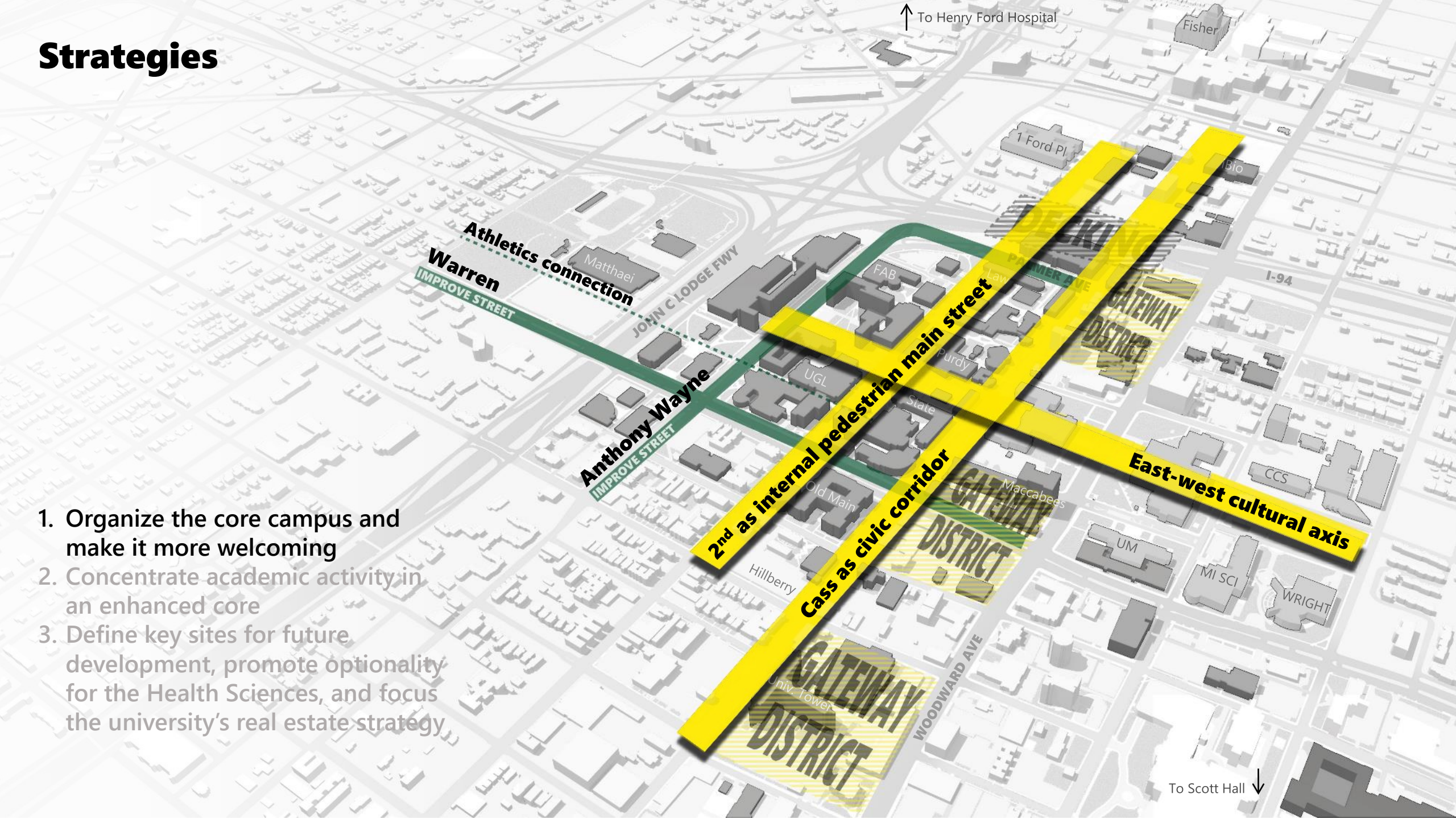


THE
WAYNE
FRAMEWORK

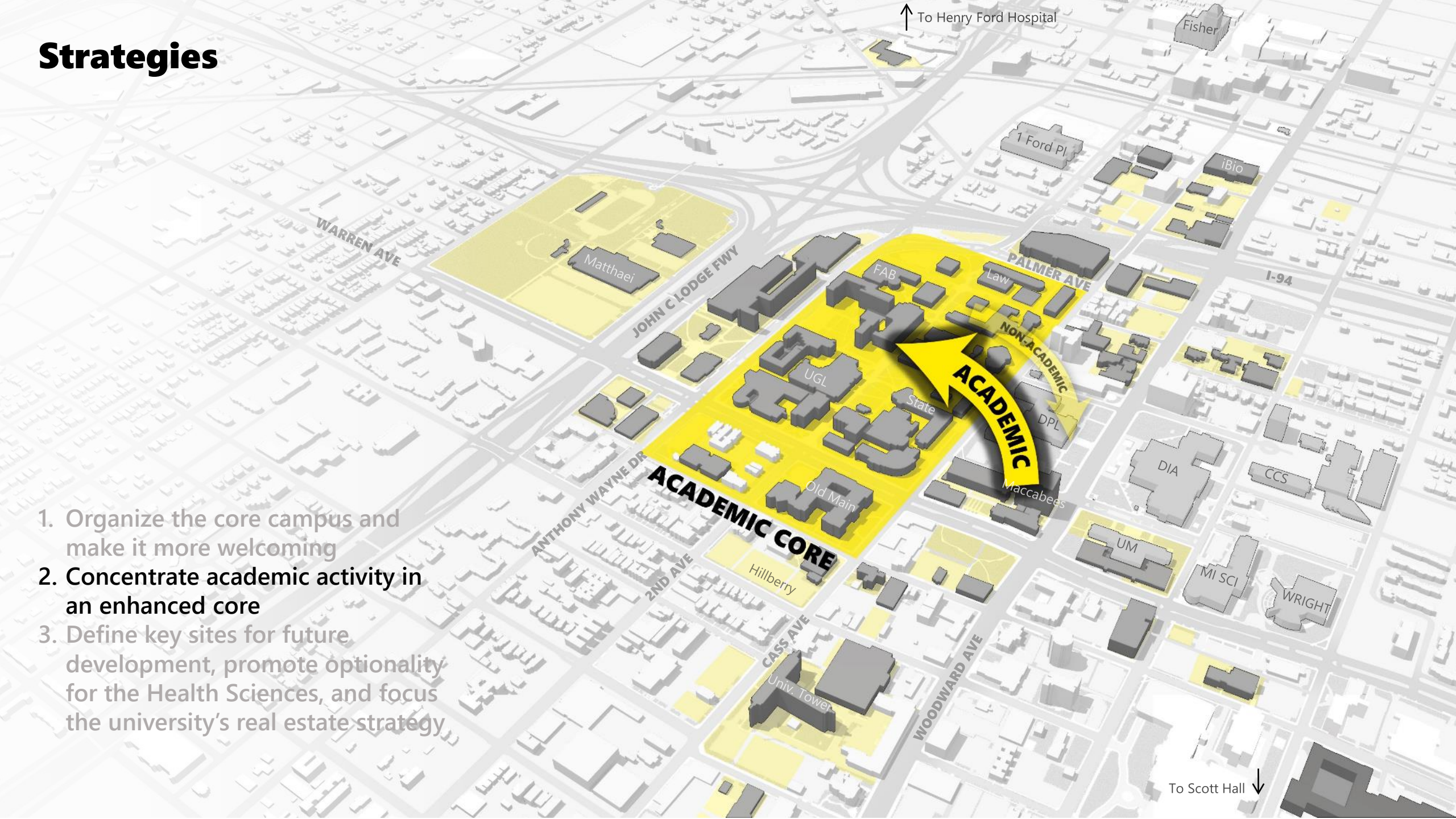
Strategies

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



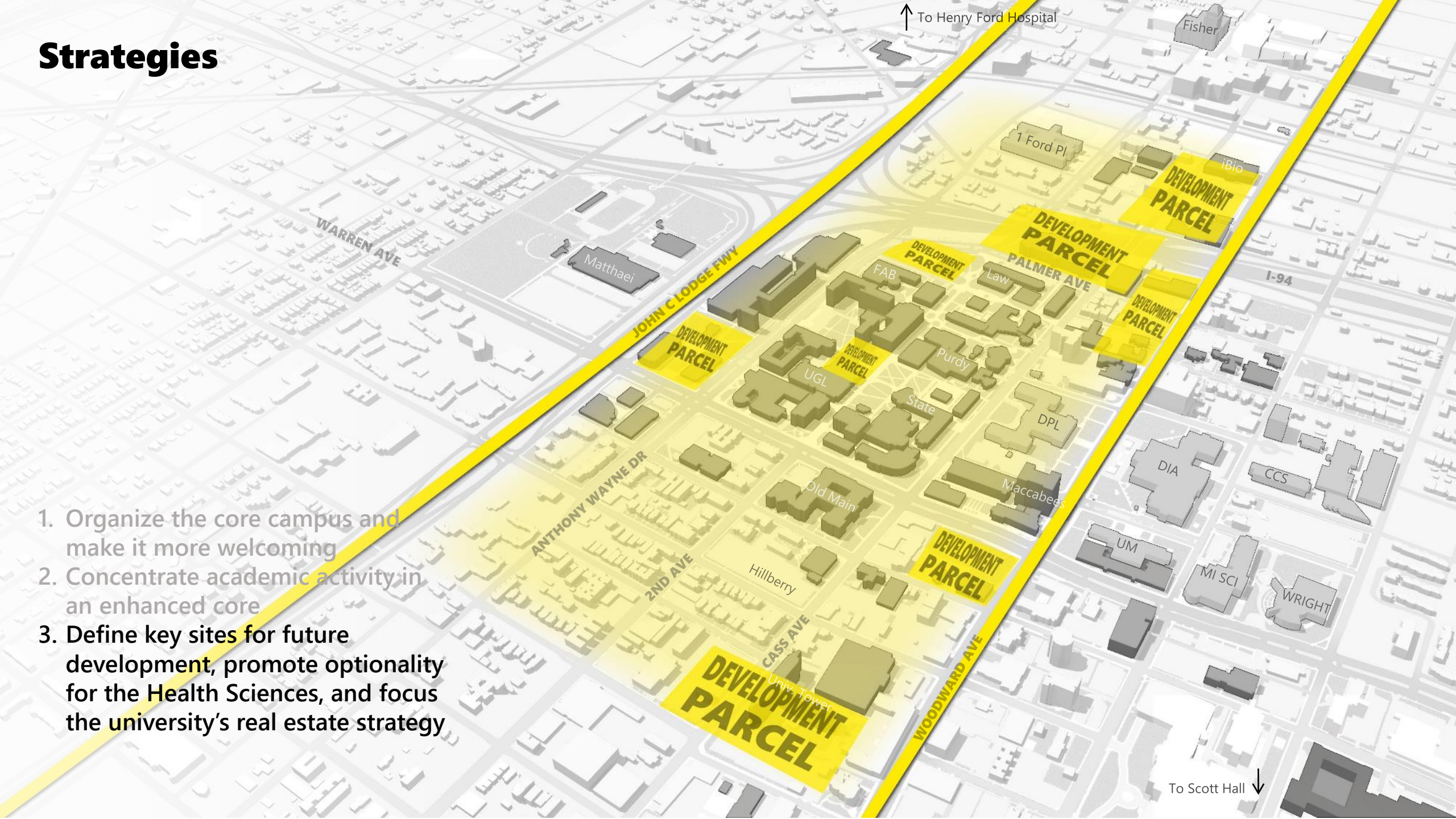
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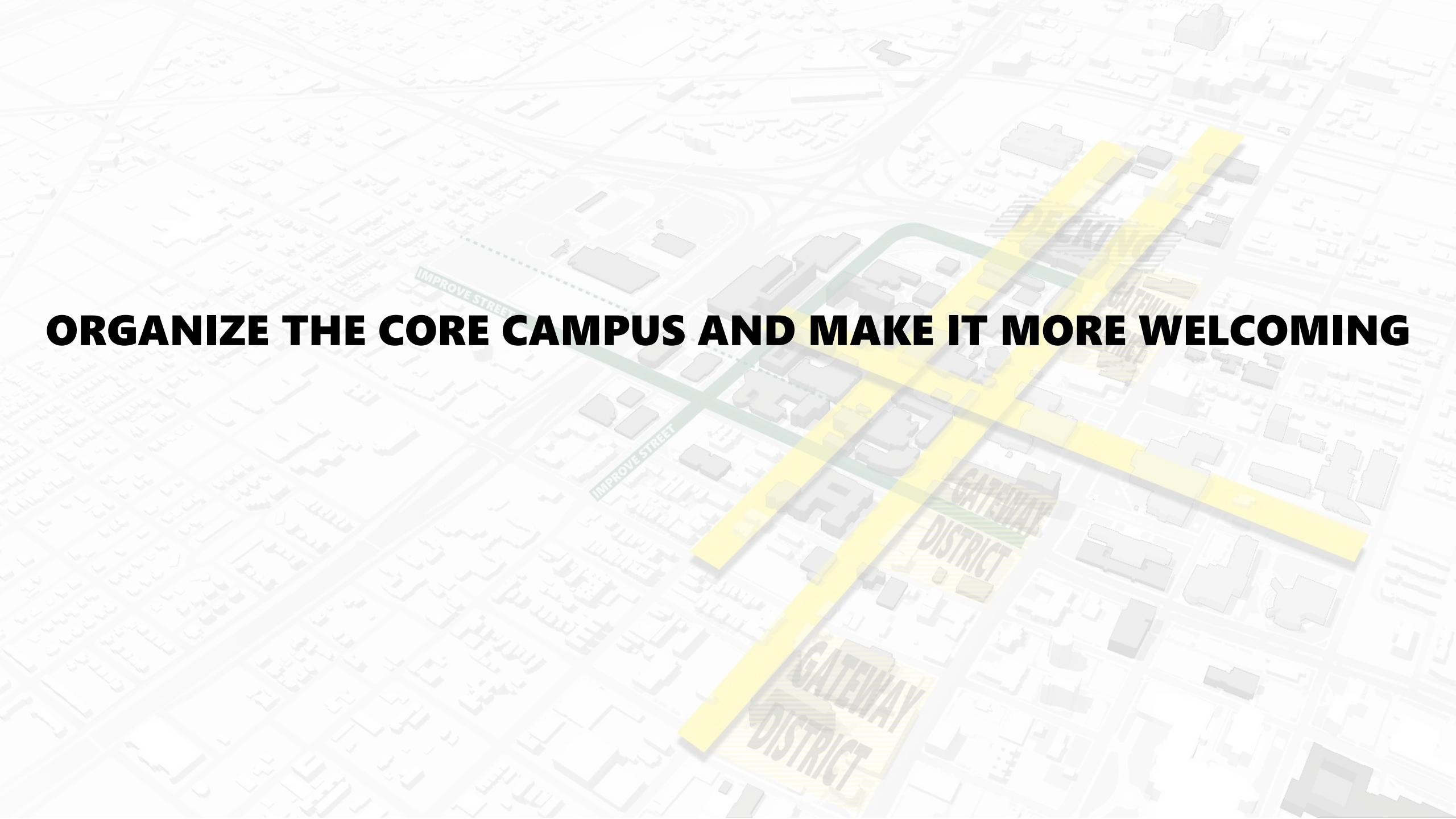


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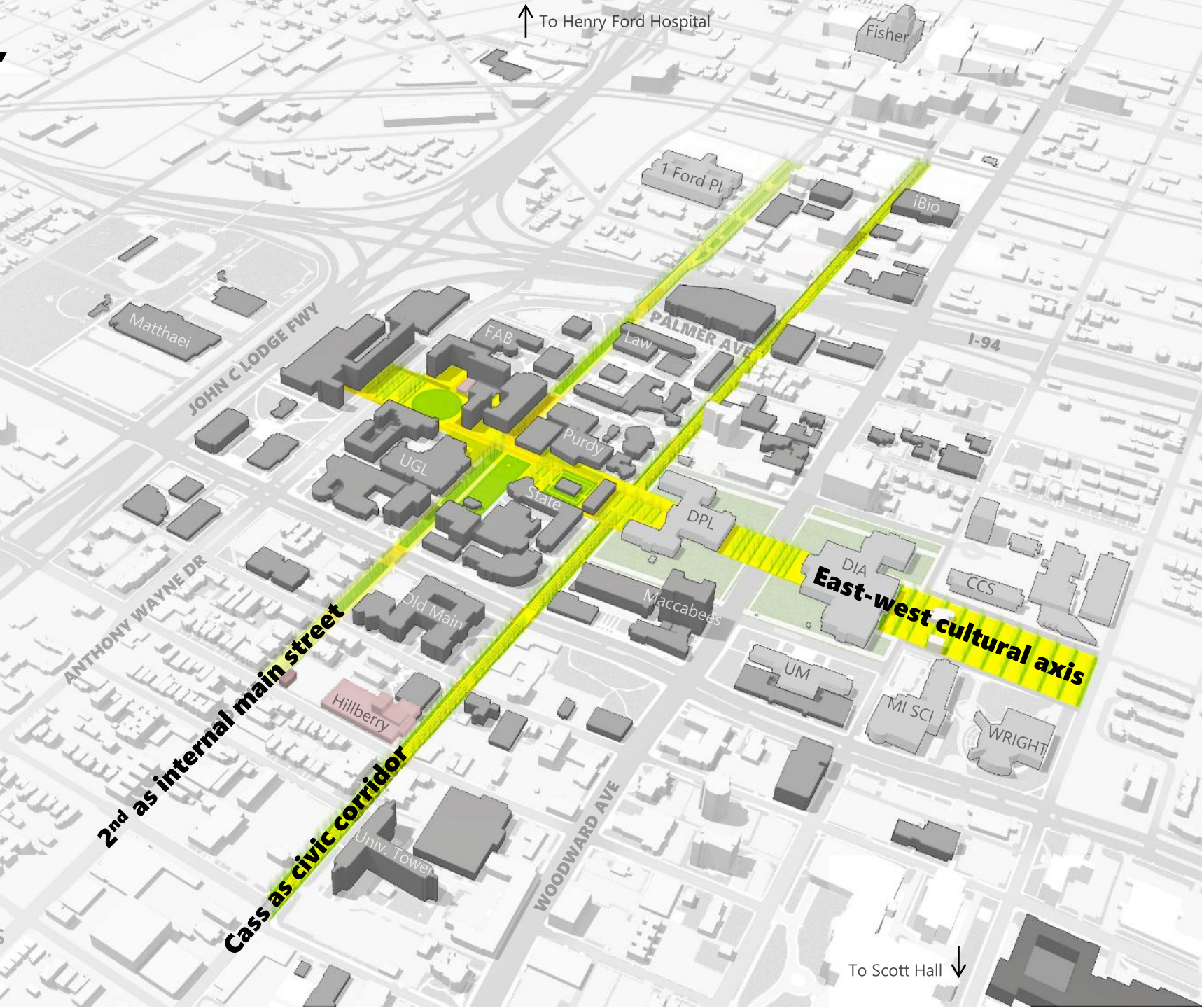


ORGANIZE THE CORE CAMPUS AND MAKE IT MORE WELCOMING



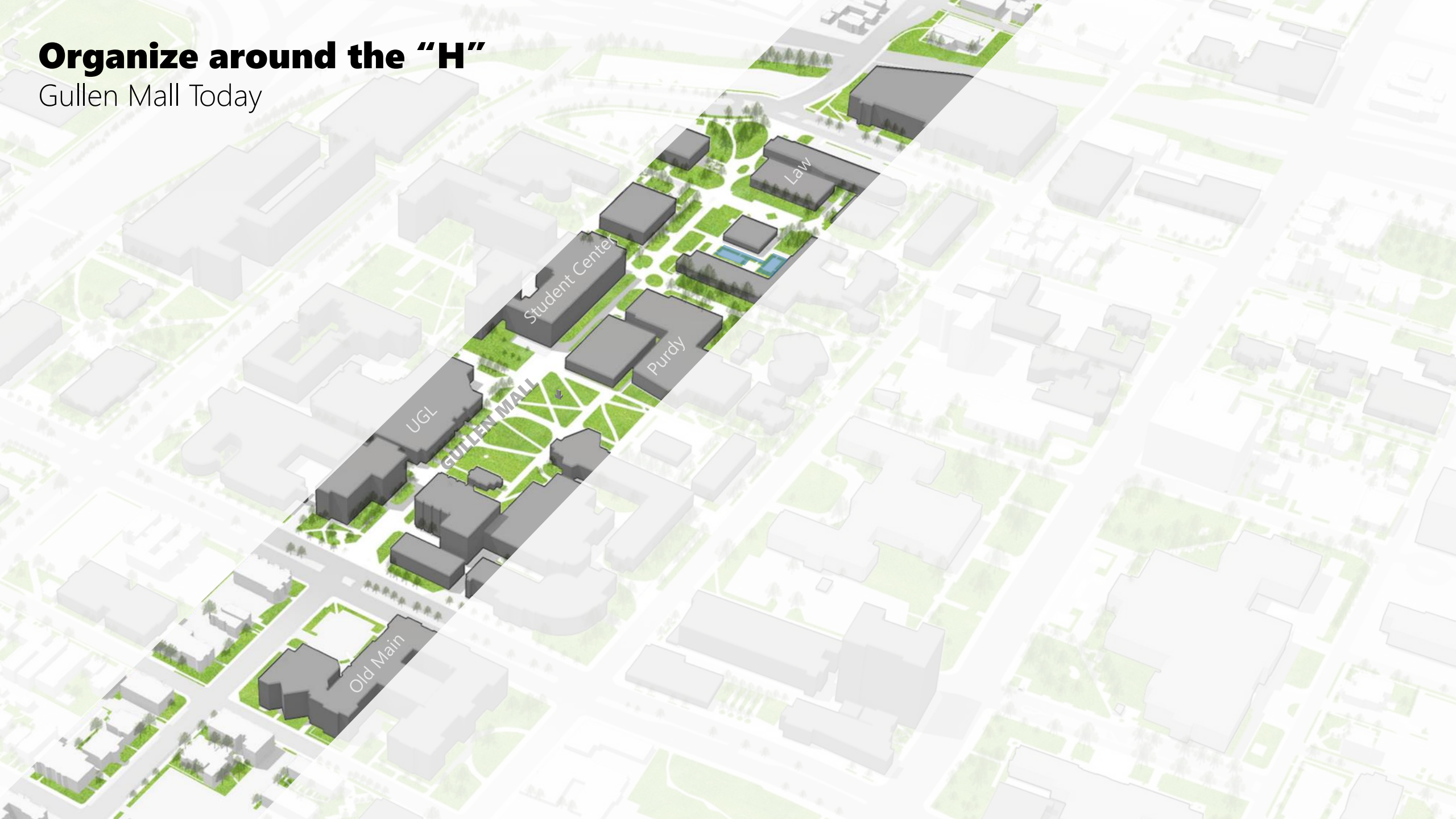
Organize around the "H"

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
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8. Improve the major campus gateways



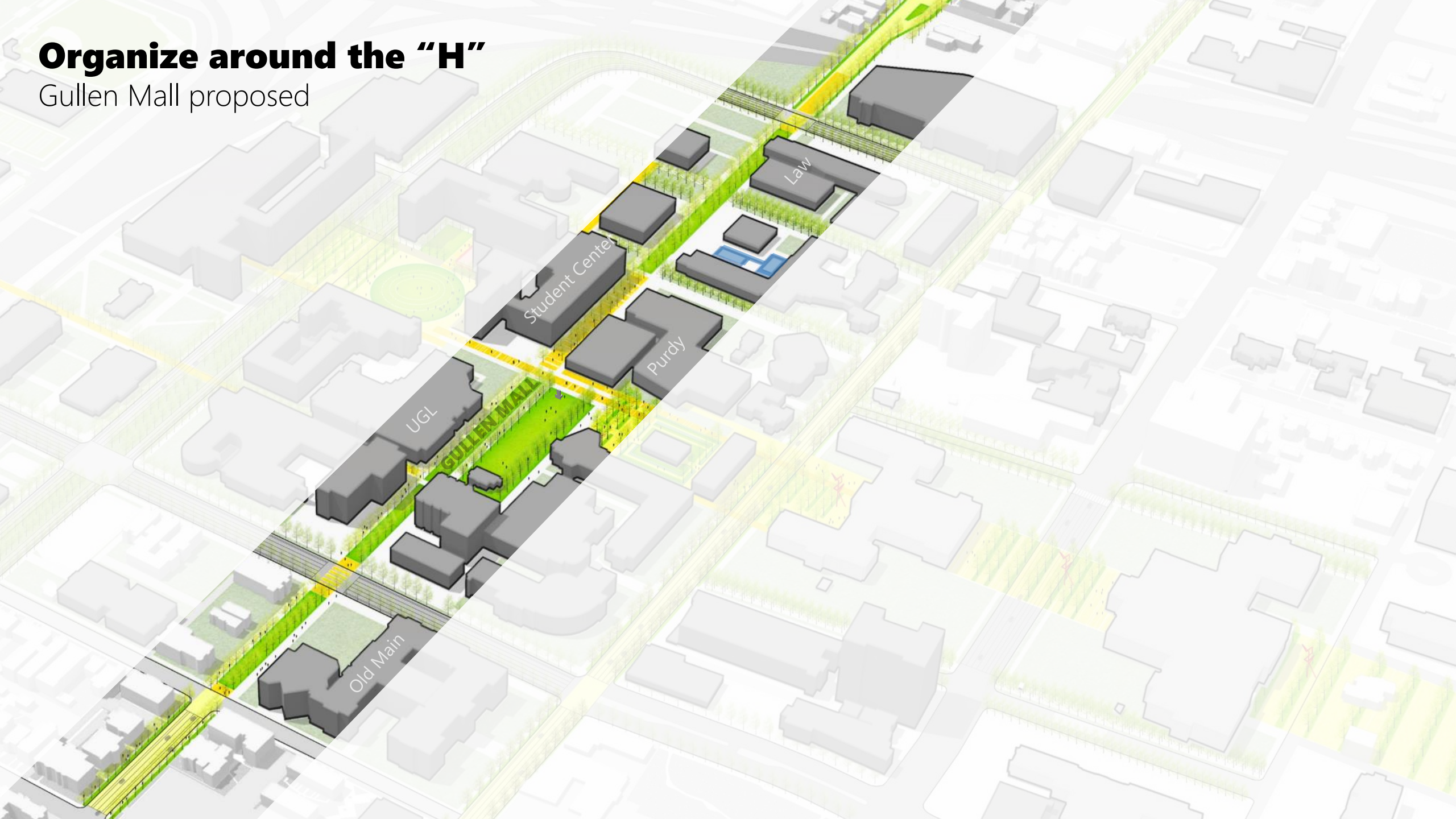
Organize around the "H"

Gullen Mall Today



Organize around the "H"

Gullen Mall proposed





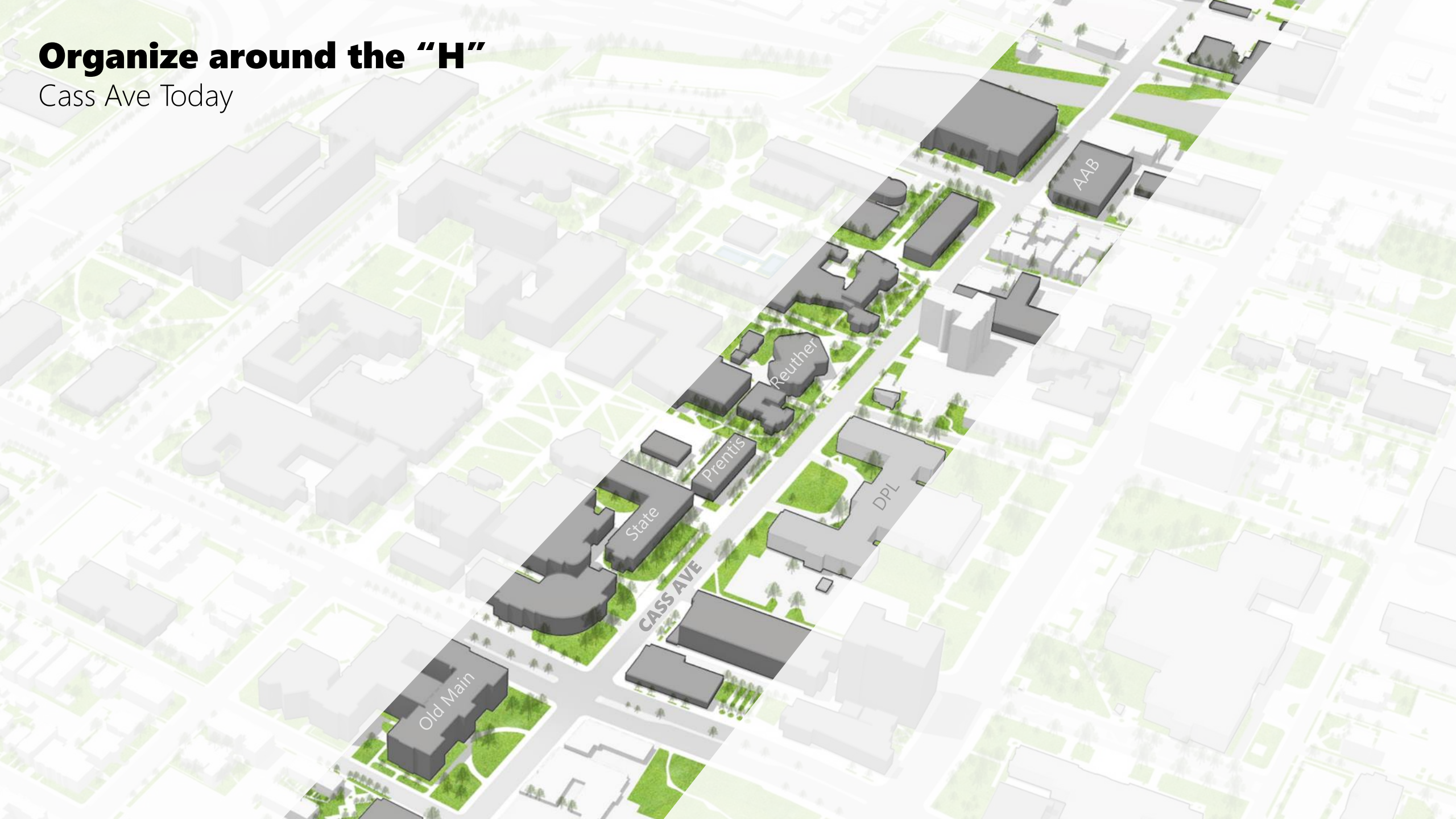






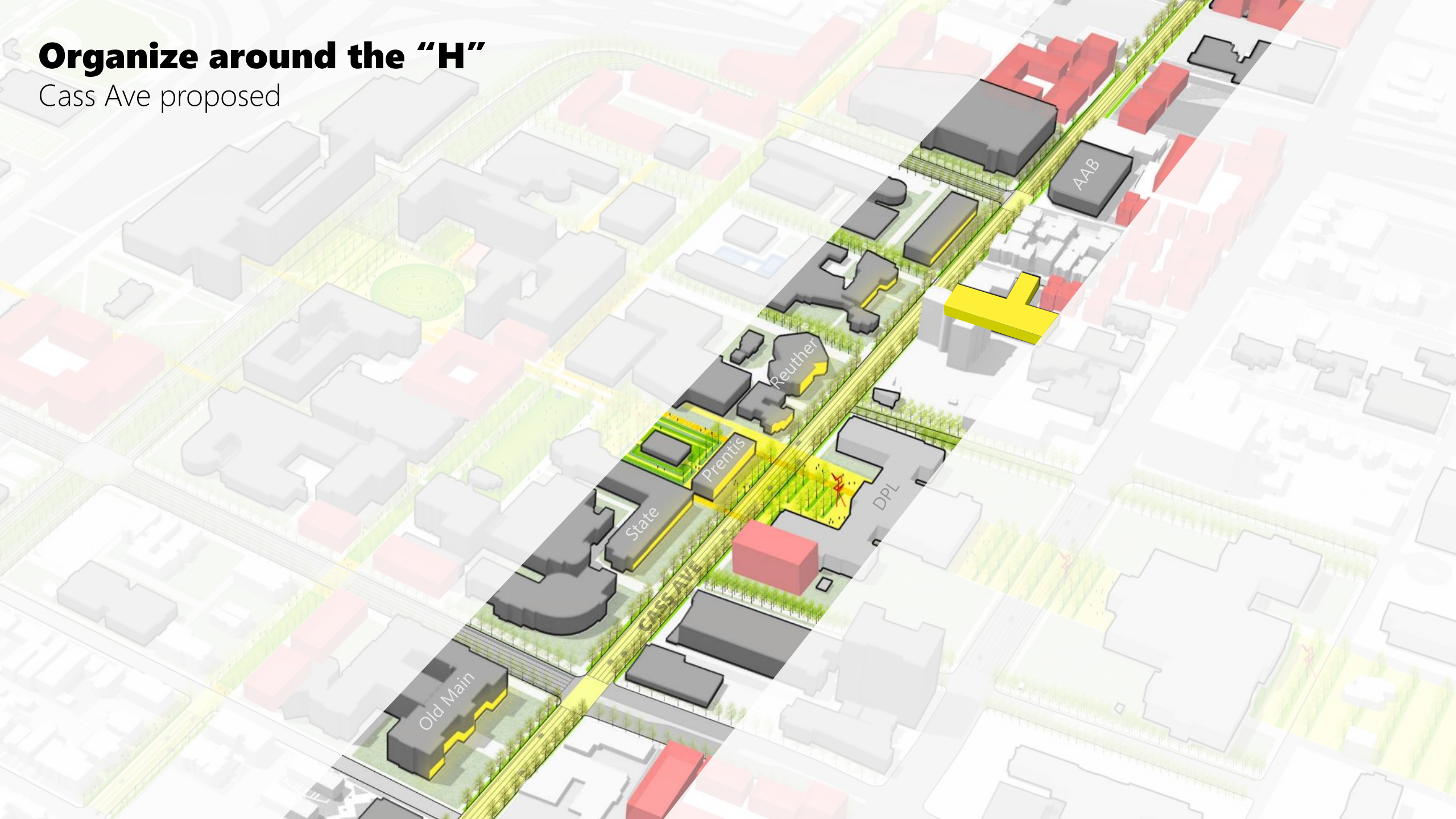
Organize around the "H"

Cass Ave Today



Organize around the "H"

Cass Ave proposed





CASS AVE



CASS AVE



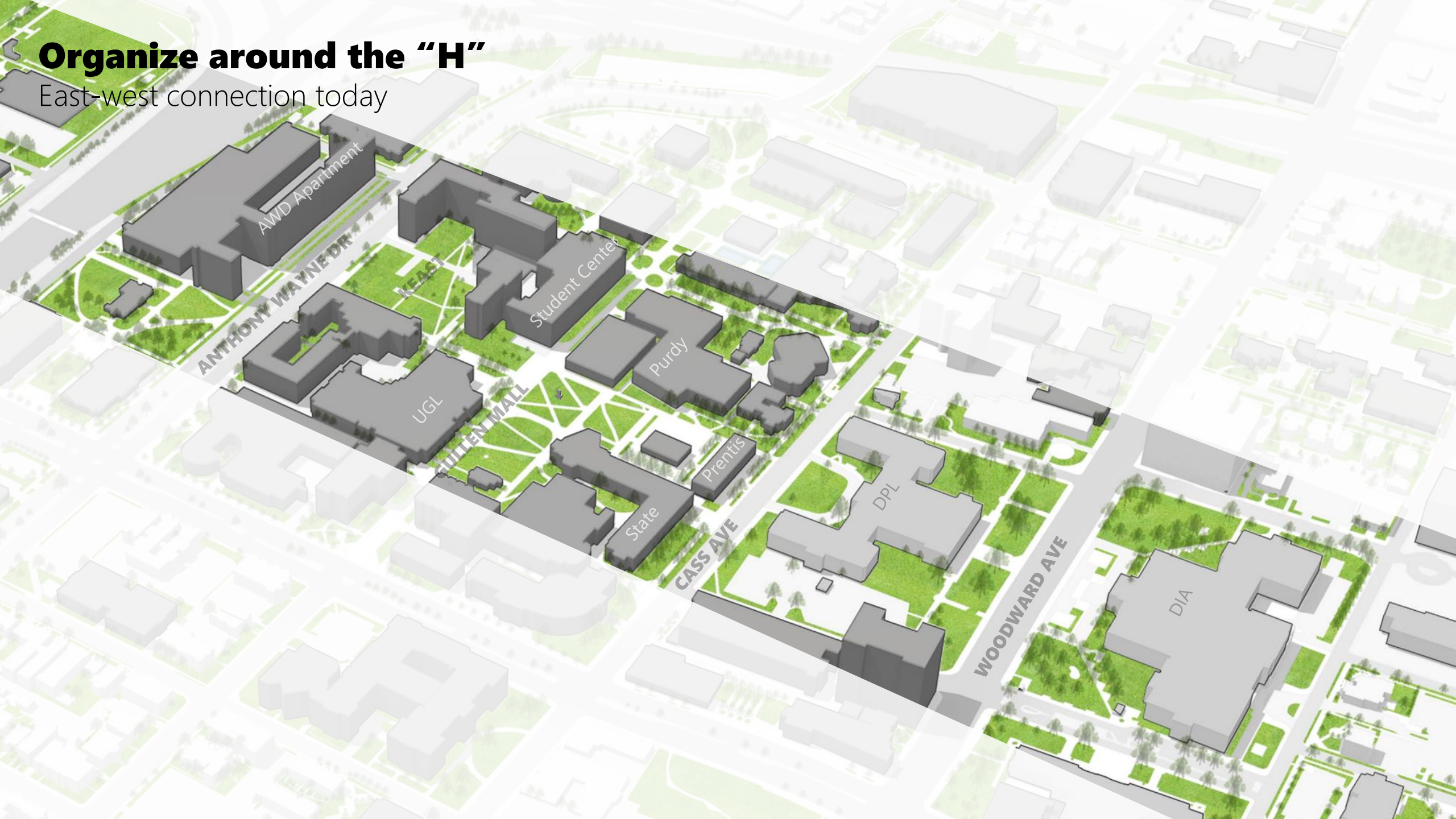
CASS AVE



CASS AVE

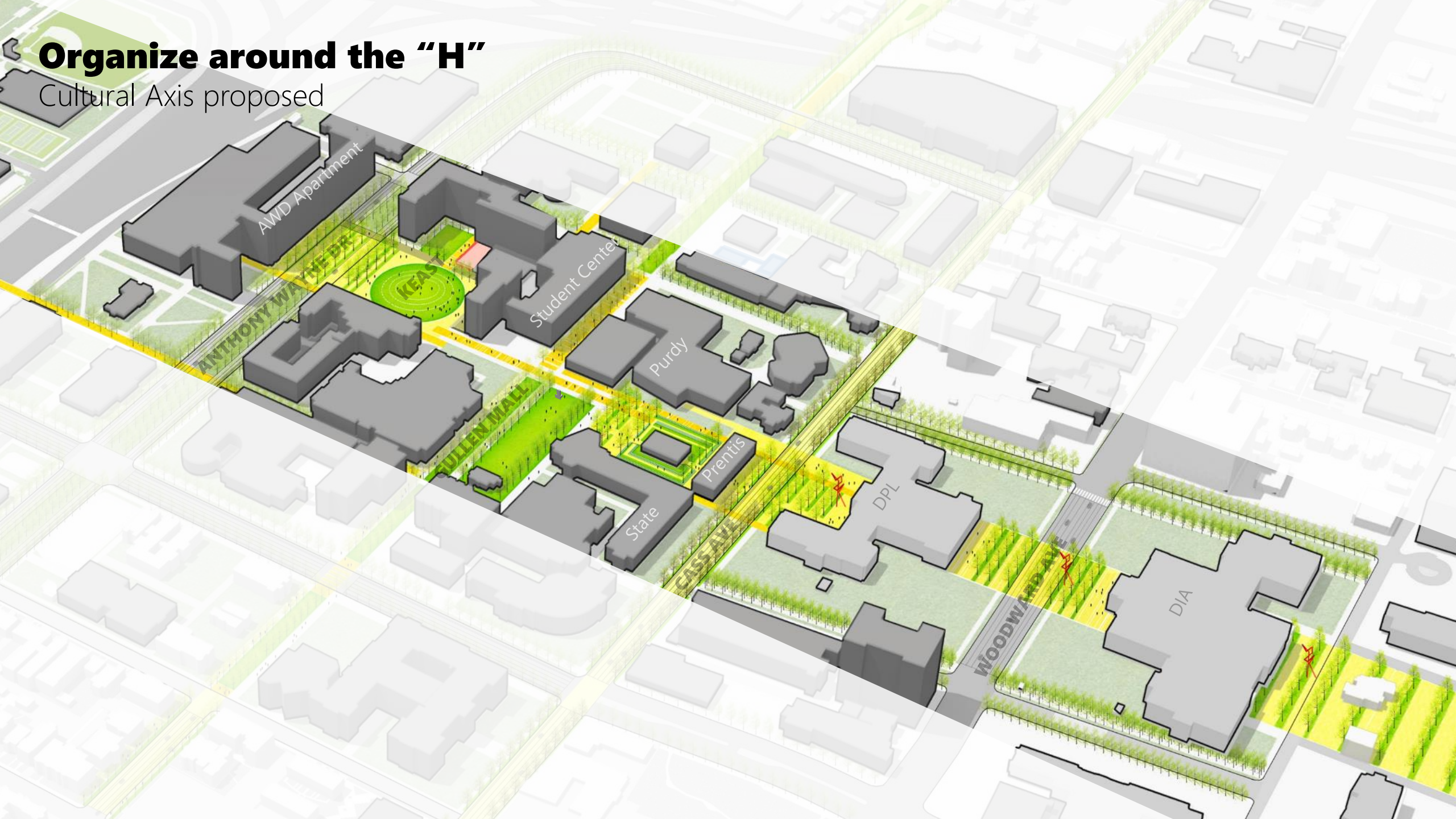
Organize around the "H"

East-west connection today



Organize around the "H"

Cultural Axis proposed







**DETROIT
PUBLIC
LIBRARY**



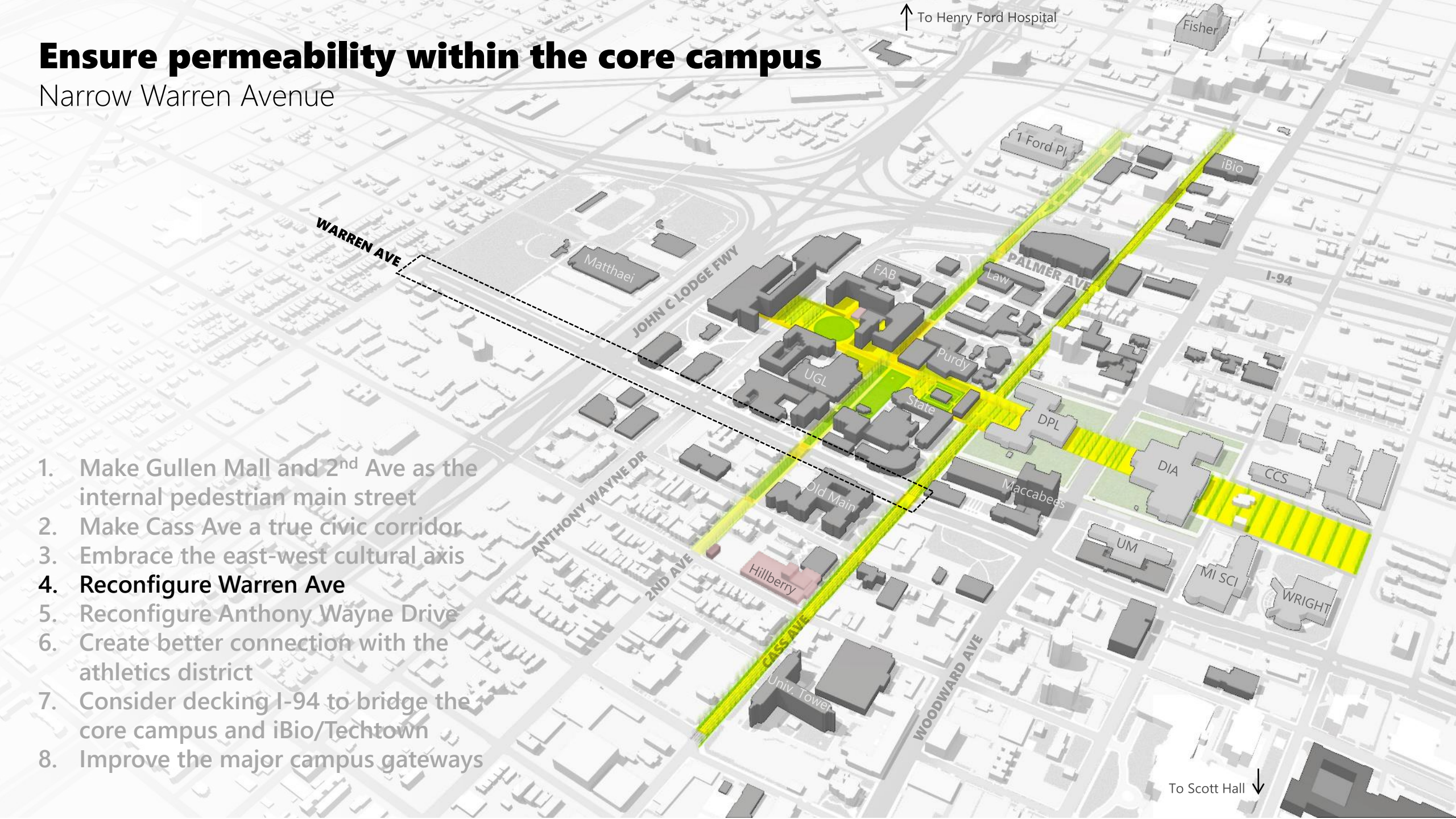
**DETROIT
PUBLIC
LIBRARY**



Ensure permeability within the core campus

Narrow Warren Avenue

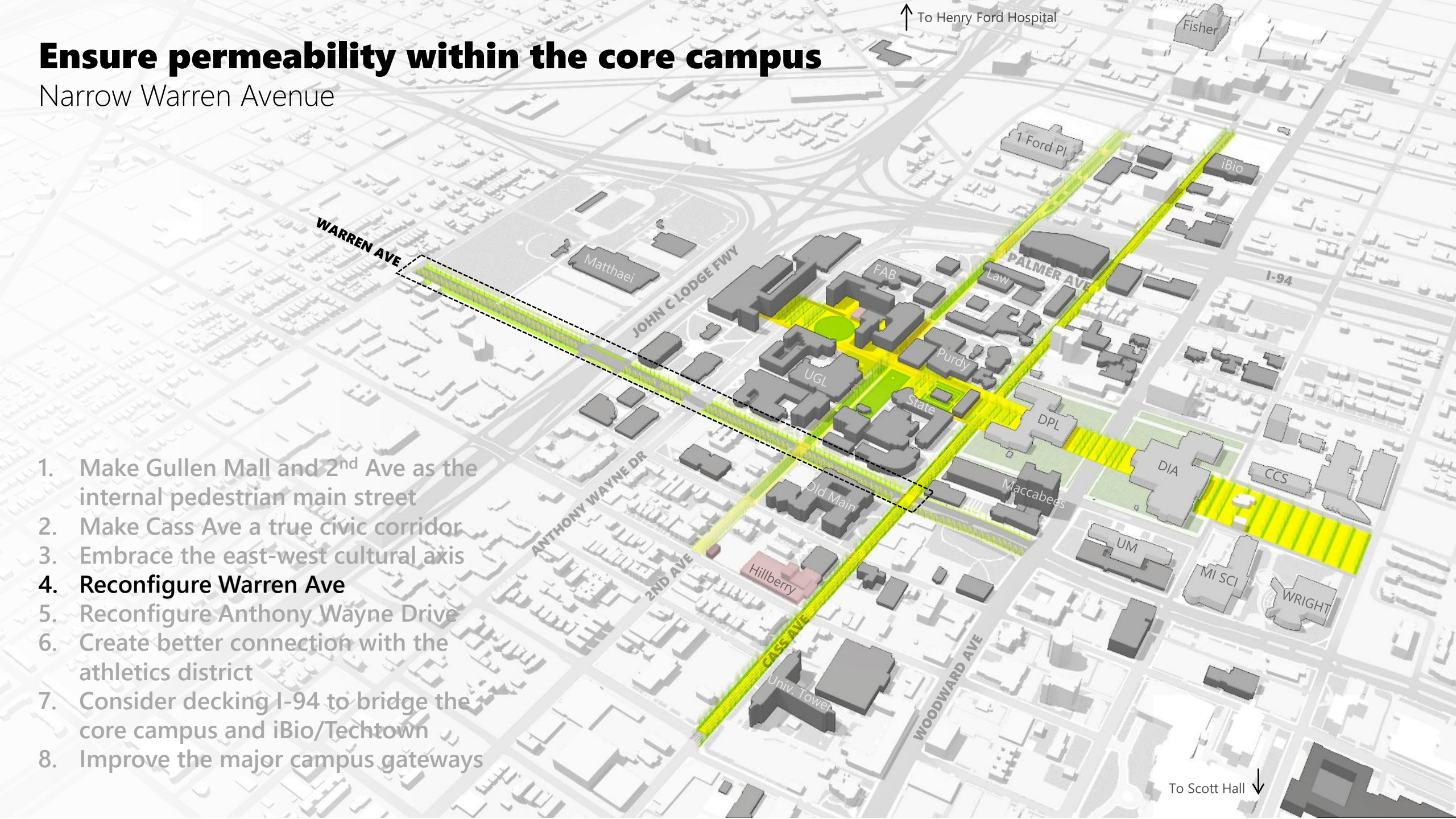
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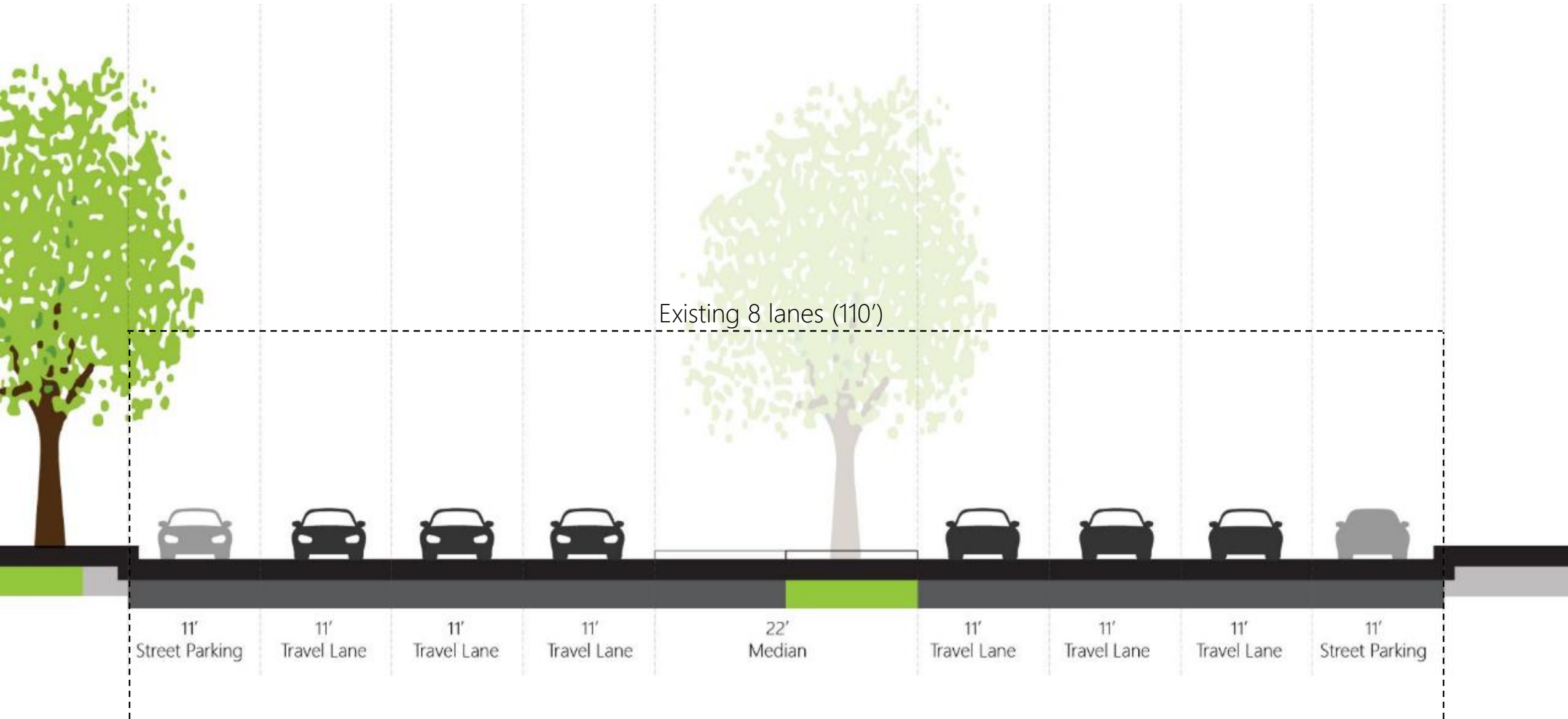
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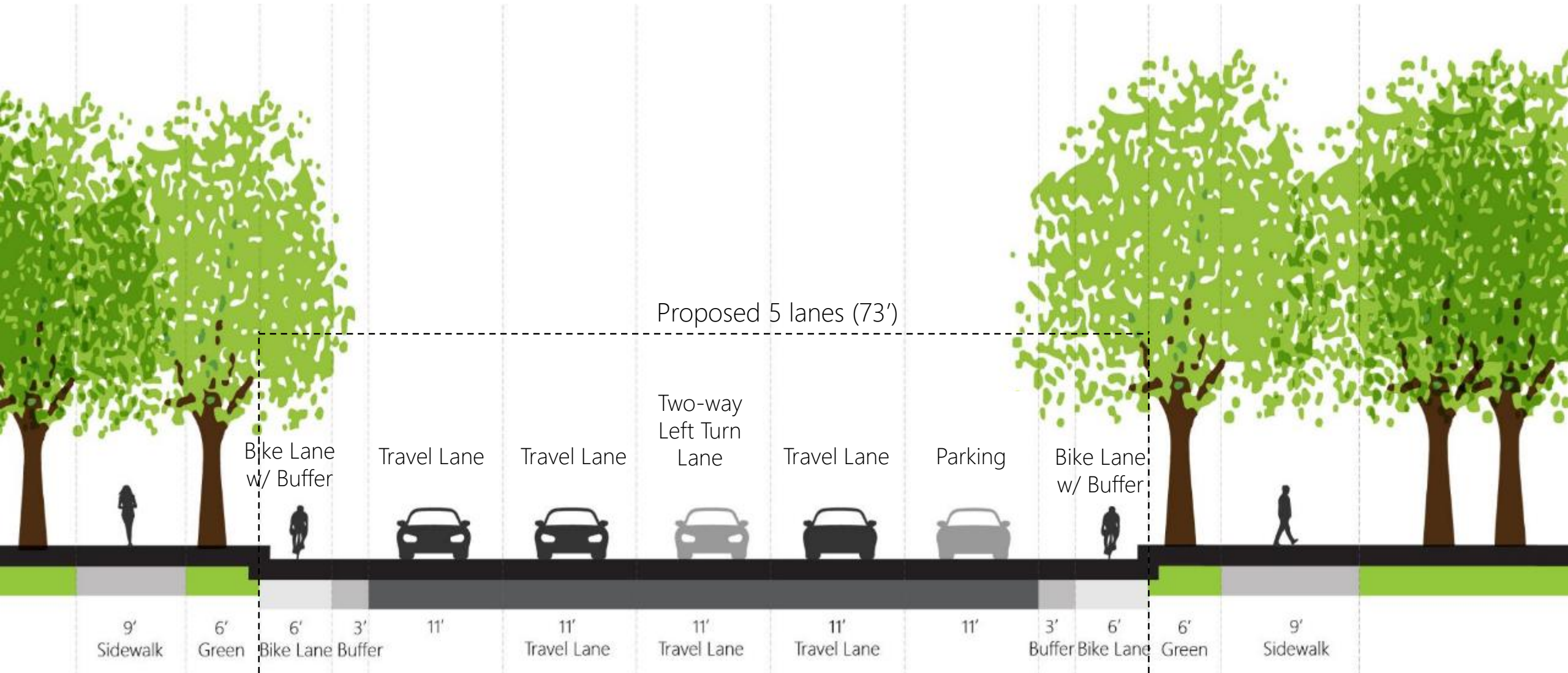
Ensure permeability within the core campus

Narrow Warren Avenue

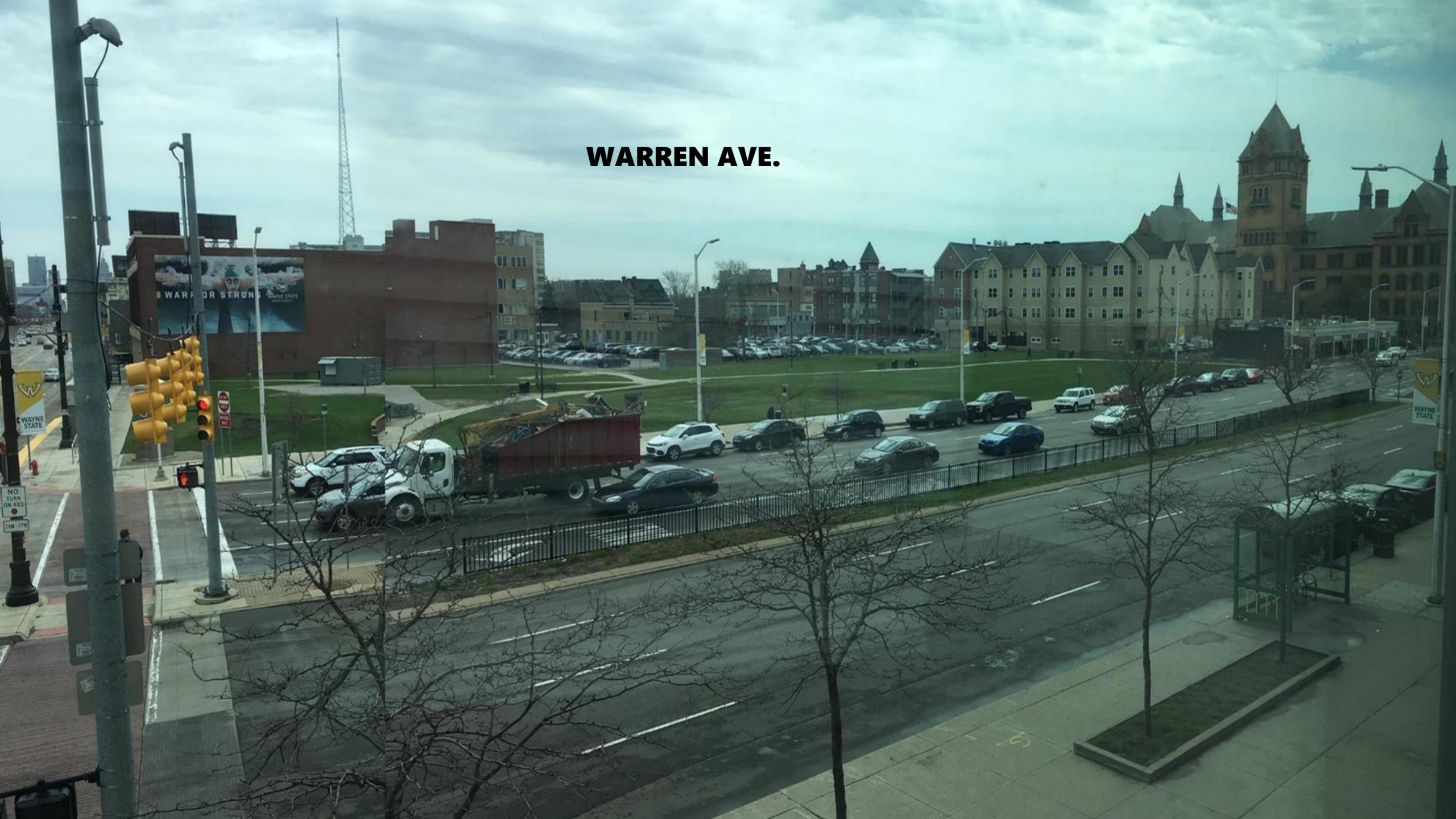


Ensure permeability within the core campus

Narrow Warren Avenue



WARREN AVE.



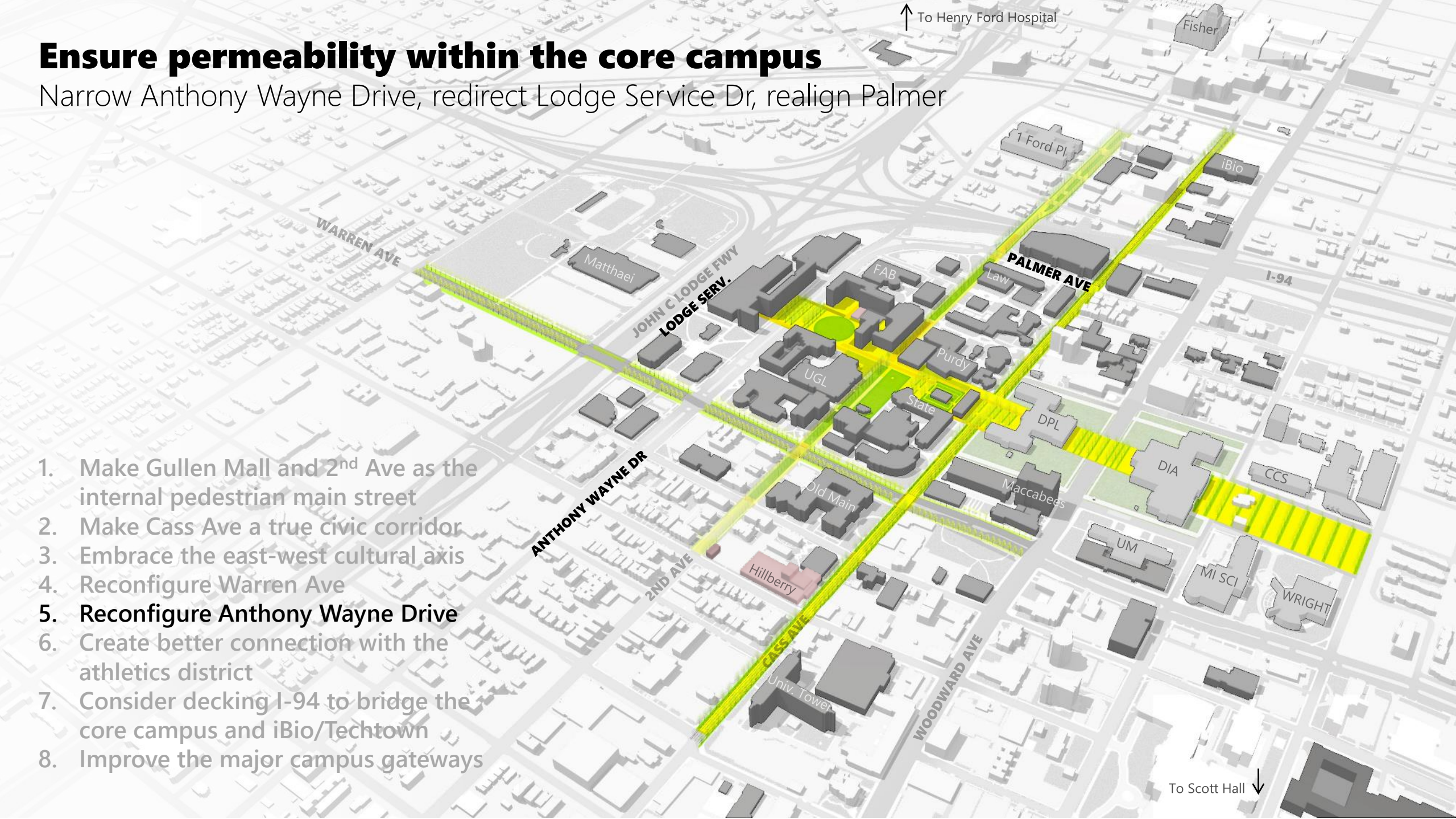
WARREN AVE.



Ensure permeability within the core campus

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

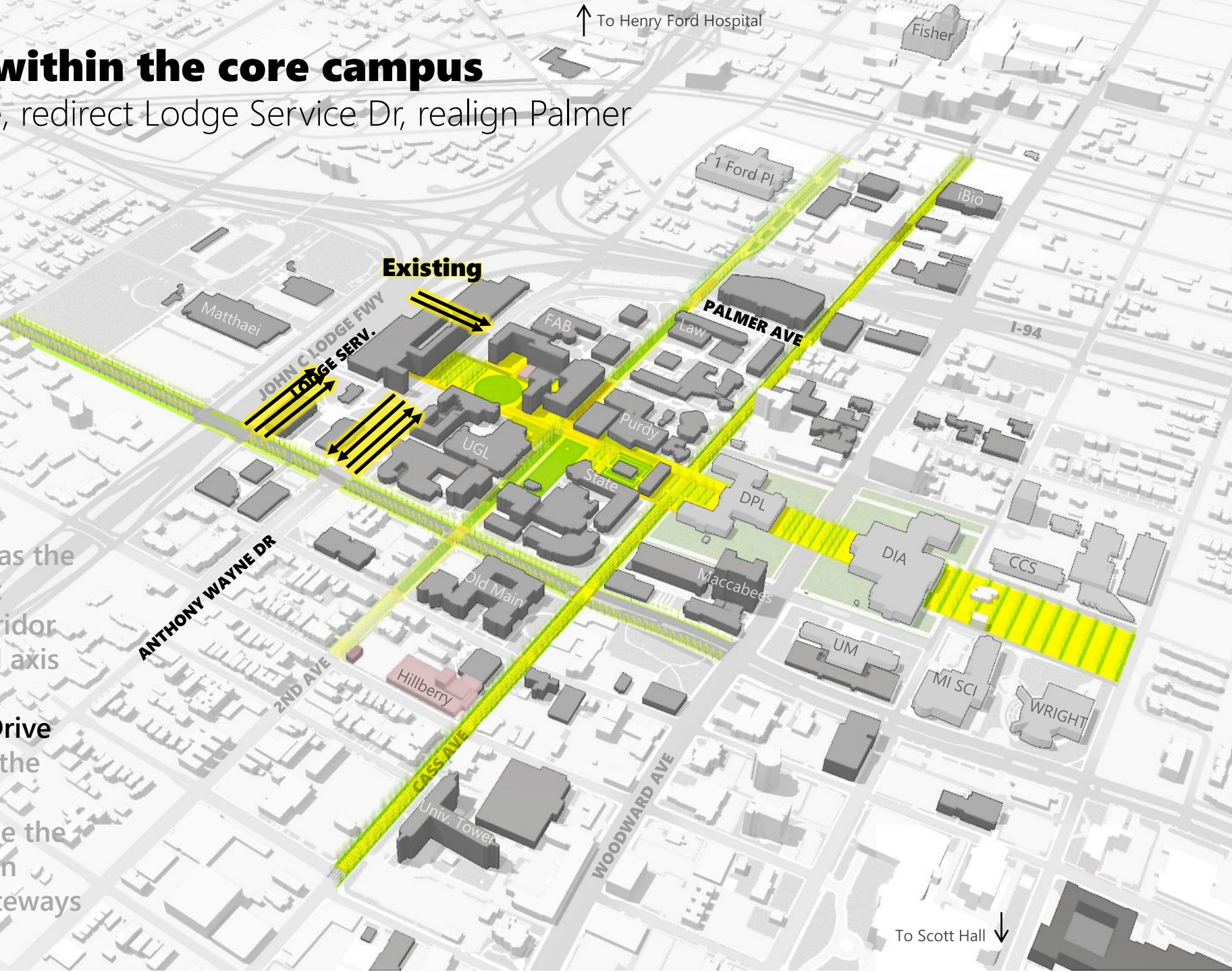
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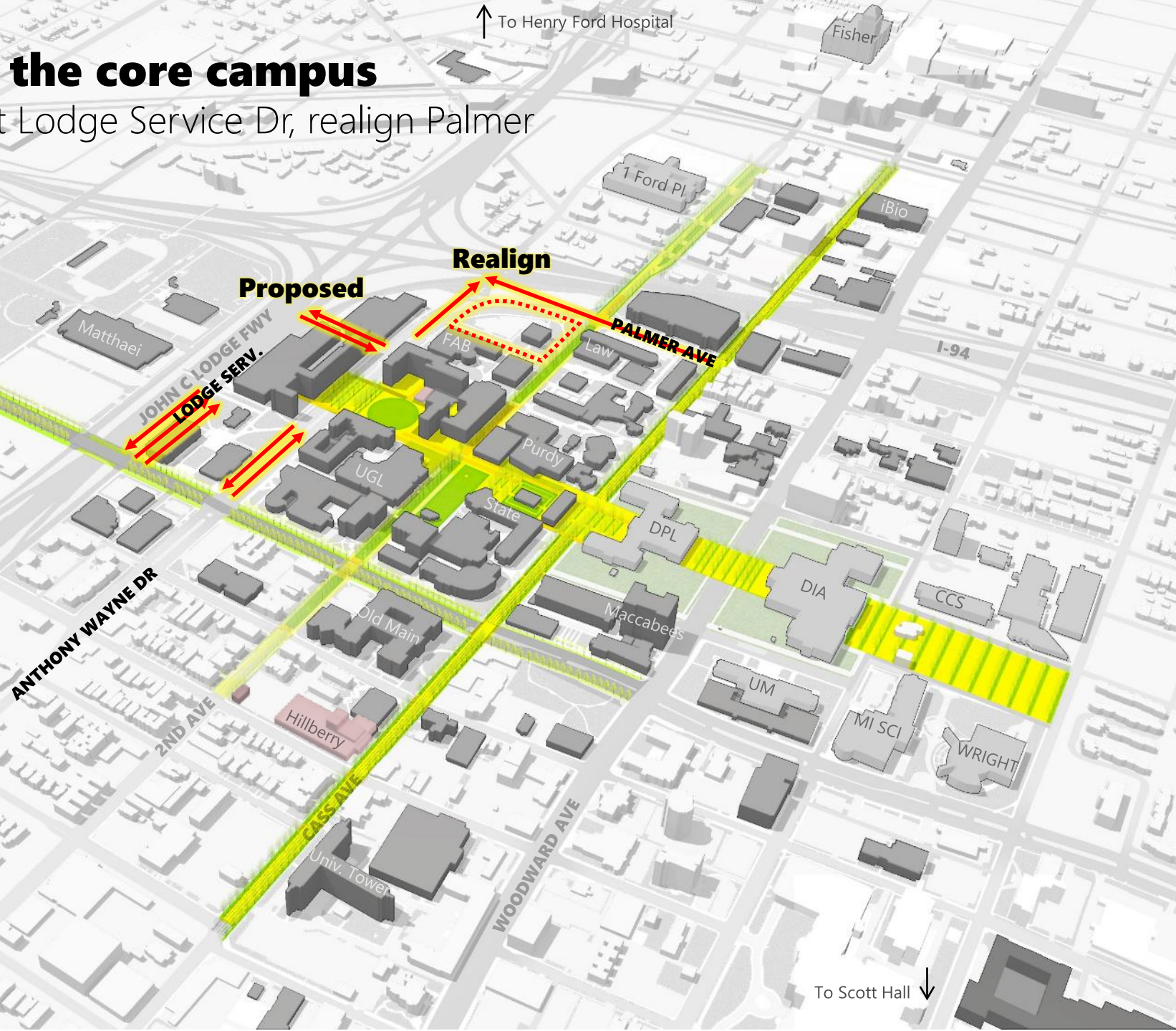
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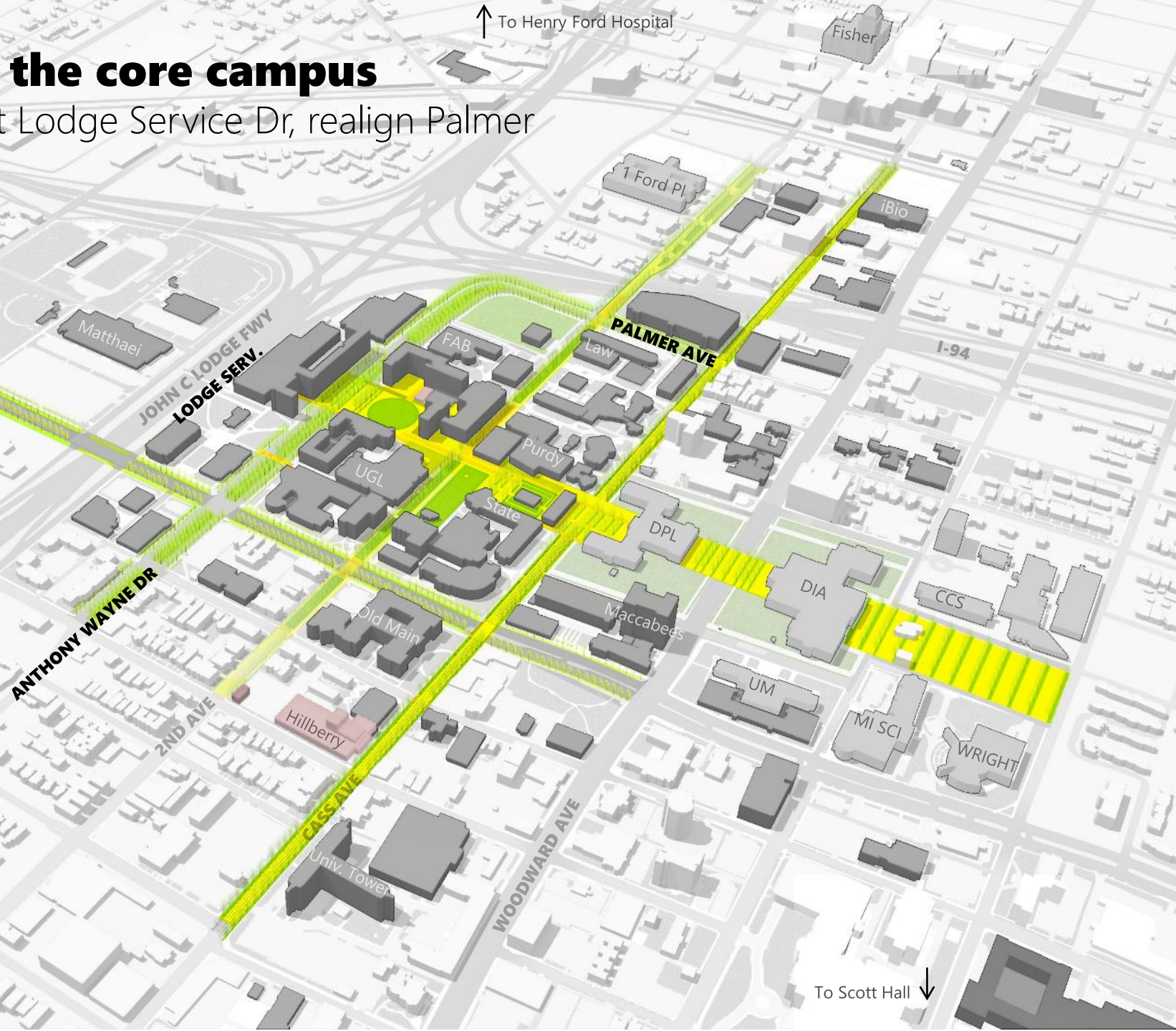
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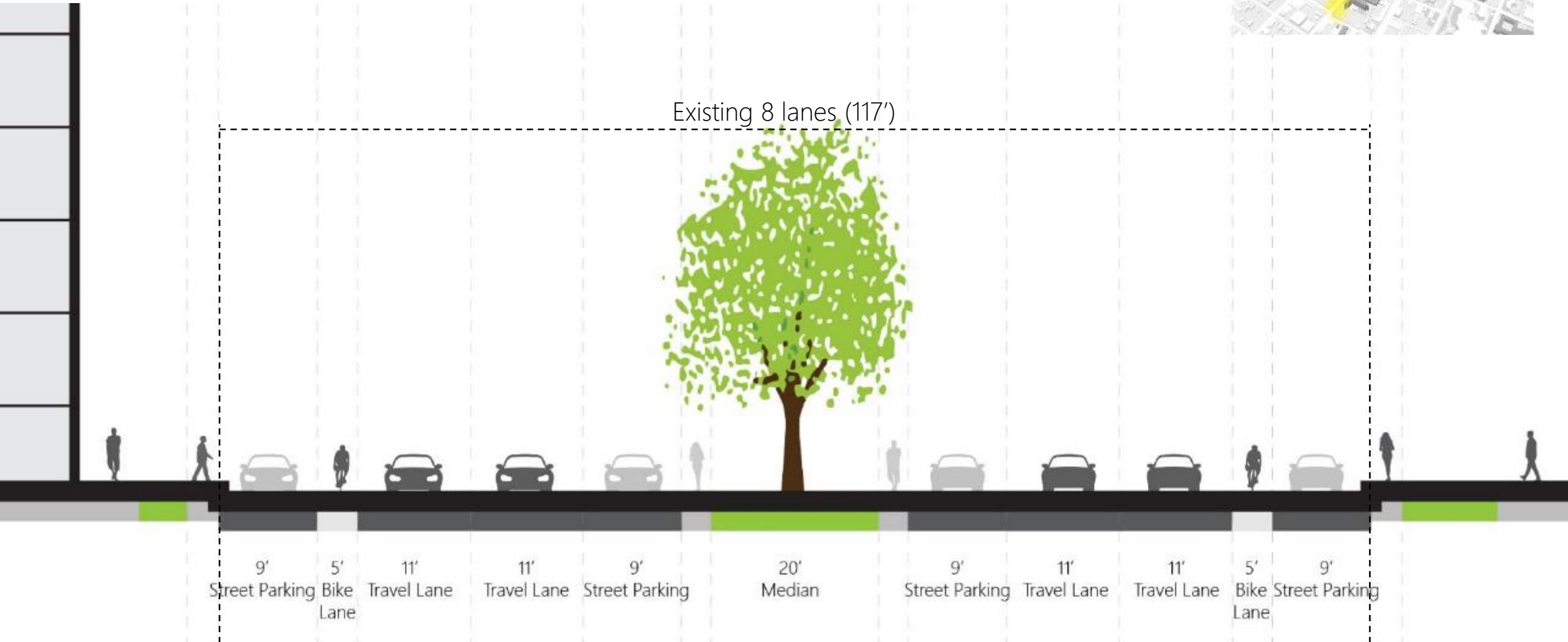
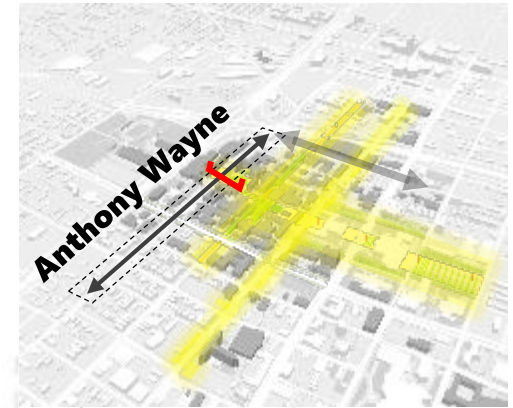
Narrow Anthony Wayne Drive, redirect Lodge Service Dr, realign Palmer

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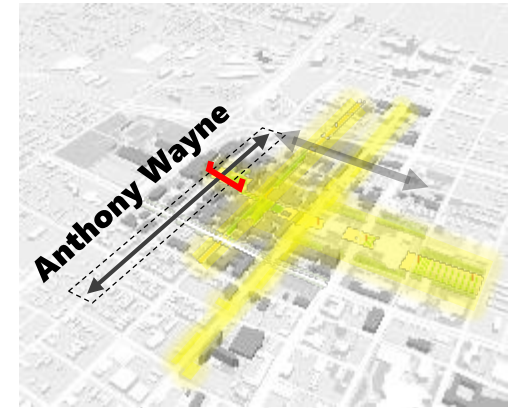
Ensure permeability within the core campus

Narrow Anthony Wayne Drive



Ensure permeability within the core campus

Narrow Anthony Wayne Drive





150

150

PHILIP L. SMITH
APARTMENTS
OFFICE SPACE
RETAIL SPACE

2D





Palmer Ave



**LAW
SCHOOL**

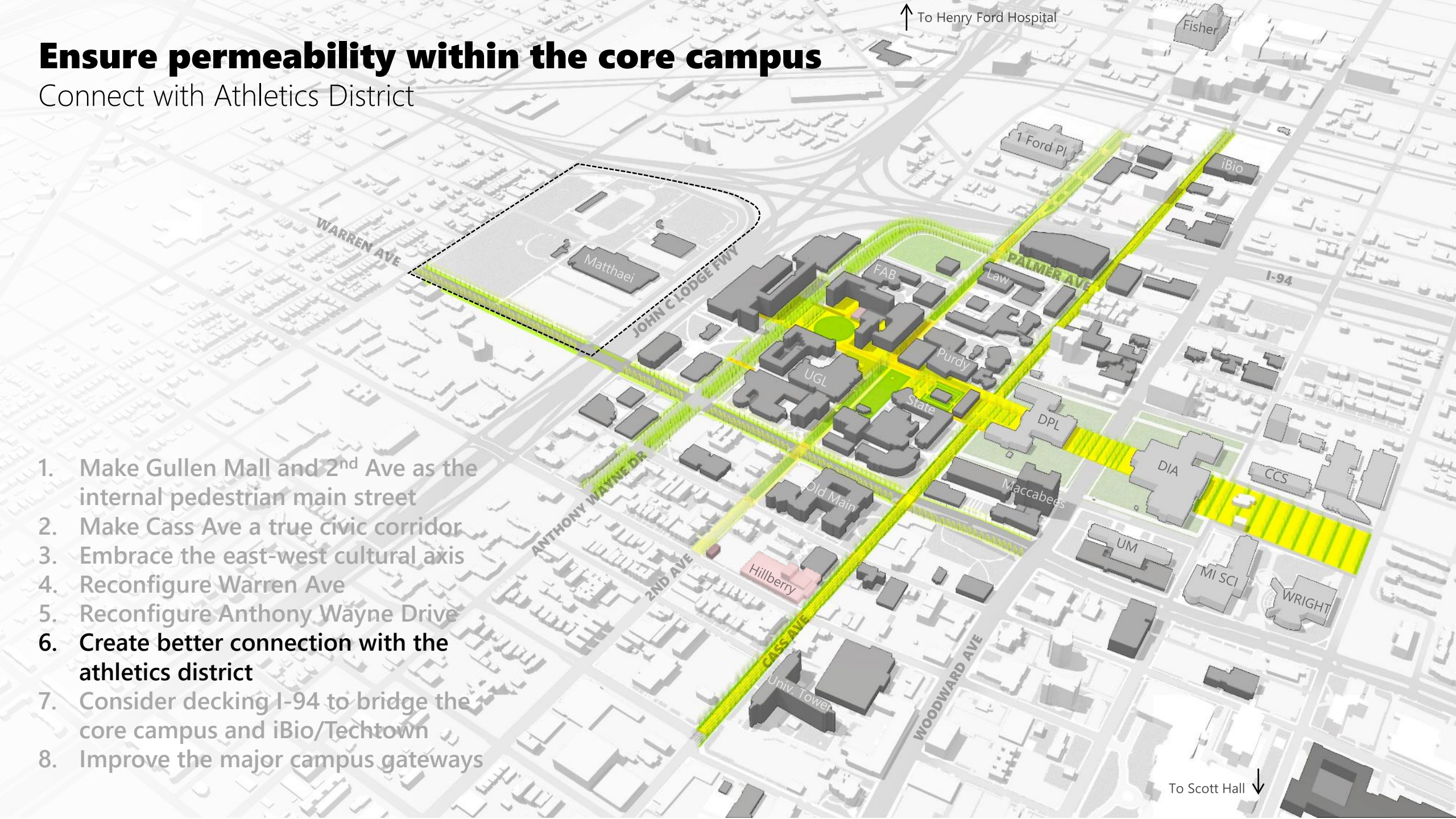
**Parkin
Struct**

Palmer Ave

Ensure permeability within the core campus

Connect with Athletics District

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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

CASS AVE

WOODWARD AVE

To Scott Hall

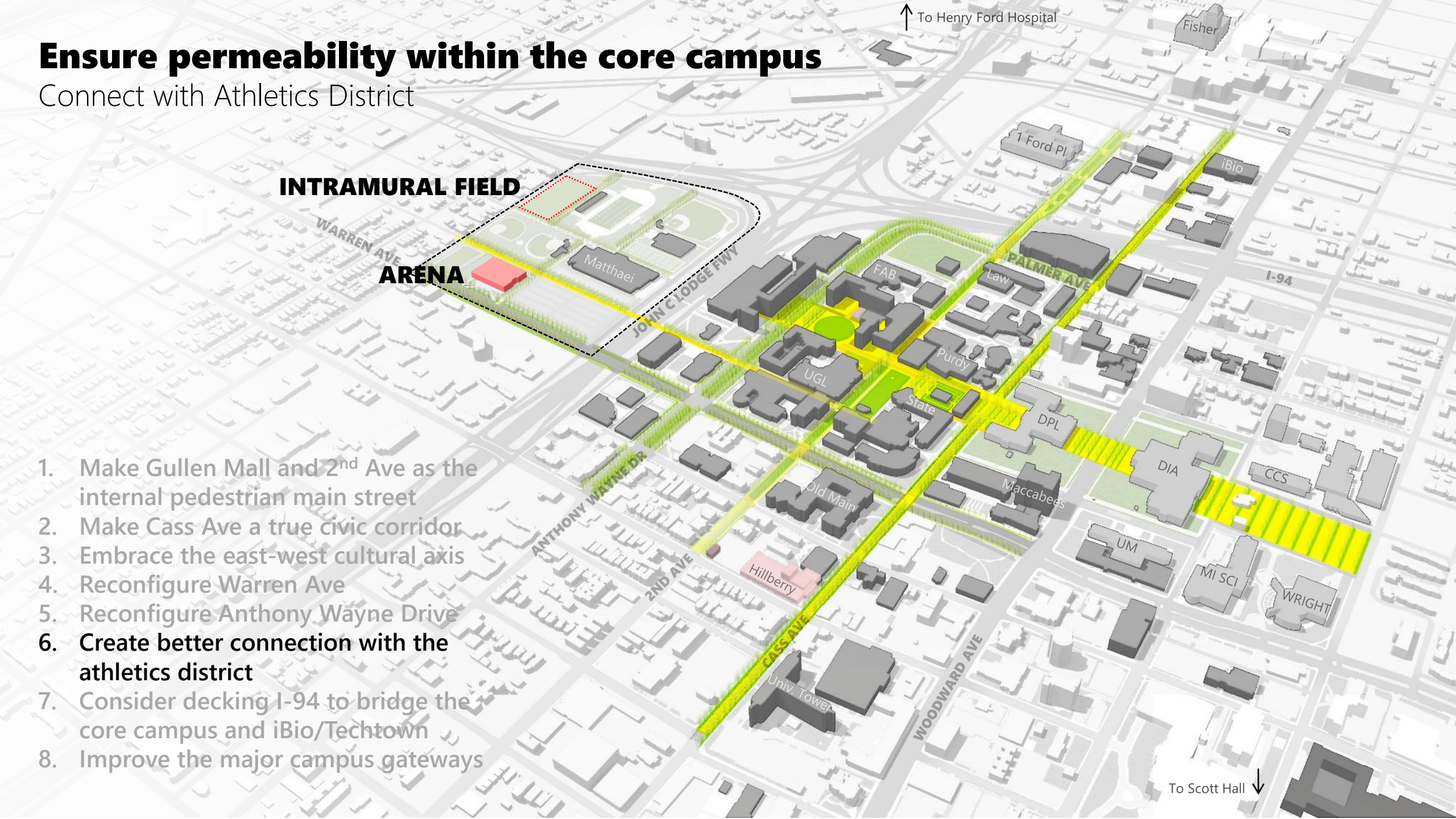
Ensure permeability within the core campus

Connect with Athletics District

INTRAMURAL FIELD

ARENA

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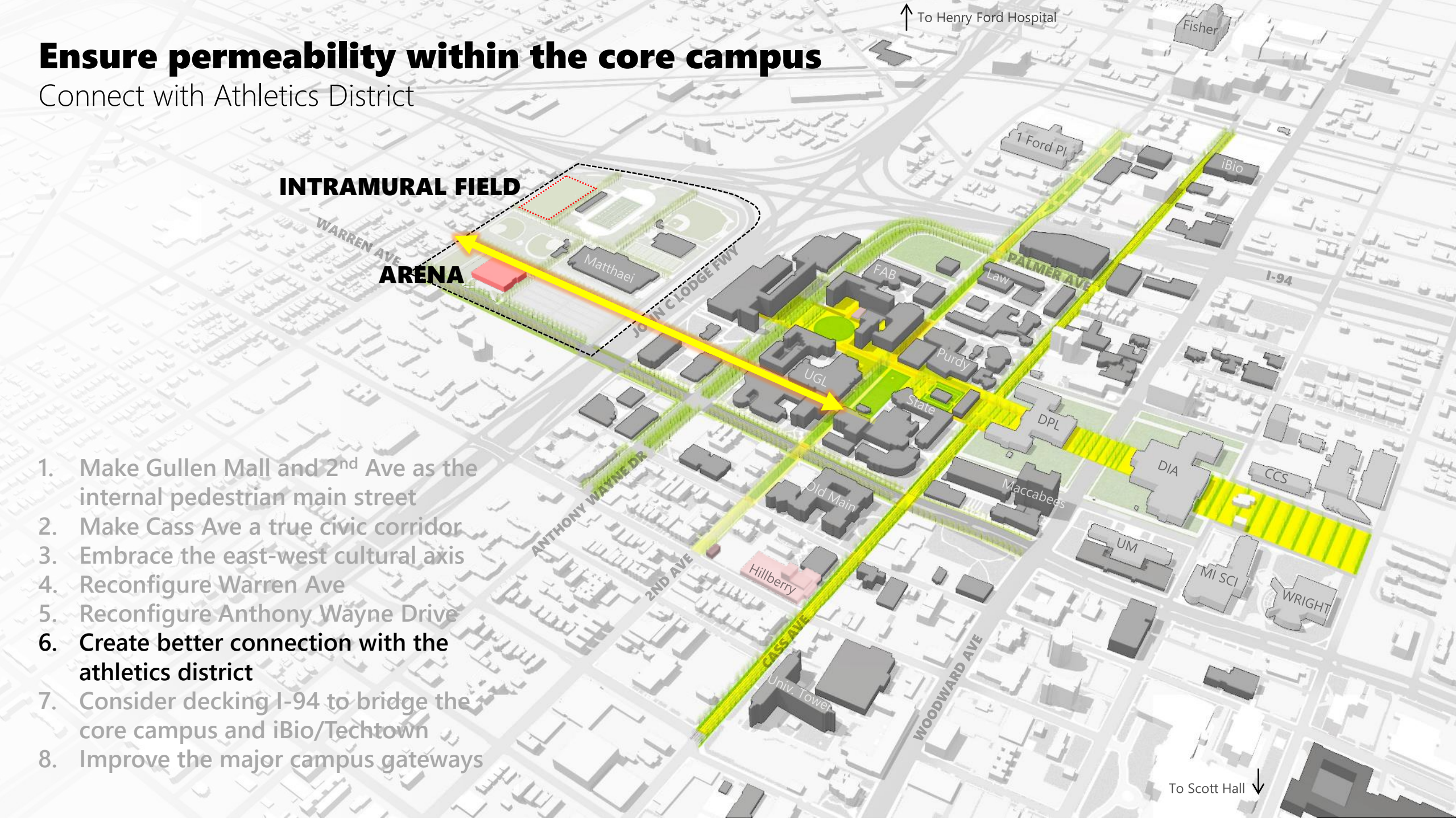
Ensure permeability within the core campus

Connect with Athletics District

INTRAMURAL FIELD

ARENA

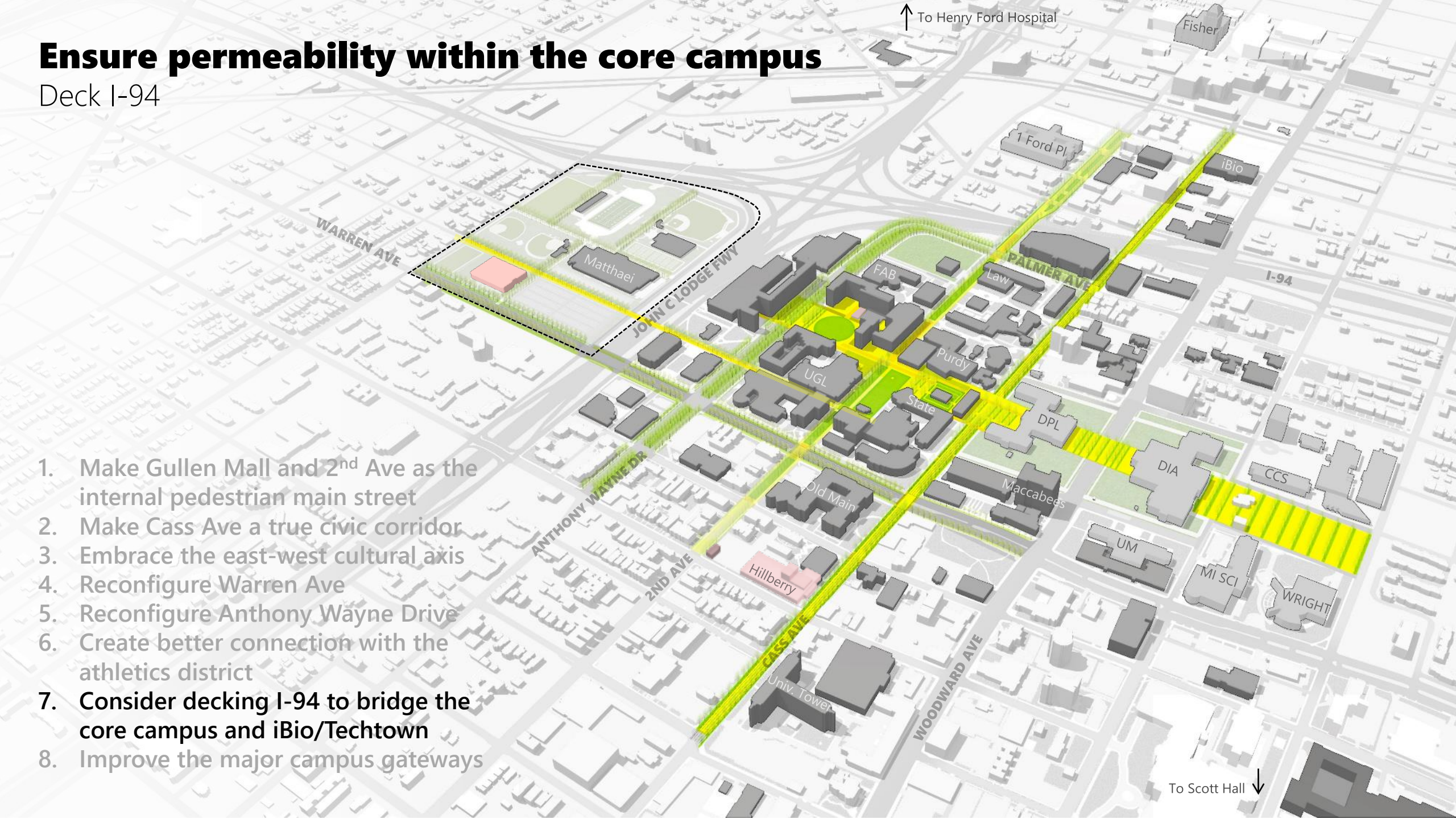
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Ensure permeability within the core campus

Deck I-94

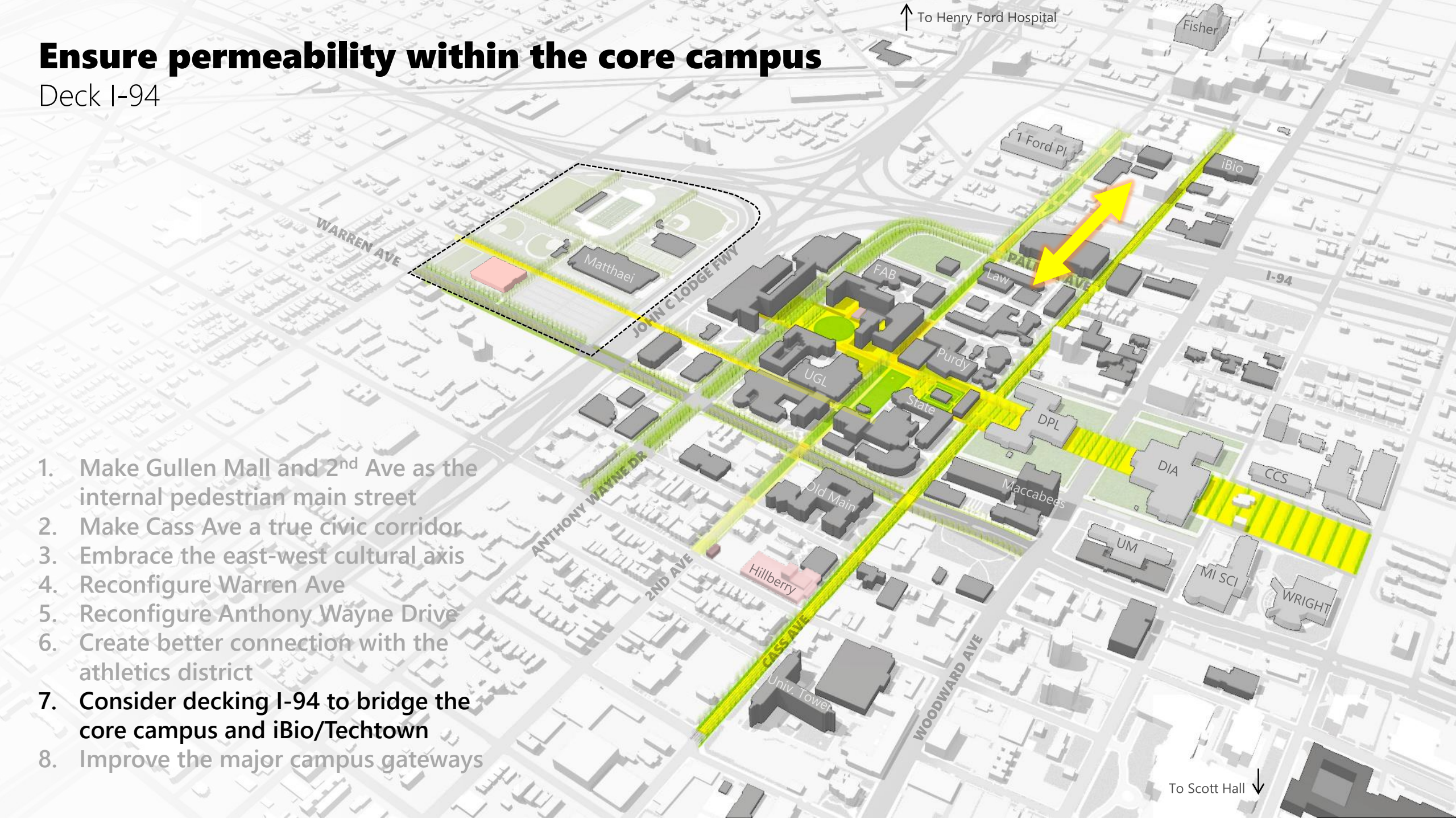
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Ensure permeability within the core campus

Deck I-94

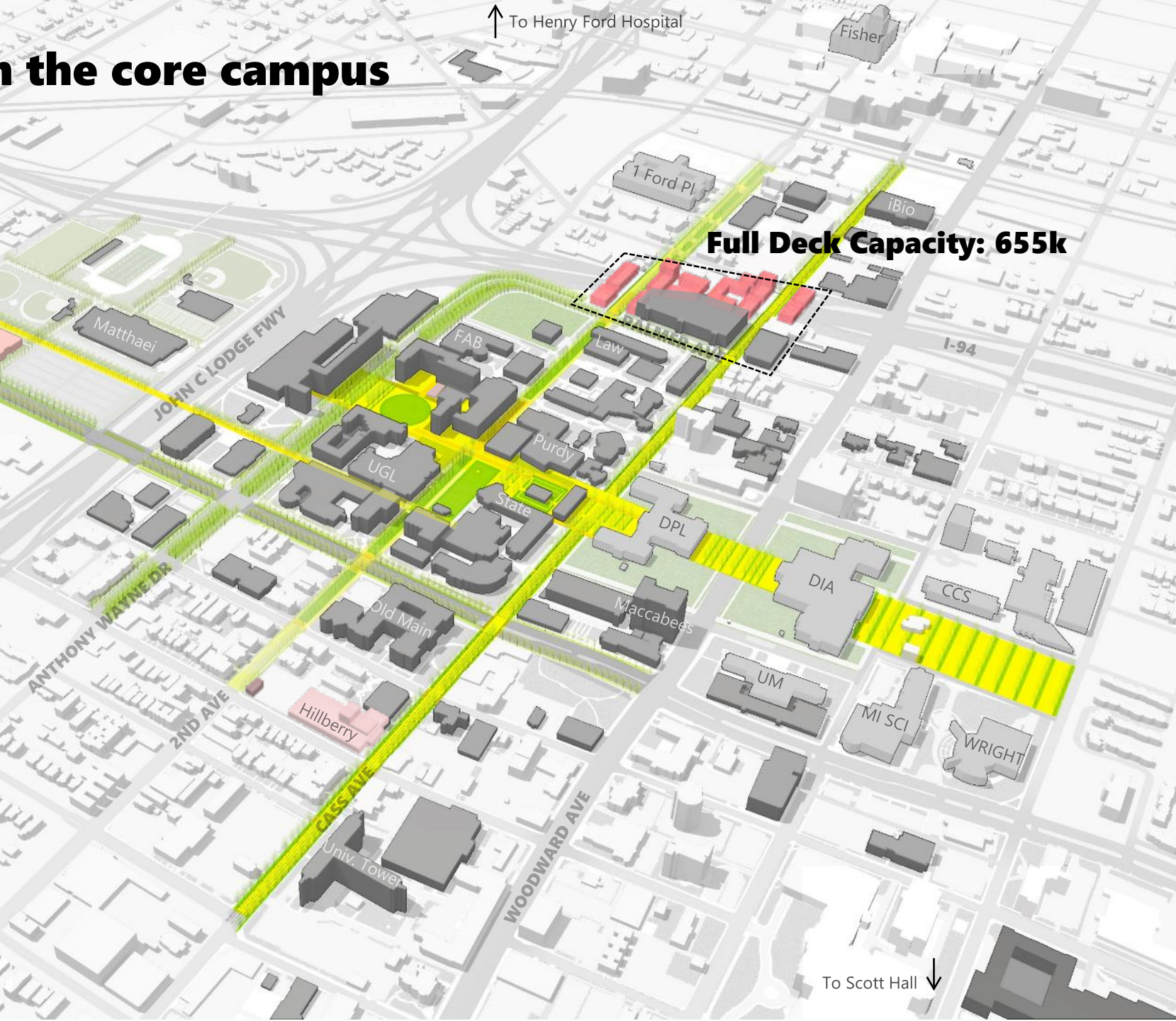
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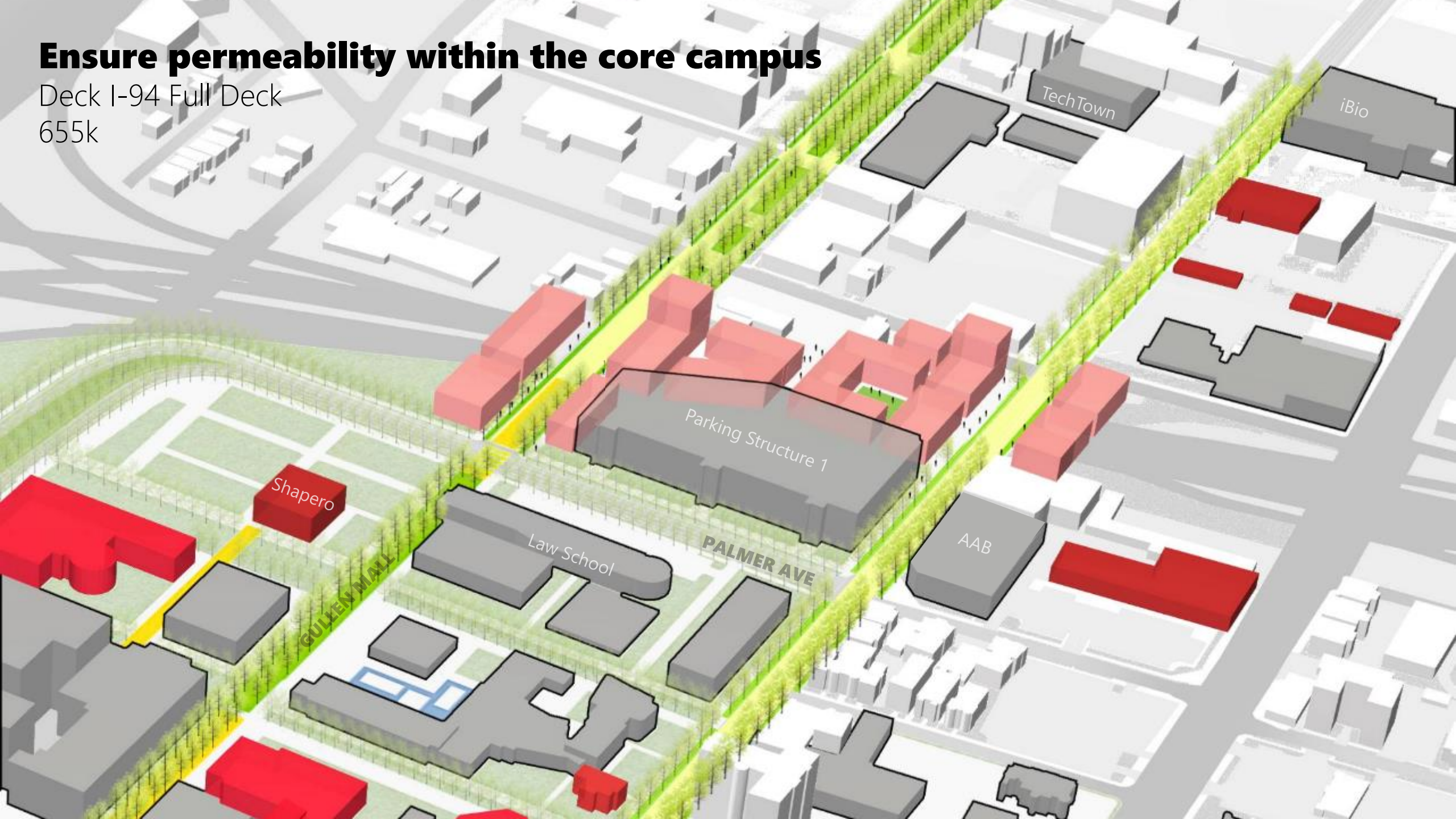
↑ To Henry Ford Hospital

Full Deck Capacity: 655k

↓ To Scott Hall

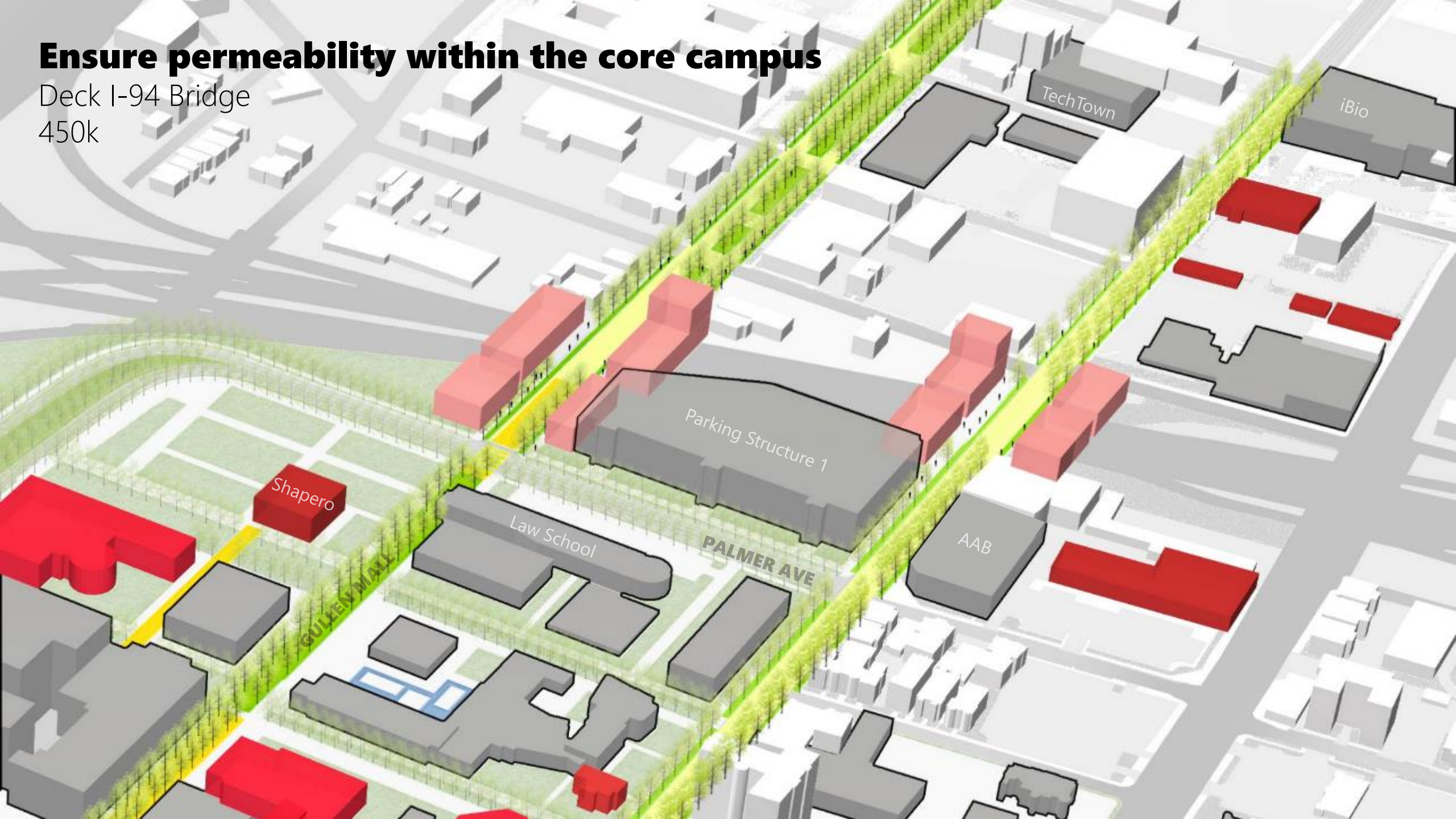
Ensure permeability within the core campus

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

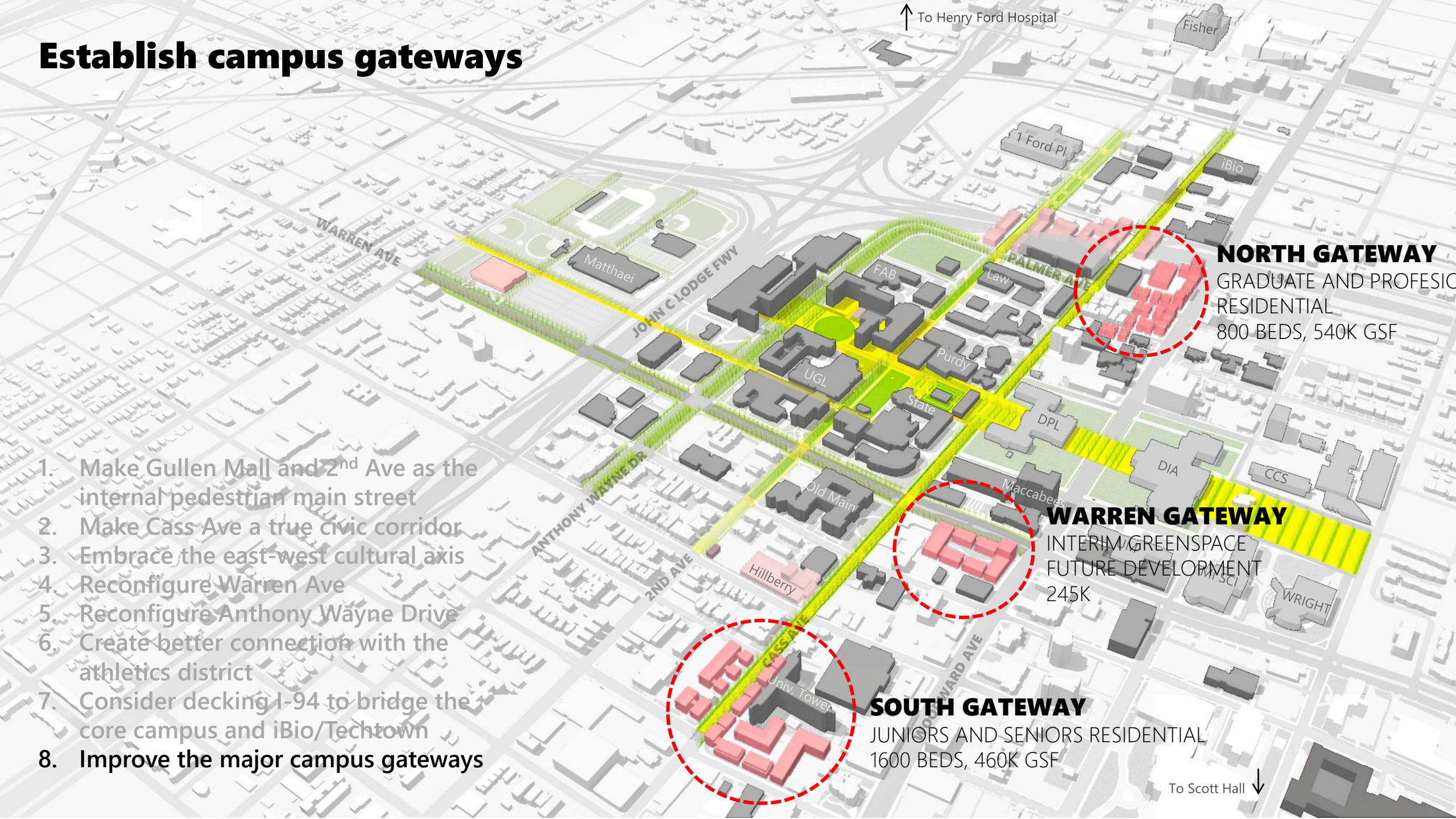
GRADUATE AND PROFESSIONAL RESIDENTIAL
800 BEDS, 540K GSF

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 Avenue
WSU

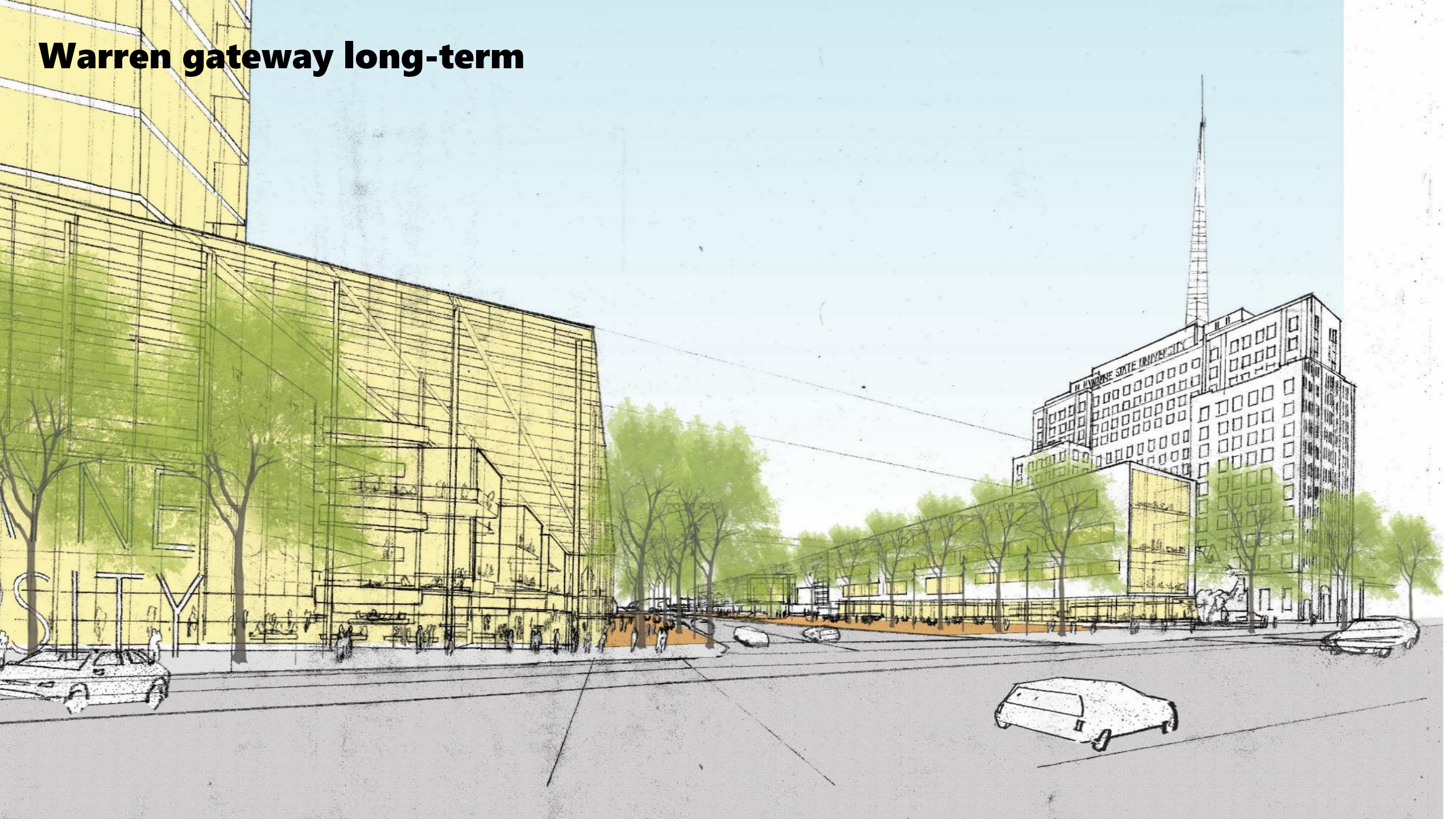
WSU

OHIO STATE UNIVERSITY

QLINE

QLINE

Warren gateway long-term

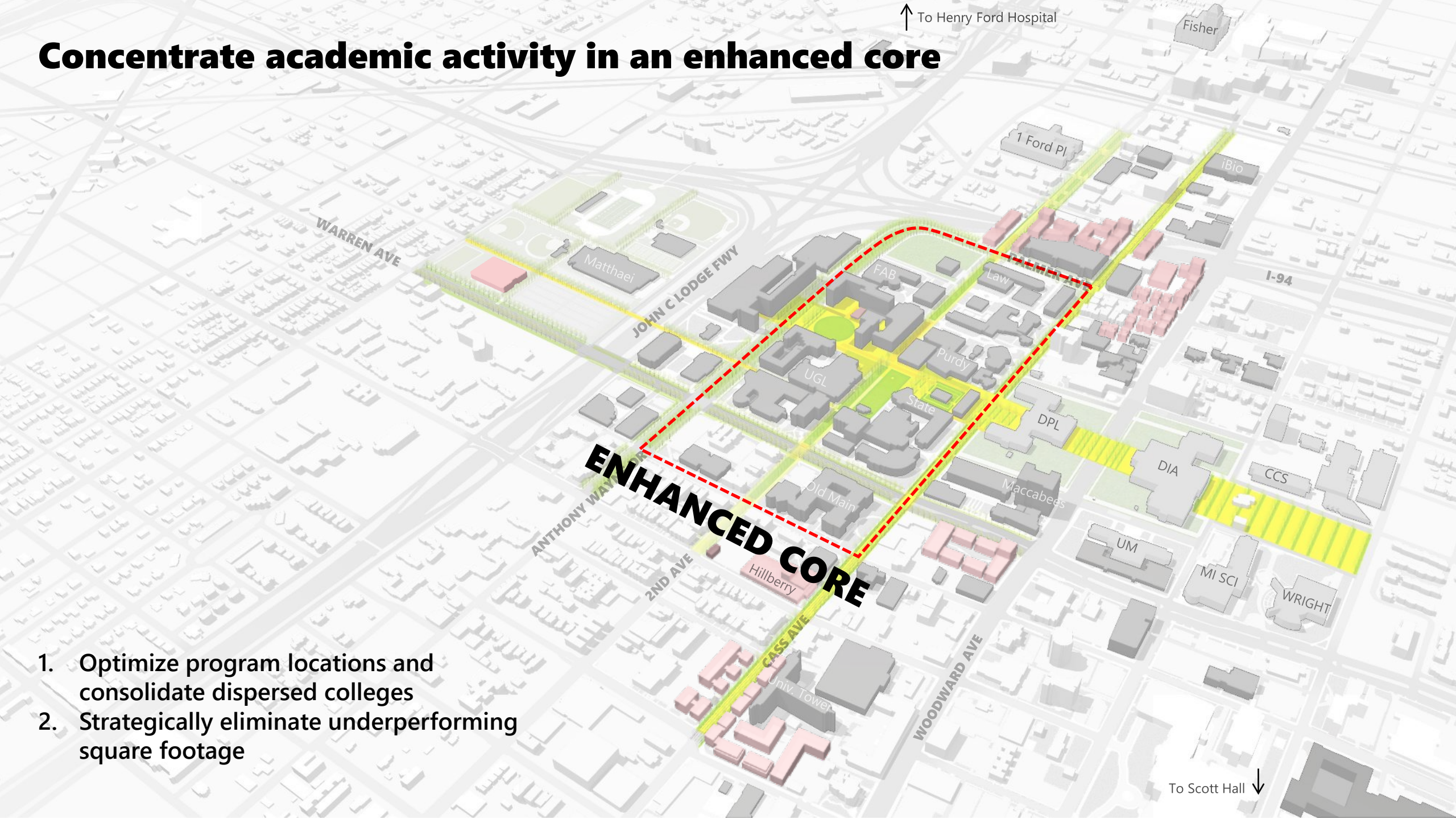


CONCENTRATE ACADEMIC ACTIVITY IN AN ENHANCED CORE



Concentrate academic activity in an enhanced core

↑ To Henry Ford Hospital

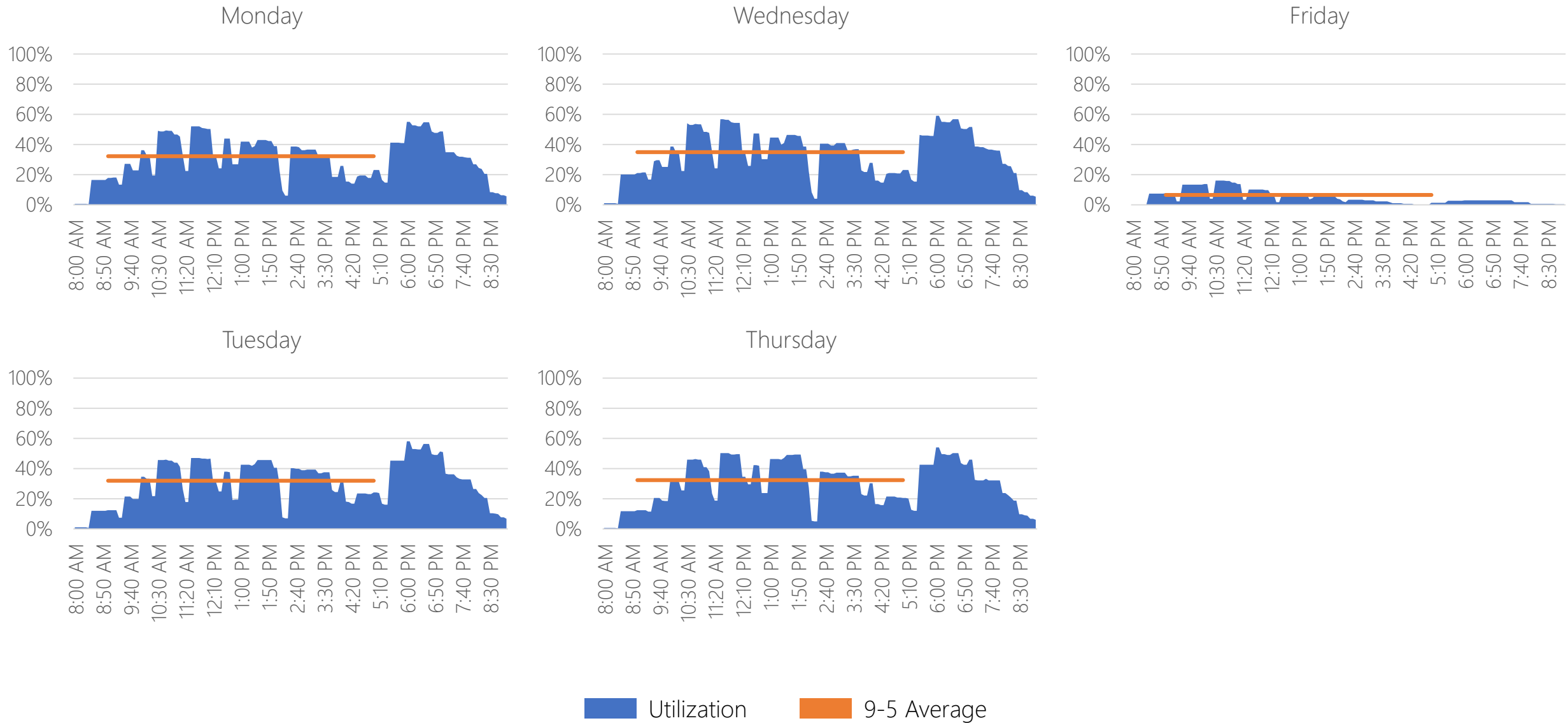


1. Optimize program locations and consolidate dispersed colleges
2. Strategically eliminate underperforming square footage

↓ To Scott Hall

Concentrate academic activity in an enhanced core

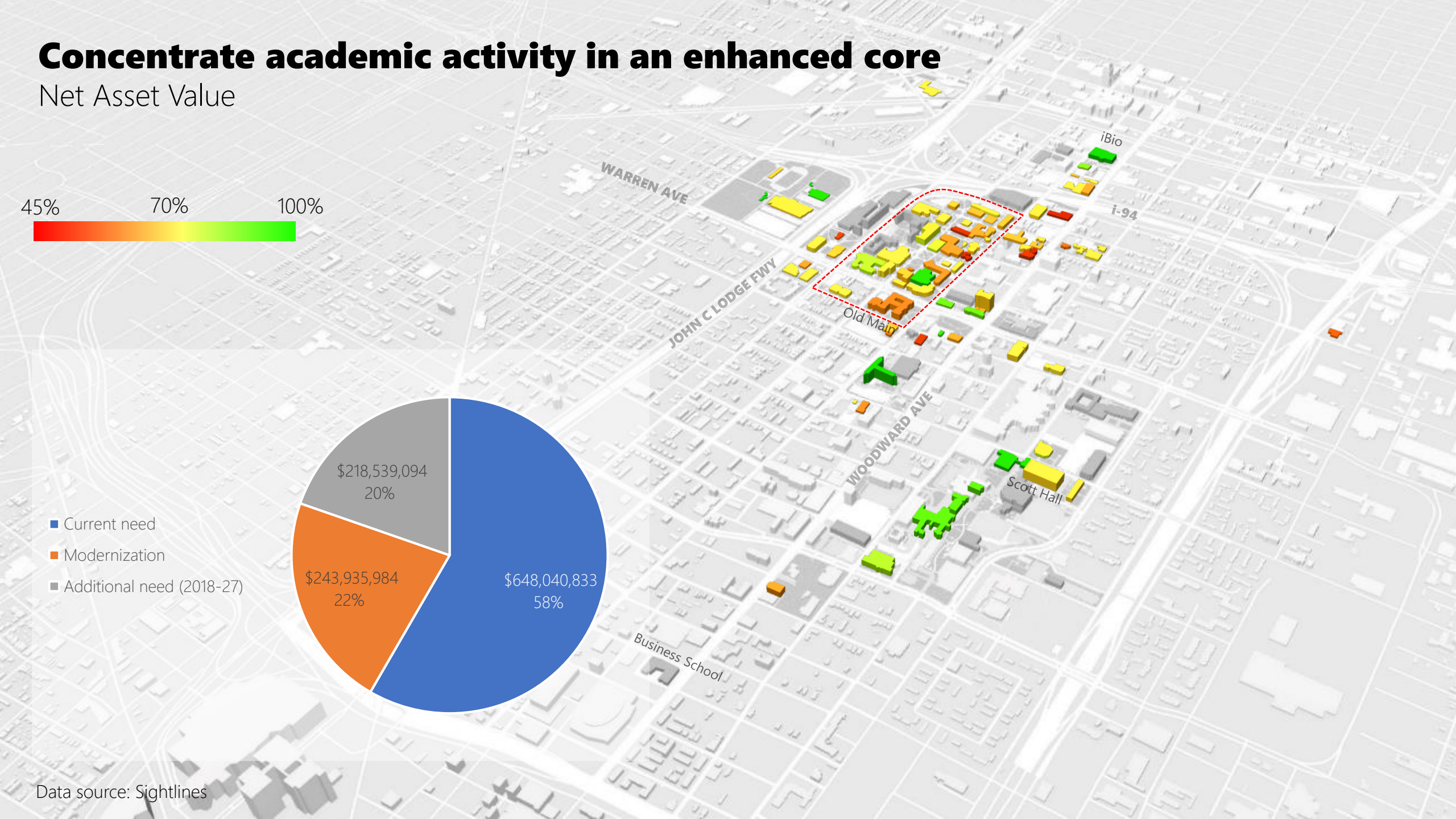
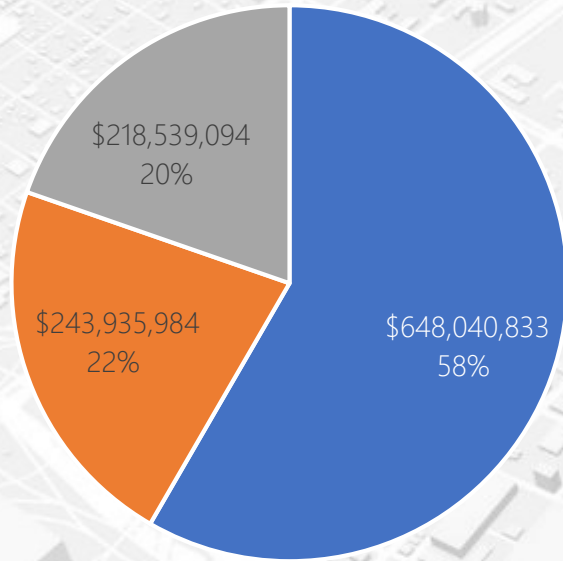
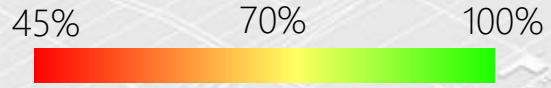
Classroom Utilization, Fall 2017



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

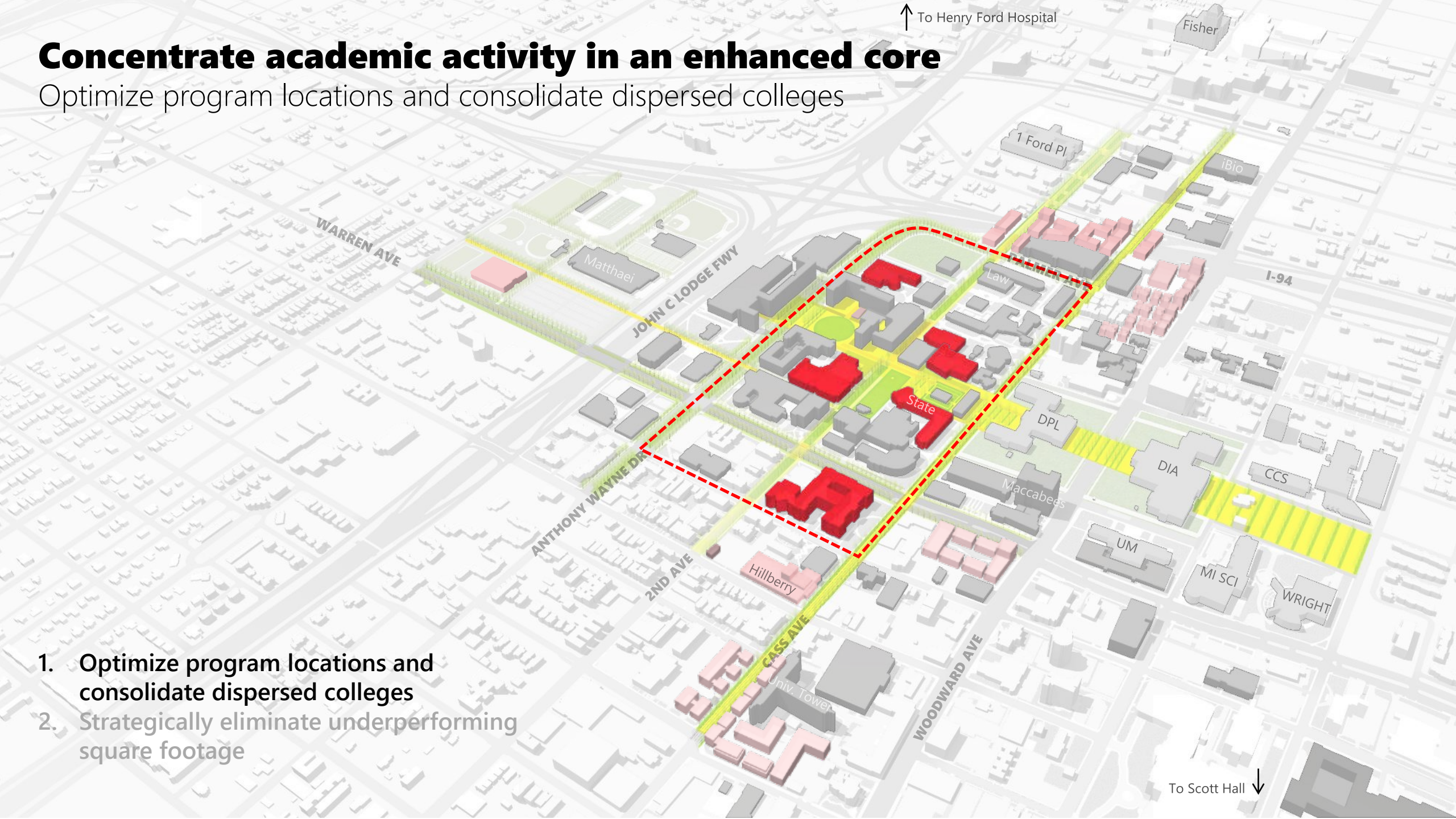
Concentrate academic activity in an enhanced core

Net Asset Value



Concentrate academic activity in an enhanced core

Optimize program locations and consolidate dispersed colleges

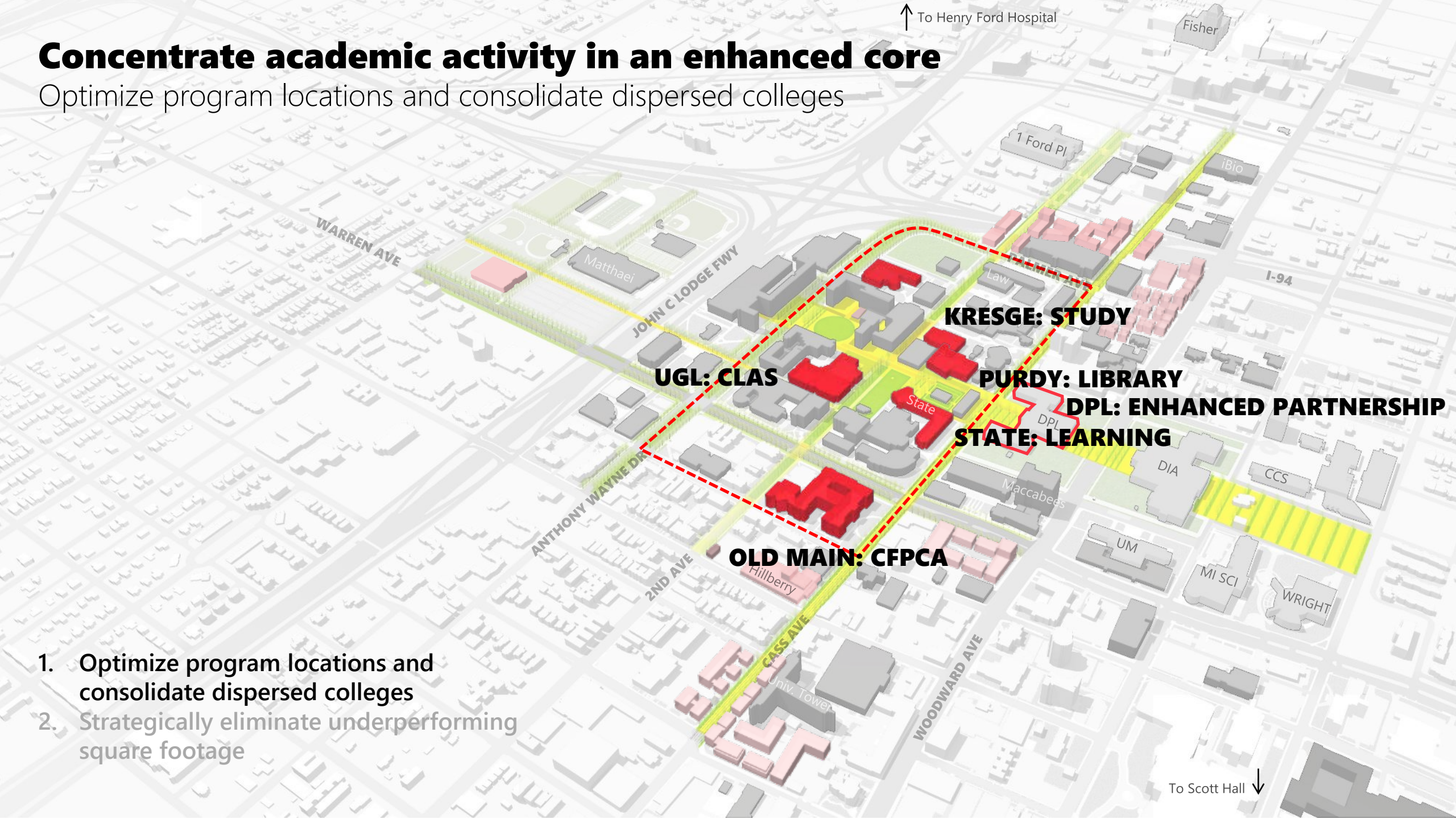


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Concentrate academic activity in an enhanced core

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

↓ To Scott Hall

Concentrate academic activity in an enhanced core

Optimize program locations and consolidate dispersed colleges

FAB: REMAINING

- CLAS: 65,000 ASF office
- Office of the President: 7,900 ASF office
- Provost: 27,000 ASF office, study
- College of Ed: 3,000 ASF office

KRESGE: STUDY

- 35,000 ASF student study space

PURDY: LIBRARY

- Library admin: 50,000 ASF office
- Library admin: 40,000 ASF stacks
- School of Libraries: 13,000 ASF office

UGL: CLAS

- CLAS: 100,000 ASF non-wet labs, office, lounge, study
- Library: 49,000 ASF stacks (basement)
- Honors College: 13,000 ASF office, study

OLD MAIN: CFPCA

- CFPCA: 160,000 ASF classroom, lab, office, lounge, storage

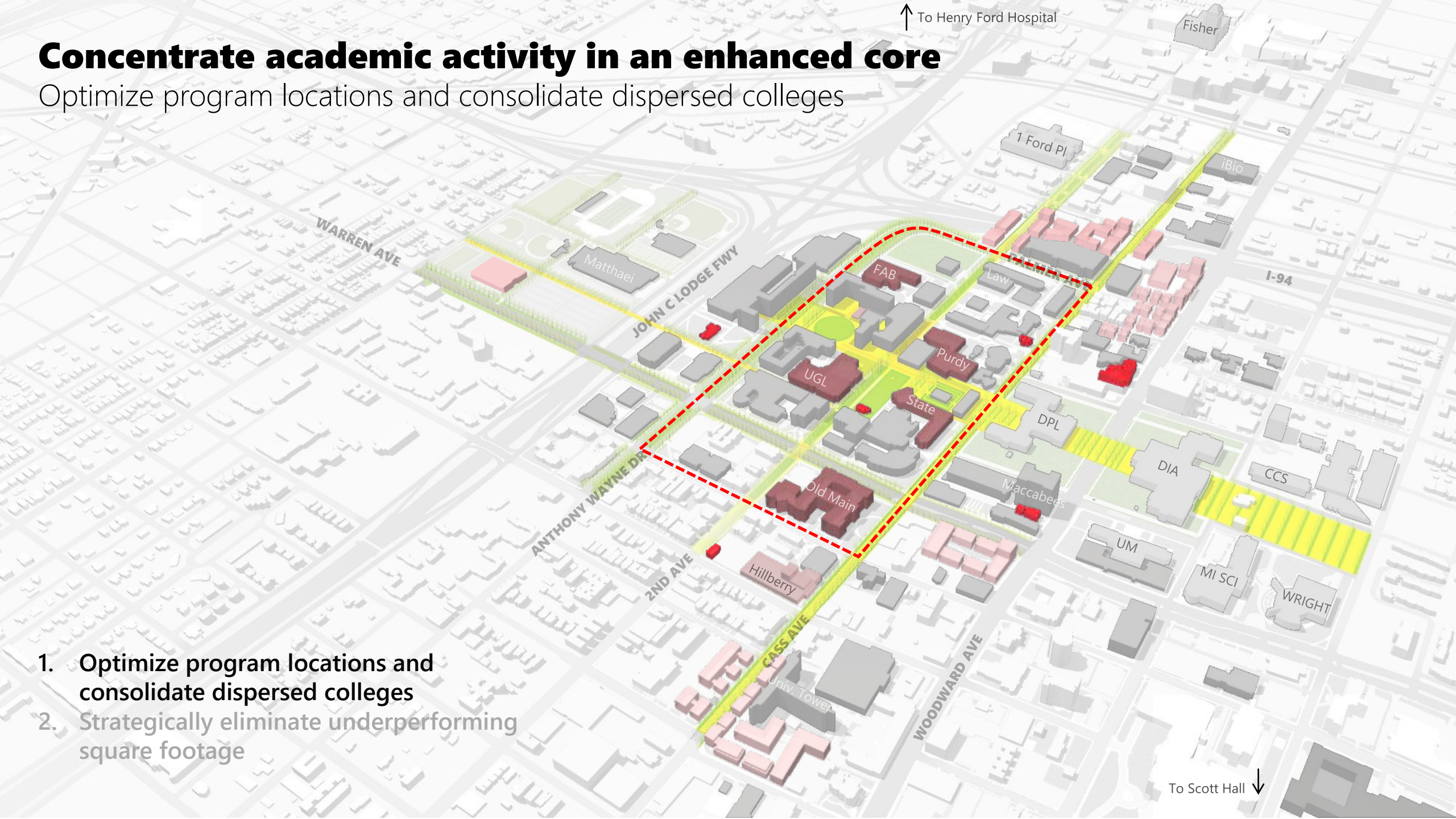
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↑ To Henry Ford Hospital

↓ To Scott Hall

Concentrate academic activity in an enhanced core

Optimize program locations and consolidate dispersed colleges



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Concentrate academic activity in an enhanced core

Optimize program locations and consolidate dispersed colleges

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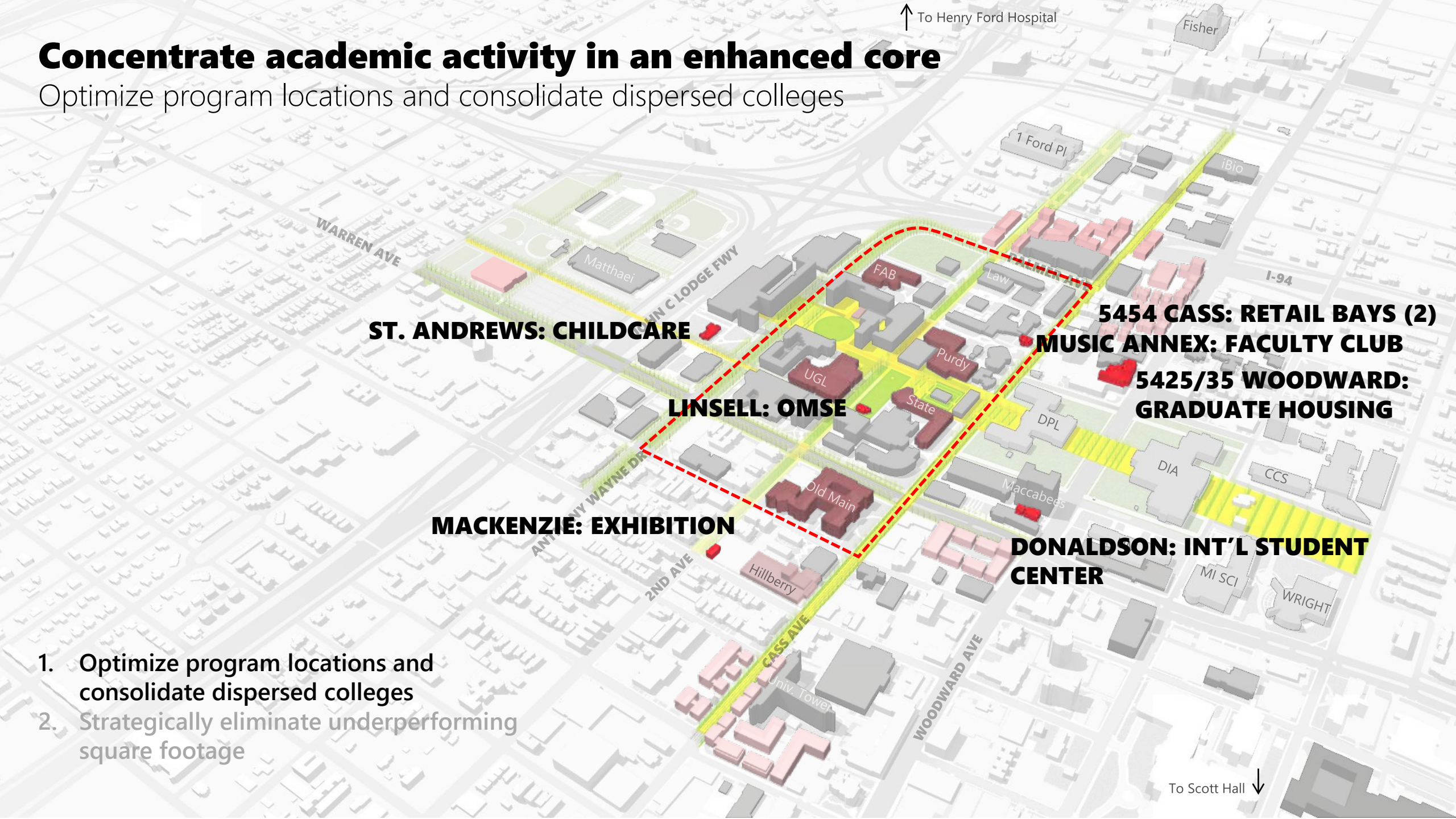
ST. ANDREWS: CHILDCARE

LINSELL: OMSE

MACKENZIE: EXHIBITION

5454 CASS: RETAIL BAYS (2)
MUSIC ANNEX: FACULTY CLUB
5425/35 WOODWARD: GRADUATE HOUSING

DONALDSON: INT'L STUDENT CENTER



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

ST. ANDREWS: CHILDCARE

LINSELL: OMSE

MACKENZIE: EXHIBITION

5454 CASS: RETAIL BAYS (2)

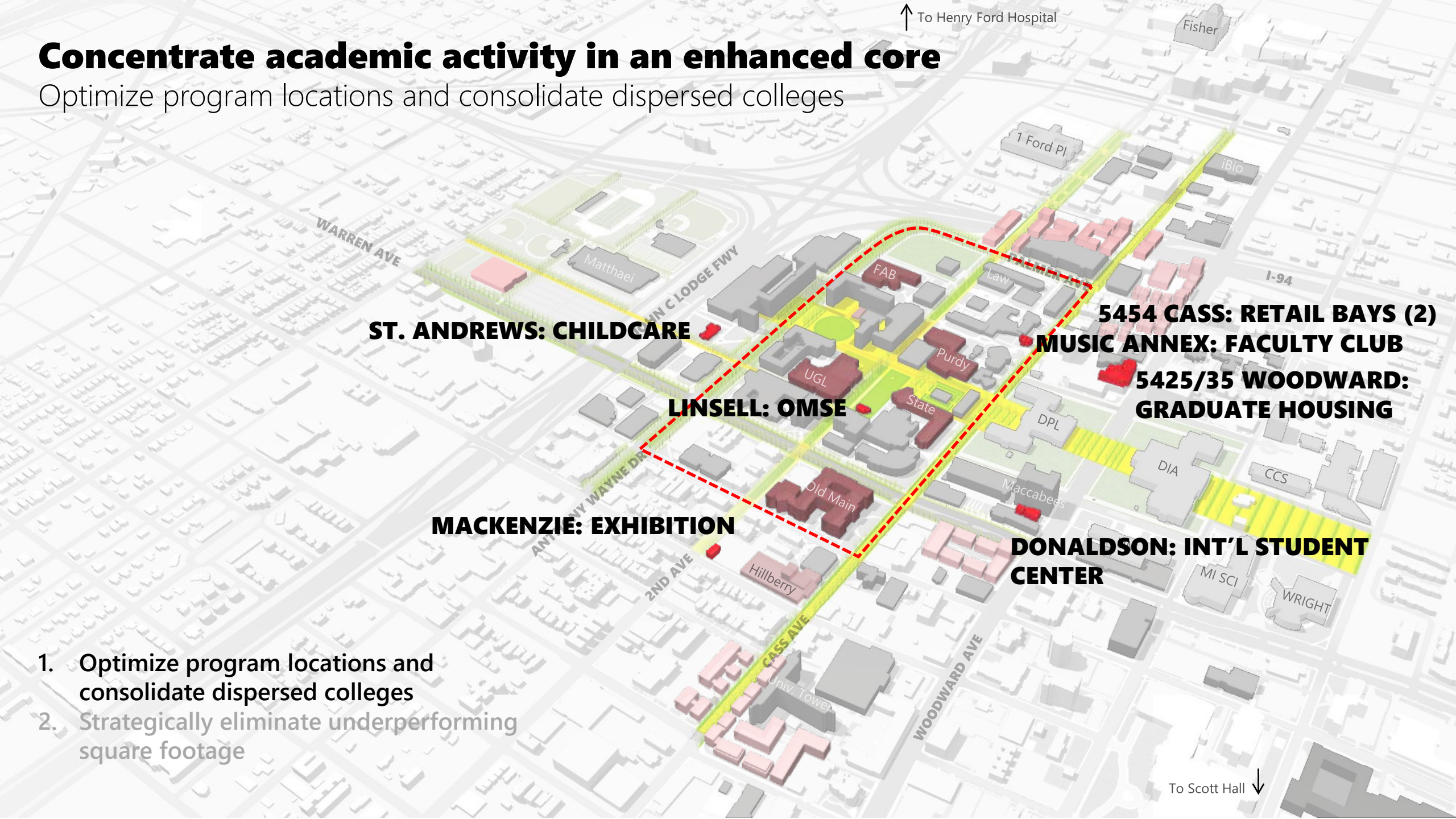
MUSIC ANNEX: FACULTY CLUB

**5425/35 WOODWARD:
GRADUATE HOUSING**

**DONALDSON: INT'L STUDENT
CENTER**

↑ To Henry Ford Hospital

↓ To Scott Hall



Concentrate academic activity in an enhanced core

Need for ~32K ASF wet lab space

↑ To Henry Ford Hospital

WARREN AVE

JOHN C LODGE FWY

1 Ford Pl

Fisher

iBio

SHAPERO: VACATE

Biology teaching labs: 17,000 ASF

Matthaei

FAB

Law

I-94

UGL

Purdy

State

DPL

LIFE SCIENCE: RENOVATE/REPLACE

CLAS: 6,000 ASF teaching & research labs

Engineering: 1,500 ASF teaching lab

Research: 3,300 ASF animal support

Nursing: 4,000 ASF teaching lab

DIA

CCS

Maccabees

UM

MI SCI

WRIGHT

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

CASS

Univ. Tower

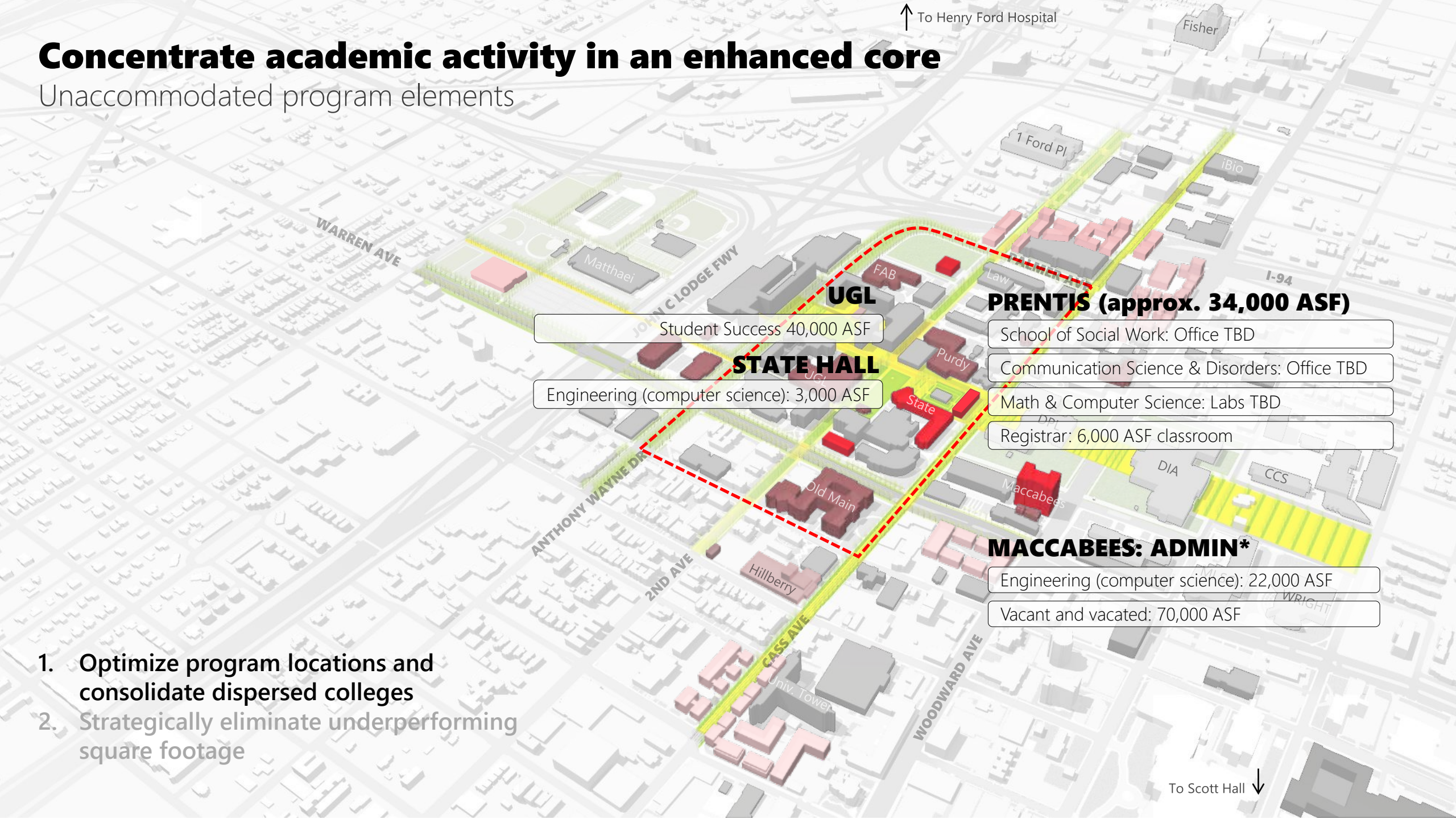
WOODWARD AVE

↓ To Scott Hall

Concentrate academic activity in an enhanced core

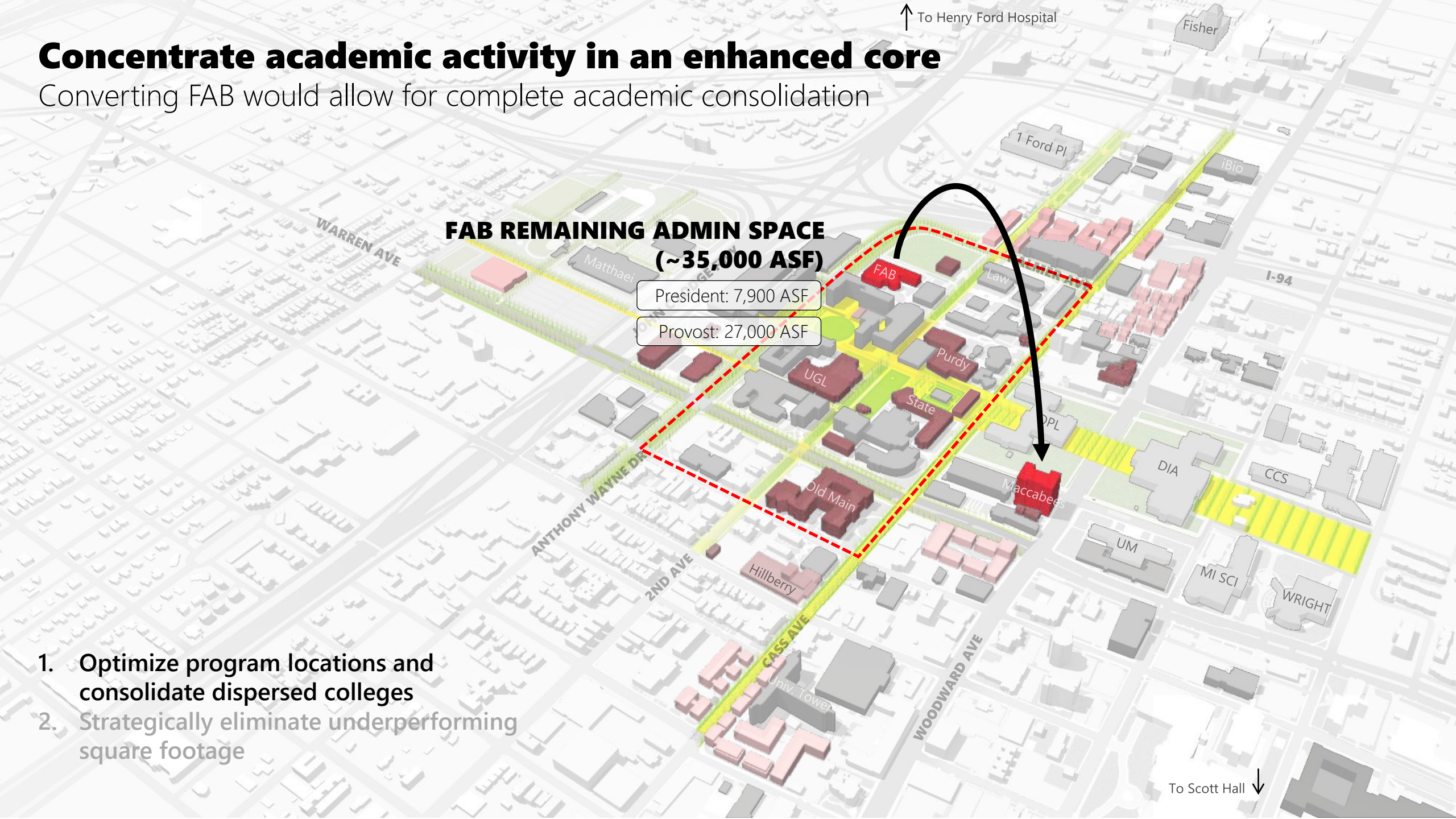
Unaccommodated program elements

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



Concentrate academic activity in an enhanced core

Converting FAB would allow for complete academic consolidation



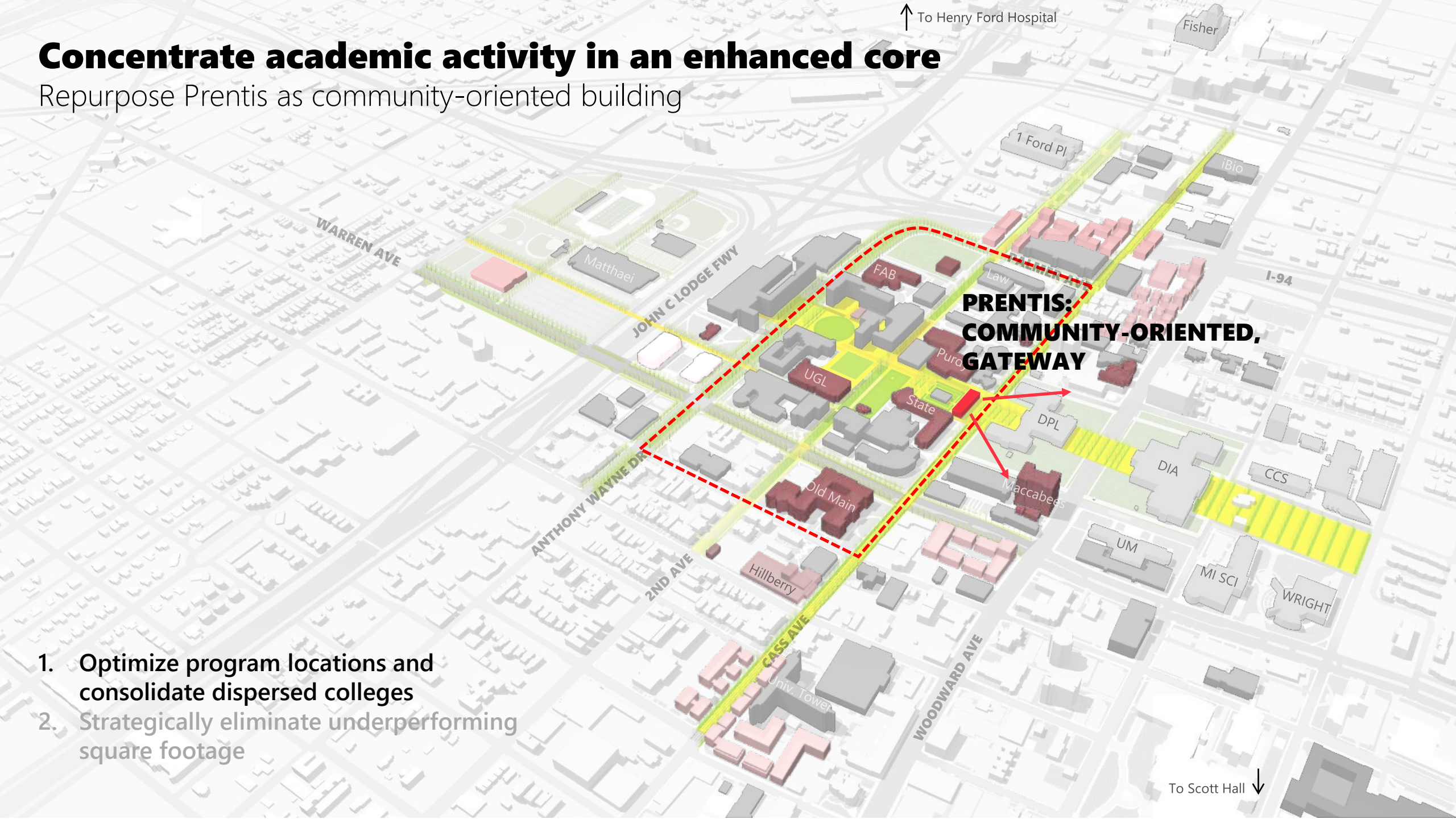
**FAB REMAINING ADMIN SPACE
(~35,000 ASF)**

- President: 7,900 ASF
- Provost: 27,000 ASF

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



**PRENTIS:
COMMUNITY-ORIENTED,
GATEWAY**

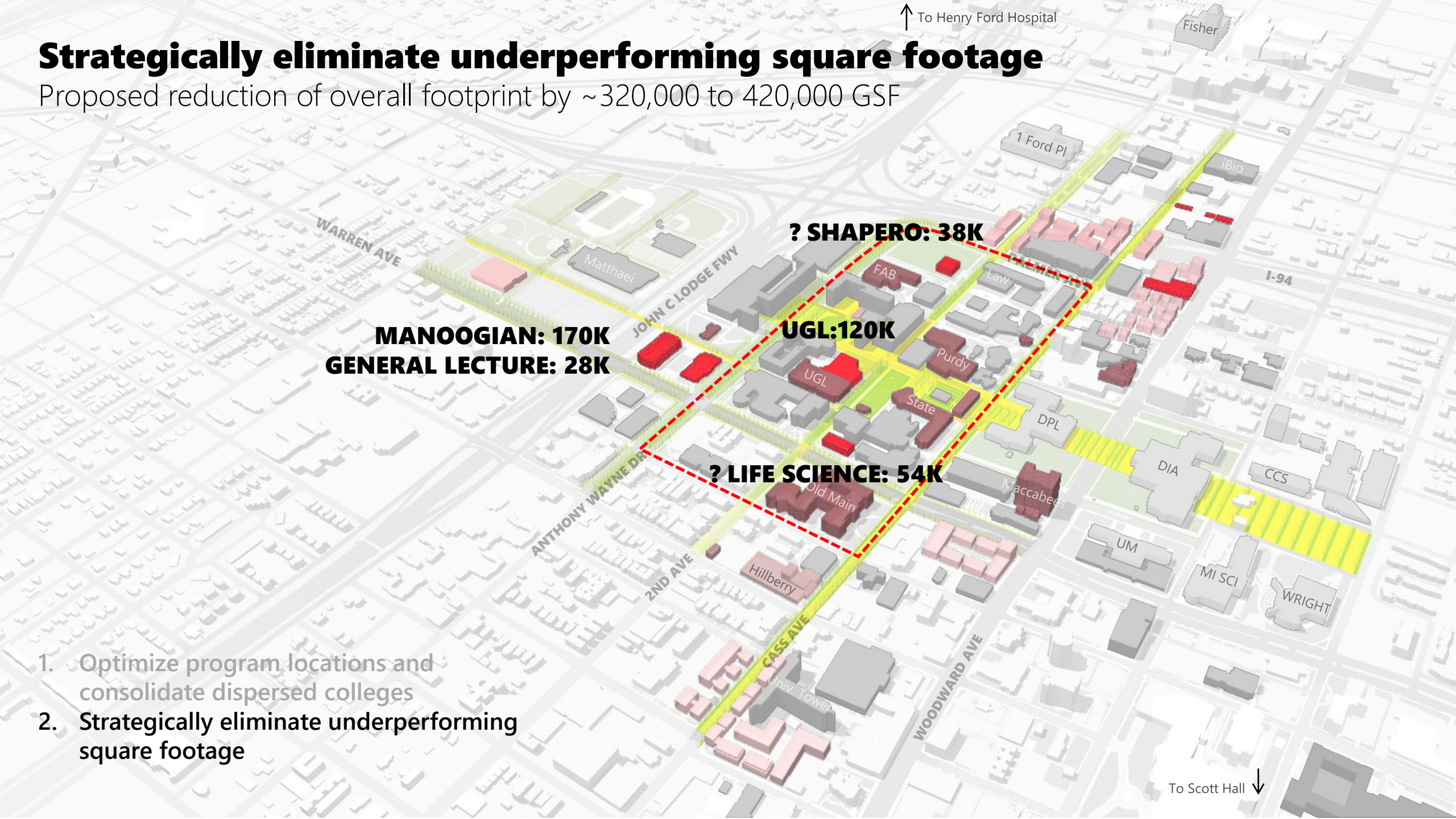
1. Optimize program locations and consolidate dispersed colleges
2. Strategically eliminate underperforming square footage

↑ To Henry Ford Hospital

↓ To Scott Hall

Strategically eliminate underperforming square footage

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



MANOOGIAN: 170K
GENERAL LECTURE: 28K

? SHAPERO: 38K

UGL: 120K

? LIFE SCIENCE: 54K

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

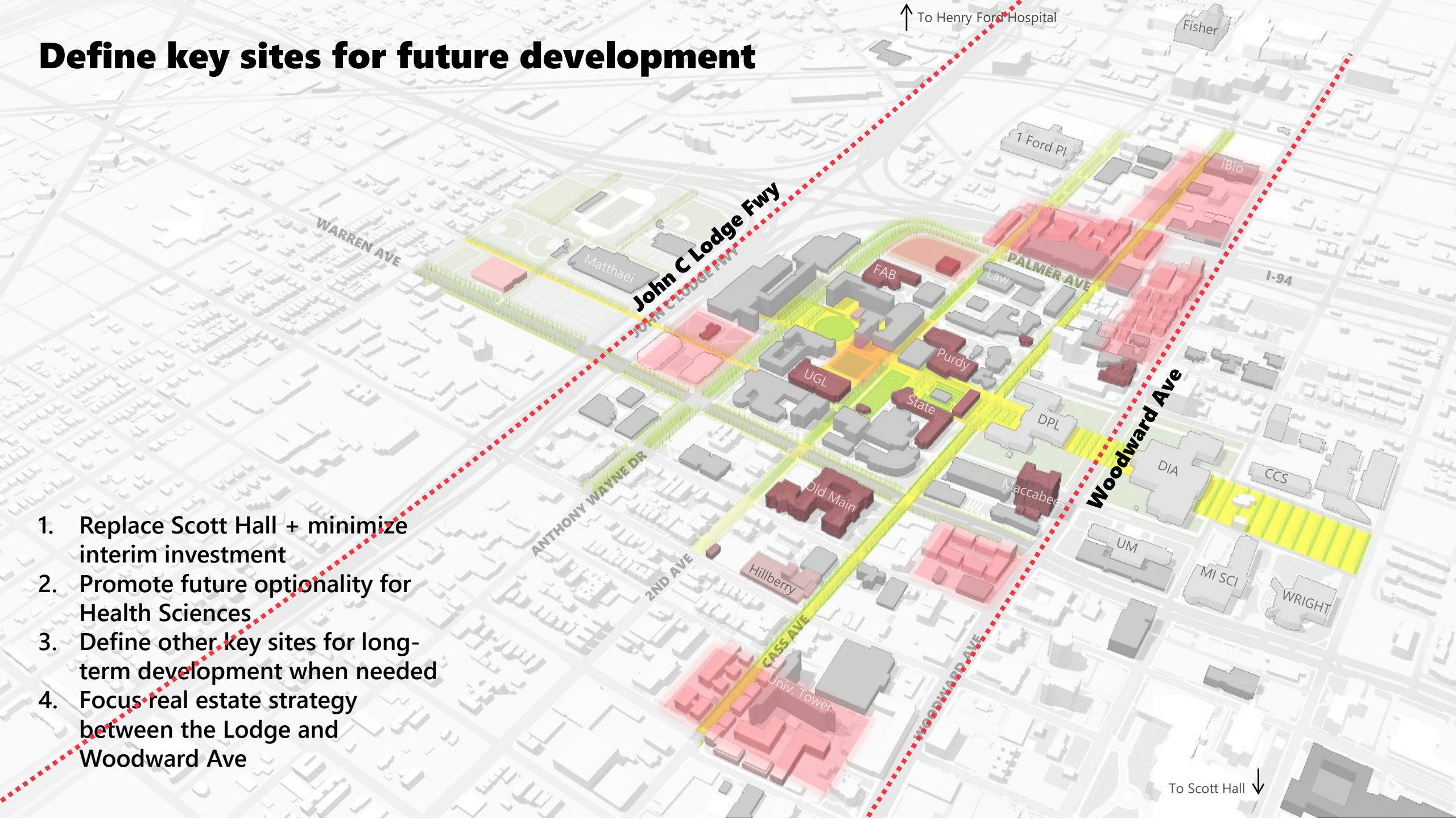
To Scott Hall ↓

An aerial photograph of a university campus, overlaid with a semi-transparent map. Several rectangular areas are highlighted in yellow and labeled "DEVELOPMENT PARCEL". Two prominent yellow diagonal lines run across the map, likely representing major roads or campus boundaries. The text is centered over the map in a bold, black, sans-serif font.

**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)

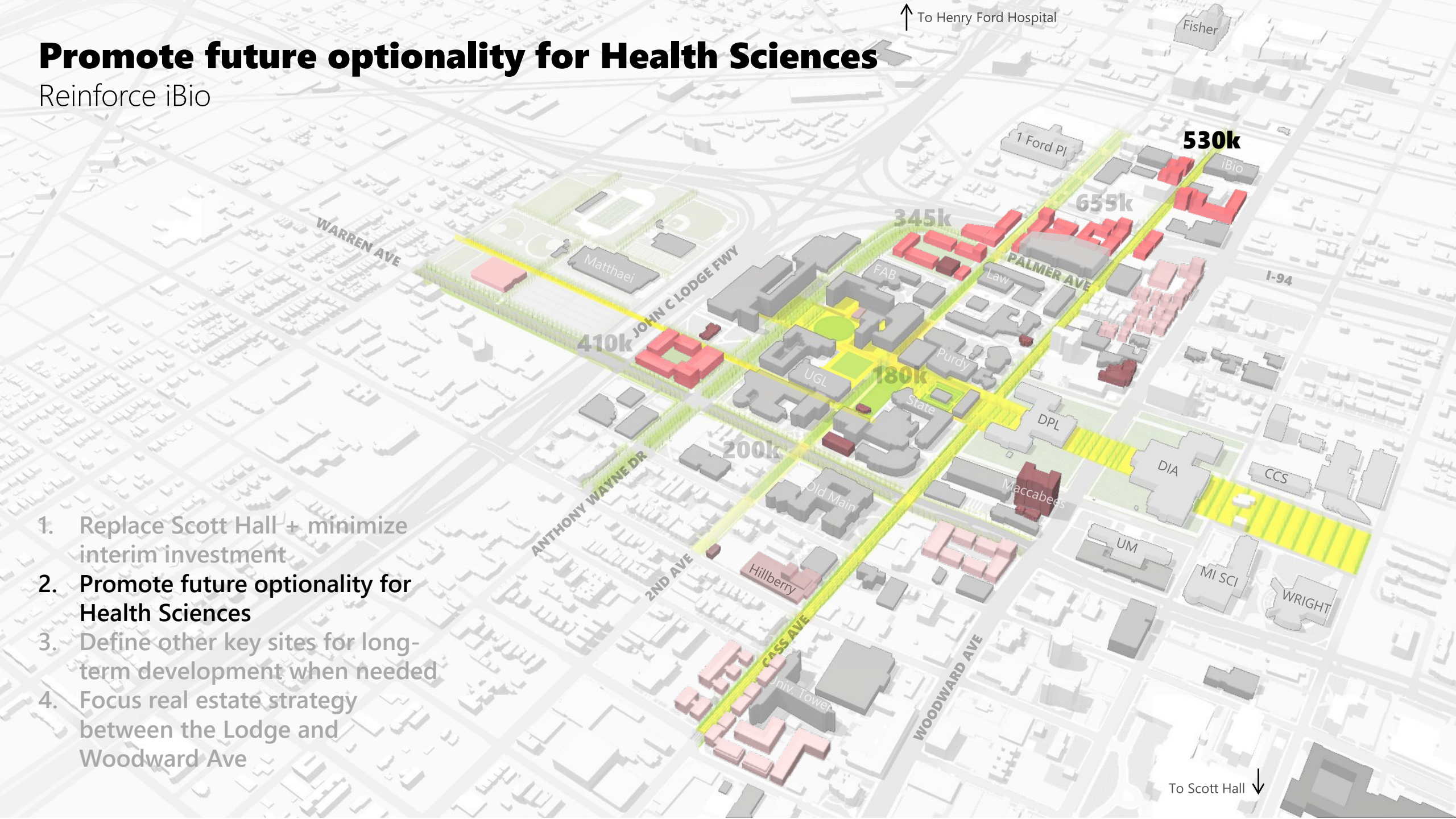
TO SCOTT HALL



Promote future optionality for Health Sciences

Reinforce iBio

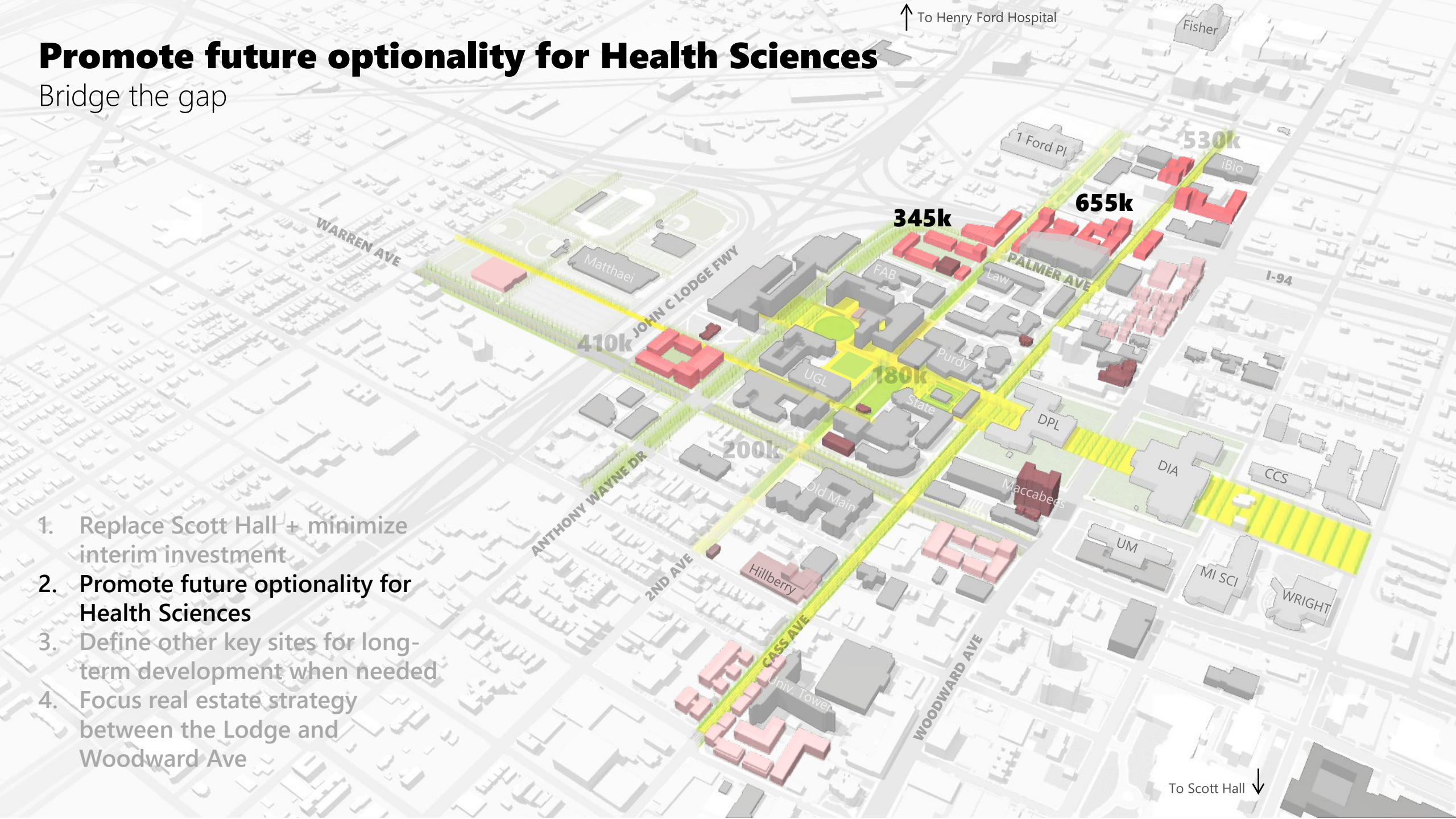
1. Replace Scott Hall + minimize interim investment
2. **Promote future optionality for Health Sciences**
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Promote future optionality for Health Sciences

Bridge the gap

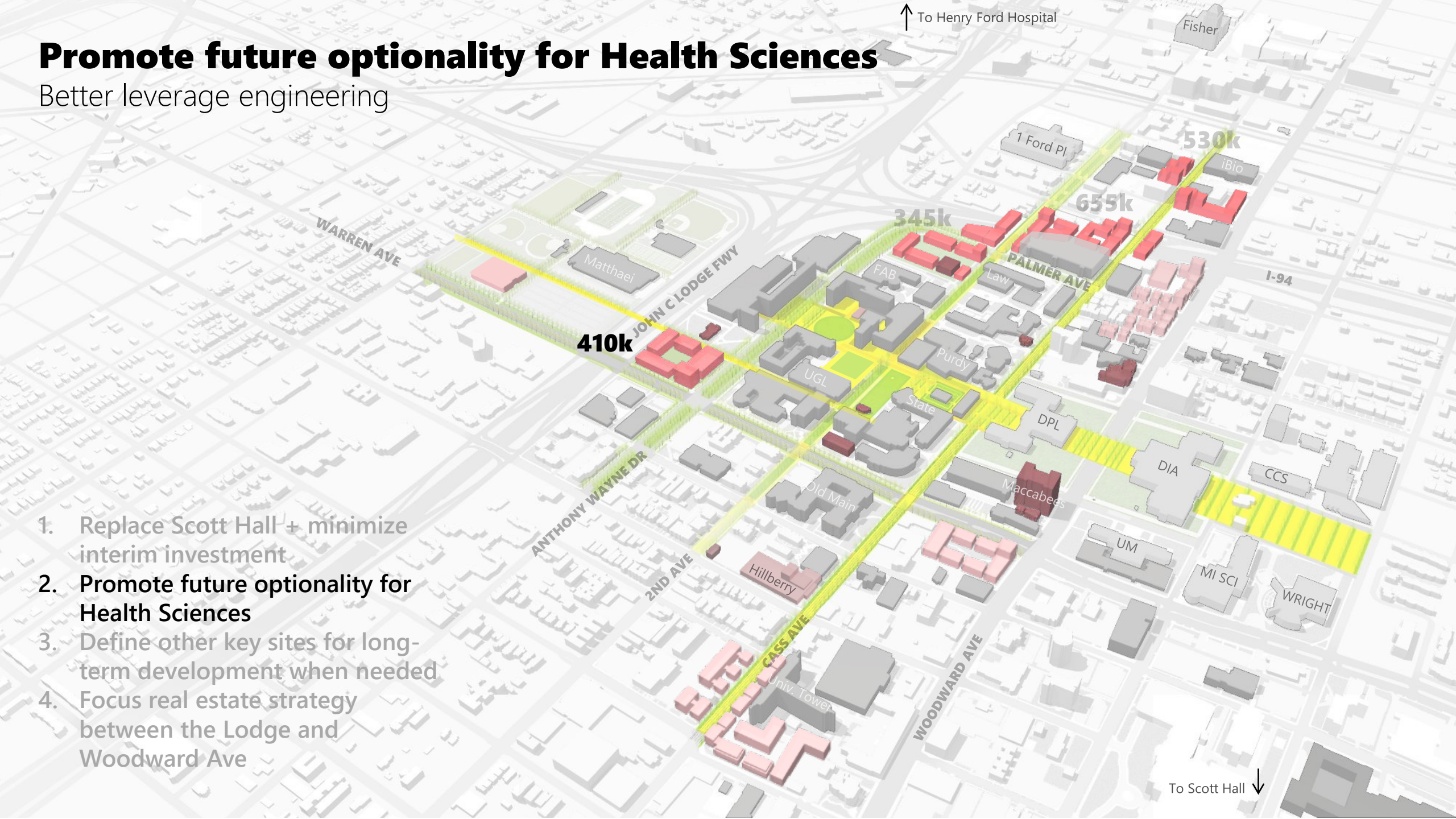
1. Replace Scott Hall + minimize interim investment
2. **Promote future optionality for Health Sciences**
3. Define other key sites for long-term development when needed
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Promote future optionality for Health Sciences

Better leverage engineering

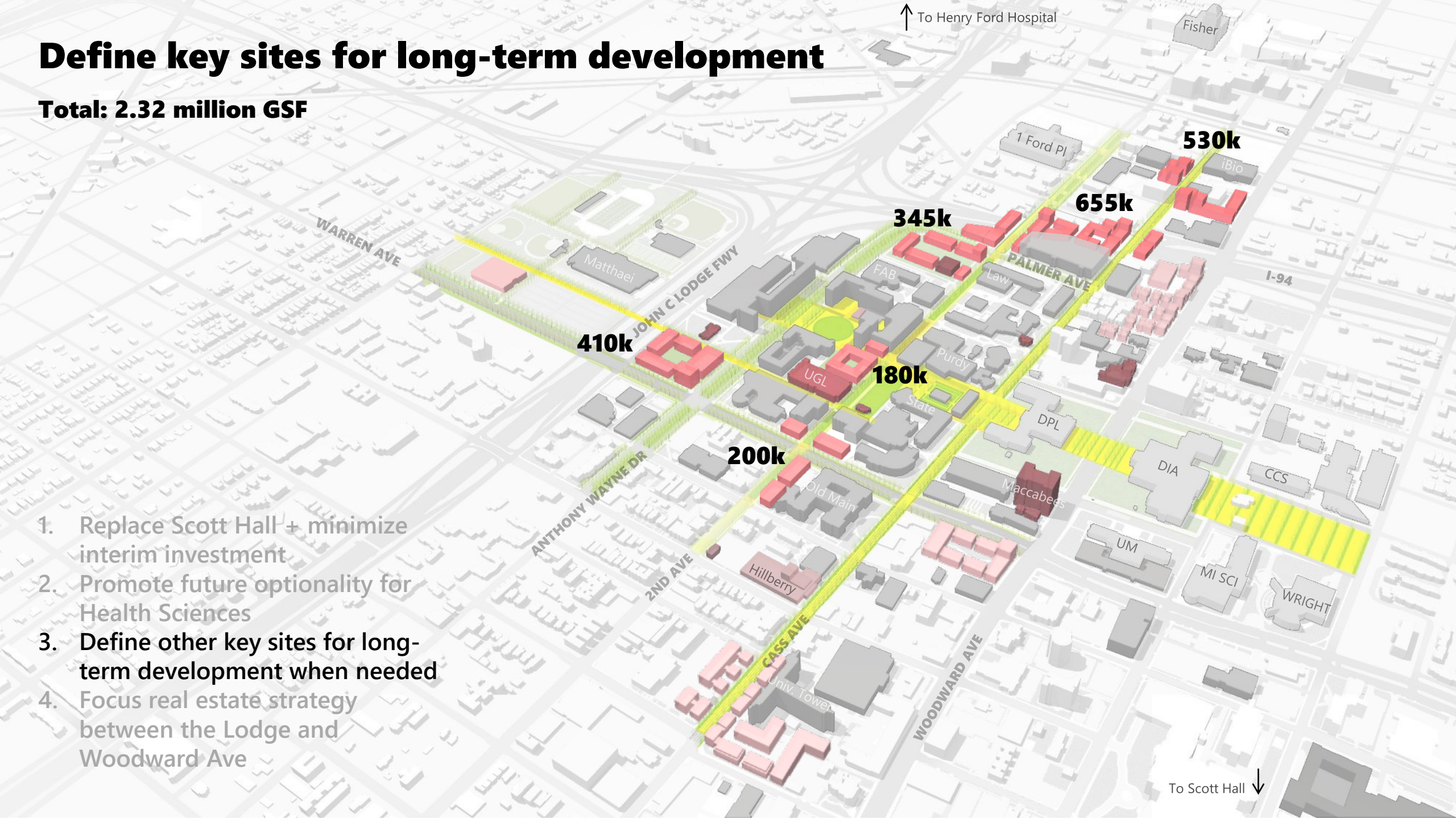
1. Replace Scott Hall + minimize interim investment
2. **Promote future optionality for Health Sciences**
3. Define other key sites for long-term development when needed
4. Focus real estate strategy between the Lodge and Woodward Ave



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**



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

