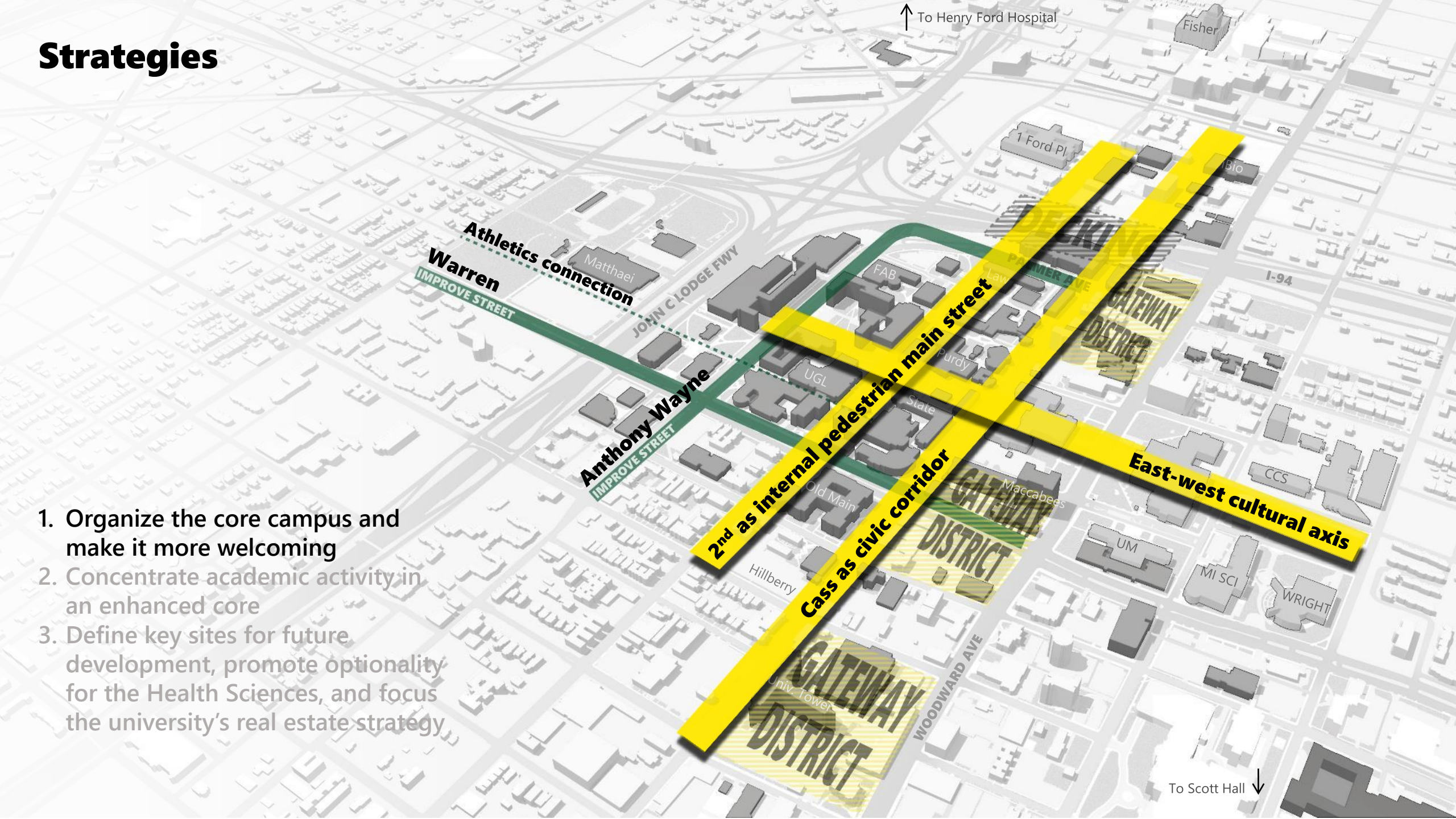


THE
WAYNE
FRAMEWORK

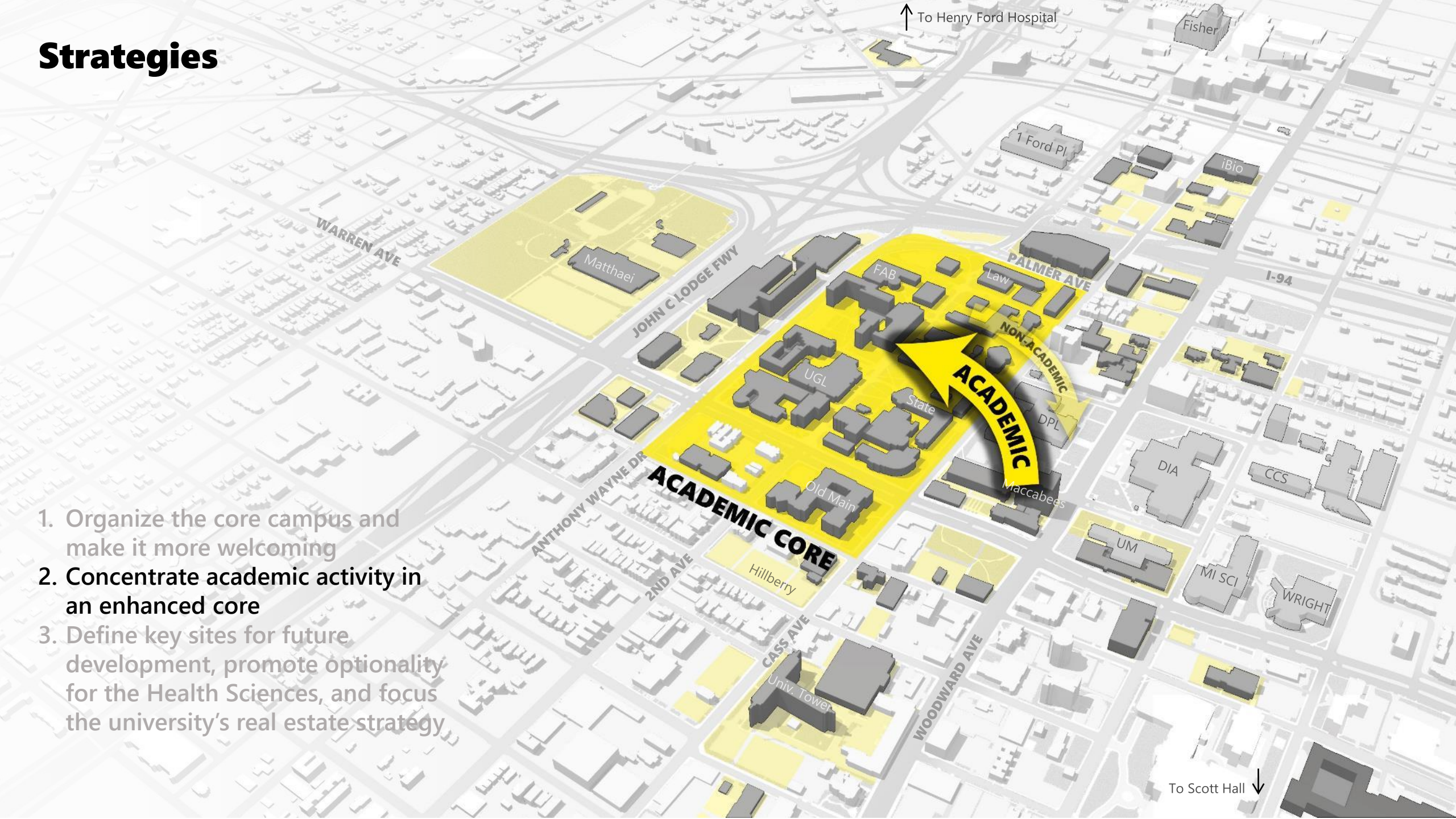
Strategies

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



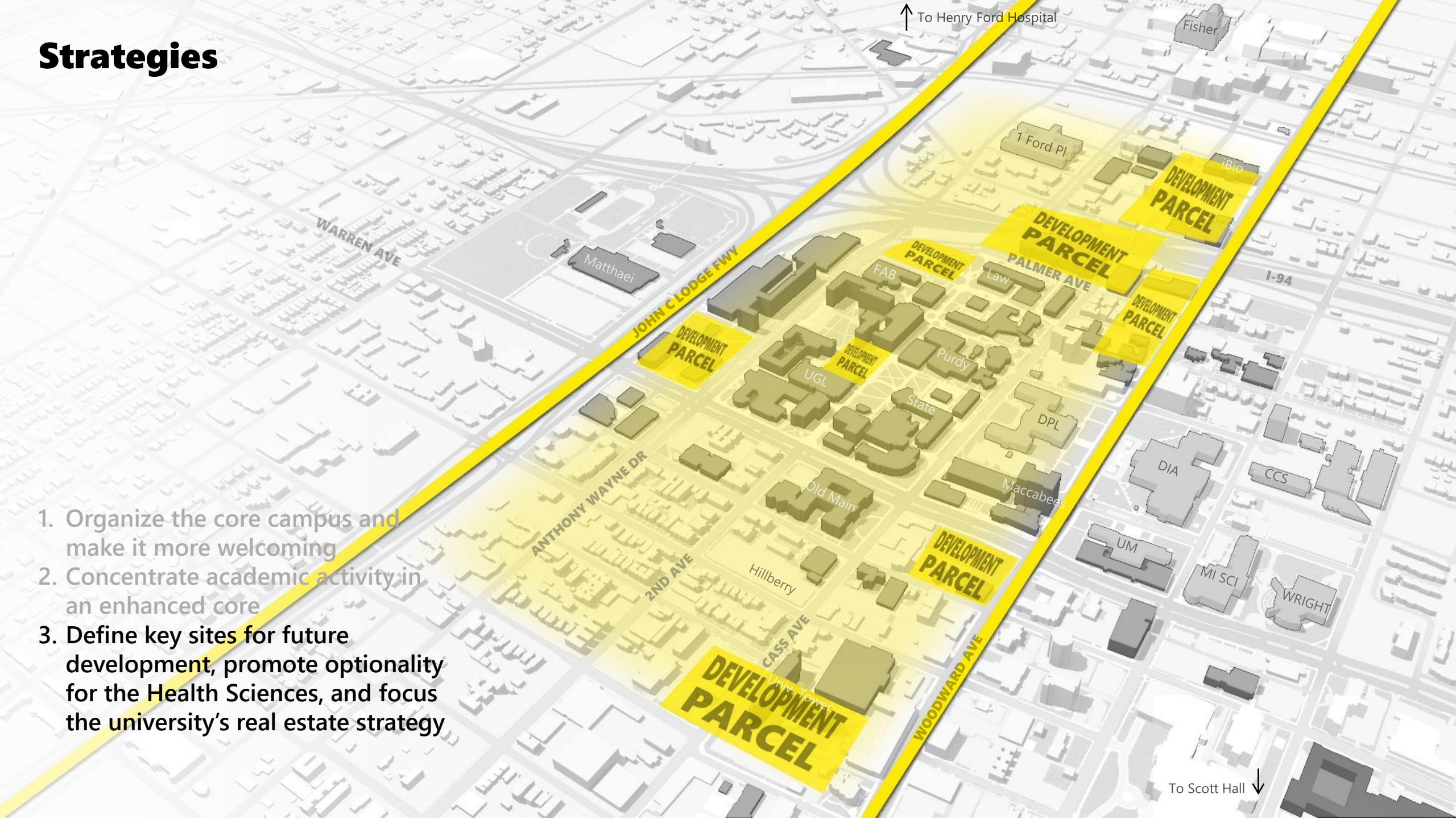
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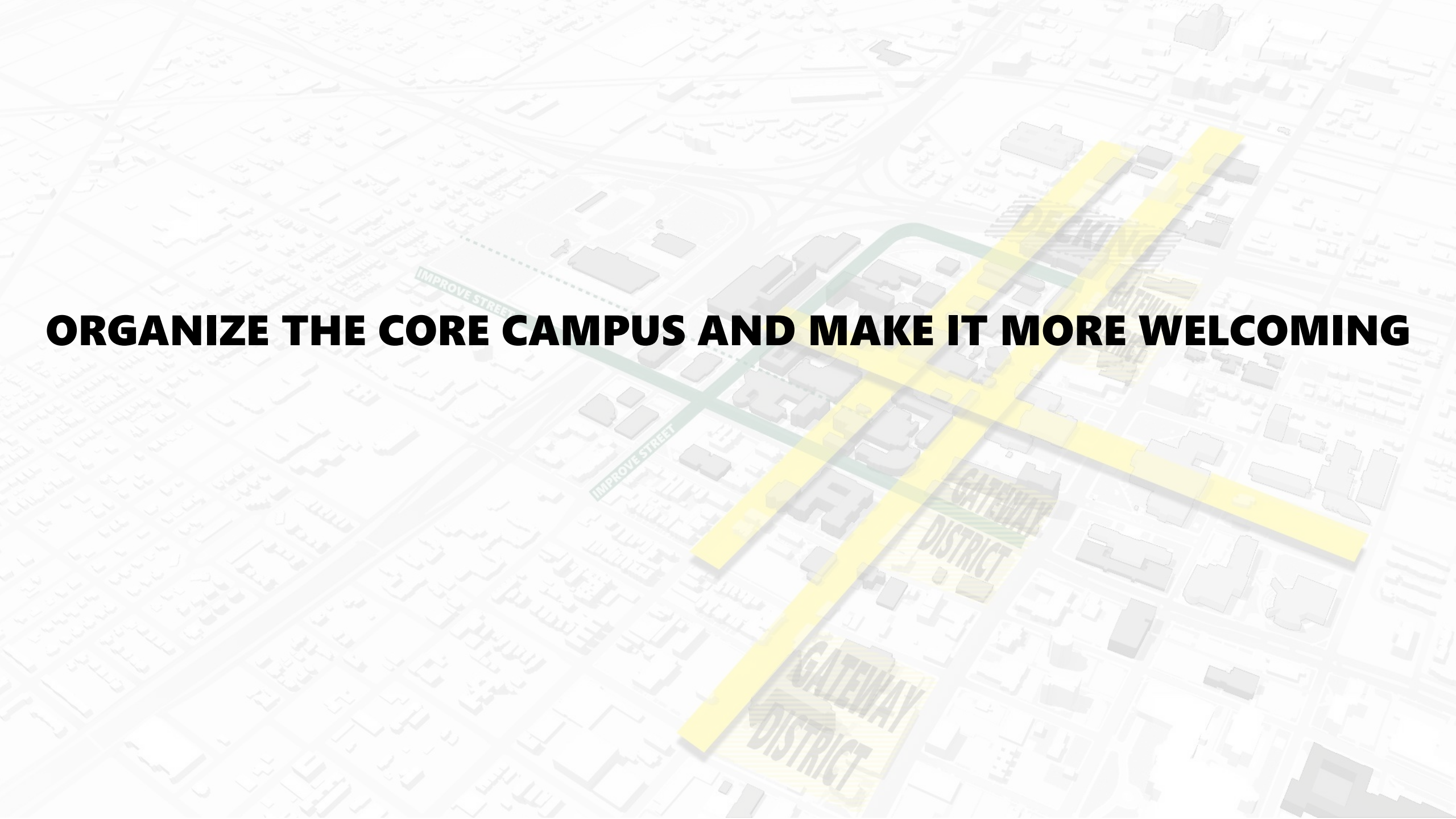


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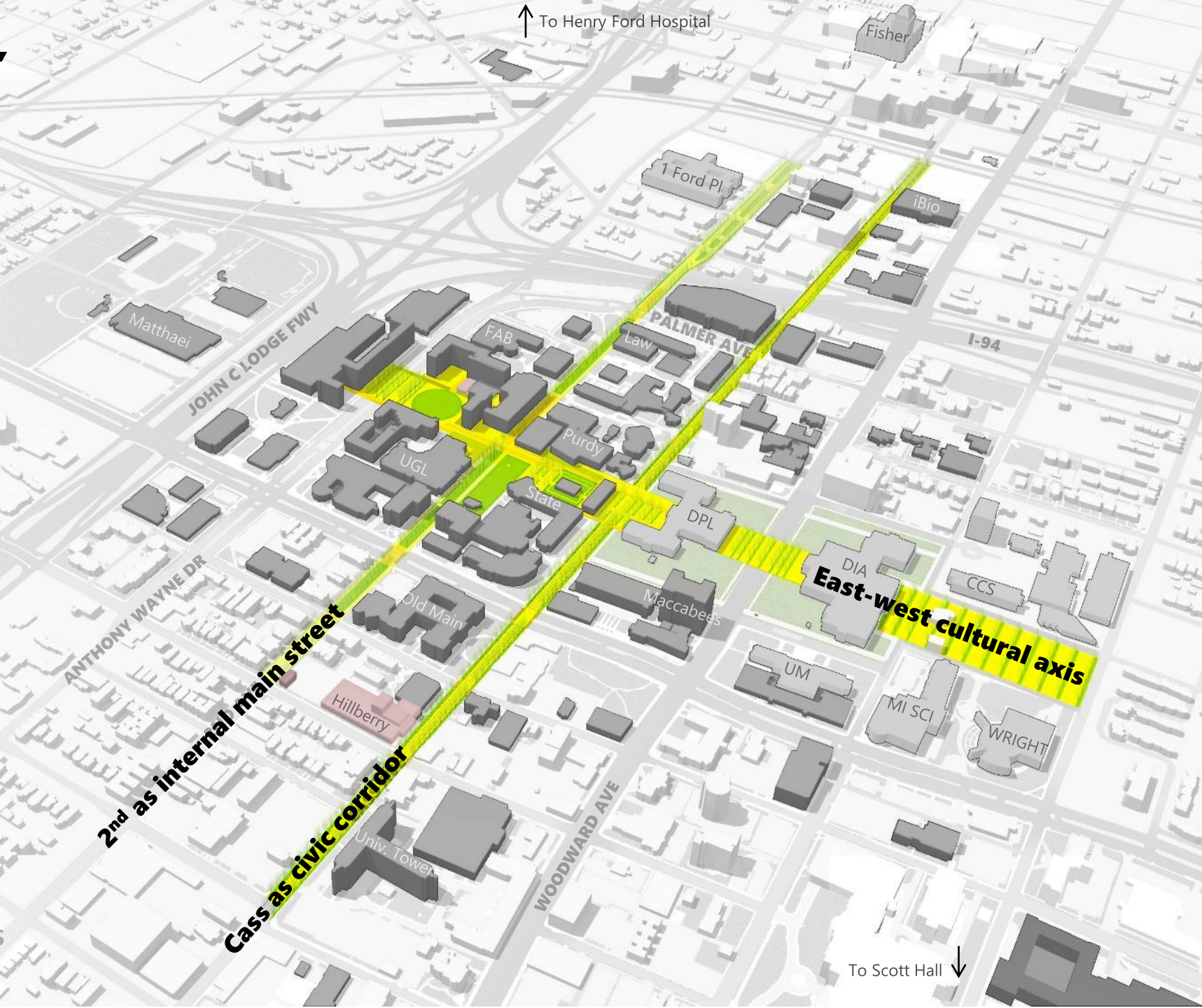


ORGANIZE THE CORE CAMPUS AND MAKE IT MORE WELCOMING



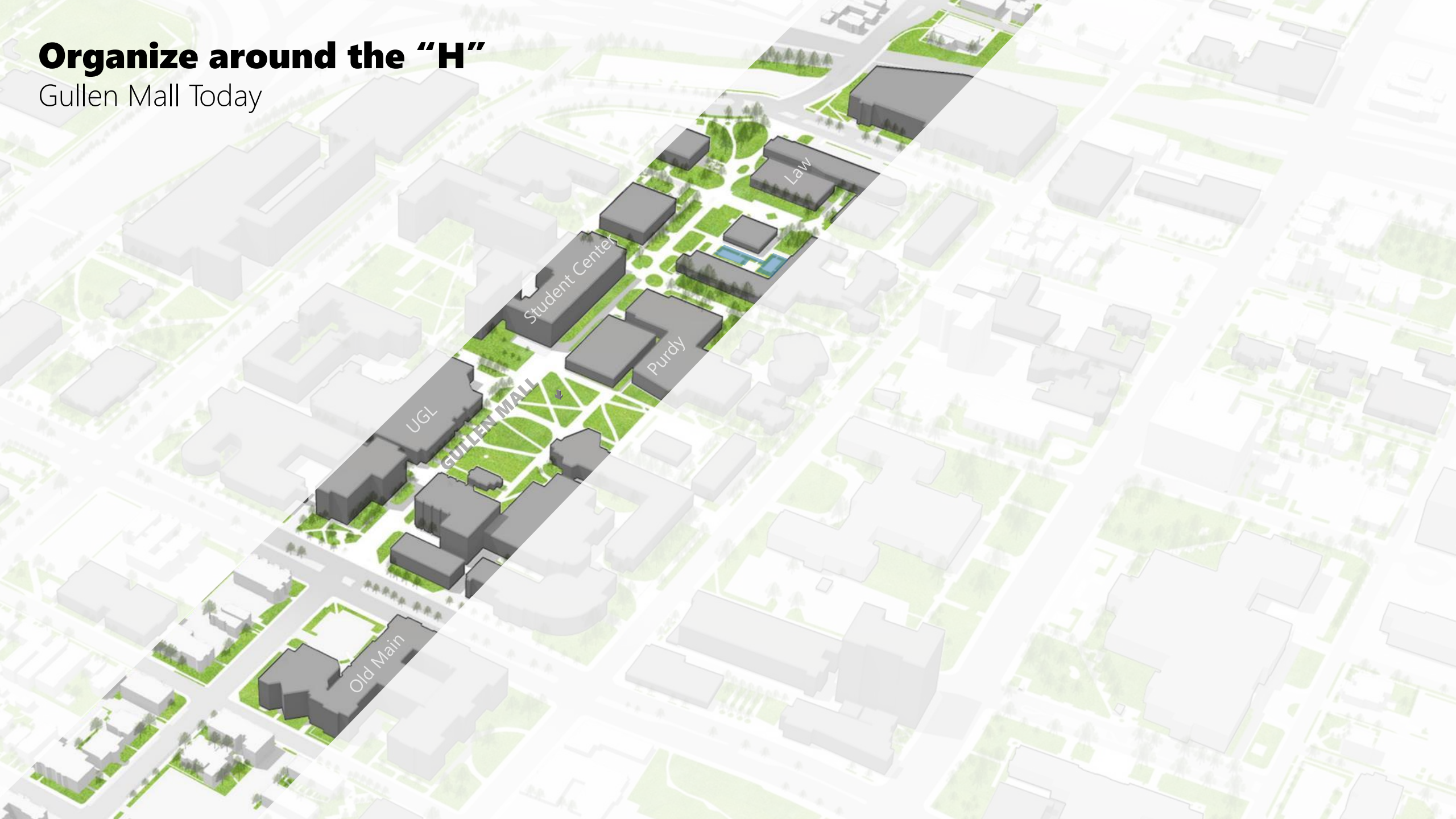
Organize around the "H"

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



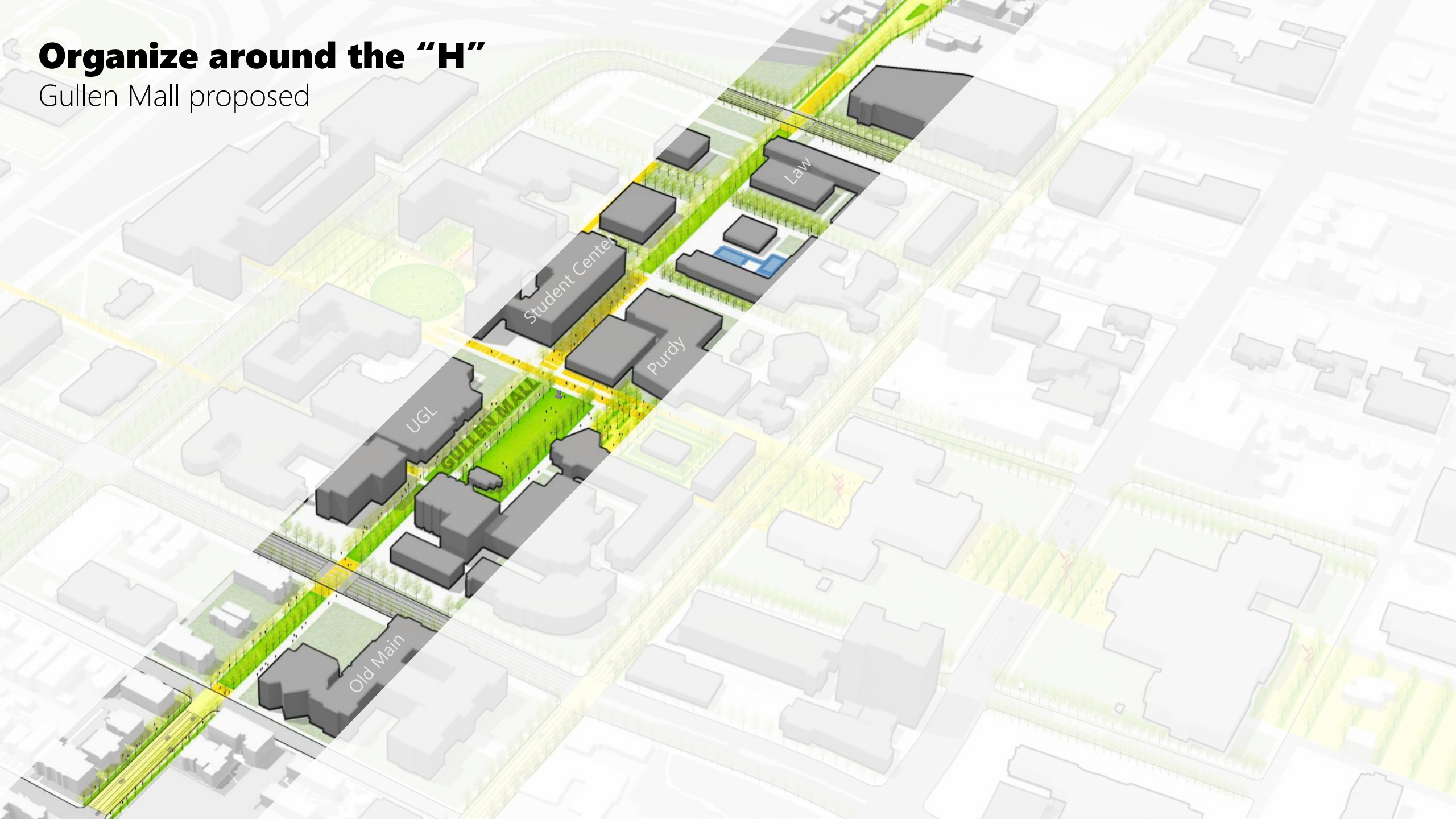
Organize around the "H"

Gullen Mall Today



Organize around the "H"

Gullen Mall proposed





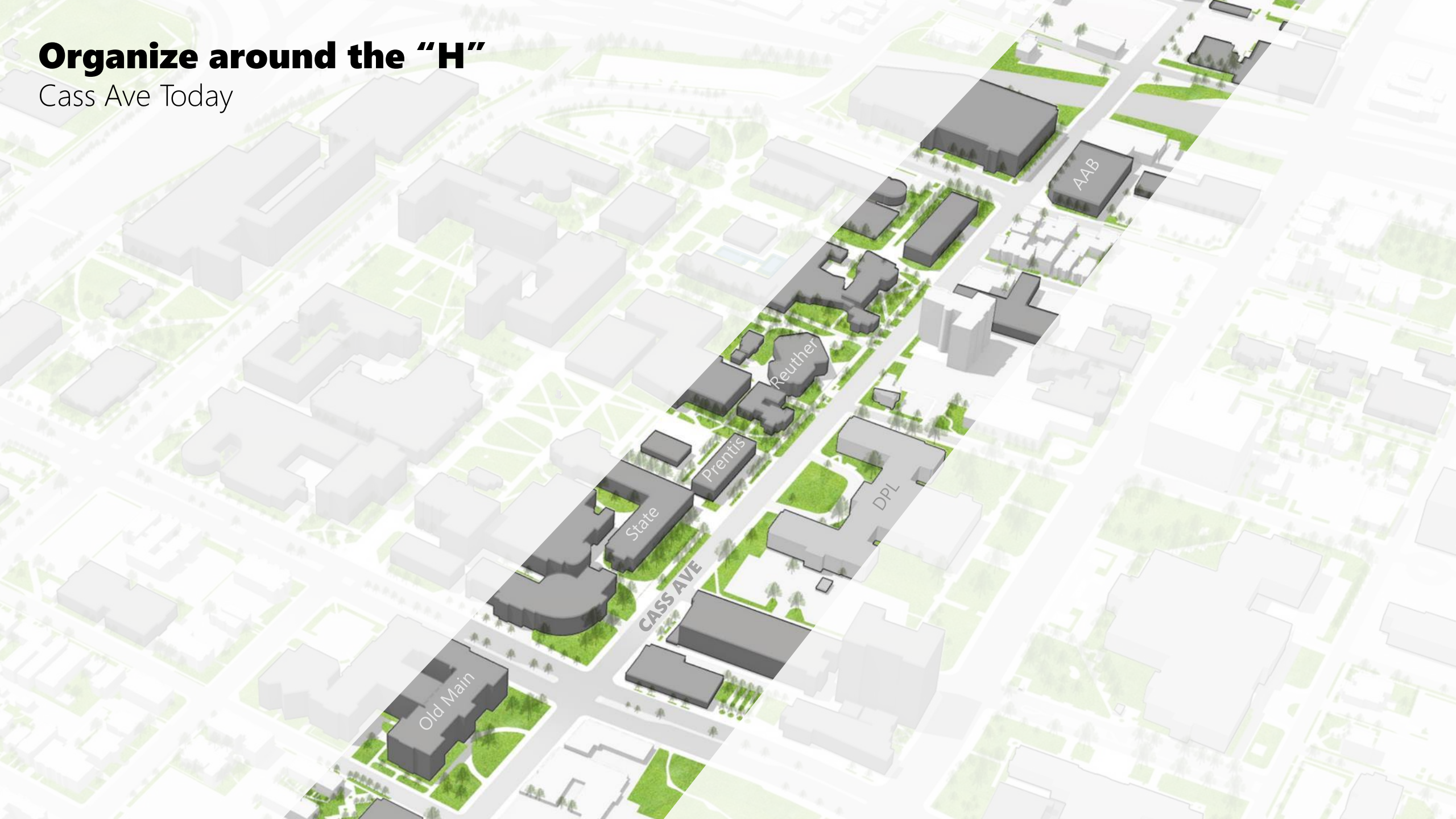






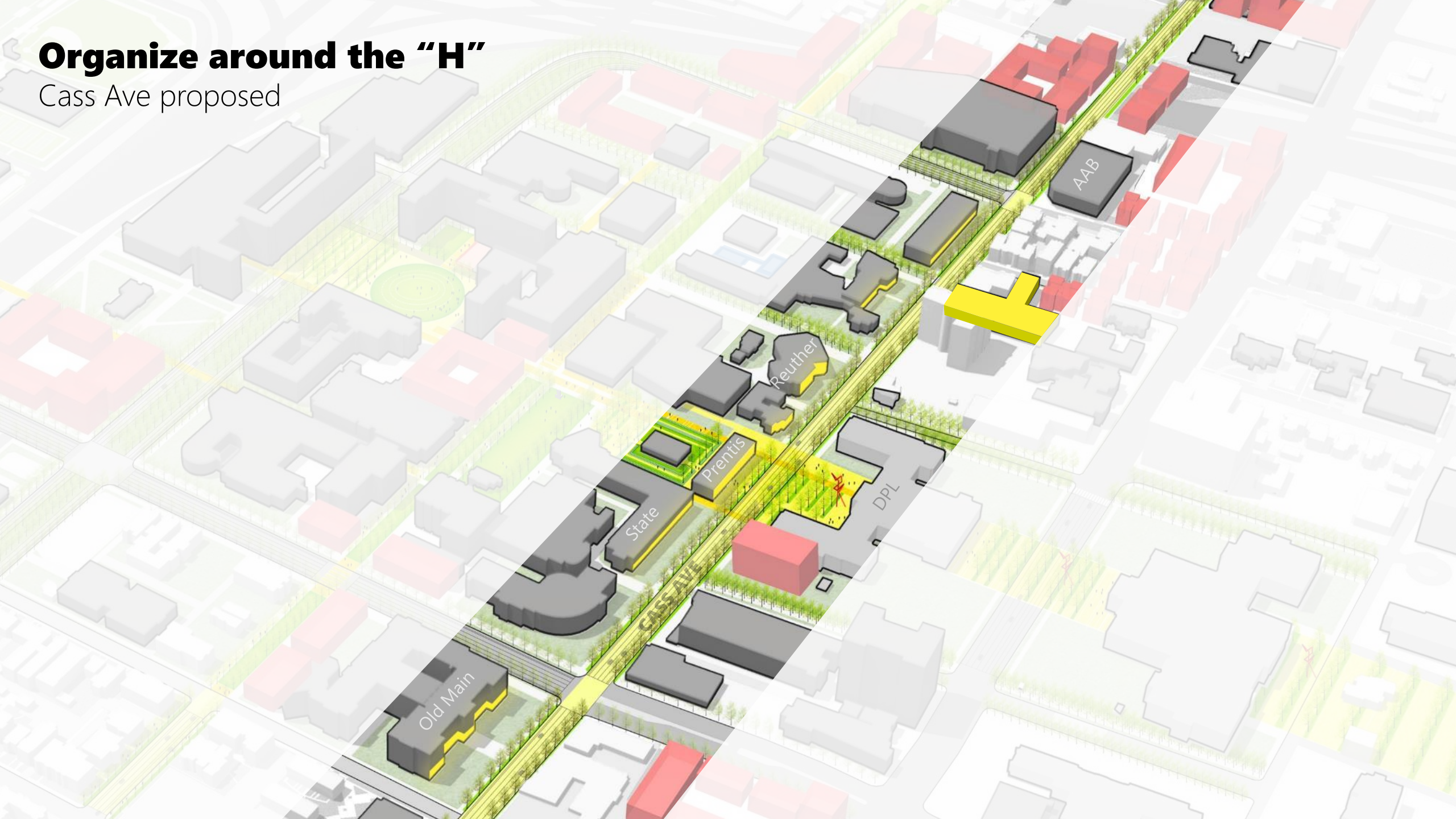
Organize around the "H"

Cass Ave Today



Organize around the "H"

Cass Ave proposed





CASS AVE



CASS AVE



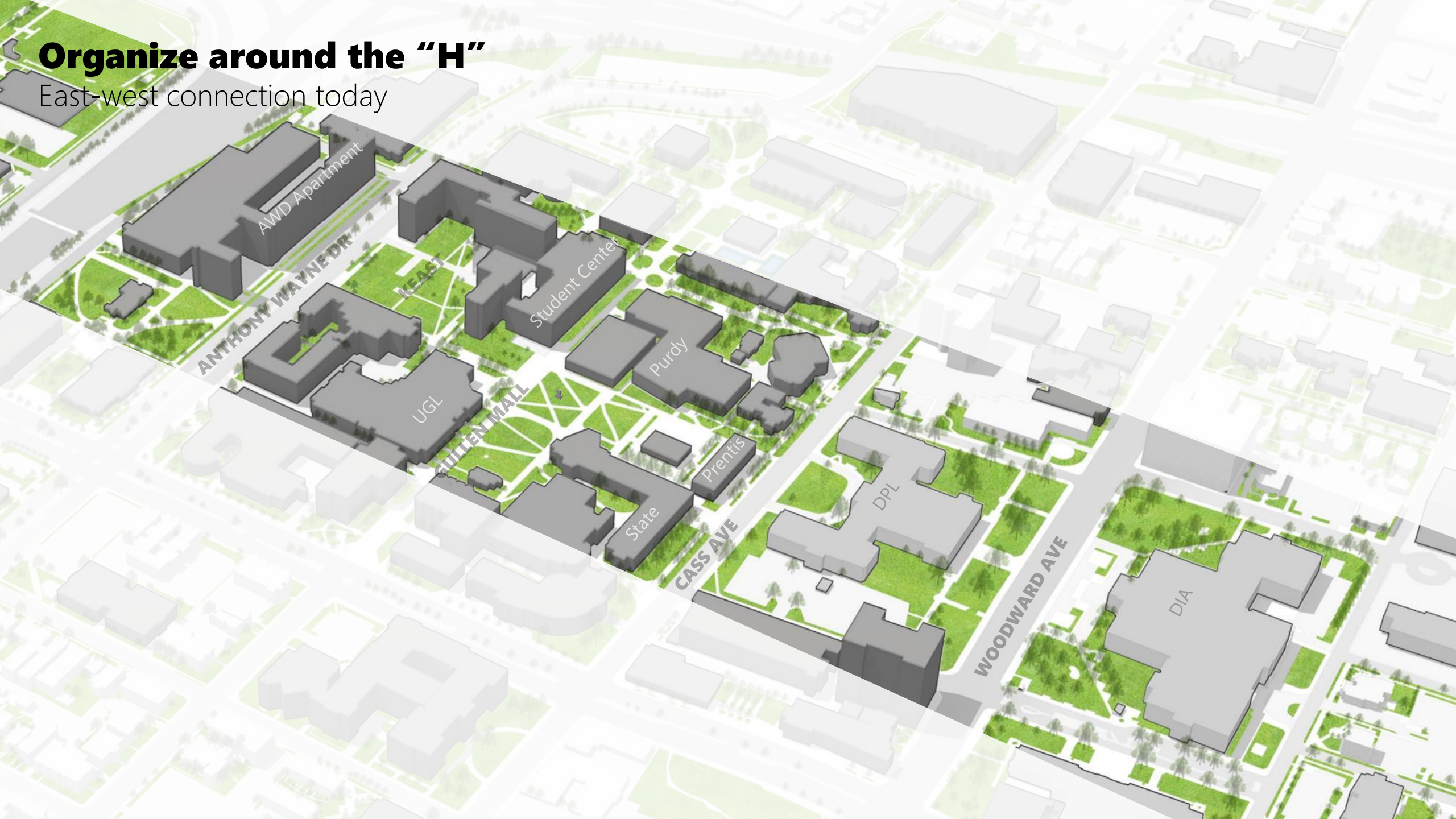
CASS AVE



CASS AVE

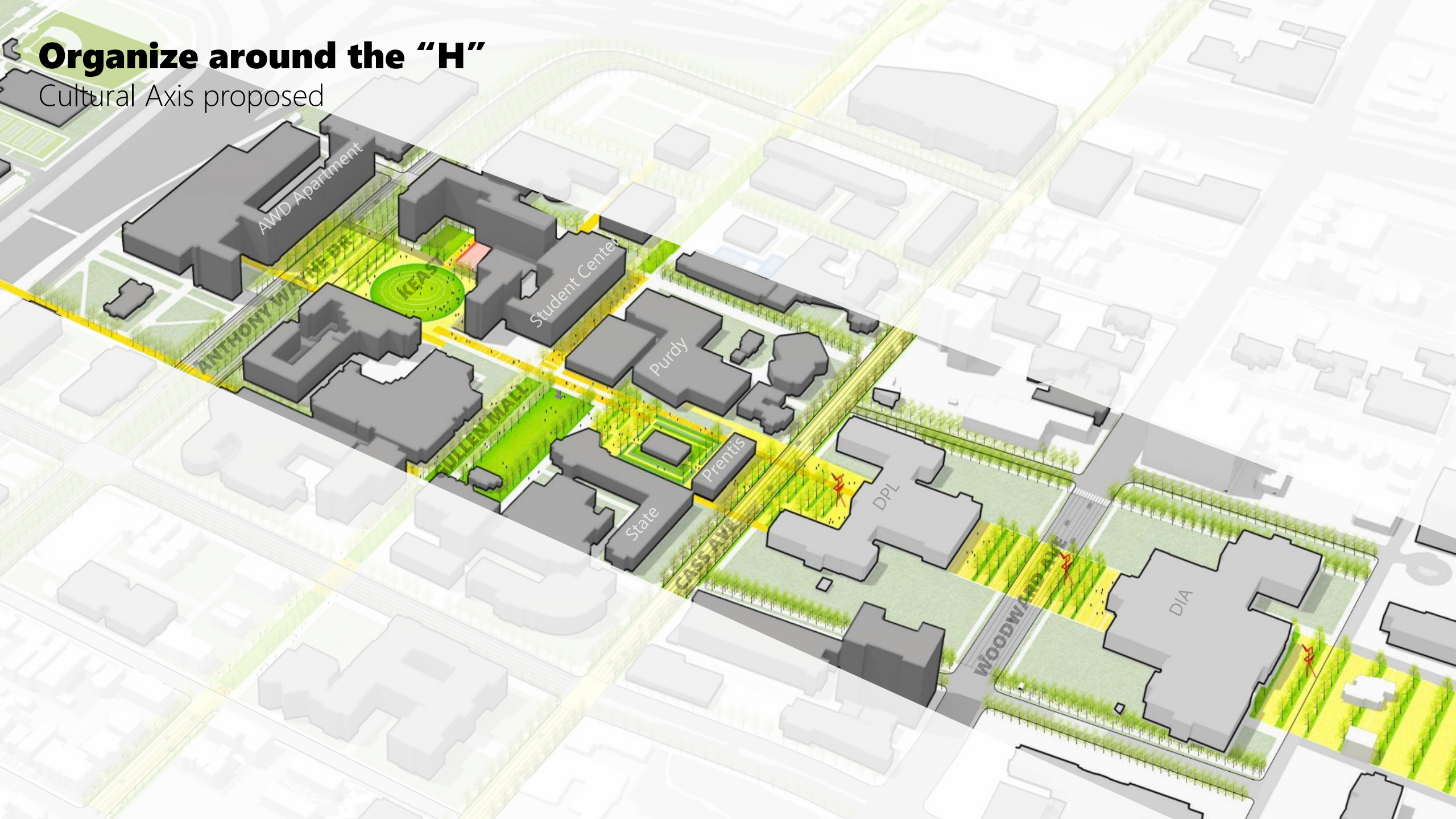
Organize around the "H"

East-west connection today



Organize around the "H"

Cultural Axis proposed



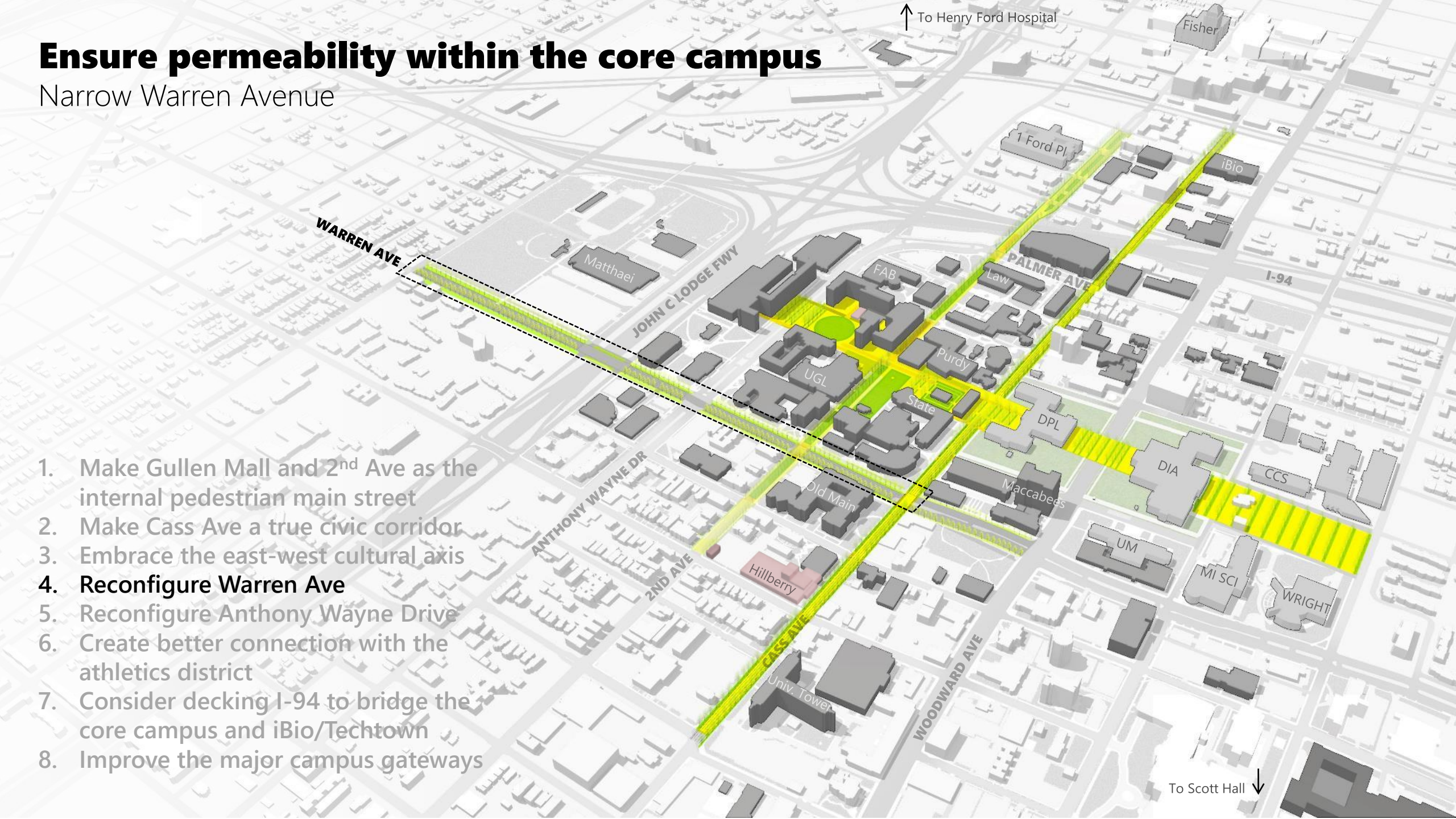




Ensure permeability within the core campus

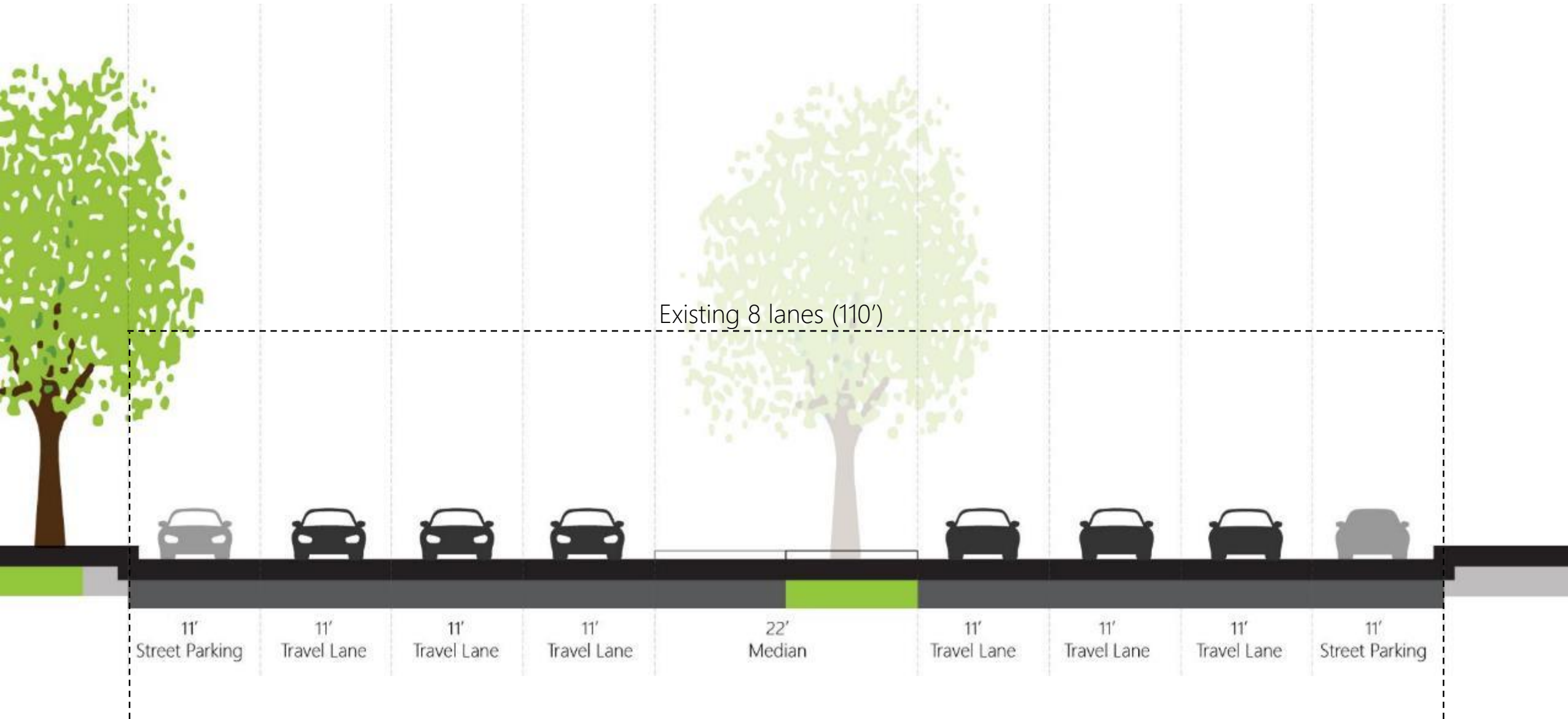
Narrow Warren Avenue

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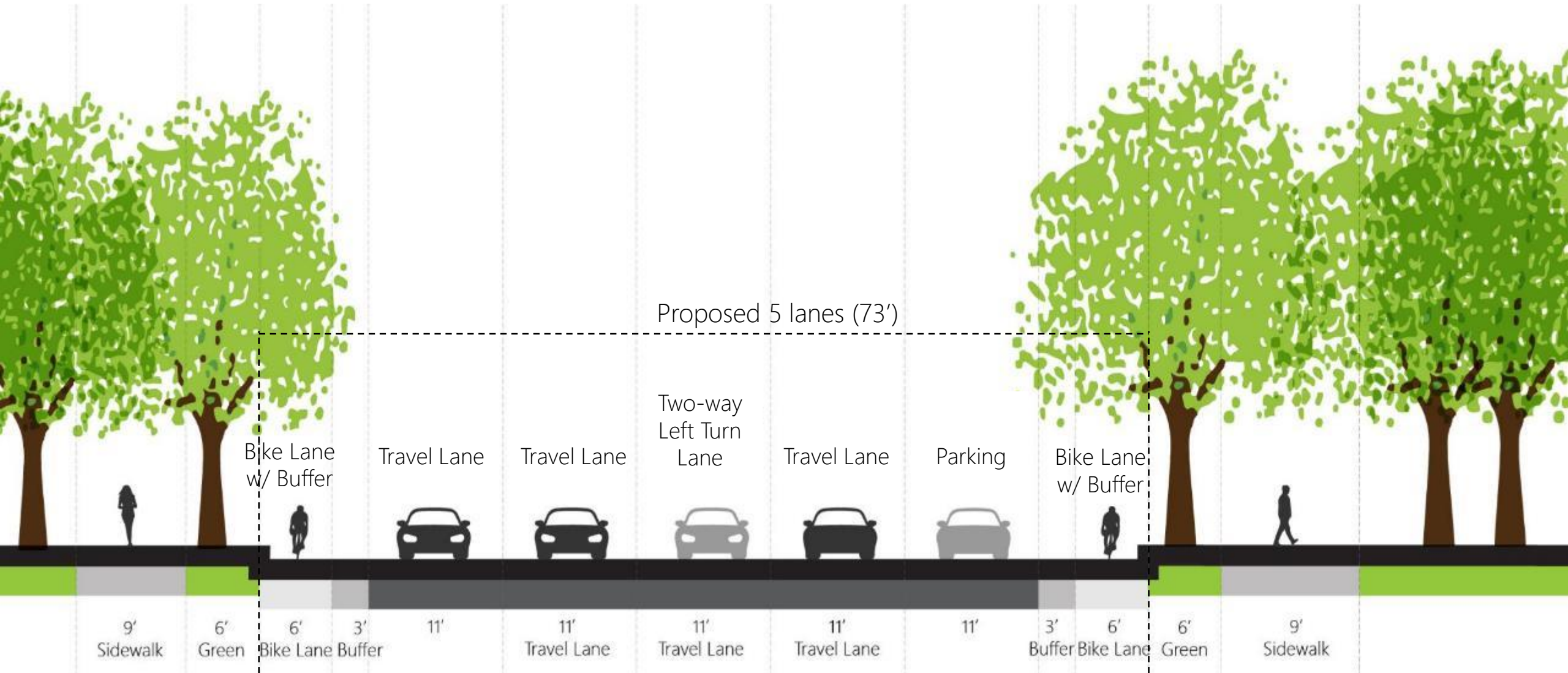
Ensure permeability within the core campus

Narrow Warren Avenue

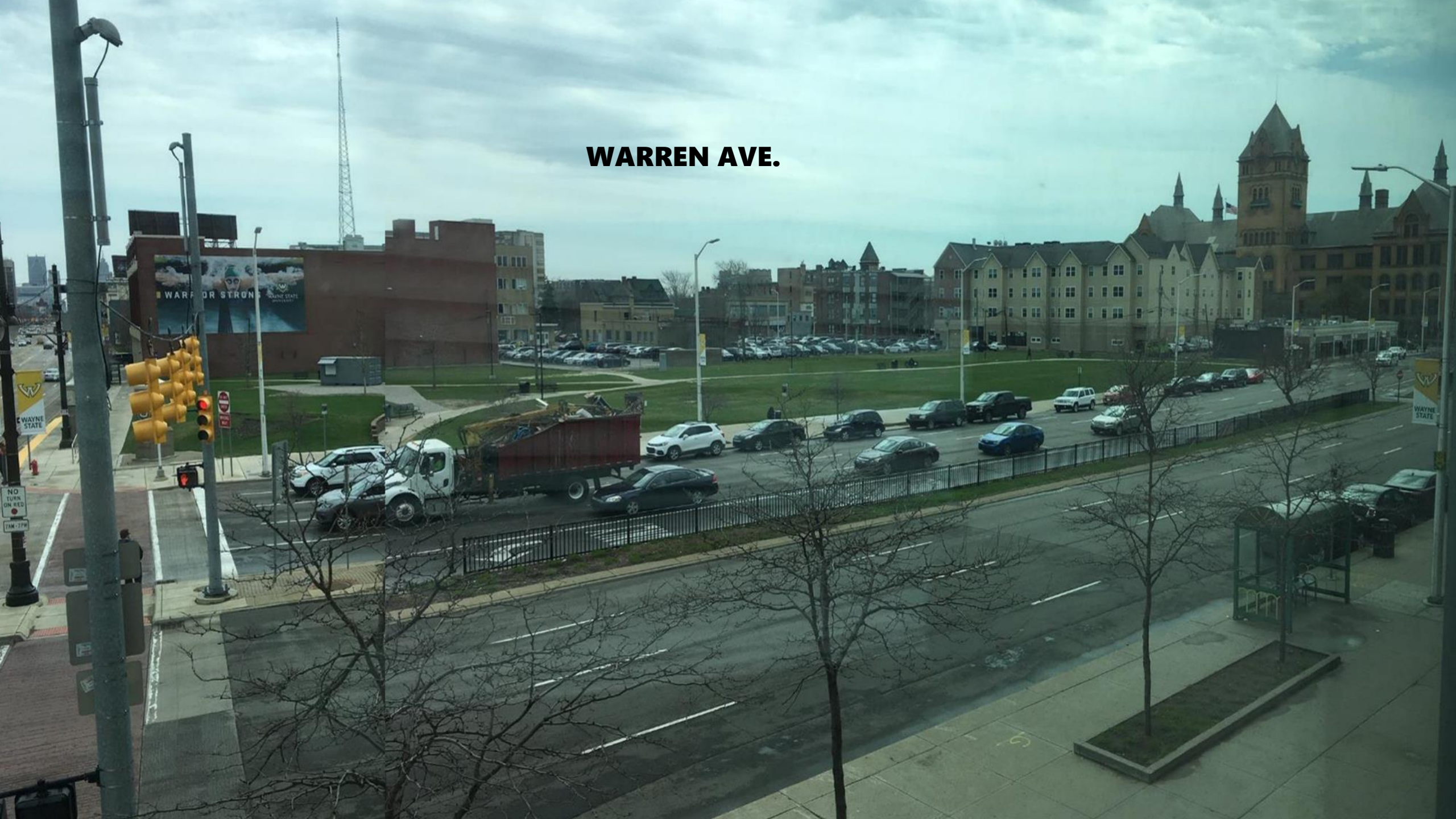


Ensure permeability within the core campus

Narrow Warren Avenue



WARREN AVE.



WARREN AVE.



WSU
KIOSK

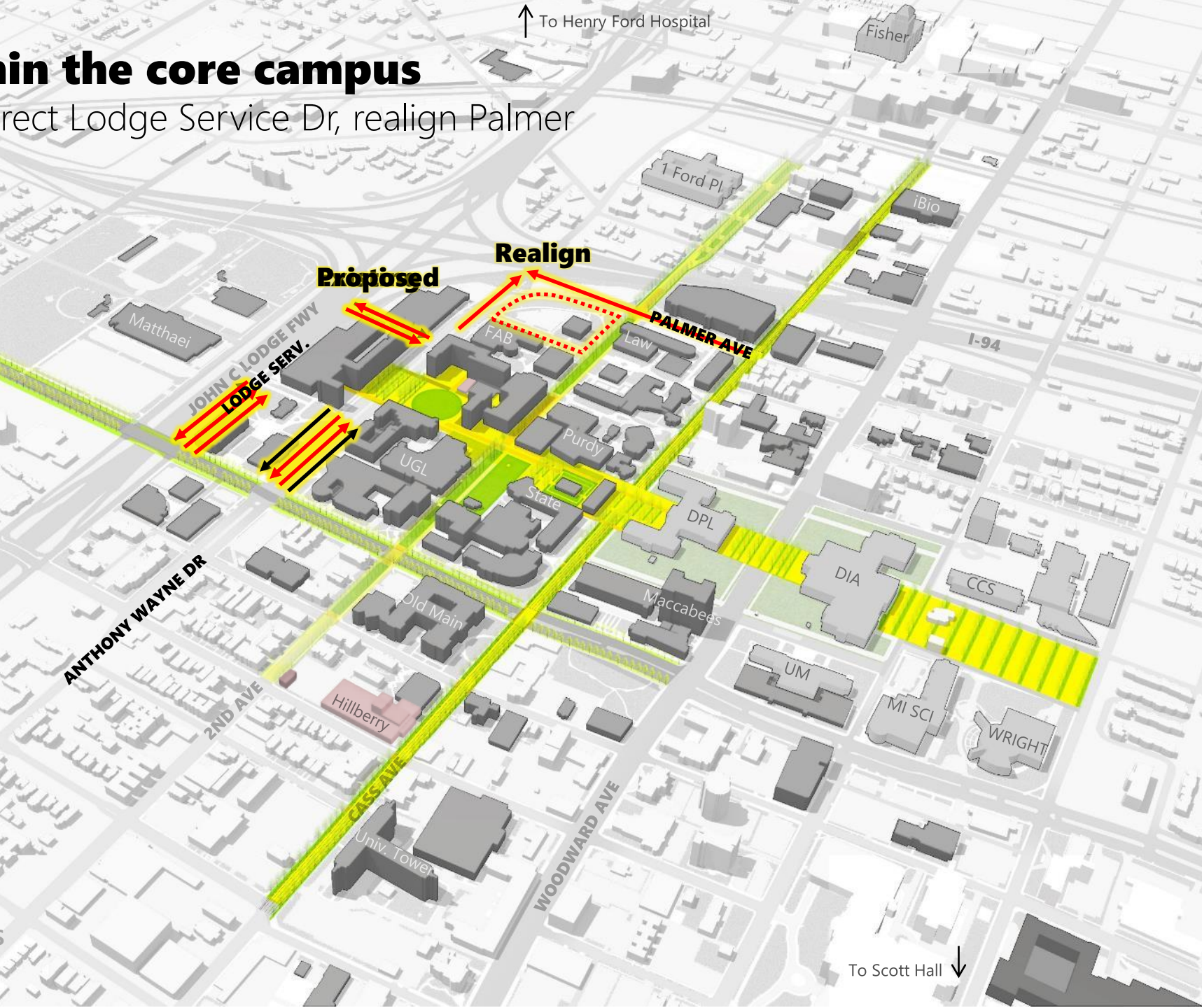
WSU BUS

ONE WAY

Ensure permeability within the core campus

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

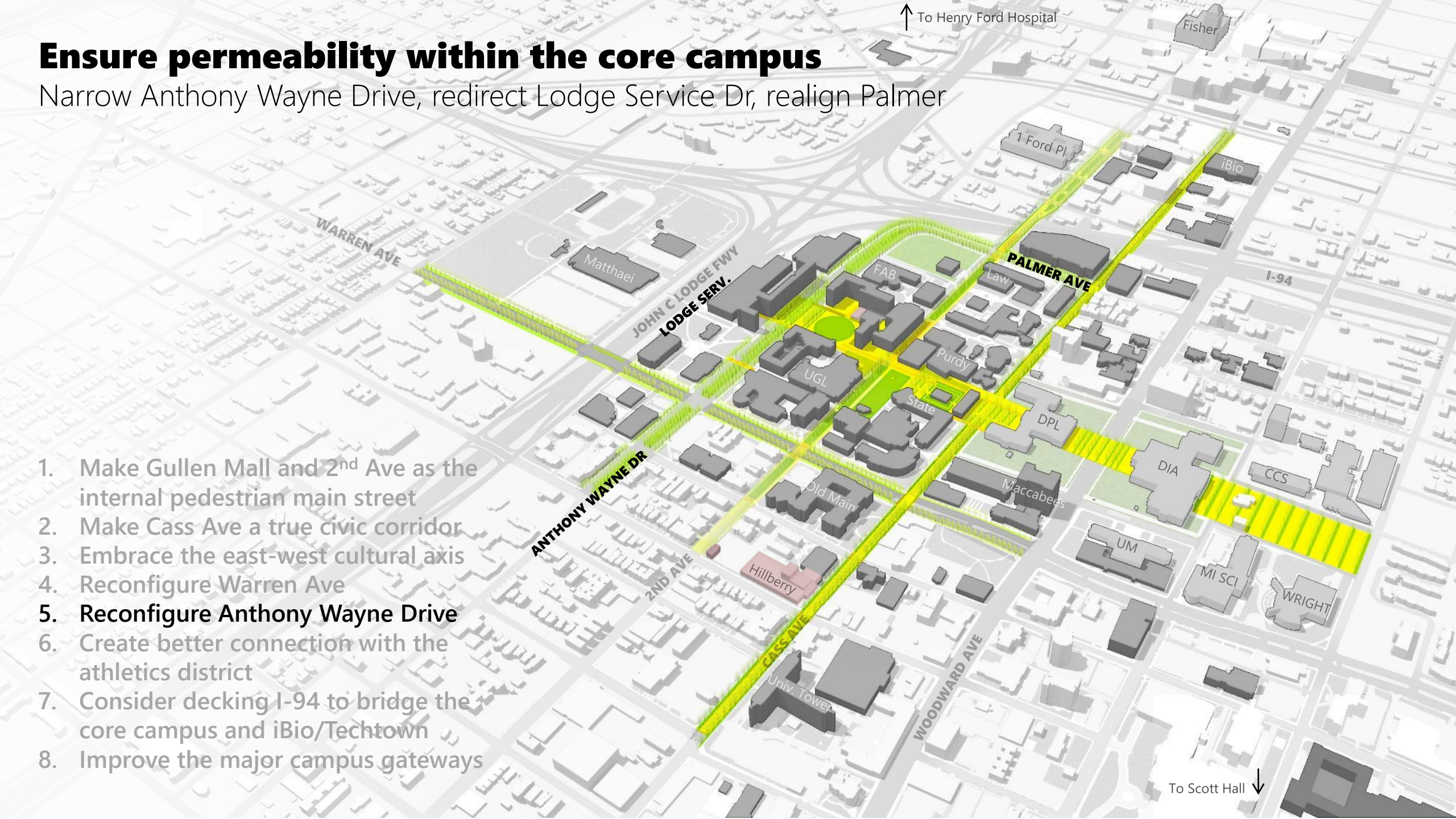
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Ensure permeability within the core campus

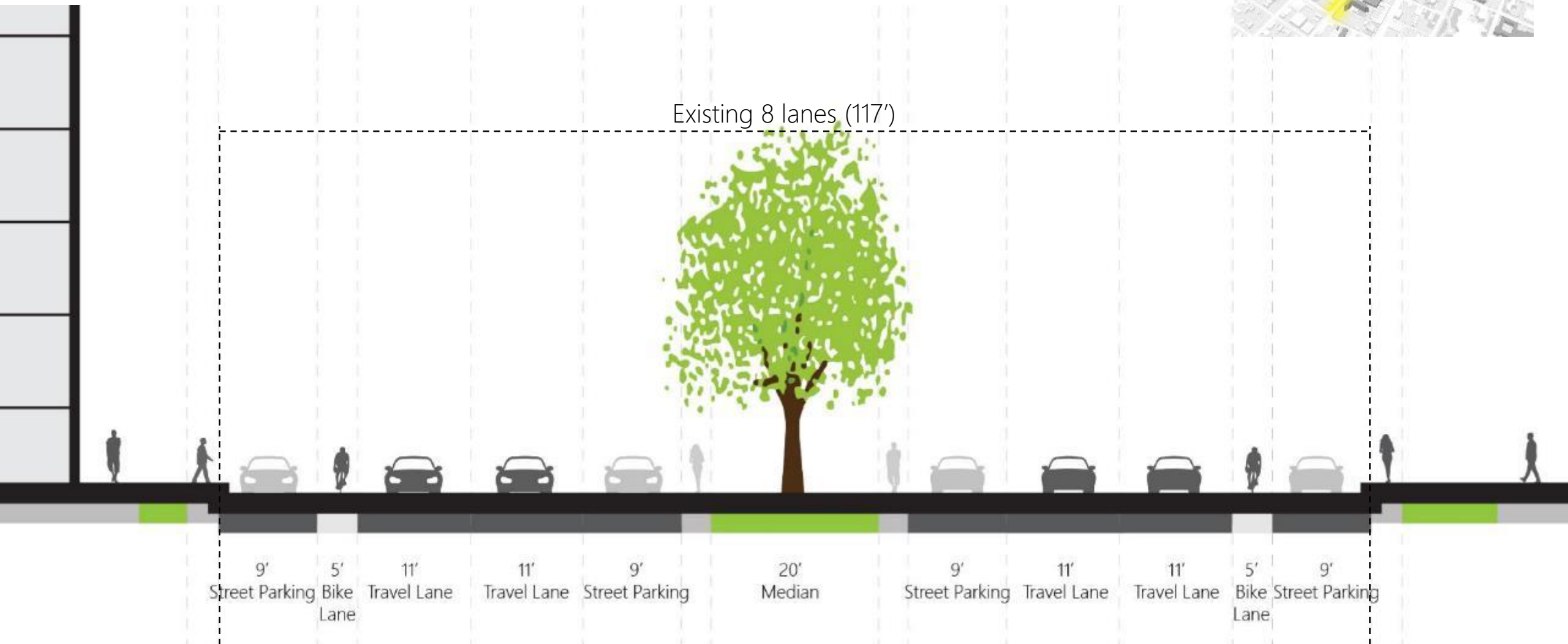
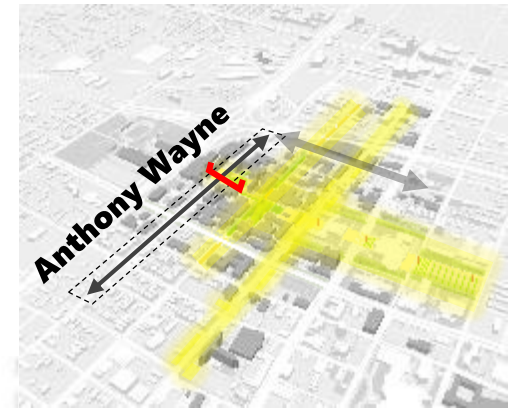
Narrow Anthony Wayne Drive, redirect Lodge Service Dr, realign Palmer

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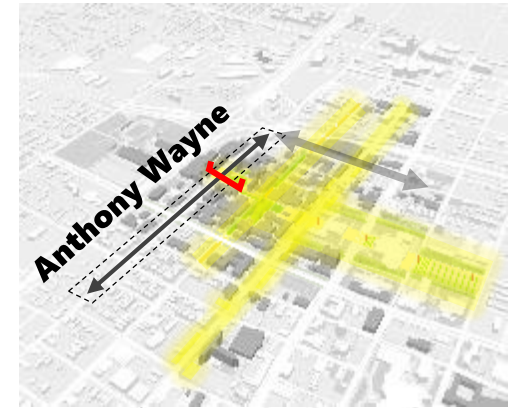
Ensure permeability within the core campus

Narrow Anthony Wayne Drive



Ensure permeability within the core campus

Narrow Anthony Wayne Drive





150

150

DELAN L
IN THE
APARTMENTS
WATSON ROAD
UNIVERSITY

2D



WSU kiosk



Palmer Ave



**LAW
SCHOOL**

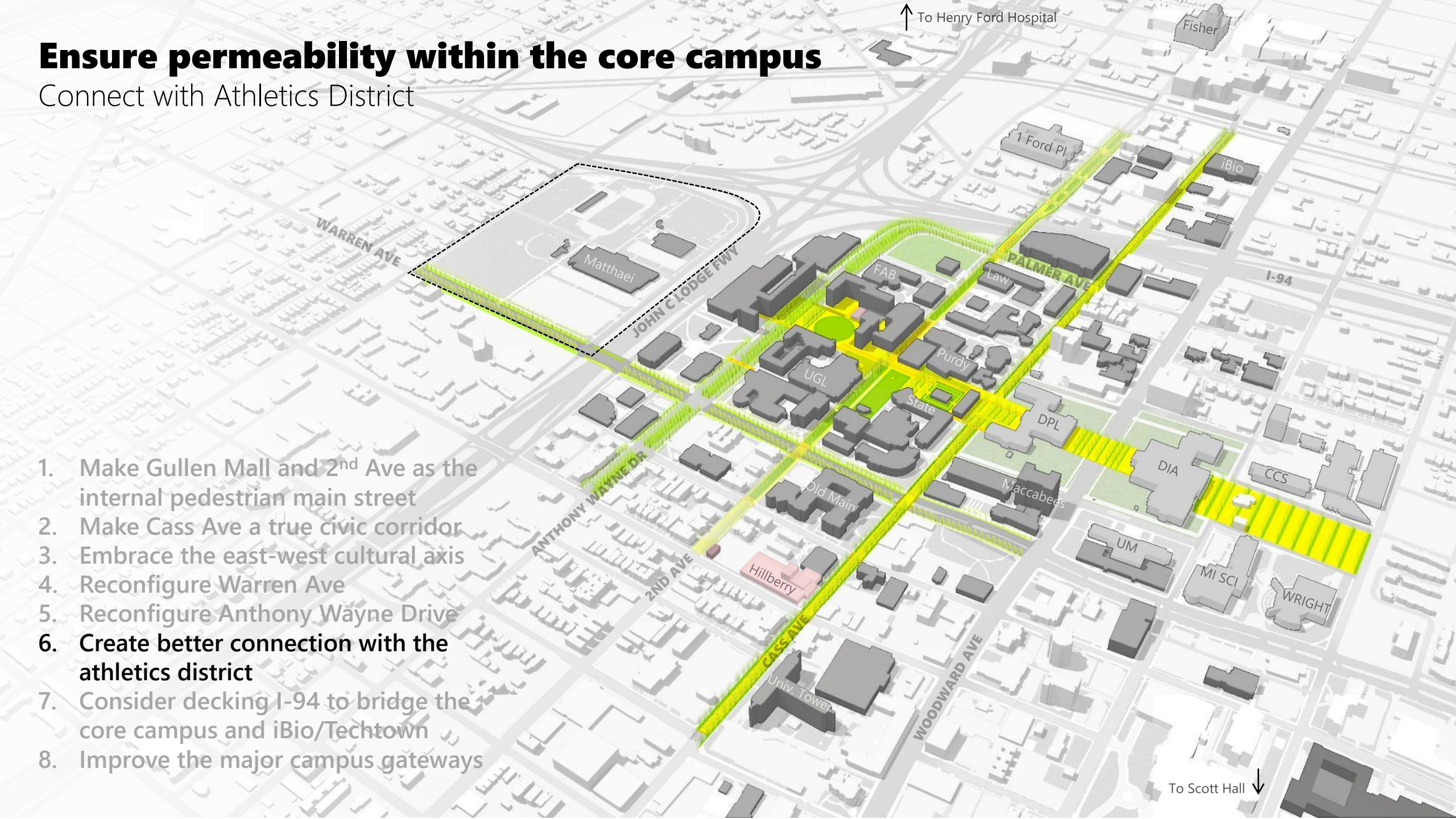
**Parkin
Struct**

Palmer Ave

Ensure permeability within the core campus

Connect with Athletics District

1. Make Gullen Mall and 2nd Ave as the internal pedestrian main street
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↑ To Henry Ford Hospital

Fisher

1 Ford Pl

iBio

WARREN AVE

Matthaei

JOHN C LODGE FWY

FAB

Law

PALMER AVE

I-94

UGL

Purdy

State

DPL

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ANTHONY WAYNE DR

Old Main

Maccabees

DIA

CCS

2ND AVE

Hillberry

UM

MI SCI

WRIGHT

Univ. Tower

WOODWARD AVE

↓ To Scott Hall

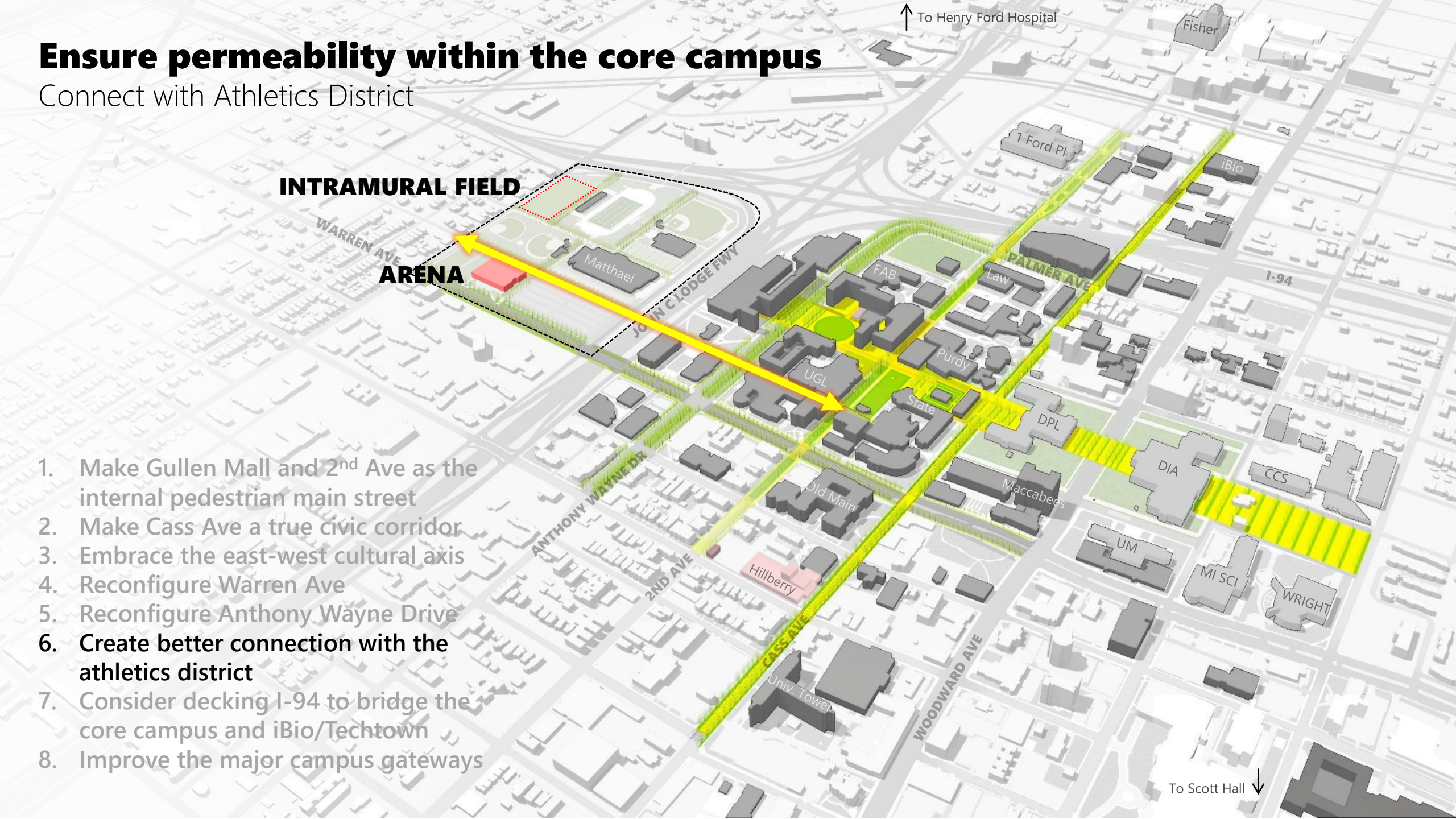
Ensure permeability within the core campus

Connect with Athletics District

INTRAMURAL FIELD

ARENA

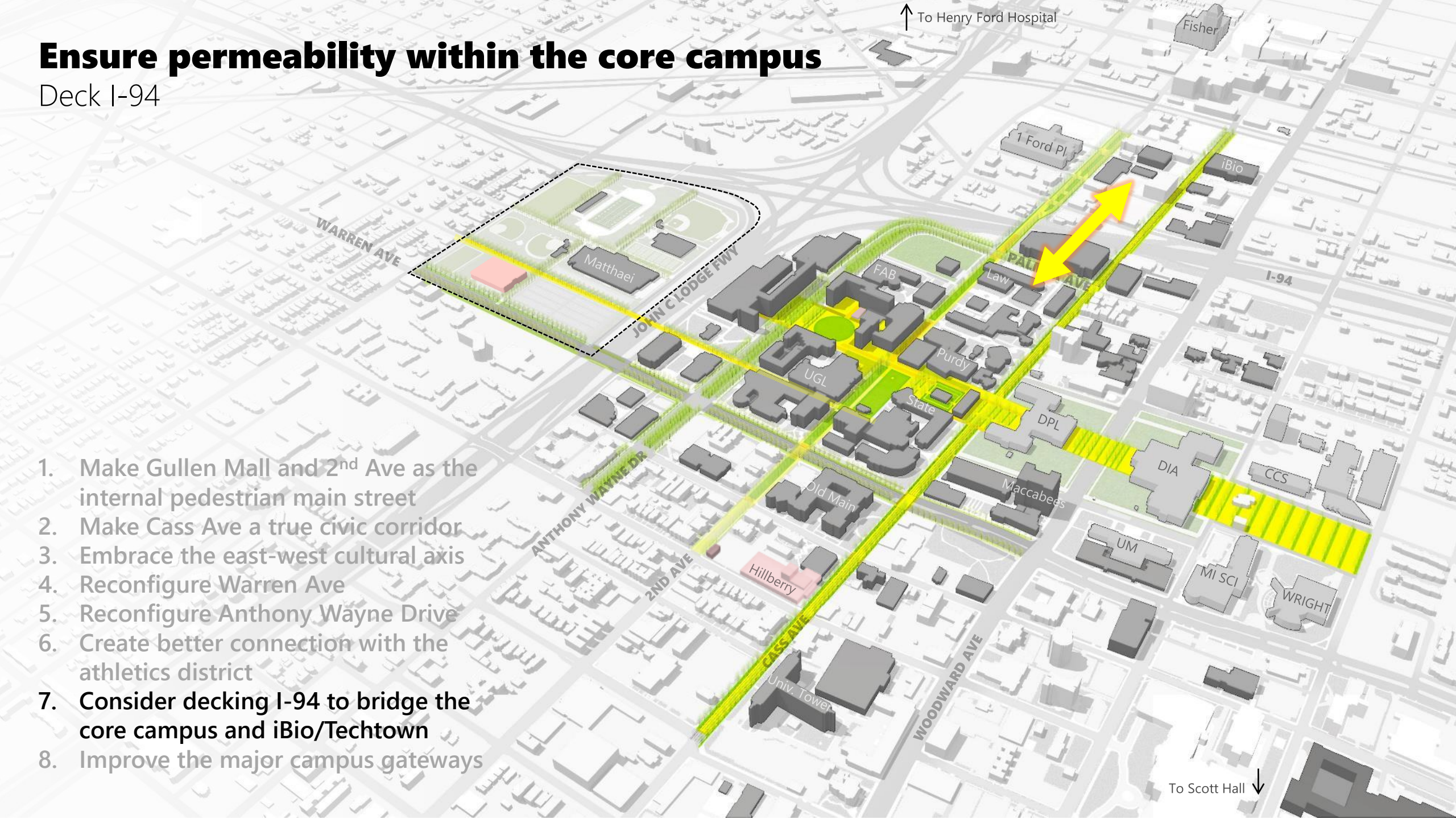
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Ensure permeability within the core campus

Deck I-94

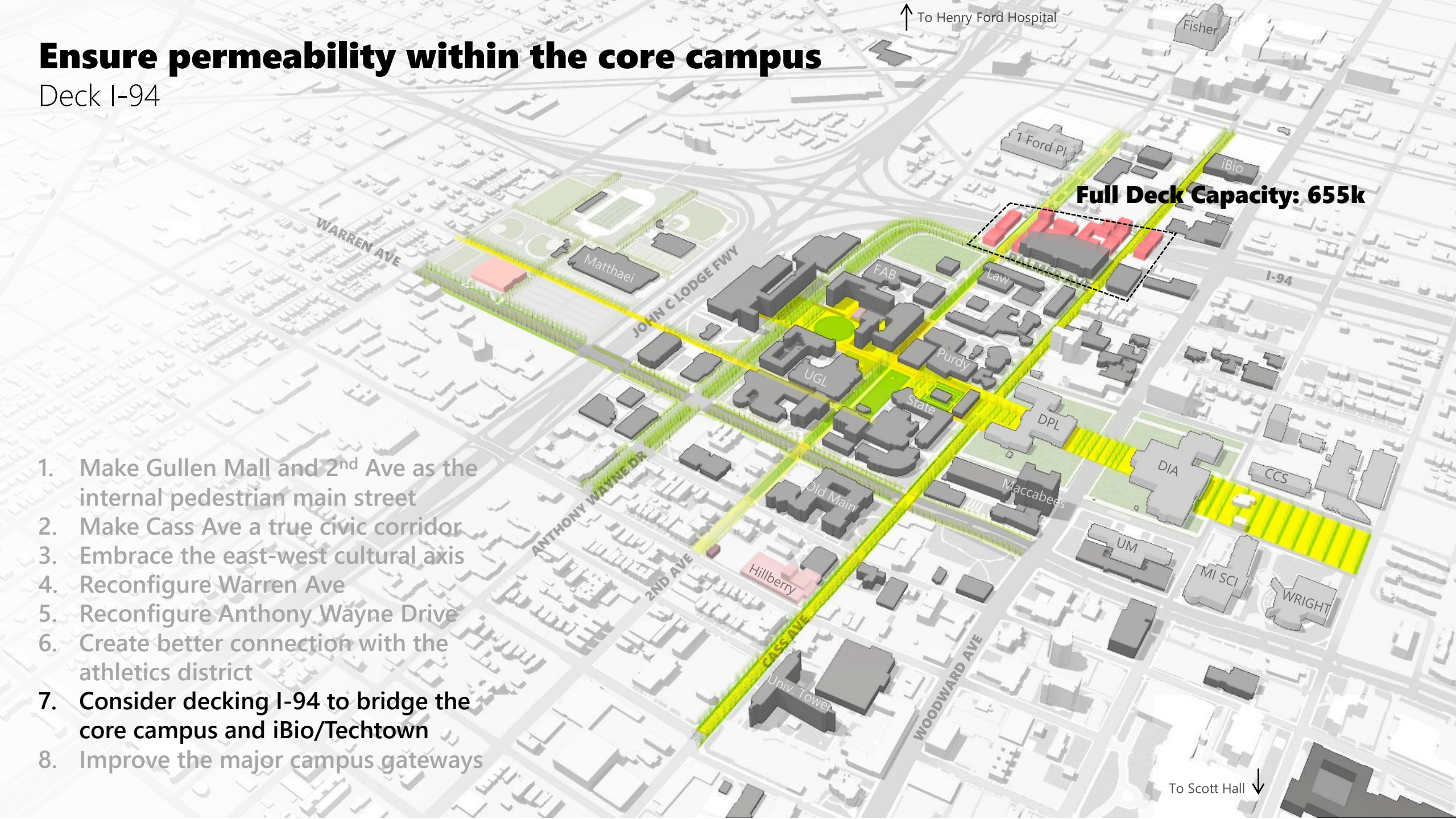
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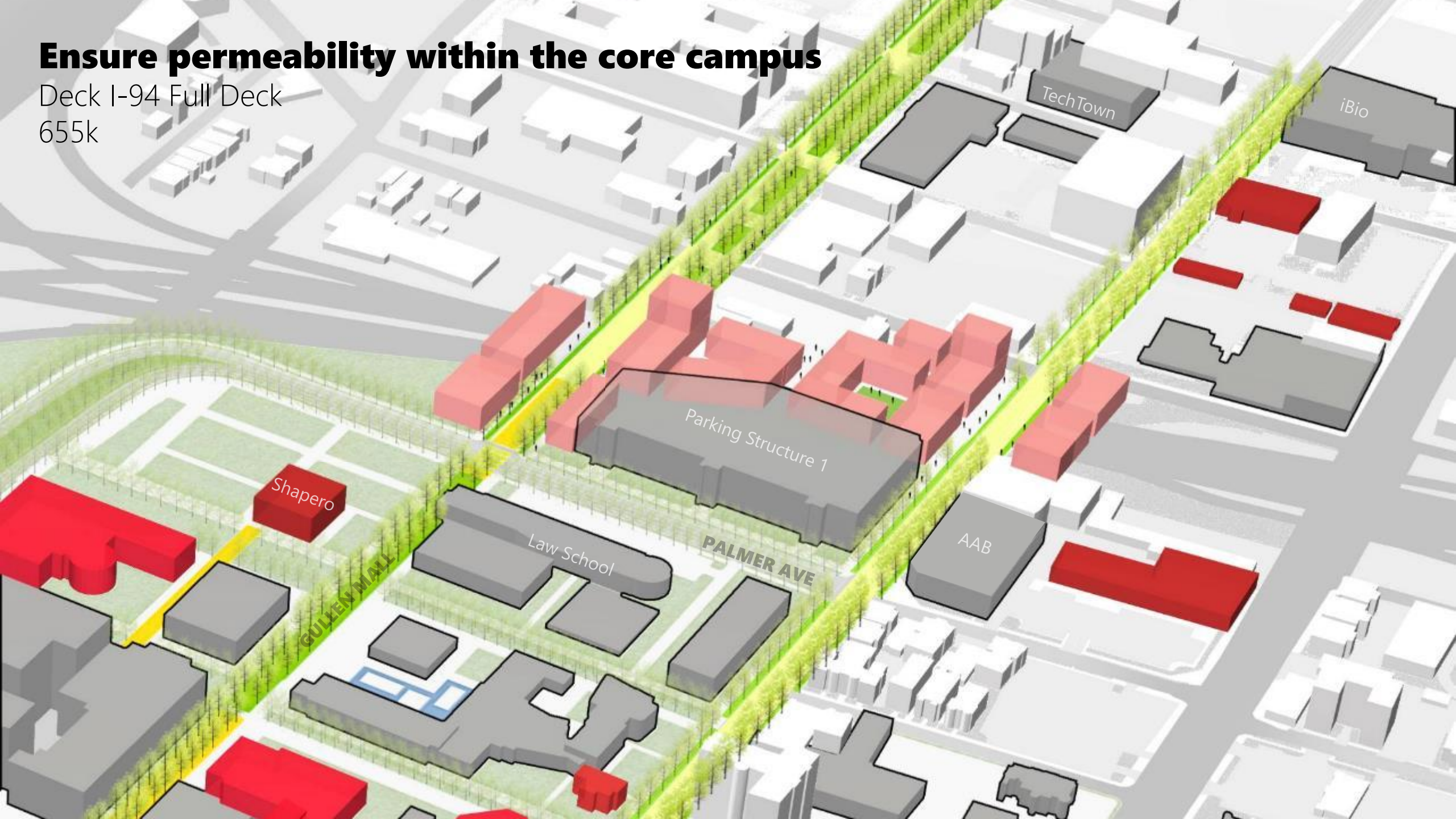
To Henry Ford Hospital

Full Deck Capacity: 655k

To Scott Hall

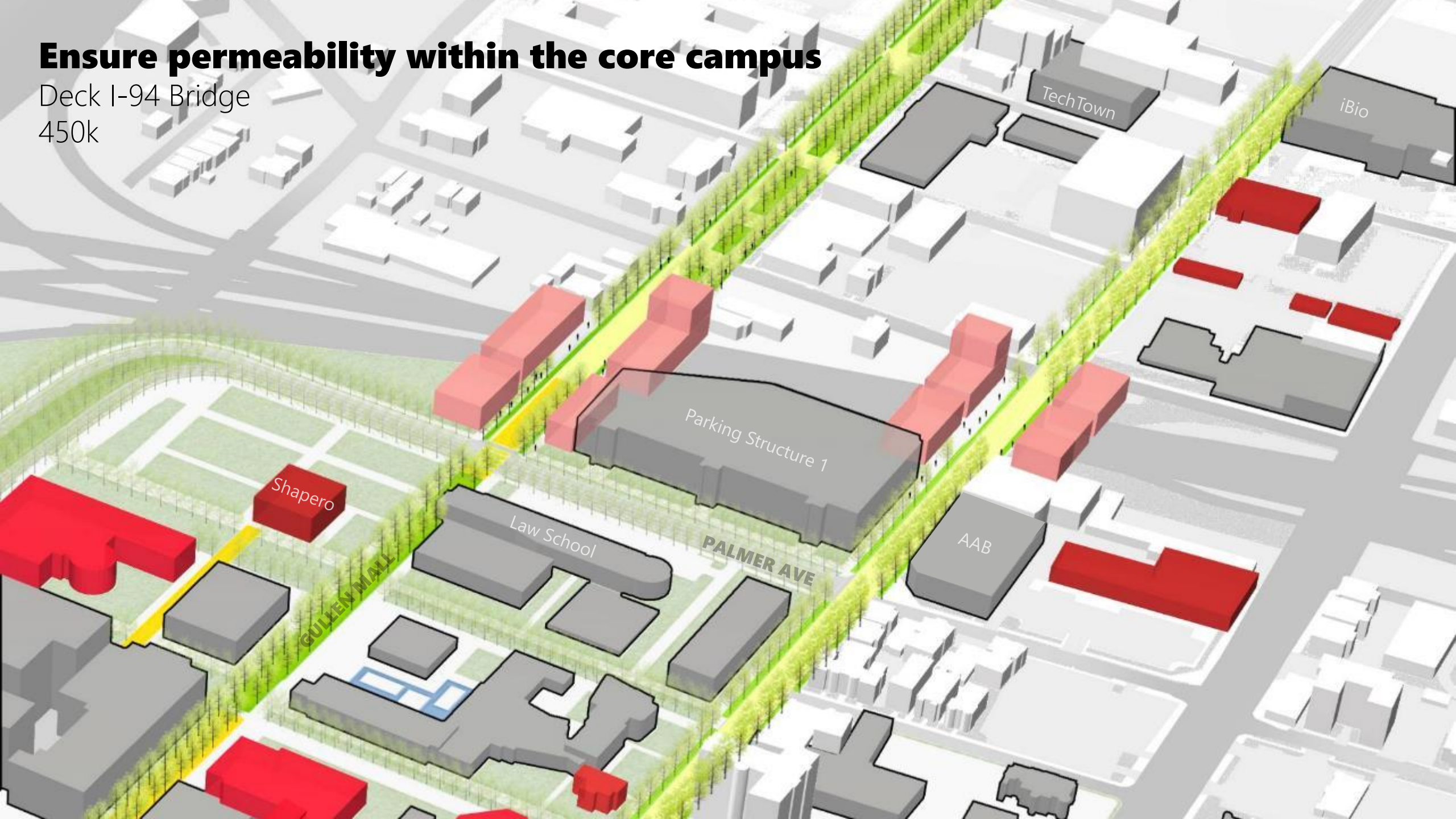
Ensure permeability within the core campus

Deck I-94 Full Deck
655k



Ensure permeability within the core campus

Deck I-94 Bridge
450k



Establish campus gateways

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NORTH GATEWAY

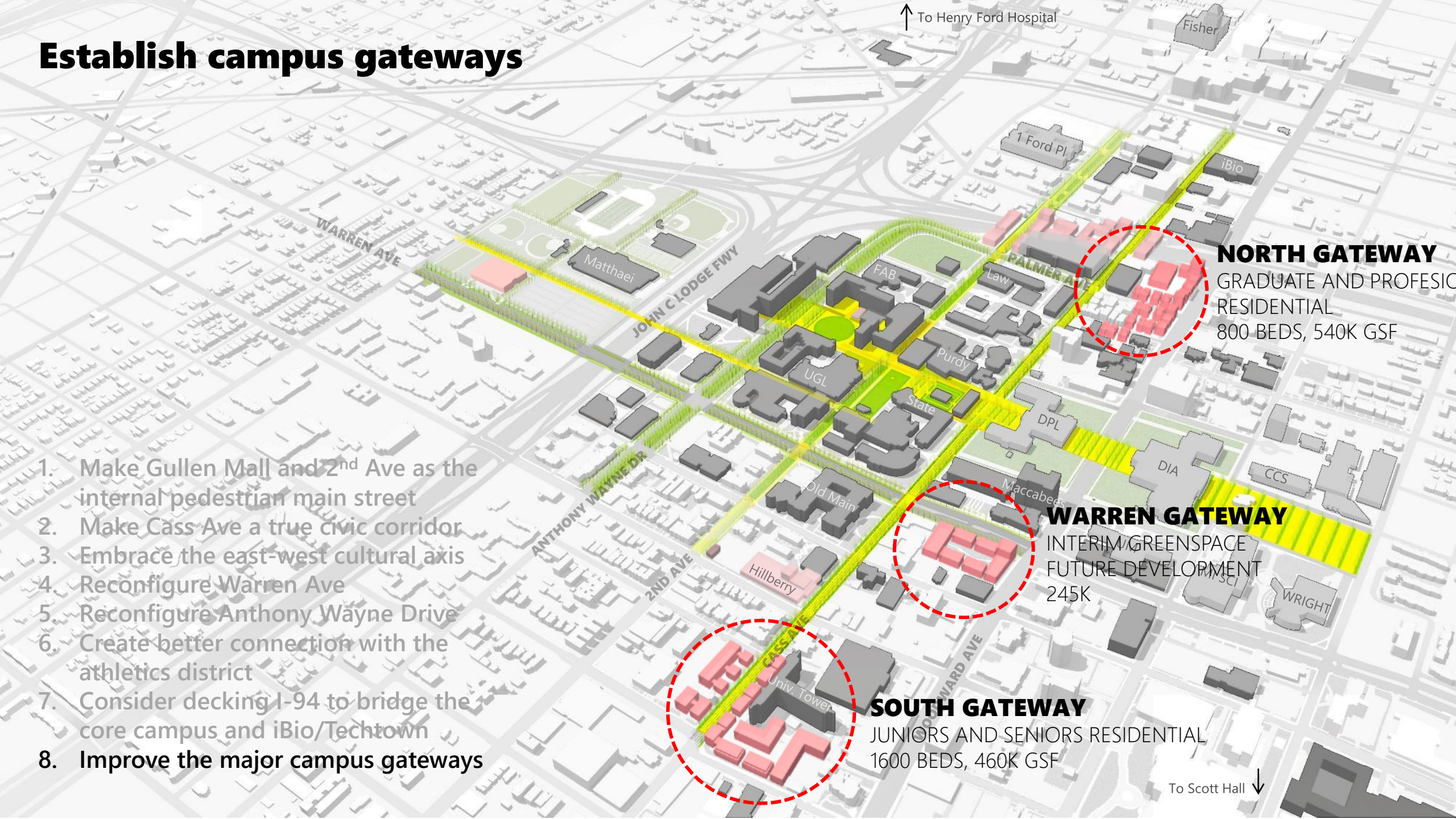
GRADUATE AND PROFESSIONAL RESIDENTIAL
800 BEDS, 540K GSF

WARREN GATEWAY

INTERIM GREENSPACE
FUTURE DEVELOPMENT
245K

SOUTH GATEWAY

JUNIORS AND SENIORS RESIDENTIAL
1600 BEDS, 460K GSF



North gateway



North gateway



South gateway



South gateway



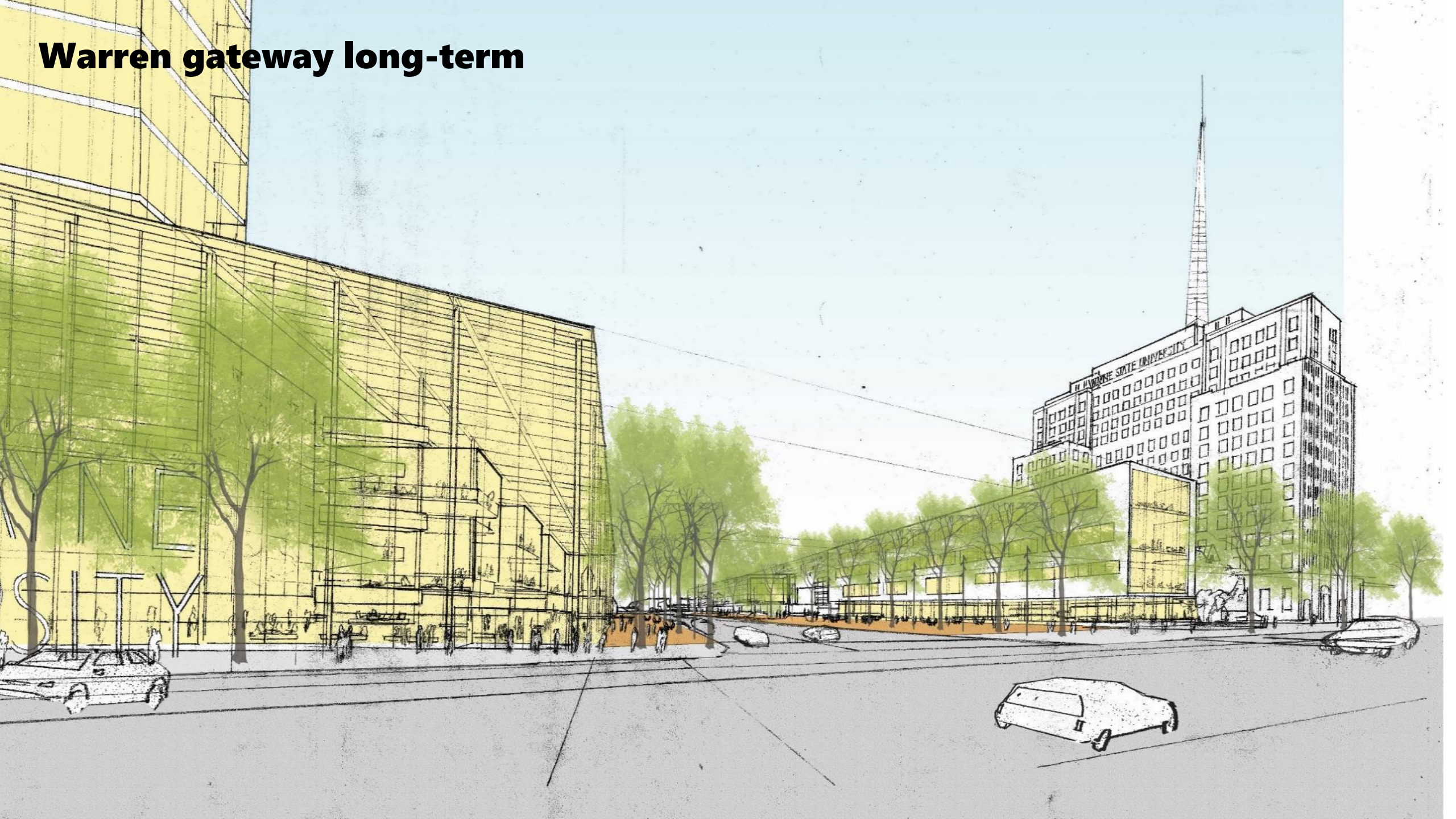
Warren gateway



Warren gateway near-term



Warren gateway long-term

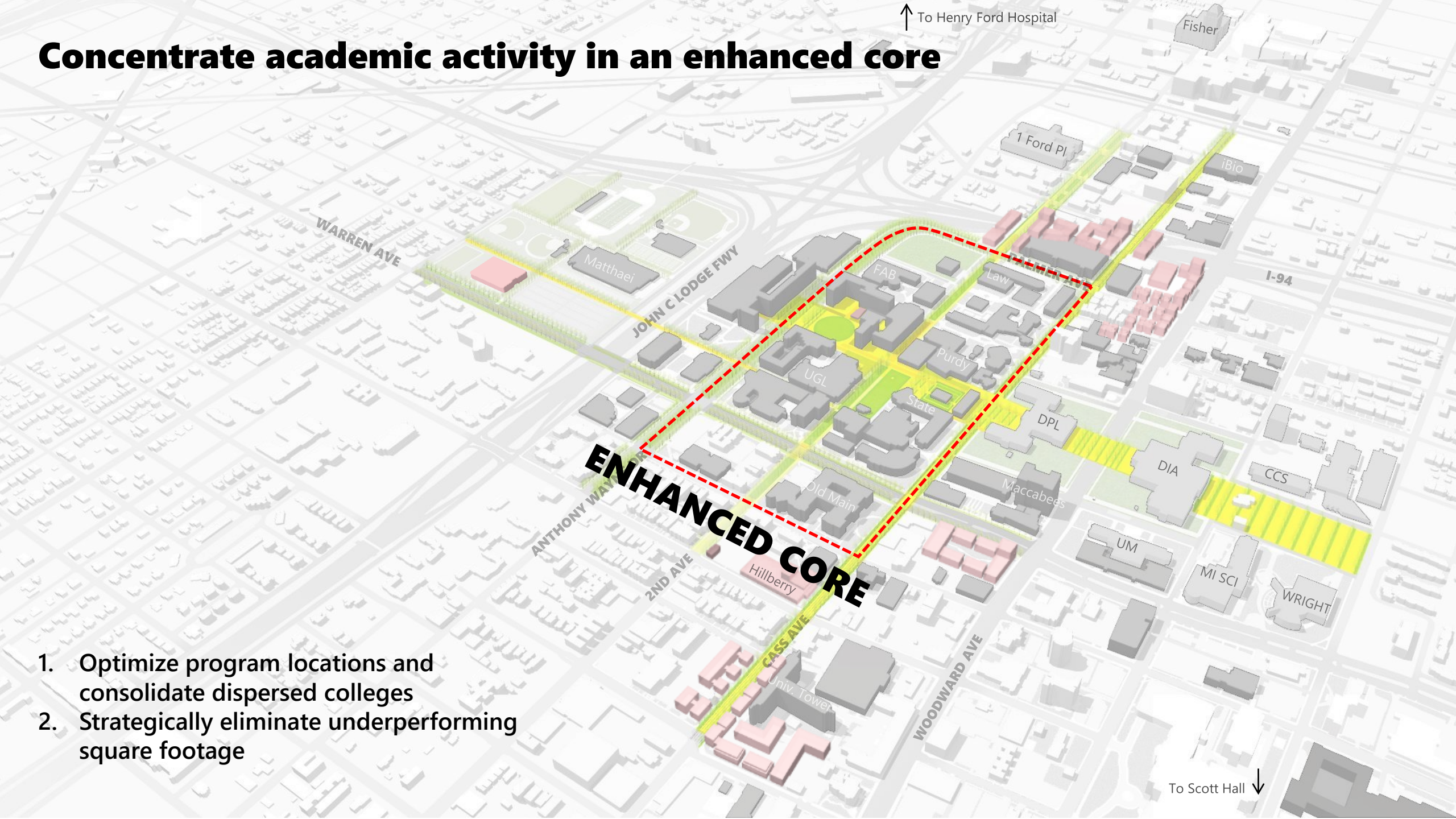


CONCENTRATE ACADEMIC ACTIVITY IN AN ENHANCED CORE



Concentrate academic activity in an enhanced core

↑ To Henry Ford Hospital

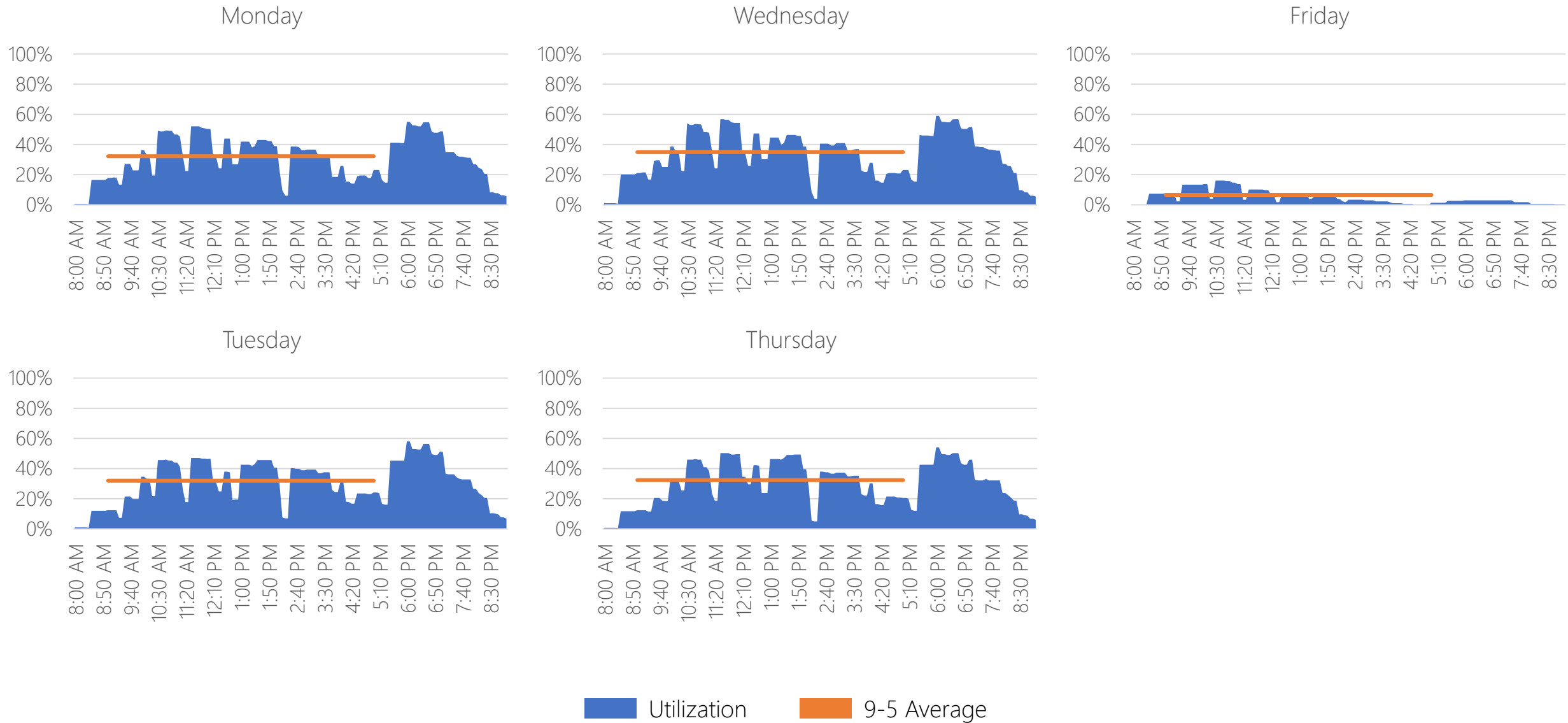


1. Optimize program locations and consolidate dispersed colleges
2. Strategically eliminate underperforming square footage

↓ To Scott Hall

Concentrate academic activity in an enhanced core

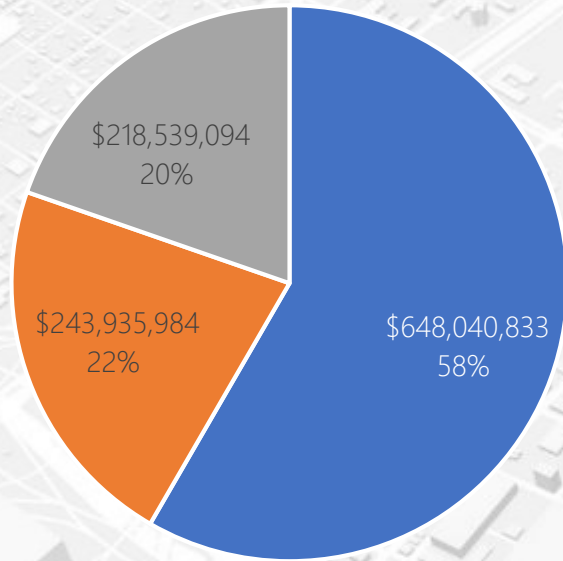
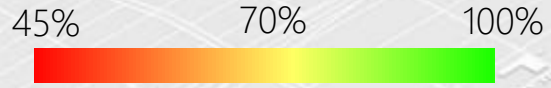
Classroom Utilization, Fall 2017



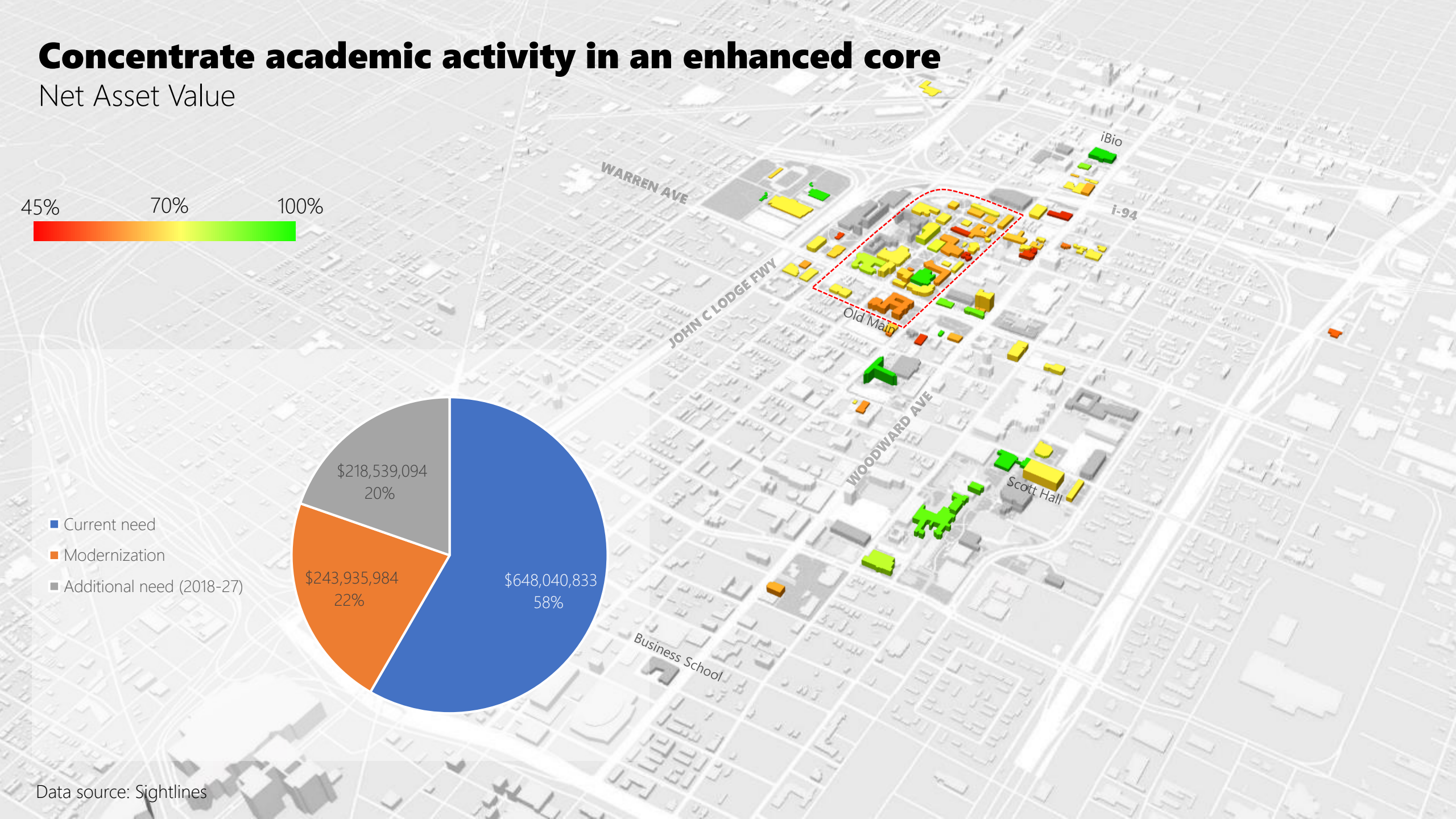
*Excludes new MISB classrooms, outreach centers, and rooms miscoded in WSU space inventory

Concentrate academic activity in an enhanced core

Net Asset Value



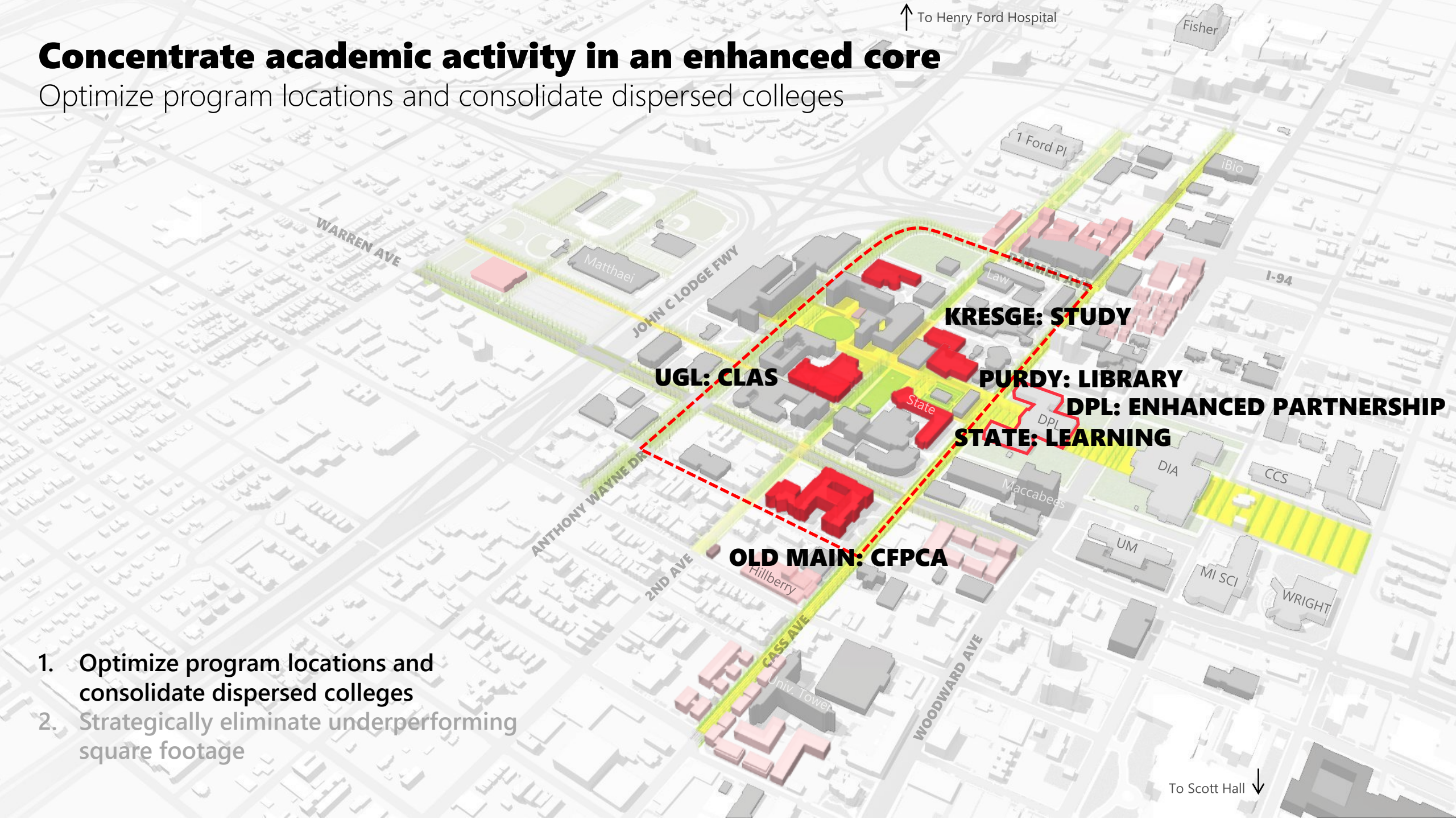
- Current need
- Modernization
- Additional need (2018-27)



Concentrate academic activity in an enhanced core

Optimize program locations and consolidate dispersed colleges

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



↑ To Henry Ford Hospital

Fisher

1 Ford Pl

iBio

WARREN AVE

Matthaei

JOHN C LODGE FWY

KRESGE: STUDY

UGL: CLAS

PURDY: LIBRARY

DPL: ENHANCED PARTNERSHIP

STATE: LEARNING

I-94

ANTHONY WAYNE DR

State

Maccabees

DIA

CCS

OLD MAIN: CFPCA

UM

2ND AVE

Hillberry

MI SCI

WRIGHT

CASS AVE

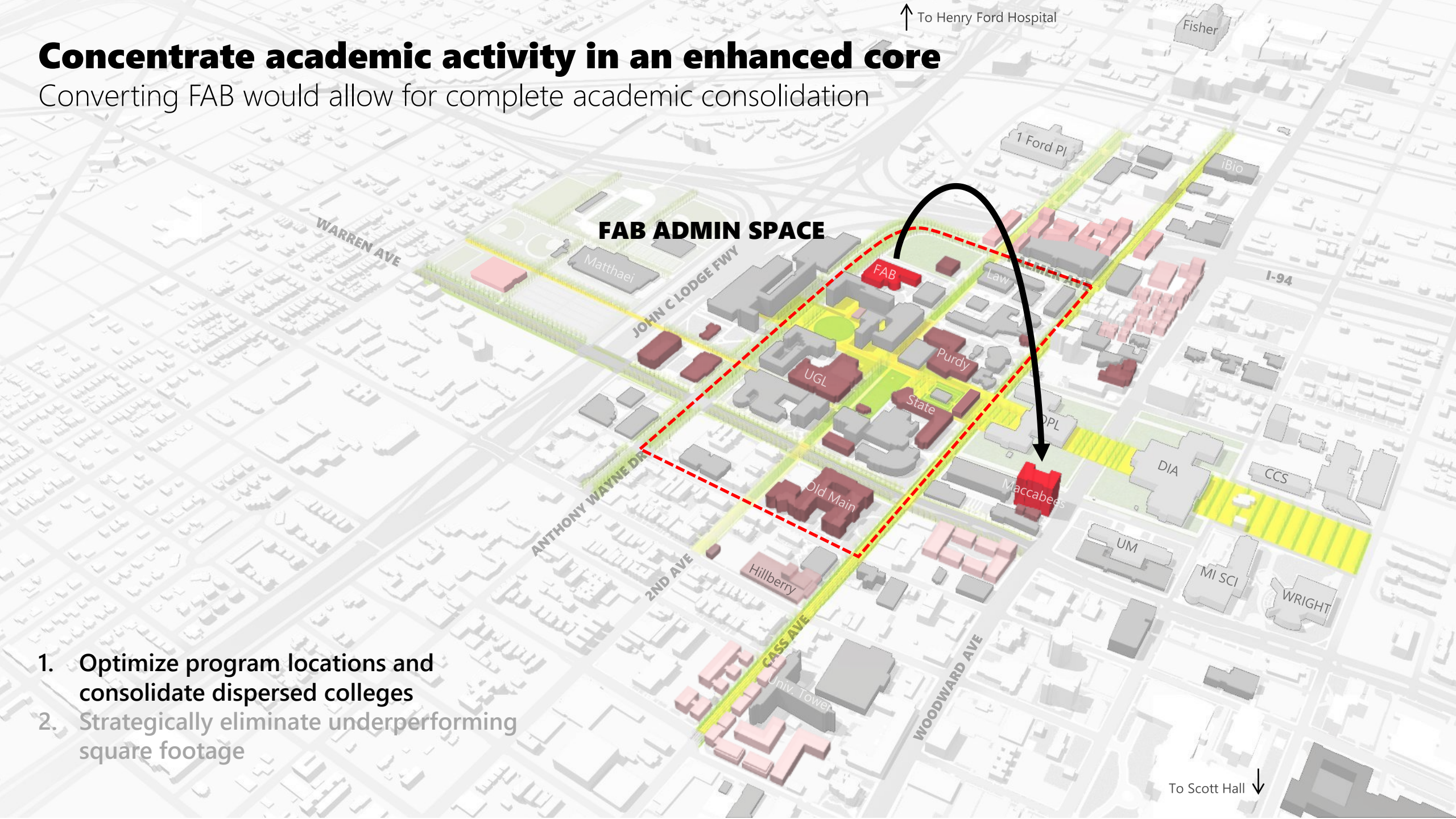
Univ. Tower

WOODWARD AVE

↓ To Scott Hall

Concentrate academic activity in an enhanced core

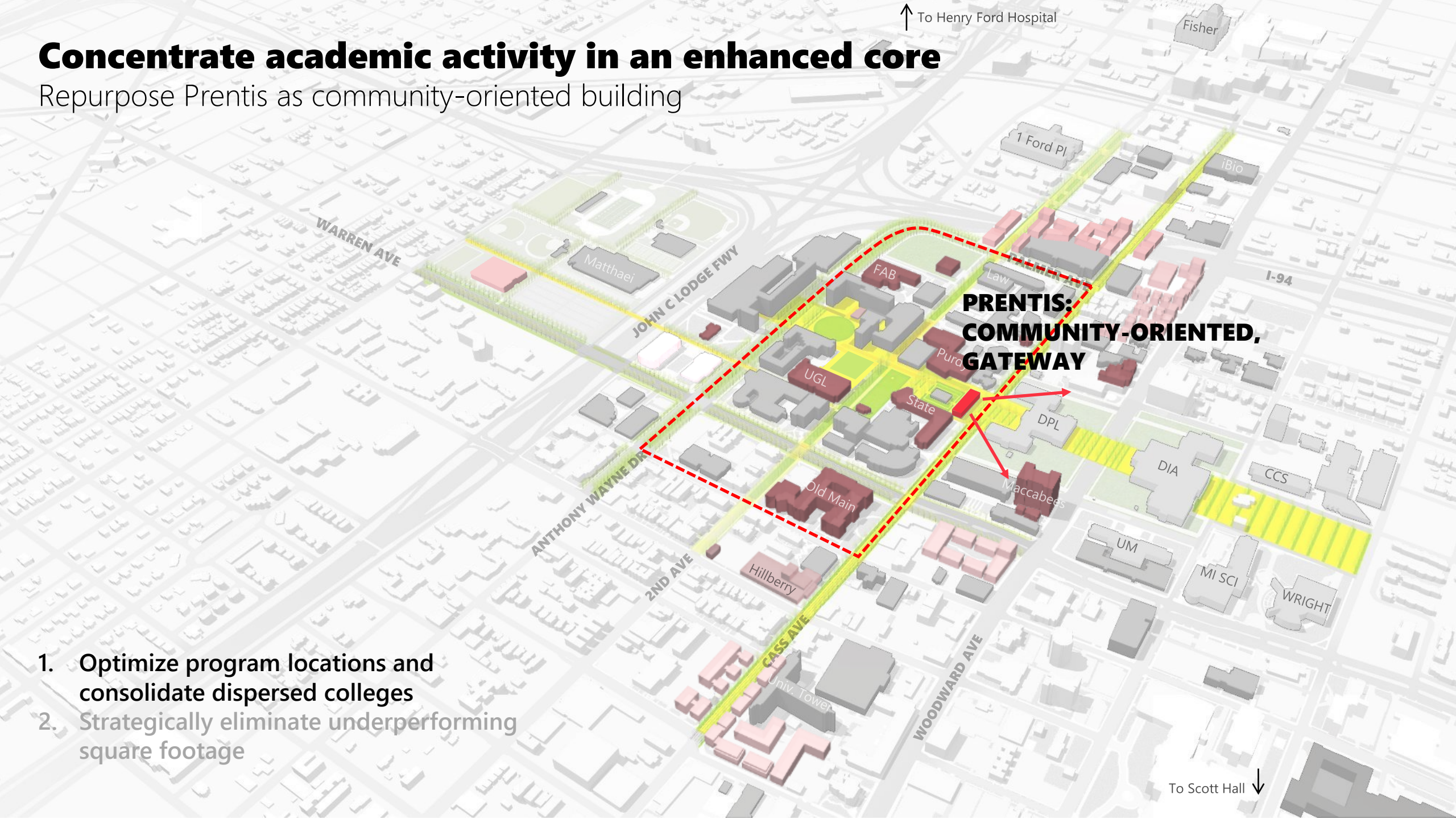
Converting FAB would allow for complete academic consolidation



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

Concentrate academic activity in an enhanced core

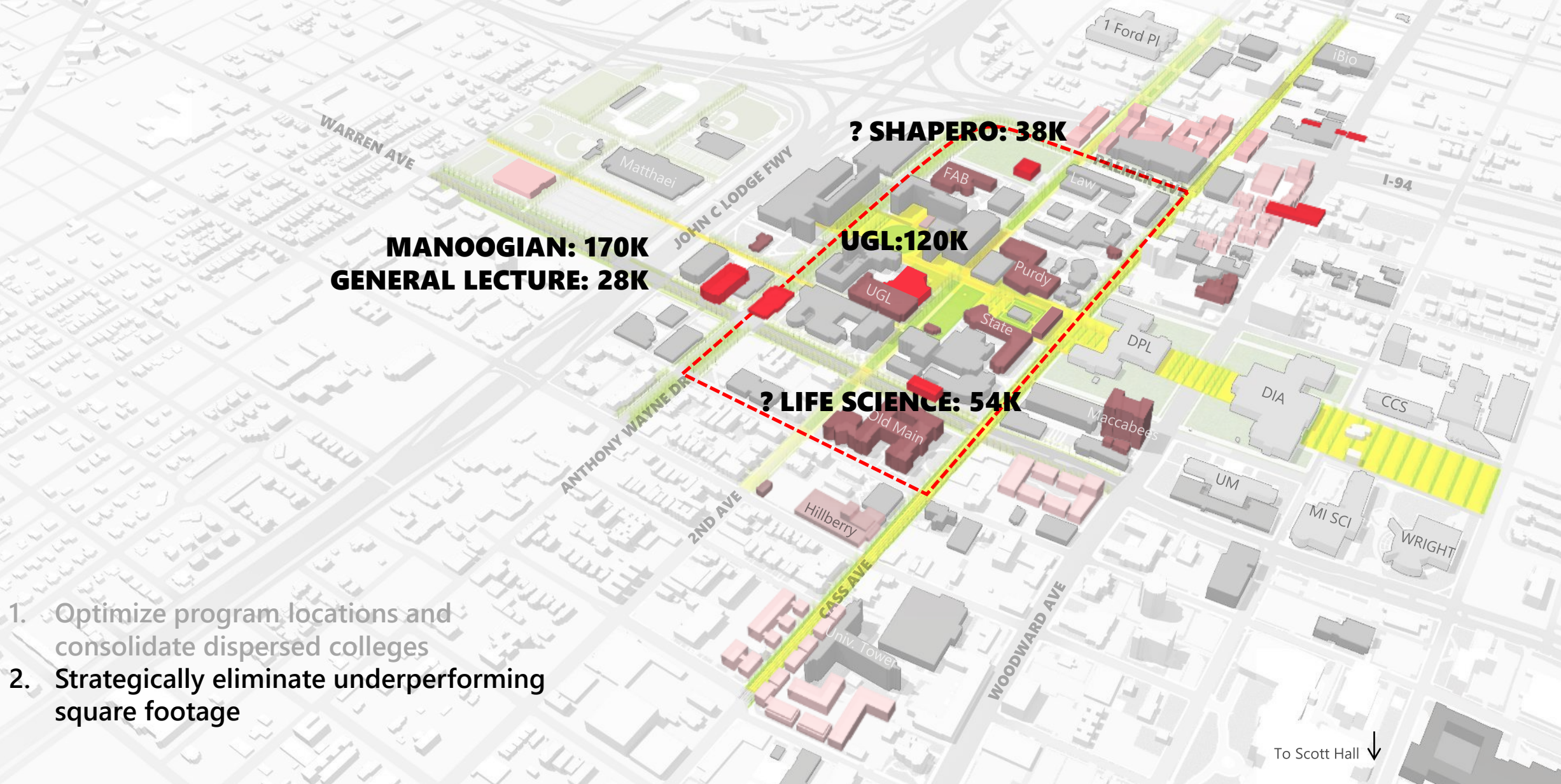
Repurpose Prentis as community-oriented building



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

Strategically eliminate underperforming square footage

Proposed reduction of overall footprint by ~320,000 to 420,000 GSF



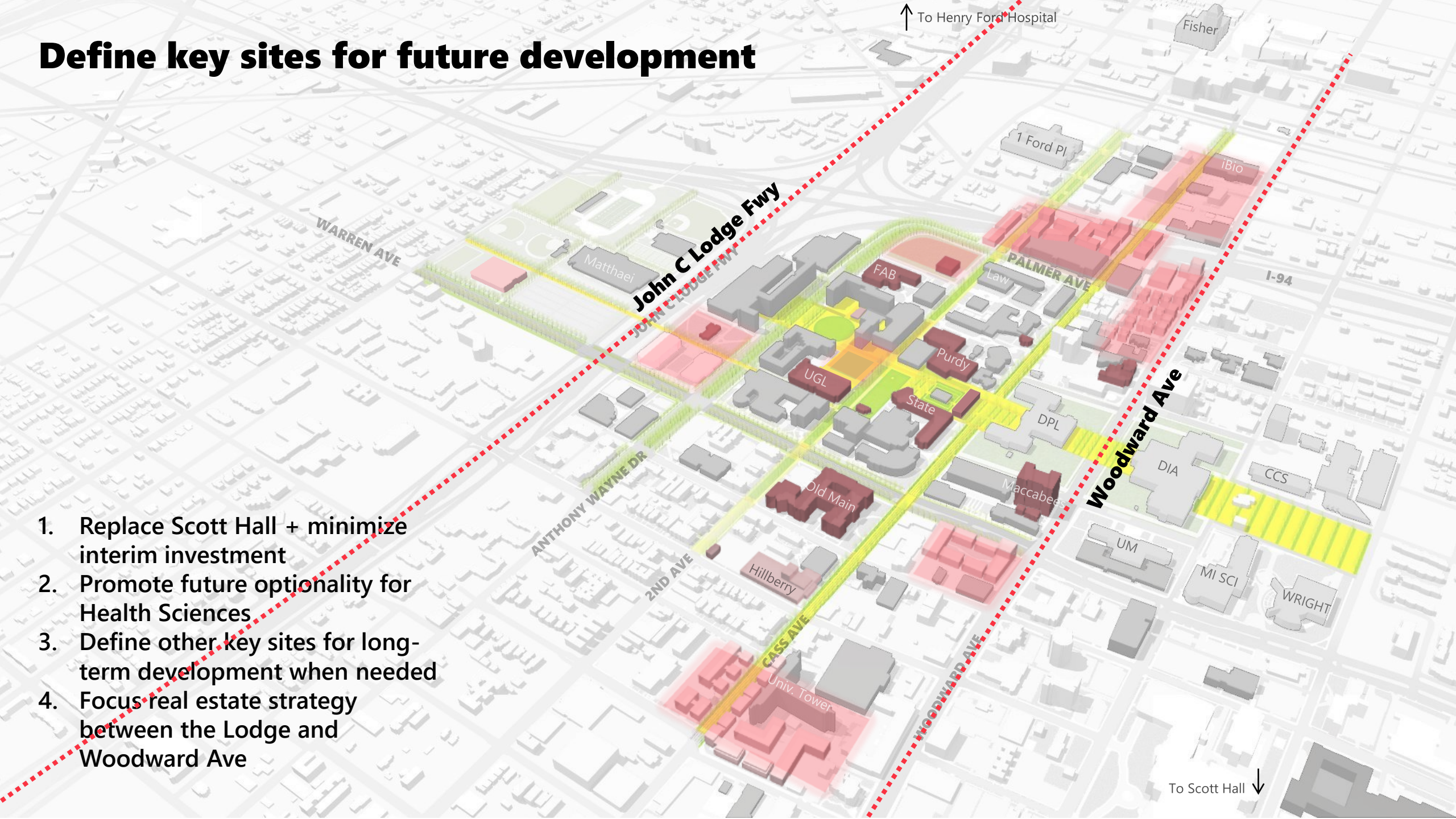
1. Optimize program locations and consolidate dispersed colleges
2. Strategically eliminate underperforming square footage

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

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

Define key sites for future development

1. Replace Scott Hall + minimize interim investment
2. Promote future optionality for Health Sciences
3. Define other key sites for long-term development when needed
4. Focus real estate strategy between the Lodge and Woodward Ave



Replace Scott Hall

Non-clinical Health Science programs east of Woodward
550,000 ASF / ~850,000 GSF

1. Replace Scott Hall + minimize interim investment
2. Promote future optionality for Health Sciences
3. Define other key sites for long-term development when needed
4. Focus real estate strategy between the Lodge and Woodward Ave



Scott Hall
Research expenditures
Renovation cost

264K ASF / 500K GSF (52%)
~\$11.6M @\$142/ASF
\$250M-\$350M @\$500-700/SF?
(STEM is \$450/SF)

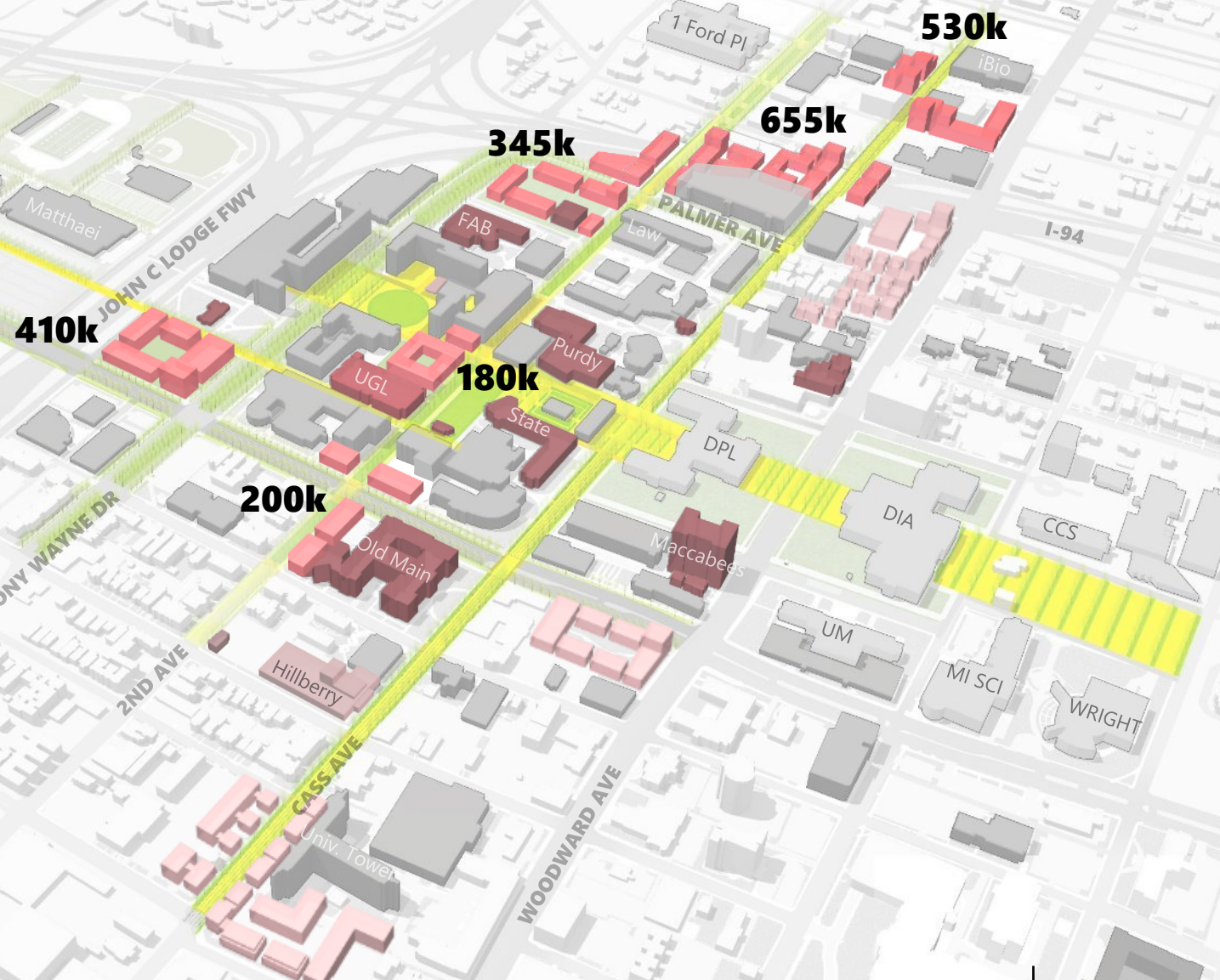
TO SCOTT HALL



Define key sites for long-term development

Total: 2.32 million GSF

1. Replace Scott Hall + minimize interim investment
2. Promote future optionality for Health Sciences
3. Define other key sites for long-term development when needed
4. Focus real estate strategy between the Lodge and Woodward Ave



Focus the real estate strategy

1. Replace Scott Hall + minimize interim investment
2. Promote future optionality for Health Sciences
3. Define other key sites for long-term development when needed
4. **Focus real estate strategy between the Lodge and Woodward Ave**



FOCUS REAL ESTATE STRATEGY

John C Lodge Fwy

Woodward Ave

↑ To Henry Ford Hospital

↓ To Scott Hall

The Wayne Framework

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

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

