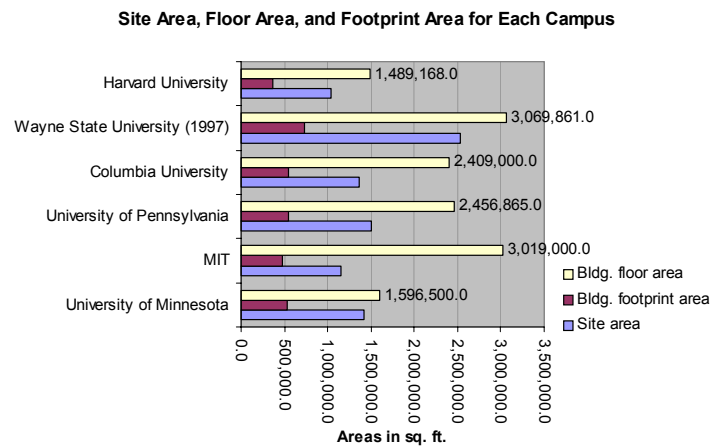
Illustration 21: University of Minnesota Density Study



Illustration 22: Harvard University Density Study

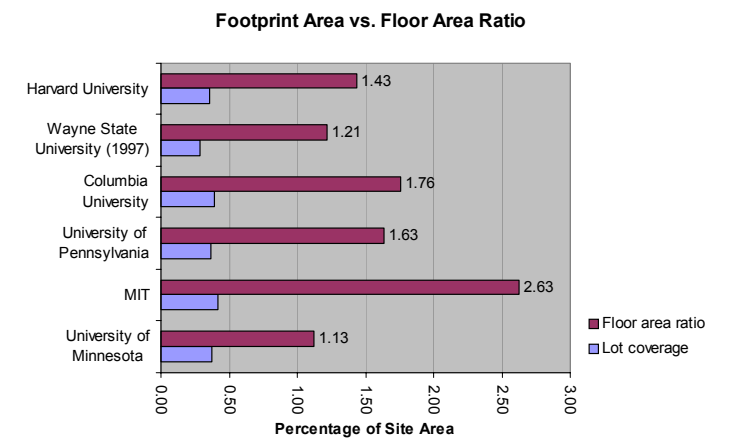


Aerial view of Wayne State University



Source: Albert Kahn Associates, Inc.

Table 8: Campus Site Areas



Source: Albert Kahn Associates, Inc.

Table 9: Floor Area Ratio (FAR) and Open Space %



UNIVERSITY REAL ESTATE ASSETS

Wayne State University's Midtown Detroit campus comprises approximately 203 acres on six campus precincts. About 86 percent of the land holdings are contiguous – separated only by public rights-of-way, which vary from human scale streets to nonhuman scale expressway canyons. The Main Campus occupies 28 percent of the whole. The other five precincts include the Research and Technology Village, Athletic Campus, East Campus, South University Village and the Medical Campus; with the exception of the South University Village, all precincts appear disconnected from the Main Campus core. Four additional sites are more remote – including the Bonstelle Theatre, Mortuary Science, Parking Lot MS2, and the new College of Pharmacy and Allied Health Professions. **Illustrations 23 & 24** identify university holdings and surrounding land uses.

The Main Campus occupies 91 acres and includes the 56-acre superblock parcel, which is bounded by Cass Avenue, Warren Avenue, Anthony Wayne Drive and Palmer Street, and is central to all campus activity. Vehicular access is restricted on Main Campus to service and limited visitor parking. The largest concentrations of university structures – 34 – are located within the superblock development. The remaining property to the north and west is primarily occupied by structured and surface parking that buffers the campus from the two expressways, plus a concentrated academic enclave at the corner of Warren Avenue and Anthony Wayne Drive. The Main Campus includes landscaped pedestrian malls, developed from partial closures of the historic grid; many stakeholders interviewed as a part of the Master Plan data-gathering phase referred to the superblock as a "green oasis in the city." The Main Campus identity extends south, more or less, to Hancock Street and Forest Street, where it transitions into the predominantly residential North Cass area. The campus benefits from the proximity of the Cultural Center to the east and the vibrant mixed-use activity of the North Cass Corridor to the south.

The north campus precinct, Research and Technology Village, comprises about 12 acres north of the Ford Expressway, I-94. These holdings include several surface parking lots and eight pre-1950 buildings, several of which are historically significant to the early development of the automotive industry in this area. Currently the area's buildings and streetscapes are in varying states of disrepair. There is little open space or greenery in the area. The expanse of the submerged expressway effectively cuts this area off from the main campus. Optimistically, three major redevelopment initiatives are in the planning stages, including the Wayne State University Technology and Research Park, the New Amsterdam mixed-use residential development, and the Intermodal Transportation Center to the north of university holdings in the area. These initiatives, involving private and public sector commitments, portend a vital urban environment by 2005.

The Athletic Campus is located in the southwest quadrant of the Ford and Lodge expressways. The Lodge, M-10, effectively separates Main Campus from the Athletic Campus, which encompasses 46 acres devoted entirely to athletic activities. As previously noted, the

Illustration 23: Existing University Real Estate Assets, 1998 Building Survey



university acquired this land through Urban Renewal for mixed-use purposes; we understand that certain encumbrances to expansion remain to this day. Directly west of Trumbull Avenue is the Woodbridge neighborhood, which is made up of detached, early 20th century vintage housing. The area maintains a strong neighborhood association with many of the houses occupied by university students, faculty and staff. The condition of the housing stock is good, although some derelict and vacant properties exist, especially at the northern fringe closest to the expressway. South of Warren Avenue are more recently developed, low-rise condominiums, mid-rise senior housing, and a small-scale, recently completed grocery and retail center. The south-east corner of Warren Avenue and Trumbull Avenue contains one of the oldest churches and parish houses in the area. Expansion of athletic and recreational programs on the Athletic Campus is therefore constrained by both physical and political conditions.

East Campus includes 11 acres of university land east of Cass Avenue and north of the Detroit Institute of Arts. The boundary of this precinct is far more loosely defined than the Main and Athletic campus precincts. While the three buildings of the Merrill Palmer Institute – Freer, Knapp and Skillman buildings – are the most recognizable components of the campus, seven other buildings between Cass and Woodward avenues are also included. The Center for Creative Studies and the museums of the Cultural Center to the south offer stability in the area, while the derelict and vacant properties to the north and east represent challenges for all. The supplementary land use is residential, which supports a modest population. The area’s Ferry Historic District includes several notable late 19th century mansions.

The campus precinct south of Main Campus, South University Village, similarly blends into the surrounding urban context and eludes definition. The area comprises about 20 acres of university-owned land and 14 buildings, including the visual anchor of the University Tower apartment building. The area has a variety of uses that support a viable urban university population. A large portion of the area is devoted to housing, including three of the six university-owned and operated apartment buildings. Several residential developments are planned for the area. University expansion in the area is constrained by generally smaller land-area holdings. A notable exception is the University Tower site, which offers development potential on a large land parcel that could help “bridge” the Main Campus to the Medical Campus.

Wayne State University’s Medical Campus, which includes eight buildings on 20 acres, is readily identifiable within the context of the Detroit Medical Center (DMC) complex. The majority of university buildings are located along Canfield between John R and St. Antoine. The Mott Center is somewhat isolated to the north and represents a second potential “bridge” site to Warren and the Main Campus. The new College of Pharmacy and Allied Health Professions building is clearly a gateway to the DMC at John R and Mack Avenue. Unfortunately, the Medical Campus is isolated from the rest of the campus. The vacant and blighted block between Woodward and John R contributes to a perception of remoteness that exceeds the actual distance.

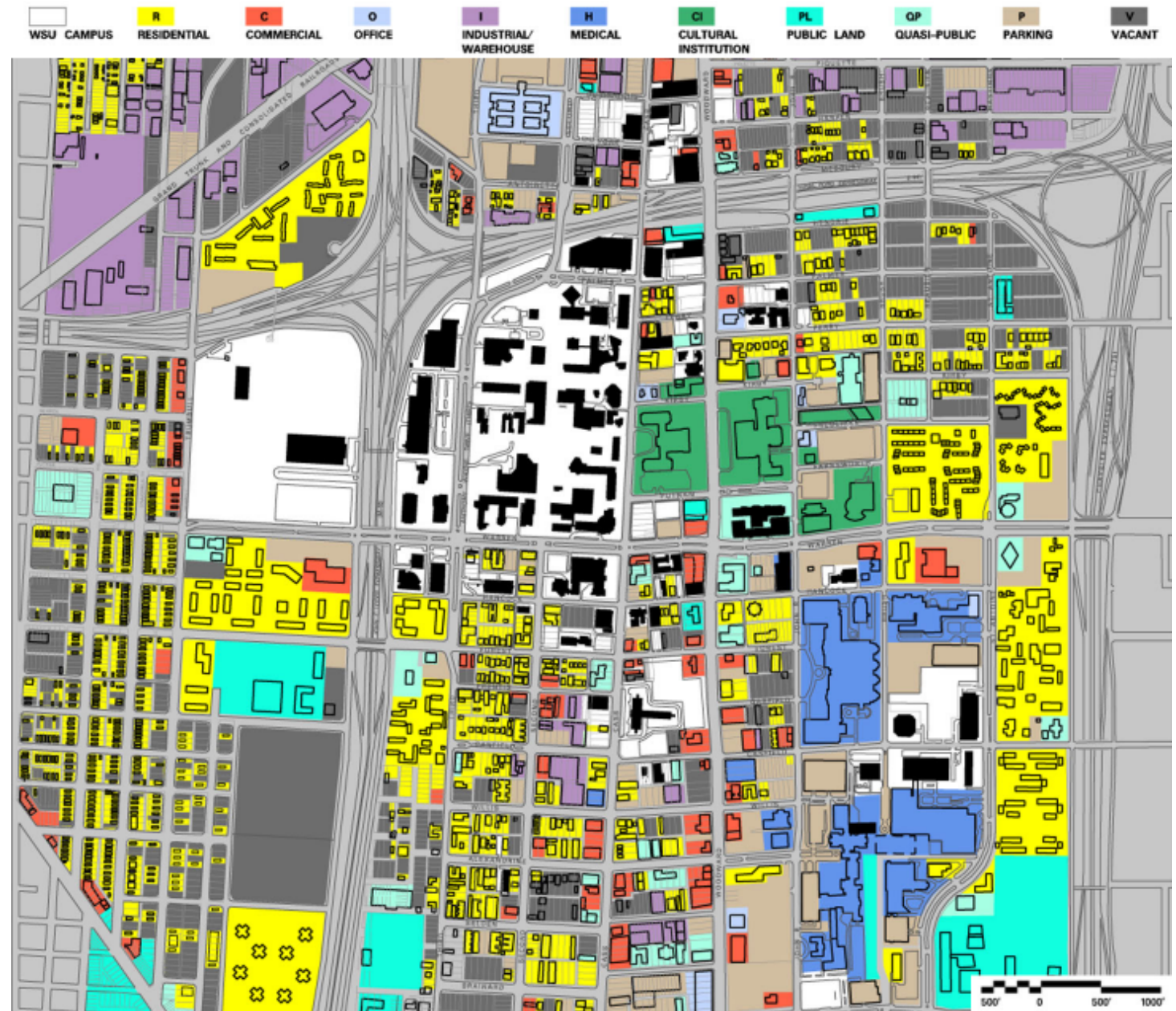


Illustration 24: Surrounding Land Use, 1998 Building Survey

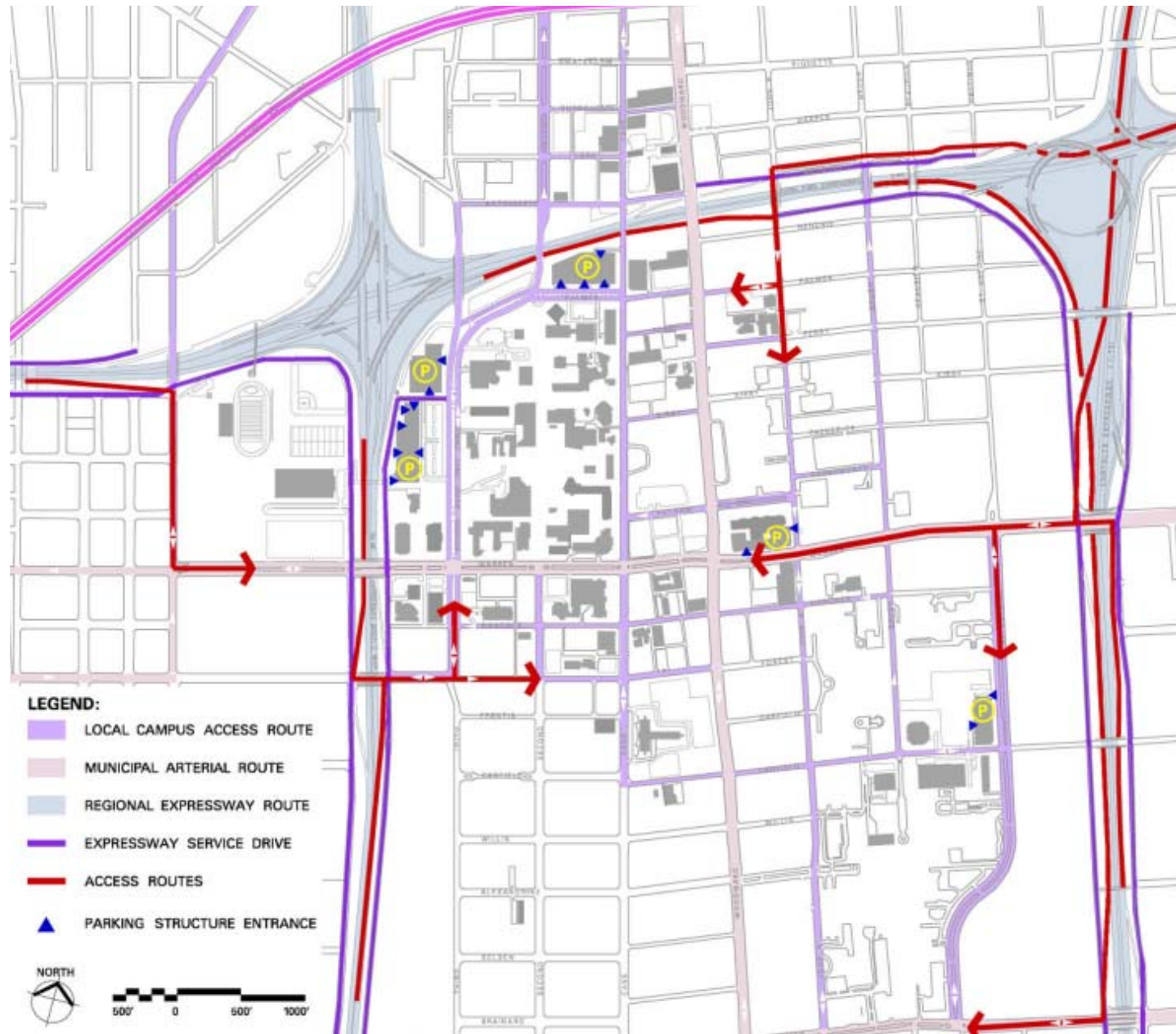


Illustration 25: Existing Vehicular Circulation, 1998 Survey

CIRCULATION

Weaknesses and Constraints

- Wayfinding to campus from area expressways and arterial routes is confusing;
- Routes between campus precincts are not direct or well marked;
- Mass transit options are limited;
- Alternative modes of intra-campus transit are not available;
- The service dock at Elliman Building is both unsightly and prevents future expansion;
- Building access to Scott Hall from Canfield is obstructed by the depressed service dock;
- Service dock at Science Hall is unsightly and hazardous to pedestrian traffic along Warren;
- Service routes to the Art Building conflict with the pedestrian traffic on Ferry Mall;
- Adamany Undergraduate Library service is unsightly and impedes future expansion;
- Several buildings lack dedicated service areas: Education Building, Prentis Hall/DeRoy Auditorium, State Hall, Chemistry Building, Science Library, Life Sciences Building, Manoogian Hall, General Lectures Building, Manufacturing Engineering Building;
- Access into the recently completed Manufacturing Engineering building is poorly defined.

Strengths and Opportunities

- A light rail transit line is proposed for Woodward Avenue;
- A shuttle service between campuses will reduce the number of supplemental vehicular trips on and around campus and make perimeter parking facilities more convenient;
- The implementation of a campus wide wayfinding system is physically feasible;
- A proposed intermodal station is planned at the existing Amtrak station site;
- Most unsightly service areas are relatively easy to screen;
- Proposed expressway service drives could be utilized for parking structure access;
- The width of Anthony Wayne Drive could be reduced to provide a more human scale circulation corridor;
- The planned Interstate 94 redevelopment could improve the Main Campus to North Campus linkage;
- The existing pedestrian bridge from Main Campus to Athletic Campus could be replaced;
- The city and state could assist to improve streetscape linkages between all campus precincts.



ACCESS AND CIRCULATION ANALYSIS

Vehicular Access and Circulation

Primary vehicular access to Wayne State University is via area expressways. The Edsel Ford expressway (I-94) provides access from communities in the northeastern and western reaches of the metropolitan region. The Jeffries expressway (I-96) and the John C. Lodge expressway (M-10) provide access from the northwest suburbs. The Walter P. Chrysler expressway (I-75 north of downtown) and the Fisher expressway (I-75 south of downtown) provide access to both northern and southern communities. Both the Lodge and Chrysler expressways connect the university to Canadian constituents. The Ford and Lodge expressways intersect, define and delimit the modern campus. There are five points of interchange from the Lodge, Ford and Chrysler expressways to arterials serving the six campus precincts – notably John R, Mack Avenue, Trumbull Avenue, Warren Avenue and Woodward Avenue. Woodward Avenue, Detroit's "main street," is the major north-south trunk through the midtown section of the city, while Mack and Warren avenues provide east-west trunk capacities. Several local streets, such as Anthony Wayne Drive, Canfield Street, Cass Avenue, Forest Street, Hancock Street, John R and St. Antoine Street provide vehicular access in and around the campus – **Illustration 25**.

Vehicular circulation in the midtown area was transformed in the latter half of the 20th century. Until the 1960s Second and Third avenues carried the bulk of northbound and southbound traffic, respectively. With the closure of Second and creation of the superblock, Third Avenue between Forest and Palmer was converted to a two-way, partial-ring road and renamed Anthony Wayne Drive. In the redesign process, traffic engineers overcompensated for the interruption to Second Avenue by doubling the capacity of Third. Ironically, the completion of the Lodge and Ford expressways significantly reduced traffic demands on arterials in and around campus. The over-design of Anthony Wayne Drive was noted as early as 1967 with the publication of the Long Range Plan. The 1960s also brought east-west arterial improvements, which mitigated long-standing connectivity problems traceable to the domination of north-south oriented "ribbon farms" established in the 18th century. Both Warren and Mack Avenues were widened into boulevards in the 1960s to facilitate east-west circulation between the newly completed expressways; these improvements greatly benefited university access and traffic flow. Meanwhile, other local streets were changed to one-way routes to further facilitate traffic flow in the midtown area. These changes, however, did create a few oddities that remain to this day, such as the one-way boulevard section of Second Avenue north of the campus, and the two-block split of Warren Avenue west of the Athletic Campus.

Public Transit Access and Circulation

In the early history of Wayne University, streetcars met the desires of most commuter constituents. Streetcars were first horse-drawn, then

electrically powered, and eventually phased out in favor of the "more economical" bus. Before the university became a state institution, however, the automobile had become the transportation mode of choice; the university has had problems providing adequate parking ever since. (This perceived shortcoming, which will be explored below, follows the rule rather than the exception of modern campus planning, if not life in general.)

Mass transit planning, not to be confused with implementation, has continued over much of the 20th century, with numerous ideas proposed to improve public transportation in Detroit. The past quarter-century has focused on mass transit in the Woodward corridor, linking downtown with suburban ring communities. The downtown People Mover System is the first and only link in the chain ever realized; its cost-benefit equation has been criticized since. In the not too distant past, rail access from Pontiac to downtown Detroit included a stop at Baltimore and Woodward, which is now an Amtrak station serving New Center and Detroit. Today, plans continue to call for light rail or no-rail "rapid" transit service to be implemented on Woodward Avenue. The Amtrak station at Woodward and Baltimore is planned to be developed as a new intermodal station that will provide access to both regional and interstate locations, high-speed rail, as well as local bus service. The facility will be served by a parking structure, within walking distance of Wayne State University's north campus precinct, and may also house a conference center. The university will greatly benefit from these developments.

Public transit serving the midtown Detroit campus in today's reality is limited to a handful of bus routes. The Suburban Mobility Authority for Regional Transportation (SMART) and Detroit Department of Transportation (DDOT) each provide limited bus service in the vicinity. Providing service from the northern suburbs to downtown Detroit, SMART buses transverse the midtown campus on Woodward, Cass and Warren Avenues. The SMART system is geared to the suburban working professional, providing service on a limited number of routes primarily during the morning and evening rush hours. SMART patrons commuting from other suburban locations must first travel to downtown Detroit, then transfer to north bound SMART bus routes. DDOT buses provide local service throughout the day and evening on eight different routes passing through the midtown Detroit campus area. Unfortunately, DDOT service is limited to the city of Detroit proper. Also limiting is the fact that SMART and DDOT bus systems do not interface, precluding dual-system bus access to the campus. The campus population using public transportation today is estimated as extremely minimal, as the vast majority of student, faculty and staff are dependent on private automobiles and parking structures.

We believe the future connectivity of the five Wayne State University campus precincts depends on the development of a small-scale, dedicated transit system. There was once a shuttle bus service, the "Tri-Mini," that connected the Medical Campus, the Central Campus, the New Center Area and Henry Ford Hospital. No public shuttle



View of Cass Avenue, Anthony Wayne Drive and John C. Lodge expressway (M-10)

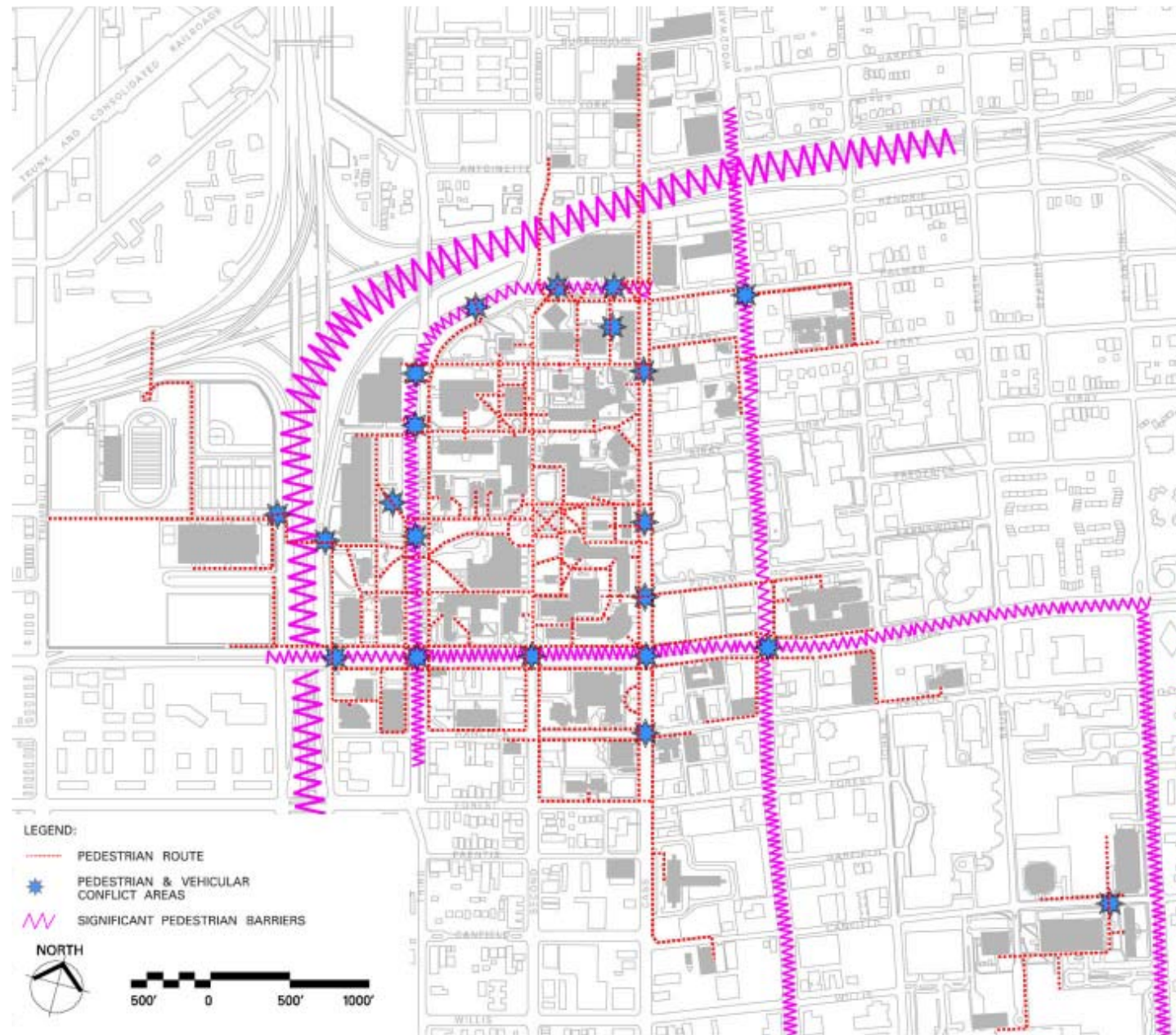


Illustration 26: Existing Pedestrian Routes and Areas of Vehicular Conflict, 1998 Survey

service operates in the area today. The university's analysis concluded that dedicated shuttle service requires subsidies; however, we recommend an investigation of the broader context, including costs of land acquisition and parking structure development.

Pedestrian Access and Circulation

Pedestrian access to the campus from nearby residential areas has suffered over the years, in part as a result of improvements to the vehicular circulation infrastructure. The widths and volumes along Woodward and Warren avenues, most notably, act as barriers to pedestrians; added provisions for safe crossings have achieved limited effectiveness. The placement of chains in the medians of Anthony Wayne Drive and Warren Avenue were constructed to prevent unsafe jaywalking, but communicate an undesirable image of closure and restriction. See **Illustration 26** for a summary of existing pedestrian-vehicular conflicts. Cass Avenue exemplifies several qualities of a successful collegiate environment, including a narrower right of way, two-way traffic, two lanes of on-street parking, appropriately scaled sidewalks, street trees and prolific jaywalking.

Within the Main Campus context, building access changed radically with the creation of the superblock, which essentially turned orientation and access outside-in. Wayne State University's experience is consistent with that of most other urban universities redeveloped as superblocks. Prior to the internal street closures, the early Main Campus buildings were accessed in the more traditional urban manner, with pedestrian entries placed at the street and service entries located at the rear. Old Main, Kresge Library, Cohn Building and the Engineering Building are example of buildings designed in this manner. Consistent with the essence of creating a "campus environment," subsequent buildings were designed to orient to the pedestrian malls now internal to the Main Campus, thus relegating service to the street or discrete penetrations of the superblock. In any case, the superblock concept effectively deadens the surrounding streets by moving the pedestrian activity to the campus interior while leaving the servicing activity at the exterior. As many urban campuses have experienced, the ability to provide a campus environment that features a "public front" on both the interior and exterior can prove prohibitively costly. New additions to the campus, however, can be designed in a manner that addresses both the internal campus and the street.

Most university buildings of the last 35 years have effectively merged internal circulation with the exterior system of pedestrian malls. In more recent design, security and building efficiency considerations have limited the number of access points. **Illustration 27** shows both pedestrian and service access to major buildings on campus. Several campus buildings built after 1950 feature a protected entrance area within a building arcade or under a canopy. The Meyer and Anna Prentis building, Law School complex, and Student Center



buildings offer protected areas as extensions of pedestrian walks. Overall, the pedestrian experience on the Main Campus is successful.

Less successfully resolved are service access and routing within the Main Campus context. This condition, too, is not uncommon in superblock conversions. Several campus buildings that now front a pedestrian mall were built when streets and alleys were still in place on Main Campus. Service inefficiencies and conflicts with pedestrian movement are the occasional unfortunate byproduct of the superblock conversion. Maintenance and ground crews, and delivery trucks must use the pedestrian malls for service access and circulation due to the current site configuration of several campus buildings such as State Hall, Education Building, Cohn building, and the Art Center complex including McGregor Hall. The proposed 2020 Campus Master Plan alleviates some of the more egregious hazards, while accepting limited conflict as contributing a messy vitality to the campus environment.

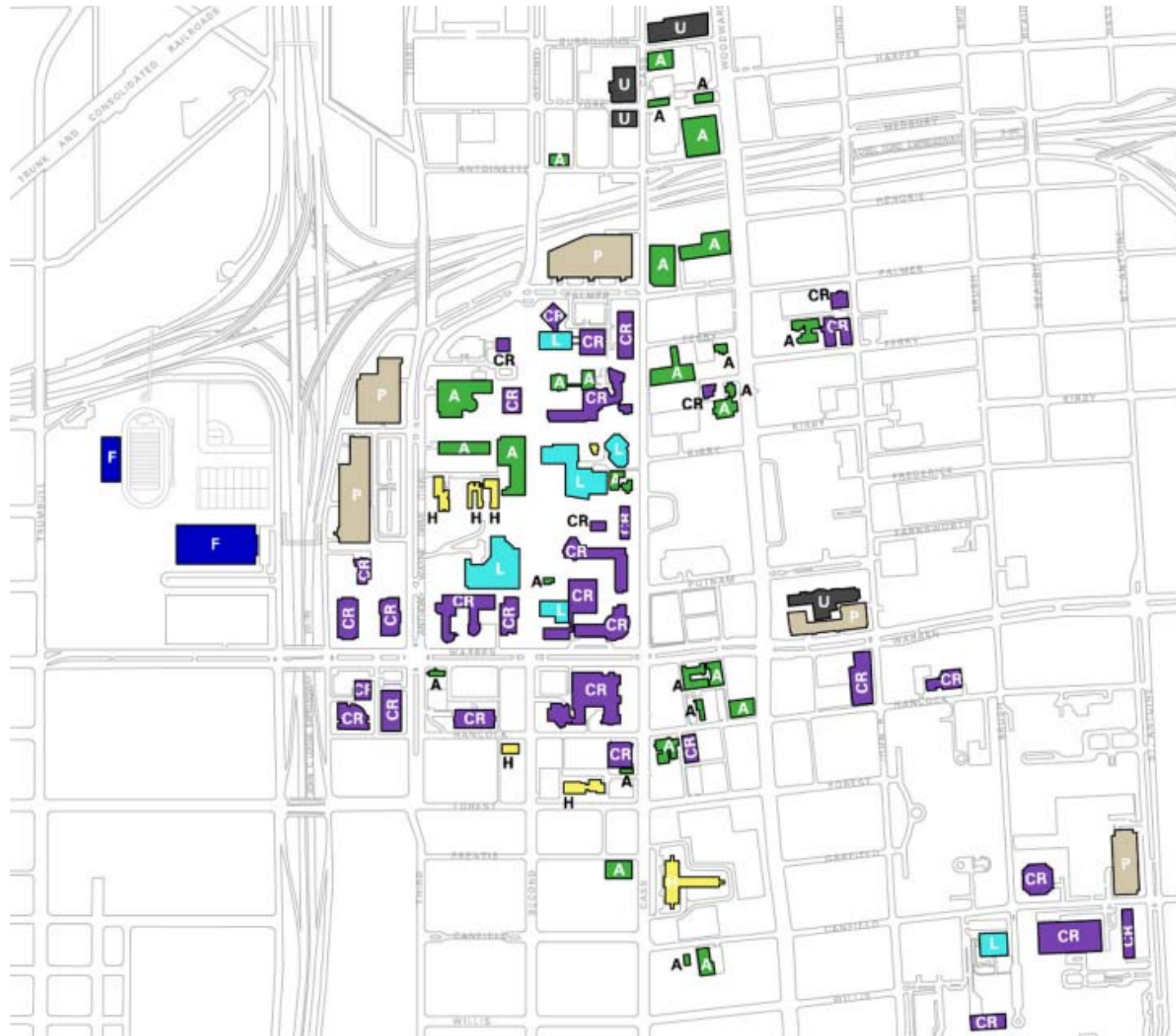
As to the campus buildings more effectively serviced from perimeter streets, the planning of service access varies. Several key buildings are plagued by prominent service docks, which convey a less than attractive impression of the campus. Such buildings include Science Hall, Engineering Building, Helen Newberry Joy Student Services Building, Faculty/Administration Building, Elliman Building and Scott Hall. The 2020 Campus Master Plan's design guidelines accordingly focus attention on this condition, as Wayne State University's model urban campus of the future should convey a positive "public front" while efficiently conducting the necessary day to day operations without undue notice.



Pedestrian conflicts along Anthony Wayne Drive



Illustration 27: Existing Building Access and Service Routes, 1998 Survey



PRIMARY USES

Included in the 2020 Campus Master Plan analysis and formulation are university and non-university uses. Primary university uses are categorized broadly as academic, research and library; housing; sports and recreation; support services; and parking. University-related uses, which include retail, childcare, and the proposed Wayne State University Research and Technology Park, are additional uses.

The pattern of university uses in the Main Campus precinct continues to follow the broad tenets established in the Pilafian Plan of 1948. Several functions continue to maintain a location as originally envisioned, such as the central location of campus libraries, the siting of professional schools toward the northeast quadrant, and the location of engineering programs toward the southwest. Moreover, the campus continues to be organized largely through the co-location of similar uses; resulting synergies continue to evolve and reinvent academic relationships. Through considerable discussion of the subject, the Steering Committee concluded that this approach should extend indefinitely into the future, certainly as foreseeable as the year 2020. **Illustration 28** identifies existing Midtown Detroit campus building uses (based on majority use).

LEGEND:

- H** WSU HOUSING
- CR** ACADEMIC (CLASSROOM AND RESEARCH)
- L** LIBRARY
- F** ATHLETIC AND RECREATION
- A** SUPPORT SERVICES
- P** PARKING STRUCTURE
- U** UNDERUTILIZED



Illustration 28: Existing Building Use, 1998 Survey

**RESEARCH AND TECHNOLOGY VILLAGE:****Weaknesses and Constraints**

- Majority of buildings are unoccupied, in various states of disrepair, and portray a poor image of the university;
- Music North building is an auxiliary site too remote from music program core;
- Several buildings provide a function or contain materials and equipment not easily relocated.

Strengths and Opportunities

- Majority of existing buildings represent redevelopment potential for expansion;
- American Beauty Electric Iron, Criminal Justice, Pontiac, and 6050 Cass buildings are historically significant structures.

ATHLETIC CAMPUS:**Weaknesses and Constraints**

- The land area and physical plant are insufficient for current and future NCAA divisional aspirations;
- Provisions for non varsity programs, such as intramural sports, are not addressed;
- The physical plant does not promote a positive, inviting image of the university.

Strengths and Opportunities

- Both the stadium and the Matthaei building are positioned for expansion.



Gullen Mall

MAIN CAMPUS:**Weaknesses and Constraints**

- The pedestrian mall system precludes proper building service, especially for those located on the malls' interior;
- The location of the designated service area of the David Adamany Undergraduate Library is not conducive to future campus development on the site. In addition, the land area utilized to service a building of this type is excessive;
- Access to the Chatsworth Apartments garage utilizes valuable open space and poses a hazard to pedestrian traffic on Williams Mall;
- Program segregation within several schools and colleges occurs because of past expedited expansion programs and room scheduling criteria;
- The programmed uses of the buildings adjacent to Ludington Plaza share few commonalities. In addition, the space is not fully enclosed by buildings on the side of the John C. Lodge expressway, making the space excessively noisy;
- The average age of campus buildings is 49 years;
- Several buildings are deficient in size, environmental systems, maintenance and technology for their current use;
- The Helen Newberry Joy Student Services Building is an inadequate facility and in an inappropriate location on campus for the intended function;
- General Lectures Building is an inefficient use of campus land;
- Several surface parking lots occupy valuable campus expansion space;
- The planned I-94 expressway expansion may limit potential peripheral development opportunities, specifically in the area of surface parking lot B.

Strengths and Opportunities

- Science Hall, Chemistry Building and the Science Library could be physically linked to improve circulation, communication and delivery of services;
- Housing nucleus on Main Campus offers opportunity for expansion;
- Science and engineering corridor is forming along Warren Avenue;
- The removal of the Bioengineering and Engineering Technology buildings, both aging structures in a poor state of repair, would bring into view the recently completed Manufacturers Engineering Building and allow the potential to strengthen desired linkages between the science and engineering programs through expansion on the available site;
- A reduction in the width of Anthony Wayne Drive would provide additional space that could be used for campus expansion;
- The Linsell House is an historic structure;
- The university maintains significant exposure along Warren Avenue.

EAST CAMPUS:**Weaknesses and Constraints**

- Beyond the proposed Welcome Center, Woodward Avenue frontage is not exploited;
- Several buildings provide a function or contain materials and equipment not easily relocated;
- Several buildings are poorly constructed and/or in various states of disrepair and convey a poor image;
- Merrill Palmer Institute programs exceed capacities of Freer House, Knapp and Skillman buildings, and land for expansion is limited;
- 5439 Woodward (Building C) is landlocked behind buildings A and B.

Strengths and Opportunities

- The university maintains significant Woodward Avenue frontage from I-94 to Kirby Street;
- The Freer House, part of the Merrill Palmer Institute, is an important historic structure;
- The Beecher House is an historic structure.

SOUTH UNIVERSITY VILLAGE:**Weaknesses and Constraints**

- University Tower apartment building is visually unappealing, out of context and an inefficient use of land;
- Several buildings are poorly adapted to current use, in disrepair and portray a poor image;
- The performing arts physical plant is insufficient to meet the needs of the program.

Strengths and Opportunities

- Bonstelle Theatre, Hilberry Theatre, Mackenzie House, the Simon Building and the Thompson Home are historically significant structures in varying states of repair;
- Simons Building and the University Tower apartment building offer the university additional Woodward Avenue frontage;
- Vacated Mortuary Science Building site is an attractive location for housing.

MEDICAL CAMPUS:**Weaknesses and Constraints**

- Existing physical plant is not strongly interrelated;
- Adequate parking is limited at various locations;
- Scott Hall commands an overbearing presence due to its size and appearance.

Strengths and Opportunities

- Most of the physical plant has additional but limited capacity for expansion.



Old Main

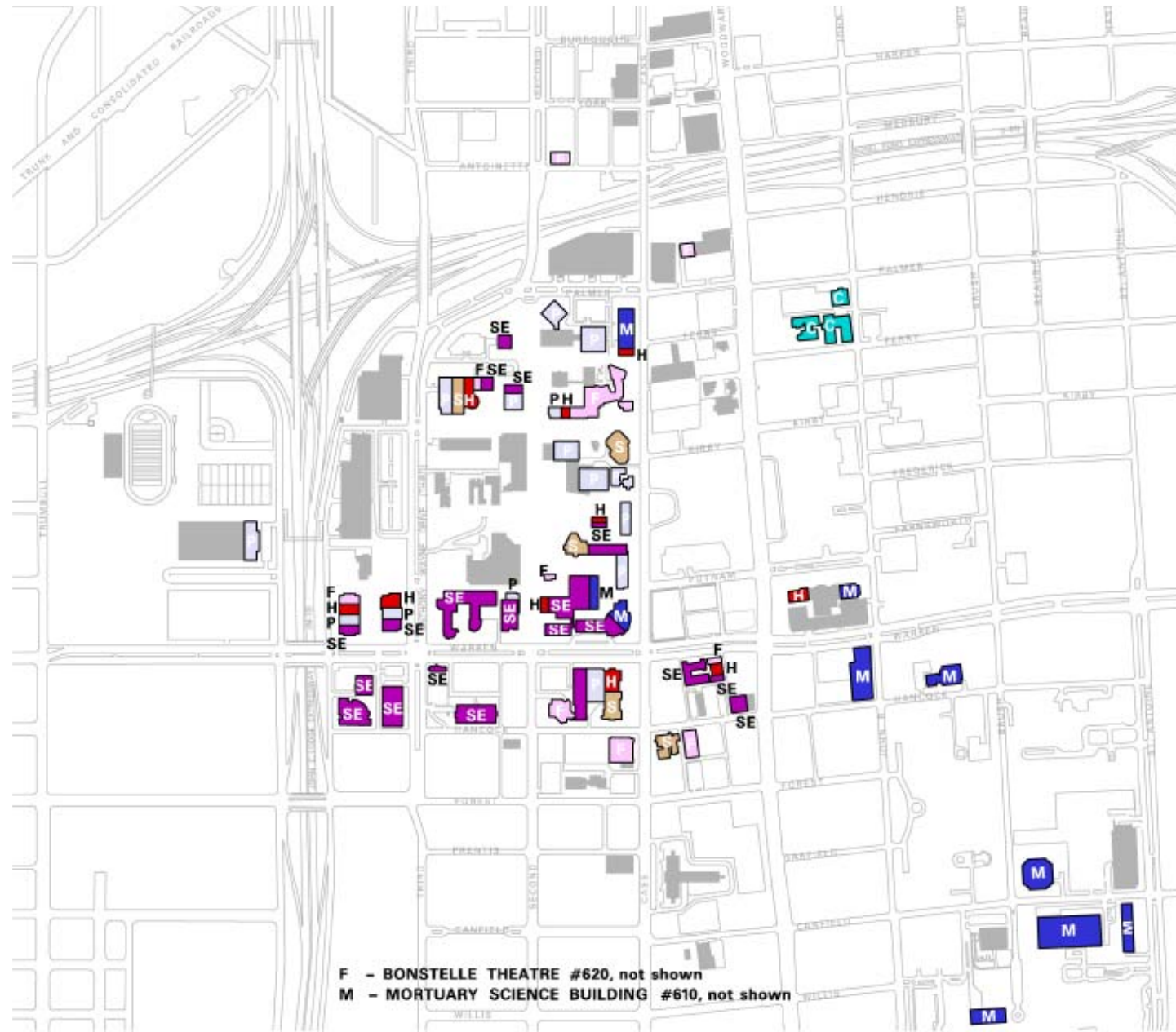


Illustration 29: Existing Academic Use, 1998 Survey



ACADEMIC AND RESEARCH

Wayne State University is a national research university with a mission of urban teaching, research and service. The university is made up of 15 schools and colleges offering bachelor's, graduate and post graduate degrees. Each of these colleges and schools is part of seven academic components, which are listed in **Table 10**, refer to **Illustration 29** for their location. In general, each of the schools and colleges maintains a "home base," most of which were established years ago. The academic model adopted by the university promotes concentrations of compatible and potentially cooperative academic utilization. Many individual school and college programs have matured and expanded at a pace that has exceeded the physical plant. As a result, many programs utilize facilities spread all over campus, neither by design nor in relation to the "home base." Table 10 also lists all of the locations that are used for academic functions per each academic component.

Community Related – Clinical Study Programs

Most community outreach activity that occurs on the Midtown Detroit campus is located primarily in the Medical Campus and East Campus precincts. What began as a joint effort with the University of Michigan, the Merrill Palmer Institute, is now located in three facilities on the East Campus: The Freer House, the Knapp Building and the Skillman Building. Space is limited within the current facilities, while the demand for community service programs is growing. As a result, the excess demand is housed in various locations throughout the campus and surrounding community. In addition, the nature of these programs is such that their duration and/or mission change from year to year, adding to the difficulty of facility scheduling.

Fine, Performing and Communication Arts

In the late 1980s several programs within Liberal Arts were combined to form Fine, Performing and Communication Arts. Based out of the Community Arts complex since the buildings opening, the College is comprised of several units – Art and Art History, Communication, Dance, Music and Theatre. The units are spread over three campuses, plus an isolated location on Woodward Avenue south of Mack Avenue (Bonstelle Theatre). Art and Art History are located in the Art building and maintain a foundry located in the University Custodial Grounds Building. Communications and general lecture space are primarily located in Manoogian Hall; The Maggie Alsee Department of Dance is located in Old Main. Theatre is located in the Bonstelle and Hilberly Theatres; design studios are located in the Art building and Old Main; and music studios are located in Old Main and the Schaver building. In addition, St. Andrews Hall is frequently utilized for various college functions. The distance and complexity of the current utilization pattern negatively impacts the College's ability to foster a strong sense of identity and operate efficiently.

Humanities

The Humanities component is made up of departments in the College of Liberal Arts, whose programs are located in 10 different buildings. Most of these programs are housed in Manoogian Hall and 51 West Warren, though instructional units are also in State Hall and the Adamany Library. Humanities instruction also is offered through the College of Lifelong Learning as the administrative unit handling most course offerings at satellite locations in the metropolitan area.

Social Sciences

Programs in the Social Sciences are located in the College of Liberal Arts, the College of Science, the College of Urban, Labor and Metropolitan Affairs (CULMA), and the School of Social Work. Social Science departments within the Liberal Arts are found primarily in the Faculty/Administration Building (F/AB), Manoogian Hall and Old Main, the location for the Anthropology Museum. The psychology program in the College of Science occupies 71 West Warren and several other locations. CULMA's programs are centered in F/AB, State Hall and the Reuther Library. The School of Social Work occupies the Thompson Home, which not only accommodates administrative functions but also has become an icon for the school.

Health Sciences

The Medical School, College of Nursing and the College of Pharmacy and Allied Health Professions make up this component. The College of Nursing is based in the Cohn Building on the Main Campus. The Medical School is based in Scott Hall on the Medical Campus. The College of Pharmacy and Allied Health Professions is based in the old Shapero Hall located on the Downtown Detroit Campus, and is to be relocated to the DMC in 2002. The disparate locations are awkward considering the similarities inherent in each program and the desire to participate with the Detroit Medical Center. The Medical Center is the entity common to each program.

Professional Schools

The professional schools have maintained independent locations over the years. The Law School has recently completed an addition to its facilities. The nature of the Law School's curriculum lends itself to an independent facility. The School of Law Business and College of Education maintain their own facilities; however, growing demands for space from other academic units are requiring these schools to share their lecture halls.

Science and Engineering Research

The technical requirements of the colleges of Science and Engineering reduce the availability of facilities that can be shared with other groups. Most facilities are program specific and therefore generally autonomous; however, outside demand for shared lecture space use has also occurred in these academic units. An alliance between the Science, Engineering and Medicine components has been developing over recent years, prompting thinking about a concentration of "life sciences" in a mutually convenient location.

ACADEMIC USES

Weaknesses and Constraints

- General lecture hall and classroom space demand exceeds supply;
- Humanities and social sciences programs are dispersed over 13 facilities with no identifiable core;
- Fine, Performing and Communication Arts programs are spread over 13 facilities;
- Natural Science Building is remote from the core of Science and Engineering facilities along Warren Avenue;
- Warren Avenue divides the Science and Engineering programs;
- Merrill Palmer Institute lacks exposure in general and linkage to other campus facilities with related programs;
- Music Building North is too remote from Main Campus;
- Parking is insufficient in the southeastern area of Main Campus, Mott Center and Prentis Cancer Center;
- Athletic program is short on space for additional academic programs.

Strengths and Opportunities

- Lecture halls on the Main Campus are, in general, well dispersed;
- The Art, Biological Sciences and Education buildings are adequate to meet departmental needs provided the ancillary uses are removed;
- The humanities and social sciences programs are large enough to justify their own building;
- The Fine, Performing and Communication Arts programs could be consolidated in the Arts Building, Hilberly Theatre, Old Main, and Schaver Hall;
- Program functions at the Bonstelle Theatre could be relocated to a site near Old Main;
- The Mott Center could be expanded to accommodate a consolidation of the community outreach and clinical programs;
- The university maintains an inventory of available space in several vacant buildings which could be redeveloped into programmed space or made available as storage and/or "swing space" for departmental moves;
- The planned WSU Research and Technology Park development in Research and Technology Village depends on the leadership and guidance of the university;
- Space exists to relocate the Nursing program to the Medical Campus.

ACADEMIC USE - EXISTING

Academic Components

Community Related – Clinical Study Programs	Fine, Performing and Communication Arts	Humanities	Social Sciences	Medicine	Professional Schools	Science and Engineering Research
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Colleges and Schools

Various college/school-sponsored programs	Fine, Performing and Communication Arts	Liberal Arts	Social Work	Medical School	Business	Engineering Science
		Lifelong Learning	Urban, Labor and Metropolitan Affairs	Nursing	Education	
				Pharmacy and Allied Health Professions	Law	
					Library and Information Science Program	
					Graduate School	

Existing Occupancy

Various locations	51 West Warren	51 West Warren	Faculty/Administration Building	Chemistry Building	Art Building	51 West Warren
	95 Hancock	Art Building	Old Main	Cohn Building	Biological Science	Bioengineering
	Art Building	Cohn Building		Detroit Receiving Hospital	Cohn Building	Biological Science
	Art History Foundry	DeRoy Auditorium	Reuther Library	Harper Hospital	Education Building	Chemistry Building
	Bonstelle Theatre	Faculty Administration Building	State Hall	Elliman Building	Faculty Administration Building	DeRoy Auditorium
	Community Arts	General Lectures	Thompson Home	Henry Ford Hospital	Freer House	Education Building
	Faculty/Administration Building	Manoogian Hall		Hutzel Hospital	General Lectures	Engineering Building
	Hilberly Theatre	Old Main		Lande Building	Knapp Building	Engineering Tech.
	Linsell House	Rackham Building		Mortuary Science	Kresge Library	Faculty Administration Building
	Manoogian Hall	Science Library		Rackham Building	Law School	General Lectures
	Music Annex	State Hall		Research Institute of Michigan	Manoogian Hall	L. N. Simons Building
	Music Building North			Science Hall	Matthaei Physical Education Building	Life Science Building
	Old Main			Scott Hall	Old Main	Manoogian Hall
	Schaver Hall			Shapero Hall	Prentis Building	Manufacturing Engineering Building
			Shiffman Library	Purdy Library	Natural Science	
			University Health Center	Rand House	Old Main	
				Skillman Building	Physics Building	
				State Hall	Psychology Building	
					Science Hall	
					Science Library	
					State Hall	



David Adamany Undergraduate Library



Science and Engineering Library, Manoogian Hall, State Hall

Table 10: Existing Academic Building Utilization

Source: WSU Office of the Registrar, 1999





Richard Cohn Building

LIBRARIES

The Wayne State University Libraries support the education and research missions of the university by providing comprehensive support for its instructional and research programs and by sharing its resources with business, industry, the community and other libraries. The University Libraries' holdings total over 3 million volumes and approximately 25,000 serials. The WSU Libraries currently ranks 47th among the top 110 research libraries in the United States, according to the Association of Research Libraries (ARL) composite rating. There are seven libraries located throughout the main and medical campuses. The recently completed Adamany Undergraduate Library meets undergraduate student needs while graduate level utilization occurs in both the G. Flint Purdy Library and the Kresge Library. The Arthur Neef Law School Library, Science and Engineering Library, Vera Shiffman Medical Library and Walter P. Reuther Library of Labor and Urban Affairs each caters to a specific academic program. Portions of the G. Flint Purdy Library, the Kresge Library, and the Science and Engineering Library are also used for various academic functions.

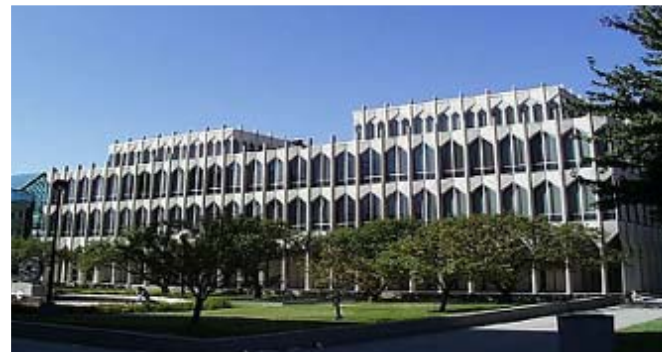
The average age of the library facilities is 31 years. The older facilities, such as the Purdy Library, Kresge Library, Science and Engineering Library, and Vera Shiffman Medical Library, are not in good physical repair. An addition was put onto the Walter P. Reuther Library of Labor and Urban Affairs in 1990 and the Arthur Neef Law School Library is currently under renovation in conjunction with the Law School expansion. *The Strategic Plan to the Year 2000 / Wayne State University Library System* was released by the university in 1994. The completion of the Adamany Undergraduate Library in 1997 brought the university library system up to current academic standards relative to comparable universities. An outstanding exception is the Vera Shiffman Medical Library, which has been identified as inadequate to meet the needs of the Medical School.



Biological Sciences Building



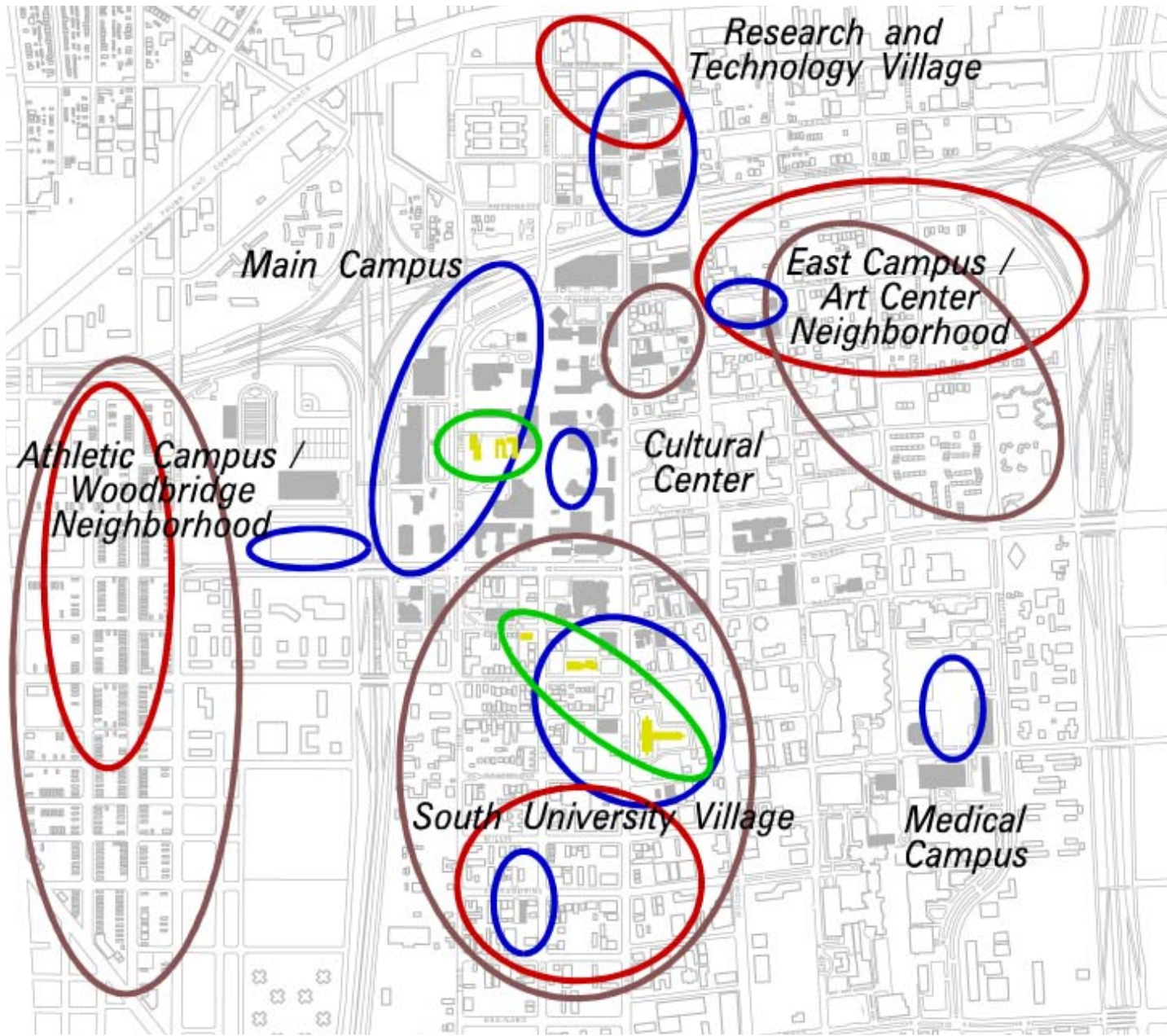
Gordon H. Scott Hall, Basic Medical Science



Education Building



Life Sciences Building



Area	On-Campus Housing		Off-Campus Housing		Total Beds
	Existing Beds	Potential Beds	Existing Beds	Potential Beds	
Research & Technology Village	0	677	0	100	777
Athletic Campus/ Woodbridge	0	146	600	450	1,196
Main Campus	454	1,717	0	0	2,171
East Campus/ Art Center Neighborhood	0	182	500	400	1,082
South University Village	746	1,637	700	250	3,333
Medical Campus	0	441	0	0	441
Total Beds	1,200	4,800	1,800	1,200	9,000

Notes:

The capacity for existing on-campus beds has been reduced to account for non-university affiliated residents and market conditions. Actual capacity is between 1,344 and 2,538 beds.

The capacity for existing and potential off-campus beds was determined by assuming that half of all available units in the Art Center and Woodbridge neighborhoods and all available units in the South University Village area are occupied by students, faculty and staff.

The capacity for potential off-campus beds was also influenced by the amount of available land in the area.

Source: Albert Kahn Associates - Field Survey

Table 11: Existing and Potential Housing on and Near Campus

LEGEND:

- EXISTING HOUSING
- EXISTING ON-CAMPUS BEDS
- POTENTIAL ON-CAMPUS BEDS
- EXISTING OFF-CAMPUS BEDS
- POTENTIAL OFF-CAMPUS BEDS



Illustration 30: Existing Housing Use on and Near Campus, 1998 Survey



HOUSING ANALYSIS

The university introduced a residential component to the campus in the mid-1950s with the purchase of Chatsworth Tower Apartments. Six on-campus apartment buildings constitute Wayne State University's housing inventory today. Of these, three were designed specifically for university markets and uses, and the other three were acquired and converted. On the Main Campus, three apartment buildings are located near the campus core. Two of these structures, the Chatsworth Tower and Chatsworth Annex apartment buildings, are remnants of the Merrick Street residential block, the predecessor of Williams Mall. On the south campus, the other three university apartment buildings are more distributed from each other and integrated into largely residential environments.

Students are the dominant residents in university housing, with faculty and staff occupying about 5 percent of the total units. Four of the buildings are high-rise structures – nine to 15 floors – while two are low-rise structures of three floors. The nine-story Chatsworth Towers and its three-story annex comprise 117 units. Immediately west of the Chatsworth complex is the 15-story Helen DeRoy Apartment Building, which contains 258 units. The three-story Sherbrook Apartment Building is a 25-unit facility located one block south of the Central Campus. The 10-story Forest Apartments building is one block east and contains 211 units. The 11-story University Tower apartment building is located about midway between the Main and Medical Campuses and has a capacity of 300 units. University Tower is the only apartment building offering in-home childcare service. The current on-campus housing capacity is 911 units, containing a total of 1,344 bedrooms – see **Table 12**.

The 1967 Long Range Development Program set a goal to house 5,000 students on campus. This was to be achieved by an extensive urban renewal program that was to convert land near the Athletic Campus to university housing. Some non-university housing was eventually developed in the area. The university initiated a residential program with the construction of the Helen Newberry Joy Women's Residence Hall, completed in 1964. Shortly thereafter, an existing structure was purchased and converted in the name of Katherine Faville. Combined, the two dormitories contained 181 rooms. Subsequently, the university either sold or demolished buildings that it could not adequately maintain. The Santa Fe Apartments and Katherine Faville Hall were demolished, while the Helen Newberry Joy building was converted to a student services building. Throughout the university's history, on-campus housing has never played a significant role in the composition and life of the campus.

Students desiring to live near campus have found a limited supply of housing options in the Art Center, Medical Center, Woodward and Cass Corridor, New Center and Woodbridge neighborhoods. The majority of existing housing in the area that is affordably attractive to students includes older housing stock that has been subdivided into

rental units. Apartment-style housing is found in the Cass Corridor and in the East Campus area, while detached housing predominates in all other areas around campus. Newer housing in the area is either priced at "working professional" rates or restricted to low-income families, which precludes most students. Preliminary analysis indicates that the area within a 15-minute walking radius of campus offers a capacity of about 3,000 units. See **Illustration 30** and corresponding **Table 11**.

Opportunities exist throughout the university campus holdings to increase on-campus housing capacity. By assuming existing vacant land and converting surface parking lots, it is estimated that an additional 5,000 students, faculty and staff can be housed on-campus. In the Wayne State University context, at least two factors suggest that new housing be located in residential pockets distributed through the five campus precincts: will facilitate the creation of community, and a critical mass will provide economies of scale with respect to essential support functions, notably food service and maintenance.

Space available on the Main Campus is best suited for undergraduate housing because of the proximity of undergraduate programs, lecture halls and library facilities. Surrounding campus precincts offer graduate students a greater sense of independence from "the institution," and better accessibility to graduate academic buildings. In addition, the development of short-term and extended-stay housing would accommodate continuing education programs, especially those aligned with the professional degree programs. Based on a growing body of research on the sociology of housing environments in institutional and non-institutional contexts, we recommend limiting the height of new housing development to four stories, creating hierarchies of community/privacy, and dedicating sufficient meaningful open space for use by the residents.

Comparative Study

Within the specialized context of university housing, several trends were noted as applicable to the Wayne State University experience. **Table 13** presents a benchmark comparison of what 10 peer universities are currently implementing in housing development programs. Several trends were noted in the comparison study of conditions at this time:

- In general, campus housing design is moving away from traditional dormitory arrangements in favor of residential environments that provide students with a greater sense of freedom and independence – apartments and shared apartment types.
- There is no relationship between the size of the campus (as measured by enrollment) and the amount of housing provided to the students.

- There is no standard amount of housing provided; the amount on each campus varies widely.
- Housing is a "hot commodity." All campuses investigated have just opened or plan to add new student housing.
- None of the campuses studied is building housing specifically for families with children.
- Many of the newly proposed projects contained more than 300 beds.

The following are among more specific trends in student housing design:

- Single student suites are accommodating 2.4 to 2.8 students per unit.
- Married student apartments support an average of 1.1 students per housing unit.
- Freshman units generally include single and double suites with supervision (such as a resident advisor housed on each floor).
- Upper-classman units are single and double bedroom apartments with less supervision.
- Residential college units include single and double rooms with the majority single.
- Athletes integrated within other student housing.
- Graduate students require studio, one- and two-bedroom apartment units, typically built and operated by the private sector.
- Faculty should not be intermixed with student housing, as their needs are different.
- Visiting faculty and guest (extended stay) units should be combined with a conference center.
- "International House" developments are often donor-sponsored and vary significantly in program.

Trends in housing unit size include the following:

- 350 – 400 GSF per bed is appropriate for apartment-style housing.
- Studio apartments: 350 GSF per unit
- One bedroom apartments: 475 to 525 GSF per unit
- Two bedroom apartments: 700 to 800 GSF per unit
- 350 – 375 GSF per unit is appropriate for dormitory-style housing.

The demand for food service in the university residential context has not diminished, but changed in recent years. Students prefer less rigidity in their food service program. They tend to "graze" and enjoy additional freedom in meal planning. Traditional food service programs may be appropriate to certain populations, notably freshmen.



Building	Bldg. Statistics			Unit Size and Capacity per Type								Tenant Mix					Comments		
	Year Built	Lv	Building GSF	EFFICIENCY		1 BEDROOM		2 BEDROOM		3 BEDROOM		Total		University Affiliation					
				Unit Size	Capacity (Beds)	Unit Size	Capacity (Beds)	Unit Size	Capacity (Beds)	Unit Size	Capacity (Beds)	Unit Size	Total Units (Beds)	Under Grad.	Grad.	Grad. Prof.		Fac./ Staff	Child/ Other
Chatsworth Tower 630 Merrick (Williams Mall)	1929	9	122,172	450 SF 17 Units (17 Beds)	650 SF 52 Units (52 to 104 Beds)	850 SF 16 Units (32 to 64 Beds)	N/A	55,050 SF 85 Units (101 to 185 Beds)	3%	57%	7%	15%	19%	Historic structure; limited underground parking garage;					
Chatsworth Annex 650 Merrick (Williams Mall)	1929	3	44,252	N/A	650 SF 2 Units (2 to 4 Beds)	650 SF 30 Units (60 to 120 Beds)	N/A	20,800 SF 32 Units (62 to 124 Beds)	3%	49%	1%	12%	35%	Historic structure; suitable for families; balconies;					
Helen L. DeRoy 5200 Anthony Wayne Drive	1972	15	206,464	300 SF 58 Units (58 Beds)	450 SF 113 Units (113 to 226 Beds)	520 SF 87 Units (174 to 348 Beds)	N/A	113,490 SF 258 Units (345 to 632 Beds)	1%	73%	2%	5%	20%	Laundry rooms on each floor; computer room on first floor;					
Forest Apartments 460 West Forest	1975	10	145,754	325 SF 69 Units (69 Beds)	450 SF 142 Units (142 to 284 Beds)	N/A	N/A	86,325 SF 211 Units (211 to 353 Beds)	56%	28%	3%	4%	9%	Laundry rooms on each floor; children's outside play area;					
Sherbrooke Apartment 615 West Hancock	1925	3	21,748	380 SF 6 Units (6 Beds)	550 SF 19 Units (19 to 38 Beds)	N/A	N/A	12,730 SF 25 Units (25 to 44 Beds)	41%	38%	0%	13%	9%	Balconies on some units;					
University Tower 4500 Cass Avenue	1996	11	354,382	N/A	551 SF 60 Units (60 to 120 Beds)	797 SF 180 Units (360 to 720 Beds)	1,039 SF 60 Units (180 to 360 Beds)	238,860 SF 300 Units (600 to 1,200 Beds)	38%	36%	12%	3%	11%	Central laundry facility; child-care center on first floor;					
Total			894,772	1,455 SF 150 Units (150 Beds)	3,301 SF 388 Units (388 to 776 Beds)	2,817 SF 313 Units (626 to 1,252 Beds)	1,039 SF 60 Units (180 to 360 Beds)	527,255 SF 911 Units (1,344 to 2,538 Beds)	27%	47%	6%	5%	15%						

Notes:
 Number of beds is based on the assumption that each bedroom can accommodate between 1 and 2 beds.
 Each unit contains one bathroom, except in the University Tower; 2 and 3 bedroom units each contain two bathrooms.

Table 12: Existing University Housing

Source: WSU Department of Housing - Fall Term, 2000

Those that do participate in the program should be served in facilities close to their place of residence. Many students prefer to prepare their own meals in their apartment or at least have that option. The food service program should be considered as an auxiliary enterprise typically serviced by an outside source. The ideal food service facility is located on one floor. The omission of a food service program does not relieve the university from providing food. Such a provision can be met by outside sources such as vending areas or grocery stores as long as they are located close to residents. Activities that enhance livable campus communities – lounges, laundries, study areas, etc. – should be distributed through all housing facilities rather than concentrated in a single location. A residential life program should be defined for Wayne State University based on additional survey and research.

The goal of housing 6,000 students on campus by the year 2020 is both compelling and highly determinative to the shape of the future campus. An analysis of today's conditions in the context of national norms is thought-provoking. The demand for student housing is typically based on the number of full-time students. In the fall of 1999 at Wayne State University, 9,015 full-time students were enrolled in un-

dergraduate programs, 2,907 full-time students enrolled in graduate programs, and 2,214 enrolled in graduate professional programs for a total of 14,136 full-time students. In the context of the 2020 housing goals, more than 40 percent of the university's full time students would be housed on campus, as compared to approximately 6 percent housed in 1999. Also worth considering is that in the national context, freshmen students typically make up half of the total undergraduate, on-campus, housed population; for every 100 freshmen housed, an additional 60 will be sophomores, 30 will be juniors and 15 will be seniors. These comparisons to national norms suggest that the Wayne State University goal is aggressive; on the other hand, the university's location, stature, demographics and graduate/undergraduate balance are relatively unique. In light of these and related considerations, we recommend further analysis of the unique context and potential for residential life at Wayne State University.



Woodbridge Neighborhood Housing / South University Village Housing



Campus	Enrollment Fall 1999	% of Total Enrollment Housed	Single Student Resident Hall Occupancy	Single Student Apartment Occupancy	Family Housing Apartment Occupancy	New Projects Underway
University of Alabama, Birmingham	17,000	20%	1,694	1,692	66	New project in planning stages. Privately built. Open in fall 2001. 500 beds, apartment-style.
University of Cincinnati, Ohio	35,000	9%	2,700	0	400	Plan to add new housing. No details are available at present.
University of Illinois, Chicago	25,000	12%	2,450	580	0	
Indiana-Purdue University, IUPUI Indianapolis	28,500	11%	2,450	580	0	Will be adding new apartments for singles and married. Privately built. 593 beds. Open fall 2002.
University of Louisville Kentucky	22,000	9%	1,780	75	100	New apartments will open in fall 2000. 2, 3 and 4-BR single student apartments. Privately built. 492 beds.
University of Missouri Kansas City	10,000	3%	331	0	0	In 1999, university purchased two existing private apts. totaling 620 units to convert to student occupancy.
University of Pittsburgh Pennsylvania	22,000	24%	5,200	Apts. run by Prop Mgmt	Apts. run by Prop Mgmt	75 4-BR suite style apartments for 300 upper-class students are under construction. Open fall 2000.
University of Wisconsin Milwaukee	22,000	10%	2,125	32	0	Under construction: 324 beds in 81 4-BR apartments. Open summer 2000.
Virginia Commonwealth Univ.	22,000	13%	2,500	450	0	In planning. Will open new apartments for single students in fall 2001. Project size not determined.
Wright State University Ohio	17,000	12%	1,450	619	20	Will open 30 4-BR apartment units for singles in fall 2000; In fall 1999 opened 30 4-BR apartment units.

Table 13: Housing Benchmark Analysis

Source: Ira Fink and Associates

ON-CAMPUS HOUSING

Weaknesses and Constraints

- The campus offers few housing type options – primarily apartments;
- Limited land is available for recreational activities, potentially limiting the amount of new housing that can be built;
- The limited housing options on and near the campus encourage students, faculty and staff to commute.

Strengths and Opportunities

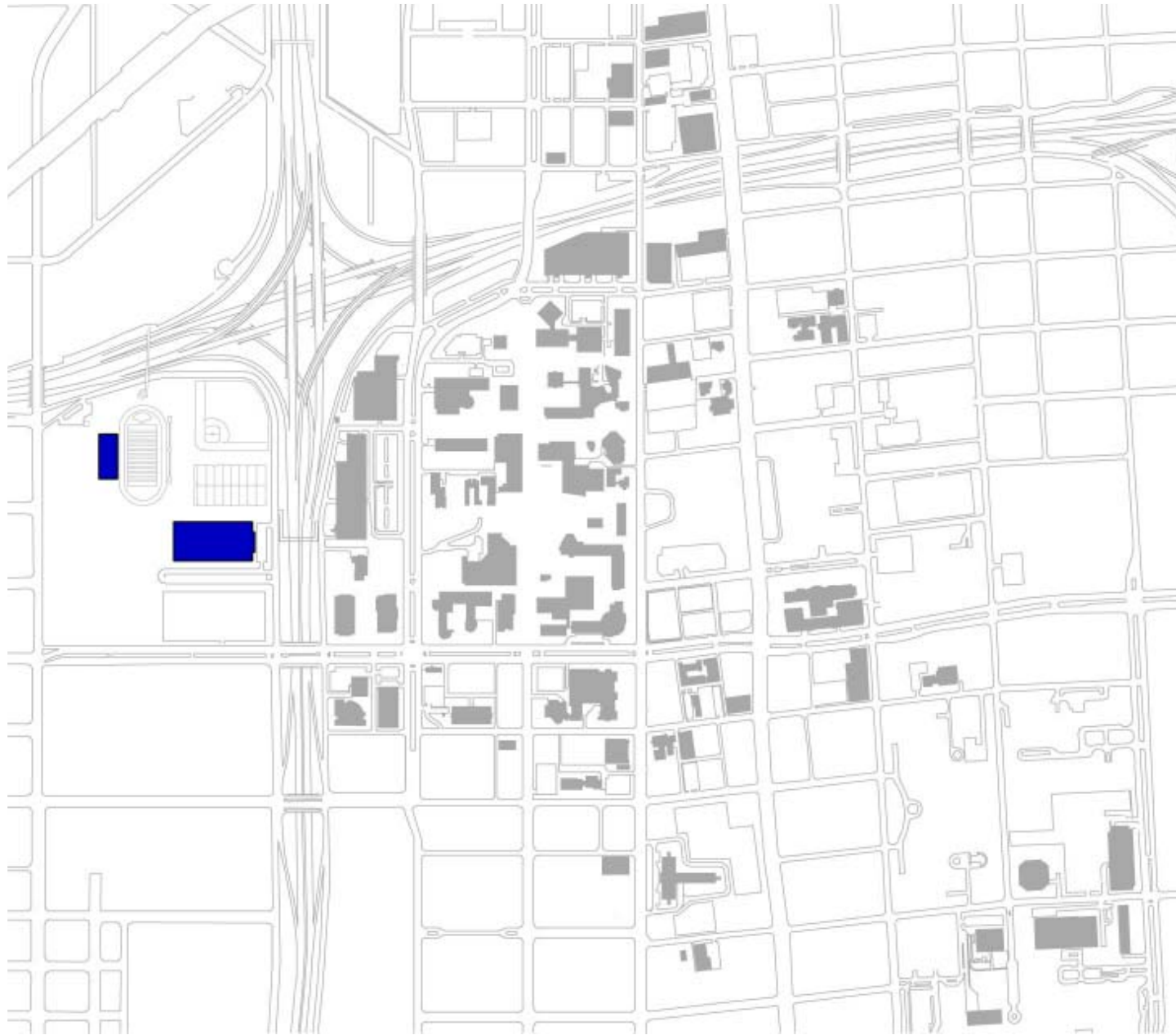
- Land is available on the Main Campus to support a significant housing expansion near existing housing inventory, while land is available on the adjacent campuses for addition housing units;
- Helen Newberry Joy Student Services Building could be re-converted to dormitory use, or replaced with a new housing facility;
- Potential exists to augment the Student Center Building with a residential life program offering additional food service options to on-campus residents;
- St. Andrews Hall could be utilized as anchor to a new Residential/Honors College;
- Land is available at the Research and Technology Village for a sizeable housing development;
- The University Tower site is significantly underutilized and offers potential for residential expansion;
- The East and Medical Campuses contain sizeable surface parking lots that offer the potential of additional on-campus housing development;
- Anthony Wayne Drive can be narrowed to facilitate residential corridor development.



Forest Apartments, University Tower Apartments, Sherbrooke Apartments, Chatsworth Annex Apartments



Chatsworth Tower Apartments, Helen Deroy Apartments



Existing tennis courts and football stadium

LEGEND:

 ATHLETIC / RECREATION



Illustration 31: Existing Athletic and Fitness Use, 1998 Survey



SPORTS AND RECREATION

Sports and recreation uses encompass competitive athletics, physical education, intramural sports and unorganized recreation, requiring buildings and grounds generally specialized in nature. No additional facilities or fields have been added to the athletic program since the publication of the 1967 Long Range Plan, which found existing conditions to be insufficient for university needs. Wayne State University's facilities currently dedicated to athletic and physical education uses occupy 189,310 GSF – **Illustration 31**. All assigned structures are over 30 years old and undersized for current programs. The new 75,000 GSF Fitness and Recreation Center will house indoor recreational activities for the general campus population, including commuting students and residents. The facility, however, is sized for the existing campus population and will need to be supplemented to meet the needs of an expanding campus. The university's potential petition for higher NCAA divisional status for existing athletic programs will broadly impact the campus. The additional recreational requirements of potentially 5,000 more campus residents will place further demands on existing resources already taxed beyond designed capacities. Immediate additional studies into this area are recommended.

The following report by Sports Management Group documents preliminary findings with respect to athletic fields and dedicated recreational space conditions at Wayne State University.

Sports Field Analysis

During the master planning of the Wayne State University campus in Detroit, it was observed that an assessment of need and accommodation for outdoor fields and play space would be of significant benefit. The availability of outdoor recreation space had been recognized as important to the university, particularly in light of the objectives of the administration with regard to growth in residential enrollment and quality of campus life to be offered. The urban character of the campus, and the limited availability of additional land for development, required careful analysis of current and projected program needs, existing inventory of fields/spaces available, and a flexible and creative approach to providing adequate facilities to accommodate current and anticipated needs. In addition, the encroachment of adjacent infrastructure (expressways), the allocation of available real estate to accommodate housing, academics and a new sports arena, and the significant need for parking presented limited opportunities for expansion or addition of fields.

In interviews with representatives of the Department of Athletics and the Department of Physical Education and Intramurals, a number of issues were revealed regarding facility use patterns, growth of programs and projected changes

in the current situations. Following is an outline of field inventory, use and condition, current program conditions and projected needs, goals and objectives.

Football Stadium

Originally seating 6,000 spectators, the stadium now seats approximately 4,000 on the home side and 500-750 on temporary bleachers on the visitor's side. Addition of a new press box and other modifications resulted in a reduction in the original capacity. The Detroit Public Schools previously utilized Wayne State University's football stadium for championship games; however, there are now high school facilities that are more desirable. An expansion of the stadium to accommodate approximately 10,000 spectators should be considered for Division I-AA play. Larger crowds for specific games would require use of another facility, presumed currently to be the Detroit Lions' new stadium. Competition at Division I-A would require games to be played in a stadium accommodating 30,000 spectators. The field is reasonably well drained, but is described as "crusty" and may necessitate refurbishment. It is currently used two to three days per week during football season and is fairly well protected from overuse. There is also a dirt track around the field that should be reconstructed for recreational as well as athletics use.

Football Practice Field

The practice field is poorly drained and well worn from overuse, requiring football practice to take place on the intramural fields if they are available. Renovation and reconstruction are recommended.

Softball Fields

Two softball fields with temporary bleacher seating lack press boxes and permanent seating. These facilities are shared between athletics and intramural sports. One field is adequate in size with a fence at 220 feet and the other is small with a 190-foot fence. Their condition has not been confirmed, but the level of use appears to be such that improvements may be required. One field should be developed as a stadium and dedicated to athletics use. One additional field or infield is necessary for practice, intramurals and physical education uses. Shared use of the varsity field with physical education and intramurals is not desirable, particularly at the higher division of play anticipated, and in light of improved gender equity compliance.

Baseball Field

The baseball field is adequate, but, with the work planned for the adjacent Ford expressway, it will need to be modified due to loss of necessary area.

ATHLETIC PROGRAM

University Sports Programs with Exterior Field Requirements:

Baseball
Cross-country
Football
Golf
Soccer
Softball
Tennis
Track (to be reinstated)

ISSUES:

Recreational Space

- Residential quality of life and expansion are dependent on improving recreational space opportunities
- Increase outdoor play opportunities for faculty and staff
- Outdoor play opportunities are provided but are under-utilized

NCAA Division Classification

- The move to Division I has a greater impact on indoor facilities than on exterior fields
- Move will require higher commitment to maintenance of existing facilities and fields

Real Estate

- I-94 expansion further diminishes Athletic Campus and will necessitate replacement land acquisition
- NCAA program goals will require additional land area to economically realize physical plant requirements

Field Utilization Efficiency

- Maximize use of available facilities without duplication between athletics and recreation
- Consider developing roofs of new structures with artificial surfaces
- Extend play time with site lighting at all venues
- Maintain playable facilities

Gender Equity

- Add women's soccer



Existing auxiliary sport fields

Tennis Courts

Sixteen lighted tennis courts are shared among athletics, physical education and intramurals. They were constructed about 30 years ago and have been resurfaced several times, most recently eight courts in 1996-97. Increasing problems with cracking may suggest the need for renovation or reconstruction. These courts are very well used in the spring and early summer. It is not ideal for athletics to share courts since the general student body and others have limited use when Varsity tennis is playing. Still, shared use is currently acceptable, and given limited space availability for new facilities, this may be workable.

Intramural Fields

Two reduced-size football/soccer fields are available primarily for intramural use. They have little safety buffer as they are located very near the adjacent sidewalk and street. Their condition is unconfirmed, although they apparently receive little maintenance.

Department of Athletics

Currently, Athletics accommodates approximately 300-350 athletes per year. The outdoor activities include football, baseball, softball, tennis, golf, soccer and cross-country. In

addition, there is a strong desire to reinstate track, as Wayne State University had a great tradition from the 1920s to the 1950s. Further, gender equity requirements are currently not being adequately met and the addition of women's soccer is being strongly considered due to the significant participation anticipated. (Female participation rates as well as opportunities for participation are key components in assessing gender equity.)

Importantly, Wayne State University currently participates in intercollegiate athletics at the NCAA Division II level and desires to compete at Division I-AA level, with aspirations to move to Division I eventually. A Blue Ribbon Task Force (report dated June 1, 1998) studied such a progression and the time frame identified for the first move was three to five years (2001-2003). While the current inventory of fields and outdoor facilities is adequate in number if dedicated to athletics use only, they require improved quality and may require expansion. The football field and stadium should be improved and moderately expanded and an additional soccer field is recommended when women's soccer is instituted.

Department of Physical Education

Physical Education programs at Wayne State University include approximately 70-80 sections of activity classes serving 500 students each semester, in addition to the academic major classes. While the department classes have priority access to facilities from 7:30 a.m. to 3 p.m., there is no access after 3 p.m. because of the shared use of facilities with athletics and intramurals. Outdoor activities include tennis, golf, soccer, softball, football and track. Ideally, adequate facilities would include two multi-use fields, a softball field, 12 tennis courts and golf driving and putting areas. The existing field facilities may be adequate if they were dedicated for department use or shared only minimally. Tennis court availability is generally acceptable because of typical use of only eight-12 of the 16 courts by the department at one time. There are no golf instruction spaces on campus, requiring use of off-campus facilities.

Evening class offerings are limited and could be quite popular due to the large number of professional and graduate students who cannot participate during the day. In general, promotion of instructional and recreational programs would require more space for dedicated use, particularly in the afternoon and evening. The desired expansion of program offerings is not possible due to inadequate facilities for accommodating physical education as well as athletics and intramurals.

Intramurals

Intramural outdoor sports programs at Wayne State University include softball, tennis, soccer and grass volleyball. Scheduled play begins after 4 p.m., or 5:30 p.m. on fields used by athletics. Other activities include National Youth Sports programs, 12:30-5:30 p.m. in the summer. Community use of facilities is accommodated as space is available.

Interestingly, participants in outdoor intramurals must be sought out. The small number of residential students limits the available participants, as most commuters leave campus after classes and are unlikely to return. There is no intramural football program currently due to lack of interest. Surprisingly, when queried about whether and for what reasons people could not be accommodated in the outdoor intramural programs, the only reason given was lack of adequate participants to form enough teams. The issue then is not the lack of facilities to accommodate programs; rather, there is inadequate demand. The recently initiated intramural soccer program required numerous advertisements and notices with very few responses. Many of the participants were recruited. The lack of easy access to a large pool of students makes it difficult to "get the word out" and generate enthusiasm for the programs. There simply are not enough residential students to support intramural programs.

When considering programs that are successful, the needs are consistent with the other stakeholders. A dedicated softball field with fences at 250-275 feet would be ideal. Intramurals, which occur at the same time as athletics, would utilize this field while athletics would occupy the shorter field. Physical education would have similar access as they now do. An infield for practice and instruction should be considered for use by athletics and physical education. The existing intramural fields require, as a minimum, fences to contain kicked balls. Ideally, the fields would be standardized and expanded to provide adequate safety zones as well. A well-designed track is also desired for all stakeholders.

The student body at Wayne State University includes a large percentage of international students whose interests suggest the need for such facilities as a cricket pitch. As the institution addresses the diversity of its enrollment and the residential choices available to them, further consideration should be given to the types of activities to be offered and the facilities required to accommodate them.



Recommendations

Generally, it must be recognized that the available fields for athletic, intramural and physical education activities are not adequate nor are they consistent with the size of the institution. However, its urban location and the percentage of students who commute, as well as of those who are professional and graduate students, requires careful assessment of needs. Although this study requires significantly more input and analysis than the current scope allows, some conclusions can be drawn and recommendations made.

First, the reconfiguration of the current athletics/sports field site is strongly recommended and in fact will be required at the time of the I-94 expansion. Ideally, the football stadium could be relocated to better utilize the available land area, and to accomplish the renovation and expansion required if athletics is to compete effectively in Division 1. Included in the stadium should be a track with an appropriate competition surface for use by intramurals, physical education, drop-in recreation and fitness users and, eventually, NCAA track practice and competition. Careful planning, design and location will be critical to preserve the available area for the baseball and two recommended softball fields, one with a fence at 200-225 feet and one with 250-275-foot fence. If possible, practice infields for baseball and softball should be considered as well.

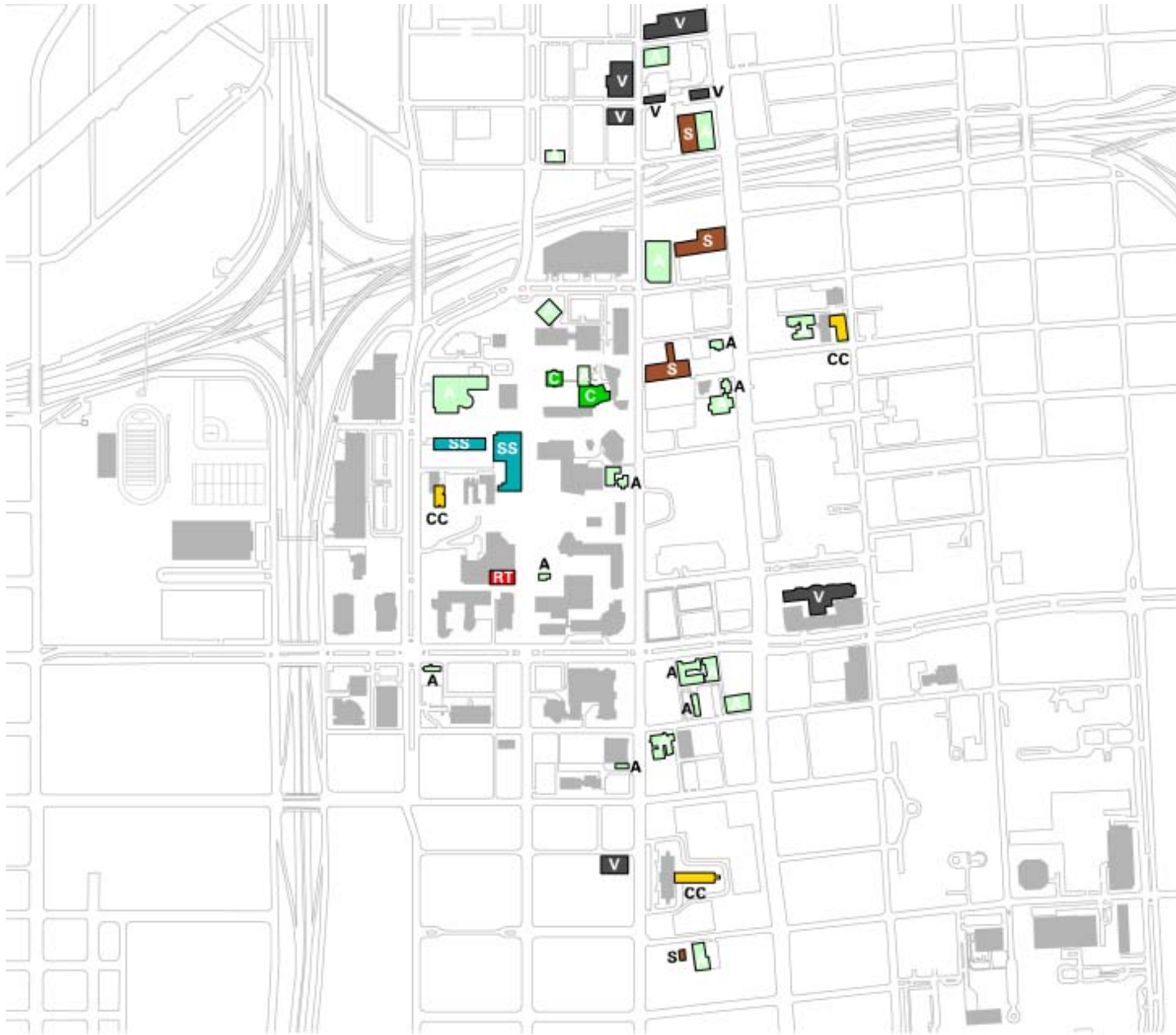
Two football/soccer fields should be provided for athletic use. One should be dedicated for football use and the other for soccer. Other uses of these fields (in the off-season, for example) should be carefully controlled and monitored to maintain them in safe condition.

It may be necessary to relocate 12-16 tennis courts to provide additional surface area for natural turf fields. While it is not ideal to locate tennis courts on the roofs of buildings, the unavailability of open land requires consideration of compromises. The tremendous need for parking on campus has been well documented and provides a good opportunity to maximize use of available land. Construction of one or more parking decks could include tennis courts and/or an artificial turf field on the roof(s). Appropriate fencing and precautions to prevent frequent loss of balls would be required, but two needs could be met on the same area of land. Locating a lighted artificial play field surface on the roof of a garage would allow extended play into the evening as well. (Note: There are new artificial field surfaces available which are surprisingly similar to grass in their appearance and playability.) Two intramural/physical education, soccer/football fields should be provided in addition to those required for athletics.

Recommendations for the number of fields to incorporate consider only conceptually the available space for their development. While it is clear that area will be lost to expressway improvements, there is little information available about the location and land required for the new sports arena and associated parking. This will, of course, strongly impact land availability and athletic campus configuration. Location of such a facility close to the heart of the campus may not be advisable, particularly given the parking requirements and its sheer size. Further, the spectators to be accommodated may best be confined to a campus edge. Careful study of the arena's effect on the campus, and, more specifically, available area for field development, must be undertaken prior to determining the optimal site. Certainly, a parking garage, which will undoubtedly be required to accommodate arena spectators, may provide the opportunity to add/relocate a field or the tennis courts to its roof. The consideration and integration of each of these opportunities (and constraints) is required to develop a reliable master planning direction in this area of campus.

Finally, the causal effect of having few residential students on the size and success of the intramural/recreational programs is counter to the initial objective of the administration, which suggests that the quality of life improvement would increase the number of residential students. Certainly a successful move to Division 1 competition would increase the visibility of Wayne State University and may have a greater impact on this issue than the size and availability of intramural programs. It is important, however, to anticipate the needs and potential, and to allocate land or develop such alternatives as are proposed here.

One additional note: While the scope of this study does not include indoor facilities, the interviews with stakeholders revealed a very intense dissatisfaction with current facilities and their availability. Even the addition of the new Recreation and Fitness Center is not anticipated to significantly relieve the pressure on the gymnasium, weight training, locker rooms, athletic training and office facilities. These facilities accommodate a significant percentage of the programs for each of the stakeholders. Further, a move to Division 1 in athletics will require much greater expansion to these support facilities than to the outdoor ones. When the new sports arena is planned and programmed, the move to Division 1 must be accounted for and knowledgeable assistance in developing the facility requirements will be critical to the success of the program (i.e., recruiting).



McGregor Memorial Conference Center

LEGEND:

- A ADMINISTRATION
- C CONFERENCE
- SS STUDENT SERVICES
- S SERVICE FUNCTION
- V STORAGE / VACANT / SURGE
- CC CHILDCARE FACILITIES (PROVIDED BY OTHERS)
- RT RETAIL DEVELOPMENT (PROVIDED BY OTHERS)



Illustration 32: Existing Support Services Use, 1998 Survey



SUPPORT SERVICES

The support services component encompasses administration, student services, childcare, general services and such on-campus amenities as retail and entertainment functions. Vacant buildings are included in this category for analysis only, but are identified separately in the Growth Model on the basis of their recommended conversion to surge space development. Support service facilities are distributed throughout the Midtown Detroit campus, and many are located in groupings of similar specialty. For example, the Research and Technology Village includes a two-block area containing predominantly service buildings. Other groupings include areas along Ferry and Reuther malls on the Main Campus, the area between Woodward and Cass avenues on the East Campus, and the area south of Warren Avenue between Woodward and Cass avenues on the South Campus. The Faculty/Administration Building, Helen Newberry Joy Student Services Building, and the Student Center form an administrative/student hub on Main Campus.

The average age of support services buildings is 63 years. Some structures, such as the 100 Antoinette, 5959 Woodward, C.I.T. Building, Computing Services Center, Federal Mogul Building, Westinghouse Building, University Custodial Grounds Building and University Services Building, are unsightly and generally in poor repair. Most are on property that exhibits little if any possible expansion opportunities. On a positive note, the Criminal Justice Building is a solid, durable structure that can be reused for a variety of worthy purposes. 6050 Cass, Beecher House, Charles Freer House, David Mackenzie House, Frederick Linsell House, Leonard Simons Building, McGregor Memorial Conference Center, Thompson Home, and the William Rands House are all significant structures, many of which are included on local, state and/or national registers of historic designation – **Illustration 32**.

Administrative services include such functions as academic oversight, development, finance, legal, operations and general office use as well as conference facilities. Computing and Information Technology, parking services, public safety, the university press and television studios are also included in this category. These functions are housed in facilities throughout the campus. The university previously held an administrative presence at the corner of Warren and Cass in Mackenzie Hall, which was demolished in the early 1990s. Occupants and programs were relocated in the Academic/Administration Building and the Faculty/Administration Building.

Student service functions include admissions, financial aid, transcripts, records, etc. These functions are currently housed in Helen Newberry Joy Student Services Building, a converted women's dor-

itory. The Student Center Building provides office space for student organizations and houses several dining and recreational functions. Other student affiliations are located throughout the campus, such as the Upward Bound program at 5225 Woodward.

A General support service catchall category includes campus operations, campus services, storage, surge and vacant space. Campus operations, including buildings and grounds maintenance, are located in the University Custodial Grounds Building and the University Services Building – both on the East Campus. Campus services also include miscellaneous functions such as the WDET radio transmitter. Storage and surge space facilities include 100 Antoinette, 5959 Woodward, Criminal Justice Building, Federal Mogul Building, Rackham Educational Building and the Westinghouse Building. Also in this category are the vacant buildings, which include the American Beauty Electric Iron Building. The building is not habitable in its current condition, but is historically significant and occupies a prominent location along Woodward Avenue within the Research and Technology Village.

Childcare is currently provided at three locations on campus – the DeRoy apartment building, Merrill Palmer Institute and the University Tower apartment building. The capacity and nature of these programs do not meet the needs of the university population.

The Student Center Building contains two floors of restaurant, retail, and recreational use. Additional on-campus retail use includes the campus bookstore, located at the southern end of the Adamany Undergraduate Library.



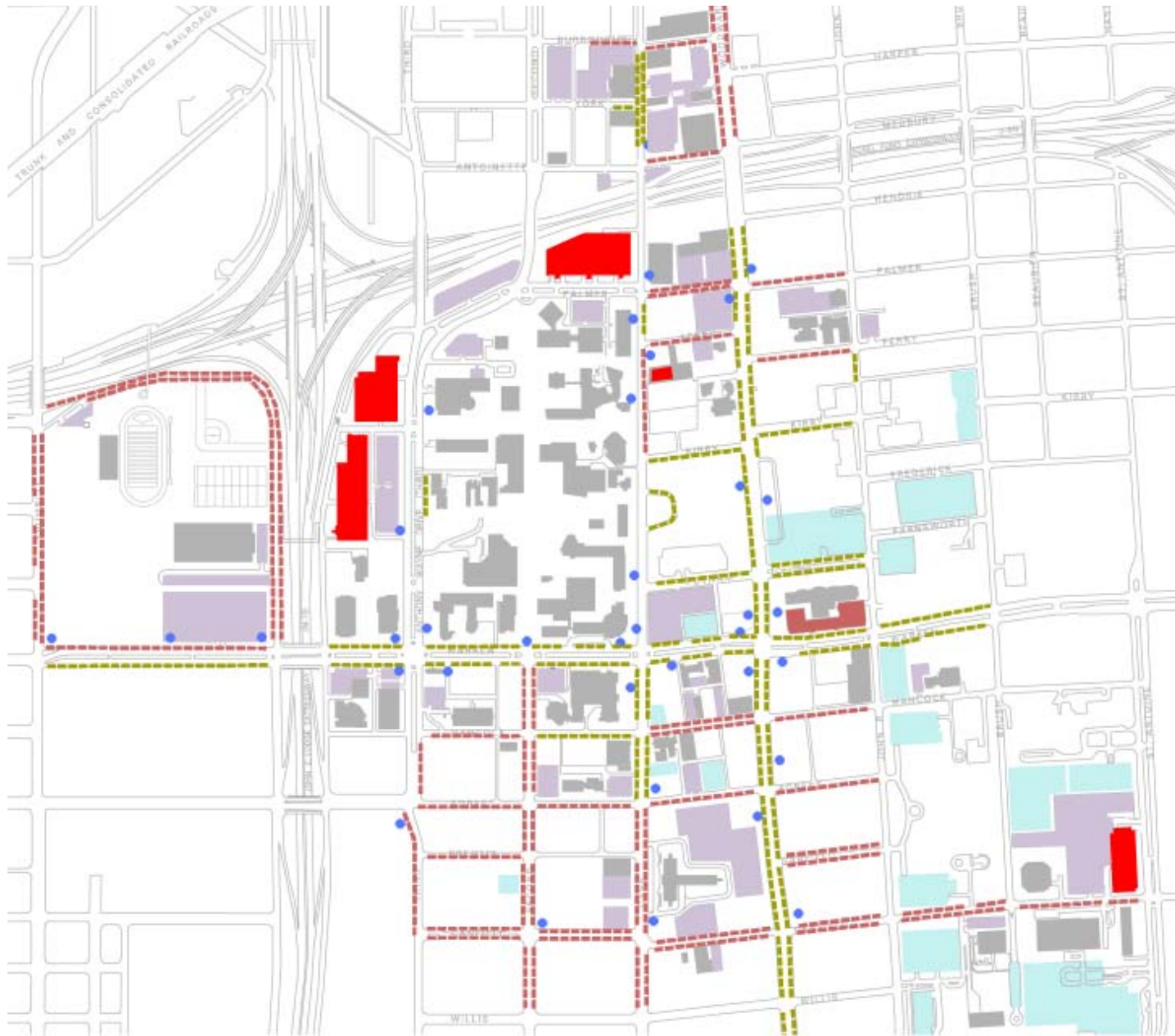
Student Center Building



Horace H. Rackham Educational Building, Criminal Justice Building



Academic Administrative Building, University Custodial Grounds Building



Parking Structure 1



Parking Structure 2

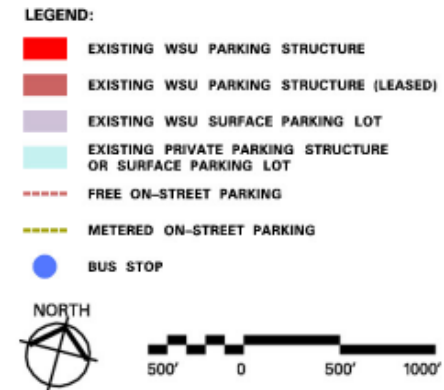


Illustration 33: Existing Parking Use, 1998 Survey



PARKING ANALYSIS

Students, faculty and staff that commute to campus have five available parking options. They can park in university parking structures, university surface lots, private parking structures, private surface lots, or they can park on the street. Five university parking structures are available; four are located on Main Campus and a fifth is located on the Medical Campus. Those users without assigned parking find university parking structures convenient to many campus destinations. (“Convenient” is in the eye of the beholder; what would be convenient to a commuter to Manhattan would not likely meet the Detroiters’ expectations.)

Many campus buildings are close to surface parking lots, but most of these spaces are inaccessible to the general constituent. The five campuses peripheral to Main Campus all provide plentiful surface parking. Many privately operated surface and structured parking facilities in the area are restricted or cost-prohibitive for most users – **Illustration 33.** (“Cost”, too, is a perception that varies with context.) Plentiful on-street parking is available in the university campus area. Metered parking is available along major thoroughfares such as Cass, Warren and Woodward avenues, although this parking includes drawbacks of limited supply and imposed time limits. Non-metered parking is available in the South and Athletic Campus precincts, and less so in the North and East Campus contexts.

Parking consultant HNTB concluded the following in its “Existing Conditions Parking Report,” May 2000:

A cursory review of the existing mode split between automobile, transit and pedestrian/bicycle use at the university suggests that the automobile is the predominant mode of choice for campus commuters. Based on the current student population on campus and the number of students that reside on-campus, approximately 28,500 students commute to campus. The physical inventory of where these users park included conducting a survey of both on- and off-street parking facilities both on and off campus. This survey was conducted during the week of October 4, 1999. From this survey it was estimated that the peak period of demand was between 9:30 a.m. and 11:30 a.m. During this peak period 68 percent of all parking spaces were occupied, leaving a total of approximately 3,000 off-street spaces unoccupied. This resulted in the conclusion that the number of spaces supplied was adequate, but not distributed as efficiently as possible. For example, occupancy rates north of the I-94 Ford Freeway (33 percent) and west of the M-10 Lodge Freeway (56 percent) were considerably lower than overall occupancy rate of 68 percent. This data led to the conclusion that there is increased competition for spaces in “prime” locations.

PARKING

Weaknesses and Constraints

- Mature Main Campus development and escalating area land values constrain more new parking deck location options
- New development will extend the problem

Strengths and Opportunities

- Several existing surface parking lots are of a size that could be developed into parking structures
- Timely, reliable shuttle transportation from parking locations to campus locations would encourage commuters to park at the more distant lots and help alleviate the crowded conditions closer to the center of campus
- Other forms of transportation, such as public transit, carpooling, bicycling and walking to campus will help reduce parking demand

The strategy to locate parking structures on the north and west perimeter of the Main Campus both facilitated circulation efficiency and created an effective buffer to the expressways and interchange. Large areas of land dedicated to parking are also located in sizeable surface lots in each of the Athletic Campus, Medical Campus, Research and Technology Village, and South University Village. A drawback to the efficient placement of parking structures along the perimeter of the Main Campus is that the southern and eastern reaches of the campus are less than ideally served. Travel distance from many parking locations to final destinations, especially during inclement weather, can be excessive by any standard. This situation is not easily resolved because of the lack of available or affordable land in the vicinity of Woodward and Warren avenues.

Current parking conditions present a number of challenges, from sublime to tactical, that require resolution. Users of some campus parking facilities have experienced access problems attributable to changes in the parking payment system. The university recently converted from a “pay as you leave” to a “pay as you enter” fee collection system. As a result, traffic accessing “prime” parking structures during peak periods will back up along the streets. The university has found that commuters are more likely to wait than to seek out an alternative surface lots. Unfamiliarity with lot locations, added walking distances, and safety issues are cited as some of the reasons for tolerating a queuing process. As noted above, there is no expedient shuttle system to move individuals from remote surface parking lots to the campus precincts. Unfortunately, current conditions impede traffic flow, aggravate commuters and create confusion for visitors, who often must compete with students for the same parking spaces.



Parking Structure 3



Parking Structure 4



Parking Structure 5



Gullen Mall looking toward Fisher Building

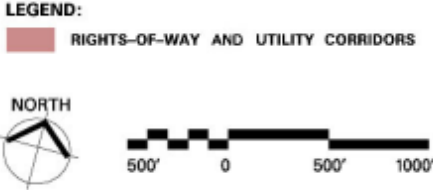


Illustration 34: Existing Land Restrictions, 1998 Survey



INFRASTRUCTURE – LAND RESTRICTIONS AND UTILITIES

Campus-related infrastructure encompasses the expressways, streets, walkways and utilities that enable the campus to function. Much of the existing infrastructure, as public domain, also constrains campus redevelopment and growth. The Parkins-Rogers 1981 *Comprehensive Development Plan – Phase One: Inventory and Analysis* is the last complete inventory of campus infrastructure. While much of the report remains valid, thorough field surveys are warranted prior to any development activity to verify actual conditions.

At least three categories of infrastructure both enable and constrain development: public rights-of-way, easements and utilities. The network of utilities that serve the Main Campus, built below the street grid of the 19th century, effectively define and delimit the open space/development pattern above. For example, a 15-foot-six-inch sewer line passes through the plaza between Manoogian Hall and General Lectures Building, parallel with Fourth Avenue. The athletic campus is built on land that contained no less than five city streets and harbors several utility lines. Utility improvements and additions, such as replacement lines, fiber optics, etc., have typically been built within existing utility easements. **Illustration 34** indicates the general utility infrastructure in and around the campus.

Electricity is provided to the campus by both the City of Detroit Public Lighting Department (PLD) and Detroit Edison. Detroit Edison also provides steam to the campus. Natural gas is provided by Michigan Consolidated Gas (MichCon). Water and sewerage service is provided by the City of Detroit Water and Sewerage Department (DWSD).

The age of the utility infrastructure is a legitimate cause for concern. In general, no significant improvements, aside from general maintenance and repair, have occurred within the utilities that serve the university since the 1981 survey was completed. The telecommunication infrastructure is an exception, as the university has completed a campus-wide fiber optics system installation. Recent power outages have raised questions about the reliability of both Detroit Edison and the PLD to deliver a continuous supply of power to the campus. Upgrading the university power supply infrastructure will most likely require the construction of a new substation on campus. A site in the vicinity of Parking Structure 5 on the Main Campus is a most likely candidate for this development. Wayne State University will need to continue to evaluate the ability of current utility providers to maintain reliable service to the campus, while keeping abreast of potential changes the industry may incur due to deregulation, mergers and the like. The university must position itself for additional physical campus growth by insuring that a suitable and reliable infrastructure is maintained in order to move toward the goals exhibited in the 2020 Campus Master Plan.



Reuther (Kirby) Pedestrian Mall



Brightways lighting along Williams Mall



Shiffman Medical Library area dedicated to staff parking, building receiving and mechanical cooling towers



Land Area Allocation Summary

Campus Precinct	Total Land Area (Acres)	Building Footprint (Acres)	Park Lot Footprint (Acres)	Open Space (Acres)
Research & Tech. Village	11.99	3.58	5.46	2.95
Athletic Campus	45.66	3.16	6.90	35.60
Main Campus	95.38	31.80	9.96	53.62
East Campus	10.90	3.90	3.90	3.10
South University Village	19.54	4.83	6.92	7.79
Medical Campus	19.96	5.82	6.62	7.52
Total Acres	203.43	53.09	39.76	110.58
Floor Area Ratio (FAR)	1.06			
Open Space Percentage	0.54			

Source: WSU Facilities Planning and Management

Table 14: Open Space Percentage

LEGEND:

- PRIMARY OPEN SPACE
- SECONDARY SPACE
- CONNECTIVE SPACE
- ATHLETIC / RECREATIONAL SPACE



Illustration 35: Existing Open Space, 1998 Survey



Gullen Mall – central space

OPEN SPACE

The character and quality of open space design encourages interaction and the sharing of ideas, thus contributing to a holistic learning environment. Campus open spaces and public streets form the basis of Wayne State University’s intra-campus and inter-campus linkages. Wayne State University’s open space pattern is based on its underlying street grid, which provides for efficient connections between destinations. Over the past 40 years additional land has been transferred and transformed from street grid to university open space inventory. Breaking the existing or pre-existing pattern is a costly enterprise that few projects can justify; the development of a large footprint arena is an exception that proves the rule. Clearly, the university’s open space core and evolving network represents a timeless and defining resource whose preservation will necessarily endure.

Based on a comprehensive landscape master plan for the Main Campus, the university followed standards for the appropriate selection and placement of plant materials, paving, seating, lighting, etc. As a result, the Main Campus environment has been valued by campus users and perceived by the greater community as a “green oasis in the city.” Located throughout Main Campus are spaces that promote conversation and assembly, encourage formal and informal encounters, foster active use and passive solitude. Such open space qualities did not happen by chance, but were made possible through several years of planning and design that refined the vision for the main campus superblock.

As noted above, the genesis of the superblock was the Pilafian Plan of 1948. The first streets to be vacated were Putnam and Merrick. The Pilafian Plan called for a formal east entry to the campus between the then-new Purdy and Kresge libraries and State Hall. The

proposed open space was an extension of the then newly formed west courtyard of the public library. The first campus quadrangle was formed in the late 1950s by State Hall and its new addition to the south, Science Hall, and the new Life Sciences Building to the west. Over the next 20 years the university struggled to maintain a balance between an ever-growing demand for new facilities on the one hand, and the desire to realize and maintain the superblock’s open space vision on the other.

Through the 1970s the university was able to vacate most of the streets that make up the Main Campus core, and convert them to primarily pedestrian and low-intensity service uses. The last of the finger malls, the west portion of Williams Mall and the east portion of Ludington Mall, were completed with the opening of the Adamany Undergraduate Library in 1997. Gullen Mall, the backbone of the system, replaced a section of Second Avenue as the main spine of the pedestrian mall system about 20 years ago. Second Avenue, which links Cass Park to the south and New Center to the north, provides a dramatic view corridor terminating at the Fisher Building as a prominent visual landmark. From the outset of the Gullen closure the university has taken great care to maintain this vital view corridor that facilitates orientation and wayfinding in the Midtown area. We strongly recommend continuation of this policy.

As defined and calculated here, open space equals total land area, less coverage of both buildings and surface parking lots. Currently 54 percent of university land area is open space – see Table 14. Illustration 35 provides an inventory of existing categories of open space. The majority of the open space inventory is categorized as “connective space,” which primarily serves to accommodate pedestrian circulation. “Primary open space” alludes to generally well defined, formal open spaces that encourage congregation and larger scale public assembly. “Secondary open space” includes relatively less formal, often quieter spaces intended for smaller gatherings as well as individual study and repose. Several examples of each type are present on the Main Campus. “Athletic and recreational space” encompasses informal recreational uses, intramural sports, physical education and intercollegiate athletics. At present, recreational space is available only on the Athletic Campus. It is noted that when the land for the Athletic Campus expansion was originally acquired, the portion south of the Matthaei Physical Education Building was reserved for intramural and recreational use. Half of this land has been eliminated by the construction of Parking Lot 3, and the other half has been overtaken by athletic program usage.

We conclude that the Main Campus lacks a central gathering space appropriate for a university of Wayne State University’s size and national stature. The current central space and fountain are of a scale and character that would typically be found in a community college setting. Several independent sub-spaces, which include the lawn adjacent to the Linsell House, the water feature and courtyard surrounding DeRoy Auditorium, the seating area and fountain at the



Natural Science open space, Brush Mall and Ferry Mall



OPEN SPACE

Weaknesses and Constraints

- Very little “active campus green” space;
- Negligible space for recreational activities;
- Insufficient space for programmed athletic activities;
- Entries to pedestrian malls are undeveloped and weak;
- Lack of quality open space in the East, Medical, Research and Technology Village and South University Village campus precincts;
- Main Campus pedestrian malls interrupted along Cass Avenue, Anthony Wayne and Warren;
- Proposed “sports plaza” open space on Athletic Campus exacerbates land constraints.

Strengths and Opportunities

- Stronger physical connections to the Cultural Center could be achieved through open space extensions;
- The addition of gateways and “windows” into Main Campus will help announce and celebrate arrival onto campus;
- The current open space of walkways, lawns and athletic fields makes up more than 50 percent of all campus land that can be maintained by the development of surface parking lots;
- The aging Gullen Plaza is still central to most student activities. Space exists to redefine this existing open gathering space on Main Campus.

south entrance to the Student Center Building, and the new plaza in front of the Adamany Undergraduate Library, support but do not unify the central open space of the campus. As a whole the central open space encompasses an aggregate area comparable to Harvard Yard or University of Michigan’s Diag, but lacks the sense of place that such examples derive from spatial continuity and landscape coherence.

In addition to the demands for new building sites, the accommodation of vehicular traffic and parking has also placed limits on the amount of land that can be utilized as open space. There are no less than five interventions of surface parking lots and/or service drives on the Main Campus superblock that constrain the expansion of meaningful open space. The East campus, the Research and Technology Village and the South University Village precincts all lack high quality open spaces; but for the adjacent Brush Mall of the Detroit Medical Center, the Medical Campus would complete the list. The Merrill Palmer Institute does offer two courtyards that bring a sense of relief to the immediate area, but the remaining area is rather barren. The Medical Campus features some landscape amenities around the Shiffman Medical Library and Scott Hall; however, there is no outdoor “place” or appropriate landscape architectural treatment applied to the precinct as a whole. Research and Technology Village is completely void of quality open space. The South University Village area is also lacking in “place making” exterior spaces. The omission of open space and landscape amenities contributes to the uniformly dismal appearance of these campus areas.

At a more detailed level, open space conditions on the Main Campus are beginning to raise issues of landscape maturity and maintenance. Several areas are experiencing tree overgrowth that chokes out sunlight and reduces the environmental richness of the mall. The ornamental trees located along the eastern edge of the Student Center Building have been allowed to grow taller than the mass of the building edge itself. Newer plant material introduced at the southern entrance to Gullen Mall is inappropriate and, in some cases, detrimental to the general health of existing plant life along the mall. The rolling earth forms and randomly scattered trees located between the southern edge of the Faculty Administration Building and Reuther Mall are neither accessible nor congruent with the landscaping of the surrounding area.

Several efforts over the past 20 years to improve the Main Campus pedestrian malls and adjoining landscapes have been developed independently of each other and, in some cases, at odds with the original intent of the mall system as a whole. As a result, the open space network is beginning to take on a “patchwork” appearance. Installed plant materials are mismatched or inappropriately placed, walkway surfaces and curbs are paved in several ad-hoc combinations of brick, smooth and exposed aggregate concrete. Installed site furniture, bollards, and information kiosks are generally dated, and increasingly inconsistent in style. Our observation is that the cohesive environmental quality that has defined the Main Campus precinct, and indeed Wayne State University, is in jeopardy.

The university’s open space inventory is both the outdoor classroom and in large measure the very image of the university. Wayne State University’s considerable investment must be preserved and enhanced; accordingly, the infrastructure investment provided in the economic/growth model, described above, includes an appropriate allocation for ongoing open space improvements over the next 20 years.



Gullen Mall



Campus pedestrian malls, central gathering spaces, site furnishings on the Main Campus and sports fields on the Athletic Campus



Pedestrian malls on and near campus



LINKAGE

The university is a place where knowledge and ideas are exchanged. The accommodation of its population is critical to the university's success as an educational environment. In the viable campus, students, faculty and staff readily find their way, comfortably circulate from place to place, and serendipitously meet for brief exchange. Linkage is a critical factor in fostering intellectual, social and recreational relationships. Through its urban location, the university has been able to leverage its resources to include prominent institutions in the area. Inherent in the university's mission is the ability to connect its resources with the community at large. An intrinsic goal of the 2020 Campus Master Plan is to identify those aspects of the campus that support a positive experience through campus connection and suggest corrective action for those aspects that fall short of the goal.

Evaluating the effectiveness of linkages begins with observations of campus user attitudes and behaviors. Through both formal and informal interviews, a number of generalizations emerge with respect to "getting around campus" – **Illustration 36**. The most common concern is the perceived inconvenience of parking facilities and their remoteness from desired campus destinations. Wayfinding, from initially locating parking facilities to reaching campus building destinations, is viewed as difficult and challenging. Visitors and new arrivals express frustration; university recruitment and image building suffer. Most users appreciate the pedestrian malls, but find access to locations outside the superblock to be troublesome. Bridges to the Research and Technology Village and the Athletic Campus are viewed as uninviting and undesirable. The preferred access to the Medical Campus is by car, which is a costly repercussion of the pedestrian's perception that the route is unsafe and remote. Those users living on or near campus find housing to be convenient to most campus destinations, again excepting the Medical Campus. Interestingly, the adjacency of the Cultural Center, while important to many, is not highly engaged in the daily activities of campus life. Physical proximity and program function, image and perception, and interest and motivation are related factors influencing patterns of campus use.

Proximity and Program

Wayne State University campus activity, both interior and exterior, varies considerably from place to place. **Illustration 37** maps relative levels of activity in and around the Main Campus area, while **Illustration 38** represents relative intensities of building use. General lecture facilities, such as DeRoy Auditorium, Old Main and State Hall receive a high level of utilization on a daily basis. Campus libraries typically exhibit high levels of utilization, as well. Adamany Undergraduate Library generates a significant amount of traffic, while the Kresge/Purdy graduate libraries are less active, as are the Law, Reuther and Science libraries. Administration facilities, such as the Academic/Administration Building, Faculty/Administration Building

and Helen Newberry Joy Student Services Building, receive moderate use. Research facilities, such as Elliman and Life Sciences, are less densely occupied and less active. University support service buildings also receive lower levels of utilization. About 2.5 percent of the campus population utilize on-campus housing, which correspondingly contributes a modest amount of activity within the Main Campus.

Early university campus planners proposed that buildings with higher utilization be located toward the physical activity center of campus. With some exceptions, the university has been successful in maintaining that principle through the years. Observations of campus activity suggest that Gullen Mall between Reuther and Ludington malls remains the center of highest use. Exhibiting secondary levels of activity as a popular gathering place for students, faculty and staff is the general area defined by the Faculty/Administration, Helen Newberry Joy, Education, and Student Center buildings. Contributing factors include not only the size and functional assignment of these buildings, but also the scale and orientation of the spaces they define, plus the amenities offered within those spaces.

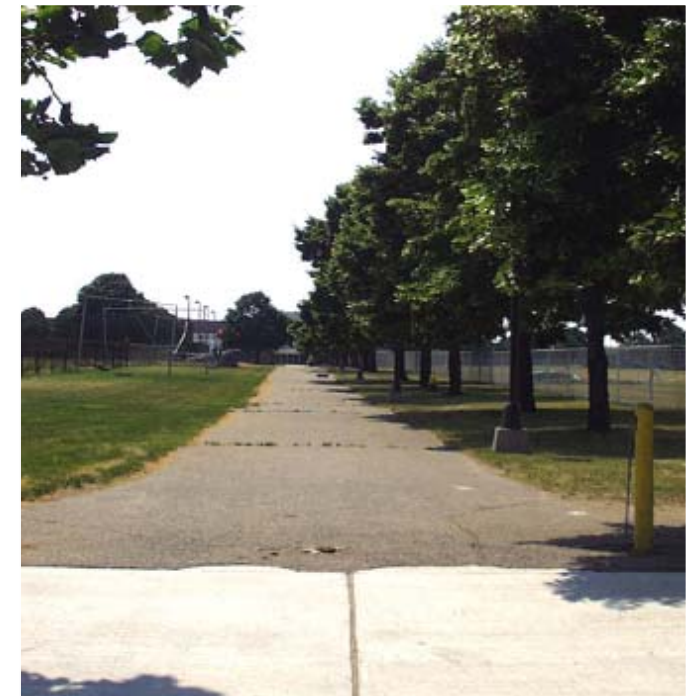
Most frequented paths of travel vary for commuters and residents. On this predominantly commuter campus, most users must twice-daily traverse the Anthony Wayne/Palmer ring road, which represents a forgettable if not regrettable experience. Reuther and Williams malls carry the majority of people coming from Parking Structures 2 and 5 into the Main Campus, while the Law School and the alley west of the Cohn Building – notably more than Cass Avenue itself – accommodate most users from Parking Structure 1. The corridors in and around State Hall provide access for the majority of people coming from Lot K and other parking facilities east of Main Campus. Woodbridge residents choosing to walk use a path through the Athletic Campus. Residents of the South University Village area use the network of area streets. Residents in the East Campus area may find east-west access to and from Main Campus a bit disjointed, and traversing the width of Woodward on a single crosswalk light is always a challenge for even the able-bodied.

Image and Perception

Images and perceptions of the Wayne State University campus vary with its constituent campus precincts. Perceived safety, activity and popularity all contribute to images, fostering perception and in turn leading to use behaviors. Gullen Mall, Adamany Undergraduate Library and State Hall, to name a few, are popular places in part because they provide essential services and in part because they are perceived as being active, "happening" places. The Research and Technology Village environs, on the other hand, do not appear to be active because they are not because of the low intensity of building use and high intensity of vacant land and parking lots. The "East Campus" cannot be evaluated as a whole, as it is more about potential as campus in the making, than a reality. The South University Village area is identifiable as a mixed-used whole that is gener-



Connecting path to the Student Center Building, connecting pedestrian bridge to the Athletic Campus



Connecting path from the Woodbridge Neighborhood to the Main Campus via the Athletic Campus



LINKAGES

Weaknesses and Constraints

- Expressways are major barriers that divide the campus;
- Lack of assigned activity in Research and Technology Village precinct – no “there” yet;
- Little space is available for intramural and informal recreational uses;
- East Campus and Medical Campus are isolated from a greater whole formed by the Main campus, Athletic Campus, Research and Technology Village and South University Village precincts;
- Lack of support uses in the immediate area that stimulate a vibrant, 24-hour campus experience;
- Noticeable blight in some surroundings creates impressions of decline and crime;
- Perception and reality of the Cass Corridor;
- Activity on the Medical Campus is primarily close to the Medical Center;
- Several existing buildings require maintenance;
- The General Lectures Building and Manoogian Hall are somewhat peripheral to Main Campus center of gravity.

Strengths and Opportunities

- Development potential of existing buildings and grounds;
- Accessibility afforded by expressways and major urban arterials through the campus;
- Urban revitalization in the area;
- Potential to extend pedestrian-oriented mall concept to surrounding city streets;
- Housing opportunities on the Main Campus;
- Quality of Main Campus outdoor spaces as exemplary internal linkages.



Pedestrian connection to the Athletic Campus

Illustration 36: Existing Exterior and Interior Pedestrian Routes, 1998 Survey



Illustration 37: Existing Level of Activity on Campus Grounds, 1998 Survey

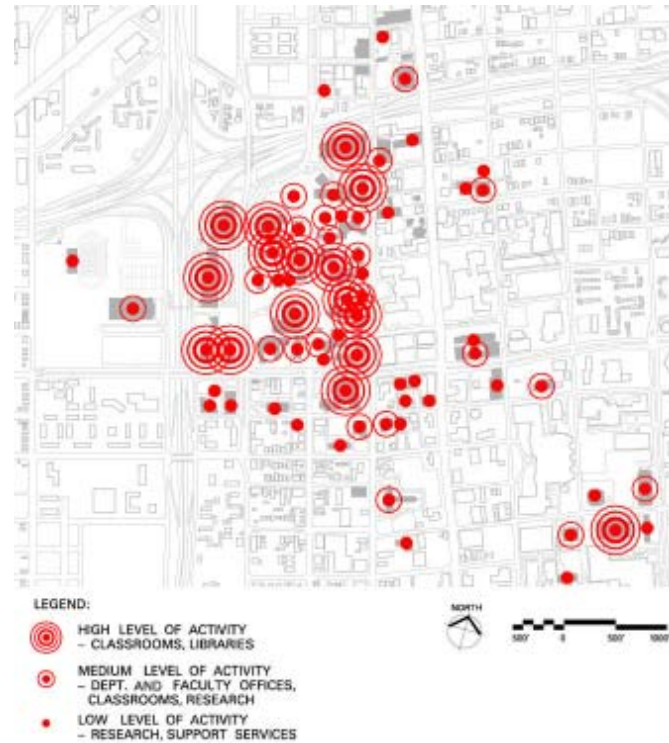
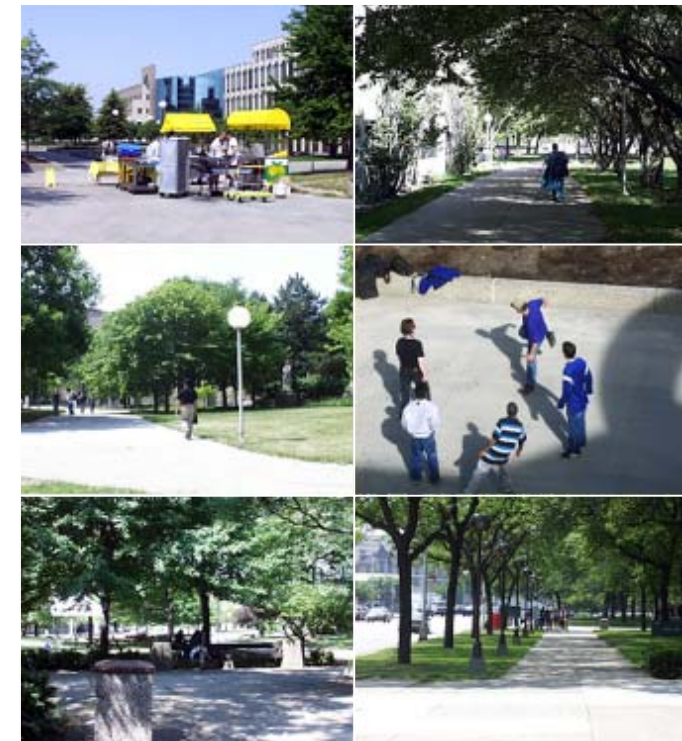


Illustration 38: Existing Level of Activity per Campus Building, 1998 Survey



On-campus activity

ally perceived as an attractive environment by the users who frequent the area. The attribute of discontinuity is not without merit, as the area's merging of town and gown may be indeed worth preserving in the future. In contrast, the Medical Campus is easily recognized as big, institutional and somewhat inhospitable. To what extent the perceived remoteness of the Athletic Campus is attributable to its physical separation and constraints, or to a lack of interest on the part of a largely commuting population, cannot be readily measured.

Interest and Motivation

The motivations of the campus population to frequent some areas more than others are often attributable to interest, which relates to stimulation. Classrooms, research labs and offices are most often frequented out of necessity, while restaurants, shops and theatres

are frequented out of desire. The Student Center Building, Gullen Mall, and the water features around McGregor Conference Center are places on Main Campus that are frequented due to interest. The campus libraries, the bookstore and sporting events all have the potential to attract students, faculty and staff. The museums of the Cultural Center, the shops along Warren and Woodward, the restaurants and entertainment establishments near the East Campus and South University Village all contribute to university life, but fall short of developing a critical mass and creating a stimulating environment. In a word, the campus environment tends to be a bore. Noticeably absent are strong linkages between the campus and the too few nodes of interest needed to sustain the whole. The residential growth goals of the 2020 Campus Master Plan are in large measure promulgated to positively stimulate a total campus experience as a vital place to learn, live, work and play.



BUILDING CHARACTER ANALYSIS

Weaknesses and Constraints

- Blighted areas surrounding Research and Technology Village and East Campus;
- The overgrown foliage in Main Campus Mall open space system;
- Scale of Anthony Wayne Drive and wall of parking decks;
- Main Campus building perimeter approaching build-out, with few inviting spatial linkages to surroundings.

Strengths and Opportunities

- Build upon quality architectural precedents;
- Redevelop surface parking lots;
- Exploit view terminus opportunities to reduce scale of campus;
- Develop architectural gateways to campus precincts;
- Preserve architectural heritage;
- Landmarks should be coordinated into new wayfinding system.

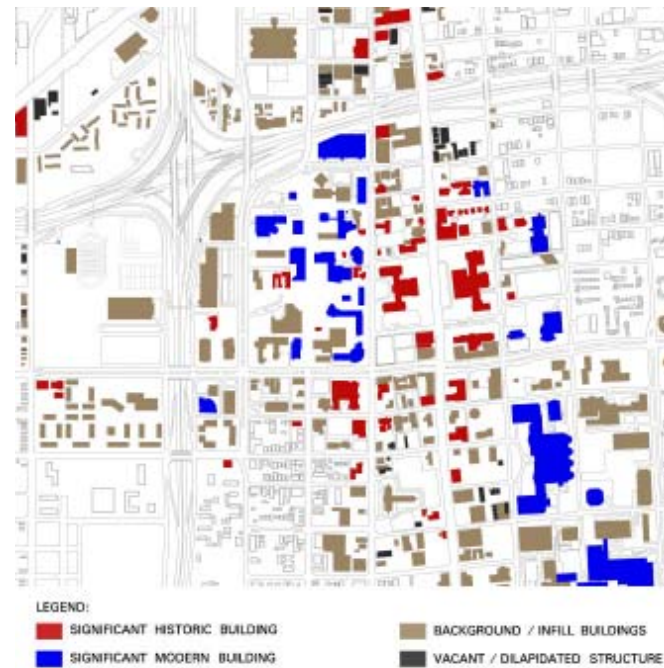


Illustration 39: Existing Building Character Analysis, 1998 Survey

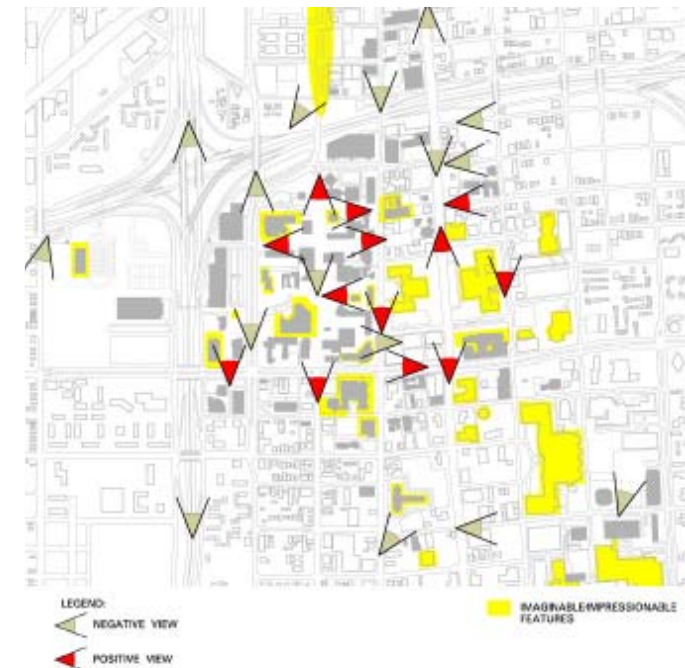


Illustration 40: Existing Campus Views, 1998 Survey

BUILDING CHARACTER ANALYSIS

Wayne State University is situated in an area rich in history, including an exceptional heritage of architecture and urban design. The churches and mansions of the Midtown area reflect an ascending era of wealth extending from the mid-19th century through the 1920s and from old-money lumber barons to *nouveau riche* industrialists. The Cultural Center core, including the Detroit Public Library and Detroit Institute of Arts, is as fine an example of the City Beautiful Movement as can be found anywhere in the country. The Center for Creative Studies and Science Museum reflect significant contributions to modern architecture, and Veterans Hospital and Museum of African American History exemplify post-modern. With both hindsight and foresight, the university has preserved several historically significant buildings including Old Main, the Hilberly and Bonstelle theatres, St. Andrews Hall, the Criminal Justice Building and several historically significant houses. Wayne State University has also served as a patron of the building arts, most notably in commissioning Minoru Yamasaki to design several important campus buildings including the McGregor Memorial Conference Center, DeRoy Auditorium and the Meyer and Anna Prentiss Building, which are cited by many as among his master works.

The university's context boasts at least 60 architectural pieces and neighborhood places of significant merit, and at least two dozen of these are officially certified in local, state and/or national historic registers. Beyond these many jewels, accessible and important to the architectural *cognoscenti*, are countless buildings and spaces that create impressions of the built environment that vary from place to place. Few would argue that the "marshmallow awning" of the university Services Building is a bit quirky, and the one-way boulevard of Second Avenue a tad preposterous, but both have their temporary roles in the order of things urban. Blight, however, is not quaint by any measure in civilized context, and does indeed play a contrary role in the state of the Wayne campus 2000.

Illustration 39 identifies the significant architecture of the general Wayne State University campus and its environs, as well as important distant landmarks, such as the Fisher Building seen from Gullen Mall. Additionally, notable campus vistas and views, both attractive and otherwise, are represented in **Illustration 40**.

Not to be overlooked is the fact that the university campus as a whole is a remarkable work of planning art. As many American campuses are planned as lineups of foreground structures all competing for attention and surrounded by leftover space, Wayne State

University's Main Campus was designed as an artful assemblage of buildings that create a rich hierarchy of exterior space. In perspective, the Main Campus is indebted to and surpasses in some respects the achievement of Mies van der Rohe's plan for the Illinois Institute of Technology.

Advancing toward its Vision 2020 and beyond, the university must assign extra care to the development of its physical plant and the Main Campus in particular. Four principles are recommended as a framework for future development. First, Wayne State University's physical plant, including both its high architectural heritage and lesser building stock, must be appropriately maintained and preserved. A deteriorating McGregor Center conveys an impression that marketing brochures cannot readily erase. Second, vacant and blighted structures should be restored or replaced. Third, new architecture, especially in the Main Campus context, must be artfully situated and formed so as to enhance places between buildings and reinforce the open space hierarchy and balance as a whole. Fourth, all new architecture should be of a caliber comparable to the university's finest and most enduring. While Wayne State University cannot single handedly eradicate blighted conditions controlled by others, the university's example can serve as a powerful catalyst to urban revitalization.



Land Available for Development in 2000

Campus Precinct	Total Land Area	Surface Parking Lots	Vacant Land	Demolished Buildings	Total Available Land
Research & Tech. Village	11.99	5.40	2.93	1.49	9.82
Athletic Campus	45.66	6.58	12.60	0.00	19.18
Main Campus	95.38	9.51	10.45	2.88	22.84
East Campus	10.90	3.57	0.11	0.00	3.68
South University Village	19.54	6.70	5.55	1.25	13.50
Medical Campus	19.96	5.98	3.38	0.00	9.36
Total Acres	203.43	37.74	35.02	5.62	78.38

¹ Buildings Proposed for Demolition by 2020

Source: WSU Facilities Planning and Management

Table 15: Land Available for Development



Land available for development

DEVELOPMENT OPPORTUNITIES

Criticism and conflict over expansion and land acquisition are perhaps endemic to the modern urban university experience. The subject was noted in the 1967 Long Range Plan and related issues were raised in stakeholder interviews held in 1998. Competing interests promote or allow an image of the university as bent on community conquest more than community outreach. Mindful of the perception, however appropriately placed, the university’s Strategic Vision Plan of 1998 adopted a principle of “a consolidated campus,” including the goal of expansion primarily on current land holdings.

The university holds approximately 78 acres that can be developed for additional campus facilities – **Table 15**. Development of at least half of this real estate would carry a premium price tag because of uneconomical size and/or shape characteristics. While about 35 acres of vacant land is undeveloped, 38 acres are currently developed as surface parking lots, and another six acres are occupied by buildings that will need to be replaced – **Illustration 41**.

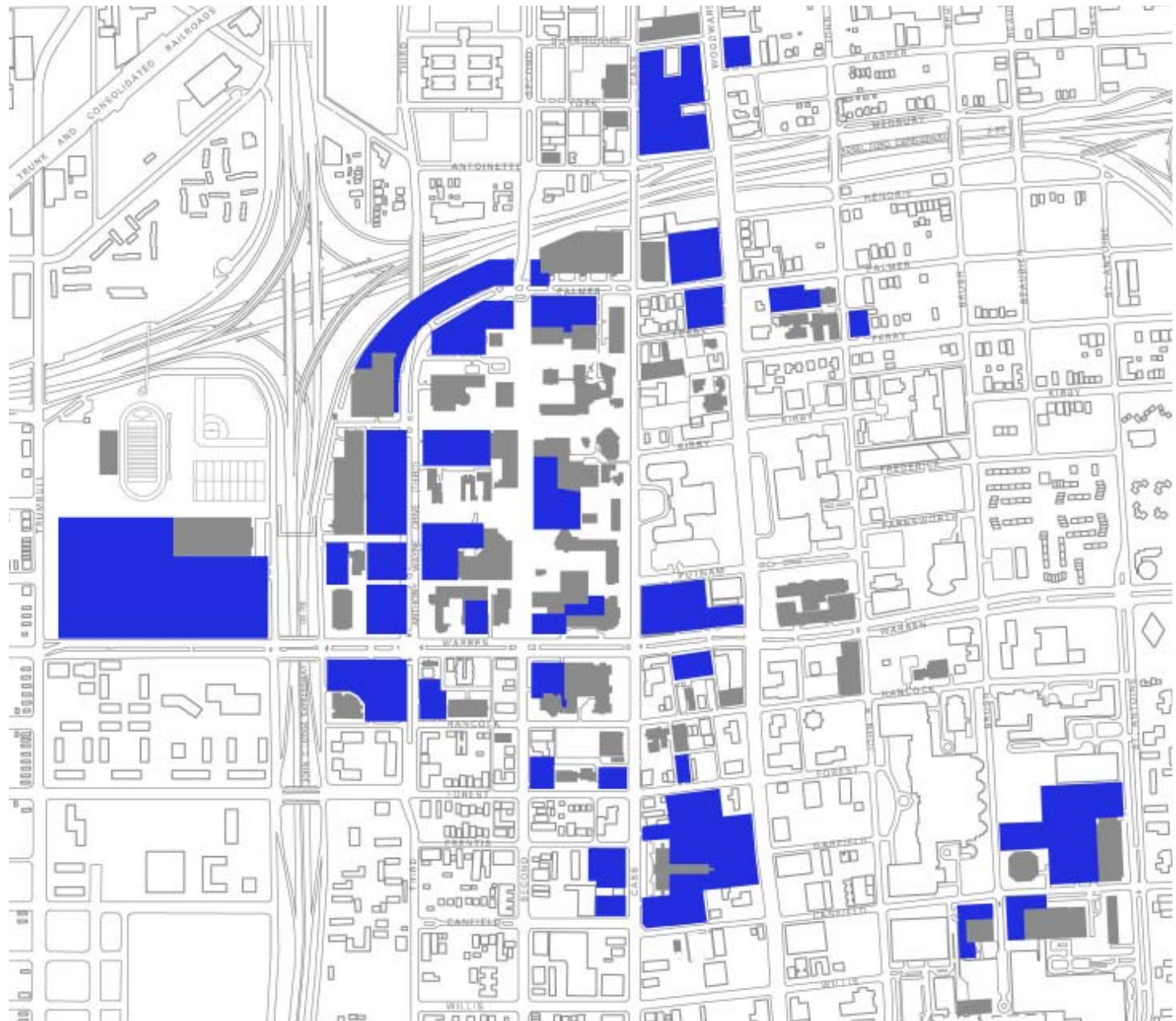
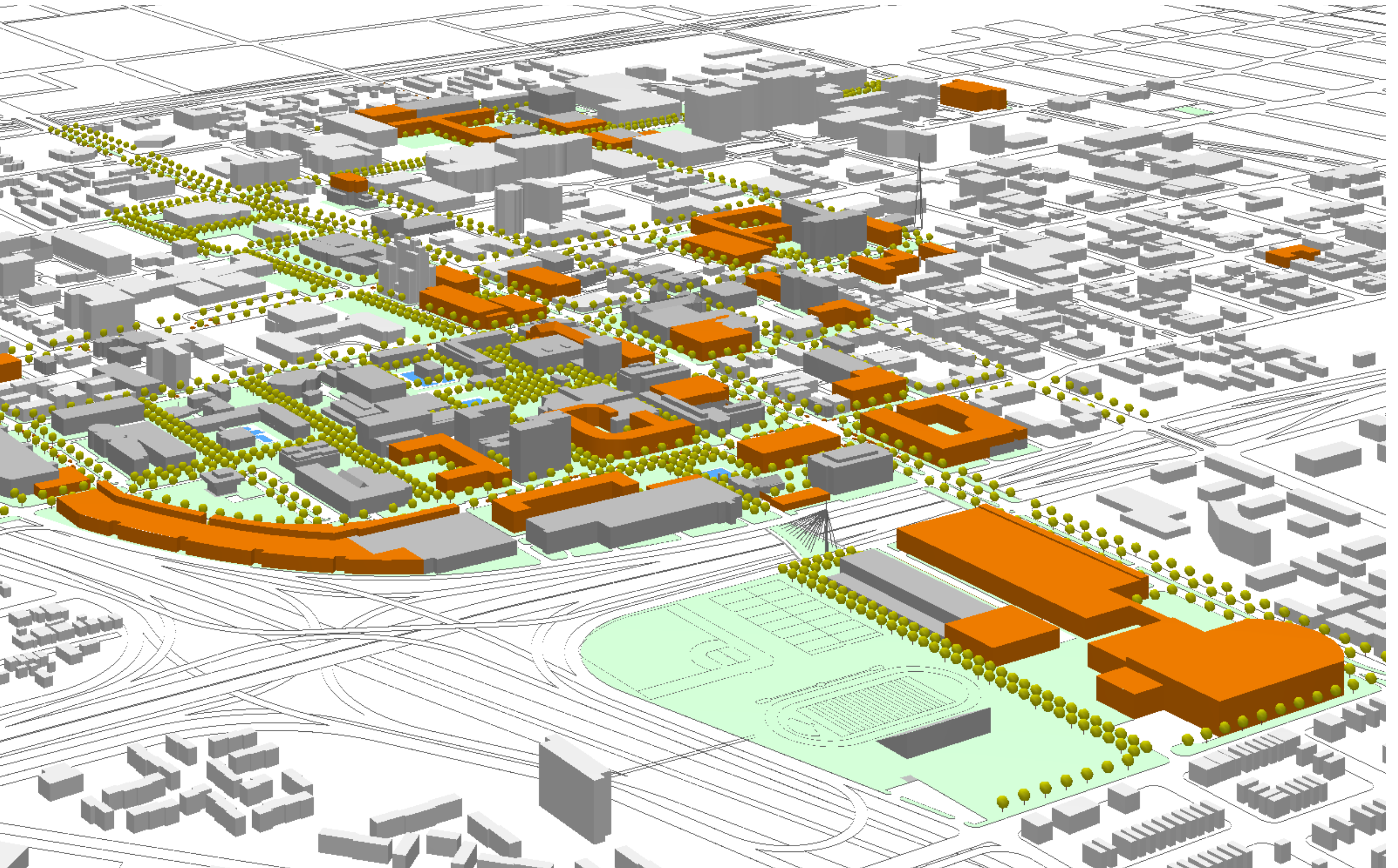
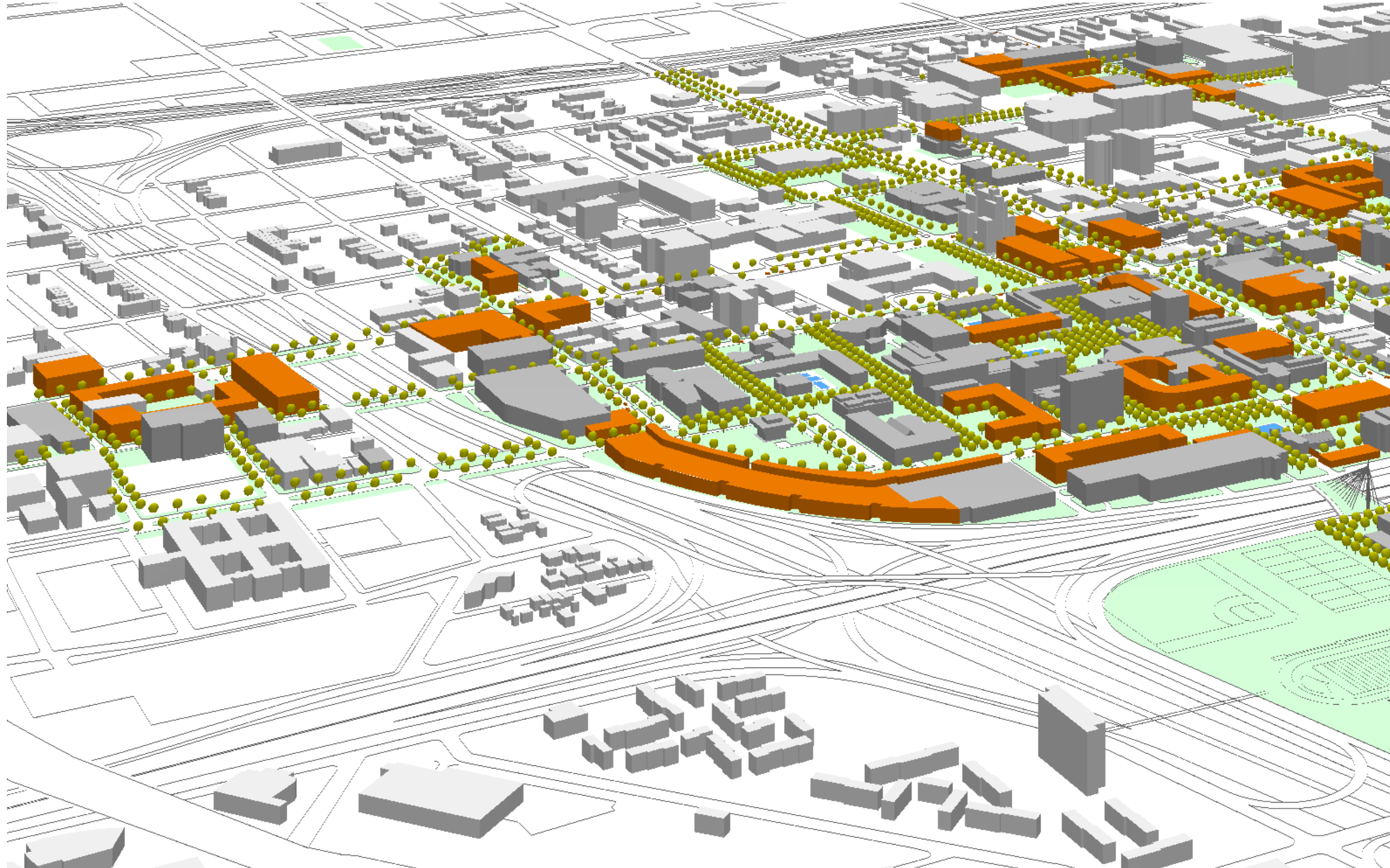
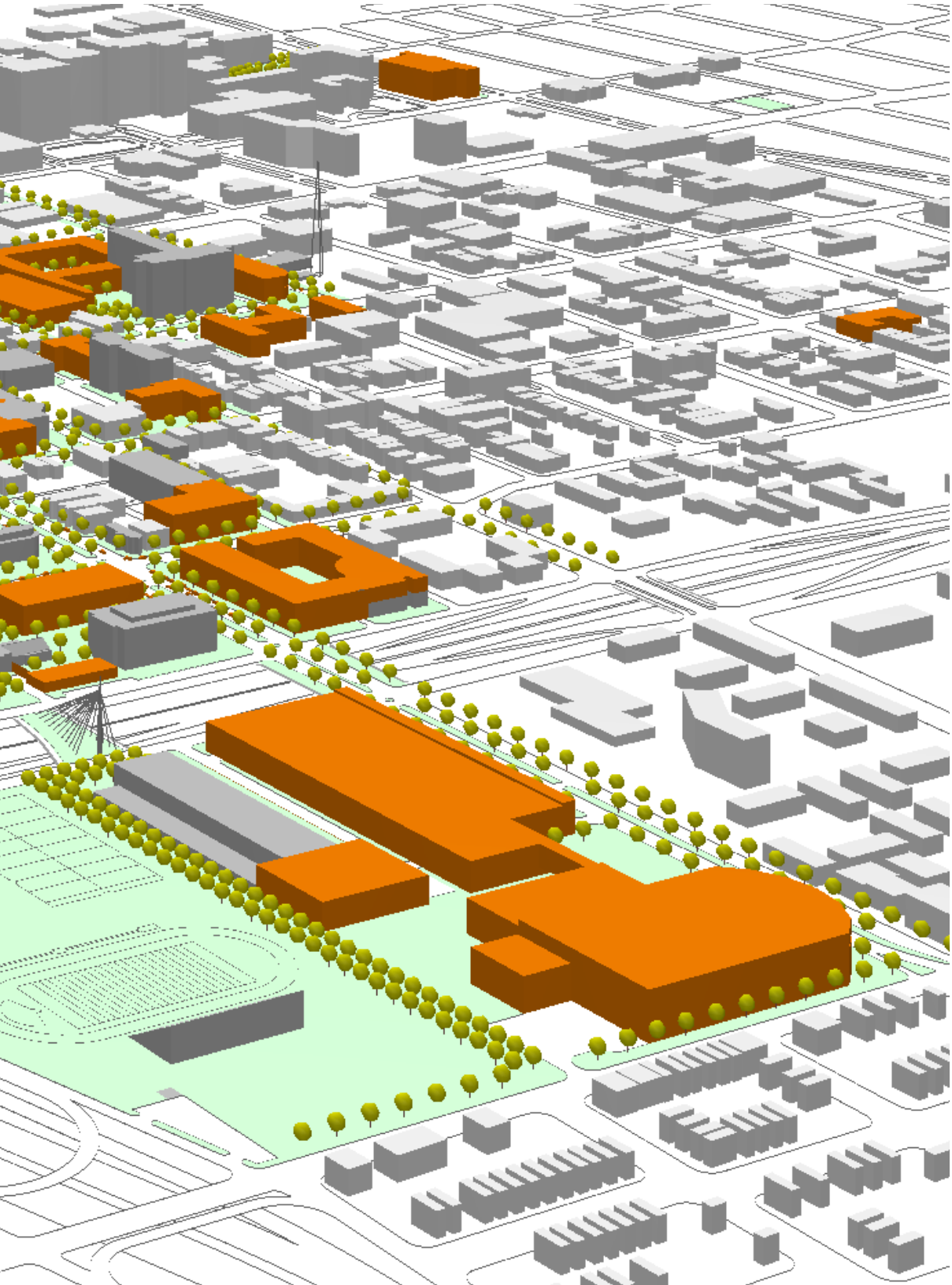


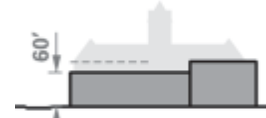
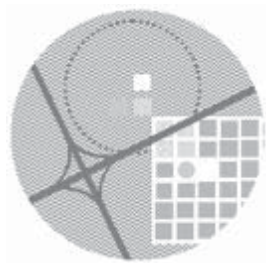
Illustration 41: Existing Development Opportunities, 1998 Survey











MASTER PLAN



PRINCIPLES

- A Campus in the city
- A Place of learning
- An extended campus
- A consolidated campus
- A residential campus
- Learning by community, by distance and by commute

LEGEND:

-  **PROPOSED WSU BUILDINGS**
- A. RESEARCH AND TECHNOLOGY VILLAGE GRADUATE HOUSING, CHILDCARE AND PARKING STRUCTURE
- B. NORTH WOODWARD ACADEMIC PROGRAM EXPANSION
- C. ANTHONY WAYNE DRIVE PARKING STRUCTURE AND UNDERGRADUATE HOUSING
- D. LAW SCHOOL EXPANSION
- E. ADMINISTRATION AND SUPPORT
- F. EAST CAMPUS GRADUATE HOUSING, CHILDCARE
- G. RESIDENTIAL / HONORS COLLEGE
- H. HELEN NEWBERRY JOY UNDERGRADUATE HOUSING AND RESIDENTIAL LIFE CENTER
- J. RECREATION AND FITNESS CENTER
- K. GULLEN PLAZA BUILDING EXPANSION
- L. ARENA, COMBINED HOUSING AND PARKING STRUCTURE
- M. HUMANITIES / SOCIAL SCIENCES BUILDING
- N. WILLIAMS MALL UNDERGRADUATE HOUSING
- P. SCIENCE PROGRAM EXPANSION
- Q. WELCOME CENTER, BOOKSTORE AND PARKING STRUCTURE
- R. ENGINEERING PROGRAM EXPANSION
- S. PERFORMING ARTS PROGRAM EXPANSION
- T. WARREN UNDERGRAD. HOUSING, PARKING STRUCTURE
- U. C. S. MOTT CENTER VERTICAL EXPANSION
- V. SOUTH CAMPUS GRADUATE HOUSING
- W. UNIVERSITY TOWER COMBINED HOUSING, CHILDCARE, ACADEMIC PROGRAMS AND PARKING STRUCTURE
- X. FOREST APARTMENTS EXPANSION - GRADUATE HOUSING
- Y. MEDICAL CENTER PROGRAM EXPANSION, GRADUATE HOUSING, CHILDCARE AND PARKING STRUCTURE
- Z. PHARMACY AND ALLIED HEALTH PROFESSIONS BUILDING

-  **EXISTING WSU BUILDINGS**

-  **OPEN SPACE DEVELOPMENT**
- 1. RESEARCH AND TECHNOLOGY VILLAGE COMMONS
- 2. ANTHONY WAYNE GREEN
- 3. ANTHONY WAYNE DRIVE STREETSCAPE IMPROVEMNTS.
- 4. EAST-WEST GREENWAY BRIDGE
- 5. LUDINGTON PLAZA
- 6. ENGINEERING SQUARE
- 7. SAINT ANDREWS COMMONS
- 8. WILLIAMS MALL
- 9. GULLEN PLAZA
- 10. EAST-WEST GREENWAY
- 11. WARREN AVENUE STREETSCAPE IMPROVEMENTS
- 12. UNIVERSITY TOWER COMMONS
- 13. CANFIELD PLAZA
- 14. ATHLETIC PLAZA

-  **WSU RESEARCH AND TECHNOLOGY PARK**

Illustration 42: 2020 Master Plan



2020 CAMPUS MASTER PLAN

The 2020 Campus Master Plan is based on six guiding principles established in the Strategic Vision Plan, completed in September 1998 with the inauguration of President Reid. In sum, these principles envision a university and a city interdependently linked as resources to each another. The campus will be an intellectual community in which student, faculty and staff will learn, live, work and play. The university will foster an environment that will be accessible, walkable, welcoming and encourage activity to occur spontaneously. The campus will engender pride and inspire all associated to excel. The campus will be physically planned in a manner that promotes university outreach to the city, its neighboring institutions and resources. The campus will focus physical plant expansion on current land holdings. The campus will become a lively, safe, mixed-use urban village, with residential environments supported by retail and entertainment amenities meeting the diverse needs of university constituents and stakeholders. Future growth will be balanced both by the continuing requirements of commuting students, faculty and staff, and by the evolution of learning by distance in the virtual classroom.

The 2020 Growth Model, presented in the previous section, charts the course for the Midtown Detroit campus expansion within a realistic accounting of the university's means and resources. New development, renovation and renewal of campus infrastructure, all necessary to realizing the 2020 Campus Master Plan vision, will be implemented in the context of recent fiscal experience. 5.2 million square feet of new development is planned for the campus, including about 3.7 million square feet of development funded from university-related resources. The balance of development will be realized through public/private ventures, in which the university will primarily leverage current land holdings to attract private sector development. Based on both the condition of the university's existing physical plant and the need to remain technologically competitive, Wayne State University will invest in capital renewal amounts comparable to investments in new construction and infrastructure – about a half-billion dollars to each over the next 20 years.

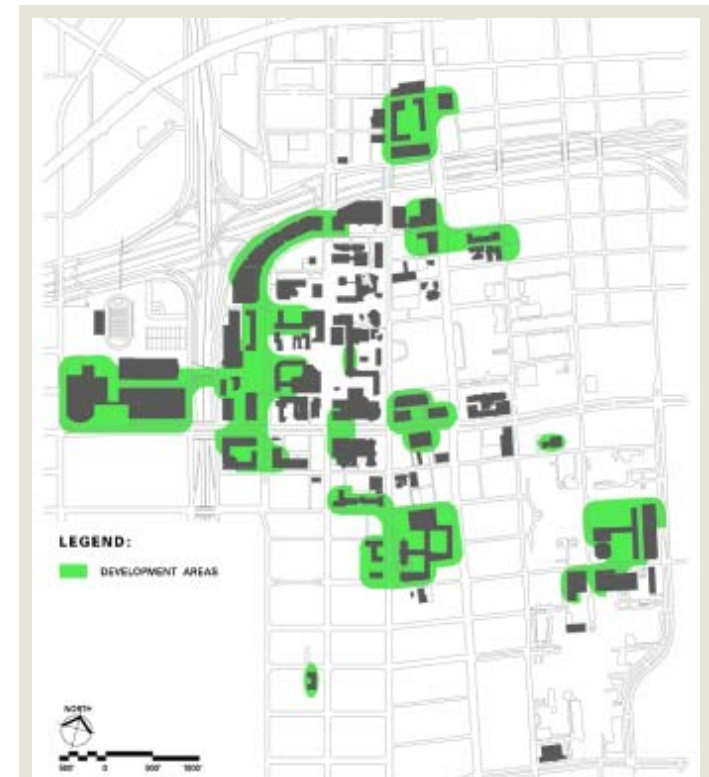
A 2020 Campus Master Plan goal is to realize this potential growth primarily on the university's present Midtown Detroit campus land holdings, including real estate in various stages of acquisition. Of these approximately 208 acres, 79 acres are potentially available for infill development; however, this potential area is significantly constrained by physical plant in place. Wayne State University's land holdings constitute a significant asset that continues to appreciate in the context of Detroit's center city revitalization. Early action projects documented in the Strategic Vision Plan include the new Recreation and Fitness Center, Law School Expansion, and a replacement facility for the College of Pharmacy and Allied Health Professions. A new Welcome Center is in final planning stages. In strategic partnership with General Motors and Henry Ford Health Systems, Wayne State University is leading an effort to develop a Research and Technology

Park in an area integral to the northern campus precinct – Research and Technology Village.

In addition to various university initiatives, several significant projects are either planned or under construction in the Midtown Detroit campus environs and are contributing to the area's resurgence. The 2020 Campus Master Plan accounts for both the benefits and challenges these related initiatives present. The Center for Creative Studies is implementing a major building expansion program that will further stabilize the East Campus area and potentially compete with university expansion requirements. The Detroit Institute of Arts is planning for expansion and the Detroit Science Center is finalizing an expansion to its facility that will further enhance this neighboring resource. The WSU Research and Technology Park will catalyze the redevelopment envisioned for the Research and Technology Village. A significant amount of privately developed housing is planned for both the northern and southern campus vicinities. Private housing redevelopment continues in the Woodbridge neighborhood to the west of the Athletic Campus. The planned expansion of the Ford Freeway (I-94) will improve access to the Research and Technology Village, Main and Athletic Campus precincts, but will involve takings of precious real estate. In synergistic fashion, university development will further embolden development by others in the area. These hallmarks of urban resurgence are evident across the six campus precincts, which, when ultimately linked through continuous viability, will, as a goal, appear as one.

Proposed university uses will be distributed across and consolidated within the Midtown Detroit campus precincts to encourage an atmosphere of diversity and synergy, spontaneity and rigor, identity and breadth. Proposed academic program expansion will help amalgamate academic units. The development of residential life will promote additional campus activity aimed at creating a vital, 24-hour university village. Athletic program expansion will position the university for ascendancy to higher NCAA classifications. Proposed renewal of the supporting physical plant will help improve services to students as well as streamline administrative operations.

The university campus today features positive planning and design qualities that will be reinforced by the 2020 Campus Master Plan and facilitated through Planning and Design Guidelines, which follow below. Key open spaces will be preserved and linkages strengthened. New building/built-form envelopes have been defined for optimum economy of means, multipurpose flexibility, and relationships of compatible form and meaningful open space. The overall campus form will be compact, low-rise, and human in scale, consistent with the best of Wayne State University precedents. The 2020 built campus form, while increasing density by more than 50 percent, will decidedly not restore the environment that preceded the university's occupation. Such a precedent, marked by buildings that are built out to the sidewalk, is at odds with the very nature of the urban place originally envisioned and is not appropriate for this campus now or in the foreseeable future regardless of current planning trends.



FISCAL RESPONSIBILITY

- Policy:** WSU's Detroit expansion will be economically sustainable.
- Goal:** Secure \$65 million annual budget for physical plant renewal and development.
- Strategies:**
 - Expand enrollment to 36,000 – growth of 5,000 students (+14%)
 - Renovate 2.3 MSF academic space (66%)
 - Replace 186,000 SF academic space (5%)
 - Add 856,000 SF of academic space (+25%)

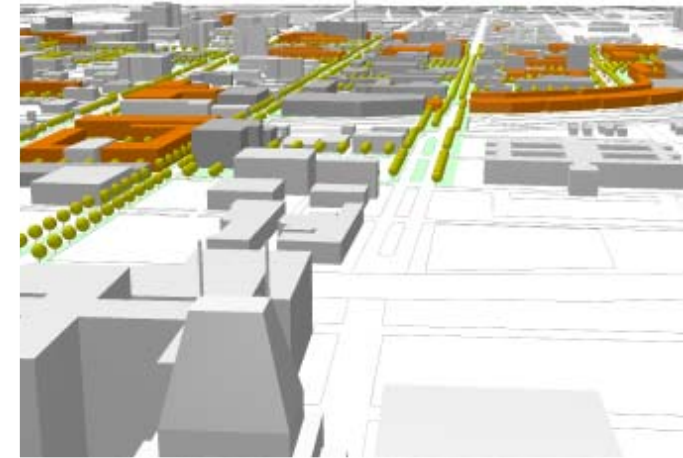
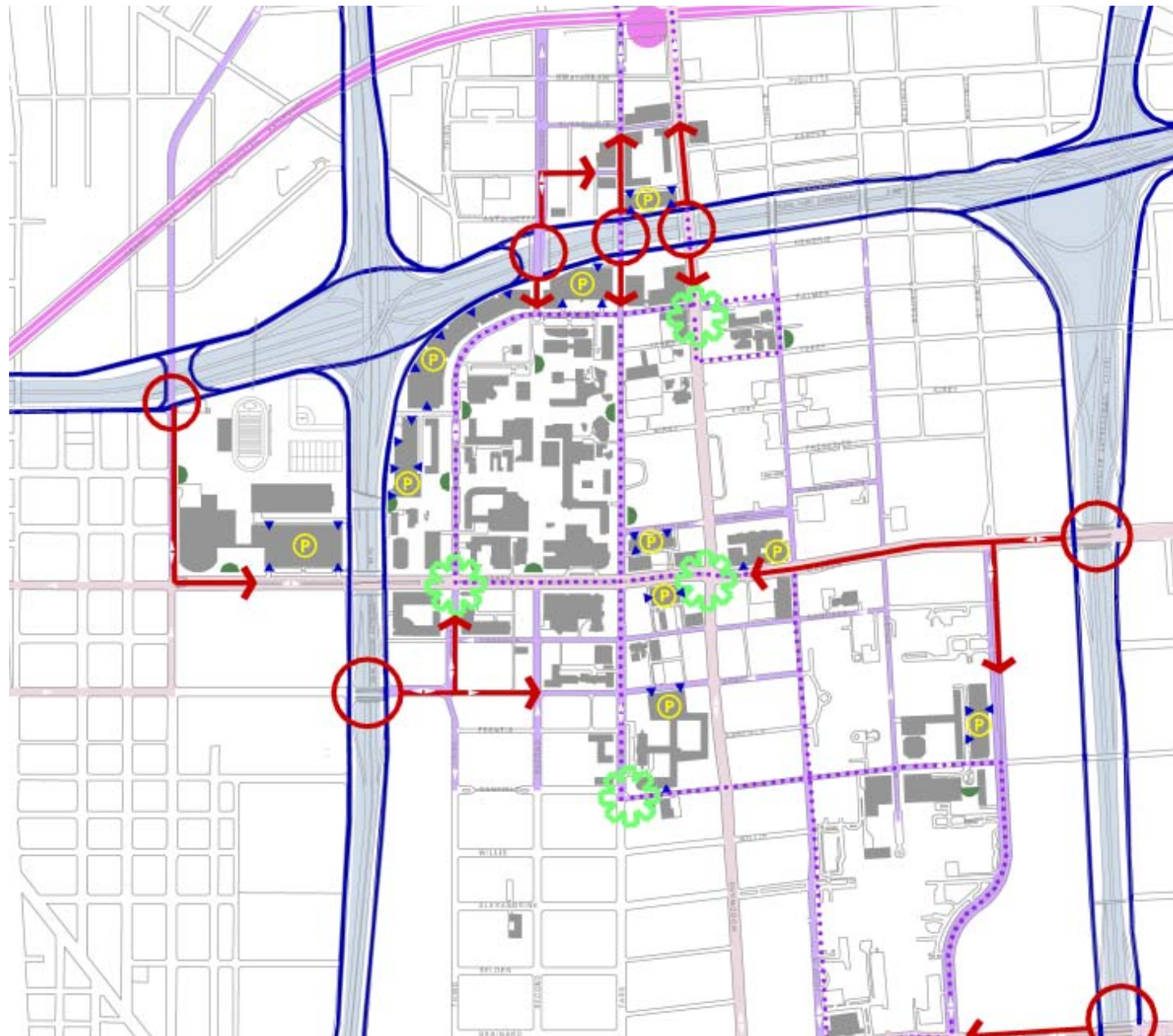


Illustration 43: 2020 Vehicular Circulation Plan



CIRCULATION PLAN

Located at the corner of two expressways, Wayne State University is not wanting in vehicular access. The design of area ingress and egress ramps, however, represents a less than ideal compromise between circulation patterns designed in different centuries for different modalities. These shortcomings are expected to improve by 2020 with the redesign of the Ford expressway (I-94) and its interchange with the Lodge expressway (M-10). Ancillary service drive improvements would facilitate traffic flow to and from parking decks that ring the Main Campus, thereby further reducing traffic volumes on Anthony Wayne Drive. The proposed reduction in the width of Anthony Wayne Drive, which was over-designed at its inception, will improve pedestrian access and safety. Moreover, a fat-free Anthony Wayne Drive would create opportunities for adding weight to the university's open space inventory. With the insertion of major housing development, a reinvented Anthony Wayne Drive corridor will transform the western edge of Main Campus and the image of the university as a whole.

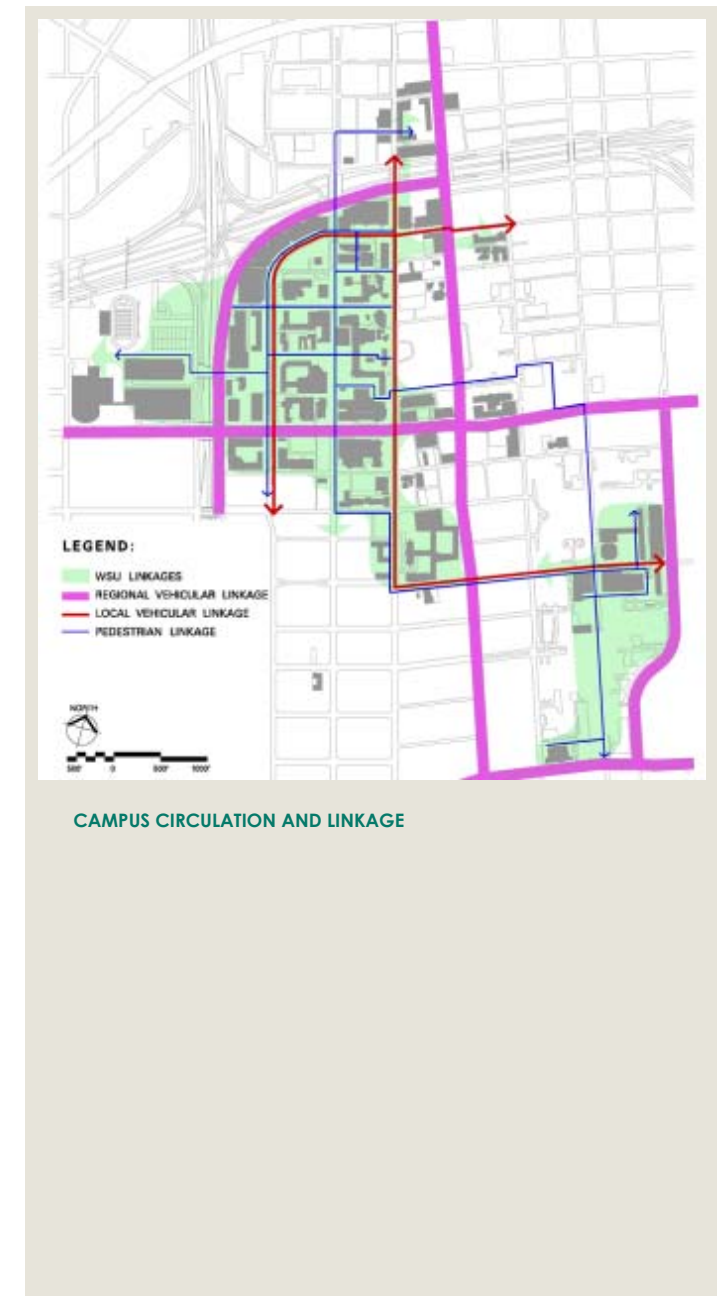
As the residential population on and near campus grows over the next generation, the university and city will need to collaborate to improve pedestrian circulation across the Midtown Detroit campus. Obstacles to pedestrian traffic flow, such as bollards and chains, should be removed. The number of traffic lanes provided along most arterials is greater than capacities required for peak conditions; accordingly, campus perimeter streets should be reduced to the narrowest extents feasible. A suggested maximum condition for general application is a five-lane road profile including two lanes of directional traffic, a center turning lane, and one lane on each side for on-street parking.

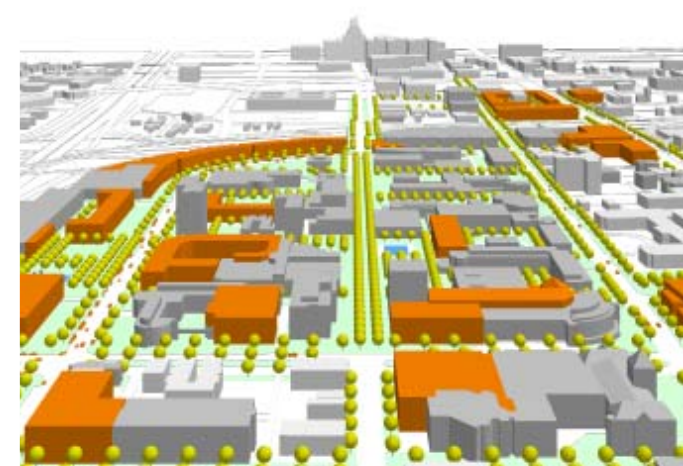
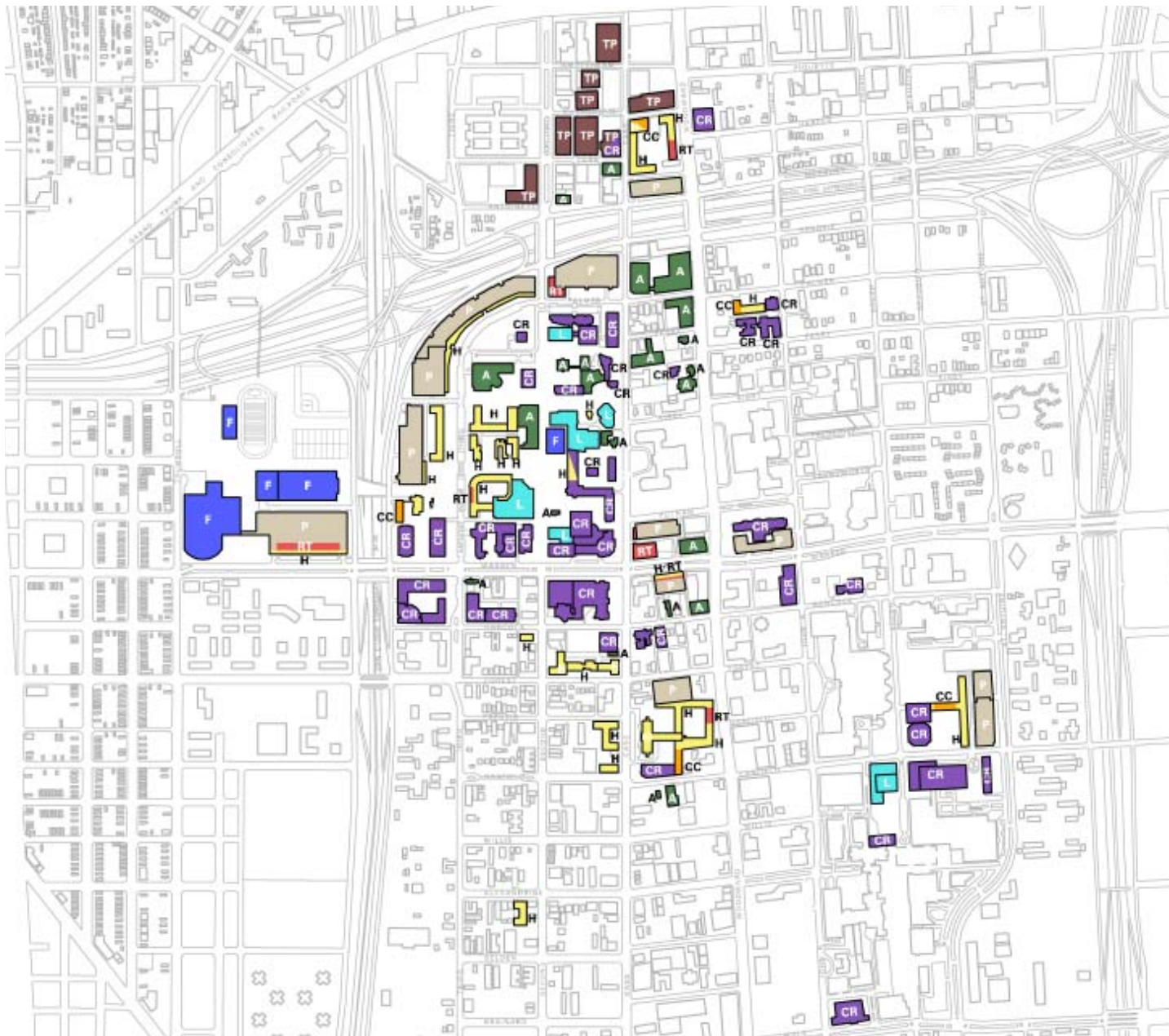
The university should encourage transit improvements proposed in the Midtown area. The planned intermodal station at Woodward between Amsterdam and Baltimore will provide high-speed, regional rail access, and connections to area bus routes and possibly a higher speed mass transit service on Woodward, linking downtown and the northern suburbs. An important transit hub at the intersection of Woodward Avenue and Warren Avenue is anticipated as a result of this infrastructure improvement, reinforcing that location's importance as Midtown's "100 percent corner." As a result of these transit upgrades, university students, faculty, staff and visitors will be better served and parking pressures commensurately – that is, hopefully – reduced. Passenger drop-off zones for car-pooling commuters are recommended as a part of infrastructure improvements at each of the six campuses.

Connectivity between the six campus precincts varies from barely adequate to extremely challenging for pedestrians. Additional on-street parking would assist users with relatively short-term commitments in multiple campus locations. Presently, for example, commuting medical students generally drive between the Medical and Main campuses, thus doubly burdening parking resources. The

university should specifically seek additional on-street parking along Anthony Wayne Drive and Palmer Street. In addition, the university should develop – subsidize, if necessary – a shuttle bus service to interconnect the Midtown Detroit campus whole, thereby decreasing parking demand and increasing user options. Pedestrian traffic between all campuses except the Medical Campus is foreseen to continue as the predominant mode of travel. Proposed open space linkages, discussed below, are envisioned to encourage additional pedestrian traffic.

Existing service traffic patterns are variously efficient, and some refinements are recommended over the next 20 years. Vehicular traffic will continue to be very restricted on Main Campus, and its impact on all campuses should be minimized to the greatest extents possible. Service to buildings will continue to be provided from the perimeter of the Main Campus superblock in manners least invasive. Major existing pedestrian-vehicular conflicts, which most often result from inadequate building service access design, should be mitigated at the source wherever possible – including internal building circulation improvements. For example, suggested additions to the Chemistry Building, Science Hall and Science Library will create an opportunity for a common service point, eliminating existing service to these buildings from pedestrian malls – **Illustration 43**.





LEGEND:

- CR** ACADEMIC (CLASSROOM AND RESEARCH)
- L** LIBRARY
- H** WSU HOUSING
- F** ATHLETIC / RECREATION
- A** SUPPORT SERVICES
- P** PARKING STRUCTURES
- RT** RETAIL DEVELOPMENT (PROVIDED BY OTHERS)
- CC** CHILD CARE FACILITIES (PROVIDED BY OTHERS)
- TP** WSU RESEARCH AND TECHNOLOGY PARK (DEVELOPED BY OTHERS)



Illustration 44: 2020 Building Use Plan



PRIMARY BUILDING USES

The 2020 Campus Master Plan of university uses builds on current utilization patterns. Academic expansion facilities are located in a manner that supports academic centralization. Similar uses are co-located to promote departmental identity, improve accessibility and adjacency, and streamline operation of services. Proposed housing development will be located primarily within already established residential contexts to foster community. Athletic expansion is limited to the Athletic Campus; recreational spaces, yet to be programmed, unfortunately remain largely undistributed. Support services are both distributed and consolidated for access and functional efficiency – **Illustration 44.**

BALANCE NEW DEVELOPMENT AND RENEWAL OF EXISTING PHYSICAL PLANT

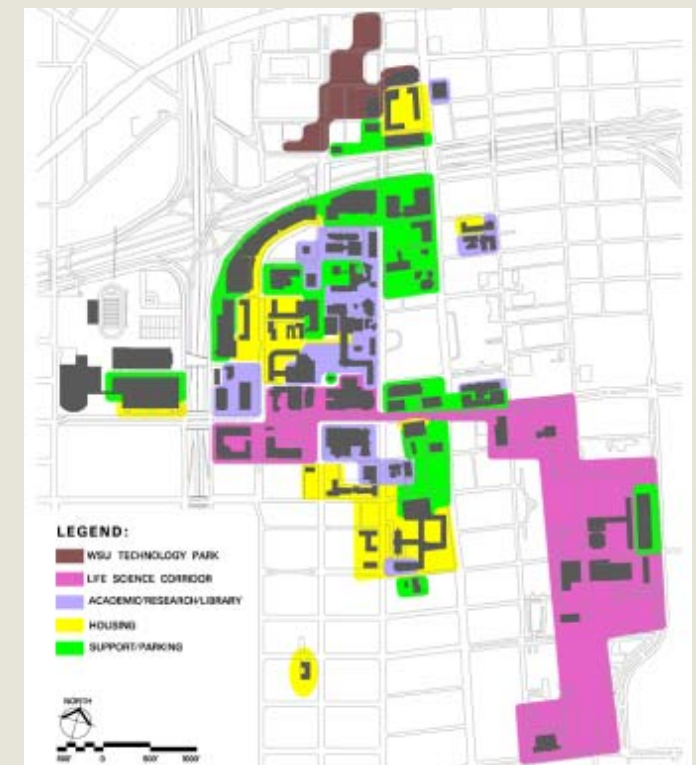
- Policy:** Capital renewal planning will assume parity status with new construction.
- Goal:** Conserve existing physical plant.
- Strategies:**
 - Allocate half of annual investment to capital renewal and half to new construction
 - Renovate existing physical plant at 75 percent replacement value
 - Sustain necessary infrastructure and support facilities

CONSOLIDATE DEVELOPMENT

- Policy:** WSU will expand predominantly on university land holdings
- Goal:** Acquisitions will be limited to strategic parcels
- Strategies:**
 - Develop primarily through strategic infill
 - Partner with private sector developers through leveraged real-estate
 - Secure compensating land losses incurred by I-94 expansion
 - Collaborate with local reinvestment initiatives – public and private

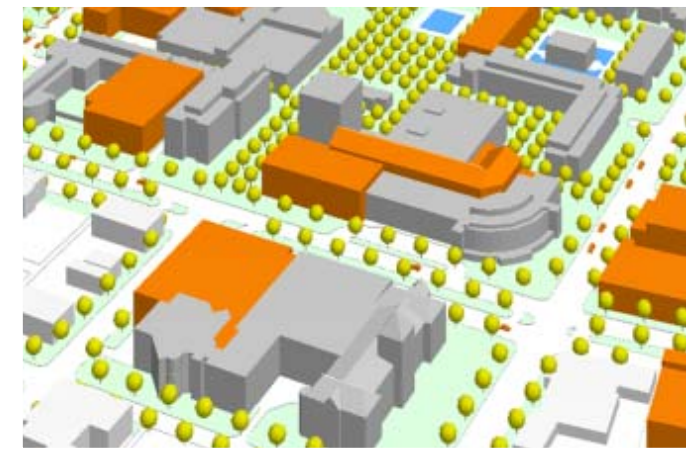
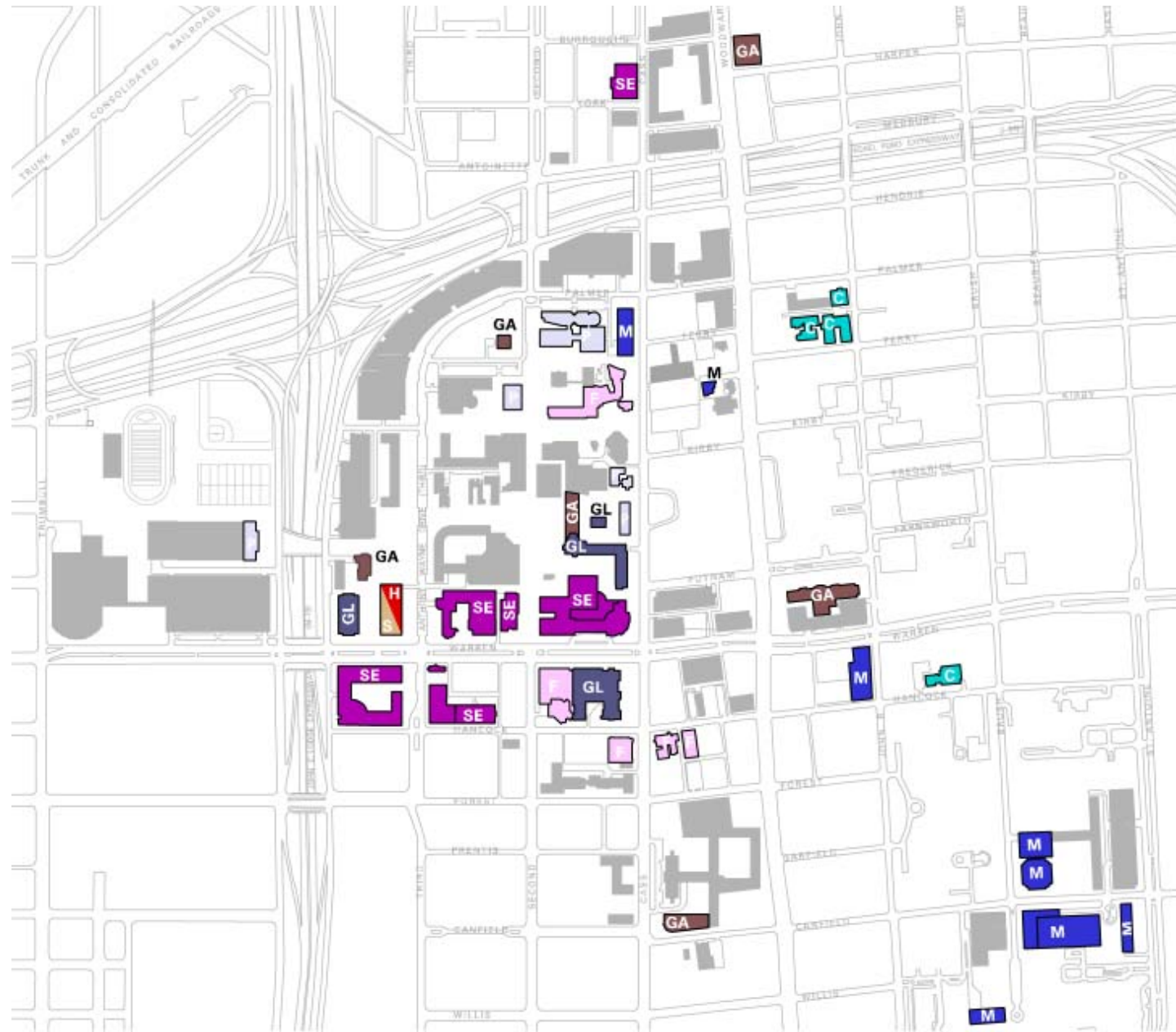
EXTEND CAMPUS

- Policy:** WSU uses will be integrated into the urban context.
- Goal:** Create identity, connection, convenience.
- Strategies:**
 - Utilize Woodward Avenue holdings to promote community outreach and campus identity
 - Develop Science/Engineering corridor on Warren Avenue
 - Reinforce linkages to Medical Campus and the DMC
 - Develop transverse, pedestrian-oriented corridors linking the various campus precincts, the Cultural Center and the DMC
 - Extend housing development distribution to each of the six campus precincts
 - Extend, from Gullen Mall, compatible streetscape improvements on Second Avenue at both the southern and northern directions
 - Strengthen the physical connections between the Main Campus and surrounding campus precincts
 - Reinforce the North Cass Area as mixed use village – Research and Technology Village
 - Construct new parking in locations close to each campus precinct for improved convenience



CONSOLIDATE BUILDING USES

- Policy:** Wayne State University will redistribute uses to optimize educational and economic benefits
- Goals:**
 - Improve adjacency, access, program efficiency and inter-disciplinary synergy
- Strategies:**
 - Reinforce science/engineering corridor
 - Lead development of WSU Research and Technology Park
 - Concentrate medical uses
 - Improve clinical study programs accessibility
 - Maintain general lecture hall/classroom distribution
 - Develop business/executive lifelong learning facility
 - Distribute housing on each of the six campus precincts
 - Promote mixed-use integration



LEGEND:

- **C COMMUNITY RELATED-CLINICAL STUDY PROGRAMS**
VARIOUS COLLEGE/SCHOOL SPONSORED PROGRAMS
- **M MEDICINE**
MEDICAL SCHOOL
NURSING
PHARMACY AND ALLIED HEALTH PROFESSIONS
- **SE SCIENCE AND ENGINEERING RESEARCH**
ENGINEERING
SCIENCE
- **P PROFESSIONAL**
BUSINESS
EDUCATION
LAW
LIBRARY AND INFORMATION SCIENCE PROGRAM
GRADUATE SCHOOL
- **F FINE, PERFORMING AND COMMUNICATION ARTS**
FINE, PERFORMING AND COMMUNICATION ARTS
- **H HUMANITIES**
LIBERAL ARTS
LIFELONG LEARNING
- **S SOCIAL SCIENCES**
SOCIAL WORK
URBAN, LABOR AND METROPOLITAN AFFAIRS
- **GA GENERAL ACADEMIC USE**
- **GL GENERAL LECTURE USE**



Illustration 45: 2020 Academic Use Plan



ACADEMIC, RESEARCH AND LIBRARY USES

Several new facilities will house programmed academic and research expansion. In addition to the recently completed Law School expansion and the nearly completed College of Pharmacy and Allied Health Professions building, space for each of the seven academic components is planned. A “science and engineering corridor” is proposed along Warren Avenue between the Lodge expressway (M-10) and Woodward Avenue, with extension potentially to Brush Street. The Research Building Renovation (RBR) Study proposes that related engineering programs expand at the sites of the Engineering building and Manufacturing Engineering building. A focal point is the creation of an academic quad at the Manufacturing Engineering building. The science program would expand with a building to be located adjacent to the Physics building. Additional growth is planned with the replacement and enlargement of the Life Science facility. An atrium enclosure is planned to physically connect the Life Sciences building, Science Hall, the Chemistry building and the existing Science Library to form a contiguous facility – **Illustration 45**.

The medical program would expand through additions to Louis M. Elliman Clinical Research Building, Gordon Scott Hall and the C. S. Mott Center, which take into account additional recommendations made in the RBR Study. The Rackham Building could serve a variety of purposes yet to be determined, but ideally bridging the needs of the Main and Medical campuses.

In addition to the new construction, several departmental moves are suggested to increase each academic unit’s identity, encourage a more efficient utilization of space, and improve access among common facilities for students, faculty and staff. A preliminary reorganization model locating academic units based on general classification is summarized in **Table 16**.

As a general approach, large capacity lecture halls will remain co-located for convenience, and to free up additional space to meet specific needs of the 15 schools and colleges. Four buildings, located throughout the Midtown Detroit campus, have been dedicated as general lecture halls to be shared by several academic units. An additional five buildings have been identified as General Academic Use facilities for assignment to a specific academic component at a later date. State Hall would be renovated for a third generation of usage while a new structure to house LifeLong Learning programs will be added to the north to create a quadrangle closure at the DeRoy Auditorium.

Community-Related Clinical Study Programs

Community-Related Clinical Study Programs have traditionally been located at the Merrill Palmer Institute; however, programmed services have been located wherever space could be found. The nature of these programs is such that their number and location

changes from year to year. As a result, available space is often remote from the sponsoring organization. As a remedy, the 2020 Campus Master Plan proposes that these programs be consolidated to serve both university and community needs. The Freer, Knapp, and Skillman facilities of the Merrill Palmer Institute will continue to serve current constituents. A three-story vertical expansion planned for the C. S. Mott Center is proposed to accommodate remaining programs and clinical growth. Mott Center was chosen because of its central proximity to both Main and Medical campuses, ease of access from Warren Avenue, and the plentiful supply of convenient parking at the Veterans Administration Hospital across the street.

Fine, Performing and Communication Arts

The Fine, Performing and Communication Arts component has been spread over three campuses because of the intrinsic nature of each of its programs and historical accident. Some programs will remain in the Art Building; however, as the demand for gallery space increases, the option of utilizing the ground floor of the Natural Sciences building – with high visibility and convenient location for a visiting public – for exhibition space is worthy of consideration. The music program would remain in its current facilities. The undergraduate theatre program is proposed to move from Bonstelle Theatre to Hilberly Theatre, and the graduate theatre program would move from Hilberly to either a renovated Rackham Building or a new theatre facility adjacent to Old Main, at the corner of Second and Warren. Departmental offices located at the Linsell House would relocate to the Thompson Home. The stage shop would remain at 95 West Hancock. The proposed demolition of the University Custodial Grounds building will require the relocation of the foundry, operated through the Art and Art History department, to a location to be determined after resolution of replacement specifics.

Humanities and Social Sciences

The Humanities and Social Sciences component is traditionally lecture hall-oriented. The 2020 Campus Master Plan proposes to relocate and consolidate related departments in a new Humanities and Social Sciences building to be located on the site of the General Lectures building. The new facility will include Liberal Arts (currently based in Manoogian Hall), Social Work (currently based in the Thompson Home), and CULMA (currently located in F/AB and State Hall). The proposed building will provide classrooms, seminar rooms, computer laboratories, limited research space and offices.

Medicine

Programs relating to the Medical School mission are proposed to be co-located on the Medical Campus. As planned and under construction, the College of Pharmacy and Allied Health Professions will relocate its facilities from the Downtown Detroit Campus to the southern edge of the DMC campus at John R and Mack. The Medical School will expand its facilities at Scott Hall. A new facility, the

Advanced Imaging Research building, will be connected to the north wall of the Louis M. Elliman Clinical Research Building.

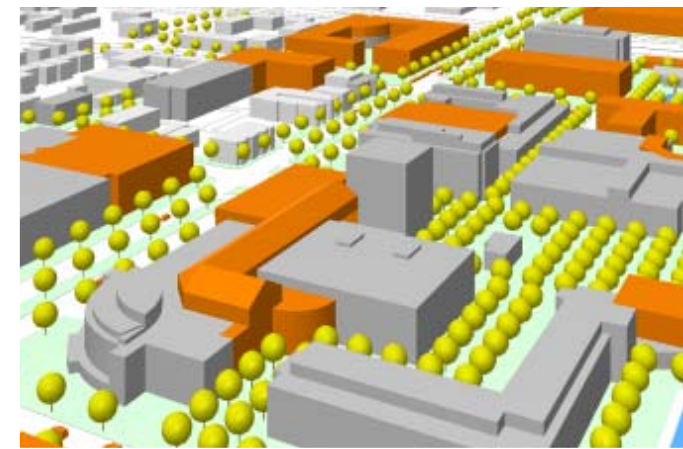
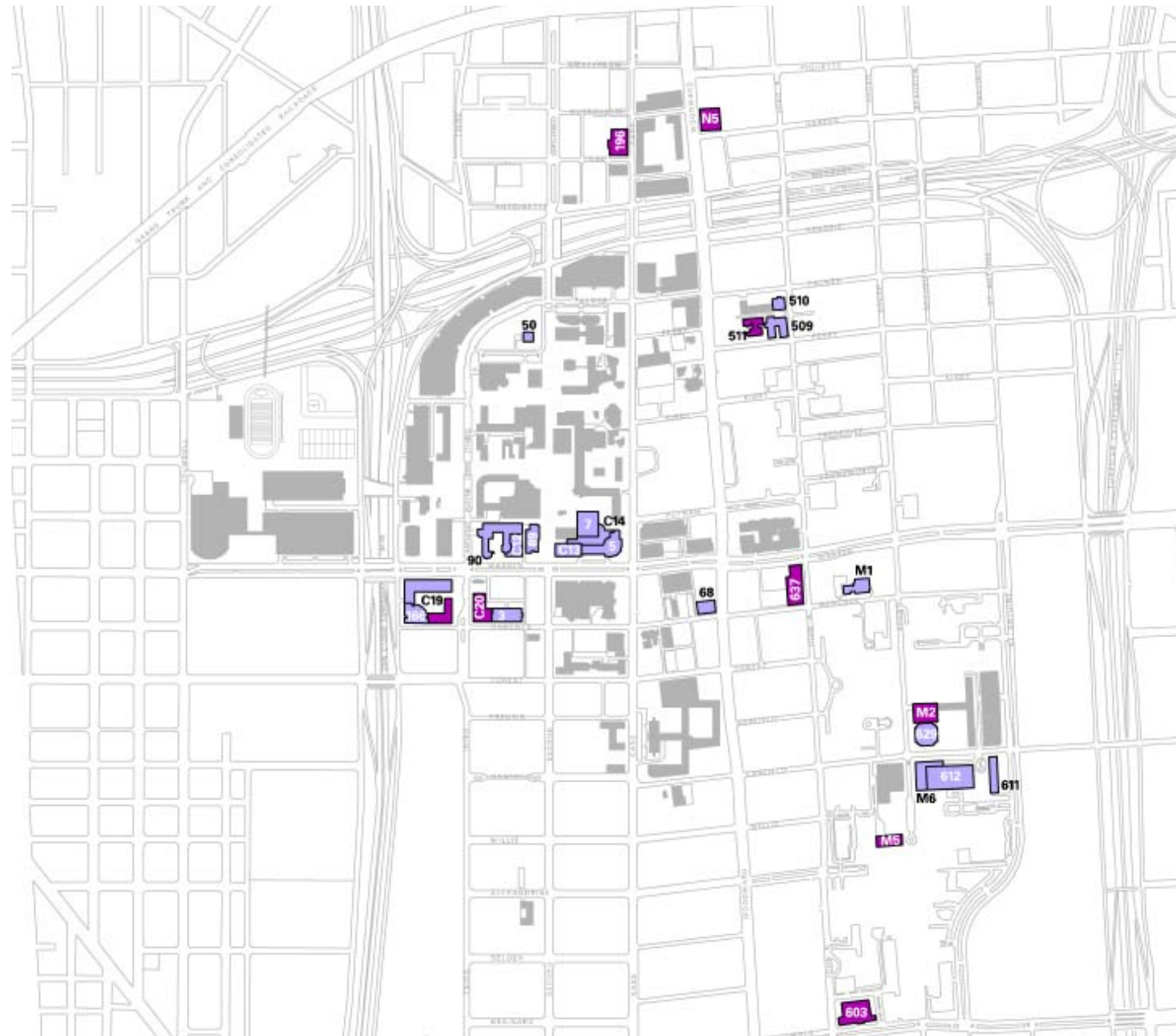
Professional Schools

Professional Schools have traditionally held autonomous positions within the campus. As demand for academic space has increased, they have seen other colleges and schools encroach upon their domain, as was the experience of the College of Education. Some programs have had limitations placed on their growth, such as the Business school. The 2020 Campus Master Plan envisions that the professional schools will continue to operate in their own facilities and maintain flexibility for program expansion. The Business school will retain the use of Prentis Building and Rands House. In the longer term, Business would expand into a State Hall facility, enabling the development of its Executive Lifelong Learning program in facilities comparable to the University of Michigan and Michigan State University business programs. The School of Education will be enhanced by the relocation of general lecture and non-program room assignments from the Education building. The Law School expansion, will provide up-to-date facilities. The Graduate School has been primarily administrative in nature, requiring a modest amount of academic space; future program requirements would be added to the new Academic Expansion Building.

Science and Engineering Research

The Science and Engineering Research component will elevate its profile by its participation in a state-wide Life Sciences Corridor – partnering with the University of Michigan, Michigan State University and the Van Andel Institute for Medical Research. As envisioned in the 2020 Campus Master Plan, the Science and Engineering colleges will form their own “engineering and science corridor” on Warren Avenue, with additional specialized commitments to the proposed Wayne State University Research and Technology Park.

The 2020 Campus Master Plan takes into account the results of the Research Building Renovation Study. Natural Sciences will be relocated to the Warren corridor. General lecture-type facilities would be vacated, while three deficient buildings – Engineering Technology Building, Bioengineering Building and the Life Science Building – are to be demolished. Four new facilities along Warren Avenue and two renovated buildings within the WSU Research and Technology Park will accommodate future space demands. The Engineering program will be expanded by an addition to the Engineering building and a new complex built around the existing plaza of the Manufacturing Engineering Building. A new facility adjacent to the Physics Building and the integration of Chemistry, Science Hall, Science Library and a replacement of the Life Sciences into a single complex will accommodate the Science program expansion. Enclosing the space between the Chemistry Building and Science Hall would connect the complex. The elimination of the Psychology Building and 51 West



The Research Building Renovation (RBR) Program is a study recently completed that identifies research programs that are in need of renovation and additional space. Listed below are the buildings included in the program.

LEGEND:

RESEARCH BUILDING RENOVATION (RBR) PROGRAM (EXISTING AND PLANNED BUILDINGS)

EXISTING BUILDINGS:

- 169 BIOENGINEERING BUILDING (PROGRAM TO BE RELOCATED)
- 89 BIOLOGICAL SCIENCES BUILDING
- 7 CHEMISTRY BUILDING
- 629 LOUIS M. ELLUMAN CLINICAL RESEARCH BUILDING
- 90 ENGINEERING BUILDING
- 167 ENGINEERING TECHNOLOGY BUILDING (PROGRAM TO BE RELOCATED)
- 509 PAULINE KNAPP BUILDING
- 611 HELEN VERA PRENTIS LANDE BUILDING
- 6 LIFE SCIENCES BUILDING (PROGRAM TO BE RELOCATED)
- 166 MANUFACTURING ENGINEERING BUILDING
- 609 C. S. MOTT CENTER
- 50 NATURAL SCIENCES BUILDING
- 3 PHYSICS BUILDING
- 5 SCIENCE HALL
- 612 GORDON H. SCOTT HALL
- 68 LEONARD N. SIMONS BUILDING
- 510 SKILLMAN BUILDING

PROPOSED BUILDINGS:

- M1 C.S. MOTT CENTER VERTICAL EXPANSION
- C12 ENGINEERING BUILDING EXPANSION
- C19 ENGINEERING PROGRAM EXPANSION
- C13 LIFE SCIENCES BUILDING REPLACEMENT
- C14 SCIENCE COMPLEX ATRIUM
- C20 SCIENCE PROGRAM EXPANSION
- M6 GORDON H. SCOTT HALL BUILDING EXPANSION

ADDITIONAL RESEARCH SPACE (EXISTING AND PLANNED BUILDINGS)



Illustration 46: 2020 Research Building Use Plan



ACADEMIC USE - FUTURE

Academic Components

Community-Related – Clinical Study Programs	Fine, Performing and Communication Arts	Humanities	Social Sciences	Medicine	Professional Schools	Science and Engineering Research
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Colleges and Schools

Various college/school-sponsored programs	Fine, Performing and Communication Arts	Liberal Arts Lifelong Learning	Social Work Urban, Labor and Metropolitan Affairs	Medical School Nursing Pharmacy and Allied Health Professions	Business Education Law Library and Information Science Graduate School	Engineering Science
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Proposed Occupancy

Freer House Knapp Building Mott Center Expansion* Skillman Building	95 Hancock Art Building Bonstelle Theater Community Arts Hilberry Theatre Music Annex Old Main Performing Arts * Schaver Music Thompson House	Academic Expansion Building * Humanities/Social Science Building *	Humanities/Social Sciences Building *	5439 Woodward Advanced Imaging Res. Chemistry Building Cohn Building College of Pharmacy and Allied Health Prof.* Detroit Receiving Hosp. Elliman Building Harper Hospital Henry Ford Hospital Hudson-Webber Hutzel Hospital Lande Building Prentis Cancer Center Research Institute Science Hall Scott Hall Scott Hall Expansion * Shiffman Library University Health Ctr.	Academic Expansion Building * Education Building Law School Law School Expansion * Law School Library Matthaei Physical Education Building Prentis Hall Rand House	Biological Science Chemistry Building Criminal Justice Bldg. Engineering Building Engineering Building Expansion* Engineering Program Expansion Bldg.* Life Science Building Replacement * Manufacturing Engineering Bldg. Physics Building Science Hall Science Library Science Program Expansion Bldg.*
General Lecture Use are non-assigned facilities which include DeRoy Auditorium, Manoogian Hall, Old Main, and State Hall.						
General Academic Use facilities are to be assigned at a later date and include Academic Expansion Facility, General Academic Facilities (Main and South campuses), Rackham Building, and Saint Andrews Hall.						

* Proposed buildings

Table 16: Future Academic Building Utilization

Source: Albert Kahn Associates, Inc.

Warren will require those occupants to relocate to either the Science Program Expansion building or to Old Main, utilizing space vacated by other department moves. The extent to which Science and Engineering programs will occupy space in North Campus – most likely a portion of the Criminal Justice Building – is yet to be determined – **Illustration 46.**

LIBRARIES

The construction of Adamany Undergraduate Library resolved a number of deficiencies in the university’s library program, including a lack of sufficient media storage, inadequate space for students, faculty and staff, and dated technology. The 2020 Campus Master Plan addresses for the most significant Library challenge remaining, that is, the renovation of the Purdy, Kresge and Science libraries, and en-

HOUSING ANALYSIS

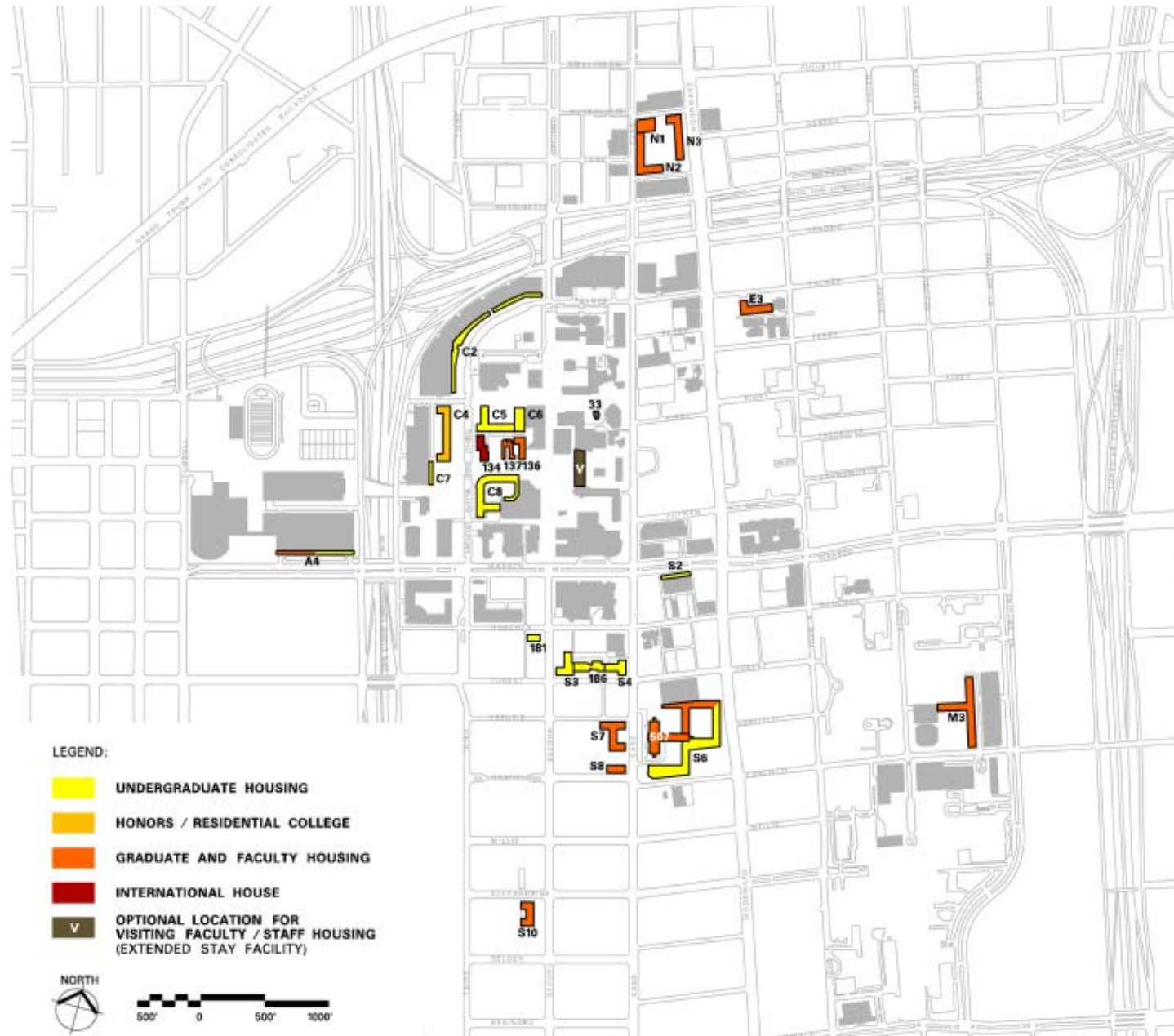
Benchmark Universities

- University of Alabama, Birmingham
- University of Cincinnati
- University of Illinois, Chicago
- University of Indiana-Purdue, Indianapolis
- University of Louisville
- University of Missouri, Kansas City
- University of Pittsburgh
- University of Wisconsin, Milwaukee
- Virginia Commonwealth University
- Wright State University

Principal Findings:

- There is no relationship between campus size, measured by enrollment, and the amount of housing provided to students.
- All benchmarked campuses have recently opened student housing.
- The amount and proportion of housing provided varies widely – 2% to 23%.
- Demand and the overall economy are impacting campus housing growth.
- Apartment-style housing is the unit type most preferred by comparable universities today.
- Variants of the apartment type unit are responsive to:
- Students’ need for independence
- Adequate supply of dormitory style housing exists (50-100%)
- Ease of construction
- Private developers are more willing to build apartment-style housing.
- No benchmarked campuses are building housing for families, following path of least resistance.
- Many newly proposed housing projects are greater than 300 units.
- Many campuses may have an occupancy problem as students move from existing campus housing.
- Two campuses are expediting the development schedule of new housing – about 16 months.

largement and renovation of the Shiffman Medical Library. The 2020 library program presupposes that undergraduate needs will be met in Adamany Library, graduate activities will remain in Purdy and Kresge libraries, Labor and Urban Affairs will remain in the Reuther Library, Science and Engineering programs will be served by the Science Library, and an expanded Shiffman Medical Library will meet Nursing and Medicine program needs.



2020 Housing Capacity

Bldg. No.	Building Name	Building GSF	Number of Beds	Fl	Year Built	Tenant Composition	Location
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EXISTING HOUSING

136	Chatsworth Tower Apts	122,172	101	9	1928	Graduate	Main Campus
137	Chatsworth Annex	44,252	62	3	1923	Graduate	Main Campus
134	Helen L DeRoy Apts	206,464	345	15	1974	International	Main Campus
186	Forest Apartments	145,754	211	10	1976	Undergraduate	South U Village
33	Max Jacob House	8,425		4	1914	President	Main Campus
181	Sherbrooke Apts	21,748	25	3	1951	Undergraduate	South U Village
507	University Tower Apts	354,382	600	11	1996	Graduate	South U Village

Total		903,197	1,344				
Non-Affiliated Residents			-144				

Existing Housing Total	903,197	1,200					
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PROPOSED HOUSING

A4	Proposed Housing	50,000	146	3		Combined	Athletic Campus
C2	Proposed Housing	160,000	470	4		Undergraduate	Main Campus
C4	Proposed Housing	136,000	400	4		Honors College	Main Campus
C5	Proposed Housing	84,000	247	4		Undergraduate	Main Campus
C6	Res Life Off/Cafeteria	45,000		3			Main Campus
C7	Proposed Housing	22,000	65	4		Undergraduate	Main Campus
C8	Proposed Housing	182,500	535	4		Undergraduate	Main Campus
E3	Proposed Housing	62,000	182	3		Graduate	East Campus
M3	Proposed Housing	150,000	441	4		Graduate	Medical Campus
N1	Proposed Housing	26,000	76	4		Graduate	R & T Village
N2	Proposed Housing	115,000	337	4		Graduate	R & T Village
N3	Proposed Housing	90,000	264	4		Graduate	R & T Village
S2	Proposed Housing	20,500	61	3		Undergraduate	South U Village
S3	Proposed Housing	66,000	194	4		Undergraduate	South U Village
S4	Proposed Housing	54,000	159	4		Undergraduate	South U Village
S6	Proposed Housing	250,000	735	4		Combined	South U Village
S7	Proposed Housing	106,000	308	4		Graduate	South U Village
S8	Proposed Housing	36,000	106	4		Graduate	South U Village
S10	Proposed Housing	25,000	74	2		Graduate	South U Village

Proposed Housing Total	1,680,000	4,800					
Existing Housing Total	903,197	1,200					

2020 Housing Total	2,583,197	6,000					
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TENANT COMPOSITION TOTALS

Existing Housing	Proposed Housing	Total
Undergraduate	Undergraduate/Honors	2,700
Graduate and Faculty	Graduate and Faculty	2,100
International		300
Total		6,000

Notes:

The existing number of beds is based on an allocation of one bed per bedroom. Additional bed capacity is possible.

The capacity for existing number of beds has been reduced to account for nonaffiliated university residents and market conditions.

Source: Existing capacity – WSU Department of Housing, Fall Term, 2000; Proposed capacity – Albert Kahn Associates, Inc.

Table 17: 2020 Housing Capacity

Illustration 47: 2020 On-Campus Housing Use Plan



ON-CAMPUS HOUSING

The five-fold expansion of university housing (from 1,000 to 6,000 beds) will significantly transform the Wayne State University campus. Additional housing units are proposed for all campuses except Athletic. All housing will be adjacent to recreational open space, parking facilities and food service. Six new campus greens have been created, while two existing spaces have been reconfigured to offer residents recreational opportunities. Most proposed housing units will be constructed as new facilities with the exception of 6050 Cass Avenue, located in the Research and Technology Village, which would adaptively reuse an historic facility currently occupied by Business Operations and Parking Services operations – **Illustration 47**.

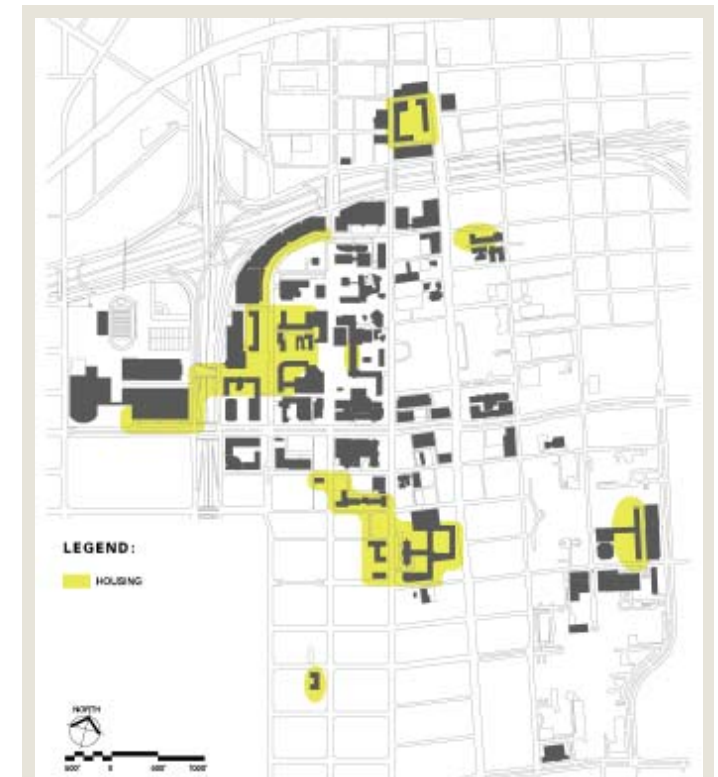
A sense of déjà vu accompanies the 2020 Campus Master Plan housing proposal. A goal of increasing the number of students, faculty and staff residing on campus, and creating a more balanced, residential community, was proposed in the context of the Urban Renewal Plan of 1964 and the subsequent 1967 Long Range Plan. Significant residential expansion is planned for all of the six campuses. Not previously contemplated is a northern campus precinct transformed from a university utility closet to a residential quad supporting a multitenant Research and Technology Park. The 2020 development proposed at the University Tower will address inefficient land use as well as bring a more appropriate scale and character to the physical surroundings of the area. The housing proposed at the Medical Campus will bring life to an area encircled by the harsh edges of parking decks and lots and leftover spaces.

Wayne State University’s vacant Research and Technology Village holdings will be developed primarily for housing relating to the proposed Research and Technology Park. 677 new beds would be placed around a two-acre quad and serve graduate students, faculty and staff. The South University Village proposal contains 1,637 new graduate and undergraduate beds located in the vicinity of the University Tower apartment building. The planned expansion immediately adjacent to the tower would be in the form of additional quads defining up to four acres of common and recreation space. The existing Sherbrook and Forest apartments will cater to a mix of residents, while the University Tower apartments will continue to house graduate students primarily. The Medical Campus will accommodate 441 new graduate beds defining approximately 4.5 acres of common open space. Proposed for East Campus are 182 new graduate beds that will be integrated into the historic Ferry Street neighborhood. 146 beds for both graduates and undergraduates are planned for the Athletic Campus. The Main Campus is proposed as the site for a new Residential/Honors College containing 400 new beds. Another 1,317 new undergraduate beds are proposed for the central Main Campus area near the Student Center and existing housing core. The Chatsworth Tower and Annex apartments will house graduate students, while the Helen DeRoy apartments will

focus on international students. – **see Table 17**. Additional consideration will be given to the possible replacement of the Forest Apartment building. Also, an extended stay facility serving visiting faculty, visitors and participants in lifelong learning programs is suggested as a potential use of the two upper floors of the General Academic Program building located at Gullen Plaza to complete the quad at the Prentis/DeRoy complex.

Proposed housing would be designed at heights and densities lower than previously developed. It is essential that new housing development sustain meaningful open space and be provided supporting amenities to ensure high standards of liveability. No housing unit would be more than four stories, and housing aggregations are proposed to create traditional hierarchies of community and privacy. Housing unit types would range from dormitory-style for entering undergraduate students to apartment-style for graduate and married students. The university will incorporate different housing unit arrangements depending on student demographics, campus location, past successes and current trends in the local housing market. Current national practice exhibits a tendency toward apartment-style housing, preferred by students desiring additional independence and by developers seeking to minimize risk. Several residential units are proposed as a veneer to adjacent existing and proposed parking structures. These single-loaded corridor units will mask the unsightly appearance and scale of the parking structures, take advantage of an otherwise undevelopable space, and afford the residents a convenient proximity to vehicle storage.

The success of the Wayne State University housing initiative depends on private sector interest in developing appropriate housing both on and near campus. The 5,000-bed, on-campus expansion goal is predicated on private sector participation in an 80/20 investment formula, with Wayne State University primarily investing the land. The 1,500-bed, near-campus growth goal is based on similar private developer interest in serving the special needs of a university population. Based on our evaluation of surrounding neighborhoods within walking distance of the university, and current redevelopment trends, we believe that a total near-campus population of about 3,000 – double the current estimated population – is achievable by 2020 (refer to **Table 11**).



RESIDENTIAL LIFE

- Policy:** Wayne State University will develop a significant residential component on the Midtown Detroit campus.
- Goal:** 9,000 students, faculty and staff will live in the campus vicinity by 2020
6,000 residents will occupy on-campus units by 2020
Develop a variety of physical models
- Strategies:** Housing development will be demand-driven and address a range of user groups
Form alliances with private developers through leverage of building sites
Distribute housing throughout the Midtown Detroit campus
Develop associated support uses: retail, entertainment and childcare within proximity of residential units
Concentrate undergraduate housing on Main Campus
Transform Anthony Wayne Drive to a residential scale corridor; reduce its width and promote pedestrian traffic
Locate graduate housing toward campus perimeter



EXPAND SPORTS

Policy: Wayne State University will elevate participation in selected NCAA programs

Goal: Augment Athletic Campus to support new intercollegiate athletic programs

Meet NCAA gender equity requirements for facilities and fields

Achieve economies of scale and economies of means

Strategies: Acquire necessary land for program expansion

Develop new multipurpose arena

Replace athletic fields lost to I-94 taking

Exercise efficient utilization of existing infrastructure

LEGEND:

 ATHLETIC / RECREATION BUILDING USE



Illustration 48: 2020 Athletic and Fitness Use Plan

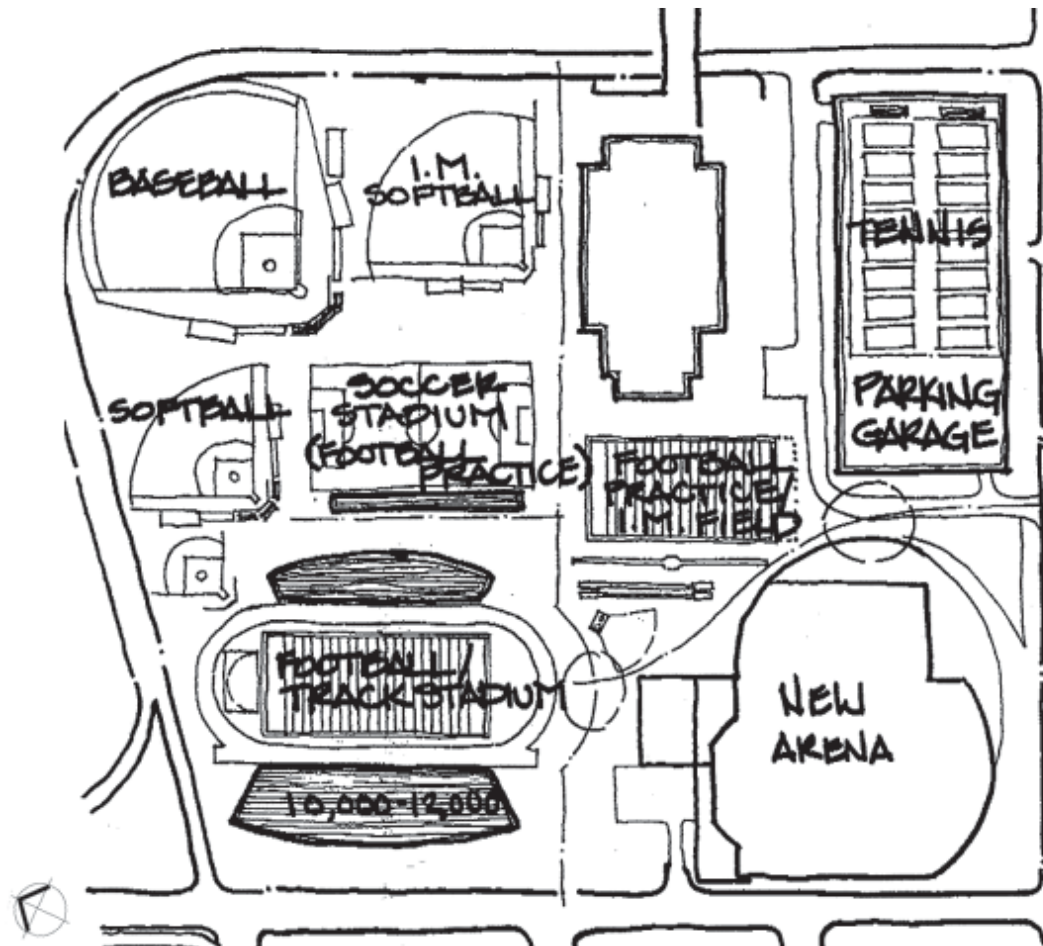


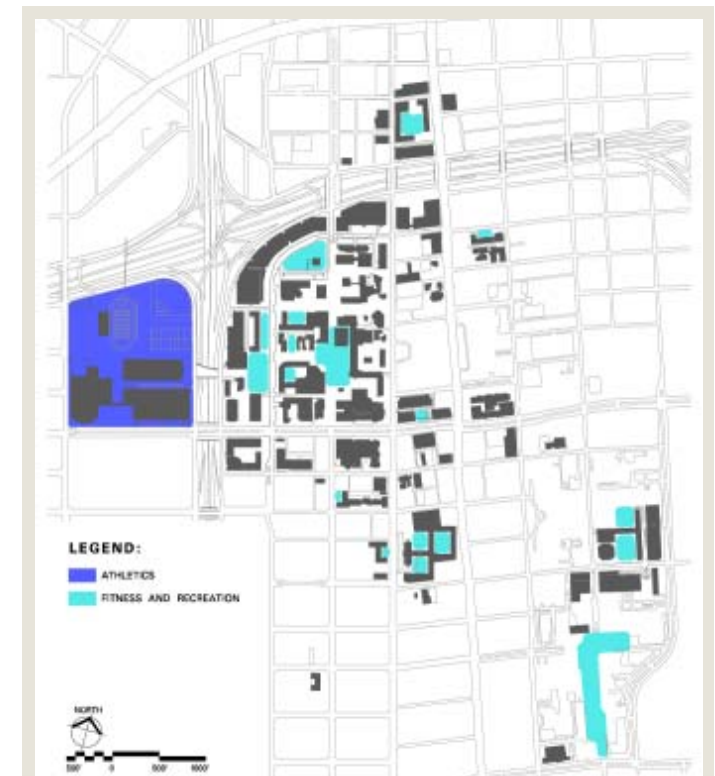
Illustration 49: Alternative Athletic Campus Expansion Plan; Sports Management Group, June 27, 2000

SPORTS AND RECREATION

The 2020 Campus Master Plan documents a preliminary understanding of the university’s long-term sports and recreation needs. Elevation in NCAA competition, combined with the recreational demands of an expanding residential population will strain university facilities and fields beyond current capacities. Under consideration are moves from NCAA Division II to Division I in men’s hockey, men’s basketball, and women’s basketball programs. In addition, the university may move from NCAA Division II to Division I-AA in football. All other programs are expected to remain at Division II level. The change in division status will require the university to undergo substantial

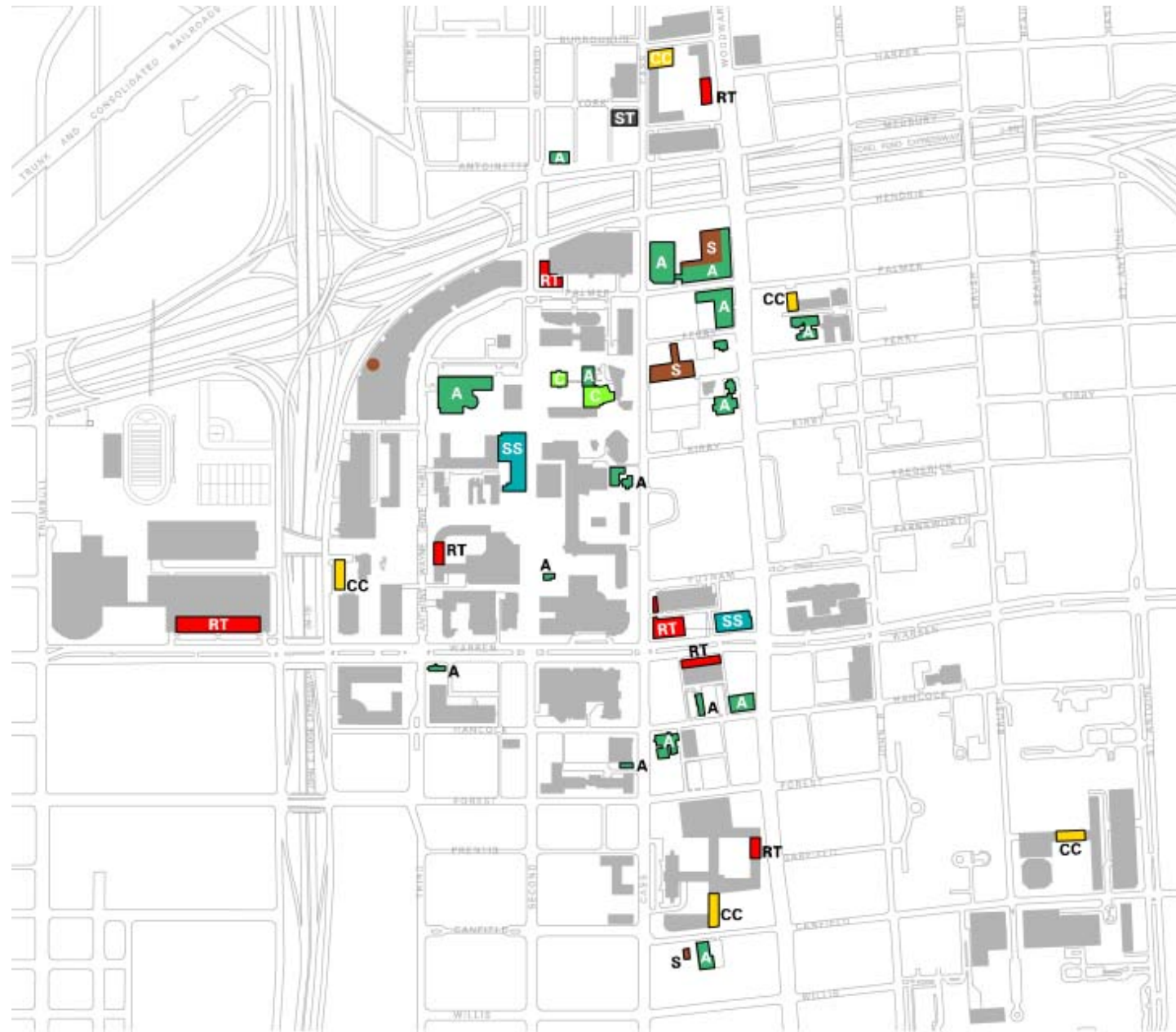
changes that will impact both the programs and the physical infrastructure necessary to support them. Gender equity must also be addressed.

Included in the 2020 Campus Master Plan is a new 5,000 to 7,500-seat multipurpose arena and a modest addition to Matthaei Complex in anticipation of growing athletic space demands required by athletic, intramural and recreational programs. A new Recreation and Fitness Center, recently completed on Main Campus, is expected to meet current demands, although a second facility will undoubtedly be required in the future – **Illustration 48**.



DEVELOP RECREATION

- Policy:** Wayne State University will preserve and expand opportunities for recreational, fitness and intramural sports programs.
- Goal:** Satisfy recreational needs of the expanding residential population as a priority
 - Meet NCAA program and gender equity requirements for facilities and fields
 - Achieve economies of scale and economies of means
- Strategies:**
 - Provide open space opportunities for spontaneous recreation throughout campus
 - Develop space for intramural sports
 - Acquire necessary land for program expansion
 - Develop new multipurpose arena
 - Replace athletic fields lost to I-94 taking



LEGEND:

- A ADMINISTRATION
- C CONFERENCE
- SS STUDENT SERVICES
- S SERVICE FUNCTION
- ST STORAGE / VACANT / SURGE
- PROPOSED SUBSTATION
- CC CHILDCARE FACILITIES (PROVIDED BY OTHERS)
- RT RETAIL DEVELOPMENT (PROVIDED BY OTHERS)



Illustration 50: 2020 Support Services Use Plan



SUPPORT SERVICES

Support Services is a category that includes student services, administration, buildings and grounds, storage, vacant inventory and surge space. The 2020 Campus Master Plan proposes new administrative and student service presence on Woodward Avenue that will dramatically increase the university's exposure and identity. Remaining service locations will be renovated over the next 20 years. Childcare facilities, also under the umbrella of support services, are to be located at or near new housing developments at each of the campuses with the exception of the Athletic Campus. A modest amount of dedicated retail space is proposed to be located near housing and parking structures throughout the Midtown Detroit campus, as private sector initiatives are expected to meet market demands – **Illustration 50**. The university continues to maintain an interest in partnering with others to develop a conference center on a site yet to be determined.

Administration

Administration, which includes academic, finance, operations, public safety, Computing and Information Technology, the university press and the television studio, is currently housed in various locations throughout the Research and Technology Village, South University Village, East Campus and Main Campus precincts. Most administrative offices are currently located in the Faculty/Administration Building and Academic/Administration Building. The 20-year future growth of the campus, as well as the proposed demolition of several existing administration buildings, will require additional space to meet the demands of the university. Identified as a strategic gateway to the university by the Steering Committee, Parking lots 1 and MH, located at the intersection of Woodward Avenue and Palmer, will provide the necessary real estate for two new administrative buildings. The new buildings will house additional offices and the relocated computer center, and would ideally be interconnected for future flexibility and functional efficiency. The added space will enable the university to maintain a dominant presence along the west frontage of Woodward from I-94 to the Detroit Historical Museum at Kirby.

Student Services

Student services are currently housed in two structures: Helen Newberry Joy building, a converted women's dormitory that now provides admissions, transcript and financial aid services, and the Student Center Building, providing food service, recreational opportunities and offices for student affiliations. Other student affiliations are located throughout the campus, such as the Upward Bound program at 5225 Woodward. These programs will remain unaffected by the 2020 Campus Master Plan. The Student Center Building will continue to function as a union; a link to the Master Plan's proposed

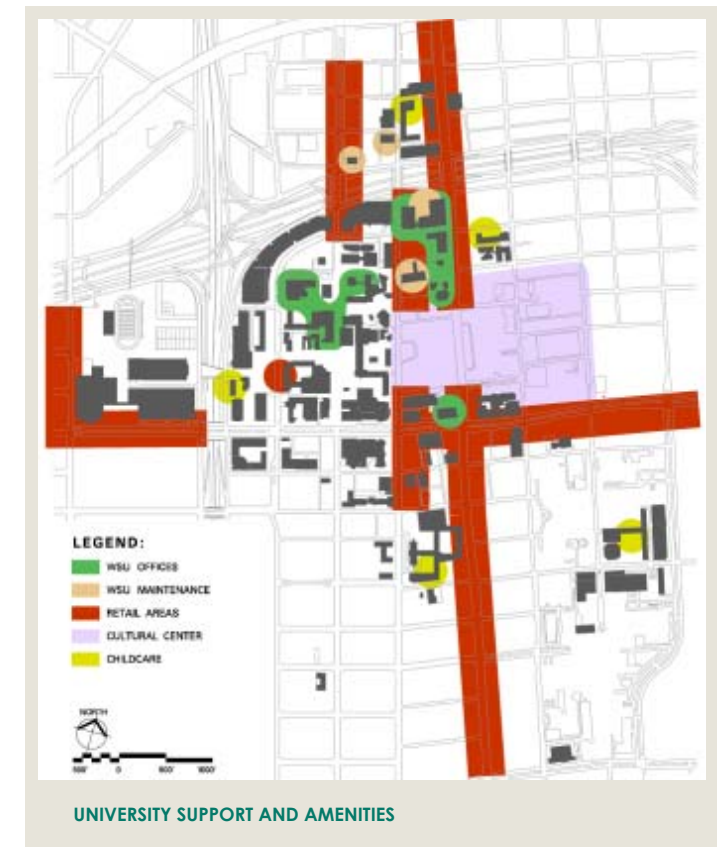
Residential Life building will be implemented to provide resident students additional dining options. The Helen Newberry Joy building will be demolished and its functions moved to the planned Welcome Center, which will be located on the northwest corner of Woodward and Warren Avenue. This new signature building, located at the most prominent corner in the area, will cater primarily to student enrollment and financial needs. A new bookstore is planned for the adjacent corner of Cass and Warren avenues. The university's Academic Success Center will be located in the space vacated by the existing bookstore within the Adamany Undergraduate Library.

General Services

General Service functions include buildings and grounds maintenance, materials storage and miscellaneous uses such as the WDET radio transmitter. The majority of the buildings that house these functions are located in the Research and Technology Village and East Campus precincts. All functions housed in facilities within the Research and Technology Village would be relocated to the proposed support services complex at the northwest corner of Woodward and Palmer. The majority of the existing facilities would be demolished to make way for other use developments, notably housing. An exception is the 6050 Cass Avenue building, which would be adaptively reused as a graduate housing facility. The Custodial Grounds building is proposed to be demolished and reconfigured within the support services complex at Palmer. Remaining service-oriented buildings will be renovated. A relocation of the occupants of the University Services Building to a yet-to-be-determined site is anticipated. Possibilities for the re-use of this site include additional academic, housing and/or retail opportunities.

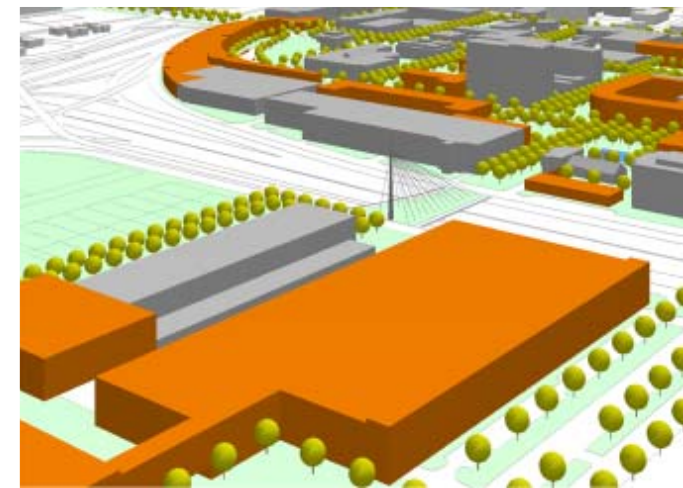
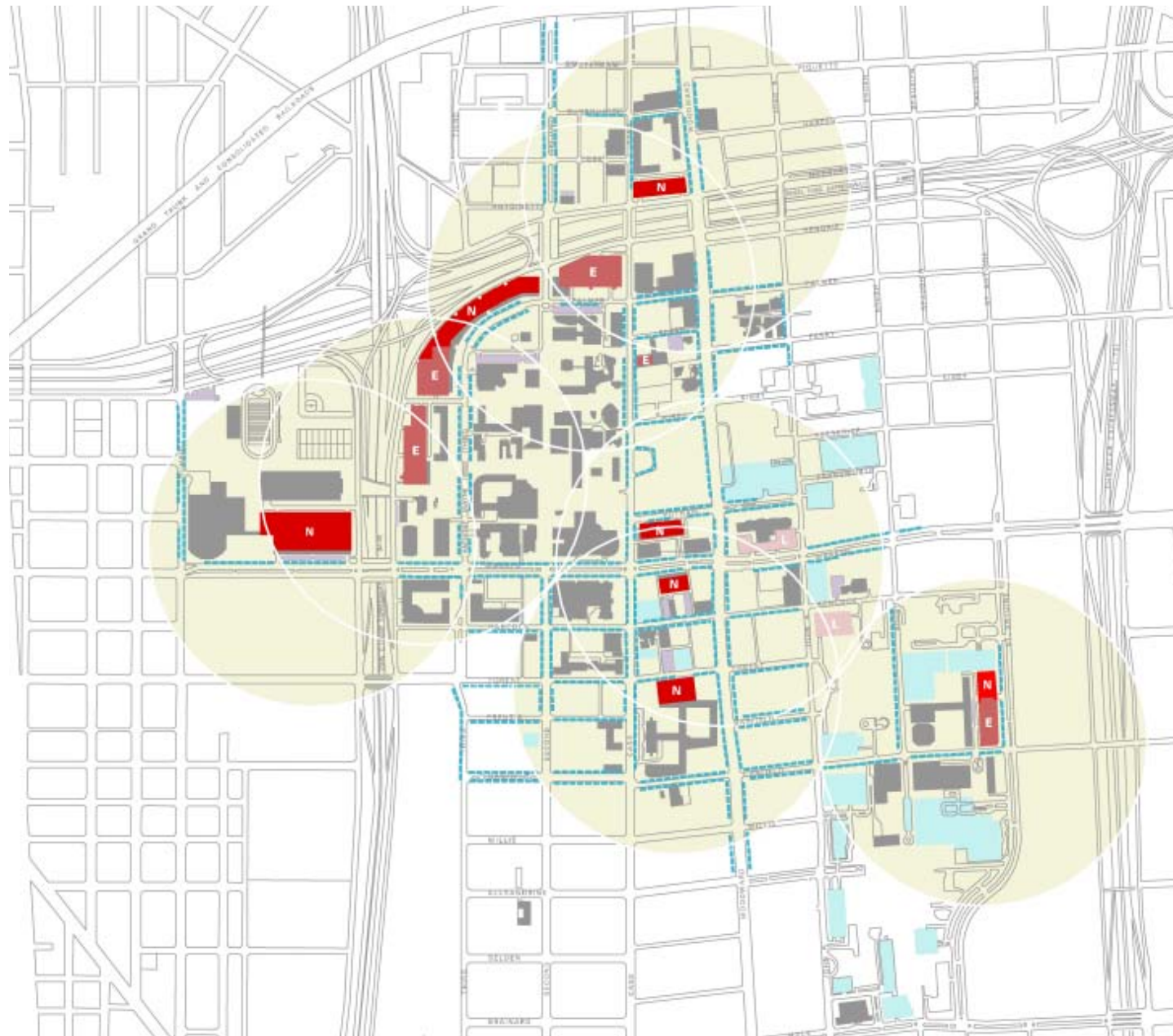
Childcare

One new childcare center is proposed for each campus precinct with the exception the Athletic Campus. These new facilities would be located as part of proposed housing developments. Each will provide convenient vehicular access, temporary parking and adjacent exterior play space. Each center is planned to contain 7,000-10,000 square feet of interior space and a minimum .25 acres exterior play space. A facility of this size should accommodate up to 140 children at any given time, providing care for a total of 1,200 children per day. Current estimates based on student, faculty and staff attendance patterns predict that as many as 3,500 parents could take advantage of the new centers before exceeding their capacity. Further study on the topic is recommended.



Retail

New retail space will be necessary to meet the needs of an expanding residential population. Without basic support amenities such as grocery stores, restaurants, specialty shops, clothing stores and cleaners, residents will need to travel elsewhere to meet their needs, and thereby place the program at risk. The additional retail space included in the 2020 Campus Master Plan will supplement existing and planned private sector investment. Proposed retail is located in areas where demand is anticipated to be high and where it will be convenient to high volumes of pedestrian circulation, intense residential development and sufficient vehicular access.



LEGEND:

- N** NEW WSU PARKING STRUCTURE
- E** EXISTING WSU PARKING STRUCTURE
- L** WSU LEASED PARKING STRUCTURE
- WSU SURFACE PARKING LOTS
- AVAILABLE PRIVATE PARKING
- ON-STREET PARKING
- FIVE-MINUTE WALKING RADIUS (DISTANCE = 1,300')



Illustration 51: 2020 Parking Use Plan



PARKING

Goals to expand the university's residential base and overall population, coupled with a preference to consolidate new development on current holdings, will cause more intense utilization of campus land. Surface parking lots will be redeveloped for "higher and better uses"; those lots retained and newly developed will follow more strategic considerations than previously. Moreover, these combined goals will result in the construction of seven new parking decks, accommodating nearly 6,800 new structured spaces – **Illustration 51**.

By 2020 all campus destinations will be within a five to 10-minute walk from a parking structure. In areas where demand for parking is high, new structures will be constructed in a manner that allows for expansion as land area becomes available. While additional on-street parking is recommended along each side of Anthony Wayne Drive, this increased supply will be more of an exception to the overall forecasted reduction in the on-street parking capacity, anticipated due to increased development expected in the area.

The redevelopment of expressways and service drives will help improve traffic flow to the campus and the perimeter parking structures. The efficiency of circulation to and from existing and proposed parking structures will improve; additional measures internal to the decks and payment systems would also improve campus parking conditions. The university's parking consultant advises methods to improve operational efficiency:

First and foremost, provide adequate signage to visitor parking. Second, provide visitor-parking spaces in locations proximal to the Main Campus; finally, facilitate easy ingress and egress. To increase the operating efficiency of all parking facilities on campus, the following items have been recommended:

- Installation of electronic message signing in conjunction with implementation of reversible ingress/egress lanes at PS1, PS2 and PS5;
- Implementation of an Advanced Parking Information System to inform arriving commuters of available parking, how long the wait might be at major parking facilities, and provide directions to remote lots;
- Evaluation of the possibility of modifying class times to reduce parking demand.

Another strategy aimed at mitigating the congested operating characteristics experienced at many of the prime parking facilities explores the current fee strategy ... [which] ... does not provide a mechanism for the university to "control" where most users of the system park. By charging different user groups variables of gradu-

ated parking fees, the potential exists for some level of control to be placed on each user group. The following conceptual fee strategies are examples of some of the more popular methods:

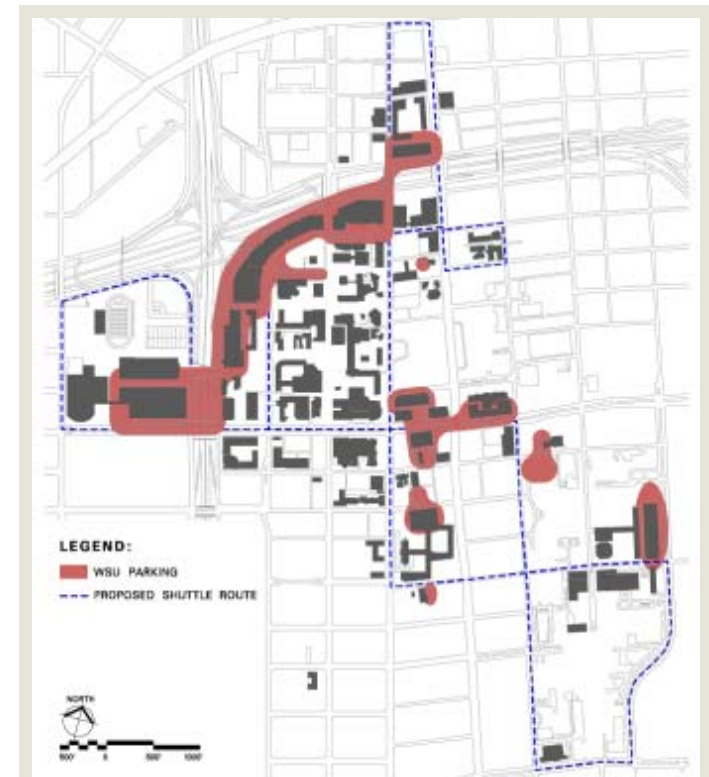
- Implementation of a university-operated shuttle system in conjunction with incentives for use of remote parking facilities where parking would be significantly reduced;
- Restriction of the amount of parking that certain user-groups can purchase
- Charging users desiring "prime" parking increased parking fees, while charging less to those users who are willing to park farther from their destination;
- Reduction of the residential parking supply near housing units. The ability to park adjacent to one's residence could still be offered but at a significantly increased cost. (Existing Conditions Parking Report, May 2000, HNTB Michigan, Inc.)

Several planned transportation developments in the area validate the assumptions and expectations of the consultant's "Transportation Demand Management (TDM) Program," Refer to **Table 7** in the Campus Growth Model section. Most significant plans include the new Intermodal Station in North Campus, a light rail transit line on Woodward Avenue, and a potential joint venture between the Southeastern Michigan Authority on Regional Transportation (SMART) and the Detroit Department of Transportation (DDOT). Planned greenway and streetscape improvements will encourage additional pedestrian and bicycle use.

Nevertheless, the Wayne State "parking issue" will ultimately require behavior modification, and for many, pain:

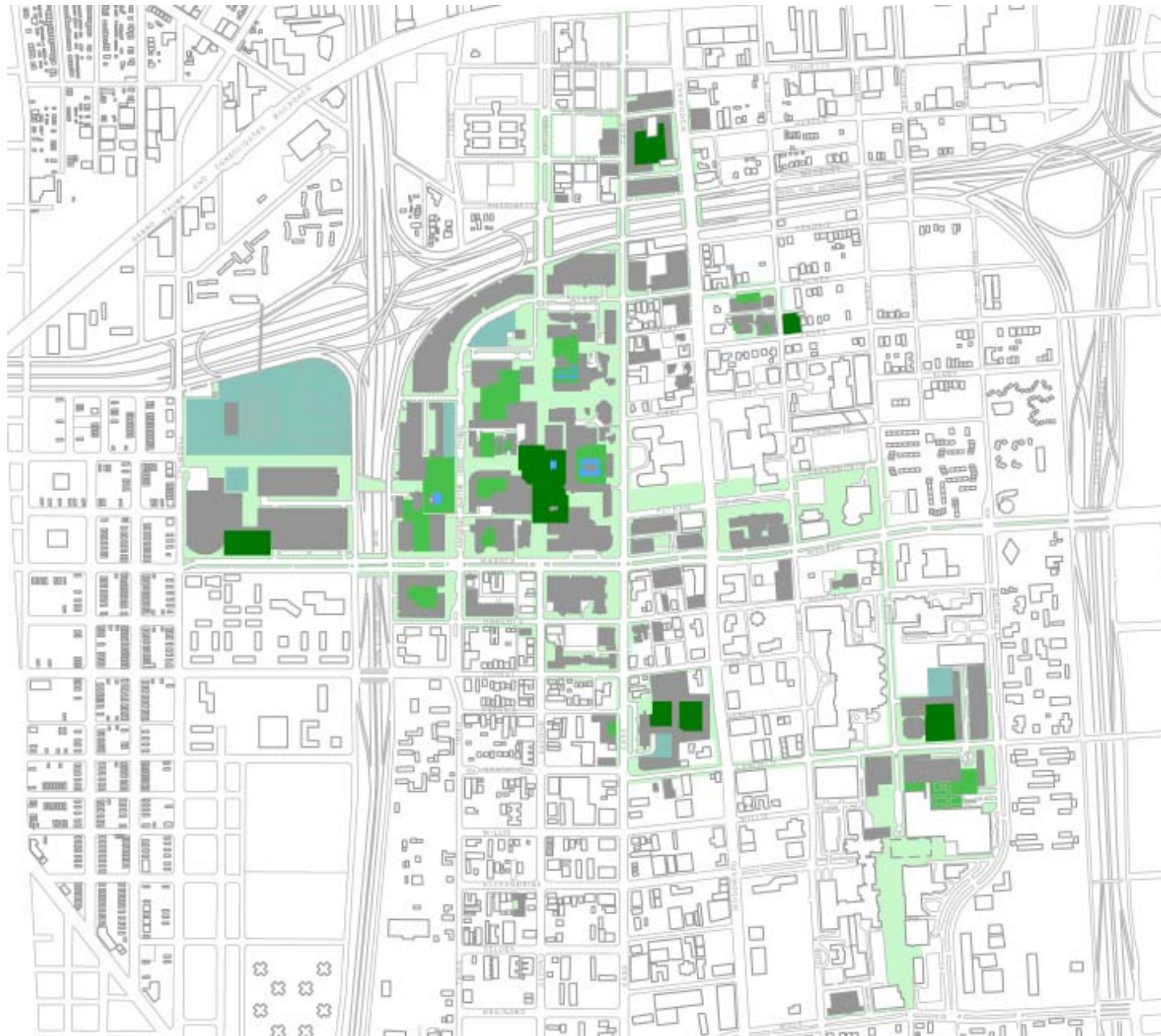
"Transportation Demand Management programs are most successful when the cost of parking acts as a disincentive to drive-alone commuters and incentives are simultaneously provided to encourage alternative modes or methods of commuting". (ibid.)

Future Conditions Parking Report, HNTB, May 2000



FACILITATE PARKING

- Policy:** Parking will remain an essential infrastructure serving a significant commuter population.
- Goal:** Provide safe, customer-oriented parking.
- Strategies:**
 - Improve physical distribution balance
 - Develop structured parking to facilitate building expansion program
 - Meet higher parking ratio requirements of housed population – one space per resident, .4 per commuter
 - Improve parking convenience through effective shuttle system
 - Leave open opportunities for future technologies
 - Improve visitor access
 - Improve service access and reduce pedestrian conflicts





Land Area Allocation Summary in 2020

Campus Precinct	Total Land Area (Acres)	Building Footprint (Acres)	Park. Lot Footprint (Acres)	Open Space (Acres)
Research & Tech. Village	10.7	4.6	2.4	3.7
Athletic Campus	45.7	14.0	2.0	29.7
Main Campus	101.6	45.6	1.2	54.8
East Campus	10.9	5.9	0.3	4.7
South University Village	19.5	10.0	1.4	8.1
Medical Campus	20.0	9.6	0.3	10.0
Total Acres	208.4	89.7	7.7	111.0
Floor Area Ratio	1.60			
Open Space Percentage	0.53			

Source: Albert Kahn Associates, Inc.

Table 18: 2020 Land Area Allocation

LEGEND:

-  PRIMARY OPEN SPACE
-  SECONDARY SPACE
-  CONNECTIVE SPACE
-  ATHLETIC / RECREATIONAL SPACE

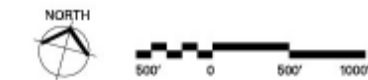


Illustration 52: 2020 Open Space Plan



OPEN SPACE AND LINKAGE

Wayne State University's open space environment, especially that of its Main Campus, is universally valued by students, faculty and staff. Less obvious is the importance of open space linkage in determining the success of the Midtown Detroit campus environment as a whole. The university currently maintains 110 acres of open space, not all of which, however, can be termed "meaningful." A significant existing inventory of underutilized or vacant open space amounts to about 35 acres. The 2020 Campus Master Plan proposes a constant level of meaningful open space by locating new buildings on surface parking lots and replacing displaced parking in multilevel decks – **Table 18**.

"Meaningful open space" can be defined in terms of a hierarchy of places and linkages. Places for congregating and sharing ideas are critical to creating a stimulating intellectual environment. Conversely, more private places of solitude for quiet reflection are equally important. Places for designated activities, especially recreational play, need to be provided on campus. Open spaces must also facilitate connections from place to place. The design development of path and place sets the spatial rhythm and tone of the campus.

For many, the readily visible and highly identifiable campus space constitutes the very image of the university itself – from Michigan's "Diag" to Harvard's "Yard." As a key recommendation of the 2020 Campus Master Plan, the Main Campus patchwork of open space at Gullen and Williams Malls would be redeveloped as a galvanizing public realm more consistent with the scale, complexity and ambitions of the university. The new Central Green would be a signature space that would bring unity to the diversity of its architectural surroundings and transition linkages to the greater Midtown Detroit campus whole.

In the larger context, the 2020 Campus Master Plan calls for a strengthening of existing open spaces and development of several important new places for public gathering and use – including at least one focal space in each of the six campus precincts. An expanding residential population will require more than just "green spaces," but also places to meet, socialize and play. Secondary spaces offering more private places to study and relax give character to the campus and support the unique attributes of each academic and residential environment. The Open Space Plan, **Illustration 52**, illustrates how places and linkages of connective space interlock to create an open space pattern of place and connections within the Midtown Detroit Campus.

This urban university is able to offer its students, faculty and staff a broader exchange of knowledge through its integration with the city. The Midtown Detroit context is rich in history, culture and resources, and the 2020 Campus Master Plan suggests ways in which the university can position itself over the next 20 years to improve interconnections between campus and community resources. Strongly defined

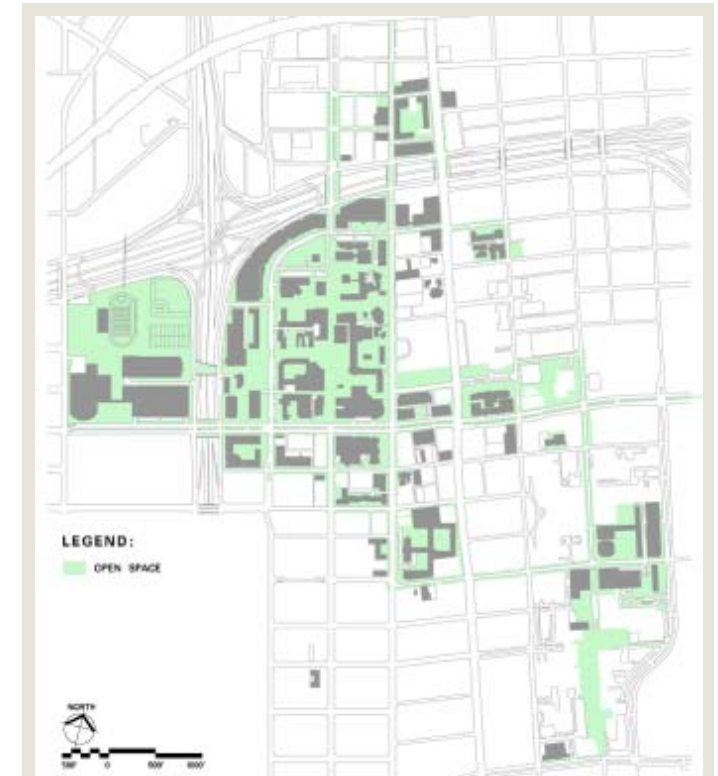
linkages serve a variety of purposes, from wayfinding and spatial mapping to circulation and socialization. Linkage is a matter of accessibility, imageability and mobility – **Illustration 54**.

Serving a significant commuter population, expressway corridors, connecting suburban and ex-urban points beyond, offer major open space opportunities for improvement, enhancing university access, image and identity. Expressway embankments could be revitalized as linear greenways including trees, shrubs, bulbs and ornamental grasses. The development of such "highway gardens" would provide unique and attractive gateways to the university and its Midtown neighbors.

The expansion and integration of Wayne State University's open space infrastructure offers a means to connect the six distinct campuses. We propose developing six primary linkages to knit these disparate precincts into a campus whole. In general, primacy should be given to the pedestrian, as landscape and streetscape improvements will vary to fit the use profile and design character of their respective contexts. To ensure their success as university environments, linkages must indeed connect important public spaces and offer a variety of episodic spatial events to promote interaction and sustain an intellectual environment. Each of the six primary linkages would contain a hierarchy of multiple spaces conducive to a range of activity and connective to the defining open space of each precinct – **Illustration 53**.

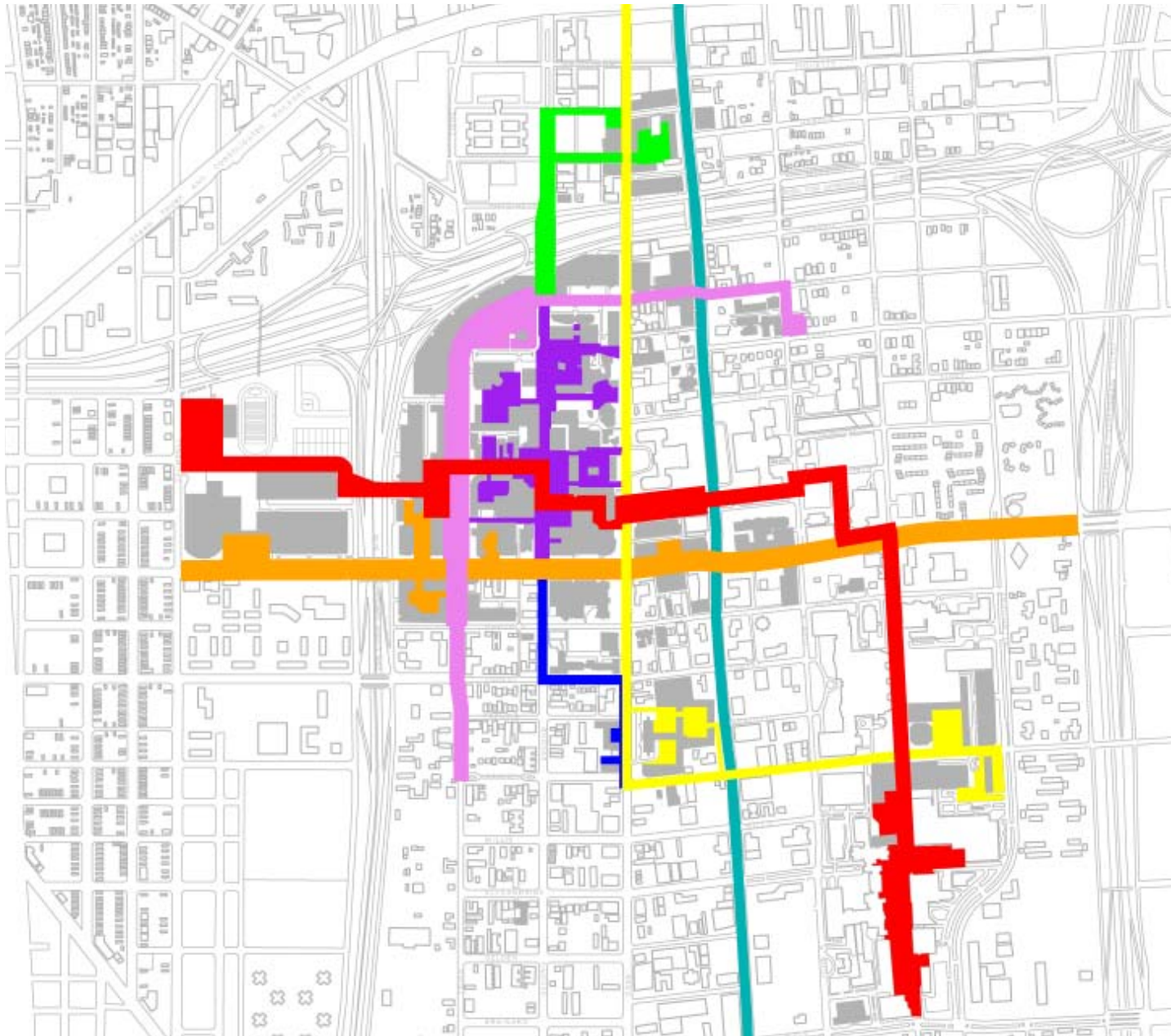
Woodbridge/Cultural Center Greenway Linkage

An east-west greenway mall should be strengthened and developed from the Athletic Campus and Woodbridge neighborhood at the west, through the Main Campus core, to the heart of the Cultural Center and the Wright Museum of African American History as an eastern terminus. This link would further connect to Brush Street and points south to the Medical Campus and Brush Mall. Several key modifications are necessary to implement the proposal. The pedestrian bridge over the Lodge expressway connecting the Athletic Campus to the Main Campus should be replaced with a bridge of significant stature and width to connote the presence of the greenway. Placement of new buildings and modifications to existing structures on Main Campus are critical to the greenway's definition and continuity. The path between State Hall, Science Hall and the Chemistry Building would become a meaningful and open spatial link to the Cultural Center. The area south of the public library on Putnam, currently used as a surface parking lot, would be included in a greenway link and transition from the Main Campus core to the Cultural Center. Streetscape improvements on Putnam would reinforce Main Campus linkage to the Rackham Building. Similar streetscape improvements to Brush would enhance connection from the Cultural Center to the Medical Campus and DMC's Brush Mall, which in turn accesses the new College of Pharmacy and Allied Health Professions building at Mack and John R.



PRESERVE AND REFINE OPEN SPACE

- Policy:** Wayne State University will sustain an artful balance of open space and built form
- Goals:**
 - Preserve hierarchy of meaningful open spaces on Main Campus
 - Reinforce functional linkages through open space planning and design
- Strategies:**
 - Define building development envelopes – minimums and maximums
 - Strengthen new open space connection from Main Campus to Cultural Center
 - Reduce scale of Anthony Wayne Drive
 - Extend Gullen corridor north and south with pedestrian-oriented amenities
 - Bridge freeway gulfs with human scale interventions



LEGEND:

- █ WOODBRIDGE / CULTURAL CENTER GREENWAY LINKAGE
- █ WARREN STREETScape LINKAGE
- █ CASS / CANFIELD STREETScape LINKAGE
- █ GULLEN / YORK - BURROUGHS STREETScape LINKAGE
- █ GULLEN / CANFIELD STREETScape LINKAGE
- █ THIRD / PALMER STEETScape LINKAGE
- █ PEDESTRIAN MALL
- █ WOODWARD CORRIDOR LINKAGE



Illustration 53: 2020 Greenway Linkages Plan



Warren Streetscape Linkage

The Warren Avenue corridor extends from the Athletic Campus at the west to the Brush corridor described above. As a dogleg, the Warren Avenue/Brush Street connection represents one of two primary, multimodal and mixed-use linkages from Main Campus to Medical Campus. The west Warren Avenue leg is proposed as a “science and engineering corridor” that concentrates departments of these colleges as well as pre-med and synergistic combinations thereof. A Parisian boulevard greenway is an applicable model for a streetscape improvement of the Warren Avenue corridor from the Lodge to Chrysler expressways. As described above, the planning appeal and design potential of the Brush leg is its linkage to the Medical Center’s organizing Brush Mall.

Cass/Canfield Streetscape Linkage

The Cass Avenue/Canfield Street dogleg is the second important link from Main Campus to Medical Campus precinct. Extending the analogy, Cass offers potential as a dynamic, mixed-use “dogtown” common to the American university experience. Terminating at the New Center core, the northern reach of Cass serves as the connective hub for an emerging urban village, including the new Intermodal Station, the proposed New Amsterdam residential development, the Wayne State University Research and Technology Park, and the university’s own development of graduate housing in the block bounded by Cass Avenue, Burroughs Street, Woodward Avenue and Antoinette Street. The Palmer Street to Forest Street leg is a successfully scaled streetscape boasting a number of historic buildings, many of which belong to Wayne State University. The University Tower site represents the linchpin in the connection to the Medical Campus. A new residential quad expansion of University Tower would reinforce the linkage and potentially provide an alternative route to the Medical Campus. The open space sequence would be active and interesting on a 24-hour basis. Less clear at present is the Canfield Street leg from Woodward Avenue to John R, which is largely vacant and a prime development opportunity. This location was generally recognized by the Steering Committee as a potential site for a new conference center that would serve both Medical Campus and Main Campus users.

Gullen/York-Burroughs Streetscape Linkage

The Strategic Vision of “an extended campus” is perhaps most directly realized through extensions of Gullen Mall north and south on Second Avenue. The redevelopment of Second Avenue north of Main Campus as a two-way boulevard, combined with access from two one-way service drives at the Ford Expressway, offers a strategic opportunity to create a major gateway to the university. Extending to the north, Second Avenue provides a dramatic view to the Fisher Building and the heart of New Center area. The Second Avenue to York Street connection will access the proposed university residential

development and primary open space for the Research and Technology Village, entered from Cass Avenue. Correspondingly, the Second Avenue to Burroughs Street connection will access the focal public space of the Wayne State University Research and Technology Park, which is suggested at the southwest corner of Burroughs Street and Cass Avenue.

Gullen/Canfield Streetscape Linkage

Extending Gullen Mall southward connects Main Campus to the heart of the proposed South University Village, which overlaps the historic neighborhoods of the area. Streetscape improvements in this corridor would enhance linkage to an urban population that includes non-university residents interested in the resources Wayne State University offers the greater community.

Third/Palmer Streetscape Linkage

One block to the west at Third Avenue is an important north-south traffic connector to the Main Campus. The 2020 Campus Master Plan proposes that this original ring road be transformed from single purpose infrastructure to multi-use core for both the commuter and residential populations. The proposed narrowing of Anthony Wayne Drive to serve realistic traffic volumes will enable the concentrated development of undergraduate housing in the Main Campus core and a Residential/Honors College at the St. Andrews Hall vicinity. The Palmer Street leg is the primary continuous link to the emerging East Campus its redefined core. Palmer Street further penetrates the heart of a stable and developing residential neighborhood in the area bounded by Hendrie Street at the north and Ferry Street at the south.

In sum, activity and linkage are reciprocally related phenomena. An expanded resident population will extend the duration of activity and improve the community’s perception of the campus as a vital and safe environment. Additional usage will increase residential and commercial demand. These uses will facilitate a more liveable environment. By providing attractive destinations and ensuring safety en route, the university and greater community will knit the campus together through human activity; the design and construction of innovative passageways alone will not be enough. Proper maintenance of existing buildings and grounds is critical to building and preserving the perception and reality of a revitalized campus.

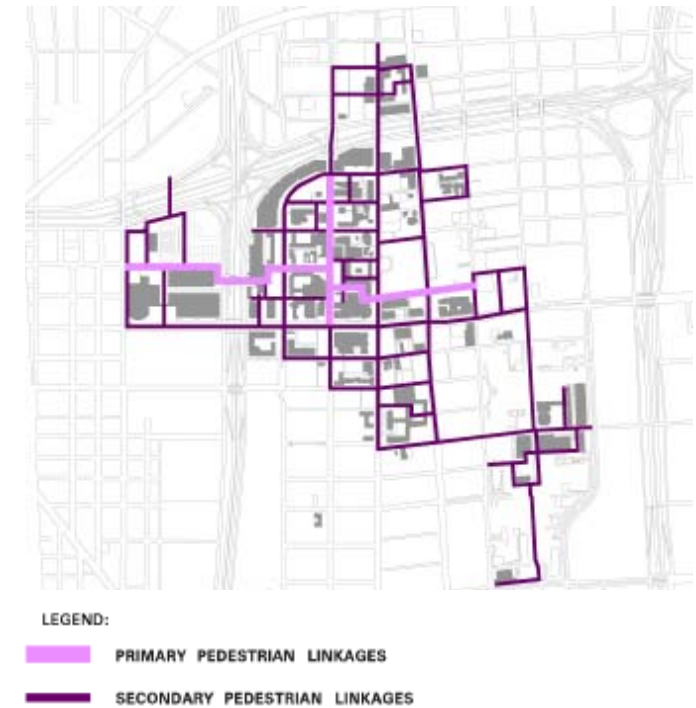


Illustration 54: 2020 Pedestrian Connections Plan



CAMPUS DESIGN

Development Density

Policy: The Midtown Detroit campus will be developed to optimum density.

Goal: Protect delicate balance of built form and open space.

Strategies: Overall campus density will not exceed 1.75 floor area ratio; Open space will not fall below 50 percent of total campus land
Building development envelopes will be defined through design covenants

Open Space

Policy: Campus open space will assume equal status to building development

Goals: Revitalize campus open space
Interconnect campus precincts and city

Strategies: Historic campus plan will be preserved with judicious exceptions
Mall landscape architecture to be revitalized
Develop new Central Campus Green
Create use hierarchy of active and passive campus open spaces
Interconnect university campuses
Connect university to its urban context through streetscape improvements

Architecture

Policy: Architecture will support campus as a model learning environment

Goal: Campus development will preserve, enhance and create architecture of merit

Strategies: Preserve historic architecture and places
Allow latitude for future architectural expression
Build quality for long term
Extend campus at human scale – e.g., to parking infrastructure
Develop campus gateways
Implement signage programs for communication, consistency and aesthetic compatibility

GOVERNANCE

Stakeholder Participation

Policy: The 2020 Campus Master Plan will be implemented through broad participation of the WSU community.

Goal: Develop university consensus.

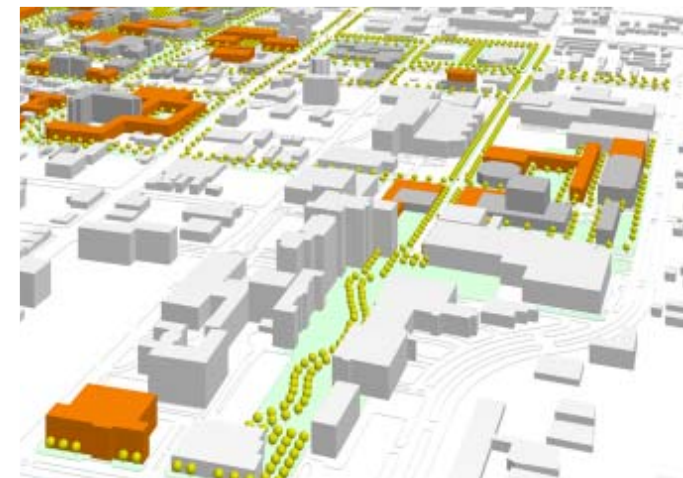
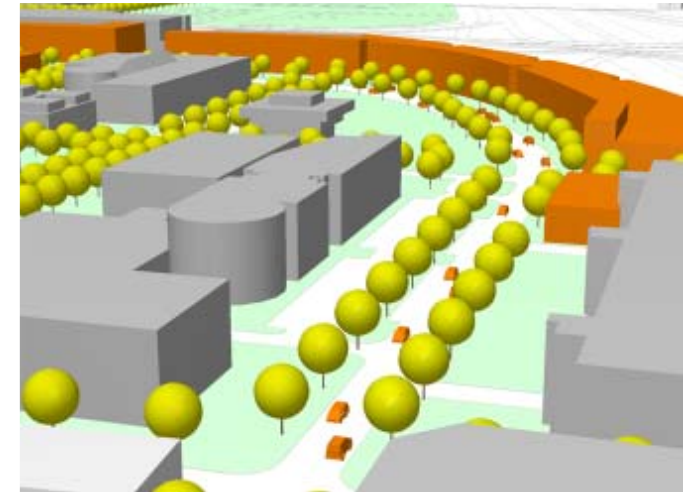
Strategies: Master Plan governance will be created to implement stewardship responsibility
Promote planning input at all levels of the university community
WSU will determine academic growth priorities through development procedures
The Master Plan will be reviewed and updated regularly

Administration Commitment

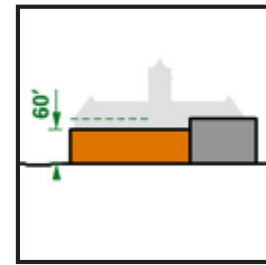
Policy: Wayne State University will provide necessary support to Master Plan oversight and implementation

Goal: Empower Facilities Planning and Management with necessary tools to administer and enforce the Master Plan.

Strategies: Develop comprehensive space inventory database
Develop systematic space allocation and assignment protocols
Develop procedures for new project review and approval.







DESIGN GUIDELINES



PURPOSE

The purpose of the following planning and design guidelines is to establish general formal and functional parameters in support of the university's 2020 Campus Master Plan. These guidelines will provide a framework for judging and approving future planning, architectural, urban design and landscape architectural proposals for the Midtown Detroit campus. As such they are intended to facilitate development of a useful, meaningful and delightful educational environment.

Of the many positive integrating parameters of campus planning and design – including good form, imageability, vitality of use, convenience and meaning – these guidelines are primarily concerned with issues of form, space, legibility and convenience. University and non-university uses are addressed individually and collectively in Master Plan sections, above. Higher order complexity issues relating to meaning – e.g., place-making, etc. – are specifically viewed as the purview of those who follow in planning and design implementation.

Accordingly, these guidelines are not intended to stifle creativity but to offer interpretative latitude. Their purpose is to ensure a campus that is both unified and diverse, legible, comfortable, vital and meaningful. The purpose of these guidelines is to enable and encourage design excellence.



IMPLEMENTATION

The university's Division of Finance and Administration, Department of Facilities Planning and Management (FPM) will ensure adherence to the principles and goals of the 2020 Campus Master Plan and implementation of these planning and design guidelines. FPM will employ these guidelines in its evaluation of all new construction and renovation projects impacting the physical form of campus development.

Professional planning and design consultants shall be responsible for adhering to and promoting the principles and goals outlined in the 2020 Campus Master Plan and these guidelines for physical development. As a project is developing, consultants are to evaluate specific programs in the contexts of campus precinct, infrastructure and campus whole.

GOALS

The shape of Wayne State University's future in physical use and form is based on an array of interrelated development goals, that make up the foundation for the planning and design guidelines:

Campus Use

- Reinforce the total campus experience as a livable community. Create diverse opportunities for constituents to live, learn, work and play.
- Improve linkages between campus precincts through university functions and in supporting collateral development by others.
- Augment patterns of formal and informal activity within each precinct and in the context of the whole.
- Provide space for informal outdoor instruction.
- Accommodate spontaneous interaction – from intellectual exchange to recreational play.
- Achieve a balanced distribution of support uses – for example, childcare centers.
- Consolidate compatible academic uses and create centers of synergistic excellence in support of teaching and research goals.
- Facilitate outreach to the diverse land use pattern of the Midtown Detroit context.
- Sensitively integrate university uses and activities into existing districts.
- Serve as a catalyst and change agent for improving the safety and economic viability of neighborhoods surrounding the university.

Campus Design

- Preserve and extend the campus open space hierarchy inherent in the Main Campus, master planning precedent as exhibited by Suren Pilafian in the 1940-50s and Minoru Yamasaki in the 1950-60s.
- Design new open spaces and buildings for legibility, vitality and meaning.
- Conceive open space and built form in reciprocal terms – that is, avoid creating open space as architectural residual.
- Preserve and renew the best of the existing landscape environments, and integrate new hardscape and softscape with new building development.
- Encourage the use of native planting in campus green spaces, plaza environments and building courtyards.
- Integrate new architecture with old in terms of form, pattern, fenestration, material, color and scale – that is, without reviving, replicating or mimicking architecture of these or other places.
- Continue the unique human-scale attributes of the historic campus architecture and open space – notably the character-defining Yamasaki and Sasaki legacies.
- Seize renovation opportunities to improve previous design shortcomings and further unify the campus image as appropriate.
- Enable future development flexibility and choice in architectural and open space design.
- Reduce impact of planned and existing parking structures on the campus character.

Circulation and Parking

- Facilitate comfortable, safe and convenient circulation within and between each campus precinct.
- Ensure that pedestrian movement takes precedence over vehicular and service traffic.
- Develop campus gateways and entrances consistent with theme established by the university.
- Provide legible, barrier-free accessibility to campus parking and buildings.
- Create convenient visitor access to campus facilities.
- Extend wayfinding system in future infrastructure and building development.



- Promote shuttle system to reduce duplicative parking space development. Create opportunities and plan for integration of future intra-campus transit alternatives.
- Provide curbside passenger drop-off zones as appropriate.
- Promote on-street parking wherever feasible to encourage accessibility, convenience and vitality.
- Explore parking development opportunities in areas currently under-served.
- Encourage parking lot design that is screened by built-form and located at lot interiors wherever possible; screen otherwise exposed surface lots with significant architectural walls and fences consistent with theme established by the university.

Infrastructure

- Integrate new systems and extensions into the framework of the campus infrastructure.
- Anticipate future systems and technologies in providing for appropriate rights-of-way.

Implementation

- Establish priorities for development in line with university needs and available funding.
- Plan construction implementation with minimal disruption of university life.

PLANNING GUIDELINES

Built Form and Open Space

Development Density and Coverage

The next generation of campus development will generally consolidate new development on existing land holdings in an approach characterized as "strategic infill." The development density goal for the campus as a whole is 1.75 floor area ratio, the ratio of the gross building area to total site area for a given context. Development proposals greater or less than this datum will be considered by the university on a case by case basis. The campuswide target for meaningful open space is 50 percent of total land area; again, higher and lower coverage conditions will be entertained in the context of the whole.

Building Height

In the "strategic infill" context, a relatively uniform height of three to four stories is desired. This datum balances functional, social, formal, spatial and economic considerations. Occasional extensions above this reference – e.g., tower elements – are encouraged to provide legibility and meaning to the campus whole.

Building Placement and Orientation

The image of each campus precinct and the university as a whole significantly depends on building placement and orientation to open spaces and streets. The appended illustrations describe basic built-form parameters for each development zone identified in the 2020 Campus Master Plan. The depicted volumes and planes are to be interpreted as generalized representations of both setbacks and build-to conditions desired as a means of maintaining campus design massing, balance, scale and continuity. Additional qualifying guidelines include:

- Buildings should be oriented to promote legibility and prominence suitable to their use, import, existing site conditions and compatibility with the overall 2020 Campus Master Plan, i.e., "foreground" vs. "background" buildings.
- Buildings and complexes should be designed to provide safe and convenient access for both pedestrians and vehicles.
- Appropriate attention should be given to relationships between buildings and setbacks to integrate and enhance open spaces, streetscapes and intersections.
- Building placement should properly address unique site conditions.
- Buildings should be oriented so as to obscure service, loading, temporary storage and other unsightly activities from view.
- All ancillary structures, such as trash enclosures and storage facilities, should be located and screened to reduce visual impact.

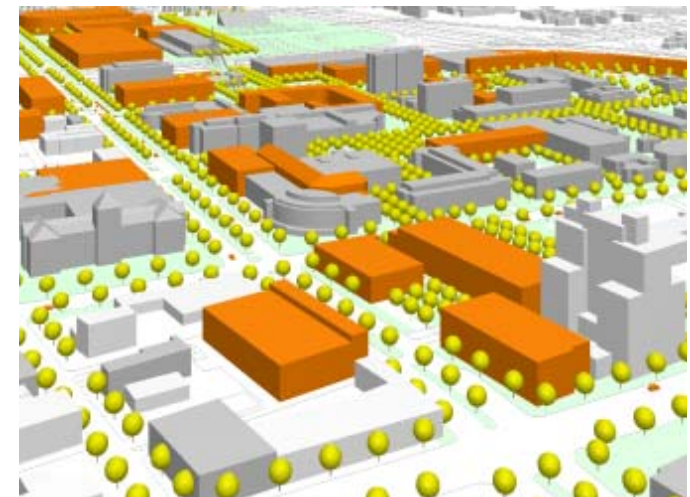
Open Space

Pedestrian malls, plazas, greens and courtyards shall be designed as part of the overall open space network described in the Master Plan section of this document.

In the design of these open spaces, the following criteria should be considered:

- Orient open spaces to take optimum advantage of sunlight conditions.
- Provide physical and visual access to new walkways and integrate with existing sidewalk conditions.

- Design adequate areas for seating, planting, etc., but not so large as to appear barren and uninviting.
- Provide seating of comfortable heights and depths with appropriate arrangement.
- Use nonglare, nonslip and durable pavement materials.
- Use plant material to enclose space and reinforce human scale. Locate trees and plantings to provide protection from wind and glare while allowing for sunny areas.
- Provide accessible areas for persons with disabilities, especially resolving changes in elevation.
- Use pedestrian and accent lighting, fountains, trash receptacles and other pedestrian conveniences consistent with university standards.
- Preserve the Second Avenue/Gullen Mall open space view corridor.





Access and Circulation

Vehicular Campus Access

Access drives should be designed to serve potentially multiple access requirements – serving multiple points of entry and service. The purpose of minimizing access drives is to concentrate turning movements, decrease traffic congestion and improve traffic safety. Drive-ways to surface parking lots should be designed to accommodate efficient vehicle stacking during peak periods, based on a site-specific traffic analysis. Vehicles should be able to enter and exit from the campus without posing any substantial danger to themselves, pedestrians or other vehicles travelling on abutting streets.

Gateways

Campus gateways should announce with celebration entry onto the campus. Campus entries should be legible, interesting, contribute to campus identity and enhance a sense of place. By signaling arrival into the campus, gateways should serve as points of orientation and visual landmarks for campus visitors. Clearly marked gateways should be developed at the following locations into the campus:

- Anthony Wayne Drive and Warren Avenue
- Woodward Avenue and Palmer Street
- Woodward Avenue and Warren Avenue
- Cass Avenue and Canfield Street
- Canfield Street and Brush Street



Gateways should incorporate bold landscape forms, large groupings and varying colors and textures of plant materials. Signage pylons adopted by the university should be strategically located within gateway areas. Dramatic lighting should be used to accentuate gateways.

Circulation

New buildings, complexes and infrastructure initiatives should follow circulation goals and principles to the extent pedestrian and vehicular movement is impacted. New circulation patterns are to be integrated with existing ones. Legibility and safety are key to extending pedestrian and vehicular routes.

Give priority to pedestrians on sidewalks and at street intersections. Curb radii should be as tight as possible and crosswalks should be enhanced with special paving and/or markings. Traffic-calming measures are to be introduced wherever feasible. Anthony Wayne Drive is to be narrowed to a pedestrian-scaled environment. All sidewalks and walkways should be barrier-free. Within street rights-of-way, walks shall be of sufficient width to create a pedestrian-friendly atmosphere.

The pedestrian circulation system shall provide direct paved connections between buildings and parking. Pedestrian amenities and building entrances will be used to reinforce pedestrian paths. Trees and landscaping will be provided along pedestrian walks, providing definition and enclosure.

Accommodate existing and anticipate additional bus stops for present and future transit systems. Shelters should offer protection from the sun and rain; seating will be designed as part of the pedestrian and open space environment.

Where possible orient buildings to face both the principal street address and pedestrian mall entry as applicable. Provide fenestration on street elevations to engage the architecture and public realm.

Parking

Parking Structures

New parking structures outside the Main Campus superblock are to be integrated into building massing and, to the extent feasible, located at the interior of the block situation – behind housing units, for example. Where a parking structure fronts onto a street, the structure should complement neighboring buildings. Where possible, the first floor area of the parking structure should have retail, entertainment, and campus service uses fronting the street. Vehicular access should be strategically located so as to avoid pedestrian conflicts and limit traffic congestion.

Parking Lots

Parking lots should be concealed from street-level view by hedges and/or decorative walls and/or obscuring fencing. Parking lots should be broken into relatively small units divided by landscape islands. Parking area landscaping should be used to define and separate parking and access from pedestrian use areas within the parking lots.

Infrastructure

All electric power lines, telephone and gas distribution lines should be placed underground in accordance with the specifications and policies of utility providers. Utilities should be located and constructed so that extensions can be made conveniently and without undue burden or expense or unnecessary duplication of service. All utilities should be constructed so as to minimize interference with pedestrian traffic and facilitate maintenance without undue damage to improvements or facilities within the development.

Loading docks and trash storage areas should be screened from view by walls and/or the building itself. Service elements, such as loading doors, should be integrated within building facades. Service areas and access drives should be located in a manner that does not conflict with automobile or pedestrian movements.

All mechanical equipment, utility meters, storage tanks, heating and cooling equipment and similar equipment should be screened from view by landscaping or attractive architectural features integrated into the structure. Roof-mounted equipment should be screened from view in a manner architecturally compatible with the building.

Lighting

Open Space Lighting

A safe, effective and attractive nocturnal campus environment is critical to the university's success. Artificial lighting of pedestrian walkways, malls, plazas and courtyards will be provided at appropriate illumination levels. Entryways and primary paths of travel should be highlighted. Fixtures, both general-purpose and character-defining, should be consistent with university design standards. Special lighting of open space areas should be used whenever possible to enhance the aesthetic character of the development area.

Landscape accent lighting should be encouraged in significant areas such as the Central Green, Gullen Mall and building entrances. All accent lighting should be directed away from vehicular traffic. The university's Brightways program should be considered as lighting schemes are being developed for public open spaces.



Site lighting should be designed to contribute to the safe and efficient use of each development and to the campus precinct as a whole. Campus lighting should be carefully integrated with positive features of existing urban context.

Parking Lot and Structure Lighting

Parking lot and parking structure lighting should include parking areas, access drives and internal vehicular circulation areas. The light source should not be visible from adjacent properties or the street. The parking area should be uniformly lit with an illumination level target of three-foot candles on average, one-foot candle minimum.

Service Area Lighting

Service area lighting should be contained within the service yard boundaries, enclosure walls or truckwell. The light source should not be visible from the street. Site lighting should not cast glare onto adjacent streets and/or property.

Building Lighting

Building illumination and architectural lighting should be indirect in character – no light sources should be visible. Indirect wall lighting, or “wall washing,” overhead down lighting, or interior illumination that spills outside is encouraged. Architectural lighting should articulate and accent the particular building architectural components.

LANDSCAPE DESIGN GUIDELINES

As an integral component of the 2020 Campus Master Plan, landscape elements will visually enhance and emphasize the character of the Wayne State University campus. Landscape establishes a framework for consistency between different areas and land uses. The intent of the following landscape design guidelines is to enhance and unify the visual character of the overall campus, to emphasize usable open space areas, to direct pedestrian flow between and around buildings, and to screen unpleasant sights and sounds.

General Standards

Creativity in landscape design is encouraged within the framework of the existing patterns, forms and species of value. Historic landscapes are to be preserved and extended; overgrown and declining landscape material is to be replaced.

All unpaved portions of the site should be planted with grass, ground cover, shrubbery or other suitable live plant materials.

Landscaped areas adjoining paved parking or driveways should be protected from encroachment of vehicles by concrete curbs.

Plant materials should be nursery grown, free of pests and diseases, hardy in Wayne County, in conformance with the standards of the American Association of Nurserymen, and have passed inspections required under state regulations.

All landscaping should be served by an in-ground sprinkling system.

Plastic and other nonliving plant material is not considered acceptable to meet these landscape standards.

Specific Standards

Rights-of-Way

A single row of deciduous trees evenly spaced at no more than 40 feet apart should be planted in rights-of-way.

Frontage

Frontage landscaping is located in the transitional area between street rights-of-way or pedestrian malls and building faces. Such landscaping shall include grass, shrubs, trees, and/or ground cover, and interrupted only to provide for pedestrian or vehicular access.

Parking Lots

All parking lots should be landscaped and maintained in such a manner as to achieve the following:

- Divide expanses of pavement
- Define identifiable parking areas to assist wayfinding
- Differentiate vehicular and pedestrian circulation
- Improve overall aesthetics

When parking lots are located adjacent to public rights-of-way and/or open spaces, screening should be required to reduce the negative visual impact of the parking lots.

Site Landscaping

In addition to any landscaped frontages and parking lots, 12 percent of the site development area should be improved as landscaped open space. Site landscaping should consist of the following landscape standards:

- Both evergreen and deciduous trees.
- Deciduous ornamental trees and shrubs shall be introduced within the site landscaping to add variety and visual interest on the site.

- Shrubs and ground cover shall be planted so that the ground will be covered within two years, or planted with grass.
- Groupings of deciduous ornamental trees and shrubs shall be placed near the building to identify entrances.

Plant Material

The following specifications should apply to all plant material:

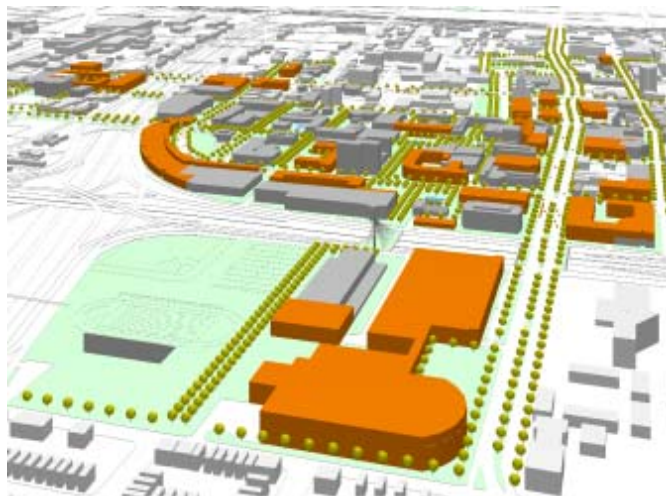
- Deciduous canopy trees should be a minimum of 3 to 3-1/2-inch caliper measured 6 inches above grade, with the first branch a minimum of 7 feet above grade when planted.
- Evergreen trees should be a minimum of 8 feet height when planted, except that Juniper and Yew species should be a minimum of 3 feet in height when planted.
- Shrubs should be a minimum of 30-36 inches in height when planted. Low-growing shrubs should have a minimum spread of 15 inches when planted.
- Hedges should be planted and maintained so as to form a continuous, unbroken screen, within two years after planting.
- Vines should have a minimum of three runners, 6-8 inches long when installed, and a minimum of 30 inches in length after one growing season.





- Grass areas should be planted using species normally grown as permanent lawns in Wayne County. Grass sod and seed should be clean and free of weeds, noxious pests and diseases. Straw or mulch should be used to protect newly seeded areas.
- Mulch used around trees, shrubs and vines should be a minimum of 3 inches deep, and installed in a manner as to present a finished appearance.
- Use of the following plant materials or their clones (or cultivars) is prohibited because of susceptibility to storm damage, disease and other undesirable characteristics:

Boxelder	Tree of Heaven	Birch
Catalpa	Russian Olive	Female Ginkgo
Osage Orange	Mulberry	Horsechestnut
White Pine	Elm	Silver Maple



ARCHITECTURAL DESIGN GUIDELINES

New Construction

Entry

Building entrances should be clearly marked and designed to be inviting. As applicable and feasible, new buildings should provide entry from both the public realm and internal campus circulation routes.

Facade

Building facades should be articulated to achieve design coherence and order and compatible with the best of the historic campus context, as applicable. Massing, facade articulation, fenestration and visual cues should communicate a human-based scale. In the context of building additions, building designs should complement the facade treatment of adjacent buildings in terms of dimensions, scale, proportions, material and color.

Building Base and Skyline

Special architectural attention should be given to the base and skyline of buildings to establish positive relationships between buildings and ground, horizon and sky.

Preservation and Renovation

Preservation of local, state and national historic building and/or sites should adhere to Secretary of the Interior's Standards for Rehabilitation.

The distinguishing original qualities or character of a building, its structure and its environment should not be destroyed.

Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site should be treated with sensitivity.

Deteriorated architectural features should be repaired or restored. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

The surface cleaning of structures should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials are prohibited.

Contemporary design for alterations and additions to existing properties should not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.



SUPPORTING ILLUSTRATIONS – BUILT FORM AND USE

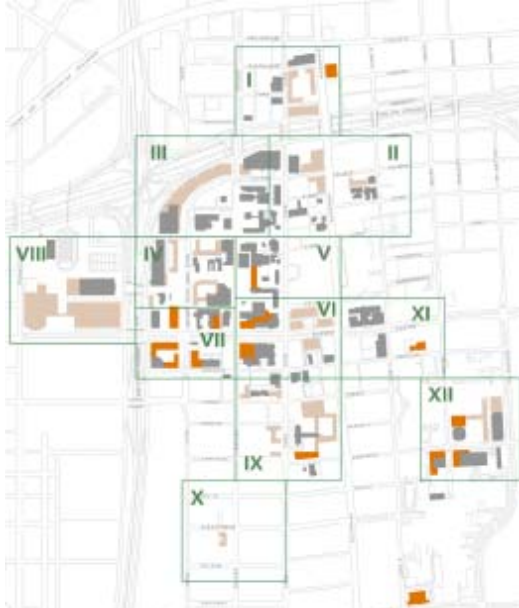
Providing larger-scale definition of the 2020 Campus Master Plan, the following three-dimensional illustrations describe individual zones identified for potential development and redevelopment.

Two sets of illustrations are provided for reference and cross-reference. The first set offers a useful reference to describe the location of primary university and related uses, as defined here – including academic, research and library, housing, sports and recreation, support services and parking. The contexts for these illustrations are campus sections, many of which include more than one development zone. The patchwork of sections and zones is indicated in the Location Key.

The second set, organized by campus precinct, depicts built-form parameters consistent with planning and design guidelines cited above. Critical dimensions are provided and capacities noted for each development zone from individual building to complex. Additional guidelines relating to access, circulation, through-building easements, landscape and other development opportunities and constraints are identified as appropriate.



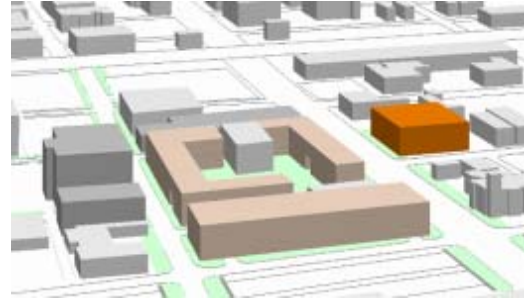
BUILDING USE
Academic



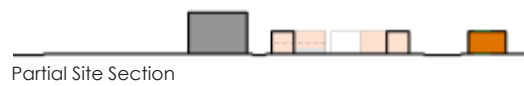
Academic Building Location Key

- | | |
|---|--|
| <p>Site Area I:
N5. Academic program expansion</p> <p>Site Area III:
49. Law School addition – recently completed</p> <p>Site Area V:
C9. Optional academic space</p> <p>Site Area VI:
C13. Life Science Building replacement
C14. Science Complex Atrium
C15. Reserved
C21. Performing Arts program expansion</p> <p>Site Area VII:
C11. Humanities/Social Science Building
C12. Engineering Building expansion</p> | <p>Site Area VII (continued):
C19. Engineering program replacement and expansion
C20. Science program expansion</p> <p>Site Area IX:
S9. General academic use</p> <p>Site Area XI:
M1. C. S. Mott vertical building expansion</p> <p>Site Area XII:
M2. Louis M. Elliman Building expansion
M5. Shiffman Medical Library expansion
M6. Gordon H. Scott Hall building expansion
603. Pharmacy Building – under construction</p> |
|---|--|

Academic Building Use: Site Area I



Partial Site Plan

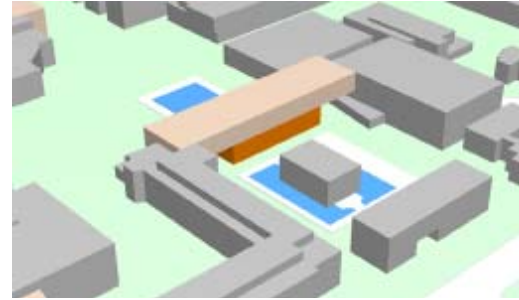


Partial Site Section

Research and Technology Village Precinct Academic Building Use

- N5. Academic program expansion
Research use on all four levels

Academic Building Use: Site Area V



Partial Site Plan

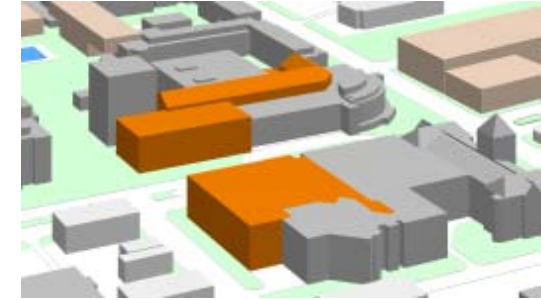


Partial Site Section

Main Campus Precinct Academic Building Use

- C9. Optional academic use
Classroom use suggested on levels 1 - 2
(housing use suggested on levels 3 - 4)
Physical connection to both State Hall and the G. Flint Purdy Graduate Library

Academic Building Use: Site Area VI



Partial Site Plan



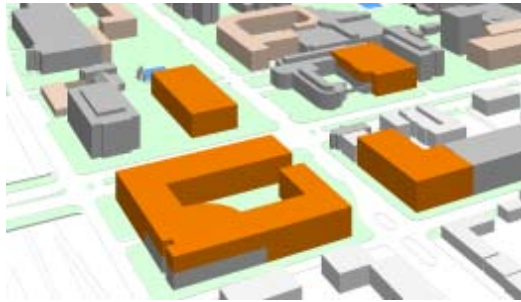
Partial Site Section

Main Campus Precinct Academic Building Use

- C13. Life Science Building replacement
Research use on all levels
- C14. Science Complex Atrium
New construction connects the Chemistry, Life Science, Science Library and Science buildings
- C15. Reserved
- C21. Performing Arts program expansion
Theatre use on all levels



Academic Building Use: Site Area VII



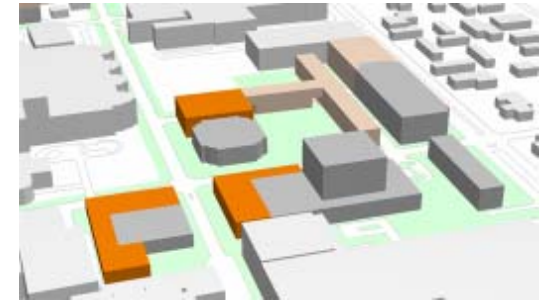
Academic Building Use: Site Area IX



Academic Building Use: Site Area XI



Academic Building Use: Site Area XII



Partial Site Plan



Partial Site Plan



Partial Site Plan



Partial Site Plan



Partial Site Section



Partial Site Section



Partial Site Section



Partial Site Section

Main Campus Precinct Academic Building Use

- C11.** Humanities/Social Sciences Building
Classroom use on all four levels
- C12.** Engineering Building expansion
Classroom/research use on all four levels
Addition to the Engineering Building (90)
Maintain existing grade level service facilities
- C19.** Engineering program replacement and expansion
Research use on all four levels
Addition to the Manufacturing Engineering Bldg. (166)
- C20.** Science program expansion
Classroom/laboratory use on all levels
Physical connection to the Physics Building (3)

South University Village Precinct Academic Building Use

- S9.** General academic facility
General classroom use on all levels
(potential housing use on upper levels)
Direct connection to Housing S5 and Parking Structure S4

Medical Campus Precinct Academic Building Use

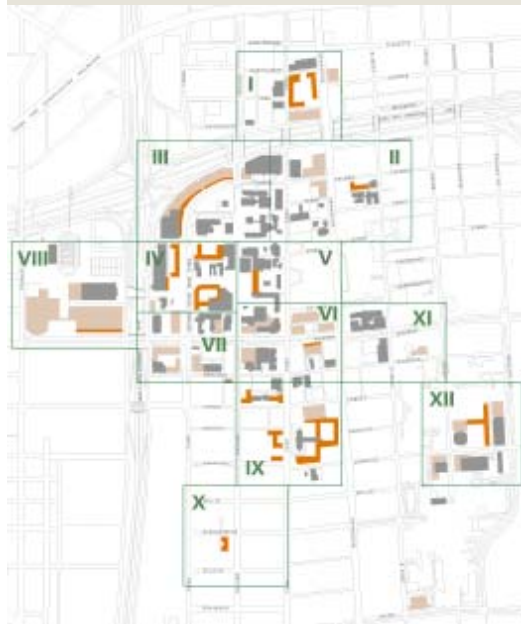
- M1.** C. S. Mott vertical building expansion
Clinic and laboratory use on all three levels

Medical Campus Precinct Academic Building Use

- M2.** Louis M. Elliman Building expansion
Research use on all levels
Shared service facilities with Elliman Building (629)
- M5.** Shiffman Medical Library building expansion
Library use on each of the two levels
- M6.** Gordon H. Scott Hall building expansion
Research use on all levels



BUILDING USE
Housing



Building Use: Housing Key

Site Area I:

- N1. Graduate - 76 beds
- N2. Graduate - 337 beds
- N3. Graduate - 264 beds

Site Area II:

- E3. Graduate - 182 beds

Site Area III:

- C2. Undergrad. - 470 beds

Site Area IV:

- C4. Undergrad. - 400 beds
- C5. Undergrad. - 247 beds
- C6. Residential Life Program
- C7. Undergrad. - 65 beds
- C8. Undergrad. - 535 beds

Site Area V:

- C9. Optional housing space

Site Area VI:

- S2. Undergrad. - 61 beds

Site Area VIII:

- A4. Combined - 146 beds

Site Area IX:

- S2. Undergrad. - 61 beds
- S3. Undergrad. - 194 beds
- S4. Undergrad. - 159 beds
- S6. Combined - 735 beds
- S7. Graduate - 308 beds
- S8. Graduate - 106 beds

Site Area X:

- S10. Graduate - 74 beds

Site Area XII:

- M3. Graduate - 441 beds

Housing Building Use: Site Area I



Partial Site Plan

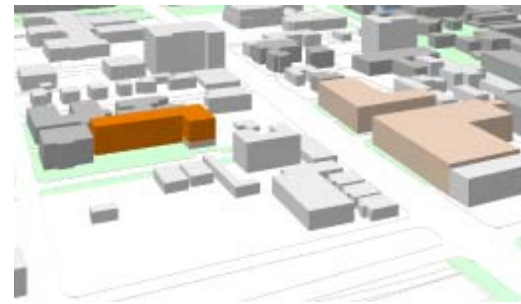


Partial Site Section

Research and Technology Village Precinct Housing Use

- N1. Graduate housing - 76 beds
Housing use on levels 2-4 (childcare occupation on level 1)
Conversion and expansion of 6050 Cass Ave. Bldg.
- N2. Graduate housing - 337 beds
Housing use on all 4 levels
- N3. Graduate housing - 264 beds
Housing use on all four levels (partial retail/entertainment occupation on level 1)

Housing Building Use: Site Area II



Partial Site Plan



Partial Site Section

East Campus Precinct Housing Use

- E3. Graduate housing - 182 beds
Housing use on all three levels (partial childcare occupation on level 1)

Housing Building Use: Site Area III



Partial Site Plan



Partial Site Section

Main Campus Precinct Housing Use

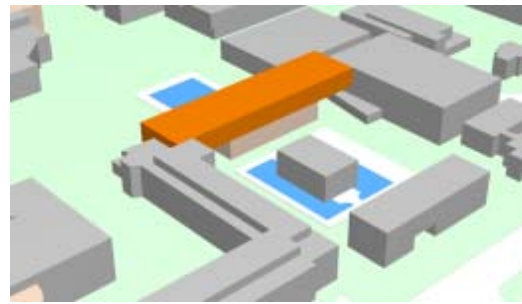
- C2. Undergraduate housing - 470 beds
Housing use on all four levels
Shared passageways connecting to Parking Structures PS-5 (45) and C1



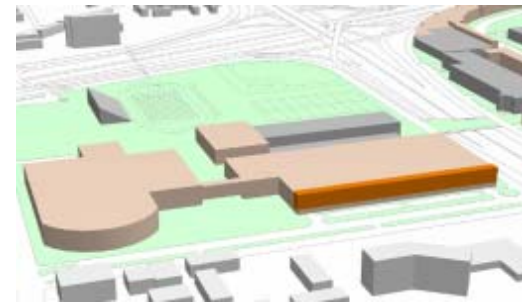
Housing Building Use: Site Area IV



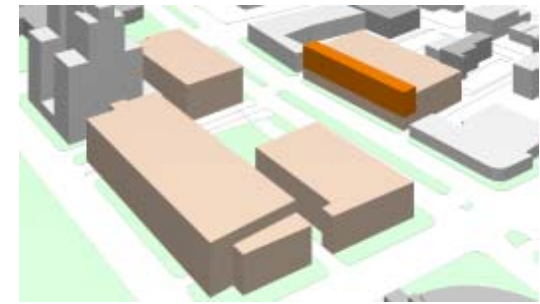
Housing Building Use: Site Area V



Housing Building Use: Site Area VIII



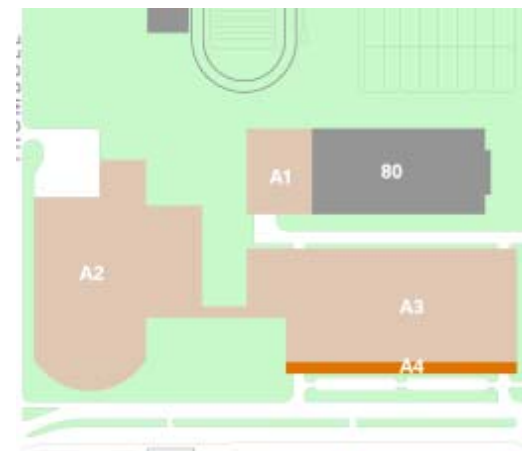
Housing Building Use: Site Area VI



Partial Site Plan



Partial Site Plan



Partial Site Plan



Partial Site Plan



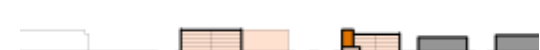
Partial Site Section



Partial Site Section



Partial Site Section



Partial Site Section

Main Campus Precinct Housing Use

- C4.** Undergraduate housing - 400 beds
Housing use on all four levels
- C5.** Undergraduate housing - 247 beds
Housing use on all four levels
- C6.** Residential Life Program - cafeteria and offices
Connection to the Student Center Building (34)
- C7.** Undergraduate housing - 65 beds
Housing use on levels 2 - 4
- C8.** Undergraduate housing - 535 beds
Housing use on all four levels (partial retail/entertainment occupation on level 1)
Connection to Adamany Undergraduate Library (96)

Main Campus Precinct Housing Use

- C9.** Optional visiting faculty and staff housing
Housing use suggested on levels 3 - 4
(Academic use suggested on levels 1 - 2)

Athletic Campus Precinct Housing Use

- A4.** Combined undergraduate and graduate housing - 146 beds
Housing use on levels 2 - 4 (retail/entertainment occupation on level 1)
Shared passageways connecting to Parking Structure A3

South University Village Precinct Housing Use

- S2.** Undergraduate housing - 61 beds
Housing use on levels 2 - 4 (retail/entertainment occupation on level 1)
Shared passageways connecting to Parking Structure S1



Housing Building Use: Site Area IX



Partial Site Plan



Partial Site Section

South University Village Precinct Housing Use

- S3.** Undergraduate housing - 194 beds
Housing use on all four levels (addition to Forest Apts.) (186)
- S4.** Undergraduate housing - 159 beds
Housing use on all four levels (addition to Forest Apts.)
- S6.** Combined undergrad. and graduate housing - 735 beds
Housing use on all four levels (partial academic, childcare and retail/entertainment use on level 1)
Shared service facilities with University Tower apts. (507)
- S7.** Graduate housing - 308 beds
Housing use on all four levels
- S8.** Graduate housing - 106 beds
Housing use on all four levels
- S9.** Potential housing use on upper levels (academic use on lower levels) - potential location for Honors College

Housing Building Use: Site Area X



Partial Site Plan



Partial Site Section

South University Village Precinct Housing Use

- S10.** Graduate housing - 74 beds
Housing use on all two levels
Re-utilization of the Mortuary Science building site

Housing Building Use: Site Area XII



Partial Site Plan



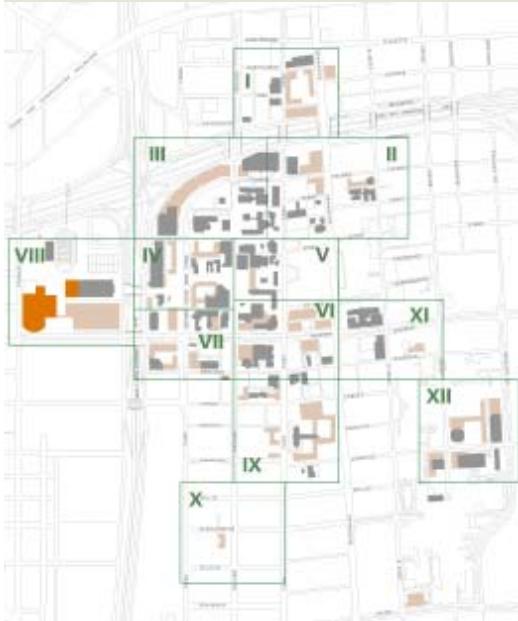
Partial Site Section

Medical Campus Precinct Housing Use

- M3.** Graduate housing - 441 beds
Housing use on all four levels (partial childcare occupation on level 1)



BUILDING USE
Athletic

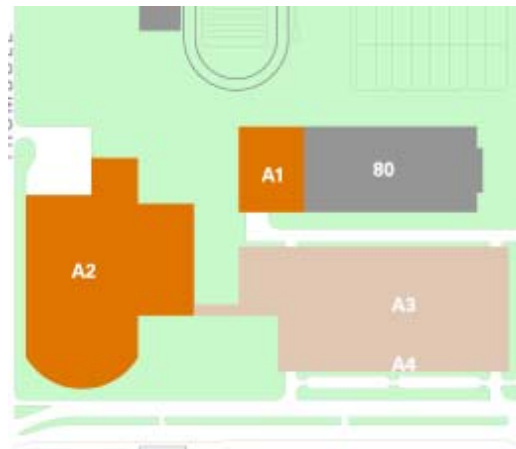
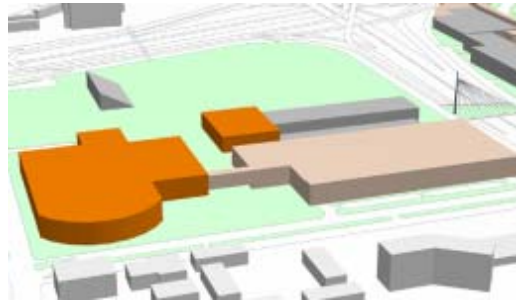


Athletic Buildings Location Key

Site Area V:
25. Recreation and Fitness Center – recently completed

Site Area VIII:
A1. Matthaei physical education building expansion
A2. Basketball and hockey arena

Athletic Building Use: Site Area VIII



Partial Site Plan



Partial Site Section

Athletic Campus Precinct Athletic Building Use

- A1.** Matthaei physical education building expansion
Athletic use on all levels
Direct connection to Matthaei building (80)
- A2.** Basketball and hockey arena - 7,500 seats
Athletic use on all levels
Direct connection to Parking Structure A3

BUILDING USE
Support



Support Building Location Key

Site Area I:
N1. Childcare center
N3. Retail/entertainment

Site Area II:
E1. Administration support
E2. Administration support
E3. Childcare center

Site Area III:
C3. Retail/entertainment

Site Area IV:
C8. Retail/entertainment
C10. Childcare center

Site Area VI:
C17. Bookstore
C18. Welcome Center

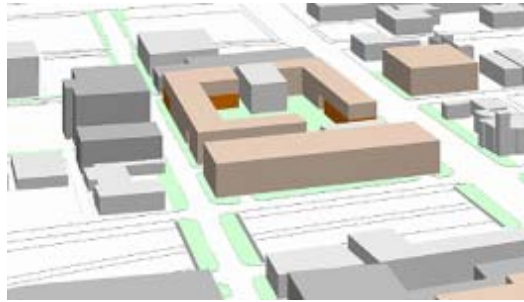
Site Area VIII:
A4. Retail/entertainment

Site Area IX:
S2. Retail/entertainment
S6. Retail/entertainment
S9. Childcare center

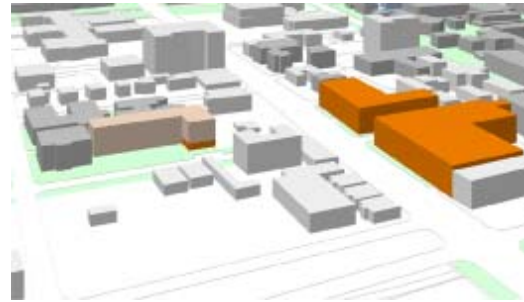
Site Area XII:
M3. Childcare center



Support Building Use: Site Area I



Support Building Use: Site Area II



Support Building Use: Site Area III



Support Building Use: Site Area IV



Partial Site Plan



Partial Site Plan



Partial Site Plan



Partial Site Plan



Partial Site Section



Partial Site Section



Partial Site Section



Partial Site Section

Research and Technology Village Precinct Support Building Use

- N1.** Childcare center
Childcare on level 1 (housing use on levels 2 - 4)
Conversion and expansion of 6050 Cass Ave.
- N3.** Retail/entertainment
Retail/entertainment use on part of level 1
(housing use on all four levels)

East Campus Precinct Support Building Use

- E1.** Administration support
Administration use on levels 1- 4, grounds and main-
tenance use on level 1
Physical connection to Academic Administration
Building (62)
- E2.** Administration support
Administration use on all four levels
- E3.** Childcare center
Childcare use on a portion of level 1 (housing occu-
pation on levels 1 - 3)

Main Campus Precinct Support Building Use

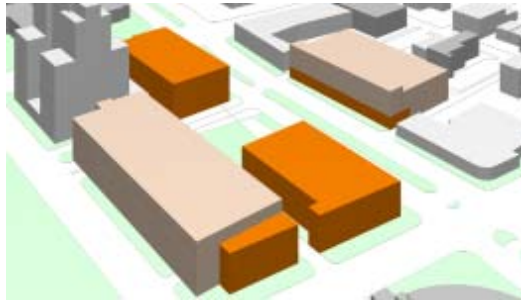
- C3.** Retail/entertainment
Conversion of a portion of level 1 of Parking Structure
1 anticipated

Main Campus Precinct Support Building Use

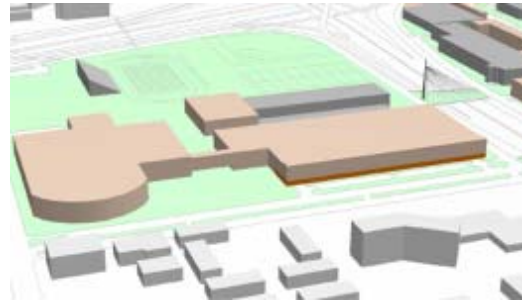
- C8.** Retail/entertainment
Retail/entertainment use on a portion of level 1
(housing occupation on levels 1 - 4)
- C10.** Childcare center
Entire facility dedicated to childcare use



Support Building Use: Site Area VI



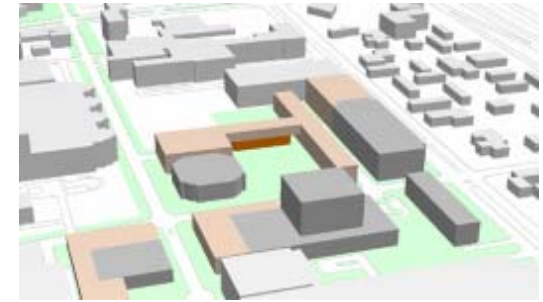
Support Building Use: Site Area VIII



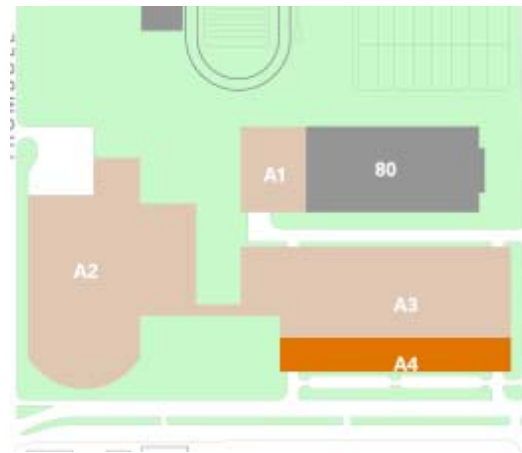
Support Building Use: Site Area IX



Support Building Use: Site Area XII



Partial Site Plan



Partial Site Plan



Partial Site Plan



Partial Site Plan



Partial Site Section



Partial Site Section



Partial Site Section



Partial Site Section

Main Campus and South University Village Precinct Support Building Use

- C17.** Bookstore
Retail use on all three levels
Connection to Parking Structure C16 anticipated
- C18.** Welcome Center
Support use on all four levels
Connection to Parking Structure C16 anticipated
- S2.** Retail/entertainment
Retail/entertainment use on a portion of level 1 (housing occupation on levels 2 - 4)
Connection to Parking Structure S1

Athletic Campus Precinct Support Building Use

- A4.** Retail/entertainment
Retail/entertainment use on level 1 (housing use on levels 2 - 4)
Shared access to Parking Structure A3
Convenience parking anticipated between store front and Warren Avenue

South University Village Precinct Support Building Use

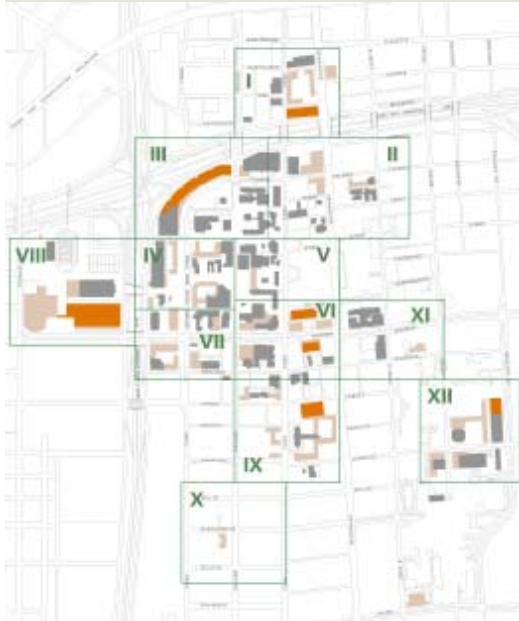
- S6.** Retail/entertainment
Retail/entertainment use on a portion of level 1 (housing use on levels 1 - 4)
- S9.** Childcare center
Childcare use on a portion of level 1 (academic use on levels 1 and 2, housing use on levels 3 and 4)
Shared service facilities with University Tower apartments (507)

Medical Campus Precinct Support Building Use

- M3.** Childcare center
Childcare use on a portion of level 1 (housing use on levels 1 - 4)



BUILDING USE
Parking



Parking Structure Location Key

- Site Area I:**
N4. Parking structure - 750 spaces
- Site Area III:**
C1. Parking structure - 1,600 spaces
- Site Area VI:**
C16. Parking structure - 700 spaces
S1. Parking structure - 380 spaces
- Site Area VIII:**
A3. Parking structure - 1,906 spaces
- Site Area IX:**
S4. Parking structure - 680 spaces
- Site Area XII:**
M4. Parking structure - 782 spaces

Parking Building Use: Site Area I



Partial Site Plan



Partial Site Section

Research and Technology Village Precinct Parking Use

- N4.** Parking structure - 750 spaces
Five-level structure

Parking Building Use: Site Area III



Partial Site Plan

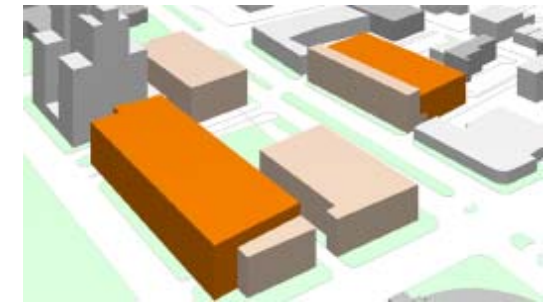


Partial Site Section

Main Campus Precinct Parking Use

- C1.** Parking structure - 1,600 spaces
Four-level structure
Connected to Parking Structure PS-5 (45)
Pedestrian access shared with housing development C2

Parking Building Use: Site Area VI



Partial Site Plan



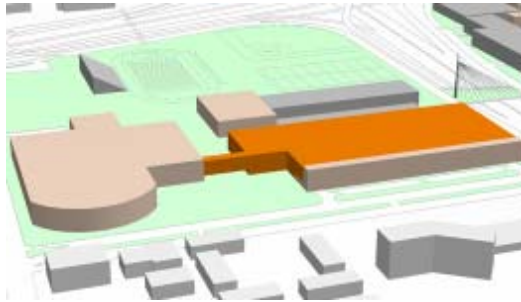
Partial Site Section

Main Campus and South University Village Precinct Parking Use

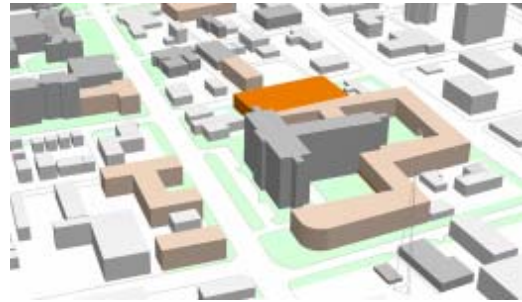
- C16.** Parking structure - 700 spaces
Six-level structure
Direct connection with Welcome Center and Bookstore anticipated
- S1.** Parking structure - 380 spaces
Five-level structure
Future expansion anticipated
Pedestrian access shared with housing/retail/entertainment development S2



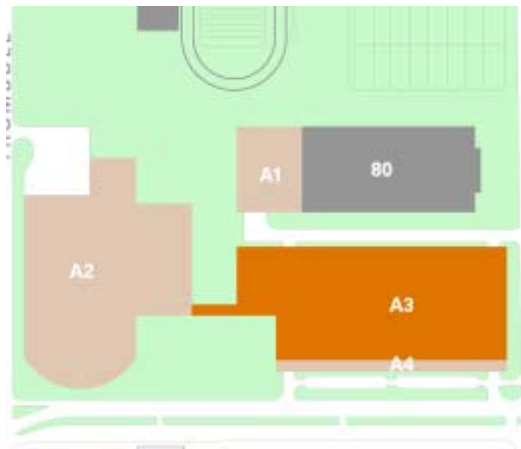
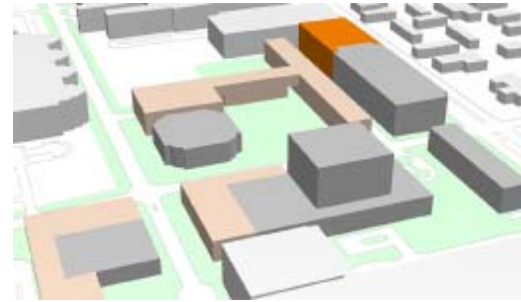
Parking Building Use: Site Area VIII



Parking Building Use: Site Area IX



Parking Building Use: Site Area XII



Partial Site Plan



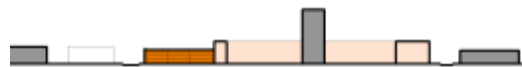
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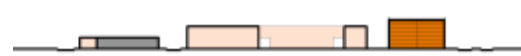
Partial Site Plan



Partial Site Section



Partial Site Section



Partial Site Section

Athletic Campus Precinct Parking Use

A3. Parking structure - 1,906 spaces
 Four-level structure
 Direct connection with basketball and hockey arena
 Pedestrian access shared with housing development A4

South University Village Precinct Parking Use

S5. Parking structure - 680 spaces
 Four-level structure
 Direct connection to adjacent housing, academic and support uses
 Future expansion anticipated

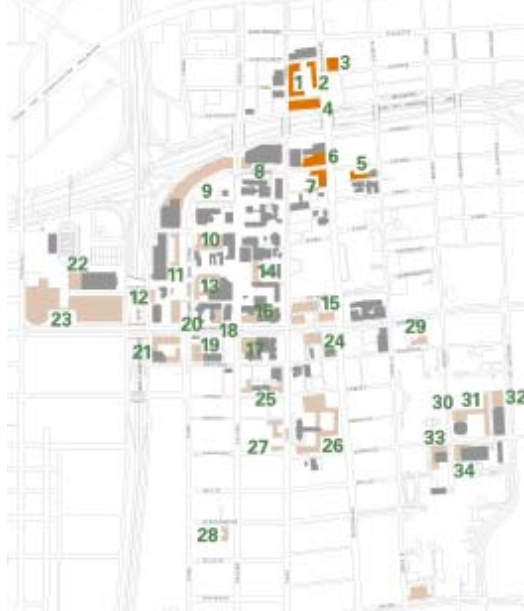
Medical Campus Precinct Parking Use

M4. Parking structure - 782 spaces
 Eight-level structure
 Expansion of Parking Structure PS-4 (613)



BUILDING FORM

North University Village District
East Campus District



Building Location Key

Development Site 1:

- N1. Graduate housing, childcare center
- N2. Graduate housing

Development Site 2:

- N3. Graduate housing, retail/entertainment

Development Site 3:

- N5. Academic program expansion

Development Site 4:

- N4. Parking structure

Development Site 5:

- E3. Graduate housing, childcare center

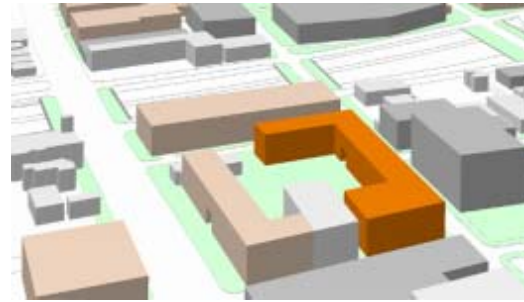
Development Site 6:

- E1. Administration support

Development Site 7:

- E2. Administration support

Building Form: Development Site 1



Partial Site Plan



Partial Site Section

Building N1: Graduate Housing, Childcare Center
Building N2: Graduate Housing

- New construction height limited to four levels or 60 feet.
- WSU Parking Services building (6050 Cass Avenue) should be retained and incorporated into the design of bldg. N1 - preserve exist. north and west bldg. facades. Align west facade of N2 with 6050 Cass Avenue.
- Provide access, along the axis of York Street, to the interior open space defined by bldgs. N1, N2 and N3.
- Locate deciduous canopy street trees within the Cass Ave. R-O-W. Provide a mixture of evergreen and deciduous trees between the building and N4.
- Complement the architectural style of the historic automotive manufacturing buildings in the area.
- Provide short term vehicular drop-off zone adjacent to childcare center.

Building Form: Development Site 2



Partial Site Plan

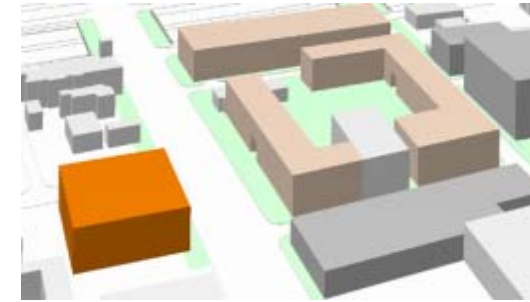


Partial Site Section

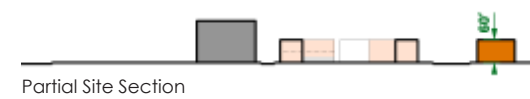
Building N3: Graduate Housing, Retail/Entertainment

- New construction height limited to four levels or 60 feet.
- Primary building entrances on Woodward Ave. Provide access, along the axis of Harper Street, to the interior open space defined by buildings N1, N2 & N3.
- Locate building at the R-O-W line of Burroughs and setback 25 feet from Woodward Ave. R-O-W (to maintain a landscaped buffer zone).
- Provide a mixture of evergreen and deciduous trees and shrubs along building frontage.
- Complement the architectural style of the historic automotive manufacturing buildings in the area.
- Interior open space to support recreational activity; provide direct access onto Woodward Avenue, Cass Avenue and the parking structure.

Building Form: Development Site 3



Partial Site Plan



Partial Site Section

Building N5: Future Academic Development

- New construction height limited to four levels or 60 feet.
- Primary building entrance should be located along Woodward Avenue; secondary building entrance should be located along Harper.
- Locate building at the R-O-W lines of Woodward Ave. and Harper; overall building setback discouraged.
- Locate deciduous canopy street trees within the Woodward and Harper R-O-W. Provide a mixture of evergreen and deciduous plant material along building frontage.
- Service access and parking to be located at the rear or north side of the building and screened from view with decorative walls and/or landscaping.
- Complement the architectural style of the historic automotive manufacturing buildings in the area.



Building Form: Development Site 4



Building Form: Development Site 5



Building Form: Development Site 6



Building Form: Development Site 7



Partial Site Plan



Partial Site Plan



Partial Site Plan



Partial Site Plan



Partial Site Section



Partial Site Section



Partial Site Section



Partial Site Section

Building N4: Parking Structure

- New construction height limited to five levels or 60 feet.
- Architectural style should complement the residential complex; treat as a gateway to the North Campus.
- Locate structure at the R-O-W lines of westbound I-94 Service Drive, Woodward and Cass Avenue.
- Provide pedestrian access at building corners and midpoint along the north facade. Provide vehicular access at I-94 Service Drive and north access drive.
- Locate deciduous canopy street trees within the Cass, Woodward and I-94 R-O-W. Provide a mixture of evergreen and deciduous plant material to screen the structure and articulate access points.

Building E3: Graduate Housing, Childcare Center

- New construction height limited to three levels or 45 feet.
- New construction to acknowledge the existing setback of adjacent development.
- Primary building entrances should be on Palmer with service access from the alley.
- Architectural character should complement the style of the East Campus and Ferry Street Historic District.
- The character of the landscape should complement the landscape development of this historic area.
- Provide frontage open space to support both the recreational and leisure activities for the building occupants.
- Provide short-term vehicle parking/drop-off zone adjacent to childcare center.

Building E1: Administration & Grounds Support

- New construction height limited to four levels or 60 feet.
- Building should be of significant quality and character to enhance this primary gateway to the university.
- Align building face with Woodward and Palmer Avenue R-O-W lines. Primary entrance should be located along Woodward Avenue, secondary entrance along Palmer. Service area to be screened by the building.
- Landscaping should complement E1 and E2, including landscaped planters and plazas to create a formal entrance to the buildings and the university.
- Provide enclosed connection (skywalk over service access) to the Academic Administration Building (62).

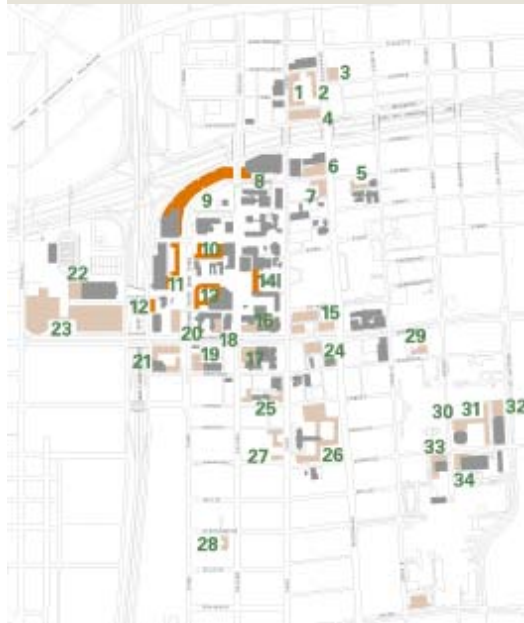
Building E2: Administration Support

- New construction height limited to four levels or 60 feet.
- Building should be of significant quality and character to enhance this primary gateway to the university.
- Align building face with Woodward and Palmer Avenue R-O-W lines. Primary entrance should be located along Woodward Avenue, secondary entrance along Palmer.
- Landscaping should complement buildings E1 and E2, including landscaped planters and plazas to create a formal entrance to the buildings and support the campus gateway.
- Service access and limited parking to be located at the rear of the building and screened from view with decorative walls and/or landscaping.



BUILDING FORM

Main Campus District (north half)



Development Sites Location Key

- | | |
|--|--|
| Development Site 8:
C3. Retail/entertainment | Development Site 13:
C8. Undergraduate housing, retail/entertainment |
| 49. Law School addition - recently completed | |
| Development Site 9:
C1. Parking structure
C2. Undergraduate housing | Development Site 14:
C9. Optional academic and housing development |
| Development Site 10:
C5. Undergraduate housing
C6. Residential Life Program | 25. Fitness Center - recently completed |
| Development Site 11:
C4. Undergraduate housing
C7. Undergraduate housing | |
| Development Site 12:
C10. Childcare center | |

Building Form: Development Site 8



Partial Site Plan



Partial Site Section

Building C3: Retail/Entertainment

- New construction height limited to two levels or 30 feet.
- Treat all planned development at the intersection of Palmer and Second as a gateway to the university.
- Align the building face with the R-O-W lines of Second and Palmer. Provide primary building entrance along Palmer, secondary entrance along Second.
- Adjacent open space area should support various activities related to building and area use.
- Landscaping should include an outdoor plaza with landscaped planters and open lawn panels. Provide a mixture of deciduous and evergreen plant material along building frontage.

Building Form: Development Site 9



Partial Site Plan

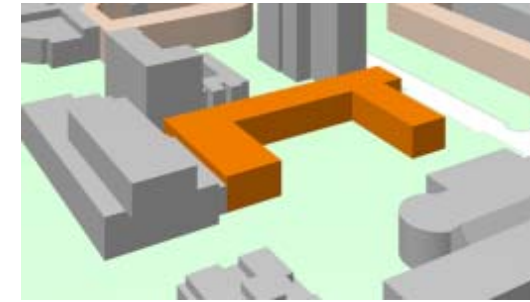


Partial Site Section

**Building C1: Parking Structure
Building C2: Undergraduate Housing**

- New construction height limited to four levels or 60 feet.
- Treat building as a gateway to the university. Avoid monolithic building profile and use of materials. Conceal planned utility substitution within Parking Structure C1.
- Align building with the R-O-W lines of Anthony Wayne Drive, Second Avenue and I-94 service drive.
- Provide vehicular access from service drive, pedestrian access along Anthony Wayne Drive for both buildings.
- Locate evergreen tree screen along the service drive.
- Provide open space along each side of AWD to support leisure and recreational use by C2 residents.
- Provide open lawn panels and a mixture of deciduous and evergreen plant material along bldg. frontage.

Building Form: Development Site 10



Partial Site Plan



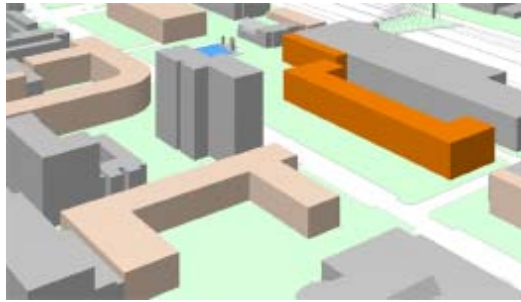
Partial Site Section

**Building C5: Undergraduate Housing
Building C6: Residential Life Program**

- New construction height of C5 limited to four levels or 60 feet, C6 limited to the intermediate roof of the Student Center Building (34).
- The architectural character should attempt to balance the high-density built surroundings with the pedestrian oriented activities of the "street." Primary entrances should face the pedestrian mall.
- The building should be placed to maintain the setback of the adjacent (planned and existing) development.
- Provide frontage open space to act as an extension of the pedestrian mall and serve the recreational and leisure activity needs of the building occupants.
- Provide open lawn panels and a mixture of deciduous and evergreen plant material along building frontage.



Building Form: Development Site 11



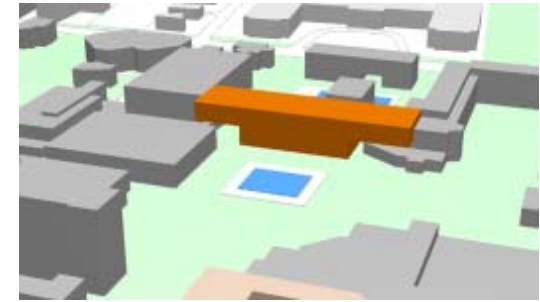
Building Form: Development Site 12



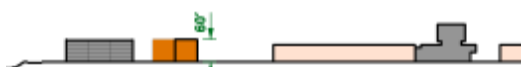
Building Form: Development Site 13



Building Form: Development Site 14



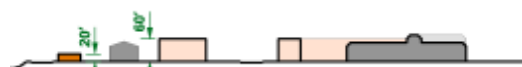
Partial Site Plan



Partial Site Section



Partial Site Plan



Partial Site Section



Partial Site Plan



Partial Site Section



Partial Site Plan



Partial Site Section

Building C4: Undergraduate Housing
Building C7: Undergraduate Housing

- New construction height limited to four levels or 60 feet.
- Buildings should help "define" and support a pedestrian-oriented Anthony Wayne Drive streetscape and conceal Parking Structure 2 (56).
- Building C7 is a primary terminus of Williams Mall and should conceal Parking Structure 2 (56) from AWD and Williams Mall. Locate primary entrance along AWD.
- Building should be placed to maintain setback of adjacent (planned) development. Primary entrance should be located along AWD.
- Provide open space to support recreational and leisure activities of the building occupants and general Williams Mall traffic.
- Provide open lawn panels and a mixture of deciduous and evergreen plant material along building frontage.

Building C10: Childcare Center

- New construction height limited to four levels or 60 feet.
- Building should be placed to define and maximize adjacent open space while shielding the sights and sounds of the John Lodge expressway (M-10).
- Provide open space to support recreational and leisure activities of the building occupants.
- Landscaping should include an outdoor plaza with landscaped planters and open lawn panels. Provide a mixture of deciduous and evergreen plant material along building frontage.
- Provide short-term vehicle parking/drop-off zone adjacent to childcare center along the service drive.
- Shared service area with St. Andrews Hall (156) to be screened from view of the open space and pedestrian malls with decorative walls and/or plant material.

Building C8: Undergraduate Housing, Retail/Entertainment

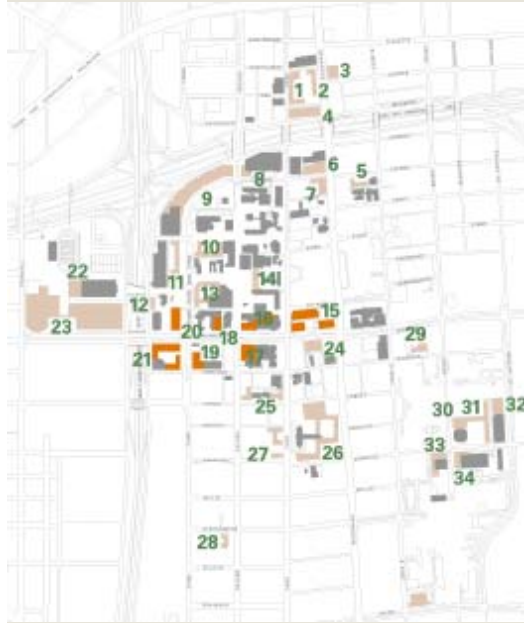
- New construction height limited to four levels or 60 feet.
- Building architecture should be compatible with style and character of Adamany Library. Primary entrance should be along the pedestrian mall and Anthony Wayne Drive. Service area to be shared with the Adamany Library (96).
- The structure should be set back to conform to adjacent patterns of development along the pedestrian mall and Anthony Wayne Drive. Frontage setback and profile should allow for traffic flow along the pedestrian mall and landscaped open space.
- Provide a mixture of deciduous and evergreen plant material along building frontage.
- Access to the courtyard to be controlled.

Building C9: General Academic Facility

- New construction height limited to four levels or 60 feet.
- Building is a primary terminus of Williams Mall. Architectural character should complement both Pilafian and Yamasaki buildings (16, 22-23, 26-27) as well as the planned Gullen Plaza.
- Direct access should be provided to connect Gullen Plaza, the DeRoy Auditorium open space and Cass Avenue.
- Landscaping should include an outdoor plaza with landscaped planters and open lawn panels. Provide a mixture of deciduous and evergreen plant material along building frontage.
- Building and site development are key components of the planned east/west pedestrian greenway network.



BUILDING FORM
Main Campus District (south half)



Building Location Key

Development Site 15:
C16. Parking structure
C17. Bookstore
C18. Welcome Center

Development Site 16:
C13. Life science replacement building
C14. Science complex atrium
C15. Reserved

Development Site 17:
C21. Performing Arts program expansion

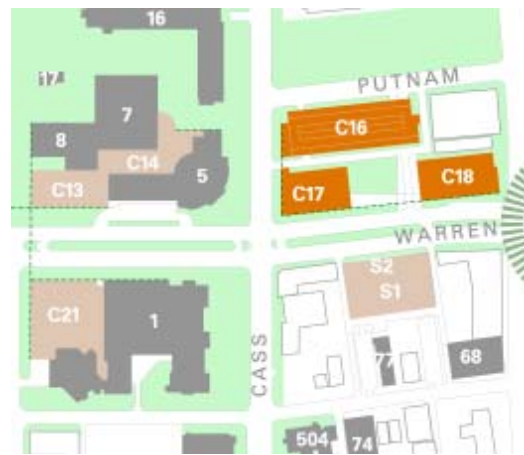
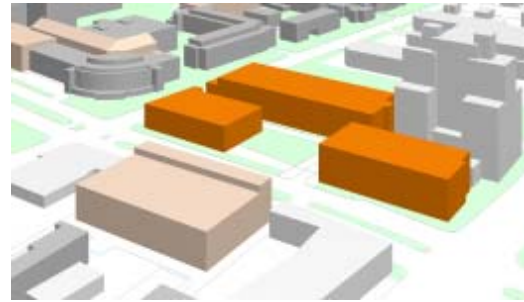
Development Site 18:
C12. Engineering Building expansion

Development Site 19:
C20. Science program expansion

Development Site 20:
C11. Humanities/Social Sciences Building

Development Site 21:
C19. Engineering program replacement and expansion

Building Form: Development Site 15



Partial Site Plan

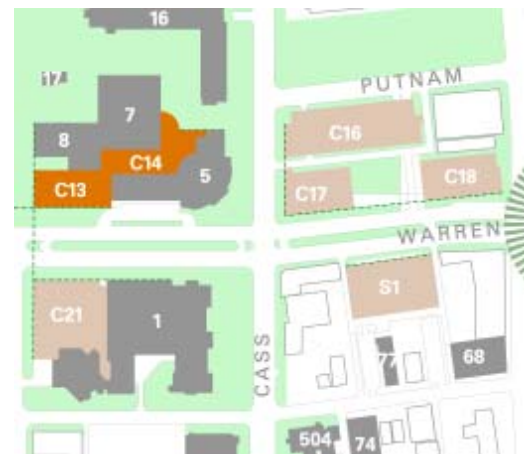
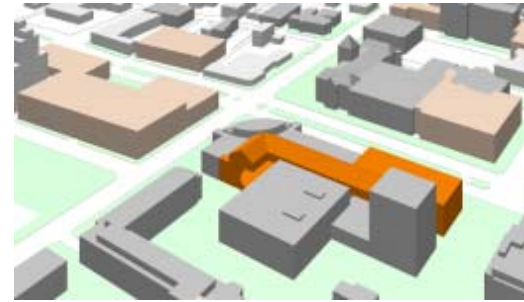


Partial Site Section

Building C16: Parking Structure
Building C17: Retail/entertainment - Bookstore
Building C18: Welcome Center

- New construction of C17-18 limited to four levels or 60 feet, C16 limited to six levels.
- Building should be of significant quality and character to enhance this primary gateway into the university.
- Align building face with the Warren, Woodward and Cass R-O-W lines. Primary entrances should be Woodward, Warren and/or Cass Avenue.
- Landscaping should include an outdoor plaza with landscape planters and open lawn panels. Provide a mixture of deciduous and evergreen plant material along building frontage.
- Link Welcome Center to the east/west greenway.

Building Form: Development Site 16



Partial Site Plan

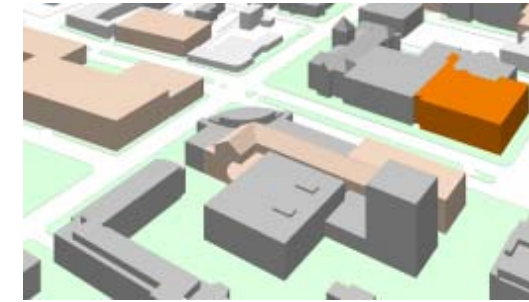


Partial Site Section

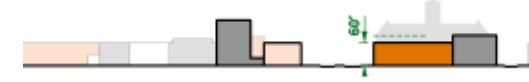
Building C13: Life Science Replacement
Building C14: Science Complex Atrium

- New construction limited to four levels or 60 feet, natural light collectors at C14 permitted up to 75 feet.
- Buildings should be placed to maintain to setback of adjacent development. C13 should help identify the entry onto Gullen Mall. C14 profile should promote pedestrian traffic flow along the east/west greenway and Cass Avenue sidewalk.
- Primary entrance of C13 should be along Warren Avenue and Gullen Mall, C14 along the east/west greenway. Utilize existing service area at Science Hall (5) and screen from view with plant materials/walls while maintaining access from Warren Avenue.
- Provide a mixture of evergreen and deciduous plant material along building frontage.

Building Form: Development Site 17



Partial Site Plan



Partial Site Section

Building C21: Performing Arts Program Expansion

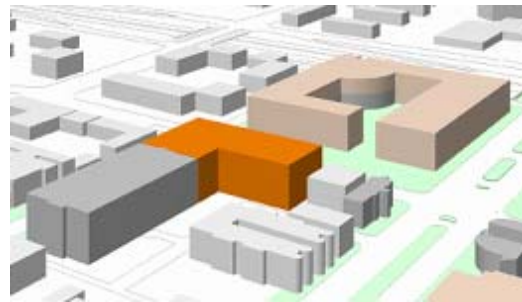
- New construction height limited to 60 feet and in no case should exceed the eave of Old Main.
- Building architecture should complement and extend the historical character of Old Main while screening the recent addition from Warren Ave. views.
- Building should be placed to maintain the setback of Old Main and the Science Library. Service area should be screened from view from Warren Avenue.
- Landscaping should include an outdoor plaza with landscaped planters. Provide a mixture of evergreen and deciduous plant material along building frontage.
- Marquee and signage, if utilized, should not overwhelm the historical prominence of Old Main and should be limited to a height of 60 feet.



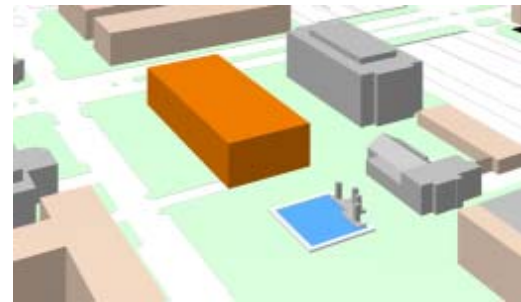
Building Form: Development Site 18



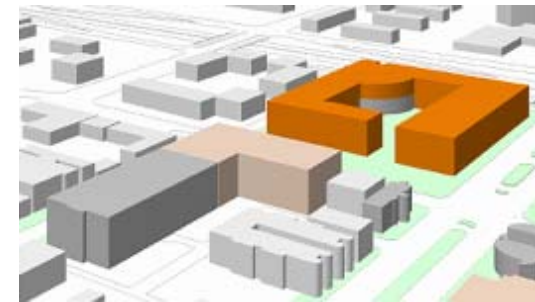
Building Form: Development Site 19



Building Form: Development Site 20



Building Form: Development Site 21



Partial Site Plan



Partial Site Plan



Partial Site Plan



Partial Site Plan



Partial Site Section



Partial Site Section



Partial Site Section



Partial Site Section

Building C12: Engineering Building Expansion

- New construction limited to four levels or 60 feet and in no case should exceed penthouse height of bldg. 90.
- New construction should complement and unify existing building and its past additions. Building should be placed to maintain the setback of adjacent development.
- Exterior entrance, if applicable, should be located along Warren Avenue.
- Existing service area and access should be maintained and screened from view. Allow 20-foot height clearance.
- Existing courtyard to be preserved. Provide a mixture of deciduous and evergreen plant material along building frontage.

Building C20: Science Program Expansion

- New construction limited to the height of the Physics Building (3).
- Building architecture should complement and extend the character of existing Physics building.
- The architecture should support and act as a gateway into the campus - in conjunction with C19.
- Building should maintain the setback of adjacent development. Primary entrance should face Third Street and/or Hancock Avenue.
- Locate service area adjacent to existing alley.
- Provide a mixture of deciduous and evergreen plant material along the building frontage.

Building C11: Humanities/Social Sciences Building

- New construction limited to four levels or 60 feet.
- Treat outward perimeter of the building as part of a western gateway into campus. Complement and minimize any impact to St. Andrews Hall (156).
- Building should be placed to maintain setback of adjacent development. Frontage setback to allow for landscaped open space and pedestrian walkways.
- Provide building service access from Anthony Wayne Drive. Service area to be enclosed within the building.
- Maintain quality and character of existing open space - Ludington Plaza.

C19: Engineering Program Replacement and Expansion

- New construction limited to four levels or 60 feet.
- Building architecture should complement and extend the character of the Manufacturing Eng. bldg. (166).
- Along with C20, building forms, and the architectural design should support a gateway into the university.
- Locate building at the R-O-W lines of Third St., Warren Ave. and Hancock. Primary entrances should NOT face Hancock or M-10 service drive. Service area should be accessed from Service Dr. and screened.
- Provide access from Third Street to the interior open space, which should support the planned and leisure activities of the building occupants.
- Landscaping should include an outdoor plaza with landscaped planters and open lawn panels. Provide a mixture of deciduous and evergreen plant material along building frontage.



BUILDING FORM

Athletic Campus District
South University Village District



Building Location Key

Development Site 22:

A1. Matthaei physical education building expansion

Development Site 23:

A2. Hockey and basketball arena

A3. Parking structure, housing (combined), retail/entertainment

Development Site 24:

S1. Parking structure

S2. Undergraduate housing, retail/entertainment

Development Site 25:

S3. Undergraduate housing

S4. Undergraduate housing

Development Site 26:

S5. Parking structure

S6. Housing (combined), retail/entertainment

S9. General academic facility, childcare

Development Site 27:

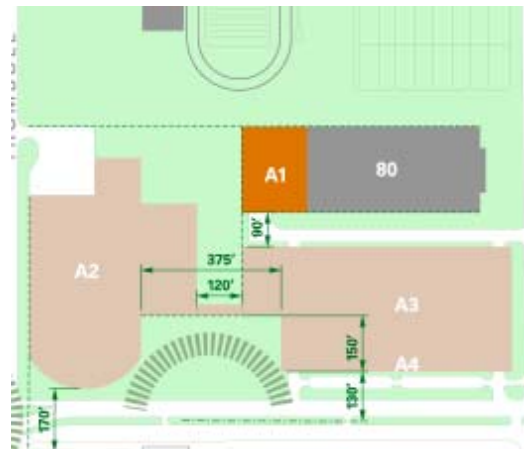
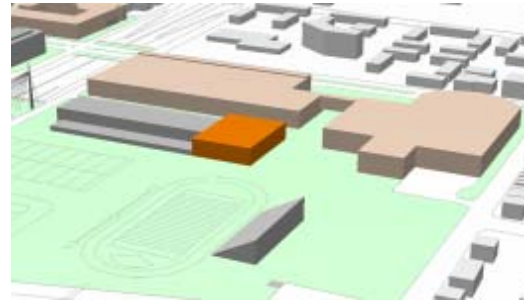
S7. Graduate housing

S8. Graduate housing

Development Site 28:

S10. Graduate housing

Building Form: Development Site 22



Partial Site Plan

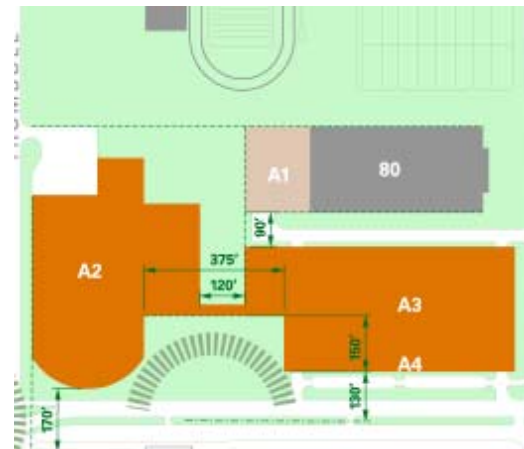
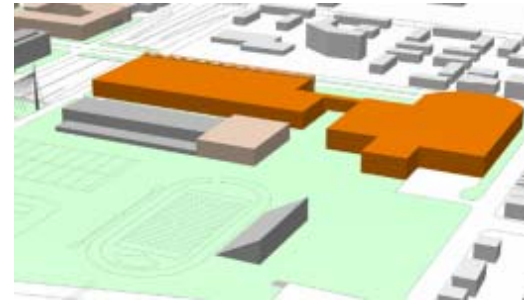


Partial Site Section

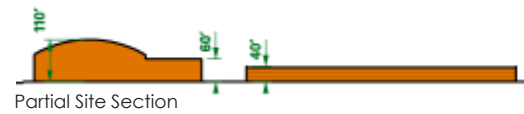
Building A1: Matthaei Education Expansion

- New construction limited to the existing building height. All new development on the Athletic campus should be limited to the southern edge of the existing east-west pedestrian mall.
- Architectural character should complement new arena and existing facility. Building should support pedestrian access into the Athletic Campus from the gateway formed by the arena and parking structure.
- Building facades should align with bldg. 80 and the western limits of A3. Locate primary entrance along the east-west pedestrian mall. Service area should be accessed from the southern access drive and screened from view from Warren and athletic fields.

Building Form: Development Site 23



Partial Site Plan

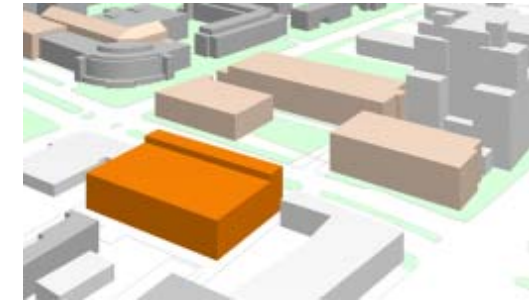


Partial Site Section

**Building A2: Basketball and Hockey Arena
Building A3: Parking Structure, Housing, Retail/Entertainment**

- New construction of A2 to be limited to 110 feet; new construction of A3 limited to 4 levels or 60 feet.
- Buildings A2 and A3/4 form a pedestrian gateway into the Athletic campus and define an open space plaza. Pedestrian bridge connecting A2 and A3 will act as the portal of entry. Maintain a 20-foot height clearance.
- Locate primary entrances at the plaza. Additional entrances should face Warren Avenue. Provide screened service area with access from Trumbull.
- Landscaping should include an outdoor plaza with landscaped planters and open lawn panels suitable for large gatherings. Provide a mixture of deciduous and evergreen plant material along building frontage.

Building Form: Development Site 24



Partial Site Plan



Partial Site Section

**Building S1: Parking Structure
Building S2: Undergraduate Housing, Retail/Entertainment**

- New construction of S1 limited to five levels or 60 feet; S2 limited to four levels or 60 feet.
- Building architecture and signage should complement character of new Welcome Center complex.
- Primary entrances should be along Warren Avenue.
- Locate vehicular access to S1 off existing alleys, NOT Warren; locate pedestrian access facing Warren Ave.
- Locate building at the R-O-W lines of Warren Avenue.
- Provide a mixture of deciduous and evergreen plant material at building frontage that is conducive to pedestrian activity.



Building Form: Development Site 25



Partial Site Plan

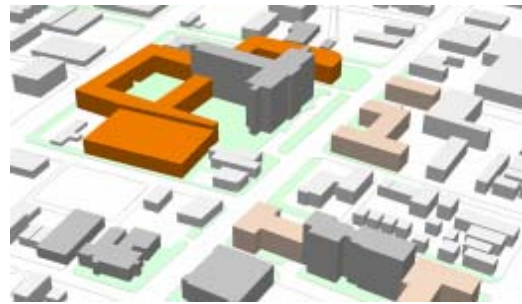


Partial Site Section

Buildings S3 and S4: Undergraduate Housing

- New construction limited to four levels or 60 feet.
- Building architecture should complement the character of the Forest Apts. building (186) and the surrounding historical structures. An option is to replace 186.
- Locate building at the R-O-W lines of Cass, Forest and Second Ave. Primary entrances should face Forest Ave.
- Provide open space along Forest and Second to support recreational and leisure activities.
- Landscaping should include open lawn panels; deciduous and evergreen plant material to be located along building frontage.

Building Form: Development Site 26



Partial Site Plan



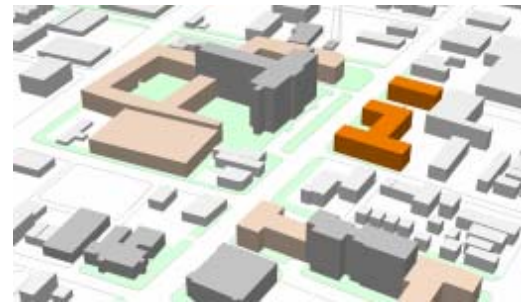
Partial Site Section

Building S5: Parking Structure

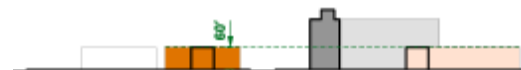
Buildings S6/9: Housing, Academic, Childcare, Retail

- New construction limited to four levels or 60 feet.
- Building architecture should attempt to balance the density of the University Tower apt. bldg. (507) with the pedestrian activities of the planned development.
- New construction to maintain the existing setback of adjacent development. Provide access, along the axis of Garfield Street, to the interior quadrangle. S8 frontage setback and building profile should reflect the significance of the Cass-Canfield linkage.
- New construction to frame three open space quadrangles. Open lawn should be suitable for recreational and leisure activities of the building occupants.
- Provide short-term vehicular parking/drop-off zone adjacent to childcare center.

Building Form: Development Site 27



Partial Site Plan

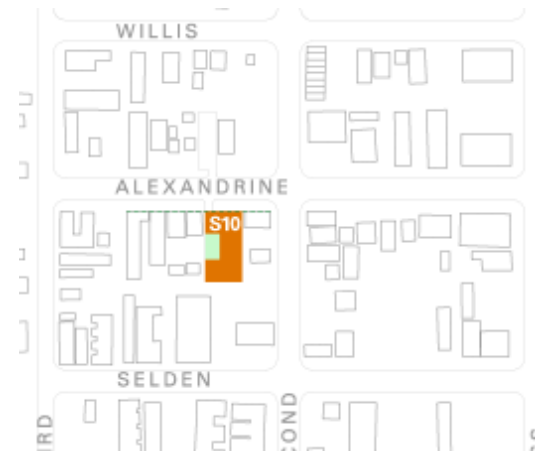


Partial Site Section

Buildings S7 and S8: Graduate Housing

- New construction limited to four levels or 60 feet.
- Buildings should complement character of Cass Ave.
- The architecture of buildings S8 and S9 should support and act as a gateway into the campus.
- The building should be located at the R-O-W lines of Cass and Canfield. The primary entrances should be along Cass. Service areas to be screened from Cass and accessed from the existing alley.
- Provide open space to support recreational and leisure activities.
- Landscaping should include open space panels; a mixture of deciduous and evergreen plant materials along the building frontage.

Building Form: Development Site 28



Partial Site Plan



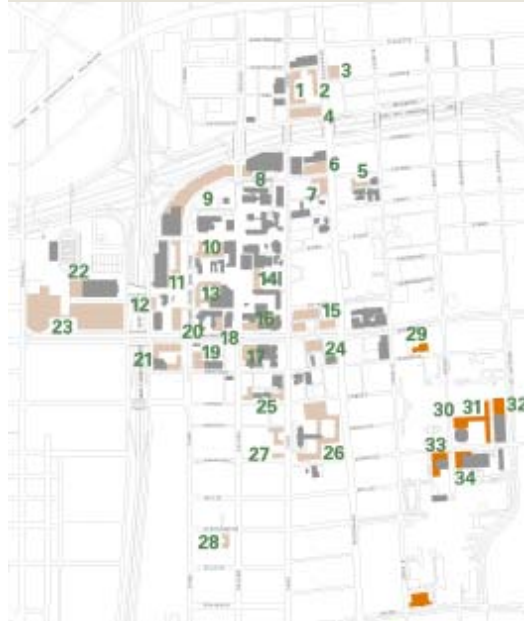
Partial Site Section

Building S10: Graduate Housing

- New construction limited to three levels or 45 feet.
- Building should complement character of Alexandrine.
- The primary entrances should be along Alexandrine.
- Frontage setbacks should be developed as landscaped open space and walkways.



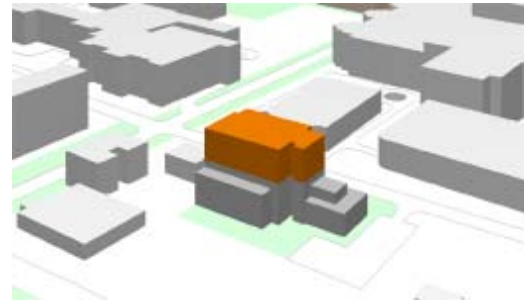
BUILDING FORM
Medical Campus District



Building Location Key

- Development Site 29:**
M1. C.S. Mott Center building vertical expansion
- Development Site 30:**
M2. Louis Elliman Building expansion
- Development Site 31:**
M3. Graduate housing, childcare center
- Development Site 32:**
M4. Parking structure
- Development Site 33:**
M5. Shiffman Medical Library expansion
- Development Site 34:**
M6. Gordon Scott Hall building expansion
- 603. School of Pharmacy and Allied Health Professions – under construction

Building Form: Site Development 29



Partial Site Plan

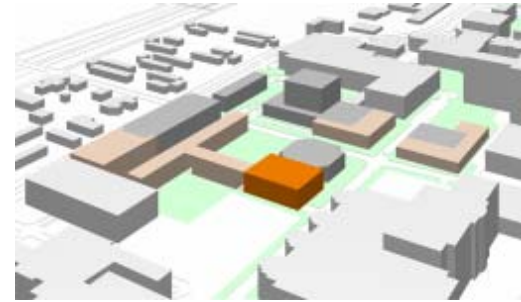


Partial Site Section

Building M1: C.S. Mott Center Vertical Expansion

- New construction height limited to three levels or 45 feet.
- New construction should be an extension of the form and character of the existing structure.
- Frontage setbacks should be developed as landscaped open space and walkways.
- Streetscapes and sidewalks should provide linkages to the greenways and central open space areas of the Main and Medical campuses.

Building Form: Site Development 30



Partial Site Plan

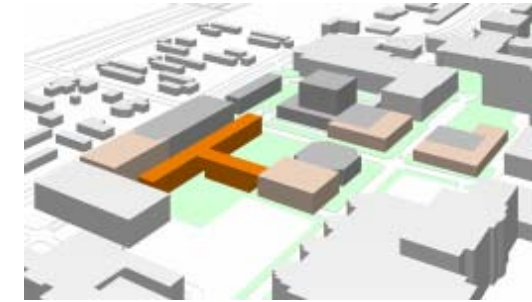


Partial Site Section

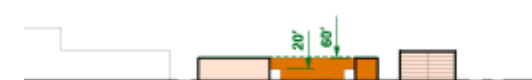
Building M2: Louis Elliman Building Expansion

- New construction height limited to four levels or 60 feet.
- Building architecture should complement and extend the character of the Louis M. Elliman clinical research building (629) and support the Medical Campus gateway intersection of Brush and Canfield.
- New construction will, in part, define the open space plaza. Building should maintain the setback of adjacent development (planned and existing). The primary entrances should face the new plaza. Combined service area for both M2 and 629 to be accessed from Brush and screened from Canfield.
- Landscaping should include open lawn panels and a mixture of deciduous and evergreen plant materials along the building frontage.

Building Form: Site Development 31



Partial Site Plan



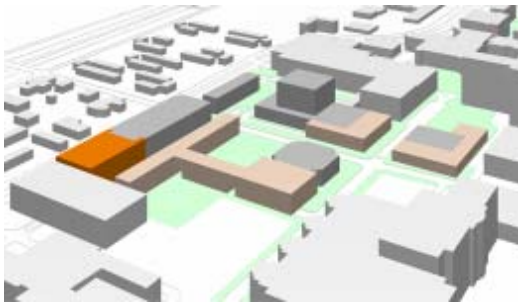
Partial Site Section

Building M3: Graduate Housing, Childcare Center

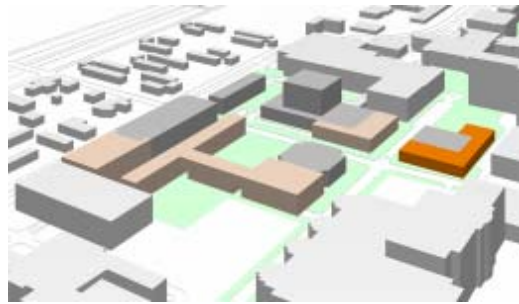
- New construction height limited to four levels or 60 feet.
- Building architecture should extend and unify the character of adjacent development while addressing the human scale of the intended use of both building and surrounding open space.
- Structure will define the open space and form the primary view terminus from Canfield. Access through the building should be provided to connect the north and south areas of open space. The building should help screen the parking structure. The primary entrances should face the proposed plaza.
- Open space should support recreational activities and group functions. Maximize exposure to Canfield.
- Landscaping should include an outdoor plaza with landscaped planters, open lawn panels and a mixture of deciduous and evergreen plant material.



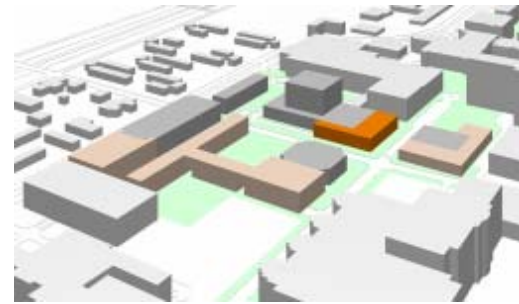
Building Form: Site Development 32



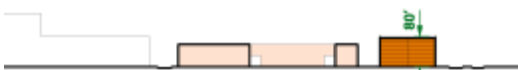
Building Form: Development Site 33



Building Form: Development Site 34



Partial Site Plan



Partial Site Section



Partial Site Plan



Partial Site Section



Partial Site Plan



Partial Site Section

Building M4: Parking Structure Expansion

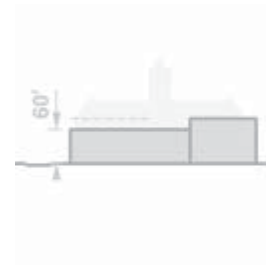
- New construction limited to existing height of Parking Structure 4 (613).
- Building architecture should extend the character of the existing structure.
- The building should be placed to maintain the setback of the adjacent development. Provide access into the structure from both St. Antoine and the service access drive from Canfield.
- New construction to extend the pattern of traffic flow within the existing structure (613).
- Provide evergreen trees along the east and south facades of both M4 and 613 to screen the structure and articulate access points.

Building M5: Shiffman Medical Library Expansion

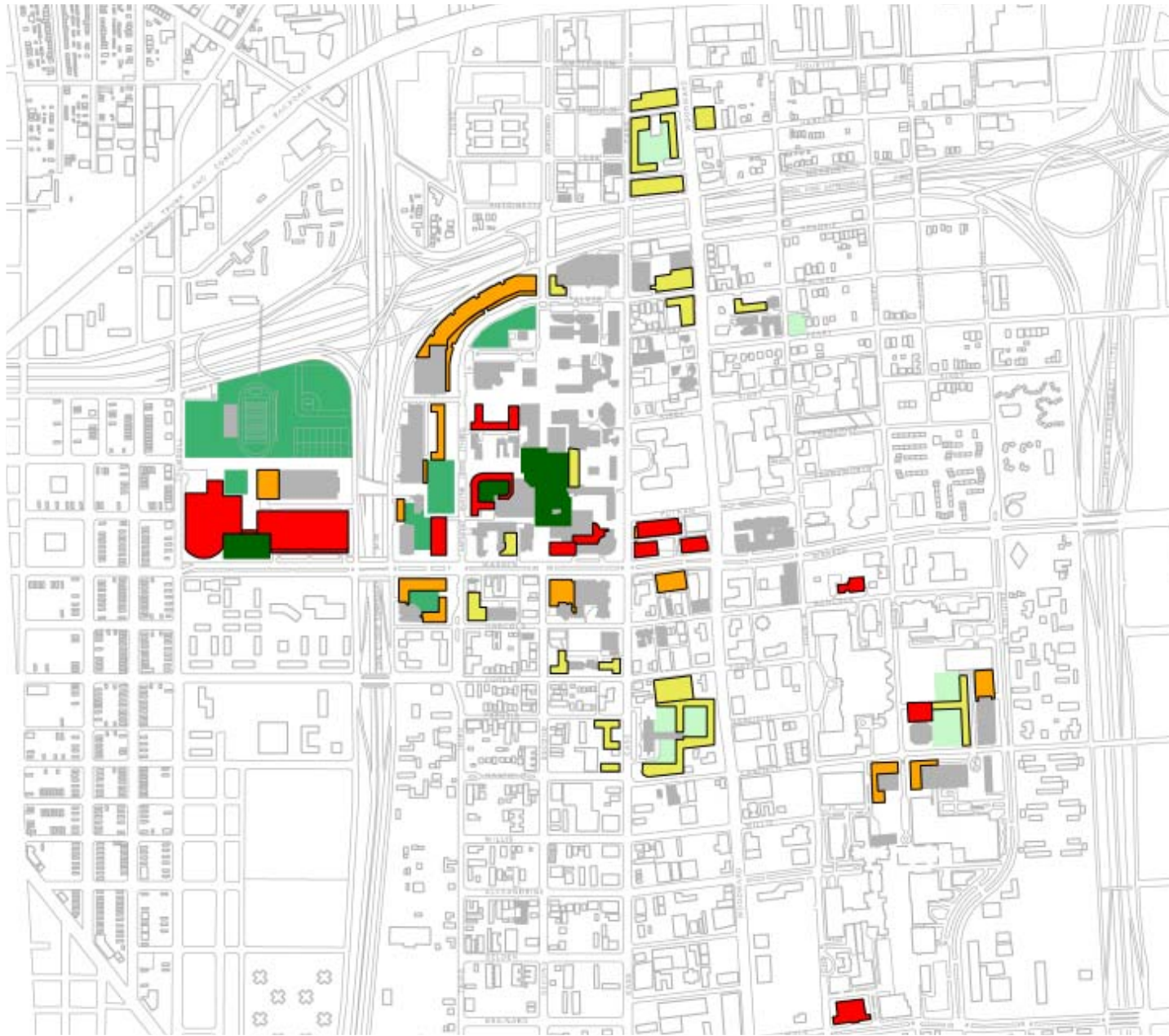
- New construction limited to existing building height.
- Building architecture should support the Medical Campus gateway intersection of Brush and Canfield. New construction will terminate the pedestrian corridor running along the southern edge of 612 and will contribute to the definition of the existing open space.
- Building should be placed to maintain the setback of the adjacent development. Primary access into structure through existing building 608. Service access from the Canfield access drive; screen from Canfield.
- Landscaping should include an outdoor plaza with landscaped planters, open lawn panels, and a mixture of deciduous and evergreen plant materials.

Building M6: Gordon Scott Hall Building Expansion

- New construction limited to the height of the intermediate roof of existing building 612.
- Building architecture should complement and extend the character of the existing structure while supporting the Medical Campus gateway intersection.
- Building should be placed to maintain the setback of the adjacent development. Primary access into structure through 612 and serviced through a realigned sunken access drive from Canfield.
- Landscaping should include open lawn panels, deciduous and evergreen plant materials along the building frontage.



IMPLEMENTATION



LEGEND:








-  EXISTING WSU BUILDINGS
-  SHORT-TERM BUILDING CONSTRUCTION
-  MID-TERM BUILDING CONSTRUCTION
-  LONG-TERM BUILDING CONSTRUCTION
-  SHORT-TERM OPEN SPACE CONSTRUCTION
-  MID-TERM OPEN SPACE CONSTRUCTION
-  LONG-TERM OPEN SPACE CONSTRUCTION



Illustration 55: Implementation Plan



PROJECT REVIEW AND APPROVAL

Implementation of the 2020 Growth Model and Campus Master Plan will adhere to policies, goals, strategies and guidelines outlined herein. Campus Master Plan guidelines will be appropriately considered regardless of project scale and context.

General Planning and Design Review

Recommended is the creation of a Design Review Committee (DRC) to ensure the continued life of the 2020 Campus Master Plan. The ongoing review and legislation of Master Plan policies, objectives and proposals will provide professional interpretation and managerial continuity from one administration to the next. A duly authorized administrator – Director of Design Services, Director of Facilities or newly designated University Architect – would oversee the Design Review Committee on behalf of Facilities Planning and Management.

The primary responsibility of the Design Review Committee is enforcement of the 2020 Campus Master Plan. All open space, building, infrastructure and major graphic projects are to go through the DRC at set points during the design process and under the direction of the administrator.

The composition of the DRC will vary as needed to reflect the primary design discipline involved in a specific project. The committee reviewing major open space projects will include a majority of landscape architects and urban designers. The committee reviewing building projects will include a majority of architects and urban designers.

Grounds Services Design Review

The DRC administrator will also be responsible for ensuring that improvements proposed by Grounds Services are reviewed and approved by the committee. To that end, a joint planning process by Ground Services and the DRC administrator should be established, thus assuring that grounds improvements are in compliance with the Campus Master Plan.

Review Process

The DRC administrator should present schematic design concepts for review by the DRC. The purposes of reviews are:

- To assess conformance of the proposal with the intent of the 2020 Campus Master Plan.
- To assess appropriateness of the proposed placement orientations of buildings to open space (both existing and proposed by the 2020 Campus Master Plan).

- To assess appropriateness of the proposed building massing and height within the surrounding campus context.
- To assess appropriateness of proposed materials and design features of the building within the surrounding campus context.

Design Submissions

All architectural, planning, infrastructure and design proposals shall adhere to document submission requirements prepared and distributed by the DRC administrator.

Projects involving site development shall include accurate documentation of the location, size (caliper), species and general condition of existing trees. This documentation must be submitted to the DRC administrator with the schematic design package for all campus projects regardless of scale. This plan must indicate which trees and existing site features are likely to be eliminated, damaged or lessened by the building project. The plan must take into consideration the building footprint itself, changes to existing grades surrounding the building, proposed service access location(s), and construction and staging access and space requirements.

Purchasing Policies

All university departments and components must obtain approval from the DRC administrator prior to purchasing, from internal or external sources, any of the following: planning, architectural or engineering services; signs, site furniture, landscape elements (including plants), paving and any building elements; infrastructure improvements; building renovation or new construction work. Proposed plant selections for open space projects must be reviewed by Ground Services prior to submission to the DRC administrator to ensure proper planting selections.

MASTER PLAN UPDATING

Campus Master Plan Revision Process

Proposed changes to the 2020 Campus Master Plan will go through a joint review by the DRC administrator and the Master Plan consultant. The results will be submitted to the Design Review Committee, and when necessary will go to the Board of Governors for action or information.

Campus Master Plan Update Process

Campus Master Plan policies enumerated herein will need periodic updating to respond to new issues and changing conditions as they develop. Key concepts and policies are expected to persevere through time; issues related to the details of development will require flexibility, anticipating an occasional update to the Master Plan.

DEVELOPMENT PHASING STRATEGY

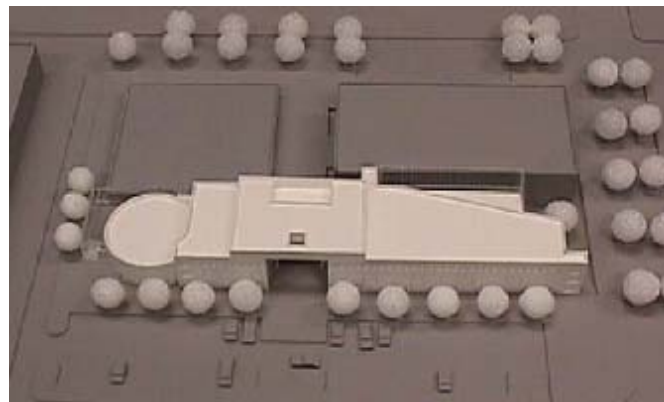
Implementation phasing of the 2020 Campus Master Plan takes into account several related considerations, including funding availability, urgent university needs and overarching goals and priorities. Previous sections presented a completed snapshot of the 2020 physical campus in terms of use and form. The 2020 Growth Model, summarized above and appended below, presents the development as straight-line projections over 20 years. This section proposes an implementation strategy that includes three time frames: short-term, within five years; medium-term, six to 10 years; and long-term, 11 to 20+ years – **Illustration 55**. It is recommended that this section be updated in five-year increments, or more frequently if necessary, to ensure the currency of priorities accompanying the 2020 Campus Master Plan.

Short Term Initiatives – Within five years

1. Evaluate and respond to the I-94 freeway expansion/improvement project.
 - The north edges of the Athletic and Main Campuses will require careful consideration of expansion impacts to the baseball field, Parking Structure 1 and the Computing Services Center.
 - Additionally, treatment of these edges will require evaluation of setbacks, parking structure access, campus entry treatments and compensation for university property taken for expressway rights-of-way.
2. Complete academic programming and planning.
3. Conduct a recreation and athletic planning study to evaluate existing conditions and program NCAA requirements and residential life standards at the university.
4. Complete residential life programming and planning, including student housing market analysis.
5. Complete design and construction of Midtown Detroit campus signage system.
6. Continue implementation of university brightways lighting program. Conduct a lighting study to evaluate light levels and develop a coordinated lighting scheme.
7. Conduct a campus outdoor furniture study to provide detailed guidelines for the unification of outdoor elements that complement signage and lighting design recommendations.
8. Complete associated site improvements at the recently completed Law School expansion, including associated vehicular drop-off zone at north end of Gullen Mall, at Palmer and Second Avenue.



College of Pharmacy and Allied Health Professions



Law School expansion



Recreation and Fitness Center, College of Pharmacy and Allied Health Professions, Law School expansion

9. Design and construct a 535-bed undergraduate student dormitory and interior court on the open site adjacent to the Adamany Undergraduate Library. Redevelop Williams Mall from Gullen Plaza to Parking Structure 5.
10. Demolish Helen Newberry Joy Student Services Building; design and construct new 247-bed undergraduate housing complex with 45,000 square-foot Residential Life Center.
11. Complete design and construct new 70,000 square-foot Welcome Center, 32,000 square-foot bookstore, and 700-space parking structure in the Woodward, Warren, Cass, Palmer block.
12. Complete construction of associated site improvements at the recently completed Recreation and Fitness Center.
13. Demolish the General Lectures Building. Design and construct a new 150,000 square-foot Social Sciences and Humanities Building and associated sitework.
14. Confirm site selection, develop program, design and construct new 5,000- to 7,500-seat sports arena, plus 1,906-space parking structure, a 146-bed combined student housing unit, and 40,000 square-foot retail/entertainment complex.
15. Demolish Life Sciences Building. Design and construct an 80,000 square-foot replacement facility. Connect the existing science programs (Chemistry Building, Science Hall, Science and Engineering Library) and the new Life Science Building replacement with a 18,000 square-foot Science Complex Atrium.
16. Design and construct a 53,000 square-foot vertical expansion on top of C.S. Mott Center, with associated sitework.
17. Design and construct a 100,000 square-foot research facility, the Advanced Imaging Research Building, connected to the northern edge of the Louis M. Elliman Clinical Research Building.
18. Design and implement pedestrian crosswalks and landscape/streetscape enhancement projects to improve safety and aesthetic issues along Main Campus perimeter.
19. Design and construct new Gullen Plaza, focal open space for the Midtown Detroit Campus.
20. Design and begin construction of pedestrian mall improvements on Main Campus.
21. Design and renovate approximately 235,000 square feet of university building inventory each year.
22. Determine appropriate program to be housed in the Horace H. Rackham Building.

23. Renovate portions of the Criminal Justice Building as academic swing space for use during the renovations of other university buildings.
24. Transfer American Beauty Electric Iron Building to Wayne State University Research and Technology Park.
25. Work with the city of Detroit to begin the process to redesign Anthony Wayne Drive; shift right-of-way to the east to include three lanes of roadway with one lane on-street parking. The remaining right-of-way will be reserved for landscaped open space.
26. Partner with local residential developers to develop various types of residential housing for students, faculty and staff.
27. Partner with local developers and/or merchants to identify sites for retail and support service uses.

Midterm Initiatives – Six to 10 Years

1. Complete upgrade of campus-wide lighting system.
2. Complete pedestrian mall and open space improvements on Main Campus.
3. Continue renovation of approximately 235,000 square feet of university buildings each year.
4. Demolish 51 West Warren and the Psychology Building. Design and construct a new 380-space parking structure, 61-bed undergraduate housing unit and 10,000 square-foot retail/entertainment complex on the south side of Warren between Cass and Woodward avenues.
5. Design and construct a 470-bed undergraduate housing complex abutting and shielding from view a new 1,600-space expansion of Parking Structure 5 on Anthony Wayne Drive.
6. Confirm demolition of Engineering Technology Building and Bioengineering Building to accommodate future academic facilities. Determine site location, design and begin construction of Engineering buildings totaling 230,00 square feet, located adjacent to the Manufacturing Engineering Building on the south side of Warren Avenue.
7. Design and construct new 60,000 square-foot Performing Arts Center adjacent to Old Main at Warren and Cass.
8. Demolish the surface Parking Lot C in front of Parking Structure 2. Design and construct a Residential/Honors College on the west side of Anthony Wayne Drive to accommodate 400 undergraduates. Renovate St. Andrew's Hall as support facility



and develop an open space commons area between the two facilities.

9. Work with Michigan Department of Transportation to design and construct a greenway/land bridge over the Lodge expressway (M-10), and initiate landscaped bridges at Second, Cass and Woodward over the Ford expressway, I-94.
10. Develop childcare facilities in the context of housing expansion areas.
11. Design and begin construction of athletic and recreation facilities and fields. Confirm site selection and program for a 70,000 square-foot Athletic Program Expansion facility.
12. Design and begin construction of three Medical Campus expansion facilities, including a 66,667 square-foot expansion of the Shiffman Medical Library, a 45,000 square-foot expansion of the Gordon H. Scott Building and a 782-space expansion to Parking Structure 4.

Long Term Initiatives – 11 to 20 Years

1. Complete construction of the Medical Campus with a 441-bed graduate student housing facility and open space development on the north side of Canfield.
2. Complete construction of athletic and recreation facilities and fields.
3. Continue to partner with developers on expanding retail uses in and around the university.
4. Continue to partner with residential developers to expand housing types in and around the university.
5. Demolish buildings and prepare sites in the South University Village area including the Federal Mogul Library Annex to accommodate future residential development opportunities.
6. Confirm site location, design and construction of 1,576 beds for undergraduate and graduate housing, a 45,541 square-foot academic space, and a 680-space parking structure in the South University Village area.
7. Design and construct a new 100,000 square-foot Science Program expansion facility adjacent to the Physics Building on Lot R.
8. Complete construction of Engineering buildings at Warren Avenue and Anthony Wayne Drive.
9. Demolish several buildings in the North University Village area including 100 Antoinette, 5959 Woodward, the Computing Services Center building and the Westinghouse building to accommodate future residential development opportunities.



10. Confirm site location, design and construct 677 beds for graduate housing and a 750-space parking structure on the North University Village Campus. Renovate 6050 Cass Avenue structure as part of the housing complex.

11. Confirm program, design and construct a north wing addition to State Hall which might include an extended-stay facility, academic space and/or conferencing space.

12. Demolish parking lots at Palmer and Woodward Avenue to accommodate university support services buildings. Design and construct two support services buildings totaling 308,390 square feet.

13. Design and construct a 182-bed graduate housing complex on the East Campus on Lot MP adjacent to the Merrill Palmer Institute.

BUILDING SUMMARY									
	Existing Conditions				2020 Conditions				Change
Building Use	Total Bldg. Area (GSF)	Average Bldg. Age	%	% w/o H, P, U	Total Bldg. Area (GSF)	Average Bldg. Age	%	% w/o H, P, U	
(A) Administration - Support	1,328,176	63	14.16	22.35	1,554,766	48	10.68	20.98	226,590
(C) Classroom	1,535,032	55	16.36	25.83	1,896,550	55	13.02	25.59	361,518
(F) Athletic - Physical Fitness	264,310	24	2.82	4.45	584,310	30	4.01	7.88	320,000
(H) Housing	903,197	48	9.63		2,583,197	18	17.74		1,680,000
(L) Library	858,195	31	9.15	14.44	924,862	45	6.35	12.48	66,667
(P) Parking Structure	2,099,011	24	22.37		4,308,361	20	29.59		2,209,350
(R) Research	1,956,778	30	20.86	32.93	2,451,105	30	16.83	33.07	494,327
(U) Underutilized/Vacant Space	437,273	48	4.66		258,154	91	1.77		-179,119
	9,381,972	49			14,561,305	41			5,179,333

LAND AREA ALLOCATION SUMMARY									
	Existing Conditions				2020 Conditions				Change
District	Total Land Area (Acres)	Building Footprint (Acres)	Park. Lot Footprint (Acres)	Open Space (Acres)	Total Land Area (Acres)	Building Footprint (Acres)	Park. Lot Footprint (Acres)	Open Space (Acres)	
Research & Technology Village	12.0	3.6	5.5	3.0	10.7	4.6	2.4	3.7	-1.3
Athletic Campus	45.7	3.2	6.9	35.6	45.7	14.0	2.0	29.7	0.0
Main Campus	95.4	31.8	10.0	53.6	101.6	45.6	1.2	54.8	6.2
East Campus	10.9	3.9	3.9	3.1	10.9	5.9	0.3	4.7	0.0
South University Village	19.5	4.8	6.9	7.8	19.5	10.0	1.4	8.1	0.0
Medical Campus	20.0	5.8	6.6	7.5	20.0	9.6	0.3	10.0	0.0
	203.4	53.1	39.8	110.6	208.4	89.7	7.7	111.0	4.9

PARKING SUMMARY									
	Existing Conditions				2020 Conditions				Change
Location	Total Spaces	Structure Spaces	Lot Spaces	% of Total Spaces	Total Spaces	Structure Spaces	Lot Spaces	% of Total Spaces	
Athletic Campus Parking Lots	771	0	771	6.94	2,027	1,906	121	14.52	1,256
Main Campus Parking Lots	6,327	5,419	908	56.99	7,856	7,719	137	56.28	1,529
East Campus Parking Lots	505	39	466	4.55	72	39	33	0.52	-433
Medical Campus Parking Lots	1,898	1,200	698	17.10	2,021	1,982	39	14.48	123
Research & Technology Park Lots	650	0	650	5.85	756	750	6	5.42	106
South University Village Park Lots	951	0	951	8.57	1,226	1,060	166	8.78	275
Total Off-Street Spaces	11,102	6,658	4,444		13,958	13,456	502		2,856
Available On-Street Parking	2,161				750				-1,411
Total Available Parking	13,263				14,708				1,445

CAMPUS DENSITY

	Existing Conditions	2020 Conditions
Floor Area Ratio (FAR)	1.06	1.60
Amount of Campus Open Space	54.4%	53.3%

Notes:
 Floor Area Ratio is defined as the total amount of building floor space divided by the total amount of University owned property. FAR figures are based on the total University owned property within the scope of the 2020 Campus Master Plan, the Midtown Detroit campus. Leased land is included only if it is leased in totality.

Campus Open Space is defined as space not dedicated for building or vehicular use. Campus Open Space figures are based on University owned land. Leased property is included only if it is leased in totality.

Total Available Parking figures do not include the 300 spaces allocated to the new College of Pharmacy and Allied Health Professions building. Those spaces will be located outside the scope of the 2020 Campus Master Plan.

Land Available for Development in 2000

District	Total Land Area	Surface Parking Lots	Vacant Land	Demo-lished Buildings	Total Available Land
R & T Village	11.99	5.40	2.93	1.49	9.82
Athletic Campus	45.66	6.58	12.60	0.00	19.18
Main Campus	95.38	9.77	11.00	1.91	22.68
East Campus	10.90	3.57	0.11	0.00	3.68
South U Village	19.54	6.70	5.55	1.25	13.50
Medical Campus	19.96	5.98	3.38	0.00	9.36
Total Acres	203.4	38.0	35.6	4.7	78.2

Source: Existing Data - WSU Facilities Planning & Management

2020 NEW BUILDING PROGRAM

Bldg. No.	Building Name	GSF	Location	Comments
Academic (Classroom & Research)				
S9	General Academic Facility	45,541	South U Village	
C11	Humanities/Social Science Building	150,000	Main Campus	
C21	Performing Arts Program Expansion	60,000	Main Campus	Based on 1996 Study
C20	Science Program Expansion *	120,000	Main Campus	Part of RBR Program
C14	Science Complex Atrium	18,000	Main Campus	
		443,541	Classroom GSF	
N5	Academic Program Expansion	50,000	R & T Village	
M1	C S Mott Center Vertical Expansion *	53,000	Medical Campus	Part of RBR Program
C12	Engineering Building Expansion*	40,000	Main Campus	Part of RBR Program
C19	Engineering Program Expansion *	230,000	Main Campus	Part of RBR Program
M6	Gordon H Scott Hall Building Expansion *	45,000	Medical Campus	Part of RBR Program
C13	Life Science Building Replacement *	80,000	Main Campus	Part of RBR Program
M2	Advanced Imaging Research Building	100,000	Medical Campus	
		598,000	Research GSF	
		1,041,541	Total Academic GSF	

Library

M5	Vera Shiffman Medical Library Expansion	66,667	Medical Campus	
		66,667	Library GSF	

Housing

341 gsf per bed

A4	Housing - Combined (146 Beds)	50,000	Athletic Campus	
C2	Housing - Undergraduate (470 Beds)	160,000	Main Campus	
C4	Housing - Honors College (400 Beds)	136,000	Main Campus	
C5	Housing - Undergraduate (247 Beds)	84,000	Main Campus	
O6	Housing - Resident. Life Offices/Cafeteria	45,000	Main Campus	Housing Support
C7	Housing - Undergraduate (65 Beds)	22,000	Main Campus	
C8	Housing - Undergraduate (535 Beds)	182,500	Main Campus	
C9	Guest Housing on Levels 3 - 4	0	Main Campus	Optional Use - Program Not Defined
E3	Housing - Graduate (182 Beds)	62,000	East Campus	
M3	Housing - Graduate (441 Beds)	150,000	Medical Campus	
N1	Housing - Graduate (76 Beds)	26,000	R & T Village	
N2	Housing - Graduate (337 Beds)	115,000	R & T Village	
N3	Housing - Graduate (264 Beds)	90,000	R & T Village	
S2	Housing - Undergraduate (61 Beds)	20,500	South U Village	
S3	Housing - Undergraduate (194 Beds)	66,000	South U Village	
S4	Housing - Undergraduate (159 Beds)	54,000	South U Village	
S6	Housing - Combined (735 Beds)	250,000	South U Village	
S7	Housing - Graduate (308 Beds)	106,000	South U Village	
S8	Housing - Graduate (106 Beds)	36,000	South U Village	
S10	Housing - Graduate (74 Beds)	25,000	South U Village	
(4,800 Total Beds)		350,000	Housing GSF Developed by WSU	
		1,680,000	Total Housing GSF	

2020 NEW BUILDING PROGRAM continued...

Bldg. No.	Building Name	GSF	Location	Comments
Athletic - Physical Fitness				
A2	Arena - Basketball and Hockey	250,000	Athletic Campus	7,500 Seat Arena
A1	Mathaei Building Expansion	70,000	Athletic Campus	
		320,000	Athletic - Physical Fitness GSF	

Administration - Support

E2	Support Services - Administration	120,000	East Campus	Replacement program
E1	Support Services - Comp. Cen./Grounds	188,390	East Campus	
C18	Welcome Center	70,000	Main Campus	
C10	Child Care Center	10,000	Main Campus	Developed by Others on WSU Land
E3	Child Care Center	10,000	East Campus	Developed by Others on WSU Land
M3	Child Care Center	10,000	Medical Campus	Developed by Others on WSU Land
N1	Child Care Center	10,000	R & T Village	Developed by Others on WSU Land
S9	Child Care Center	10,000	South U Village	Developed by Others on WSU Land
A4	Retail/Entertainment Space	40,000	Athletic Campus	Developed by Others on WSU Land
C3	Retail/Entertainment Space	10,000	Main Campus	Developed by Others on WSU Land
C8	Retail/Entertainment Space	8,000	Main Campus	Developed by Others on WSU Land
C17	Retail/Entertainment Space (Bookstore)	32,000	Main Campus	Developed by Others on WSU Land
N3	Retail/Entertainment Space	10,000	R & T Village	Developed by Others on WSU Land
S2	Retail/Entertainment Space	10,000	South U Village	Developed by Others on WSU Land
S6	Retail/Entertainment Space	10,000	South U Village	Developed by Others on WSU Land
		548,390	Administration - Support GSF	

Parking Structures

A3	Parking Structure - 4 level (1,906 Spaces)	605,267	Athletic Campus	
C1	Parking Structure - 4 level (1,600 Spaces)	520,000	Main Campus	Addition to Parking Structure #5
C16	Parking Structure - 6 level (700 Spaces)	241,683	Main Campus	
M4	Parking Structure - 8 level (782 Spaces)	254,150	Medical Campus	Extension of Parking Structure #4
N4	Parking Structure - 5 level (750 Spaces)	243,750	R & T Village	
S1	Parking Structure - 5 level (380 Spaces)	123,500	South U Village	To be Expandable
S5	Parking Structure - 4 level (680 Spaces)	221,000	South U Village	To be Expandable
(6,798 Total New Structured Spaces)		2,209,350	Parking Structure GSF	

Underutilized - Vacant (Buildings with Available Space)

700	American Beauty Electric Iron Building	105,000	R & T Village	Not Available
196	Criminal Justice Building	148,238	R & T Village	1/2 Building Available
499	Horace H Rackham Educational Building	130,000	Main Campus	Conditional Availability
194	Pontiac Building	54,035	R & T Village	Available
		258,154	Available GSF	
		179,119	Unavailable GSF	(Released to WSU Research & Technology Park)

* Included as part of the Research Building Renovation (RBR) new building program. (386,500 gsf of new construction)

2020 NEW BUILDING PROGRAM continued....

Bldg. No.	Building Name	GSF	Location	Comments
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Building Shell to be Reutilized (Existing Programs to be Relocated)

203	6050 Cass Avenue	31,013	A	Business Op. & Parking Services moved to E1
31,013 Administration GSF to be Relocated				

Buildings to be Demolished (Existing Programs to be Relocated)

191	100 Antoinette	31,011	R & T Village	Computer Services moved to E1
73	51 West Warren	52,910	A	Academic administration offices moved to E2
199	5959 Woodward	6,117	A	Misc. functions moved to 194 and E1
203	6050 Cass Avenue	31,013	A	Computer Services Center moved to E1
193	Computing Services Center	43,700	A	Student Services moved to C18
639	Federal Mogul Library Annex	15,000	A	Misc. functions moved to 194
125	Helen N Joy Student Services Bldg	64,509	A	Academic administration offices moved to E2
75	Psychology Building	37,990	A	Misc. functions moved to E1
195	University Custodial Grounds Building	35,568	A	Academic administration offices moved to E2
202	Westinghouse Building	3,982	A	Misc. functions moved to E1
321,800 Administration GSF to be Relocated				

167	Engineering Technology Building	24,204	Main Campus	Academic program moved to C19, C20
150	General Lectures	30,159	Main Campus	Academic programs moved to 155
54,363 Classroom GSF to be Relocated				

169	Bioengineering Building	46,973	Main Campus	Academic program moved to C19, C20
6	Life Science Building	56,700	Main Campus	Academic program to expand into C13
103,673 Research GSF to be Relocated				
479,836 Total Relocated Program GSF				

Buildings to be Demolished (No Program Replacement)

610	Mortuary Science Building	27,660	South U Village	Vacant bldg.; Academic program exists in 65
27,660 Classroom Space				

507,496 Total Demolished GSF (13 Buildings)

Notes:

American Beauty Electric Iron building to be developed in totality as part of the WSU Research and Technology Park.

Criminal Justice building to be developed for 50 percent utilization in the WSU Research and Technology Park and 50 percent for university-related activities.

Horace H Rackham educational building currently houses the Detroit Area Pre-college Engineering Program (DAP-CEP).

6050 Cass Avenue to be gutted and expanded vertically – existing building shell to be preserved (listed as new development - Bldg. N1).

Mortuary Science program has already been relocated into existing building #65; no additional space allocation is necessary.

2020 NEW BUILDING PROGRAM SUMMARY

Code	Building Use	Bldgs. to be Demolished or Released	Funded Growth ⁴	Non-funded Growth	Growth Summary ⁵
A	Administration - Support ¹	-321,800	378,390	170,000	226,590
C	Classroom	-82,023	443,541	0	361,518
F	Athletic - Physical Fitness	0	320,000	0	320,000
H	Housing ²	0	350,000	1,330,000	1,680,000
L	Library	0	66,667	0	66,667
P	Parking Structure	0	2,209,350	0	2,209,350
R	Research	-103,673	598,000	0	494,327
U	Underutilized/Vacant/Swing Space ³	-179,119	0	0	-179,119
		-686,615	4,365,948	1,500,000	5,179,333

Notes:

¹ Childcare Centers (50,000 gsf) and Retail Space (120,000 gsf) to be provided by others – not included as Funded Growth.

² 1,400,000 gsf housing difference to be provided by others – not included as Funded Growth.

³ 179,119 gsf of Vacant / Underutilized buildings to be released to the WSU Research and Technology Park.

⁴ Funded Growth figures include replacement space for all utilized buildings slated for demolition except Mortuary Science.

⁵ Recreation and Fitness Center, Law School expansion and the College of Pharmacy and Allied Health Professions were Early Action Projects as defined in the Strategic Vision Plan. They are currently under construction or recently completed and are, therefore, considered existing buildings.

EXISTING BUILDING AND LAND AREA

Parcel Land Area or Parcel (Acres)	Bldg./ Lot No.	Existing Development Included on Parcel	Building Area (GSF)	Building Use	Year Built	Building Age	Building Footprint (Acres)	Parking Footprint (Acres)	Open Space (Acres)
1 3.9	196	Criminal Justice Building	148,238	U	1921	79	0.7		0.8
	Lot 4	480 York						0.9	
	Lot V	435 Burroughs						1.5	
2 0.9	700	American Beauty Electric Iron Building	105,000	U	1920	80	0.9		0.0
3 1.0		Vacant Land							1.0
4 5.3	191	100 Antoinette	31,011	A	1921	79	0.5		1.1
	193	Computing Services Center	43,700	A	1915	85	0.5		
	203	6050 Cass	31,013	A	1926	74	0.3		
	202	Westinghouse Building	3,982	A	1926	74	0.1		
	199	5959 Woodward	6,117	A	1950	50	0.1		
	Lot 7	6008 Cass Avenue							1.3
	Lot A	6008 Cass Avenue						0.8	
	Lot J	6008 Cass Avenue						0.4	
	Lot U	6008 Cass Avenue						0.1	
5 0.3	194	Pontiac Building	54,035	U	1924	76	0.3		0.0
6 0.2	141	Music Building North	23,950	A	1949	51	0.2		0.0
	Lot Q	5902 Second Avenue						0.1	
7 0.2	Lot P	435 Antoinette						0.2	0.0
8 0.2	Lot 17	101 Antoinette						0.2	0.0
12.0	9	Buildings	447,046		Ave. Age 72		3.6	5.5	3.0

Athletic Campus

9 45.7	80	Matthaei Physical Education Center	155,943	F	1967	33	2.5		35.6
	79	Wayne State Stadium	23,313	F	1968	32	0.7		
	78	Stadium Auxiliary Building	10,054	F	1968	32			
	Lot F	1411 Edsel Ford Service Drive							0.3
	Lot T	5095 Lodge Service Drive							1.7
	Lot 3	1200 W. Warren Avenue							4.9
		Athletic Fields							
45.7	3	Buildings	189,310		Ave. Age 32		3.2	6.9	35.6

Main Campus

10 1.6	Lot B	630 W. Palmer						1.5	0.1
11 3.8	51	Parking Structure #1	684,060	P	1966	34	2.6		1.2
12 17.2	56	Parking Structure #2	594,750	P	1972	28	2.4		8.8
	45	Parking Structure #5	318,881	P	1987	13	2.0		
	Lot C	5211 Anthony Wayne Drive							2.6
	155	Alex Manoogian Hall	186,035	C	1970	30	0.7		
	150	General Lectures	30,159	C	1971	29	0.6		
	156	St Andrew's Hall	17,790	C	1902	98	0.3		

EXISTING BUILDING AND LAND AREA continued..

Parcel Land Area or Parcel (Acres)	Bldg./ Lot No.	Existing Development Included on Parcel	Building Area (GSF)	Building Use	Year Built	Building Age	Building Footprint (Acres)	Parking Footprint (Acres)	Open Space (Acres)
13 56.1	Lot 30	475 W. Palmer (Reconfigured)							0.5
	Lot NS	630 W. Palmer							37.2
	42	Alumni House	16,427	A	1959	41	0.2		1.3
	40	Art Building	66,040	C	1956	44	0.3		
	89	Biological Sciences Building	133,000	R	1991	9	0.5		
	136	Chatsworth Tower Apartments	122,172	H	1928	72	0.3		
	137	Chatsworth Annex Apartments	44,252	H	1923	77	0.2		
	7	Chemistry Building	218,571	R	1970	30	0.8		
	39	Community Arts Center	51,176	A	1956	44	0.6		
	96	David Adamany Undergraduate Library	300,429	L	1997	3	1.7		
	140	Education Building	100,716	C	1960	40	0.4		
	38	Emma Lazaroff Schaver Music Bldg	29,400	C	1955	45	0.2		
	90	Engineering Building	188,539	R	1951	49	1.1		
	130	Faculty/Administration Building	155,000	A	1990	10	1.2		
	17	Frederick Linsell House (FP&C Arts)	6,657	A	1905	95	0.1		
	26	G Flint Purdy Library	158,510	L	1955	45	0.9		
		Gullen Mall							
	134	Helen L DeRoy Apartments	206,464	H	1974	26	0.3		
	23	Helen L DeRoy Auditorium	13,705	C	1964	36	0.1		
	125	Helen N Joy Student Services Bldg	64,509	A	1964	36	0.4		
	27	Kresge Library	64,193	L	1952	48	0.6		
	53	Law School Classroom Building	22,038	C	1966	34	0.4		
	49	Law School Expansion	56,048	C	2000	0	0.5		
	46	Law School Library Building	79,945	L	1966	34	0.4		
	68	Leonard N Simons Building	54,848	A	1914	86	0.2		
	33	Max Jacob House (Art History Bldg)	8,425	H	1914	86	0.1		
	43	McGregor Memorial Conference Center	28,611	A	1958	42	0.2		
	22	Meyer & Anna Prentis Building	64,533	C	1964	36	0.3		
	41	Music Annex	10,174	C	1916	84	0.1		
	50	Natural Science Building	39,467	R	1965	35	0.1		
	25	Recreation and Fitness Center	75,000	F	2000	0	0.5		
	48	Richard Cohn Building	88,907	C	1960	40	0.6		
	8	Science & Engineering Library	111,700	L	1970	30	0.5		
	5	Science Hall	137,192	C	1949	51	0.8		
	16	State Hall	156,017	C	1948	52	1.0		
	34	Student Center Building	218,470	A	1969	31	1.1		
	36	Walter P Reuther Library, Lbr & Urb Affr	74,564	L	1974	26	0.4		
	28	William C Rands House	19,934	A	1913	87	0.3		
14 2.0	Lot K	69 Putnam							2.0
15 2.1	166	Manufacturing Engineering Building	46,525	R	1996	4	0.6	0.0	0.6
	167	Engineering Technology Building	24,204	C	1916	84	0.2	0.0	0.0
	Lot ET	4865 Fourth Street							0.7

EXISTING BUILDING AND LAND AREA continued...

Parcel	Land Area or Parcel (Acres)	Bldg./Lot No.	Existing Development Included on Parcel	Building Area (GSF)	Building Use	Year Built	Building Age	Building Footprint (Acres)	Parking Footprint (Acres)	Open Space (Acres)
16	1.1	169	Bioengineering Building	46,973	R	1925	75	0.7		0.2
		Lot E	4864 Fourth Street							0.2
		Lot 16	4854 Fourth Street							0.1
17	0.2	81	Auxiliary General Office Building	10,045	A	1920	80	0.1		0.1
18	1.9	3	Physics Building	122,966	R	1965	35	0.6		0.8
		Lot R	4820 Anthony Wayne Drive							0.4
19	4.9	1	Old Main	365,000	C	1896	104	2.0		2.1
		Lot H	4841 Cass Avenue							0.8
LA	4.5	499	Horace H Rackham Educational Building	130,000	U	1942	58	1.0		2.5
		498	Parking Structure #3	125,820	P	1977	23	1.1		
	95.4	49	Buildings	5,890,693		Ave. Age 44		31.8	10.0	53.6

LA = Leased Area

East Campus

20	3.4	62	Academic/Administrative Building	132,000	A	1995	5	0.8		0.8
	0.0	195	University Custodial Grounds Building	35,568	A	1930	70	0.7		
		Lot 1	38 W. Palmer							1.1
21	1.2	Lot MH	5521 Woodward Avenue							1.2
		511	Charles L Freer House (Merrill-Palmer Ins)	26,948	A	1890	110	0.4		1.0
22	3.0	509	Pauline Knapp Building (Merrill-Palmer Ins)	43,518	R	1959	41	0.5		
		510	Skillman Building (Merrill-Palmer Institute)	19,980	R	1964	36	0.2		
		Lot MP	5555 John R							0.8
23	0.5	Lot MP2	201 E. Ferry							0.5
24	0.6	64	Beecher House (Univ Devel Office)	18,790	A	1902	98	0.1		0.2
		Lot D	35 W. Ferry							0.3
25	0.8	60	University Services Building	99,241	A	1930	70	0.8		0.1
		Lot S	75 W. Ferry							
26	1.4	67	5425 Woodward (Building 'A')	44,574	A	1958	42	0.3		0.9
		66	5435 Woodward (Building 'B')	27,610	A	1928	72	0.1		
		65	5439 Woodward (Building 'C')	37,600	C	1978	22	0.1		
	10.9	10	Buildings	485,829		Ave. Age 57		3.9	3.9	3.1

South University Village

27	0.8	73	51 West Warren	52,910	A	1926	74	0.3		0.2
		75	Psychology Building	37,990	A	1931	69	0.4		
28	0.4	77	Public Safety Building	10,384	A	1941	59	0.2		0.0
		Lot Z	84 W. Hancock							0.2
29	0.2	Lot FW	50 W. Hancock							0.2
30	0.2	68	Leonard N Simons Building	54,848	A	1914	86	0.2		0.0
31	0.3	181	Sherbrooke Apartments	21,748	H	1951	49	0.1		0.2
32	0.8	189	Hilberry Theatre	46,700	C	1921	79	0.5		0.3
		188	David Mackenzie House	7,296	A	1920	80	0.1		
33	0.6	504	Thompson Home	32,225	A	1890	110	0.4		0.2
34	0.3	74	95 Hancock West	23,447	C	1916	84	0.3		0.0

EXISTING BUILDING AND LAND AREA continued...

Parcel	Land Area or Parcel (Acres)	Bldg./Lot No.	Existing Development Included on Parcel	Building Area (GSF)	Building Use	Year Built	Building Age	Building Footprint (Acres)	Parking Footprint (Acres)	Open Space (Acres)
35	2.2	186	Forest Apartments	145,754	H	1976	24	0.4		0.9
		Lot G	4710 Second Avenue							0.6
		Lot I	430 W. Forest							0.4
36	0.3	Lot SW	80 W. Forest							0.3
37	0.1		Vacant Land							0.1
38	9.3	507	University Tower Apartments	354,382	H	1996	4	0.8		4.4
		Lot 2	75 W. Forest							1.0
		Lot UT	4510 Cass Avenue							3.1
			Vacant Land							
39	0.2		Vacant Land							0.2
40	1.0	639	Federal Mogul Library Annex	15,000	A	1933	67	0.4		0.2
		Lot 5	4441 Cass Avenue							0.5
41	0.5	Lot 6	410 W. Canfield							0.3
42	1.1	503	CIT Building	20,307	A	1939	61	0.3		0.6
		501	WDET Transmitter	1,883	A	1996	4			
		Lot W	69 W. Canfield							0.2
43	0.2	Lot MS	628 Alexandrine							0.2
44	0.6	610	Mortuary Science Building	27,660	C	1943	57	0.3		0.3
45	0.6	620	Bonstelle Theatre	31,667	C	1903	97	0.4		0.2
	19.5	16	Buildings	884,201		Ave. Age 63		4.8	6.9	7.8

Medical Campus

46	1.2	609	C S Mott Center	76,021	R	1973	27	0.4		0.5
		Lot MC	237 E. Hancock							0.3
47	9.1	629	Louis M Elliman Clinical Research Buidin	100,000	R	1989	11	0.7		1.2
		613	Parking Structure #4	375,500	P	1978	22	1.3		
		Lot SH	545 E. Canfield							6.0
48	2.1	608	Vera Shiffman Medical Library	68,854	L	1970	30	0.5		1.2
		Lot SL	300 E. Canfield							0.3
49	5.6	612	Gordon H Scott Hall, Bsc Medical Scienc	483,239	R	1971	29	1.6		3.6
		611	Helen Vera Prentis Lande Building	111,279	R	1964	36	0.4		
50	2.0	603	College of Pharmacy & Allied Health Prof	270,000	R	2000	0	1.0		1.1
	20.0	7	Buildings	1,484,893		Ave. Age 22		5.8	6.6	7.5

University Owned or Leased Buildings NOT Included:

										Comment
384	2761 E. Jefferson	13,168	R	1920	79					Outside study area
385	2751 E. Jefferson	20,730	R	1950	49					Outside study area
525	WSU Oakland Center	96,425	C	1981	18					Outside study area
600	Clinical Laboratory Building	52,780	A	1927	72					Outside study area
601	Occupational & Environment Health Lab	19,660	A	1959	40					Outside study area
604	Health Science Annex	6,573	A	1970	29					Outside study area
605	Shapero Hall	164,239	C	1953	46					Outside study area
655	Hudson-Webber Cancer Research Cen	74,909	R	1998	2					Condominium - land & low er floors not ow ned by WSU

EXISTING BUILDING & LAND LOCATION SUMMARY

Total Land (Acres)	Location	Total Building (GSF)	Building Footprint (Acres)	Parking Footprint (Acres)	Open Space (Acres)
12.0	Research & Tech. Village	447,046	3.6	5.5	3.0
45.7	Athletic Campus	189,310	3.2	6.9	35.6
95.4	Main Campus	5,890,693	31.8	10.0	53.6
10.9	East Campus	485,829	3.9	3.9	3.1
19.5	South University Village	884,201	4.8	6.9	7.8
20.0	Medical Campus	1,484,893	5.8	6.6	7.5
198.9	WSU owned land	9,126,152	51.1	39.8	108.1
4.5	Non-WSU owned land	255,820	2.0	0.0	2.5
203.4	GRAND TOTAL	9,381,972	53.1	39.8	110.6

EXISTING BUILDING USE SUMMARY

Code	Use	Total GSF	Ave. Age	%	% w/o H, P, U
A	Administration - Support	1,328,176	63	14.2	22.4
C	Classroom	1,535,032	55	16.4	25.8
F	Athletic - Physical Fitness	264,310	24	2.8	4.4
H	Housing	903,197	48	9.6	
L	Library	858,195	31	9.1	14.4
P	Parking Structure	2,099,011	24	22.4	
R	Research	1,956,778	30	20.9	32.9
U	Underutilized/Vacant	437,273	48	4.7	
	GRAND TOTAL	9,381,972	49		

EXISTING CAMPUS PARKING

Lot	Address	Total Spaces	Structure Spaces	Lot Spaces	HC Spaces	Assigned Spaces
Athletic Campus						
3	1200 W. Warren Avenue	650		650	6	
F	1411 Edsel Ford Service Drive	30		30		30
T	5095 Lodge Service Drive	91		91	3	91
		771	0	771	9	121
Main Campus						
16	4854 Fourth Street	8		8		
30	475 W. Palmer (Reconfigured)	67		67	3	
B	630 W. Palmer	162		162		162
C	5211 Anthony Wayne Drive	197		197	8	197
E	4864 Fourth Street	20		20	3	20
ET	4865 Fourth Street	51		51		20
H	4841 Cass Avenue	47		47	2	47
K	69 Putnam	232		232	17	232
NS	630 W. Palmer	70		70	17	70
PS-1 / N	450 W. Palmer	1,978	1,978		8	200
PS-2 / M	5150 Lodge Service Drive	2,045	2,045		6	352
PS-3 / L	45 E. Warren Avenue	320	320		6	200
PS-5 / O	5501 Anthony Wayne Drive	1,076	1,076		8	300
R	4820 Anthony Wayne Drive	54	0	54	2	54
		6,327	5,419	908	80	1,854
East Campus						
1	38 W. Palmer	87		87	6	
D	35 W. Ferry	33		33		33
MH	5521 Woodward Avenue	163		163	6	163
MP	5555 John R	183		183	4	83
MP2	201 E. Ferry (non-WSU use)	0				
S	75 W. Ferry	39	39			39
		505	39	466	16	318
Medical Campus						
MC	237 E. Hancock	39		39	2	39
PS-4	555 E. Canfield	1,200	1,200		21	1,200
SH	545 E. Canfield	617		617	12	317
SL	300 E. Canfield	42		42	3	42
		1,898	1,200	698	38	1,598
Research & Tech. Village						
4	480 York	140		140		
7	6008 Cass Avenue	155		155	4	
17	101 Antoinette	12		12		
A	6008 Cass Avenue	74		74	4	74
J	6008 Cass Avenue	52		52	3	52
P	435 Antoinette	23		23		23
Q	5902 Second Avenue	6		6		6

EXISTING CAMPUS PARKING continued...

Lot	Address	Total Spaces	Structure Spaces	Lot Spaces	HC Spaces	Assigned Spaces
U	6008 Cass Avenue	13		13	1	13
V	435 Burroughs	175		175	4	175
		650	0	650	16	343
South University Village						
2	75 W. Forest	136		136		
5	4441 Cass Avenue	44		44	4	
6	410 W. Canfield	30		30		
FW	50 W. Hancock	30		30		30
G	4710 Second Avenue	87		87	3	87
I	430 W. Forest	38		38	3	38
MS	628 Alexandrine	30		30		30
SW	80 W. Forest	50		50		50
UT	4510 Cass Avenue	450		450	12	450
W	69 W. Canfield	30		30	2	30
Z	84 W. Hancock	26		26		26
		951	0	951	24	741

EXISTING CAMPUS PARKING SUMMARY

% Total Spaces	Address	Total Spaces	Structure Spaces	Lot Spaces	HC Spaces	Assigned Spaces
6.9	Athletic Campus Parking Lots	771	0	771	9	121
57.0	Main Campus Parking Lots	6,327	5,419	908	80	1,854
4.5	East Campus Parking Lots	505	39	466	16	318
17.1	Medical Campus Parking Lots	1,898	1,200	698	38	1,598
5.9	R & T Village Parking Lots	650	0	650	16	343
8.6	South U Village Parking Lots	951	0	951	24	741
	Total Off-Street Parking	11,102	6,658	4,444	183	4,975
	Available On-Street Parking	2,161				
	Total Available Parking	13,263				

Note:
Lot S is a 39 space structured lot located on the roof of the University Services building - restricted access

2020 BUILDING AND LAND AREA

Parcel	Land Area (Acres)	Bldg./ Lot No.	Existing Development Included on Parcel	Building Area (GSF)	Building Use	Year Built	Building Age	Building Footprint (Acres)	Parking Footprint (Acres)	Open Space (Acres)
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Research & Technology Village

1	3.9	196	Criminal Justice Bldg. (1/2 bldg. utilized)	74,119	R	1921	99	0.7		0.8
		Lot 4	480 York						0.9	
		Lot V	435 Burroughs						1.5	
3	1.0	N5	Academic Program Expansion	50,000	R	2020	0	0.6		0.4
4	5.3	N1	Child Care Center	10,000	A	2020	0	0.3		2.5
			Housing - Graduate (76 Beds)	26,000	H					
		N2	Housing - Graduate (337 Beds)	115,000	H	2020	0	0.8		
		N3	Housing - Graduate (264 Beds)	90,000	H	2020	0	0.3		
			Retail/Entertainment Space	10,000	A			0.3		
		N4	Parking Structure-5 level (750 Spaces)	243,750	P	2020	0	1.2		
		194	Pontiac Building	54,035	R	1924	96	0.3		
		141	Music Building North	23,950	A	1949	71	0.2		
		Lot Q	5902 Second Avenue							0.1
10.7				8 Buildings		Ave. Age 27		4.6	2.4	3.7

Athletic Campus

9	45.66	80	Mathaei Physical Education Center	155,943	F	1967	53	2.5		29.7
		78	Stadium Auxiliary Building	10,054	F	1968	52			
		79	Wayne State Stadium	23,313	F	1968	52	0.7		
		A1	Mathaei Building Expansion	70,000	F	2020	0	0.9		
		A2	Arena - Basketball and Hockey	250,000	F	2020	0	4.7		
		A3	Parking Structure-4 level (1,906 Spaces)	605,267	P	2020	0	4.0		
		A4	Housing - Combined (146 Beds)	50,000	H	2020	0			
			Retail/Entertainment Space	40,000	A			1.2		
		Lot F	1411 Edsel Ford Service Drive							0.3
		Lot T	5095 Lodge Service Drive							1.7
45.66				7 Buildings		Ave. Age 20		14.0	2.0	29.7

Main Campus

10	0.9	C1	Parking Structure-4 level (1,600 Spaces)	520,000	P	2020	0	3.0		-3.0
		C2	Housing - Undergraduate (470 Beds)	160,000	H	2020	0	0.9		
11	3.8	51	Parking Structure #1	684,060	P	1966	54	2.6		0.9
		C3	Retail/Entertainment Space	10,000	A	2020	0	0.3		
12	17.2	56	Parking Structure #2	594,750	P	1972	48	2.4		10.0
		45	Parking Structure #5	318,881	P	1987	33	2.0		
		155	Alex Manoogian Hall	186,035	C	1970	50	0.7		
		156	Saint Andrew's Hall	17,790	C	1902	118	0.3		
		C4	Housing - Honors College (400 Beds)	136,000	H	2020	0	0.8		
		C7	Housing - Undergraduate (65 Beds)	22,000	H	2020	0	0.1		
		C10	Child Care Center	10,000	A	2020	0			
		C11	Humanities/Social Sciences Building	150,000	C	2020	0	0.9		

2020 BUILDING AND LAND AREA continued...

Parcel	Land Area (Acres)	Bldg./ Lot No.	Existing Development Included on Parcel	Building Area (GSF)	Building Use	Year Built	Building Age	Building Footprint (Acres)	Parking Footprint (Acres)	Open Space (Acres)
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Main Campus continued...

13	56.13	Lot 30	475 W. Palmer (Reconfigured)							0.5
		Lot NS	Anthony Wayne Drive (Relocated)							0.7
		42	Alumni House	16,427	A	1959	61	0.2		
		40	Art Building	66,040	C	1956	64	0.3		
		89	Biological Sciences Building	133,000	R	1991	29	0.5		
		136	Chatsworth Tower Apartments	122,172	H	1928	92	0.3		
		137	Chatsworth Annex Apartments	44,252	H	1923	97	0.2		
		7	Chemistry Building	218,571	R	1970	50	0.8		
		39	Community Arts Center	51,176	A	1956	64	0.6		
		96	David Adamany Undergraduate Library	300,429	L	1997	23	1.7		
		140	Education Building	100,716	C	1960	60	0.4		
		38	Emma Lazaroff Schaver Music Bldg	29,400	C	1955	65	0.2		
		90	Engineering Building	188,539	R	1951	69	1.1		
		C12	Engineering Building Expansion	40,000	R	2020	0	0.4		
		130	Faculty/Administration Building	155,000	A	1990	30	1.2		
		17	Frederick Linsell House (FP&C Arts)	6,657	A	1905	115	0.1		
		26	G Flint Purdy Library	158,510	L	1955	65	0.9		
		C9	General Academic Facility	50,000	C	2020	0	1.3		
		134	Helen L DeRoy Apartments	206,464	H	1974	46	0.3		
		23	Helen L DeRoy Auditorium	13,705	C	1964	56	0.1		
		C5	Housing - Undergraduate (247 Beds)	84,000	H	2020	0	0.6		
		C6	Housing - Resident. Life Offices/Cafeter	45,000	H	2020	0	0.4		
		C8	Housing - Undergraduate (535 Beds)	182,500	H	2020	0	1.1		
			Retail/Entertainment Space	8,000	A					
		27	Kresge Library	64,193	L	1952	68	0.6		
		53	Law School Classroom Building	22,038	C	1966	54	0.4		
		49	Law School Expansion	56,048	C	2000	20	0.5		
		46	Law School Library Building	79,945	L	1966	54	0.4		
		C13	Life Science Building Replacement	80,000	R	2020	0	0.5		
		33	Max Jacob House (Art History Bldg)	8,425	H	1914	106	0.1		
		43	McGregor Memorial Conference Center	28,611	A	1958	62	0.2		
		22	Meyer & Anna Prentis Building	64,533	C	1964	56	0.3		
		41	Music Annex	10,174	C	1916	104	0.1		
		50	Natural Science Building	39,467	R	1965	55	0.1		
		25	Recreation and Fitness Center	75,000	F	2000	20	0.5		
		48	Richard Cohn Building	88,907	C	1960	60	0.6		
		8	Science & Engineering Library	111,700	L	1970	50	0.5		
		C14	Science Complex Atrium	18,000	C	2020	0	0.4		
		5	Science Hall	137,192	C	1949	71	0.8		
		16	State Hall	156,017	C	1948	52	1.0		
		34	Student Center Building	218,470	A	1969	51	1.1		
		36	Walter P Reuther Library, Lbr&Urb Affrs	74,564	L	1974	46	0.4		
		28	William C Rands House	19,934	A	1913	107	0.3		

2020 BUILDING AND LAND AREA continued...

Parcel	Land Area (Acres)	Bldg./Lot No.	Existing Development Included on Parcel	Building Area (GSF)	Building Use	Year Built	Building Age	Building Footprint (Acres)	Parking Footprint (Acres)	Open Space (Acres)
Main Campus continued...										
14	3.3	C16	Parking Structure-6 levels (700 Spaces)	241,683	P	2002	18	0.9		1.3
		C17	Retail Space (Bookstore)	32,000	A	2002	18	0.5		
		C18	Welcome Center	70,000	A	2002	18	0.5		
15	2.1	166	Manufacturing Engineering Building	46,525	R	1996	24	0.6		1.1
		C19	Engineering Program Expansion	230,000	R	2020	0	1.6		
16	1.14		Land utilized by C19							
17	0.15	81	Auxiliary General Office Building	10,045	A	1920	100	0.1		0.1
18	1.86	3	Physics Building	122,966	R	1965	55	0.6		0.6
		C20	Science Program Expansion	120,000	C	2020	0	0.7		
19	4.88	1	Old Main	365,000	C	1896	124	2.0		2.0
		C21	Performing Arts Program Expansion	60,000	C	2020	0	0.9		
LA	4.53	499	Horace H Rackham Educational Building	130,000	C	1942	78	1.0		2.5
		498	Parking Structure #3	125,820	P	1977	43	1.1		
R	5.25	0	Anthony Wayne Dr. R-O-W Acquisition							5.3
R	0.35	0	Fourth Street R-O-W Acquisition							0.4
101.59	63 Buildings			7,936,331		Ave. Age 43		45.6	1.2	54.8

LA = Leased Area
R = Right-of-Way

East Campus

20	3.4	62	Academic/Administrative Building	132,000	A	1995	25	0.8		1.1
		E1	Support Services - Computer Cen./Office	188,390	A	2020	0	1.5		
21	1.2	E2	Support Services - Administration	120,000	A	2020	0	0.7		0.5
22	3.0	511	Charles L Freer House (Merrill-Palmer)	26,948	A	1890	130	0.4		1.5
		509	Pauline Knapp Building (Merrill-Palmer)	43,518	R	1959	61	0.5		
		510	Skillman Building (Merrill-Palmer Institute)	19,980	R	1964	56	0.2		
		E3	Housing - Graduate (182 Beds)	62,000	H	2020	0	0.2		
			Child Care Center	10,000	A	2020	0			
23	0.5	E4	East Campus Plaza					0.0		0.5
24	0.6	64	Beecher House (Univ Devel Office)	18,790	A	1902	118	0.1		0.2
		Lot D	35 W. Ferry						0.3	
25	0.8	60	University Services Building	99,241	A	1930	90	0.8		0.1
		Lot S	75 W. Ferry (Univ. Services Bldg. Roof)							
26	1.4	67	5425 Woodward (Building 'A')	44,574	A	1958	62	0.3		0.9
		66	5435 Woodward (Building 'B')	27,610	A	1928	92	0.1		
		65	5439 Woodward (Building 'C')	37,600	C	1978	42	0.1		
10.9	12 Buildings			830,651		Ave. Age 52		5.9	0.3	4.7

Parcel	Land Area (Acres)	Bldg./Lot No.	Existing Development Included on Parcel	Building Area (GSF)	Building Use	Year Built	Building Age	Building Footprint (Acres)	Parking Footprint (Acres)	Open Space (Acres)
South University Village										
27	0.8	S1	Parking Structure-5 level (380 Spaces)	123,500	A	1926	74	0.5		0.0
		S2	Housing - Undergraduate (61 Beds)	20,500	H	2020	0			
			Retail/Entertainment Space	10,000	A	1931	69			
28	0.4	77	Public Safety Building	10,384	A	1941	59	0.2		0.0
		Lot Z	84 W. Hancock						0.2	
29	0.2	Lot FW	50 W. Hancock						0.2	0.0
30	0.2	68	Leonard N Simons Building	54,848	A	1914	86	0.2		
31	0.3	181	Sherbrooke Apartments	21,748	H	1951	49	0.1		0.2
32	0.8	189	Hilberly Theatre	46,700	C	1921	79	0.5		0.3
		188	David Mackenzie House	7,296	A	1920	80	0.1		
33	0.6	604	Thompson Home	32,225	A	1890	110	0.4		0.2
34	0.3	74	95 Hancock West	23,447	C	1916	84	0.3		0.0
35	2.2	186	Forest Apartments	145,754	H	1976	24	0.4		1.1
		S3	Housing - Undergraduate (194 Beds)	66,000				0.4		
		S4	Housing - Undergraduate (159 Beds)	54,000				0.3		
36	0.3	Lot SW	80 W. Forest						0.3	0.0
37	0.1		Vacant Land							0.1
38	9.3	507	University Tower Apartments	354,382	H	1996	4	0.8		4.7
		S5	Parking Structure-4 level (680 Spaces)	221,000				1.3		
		S6	Housing - Combined (735 Beds)	250,000				1.4		
			Retail Space	10,000				0.2		
		S9	Child Care Center	10,000				0.2		
			General Academic Facility	45,541	A	1933	67	0.7		
39	0.2		Vacant Land							0.2
40	1.0	S7	Housing - Graduate (308 Beds)	106,000				0.6		0.2
		S8	Housing - Graduate (106 Beds)	36,000	A	1939	61	0.2		
41	0.5	Lot 6	410 W. Canfield		A	1996	4		0.3	0.2
42	1.1	503	CIT Building	20,307				0.3		0.6
		501	WDET Transmitter	1,883						
		Lot W	69 W. Canfield		C	1943	57			0.2
43	0.2	Lot MS	628 Alexandrine		C	1903	97			0.2
44	0.6	S10	Housing - Graduate (74 Beds)	25,000				0.4		0.2
45	0.6	620	Bonstelle Theatre	31,667				0.4		0.2
19.5	22 Buildings			1,728,182		Ave. Age 39		10.0	1.4	8.1

2020 BUILDING AND LAND AREA continued...

Parcel	Land Area (Acres)	Bldg./Lot No.	Existing Development Included on Parcel	Building Area (GSF)	Building Use	Year Built	Building Age	Building Footprint (Acres)	Parking Footprint (Acres)	Open Space (Acres)	
Medical Campus											
46	1.2	609	C S Mott Center	76,021	R	1973	47	0.4		0.5	
		M1	C S Mott Center Vertical Expansion	53,000	R	2020	0				
		Lot MC	237 E. Hancock		R	1964	36		0.3		
47	9.1	629	Louis M Ellman Clinical Research Building	100,000	R	1989	31	0.7		4.7	
		M2	Advanced Imaging Research Building	100,000	R	2020	2,020	0.7			
		M3	Housing - Graduate (441 Beds)	150,000	H	2020	0				
			Child Care Center	10,000	A			0.9			
		613	Parking Structure #4	375500	P	1978	42	1.3			
		M4	Parking Structure - 8 level (782 Spaces)	254,150	P	2020	0	0.7			
48	2.1	608	Vera Shiffman Medical Library	68,854	L	1970	50	0.5		0.7	
		M5	Vera Shiffman Medical Library Expansion	66,667	L	2020	0	0.8			
49	5.6	612	Gordon H Scott Hall, Bsc Medical Science	483,239	R	1971	49	1.6		3.0	
		M6	Gordon H Scott Hall Building Expansion	45,000	R	2020	0	0.6			
		611	Helen Vera Prentis Lande Building	111,279				0.4			
50	2.0	603	College of Pharmacy & Allied Health Prof	270,000	R	2000	20	1.0		1.1	
20.0		13 Buildings		2,163,710		Ave. Age 21		9.6	0.3	10.0	

University Owned Land to be Displaced by the Planned Expansion of I-94

7	0.2	Lot P	435 Antoinette					0.16		
8	0.2	Lot 17	101 Antoinette					0.16		
0.4		2 Surface Parking Lots						0.3		

University Owned Property to be Transferred to the WSU Research and Technology Park

2	0.9	800	American Beauty Electric Iron Building	105,000		1913	107	0.9		
1	3.9	S1	Criminal Justice Bldg. (1/2 bldg. utilized)	74,119	R	1921	99	0.7		0.8
		Lot 4	480 York					0.9		
		Lot V	435 Burroughs					1.5		
4.8		2 Buildings		179,119		Ave. Age 103		1.6	2.4	0.8

University Owned Building Shell to be Reutilized

203	6050 Cass			31,013	A	1926	94			
1 Building				31,013						

Note:

6050 Cass Avenue to be gutted and expanded upon vertically - existing building shell to be preserved. (listed as new development - Bldg. N1)

Parcel	Land Area (Acres)	Bldg./Lot No.	Existing Development Included on Parcel	Building Area (GSF)	Building Use	Year Built	Building Age	Building Footprint (Acres)	Parking Footprint (Acres)	Open Space (Acres)	
University Owned Buildings to be Demolished											
191		100	Antoinette	31,011	A	1921	99				
73		51	West Warren	52,910	A	1926	94				
199		5959	Woodward	6,117	A	1950	70				
169			Bioengineering Building	46,973	R	1925	95				
193			Computing Services Center	43,700	A	1915	105				
167			Engineering Technology Building	24,204	C	1916	104				
639			Federal Mogul Library Annex	15,000	A	1933	87				
150			General Lectures	30,159	C	1971	49				
125			Helen N Joy Student Services Bldg	64,509	A	1964	56				
6			Life Science Building	56,700	R	1960	60				
610			Mortuary Science Building	27,660	C	1943	77				
75			Psychology Building	37,990	A	1931	89				
195			University Custodial Grounds Building	35568	A	1930	90				
202			Westinghouse Building	3,982	A	1926	94				
13 Buildings				507,496		Ave. Age 84					

University Owned Buildings NOT Included

384	2761 E. Jefferson			13,168	R	1920	100	Outside of study area		
385	2751 E. Jefferson			20,730	R	1950	70	Outside of study area		
525	WSU Oakland Center			96,425	C	1981	39	Outside of study area		
600	Clinical Laboratory Building			52,780	A	1927	93	Outside of study area		
601	Occupational & Environment Health Lab			19,660	A	1959	61	Outside of study area		
604	Health Science Annex			6,573	A	1970	50	Outside of study area		
605	Shapero Hall			164,239	C	1953	67	Outside of study area		
655	Hudson-Webber Cancer Research Cen			74,909	R	1998	2	Condominium - land & lower floors not owned by WSU		
8 Buildings				448,484						

2020 BUILDING & LAND LOCATION SUMMARY

Total Land (Acres)	Location	Total Building (GSF)	Building Footprint (Acres)	Parking Footprint (Acres)	Open Space (Acres)
10.7	Research & Technology Village	696,854	4.6	2.4	3.7
45.7	Athletic Campus	1,204,577	14.0	2.0	29.7
101.6	Main Campus	7,937,331	45.6	1.2	54.8
10.9	East Campus	830,651	5.9	0.3	4.7
19.5	South University Village	1,728,182	10.0	1.4	8.1
20.0	Medical Campus	2,163,710	9.6	0.3	10.0
		0	0.0	0.0	0.0
198.2	WSU owned land	14,305,485	87.7	7.7	102.9
4.5	Non-WSU owned land	255,820	2.0	0.0	2.5
5.6	R-O-W Acquisition				5.6
208.36	GRAND TOTAL	14,561,305	89.7	7.7	111.0

2020 BUILDING USE SUMMARY

Code	Use	Total GSF	Ave. Age	%	% w/o H, P, U
A	Administration - Support	1,554,766	48	10.7	21.0
C	Classroom	1,896,550	55	13.0	25.6
F	Athletic - Physical Fitness	584,310	30	4.0	7.9
H	Housing	2,583,197	18	17.7	0.0
L	Library	924,862	45	6.4	12.5
P	Parking Structure	4,308,361	20	29.6	0.0
R	Research	2,451,105	30	16.8	33.1
U	Underutilized/Vacant	258,154	91	1.8	0.0
	GRAND TOTAL	14,561,305	41 Ave. Age		

2020 CAMPUS PARKING

Lot	Address	Total Spaces	Structure Spaces	Lot Spaces	HC Spaces	Assigned Spaces
Athletic Campus						
A3	1200 W. Warren Avenue	1,906	1,906	0	30	0
F	1411 Edsel Ford Service Drive	30	0	30	0	30
T	5095 Lodge Service Drive	91	0	91	3	91
		2,027	1,906	121	33	121
Main Campus						
C1	630 W. Palmer	1,600	1,600	0	26	0
C16	69 Putnam	700	700	0	15	0
PS-1 / N	450 W. Palmer	1,978	1,978	0	8	200
PS-2 / M	5150 Lodge Service Drive	2,045	2,045	0	6	352
PS-3 / L	45 E. Warren Avenue	320	320	0	6	200
PS-5 / O	5501 Anthony Wayne Drive	1,076	1,076	0	8	300
30	475 W. Palmer (Reconfigured)	67	0	67	3	0
NS	Anthony Wayne Drive (Relocat	70	0	70	17	70
		7,856	7,719	137	89	1,122
East Campus						
D	35 W. Ferry	33	0	33	0	33
S	75 W. Ferry (Restricted Acces	39	39	0	0	39
		72	39	33	0	72
Note: Lot S is a 39 space structured lot located on the roof of the University Services building, Building #60, restricted access.						
Medical Campus						
M4	555 E. Canfield	782	782	0	16	0
PS-4	555 E. Canfield	1,200	1,200	0	21	1,200
MC	237 E. Hancock	39	0	39	2	39
		2,021	1,982	39	39	1,239
Research & Technology Village						
N4	6008 Cass Avenue	750	750	0	15	0
Q	5902 Second Avenue	6	0	6	0	6
		756	750	6	15	6
South University Village						
S1	51 West Warren Avenue	380	380	0	12	0
S4	75 W. Forrest	680	680	0	14	0
FW	50 W. Hancock	30	0	30	0	30
MS	628 Alexandrine	30	0	30	0	30
SW	80 W. Forest	50	0	50	0	50
W	69 W. Canfield	30	0	30	2	30
Z	84 W. Hancock	26	0	26	0	26
		1226	1060	166	28	166

2020 CAMPUS PARKING SUMMARY

% Total Spaces	Address	Total Spaces	Structure Spaces	Lot Spaces	HC Spaces	Assigned Spaces
14.5	Athletic Campus Parking Lots	2,027	1,906	121	33	121
56.3	Main Campus Parking Lots	7,856	7,719	137	89	1,122
0.5	East Campus Parking Lots	72	39	33	0	72
14.5	Medical Campus Parking Lots	2,021	1,982	39	39	1,239
5.4	R & T Village Parking Lots	756	750	6	15	6
8.8	South U Village Parking Lots	1,226	1,060	166	28	166
	Total Off-Street Spaces	13,958	13,456	502	204	2,726
	Available On-Street Parking	750				
	Total Available Parking	14,708				

Note:
Total Available Parking figures do not include the 300 spaces allocated to the new College of Pharmacy and Allied Health Professions building, outside scope of 2020 Campus MP.

University Owned Surface Parking Lots to be Displaced

Lot	Address	Total Spaces	Structure Spaces	Lot Spaces	HC Spaces	Assigned Spaces
Lot 1	38 W. Palmer	87	0	87	6	0
Lot 2	75 W. Forest	136	0	136	0	0
Lot 3	1200 W. Warren Avenue	650	0	650	6	0
Lot 4	480 York	140	0	140	0	0
Lot 5	4441 Cass Avenue	44	0	44	4	0
Lot 6	410 W. Canfield	30	0	30	0	0
Lot 7	6008 Cass Avenue	155	0	155	4	0
Lot 16	4854 Fourth Street	8	0	8	0	0
Lot 17	101 Antoinette	12	0	12	0	0
Lot A	6008 Cass Avenue	74	0	74	4	74
Lot B	630 W. Palmer	162	0	162	0	162
Lot C	5211 Anthony Wayne Drive	197	0	197	8	197
Lot E	4864 Fourth Street	20	0	20	3	20
Lot ET	4865 Fourth Street	51	0	51	0	20
Lot G	4710 Second Avenue	87	0	87	3	87
Lot H	4841 Cass Avenue	47	0	47	2	47
Lot I	430 W. Forest	38	0	38	3	38
Lot J	6008 Cass Avenue	52	0	52	3	52
Lot K	69 Putnam	232	0	232	17	232
Lot MH	5521 Woodward Avenue	163	0	163	6	163
Lot MP	5555 John R	183	0	183	4	83
Lot MP2	201 E. Ferry (leased - non-WS	30	0	30	0	0
Lot P	435 Antoinette	23	0	23	0	23
Lot R	4820 Anthony Wayne Drive	54	0	54	2	54
Lor SH	545 E. Canfield	617	0	617	12	317
Lot SL	300 E. Canfield	42	0	42	3	42
Lot U	6008 Cass Avenue	13	0	13	1	13
Lot UT	4510 Cass Avenue	450	0	450	12	450
Lot V	435 Burroughs	175	0	175	4	175
	26 Surface Parking Lots	3,972	0	3,972	107	2,249

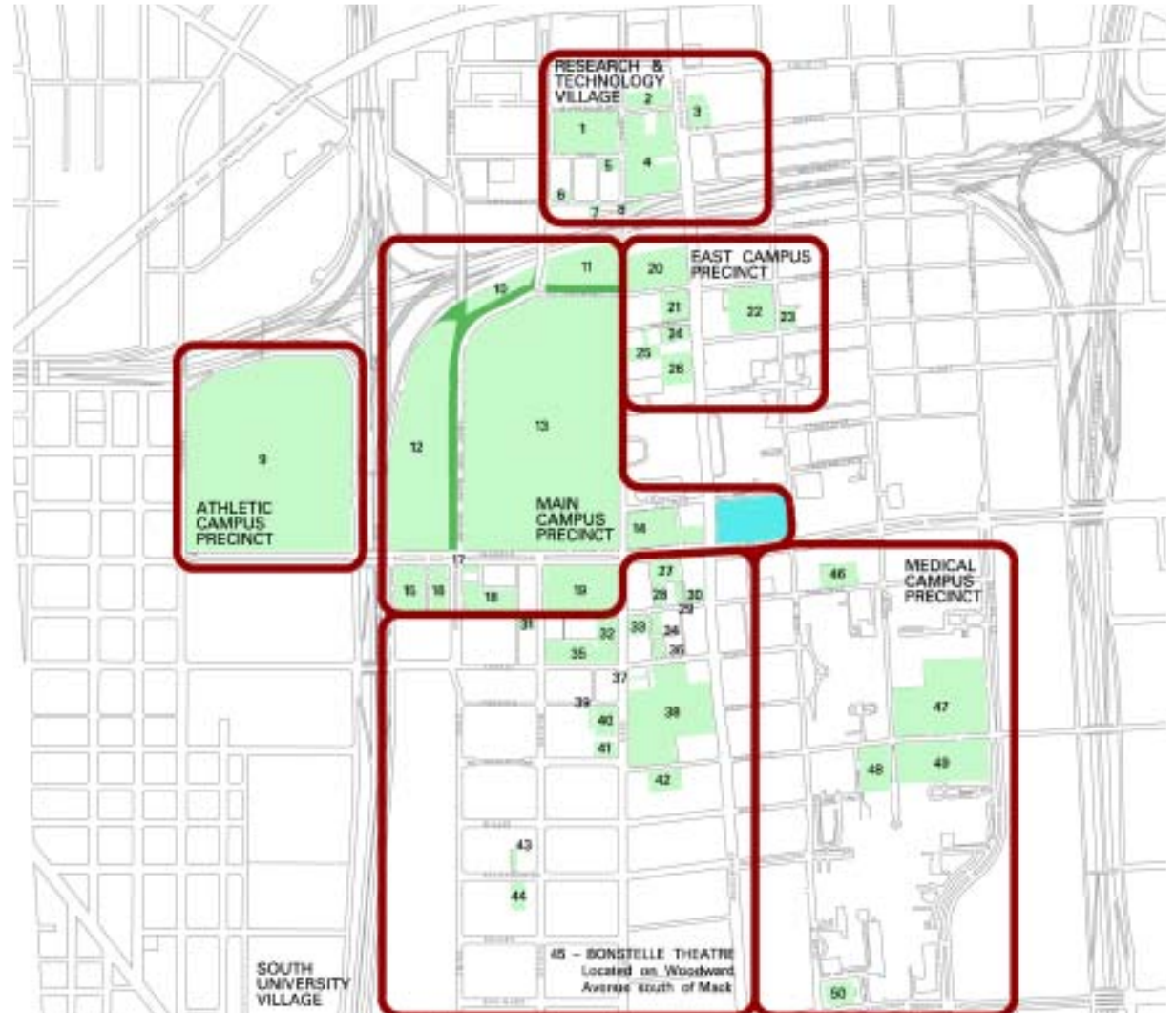


Illustration 58: Campus Parcel Identification



WAYNE STATE UNIVERSITY Strategic Vision Plan

8 September 1998

LEGEND

- Existing WSU Building
- Existing WSU Parking Deck
- Existing Core Asset
- Planned Project
- Potential Project
- Potential Parking Deck
- Key Open Space and Linkages
- Gateway
- Strengthening of Street Edge

PROJECTS

Planned Projects

- A. Wellness Center
- B. Welcome Center
- C. Sports Arena
- D. Law School Addition
- E. College of Pharmacy and Allied Health Professions

Potential Projects

- 1. Central Campus Green
- 2. Theatre Facility
- 3. New Academic Buildings
- 4. Child Care Centers
- 5. New Residential Development (University and Private)
- 6. Expanded Football Stadium

THE COLLABORATIVE TEAM

- THE ALBERT KOHN COLLABORATIVE, INC.
- URBAN STRATEGIES INC.
- DEVELOPMENT STRATEGIES INC.
- THE HERRIN GROUP

Illustration 59: Strategic Vision Plan

STRATEGIC VISION PLAN – SUMMARY

INTRODUCTION

The Wayne State University Campus Master Plan was initiated by President Irvin D. Reid, who came to office with strong ambitions to realize a new vision for the university. At the outset Dr. Reid inspired the planning team to “create a campus that is a model for the urban university of the 21st century.” It is fitting that Dr. Reid unveiled the Strategic Vision for the campus on the occasion of his inaugural address in September, 1998.

The planning consultant team, including The Albert Kahn Collaborative Inc., Urban Strategies Inc., Development Strategies Inc., and The Hannah Group, was retained to assist Wayne State in developing the Strategic Vision for the Campus. This executive summary outlines the results of a campus planning process that involved consultations with a broad range of stakeholders from the university and the surrounding community. We are grateful for the commitment of the university’s Facilities/Campus Master Plan Steering Committee, and for the participation of all stakeholders who contributed their wisdom, articulated their interests, and shared their hopes and dreams.

The Strategic Vision for the Campus comprises both a preliminary evaluation of issues and opportunities and a framework for eliciting further participation of the university and its neighboring communities. It evaluates the uses and character of campus surroundings and prompts further thinking about alternative campus development directions. As a preliminary vision, it lays the groundwork for the Comprehensive Campus Master Plan, which is to be developed over the coming year.

In addition to suggesting a long-range plan for overall campus development, the project team prepared preliminary recommendations for siting Early Action Projects – projects already included in the university’s capital outlay plan. Setting forth principles and assigning priorities to these long-term, real property commitments naturally evoked considerable discussion within the master plan team.

Throughout this effort we have been mindful that Wayne State is an emerging university in a re-emerging city. The university’s increasing international stature is matched by Detroit’s renewing, world-class potential.

ISSUES AND OPPORTUNITIES

Through a series of stakeholder interviews and planning workshops the consultant team recorded a broad range of perspectives within and outside the campus community. Based on this input, the master

plan team identified a number of key issues and opportunities regarding the university campus environment, function and atmosphere, including the following:

Key Issues:

- access and wayfinding to and within the campus are difficult;
- the campus is disconnected, at places even isolated from its surroundings;
- the Detroit campus actually comprises a half dozen discrete campuses, and their interconnections are tenuous;
- the campus lacks an overriding focus and sense of place;
- pedestrian malls, while beautifully landscaped and maintained, are thoroughfares rather than gathering zones;
- most campus buildings are internally focused and fail to animate the campus experience;
- parking does not effectively meet the needs of the campus population and visitors; in particular, a lack of distributed parking is a functional impediment;
- effective mass transit systems are not offered as viable, safe options for inter-campus circulation.

Key Opportunities:

- improve accessibility and wayfinding to and within the campus;
- strengthen the image and presence of Wayne State within the city of Detroit by implementing Early Action Projects at strategic locations;
- enhance the identity of university properties on Woodward, Warren, Anthony Wayne and Cass;
- encourage and build upon emerging housing developments surrounding Wayne State to generate more residential options for students, faculty and staff;
- extend a more pedestrian-friendly environment into the surrounding community to enhance connections to the Cultural Center, Medical Campus, New Center, Woodbridge and the North Cass area;
- create a greater sense of place on the Main Campus and more active, usable green spaces;
- provide quality transit alternatives between campus centers and to key Detroit destinations;
- develop a more distributed pattern of parking amenity, especially

on university properties in the south campus area.

STRATEGIC VISION PLAN – GUIDING PRINCIPLES

A set of guiding principles forms the basis of the Strategic Vision for the campus. These principles emerged from the consultants’ analysis of the campus and its environs, interviews with stakeholders, focus group consultations, and intensive workshop sessions with the Steering Committee:

- **A campus in the city:** The Wayne State campus should embrace the city as a positive and vibrant environment offering opportunities for overlap and synergy. As a “green oasis” within the city’s Cultural Center district, Wayne State is a major Detroit asset. The city and the university are valuable resources to one another.
- **A campus as an urban place of learning:** The campus environment should foster academic pursuits, should be accessible, walkable, and welcoming to visitors, and should encourage leisure and social activities to occur spontaneously. The campus should engender pride for all who learn, work and live on campus. A diverse student body, faculty and staff should be inspired to excel. Planned projects should strengthen the identity of the campus by enhancing key activity nodes and intensifying a sense of place. Campus edges should be made more permeable, articulated by gateways, and facilitated by coherent signage systems. Landscaped malls, open spaces and buildings should collectively offer an environment that is secure, inviting, stimulating and distinct.
- **An extended campus:** The campus should reach out to its urban environment, neighboring institutions and nearby centers. Linkages between the main campus and the medical center campus should be strengthened. Future shared facilities should be sited strategically and connecting streetscapes should be improved.
- **A consolidated campus:** The campus should grow primarily within the territory which it already occupies. The university should focus on intensifying the use of existing facilities, by developing vacant sites, and by redeveloping under-used properties.
- **Living on and near the campus:** A significant thrust of the new campus plan will be to create lively and safe residential environments that are enhanced by retail amenities and that meet the diverse needs of students, faculty and staff. These mixed-use developments should be clustered in areas where housing is already present or emerging. The Arts Center, North Cass and Woodbridge areas exemplify reemerging neighborhoods with private sector initiatives in progress. As a specific recommendation, the university should reinforce the Main Campus residential node in the Williams Mall area.
- **Learning by community, by distance and by commute:** The enhancement of the university community proposed by the State-

gic Vision for the campus is balanced both by the continuing requirements of commuting students, faculty and staff, and by the evolution of the virtual classroom and learning by distance. The Comprehensive Master Plan will further investigate the physical implications of these interrelated dimensions.

STRATEGIC VISION PLAN – PROPOSED DIRECTIONS

Building upon the set of guiding principles outlined above, the Strategic Vision for the campus describes Wayne State's potential to evolve as a model urban campus for the 21st century. Specific campus plan directions are recommended to apply these principles in a manner that builds upon the strengths of the existing campus and its urban context. The following Master Plan Directions are conceptual and are to be further explored as the Comprehensive Campus Master Plan is developed:

- Create a Central Campus Green as the hub of campus activity.

A redeveloped Central Campus Green is proposed at the traversal of Gullen and Williams malls. Sited strategically at the threshold of Adamany Library, the Campus Green will become the center of gravity for campus circulation and activity. This renewed central space will support social interaction, programmed as well as spontaneous, and provide a focus for campus life. The Campus Green will be a place for solitary reflection, chance meeting and organized congregation. Key to establishing a strong sense of place will be infill development that creates firm architectural edges and new activity-generating uses, ranging from academic and retail to childcare and wellness.

- Introduce a Lateral Campus Greenway linking the Matthaei Complex to the Cultural Center.

A green spine that would connect the Athletic Campus through the new Campus Green to the Public Library and Institute of Arts offers an exciting opportunity to strengthen each of these key assets while enhancing the cohesiveness of the campus. This landscaped pedestrian route would include a new bridge connection over the Lodge and streetscape improvements at Anthony Wayne, Cass, Putnam and Woodward to ensure continuity, safety and animation.

- Enhance the presence and image of current university holdings on Woodward, Cass and Warren.

Woodward, Warren and Cass are not only major conduits for automobile and pedestrian traffic, but also represent the main interface between the campus and the surrounding community. Drawing campus uses to these edges will enhance the presence

and integration of the university within its urban setting. Parking strategies that seek to consolidate and augment capacity through structured and on-street solutions should be introduced. Landscape enhancements should strengthen these corridors and create an atmosphere that is both distinctive and inviting.

- Strengthen the university's linkages to its neighboring residential, cultural, commercial and medical communities.

Wayne State's environs include world-class cultural amenities and reemerging neighborhoods. The campus plan should strengthen key linkages to these valuable assets through strategically siting new building programs and promoting streetscape improvements. Physical linkages will complement potential collaborations between academic, cultural and neighborhood communities. Gullen Mall and the proposed Lateral Campus Greenway offer opportunities to enhance these linkages. Cass should be improved as a key integrator of the Main Campus, North Campus, the North Cass neighborhood and the Medical Campus. The university's Woodward and Warren streetfaces should be reinforced. The redesign of Woodward Avenue itself should be supported to the extent that it converts a barrier road into a bridging street.

- Promote additional residential and retail activity in and around the campus.

The introduction of additional opportunities to live on and near campus activity centers will enhance the vitality of both the campus and its surroundings. A number of strategies may be employed by Wayne State to encourage a range of housing types and forms. The creation of a residential college on campus would further these interests. Several sites on Main Campus, the University Tower site, and the North Campus area represent opportunities for new residential facilities. Partnerships with the private sector could accelerate the pace of development. The success of a larger residential presence is dependent on the provision of retail, entertainment and other amenities that can support and attract new residents. Clusters of retail use along major corridors, including Woodward, Warren and Cass, should be anticipated.

- Facilitate the growth of a technology and business corridor that will complement the university's academic endeavors.

Wayne State's North Campus represents an important asset as a long-term safety valve for future university growth. In the near term, under-utilized properties could be redeveloped for a range of potential purposes, including residential, retail, technology,

research and business incubator uses. As a principal sponsor of a business and technology corridor, the university would advance a dual mission of academic excellence and business community outreach.

STRATEGIC VISION PLAN – PLANNED AND POTENTIAL PROJECTS

A number of Early Action Projects offer exciting opportunities to advance the emerging principles and key directions of the Strategic Vision for the Campus. Preliminary recommendations on the siting of planned projects and other potential projects are identified in the plan:

Planned Projects:

- The Wellness Center is illustrated at the hub of the campus on the north side of the proposed Central Campus Green;
- The Welcome Center has been strategically sited as a gateway to the Main Campus at the corner of Cass and Warren.
- A new Sports Arena has been sited south of the Matthaei facility in conjunction with a future replacement pedestrian bridge over the Lodge Freeway.
- A Law School addition is proposed for the site north of the existing facility.
- A new College of Pharmacy and Allied Health Professions is proposed for a Detroit Medical Center site at the northeast corner of John R and Mack.

Potential Projects:

- A redesigned Central Campus Green should be developed to provide a multipurpose hub of activity and cohesive sense of place for the Main Campus.
- The architecturally significant Rackham Building should be redeveloped as a new theatre facility, consolidating theatre teaching, practice and performance programs. Reuse of this signature building at the major intersection of Woodward and Warren would offer the university a significant presence on Detroit's main street.
- Key locations for future academic facilities have been identified within the Main Campus, including the Helen Newberry Joy site; infill sites surrounding the Campus Green, and vacant land west and north of the Natural Sciences building.
- New residential development on campus should be accommodated in several manners. The introduction of university-sponsored housing has been recommended for locations that support clusters of existing housing, including the site west of Adamany Library, the surface lot east of Parking Structure 2, vacant land

surrounding the University Tower Apartments, and university properties in the vicinity of Cass and Ferry. The university should additionally encourage residential development by the private sector in the North Cass, Arts Center, Woodbridge and North Campus vicinities.

- Potential sites for new childcare centers are shown in four locations: south of the Student Center; St. Andrew's Hall; University Tower area; and as part of North Campus development.
- An expansion of the football stadium is a potential project that may evolve with the athletic program's possible advancement to the next level of NCAA participation.

NEXT STEPS

The Strategic Vision for the Campus charts a long-term course of action and proposes key principles and directions toward realization. These proposals are preliminary and are intended to encourage response and comment from the university community as well as other interested stakeholders.

Comments offered at this stage will form the basis for commencing Phase Two of the Campus Master Plan initiative, the Comprehensive Campus Master Plan. The next phase of the plan will focus on more specific subjects, interests and needs: wayfinding and signage, academic program relationships, residential life and athletic program expansion, for example. As we learn from these more detailed analyses the Campus Master Plan will advance to a higher plane of consideration and long-term usefulness.

WAYNE STATE UNIVERSITY MASTER PLAN REPORT TO THE BOARD OF GOVERNORS: SUMMARY OF STAKEHOLDER INTERVIEWS

JUNE 10, 1998

Executive Summary

General results from the stakeholder interview process include:

1. University stakeholders were generally constructive and well prepared;
2. There are many positives on which to build a strategic vision for the future;
3. There is great affection for the main campus but overall more criticism than praise for the campus and its surroundings;
4. Appreciation of campus surroundings is remarkably limited;
5. Stakeholders perceive more opportunities than constraints;
6. There is more unanimity than debate on the issues;
7. External stakeholders cited more plans and initiatives than internal stakeholders;
8. Suggestions about how to improve the environment were issue-based and targeted;
9. Constraints to realizing campus environmental improvements are substantial;
10. Internal and external stakeholders greatly appreciated the process itself.

The following summary results are offered in approximate order of frequency:

Campus attributes most frequently cited include:

- Main Campus is a 'green oasis,' compact and walkable
- Older buildings and Yamasaki master works are most appreciated
- Gullen Mall is the most memorable image of the university
- Student diversity

Campus concerns and issues most frequently cited included:

- Campus arrival, entries and barriers
- Campus signage and wayfinding
- Campus center, sense of place
- Crime
- Parking
- Academic space quantity and quality
- Funding for campus/facility development and maintenance
- Linkages between Detroit campuses: main, medical, athletic, north and south
- Transitioning from commuter to residential campus
- ADA/barrier-free accessibility
- Parents' concerns about safety
- University stakeholder pride

Campus facility needs most frequently cited included:

- Large lecture halls
- Intelligent classrooms
- Conference facilities
- Daycare facilities
- Research space
- Residential
- Faculty/University club
- Welcome center/student services center;
- Student commons
- Fitness and recreational facilities

Contextual attributes most frequently cited included:

- Cultural center
- Central location and freeway accessibility
- Greater center city opportunities

Contextual concerns and issues most frequently cited included:

- Linkages to surroundings
- Signage and wayfinding
- Crime
- Public transportation
- I-94 redesign
- Vacant land and blight
- Shadow of Detroit's reputation

Contextual facility needs most frequently cited included:

- Housing – all sectors and campus community
- Retail, restaurants and entertainment
- Conference facilities
- Hotels

External stakeholder appreciation most frequently communicated included:

- University is an important Detroit institution and employer
- University is an urban anchor and catalyst for revitalization

External stakeholder issues and concerns most frequently cited included:

- University development activities are viewed as secretive and independent
- University demolition activity is viewed as anti-preservation
- University fringe area ownership is viewed as arbitrary and obstructionist
- Parents' concerns about safety

External development opportunities most frequently cited included:

- Science and research park in north campus area
- Intermodal station/conference center in north campus area
- Infill housing in south campus area
- Mixed use developments in medical campus area
- Revitalizing neighborhood in athletic campus area

Interview Summary

The following summarizes stakeholder responses to posed question in greater detail:

1. What do you like most about the WSU campus?University stakeholders say:

- Main campus is beautifully landscaped, clean, safe, compact, walkable.. " an oasis in the city";
- Good access from major freeways;
- Proximity to Cultural Center and Woodward Corridor assets;
- Architectural diversity is appreciated by some, architectural uniformity by others;
- Older buildings are higher quality than recent additions; of newer buildings, the undergraduate library (alone) is appreciated;
- Diversity of students, faculty and staff is the university's strength;
- Commuting student body is employed and focused on vocational pursuits;
- Street closures created a campus core that is university's most memorable image;
- Oakland Center is state of the art.

External stakeholders additionally say:

- Wayne State is "here," in the city, and centrally located;
- A major Detroit employer;
- Wayne State's growth is symbolic of its success.

2. What is missing?University stakeholders are missing:

- Housing for students, faculty and staff – that is diverse and affordable;
- Daycare facilities, particularly serving mature, single-parent students and staff;
- Signage of freeways, streets, campus grounds, building exteriors and interiors;
- Main campus parking is inadequate, inflexible, unfriendly, technologically obsolete, inappropriately furnished and inadequately maintained;
- More recent architecture is mundane, mediocre or ugly – most particularly University Tower;
- Main campus lacks well defined edges, gateways, landmarks and a sense of place;
- Main campus grounds are inaccessible – metal fences and chains say "keep out";

- Physical linkages between campuses, and between campuses and surroundings, are missing;
- A reliable, high quality shuttle transportation system, linking main and medical campuses and key city destinations, is needed;
- In addition to housing and daycare, specific university facilities are missing, in whole or part: faculty club, welcome center, large lecture halls, conference and banquet facility, fitness center, student center (particularly for mature students), athletic facilities, research labs, executive education center, humanities center;
- Although generally related to "surroundings," the following area commercial facilities and amenities are missing: restaurants, hotels, entertainment, shops, bookstores;
- Multiple sites of many colleges and departments compromise academic effectiveness and budgetary efficiency;
- Personal safety, property security and police presence are lacking;
- Evening and weekend life is missing;
- DMC is over-developed; area between DMC and main campus is under-developed;
- An adequately funded facility maintenance program is needed;
- Student pride and staff morale can be improved;
- ADA/barrier-free accessibility is lacking;
- A strategic marketing plan, an academic plan and a master plan are needed.

External stakeholders also miss the following:

- Sense of university identity;
- Cooperation and coordination with external, public and private development;
- University presence on Woodward.

3. What do you like most about the university's surroundings?University and external stakeholders say:

- Cultural Center resources;
- Freeway infrastructure;
- New Center and downtown resources;
- Woodbridge and south campus residential areas exhibit potential revitalization.

4. What is missing?University and external stakeholders say:

- Residential neighborhoods, housing supply for students, faculty and staff;
- Most surrounding areas are in transition; much of the campus fringe is perceived as urban blight;
- Area signage is lacking;
- Commercial amenities missing: retail, restaurants, hotels, extended stay hotels, conference centers;
- Police presence, area safety and security;
- Adequate area mass transit and inter-campus shuttle services;
- Physical connections to surroundings are missing, particularly to Cultural Center and New Center;
- Development in the area between the main and medical campuses;
- Research park has potential in north campus area.

5. What campus modifications would you suggest to improve the quality of the learning/teaching/research environment at Wayne State?University stakeholders suggest:

- Develop housing; residential campus will reach broader market and enhance academic experience;
- Build quality buildings; stop building cheap, short-term buildings;
- Budget adequately for maintenance and renovation;
- Add shuttle service to enhance interdisciplinary activities and linkages between campuses;
- Develop more smart classrooms;
- Improve information and communication technologies in general;
- Expand Oakland Center as a branch campus;
- Increase involvement with local industries;
- Improve safety of pedestrian crossings at Anthony Wayne;
- Small group study areas distributed throughout the campus;

External stakeholders additionally recommend:

- Develop area north of I-94 for research, housing and retail uses.

6. What long term initiatives or ambitions do you have that we should know about as we develop a new campus plan?

University stakeholders advise:

- Advanced communications network will be completed in 3-5 years.
- The Brightways Project for the main campus is underway;
- Ambition to develop centrally located research facility;
- Plan to relocate University Public School from Kresge Building to main campus area and expand programs;
- Ambition to centralize FP&M operations in one building with surface parking;
- Want to construct new engineering building at Warren and Third;
- Renovation of four older libraries;

External stakeholders add:

- Currently \$1 billion in combined capital campaigns underway in the UCCA area;
- Idea of Science and Tech Park in north campus area is reviving;
- Intermodal Amtrak station at Woodward and Amsterdam may include conference and daycare facilities;
- New Center Council is working on mixed-use development initiatives in the north campus area;
- City wants to divest its properties in general;
- Housing developments planned east of Woodward, north and south of I-94 will stabilize those areas;
- Occupancy of GM Building by state looks promising;
- Cultural Center is developing a Business Improvement District to augment city services;
- Proposed Woodward improvements include long-term potential for light rail link from New Center to downtown;

7. What are the main constraints to realizing those initiatives that could also affect the development of the Wayne State campus?

University stakeholders say:

- Limited funds from city and state; nonrecurring funding; alumni fund-raising;
- Marketing, public relations, advertising should be high priorities;
- Community resistance to university property acquisitions;
- Image of Detroit would be constraint to university entry in residential campus market, i.e., marketing residential campus to parents;

- Detroit lacks political will to assemble properties;
- Lack of Detroit master plan;
- City of Detroit departments;
- Division 1-A athletic program would involve high costs and depend on development of residential campus;
- Strained communications between university and DMC;
- Perceived cultural differences between Henry Ford and DMC are constraint to Science and Tech Park;
- High costs associated with technology upgrades;
- Power supplied by public utility is unreliable;

External stakeholders add:

- University's acquisition of properties has impeded development by others, in turn negatively impacting image of the university;
- Image of Detroit is a constraint to developing residential campus;
- Proposed I-94 improvements remove Third Street bridge and take university properties; uncertainty of implementation and takings constrain development planning;
- University expansion in current climate would face competing interests;
- Detroit-owned properties are offered at unrealistically high prices;
- Cass Tech may relocate and Masonic Temple may close; these two actions would devastate the Cass park area;

8. Is there anything else we should know about as we develop the Campus Master Plan?

University stakeholders say:

- University should maintain and improve existing facilities before building new buildings;
- Campus should be an attraction;
- Strategy of suburban versus Detroit campus is debatable;
- Importance of DMC/WSU linkage is debatable;
- University needs to overcome anti-preservation image;
- Alumni would be initially passive, then supportive, of athletic facility development;
- Research park development is debatable, e.g., corporate interests versus academic freedom;
- Libraries should be central to the university symbolically and physically;

External stakeholders add:

- Stop tearing down buildings!
- A Wayne State degree is valuable.

Issues Summary

The following explores some of the key issues raised in the stakeholder Interview process:

Green Oasis: WSU has created a pleasant inner landscape which has become a "green oasis" district from the city. Despite all the greenery, there are few accessible "greens" for passive use.

Compact: WSU's campus is compact and generally walkable throughout the year.

Malls: Although the malls support a healthy pedestrian life, they have become thoroughfares rather than places to meet. Most of the malls are not visible from surrounding streets. There is potential for the mall landscape to extend in all directions.

No "There": What is missing at WSU is a defined sense of place and any center or common meeting place, exterior or interior. No gateways provide a sense of arrival. People who commute to WSU need to easily find a welcoming place to retreat to between classes in order to study or meet others. Visitors to WSU find that beyond the lushly landscaped malls there is no sense of a university hub. Many believe WSU should be an attraction in addition to being a place to get an education. Similar criticism applies to the lack of a faculty club, to an inadequate student center, and to the absence of small common room areas.

Barriers: Chains and metal fences on campus say "keep off" or "keep out"; chains keep people off the grass and fences keep people from crossing over street medians.

Poor signage: Signage works best for people who know how to get to WSU. Visitors have few signs to assist them and these are confusing. A high visibility signage program would be a low-cost initiative that would have tremendous benefits. Information kiosks would be helpful at strategic campus locations. The need for freeway signage was often mentioned, particularly oriented to first-time visitors.

Hub location: WSU is located within one of the most active hubs of the city and the infrastructure for getting people there is excellent. Its proximity to a number of cultural institutions in the UCC area distinguishes it from other Michigan universities.

Connections: WSU needs more physical connections to its neighbors. The main campus feels very insular. Priorities for key linkages need to be established to direct infill development, streetscape improvements and landscaping.

Common agendas: External stakeholders believe that WSU needs to improve its coordination with the community, the city, local institutions and businesses. The university is seen by many as an entity unto itself. There are many opportunities for WSU to work in concert with neighbors on common agendas, especially housing, transportation and parking. A number of large corporate entities in the area have the resources to work cooperatively.

Crime: Although WSU is a relatively limited crime area. It is plagued by fears for personal safety. The safe campus facts need to be reinforced and marketed.

I-94 threat: Proposed I-94 redesign presents opportunities for WSU to improve its access. Proposed widening and removal of bridges is a threat to existing edges and connections north, but this project has no known development schedule.

Transit: A number of people commented on the lack of transit service to downtown. Most were unaware the bus service on Woodward, Cass, Second, Third, John R and St. Antoine exists and has been improving (six minute headways on Woodward). The service lacks visibility and suffers from an image of poor safety and maintenance. Many people support the idea of a light rail line on Woodward.

Shuttle: Although WSU is a pedestrian-friendly campus, walking around in winter and getting to surrounding areas is difficult. Many people referred to the convenience of the former shuttle bus service (the "3 center mini") which looped around WSU and linked to New Center, Henry Ford Hospital and the Detroit Medical Center.

Intermodal station: The proposed intermodal station will bring more people to the area, but this contravenes the I-94 plan to diminish the number of bridges south.

Parking: WSU parking is better than at many universities in the region, but a number of problems have been identified. The largest pool of parking is in the northwest portion of the campus; facilities in the southwest are poorly served. Visitors find parking very confusing and unfriendly. The designated staff/student system is inconvenient and inflexible. Parking structures are closed at night.

Architecture: A mix of fine and mediocre architecture was offered with differing opinions on which buildings fit in each category. Few of the buildings used their entrances or activities to animate campus spaces.

Facilities: Many buildings look inward and have poor entry relation-

ships to campus. Many lack flexible swing spaces. There are very few places for faculty and staff to come together. The Student Center Building is not appealing to many and there is a need for a good faculty club space.

Conference space: WSU, DMC and the surrounding area lack large lecture halls, auditoriums and conference facilities. McGregor is inadequate and should be reused as a faculty/university club.

Hotels: There is a lack of adequate hotels and short stay housing to accommodate visitors, lecturers and visiting faculty. Division 1 athletics will draw larger numbers of visitors who will need accommodations.

Daycare: WSU does not have its own daycare facilities. The few private daycares in the area are too expensive for most students or staff. Many WSU students are mature single mothers who have no choice but to bring their children to class.

Residential: There are tremendous opportunities for the campus to develop residential facilities for students and faculty. Many forms of housing should be considered from dormitories and residential colleges to infill residential units within the surrounding neighborhoods. The anti-model is University Tower, which is poorly sited and inappropriately designed for its context. A substantial university residential population would strongly impact the character of campus life. The development of support services and amenities must occur almost simultaneously.

Obstructing parcels: A number of university-owned small parcels are key to other development interests. These properties represent valuable leverage opportunities for WSU.

Retail demand: One would expect to find a busy student-oriented retail street near the campus. Affordable places to eat (beyond the existing fast-food outlets and expensive restaurants such as the Whitney) would be welcome. Lack of parking in the southern portion of campus makes it difficult to frequent the little retail that exists.

Athletics: The possible strengthening of the WSU athletic program would have significant land implications in terms of field, facility and parking requirements.

WSU pride: Some suggested that WSU needs a stronger sense of pride and community, and to move beyond being a commuter campus.

Medical center: Many commented that the medical center's separation from the main campus makes it difficult for faculty and students to interact and collaborate on interdisciplinary projects. Some indicated that the separation is unimportant.

GM Building: The state of Michigan is contemplating moving local Detroit offices to the GM Building. This could be an opportunity for WSU as a provider of educational services.

Visitor expenditures: WSU brings up to 9,000 visitors to Detroit annually, many of whom buy goods and services in the area.

Demolition: WSU has a negative reputation for purchasing buildings and demolishing them to land bank with parking lots. The American Beauty Iron Company was frequently mentioned as a building WSU should preserve.



Wayne State University Research and Technology Park

Hamler, Siler, George and Albert Kahn Associates, Inc. 2000

WAYNE STATE UNIVERSITY RESEARCH AND TECHNOLOGY PARK

1995 saw the release of the first effort of the current planning of the Research and Technology Park, located in the North Campus area. This report identified appropriate parcels, conducted market research and issued a land use plan. In January 2000, the WSU Research and Technology Park Blue Ribbon Task Force prepared a Business Plan for the WSU Research and Technology Park. This report re-identified appropriate parcels, confirmed the initial market study, issued a land use plan, and suggested a phased approach toward implementation. The idea of incorporating a research and technology park in the North Campus area is not new. The 1967 Long-Range Plan made reference to the planned Industrial Research and Development Park to be located in the same general area. "This Research Park is designed to attract "research for profit" industries and commercial concerns. Because of its relationship to the heart of Detroit and the facilities of Wayne State University, this area should prove extremely attractive to private industry. Since it was too much to expect private developers to move into essentially depressed areas, purchase present substandard buildings, clear the land and erect new structures, this Research Park, like University City, is being made possible through a joint federal-city government urban renewal project" (Long Range Plan). Several obstacles have prevented the implementation of such a park over the years, but with the current economic climate and the desire to expand the University's research environment, there is a resurgent interest in the realization of the plan.

The current plan will have a substantial impact on the future of the university. Not only will it impact the current and potential research programs of the university, it will also affect the growth and physical expansion of the university. Benefits for the university will include increased private funding for university research, greater employment and consulting opportunities, and enhanced faculty and graduate student recruiting. The university's participation in the Research and Technology Park represents a commitment in university land holdings and physical infrastructure in the North Campus area for the foreseeable future. It is the objective of this section of the Master Plan to raise awareness of the opportunities and limitations of such a commitment.

The current program for the Research and Technology Park calls for approximately 800,000gsf of related space on land owned by General Motors Corporation, Henry Ford Health Systems and Wayne State University. See illustration _____. The park would include a 45,000gsf Collaboration Center consisting of technology start-up or 'incubator' space and space for business assistance agencies. The remaining space is intended for multitenant use. In addition, parking structure(s) will support the parking needs of the park. The plan will also implement streetscape improvements in the area and provide needed green space in the form of a centrally located plaza. The first phase of the park, which includes the Collaboration Center and

a modest amount of multitenant space, will be located in the General Motors Creative Services Building. Parking will be located in existing university-owned surface lots 4 and V, located behind the Criminal Justice building. The park is planned to expand into the American Beauty Electric Iron and Criminal Justice buildings. Additional expansion will result in new construction on lot V, facing Second Avenue, and on Henry Ford Health Services property at the southwest corner of Second Avenue and York Street. A 600-space parking structure is planned for Lot 4 to handle the additional parking demand. If additional park space is demanded, a second park would be planned on the east side of Woodward Avenue in the target area along Piquette from Woodward Avenue to the historic Henry Ford Piquette Avenue Plant.

Currently, demand for land in the general area is at a record high. Competitive interests have had an effect on planning for the park. There is strong interest to locate several residential units in new and existing construction in the area. The general area considered for residential redevelopment has been dubbed the "New Amsterdam Area." Other activity in the area includes the new intermodal station planned for the existing Amtrak station site as well as the future considerations of Henry Ford Health System at One Ford Place. This activity has effectively limited the potential for any new university land acquisitions in the area. Campus expansion in the North Campus area will need to occur on university-owned land. Careful consideration over the best use of existing university assets is prudent.

The university has offered approximately five acres of land for the park. As a result, the university will be left, for all practical purposes, with two land holdings for the potential construction of new buildings: The holdings included in a superblock bounded by Cass, Burroughs, Woodward and I-94, and a small gravel lot located on the northeast corner of Woodward and Harper. Both parcels of land are at the corners of the planned Technology Park and maintain Woodward Avenue frontage. The university will need to decide in the next few years if and how these land holdings will relate to the planned technology parks, the general revitalization of the city of Detroit, and the interests of the university.