

# Central Campus Design Guidelines

## Precinct Overview

Central Campus is bordered by the Red Cedar River, Hagadorn Road, railroad tracks, and Harrison Road and represents the majority of MSU's facilities on a GSF basis. As the Southwest and Southeast campuses have expanded, the Central Campus has become the geographic center of the East Lansing Campus.

The suburban development pattern that defines Central Campus is a product of its rapid expansion during the years following World War II, and while this lower-density approach serves certain programmatic functions well, it creates challenges for walkability and a vibrant academic life environment. The plan recommends strategically adding density in this key.

SUB-PRECINCT	DEV. SITE AREA (SF)	PROPOSED GSF	NET NEW ASF*
A	441,200	777,600	457,540
B	674,000	798,250	518,863
C	449,800	873,100	63,375
D	315,900	1,340,800	830,402
E	416,500	1,098,100	585,515
F	530,200	1,046,050	326,872
G	244,500	34,400	(3,540)
H	141,800	380,500	241,325
I	270,300	584,200	(241,500)
X	-	-	(173,160)
<b>TOTAL</b>	<b>3,484,200</b>	<b>6,933,000</b>	<b>2,605,691</b>

\* Net new ASF accounts for proposed ASF minus demolished buildings ASF. See capacity study table for details.



- SUB-PRECINCTS
- A. Athletics / Mixed-Use / Campus Life
  - B. Athletics / Student Housing
  - C. Academic / Student Housing / Mixed-Use / Hotel
  - D. Academic / Campus Life
  - E. Academic / Student Housing / Campus Life
  - F. Academic / Student Housing / Support
  - G. Academic / Parking
  - H. Academic / Athletics / Campus Life
  - I. Student Housing

### Central Campus Development Summary

SUB-PRECINCT	BLDG	PRIMARY PROGRAM	DEV. SITE AREA (SF)	AVERAGE FLOORS	HAS BASEMENT	GROSS CAPACITY (GSF)	NET NEW CAPACITY (ASF)*
A	1	Mixed-Use / Parking	100,800	4.0	1	72,000	46,800
	2	Mixed-Use	59,900	3.0	1	163,200	106,080
	3	Athletics	172,500	1.6	-	218,400	141,960
	4	Campus Life + Athletics	108,000	8.0	-	324,000	162,700
B	5	Athletics	396,000	2.0	-	290,000	188,500
	6	Athletics	278,000	1.5	1	508,250	330,363
C	7	Mixed-Use + Academic	207,700	4.0	1	97,500	63,375
	8	Student Housing + Hotel / Parking	242,100	6.0	1	775,600	-
D	9	Academic	49,700	4.0	1	219,000	142,350
	10	Academic	43,800	4.0	1	200,000	130,000
	11	Academic	43,800	4.0	1	200,000	130,000
	12	Campus Life	6,300	1.0	-	3,900	2,535
	13	Academic	69,700	5.0	1	315,000	200,050
	14	Academic	72,400	5.0	1	311,400	170,092
	15	Academic	30,200	4.0	1	91,500	55,375
E	16	Campus Life	79,100	1.0	-	34,000	22,100
	17	Academic	46,500	4.0	1	204,000	132,600
	18	Student Housing	36,600	5.0	1	180,000	(11,250)
	19	Academic	66,400	4.0	1	220,500	143,325
	20	Academic	46,000	5.0	1	219,600	142,740
F	21	Academic	141,900	1.0	1	240,000	156,000
	22	Student Housing	161,100	5.0	1	377,400	(72,780)
	23	Academic	99,900	4.0	1	238,000	154,700
	24	Academic	139,900	4.0	1	309,500	192,125
G	25	Support / Parking	73,600	1.0	-	24,550	(9,963)
	26	Academic	43,900	2.0	1	96,600	62,790
H	27	Academic	175,600	1.0	-	34,400	(3,540)
	28	Parking	68,900	2.0	1	-	-
I	29	Campus Life	29,400	4.0	1	147,000	95,550
	30	Athletics	76,900	2.0	1	161,100	104,715
	31	Academic	35,500	3.0	1	72,400	41,060
X	32	Student Housing	70,400	4.0	1	128,500	(13,500)
	33	Student Housing	113,400	6.0	1	285,600	(228,000)
Central	34	Student Housing	86,500	6.0	1	170,100	-
	35	-	-	-	-	-	(21,960)
	36	-	-	-	-	-	(151,200)
<b>Central</b>			<b>3,472,400</b>			<b>6,933,000</b>	<b>2,605,691</b>



- SUB-PRECINCTS
- A. Athletics / Mixed-Use / Campus Life
  - B. Athletics
  - C. Academic / Housing / Mixed-Use / Hotel
  - D. Academic / Campus Life
  - E. Academic / Housing / Campus Life
  - F. Academic / Housing
  - G. Academic / Parking
  - H. Academic / Athletics / Student Life
  - I. Housing

\*An average of 0.65 as a general planning assumption was used to calculate ASF for all program uses. Net new ASF accounts for proposed ASF minus demolished buildings ASF. See capacity study table for details.

# Athletics / Mixed-Use / Campus Life

## SUB-PRECINCT A.

**TOTAL GSF : 777,600 SF**

### Zoning Footprint 1

Footprint area: 14,400 SF  
 GSF: 72,000 SF  
 ASF: 46,800 SF  
 Building use: Mixed-Use / Parking  
 Floors: 4

### Zoning Footprint 2

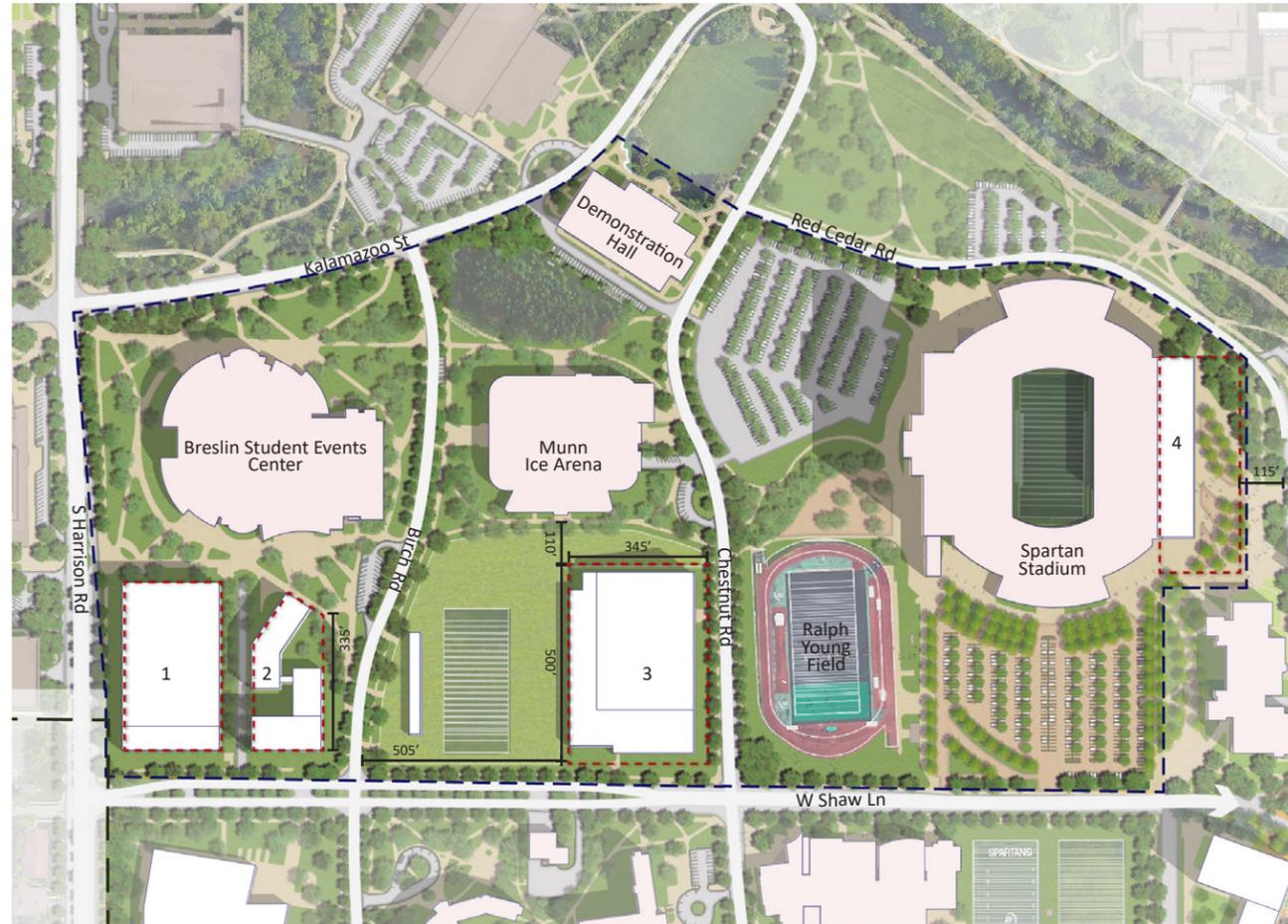
Footprint area: 40,800 SF  
 GSF: 163,200 SF  
 ASF: 106,080 SF  
 Building use: Mixed-Use  
 Floors: 3

### Zoning Footprint 3

Footprint area: 136,500 SF  
 GSF: 218,400 SF  
 ASF: 141,960 SF  
 Building use: Athletics  
 Floors: 1.6

### Zoning Footprint 4

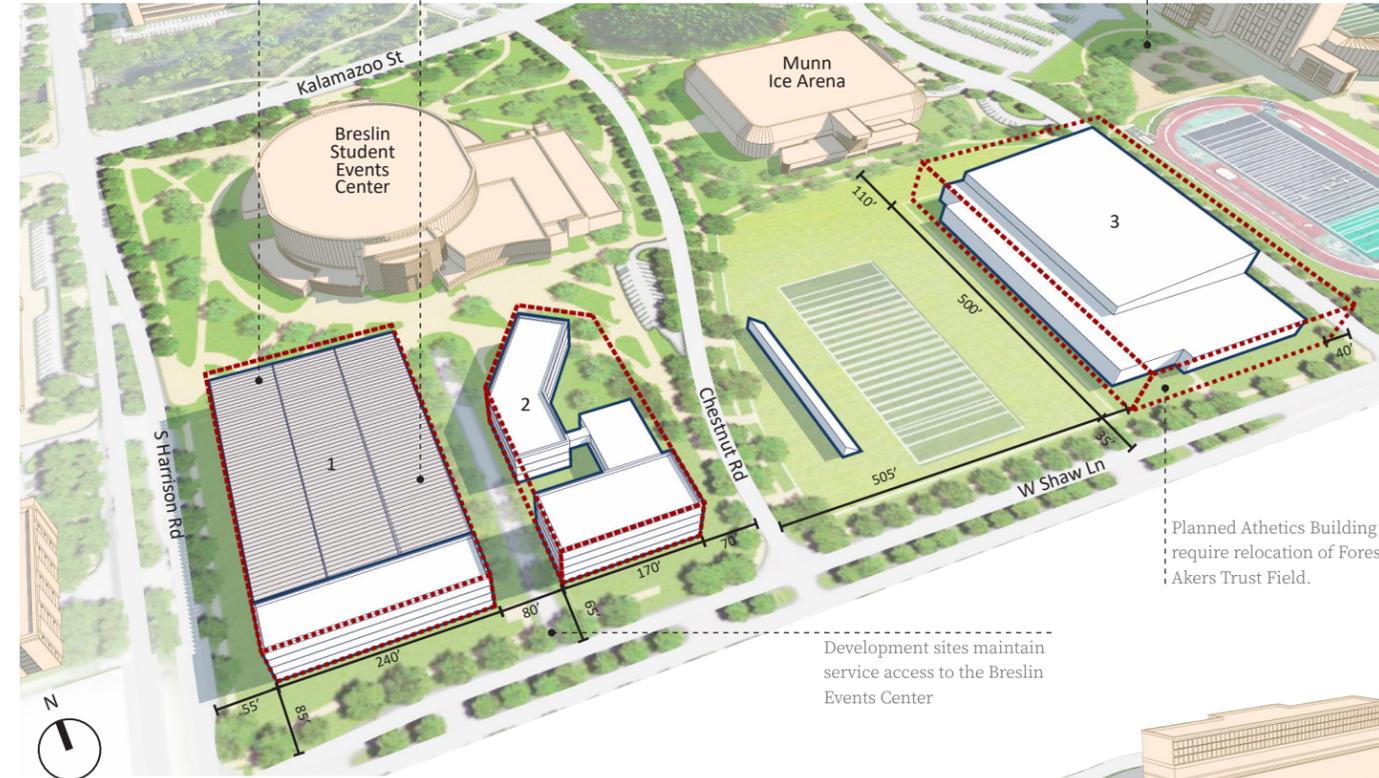
Footprint area: 40,500 SF  
 GSF: 324,000 SF  
 ASF: 162,700 SF  
 Building use: Campus Life / Athletics  
 Floors: 8



Parking at the perimeter of the campus to prioritize a pedestrian oriented campus

Sustainable technologies, such as PV, on the roof of parking structures

Spartan Stadium access plaza links to the Munn Ice Arena and Breslin Events Center connector



- Zoning Envelope
- Proposed Buildings
- Proposed Parking Structures
- Existing Buildings
- Vehicular Street

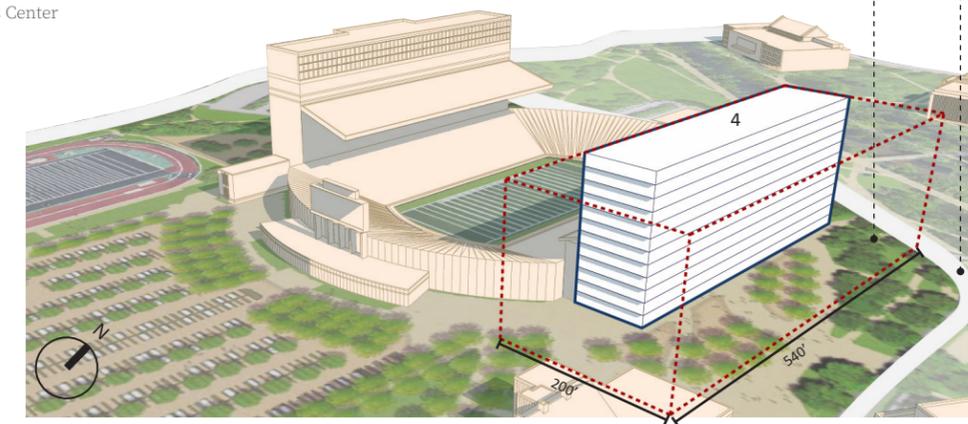


Development sites maintain service access to the Breslin Events Center

Planned Athletics Building will require relocation of Forest Akers Trust Field.

Red Cedar Road becomes an emergency, service and transit corridor

New open space provides access to new Spartan Stadium tower



# Athletics / Recreation / Student Housing

## SUB-PRECINCT B.

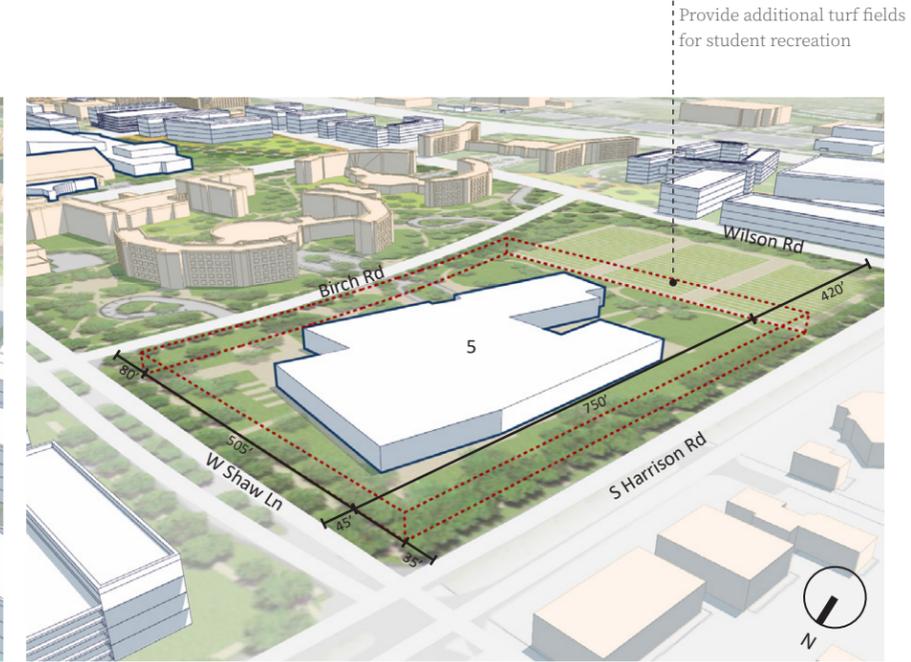
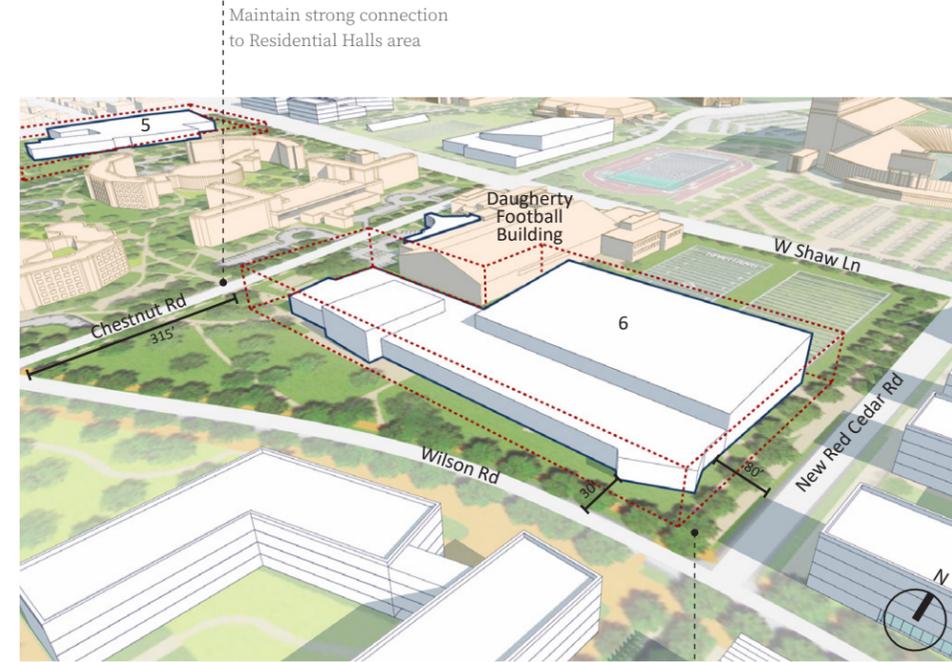
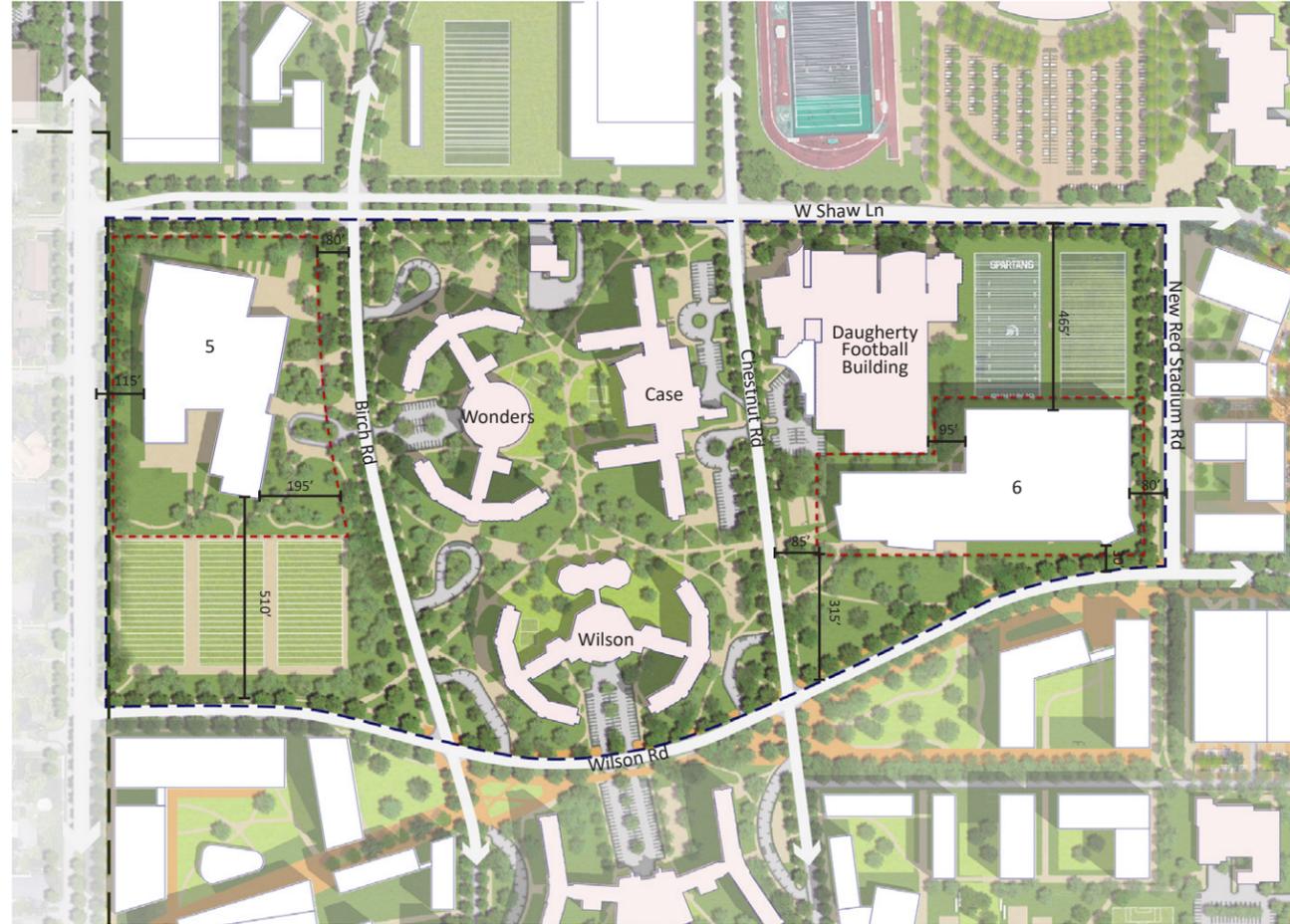
**TOTAL GSF : 798,250 SF**

### Zoning Footprint 5

Footprint area: 145,000 SF  
 GSF: 290,000 SF  
 ASF: 188,500 SF  
 Building use: Athletics  
 Floors: 2

### Zoning Footprint 6

Footprint area: 203,300 SF  
 GSF: 508,250 SF  
 ASF: 330,363 SF  
 Building use: Athletics  
 Floors: 1.5



- Zoning Envelope
- Proposed Buildings
- Existing Buildings
- Vehicular Street



# Academics / Mixed-Use / Student Housing

## SUB-PRECINCT C.

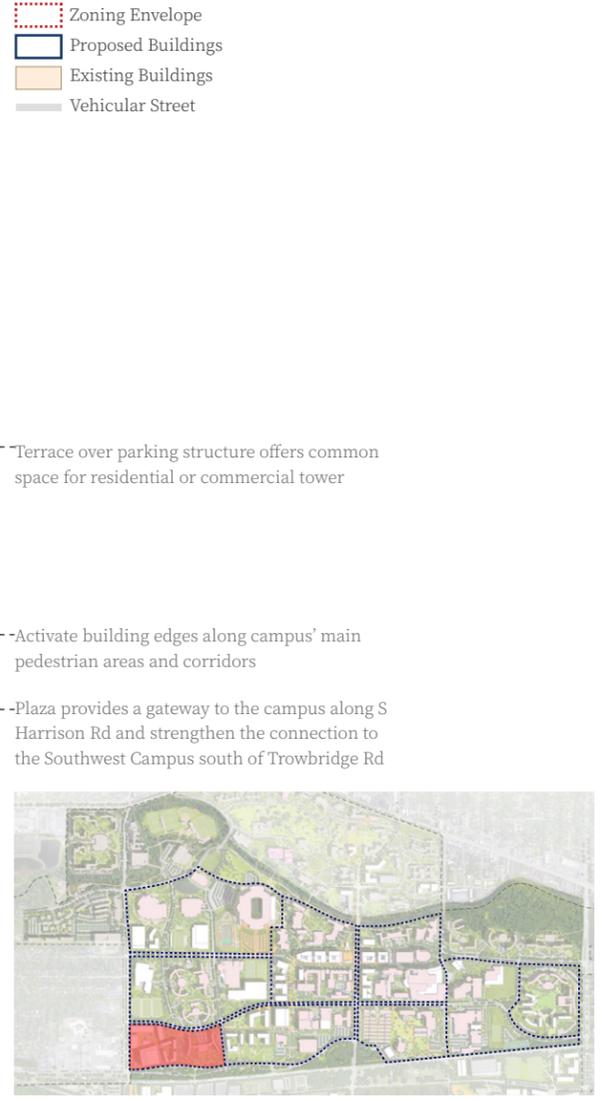
**TOTAL GSF : 873,100 SF**

### Zoning Footprint 7

Footprint area: 19,500 SF  
 GSF: 97,500 SF  
 ASF: 63,375 SF  
 Building use: Mixed-Use / Academic  
 Floors: 4

### Zoning Footprint 8

Footprint area: 110,800 SF  
 GSF: 775,600 SF  
 ASF: -  
 Building use: Student Housing / Hotel / Parking  
 Floors: 6



# Academic / Campus Life

## SUB-PRECINCT D.

TOTAL GSF : 1,340,800 SF

### Zoning Footprint 9

Footprint area: 43,800 SF  
 GSF: 219,000 SF  
 ASF: 142,350 SF  
 Building use: Academic  
 Floors: 4

### Zoning Footprint 10

Footprint area: 40,000 SF  
 GSF: 200,000 SF  
 ASF: 130,000 SF  
 Building use: Academic  
 Floors: 4

### Zoning Footprint 11

Footprint area: 40,000 SF  
 GSF: 200,000 SF  
 ASF: 130,000 SF  
 Building use: Academic  
 Floors: 4

### Zoning Footprint 12

Footprint area: 3,900 SF  
 GSF: 3,900 SF  
 ASF: 2,535 SF  
 Building use: Campus Life  
 Floors: 1

### Zoning Footprint 13

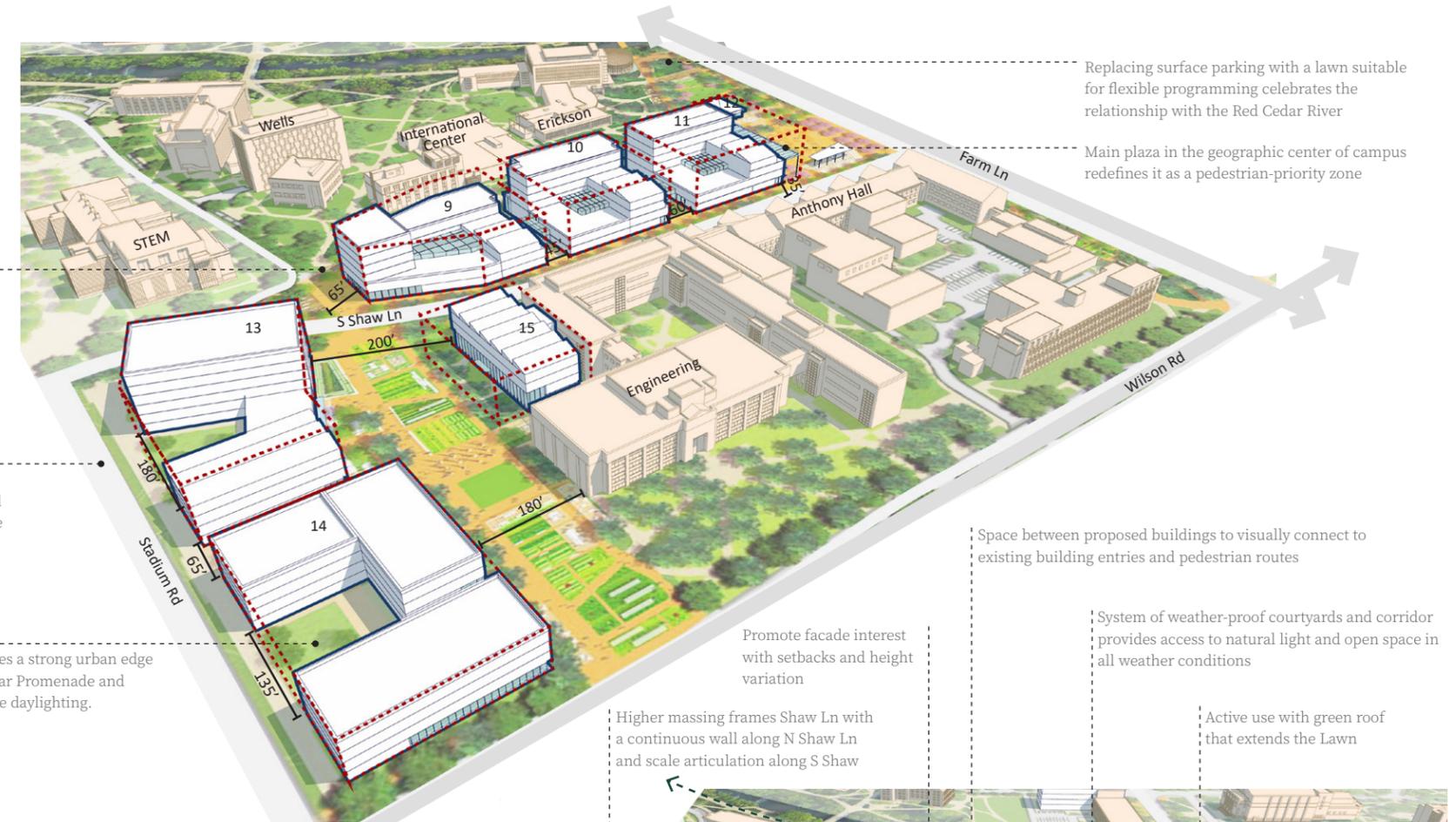
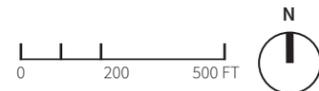
Footprint area: 52,500 SF  
 GSF: 315,000 SF  
 ASF: 200,050 SF  
 Building use: Academic  
 Floors: 5

### Zoning Footprint 14

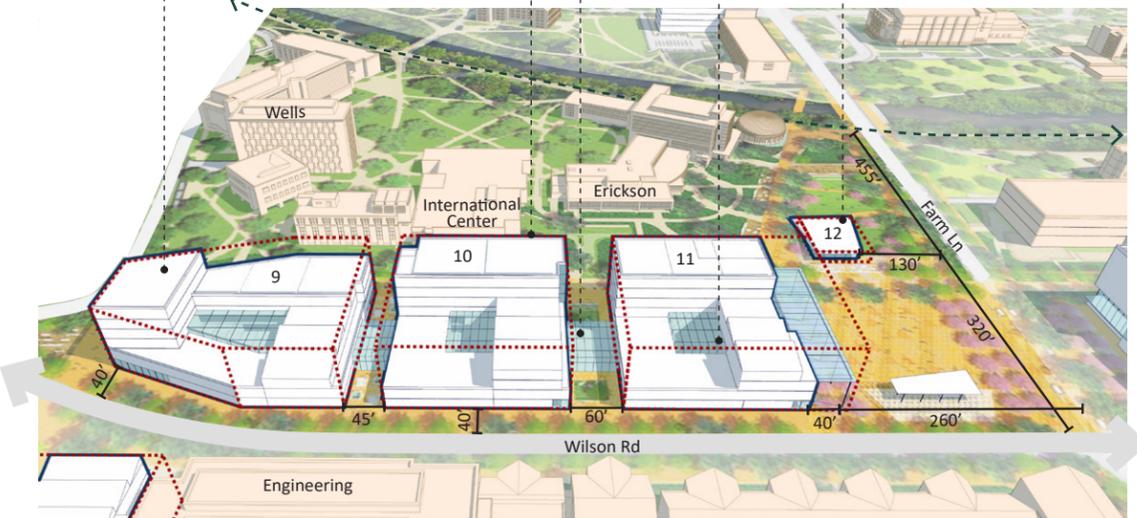
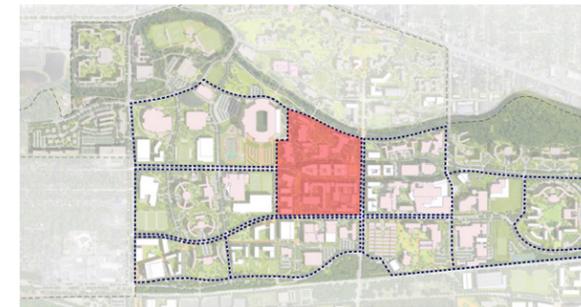
Footprint area: 51,900 SF  
 GSF: 311,400 SF  
 ASF: 170,092 SF  
 Building use: Academic  
 Floors: 5

### Zoning Footprint 15

Footprint area: 18,300 SF  
 GSF: 91,500 SF  
 ASF: 55,375 SF  
 Building use: Academic  
 Floors: 4



- Zoning Envelope
- Proposed Buildings
- Existing Buildings
- Vehicular Street



# Academic / Student Housing / Campus Life

## SUB-PRECINCT E.

**TOTAL GSF : 1,098,100 SF**

### Zoning Footprint 16

Footprint area: 34,000 SF  
 GSF: 34,000 SF  
 ASF: 22,100 SF  
 Building use: Campus Life  
 Floors: 1

### Zoning Footprint 17

Footprint area: 40,800 SF  
 GSF: 204,000 SF  
 ASF: 132,600 SF  
 Building use: Academic  
 Floors: 4

### Zoning Footprint 18

Footprint area: 30,000 SF  
 GSF: 180,000 SF  
 ASF: 11,250 SF  
 Building use: Student Housing  
 Floors: 5

### Zoning Footprint 19

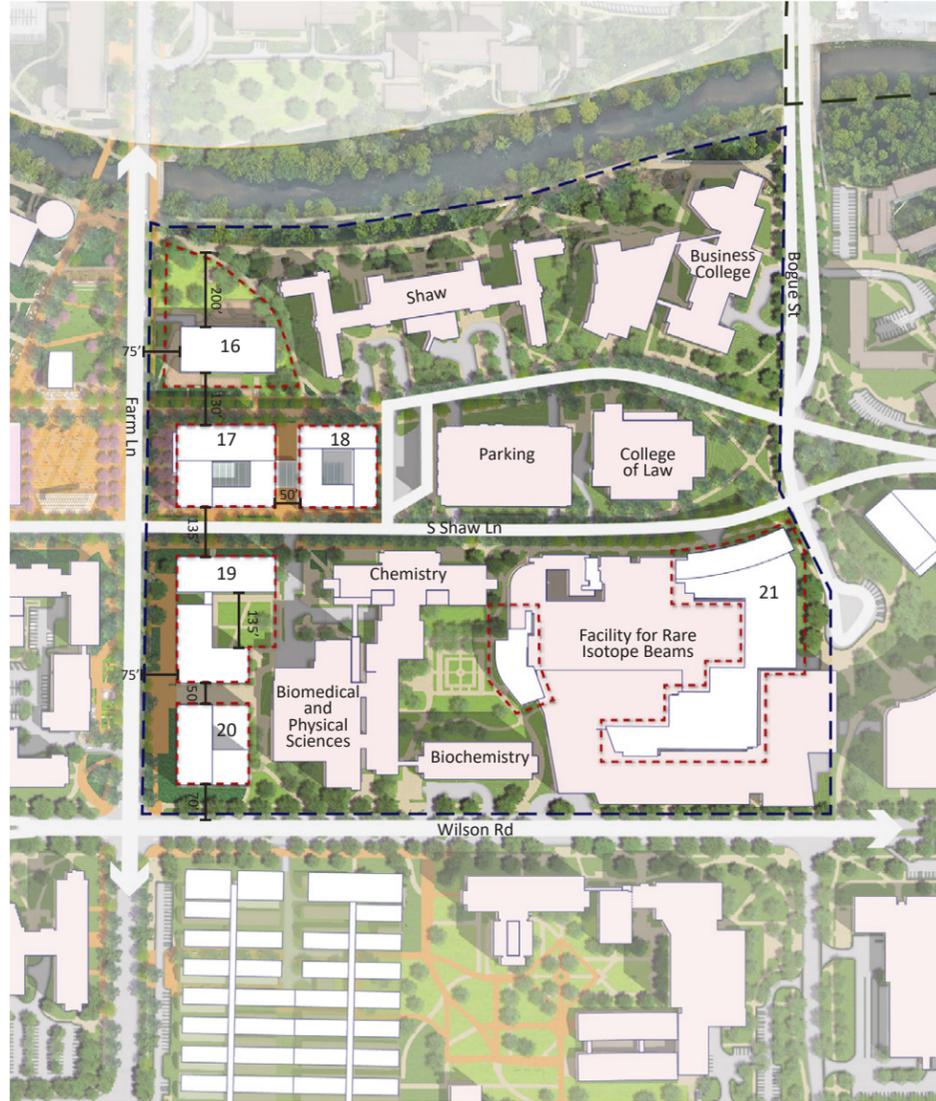
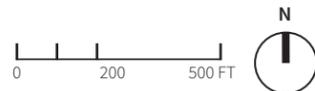
Footprint area: 44,100 SF  
 GSF: 220,500 SF  
 ASF: 143,325 SF  
 Building use: Academic  
 Floors: 4

### Zoning Footprint 20

Footprint area: 36,600 SF  
 GSF: 219,600 SF  
 ASF: 142,740 SF  
 Building use: Academic  
 Floors: 5

### Zoning Footprint 21

Footprint area: 120,000 SF  
 GSF: 240,000 SF  
 ASF: 156,000 SF  
 Building use: Academic  
 Floors: 1



- Zoning Envelope
- Proposed Buildings
- Existing Buildings
- Vehicular Street

Open space reserved as a waterfront park

Traffic-calming in Farm Ln as it goes along the central campus plaza can be done by raising the pavement and changing its material

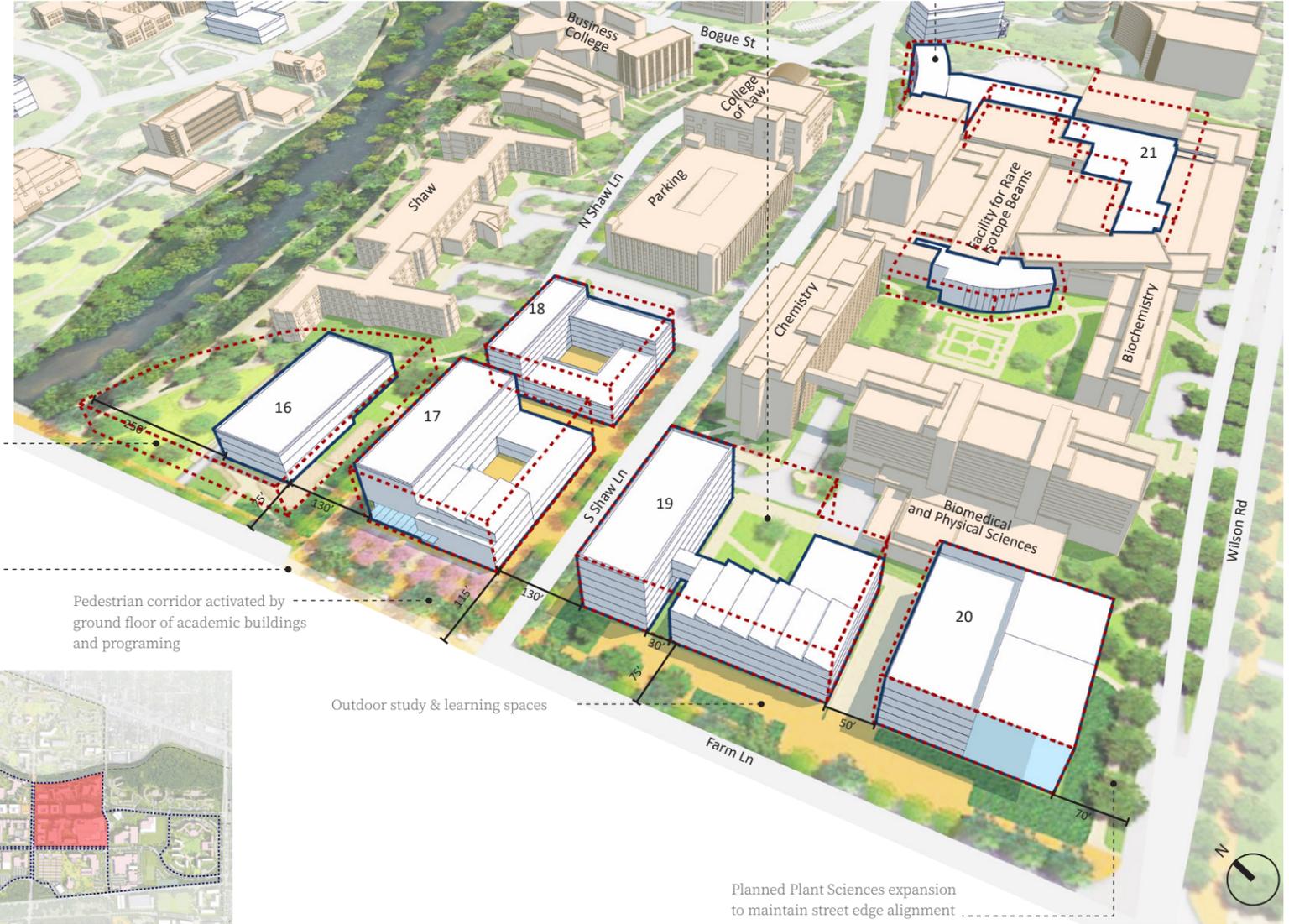


Pedestrian corridor activated by ground floor of academic buildings and programing

Outdoor study & learning spaces

Buildings are shaped to form permeable and connected social courtyards

Rare Isotope Facility expansion to include a higher building edge that helps define S Shaw St



Planned Plant Sciences expansion to maintain street edge alignment

# Academic / Student Housing

## SUB-PRECINCT F.

**TOTAL GSF : 1,046,050 SF**

### Zoning Footprint 22

Footprint area: 62,900 SF  
 GSF: 377,400 SF  
 ASF: 72,780 SF  
 Building use: Student Housing  
 Floors: 5

### Zoning Footprint 23

Footprint area: 47,600 SF  
 GSF: 238,000 SF  
 ASF: 154,700 SF  
 Building use: Academic  
 Floors: 4

### Zoning Footprint 24

Footprint area: 61,900 SF  
 GSF: 309,500 SF  
 ASF: 192,125 SF  
 Building use: Academic  
 Floors: 4

### Zoning Footprint 25

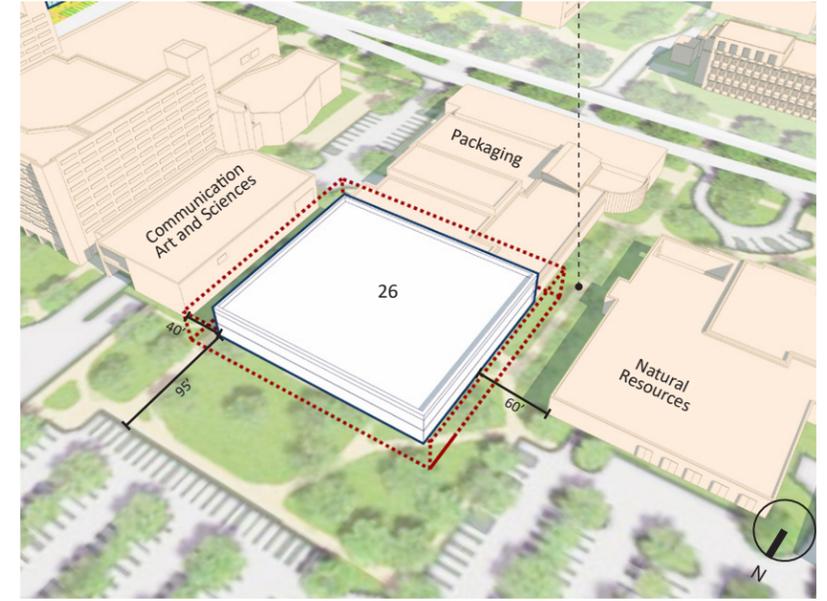
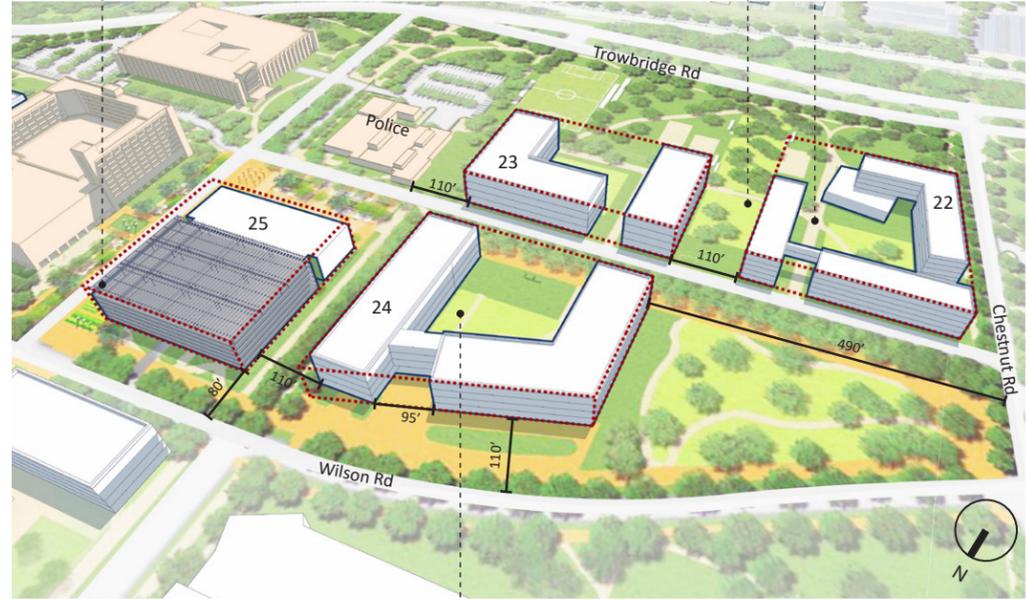
Footprint area: 24,550 SF  
 GSF: 24,550 SF  
 ASF: -  
 Building use: Support / Parking  
 Floors: 1

### Zoning Footprint 26

Footprint area: 32,200 SF  
 GSF: 96,600 SF  
 ASF: 62,790 SF  
 Building use: Academic  
 Floors: 2



Sustainable technologies, such as PV, on the roof of parking structures  
 Connection to Green space to recreation fields along Trowbridge Rd  
 Porous residential courtyards provide flexible space for outdoor student life programming  
 School of Packaging south extension to maintain pedestrian corridors



Buildings are shaped to form permeable and connected social courtyards

- Zoning Envelope
- Proposed Buildings
- Existing Buildings
- Vehicular Street



# Academic SUB-PRECINCT G.

**TOTAL GSF : 34,400 SF**

**Zoning Footprint 27**

Footprint area: 34,400 SF  
 GSF: 34,400 SF  
 ASF: 3,540 SF  
 Building use: Academic  
 Floors: 1

**Zoning Footprint 28**

Footprint area: -  
 GSF: -  
 ASF: -  
 Building use: Parking  
 Floors: 2



# Academic / Athletics / Campus Life

## SUB-PRECINCT H.

**TOTAL GSF : 380,500 SF**

### Zoning Footprint 29

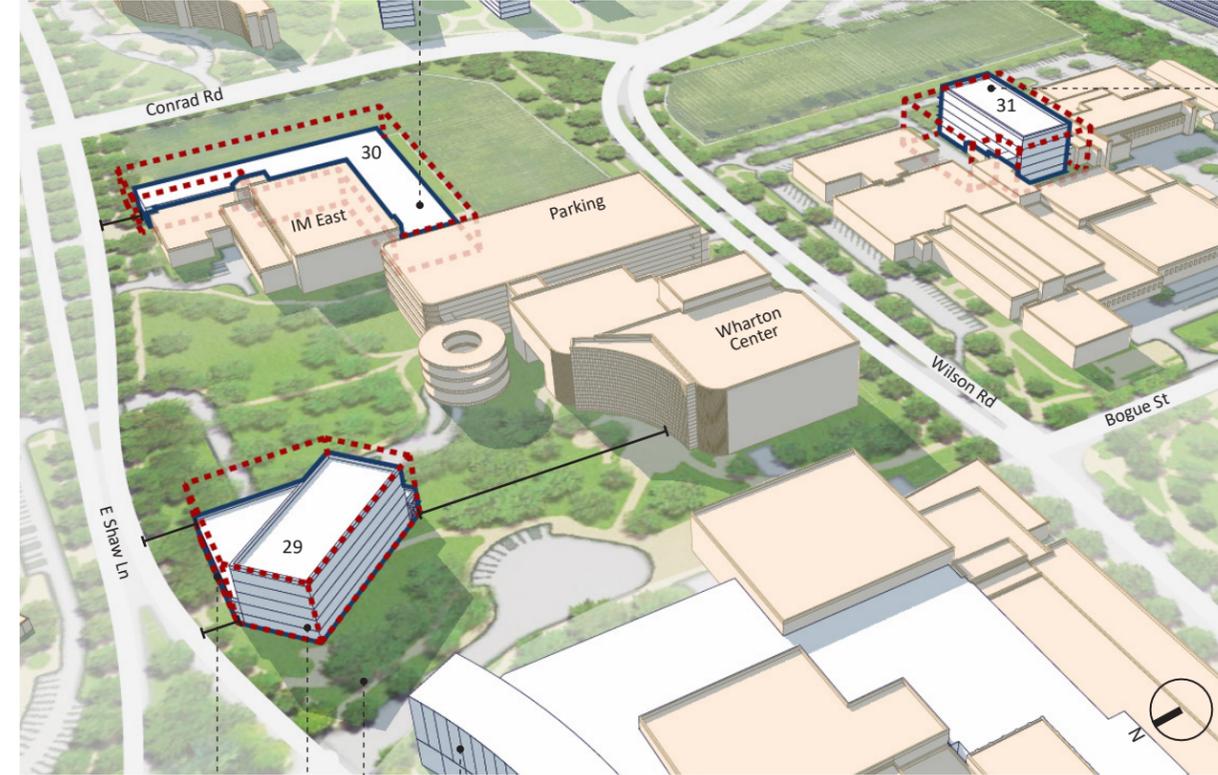
Footprint area: 29,400 SF  
 GSF: 53,700 SF  
 ASF: 18,100 SF  
 Building use: Campus Life  
 Floors: 4

### Zoning Footprint 30

Footprint area: 53,700 SF  
 GSF: 161,100 SF  
 ASF: 104,715 SF  
 Building use: Athletics  
 Floors: 2

### Zoning Footprint 31

Footprint area: 18,100 SF  
 GSF: 72,400 SF  
 ASF: 41,060 SF  
 Building use: Academic  
 Floors: 3



South expansion of IM East provides an active edge to the practice fields

Expansion of College of Veterinary Medicine in a low tower

- Zoning Envelope
- Proposed Buildings
- Existing Buildings
- Vehicular Street

Lower building massing continues height of IM East

Rare Isotope Facility expansion to include a higher building edge that defines S Shaw Ln

Surface parking is replaced by building and expanded open space

Building massing frames the view to Wharton Center



# Student Housing

## SUB-PRECINCT I.

**TOTAL GSF : 584,200 SF**

### Zoning Footprint 32

Footprint area: 25,700 SF  
 GSF: 128,500 SF  
 ASF: (13,500) SF  
 Building use: Student Housing  
 Floors: 4

### Zoning Footprint 33

Footprint area: 40,800 SF  
 GSF: 285,600 SF  
 ASF: (228,000) SF  
 Building use: Student Housing  
 Floors: 6

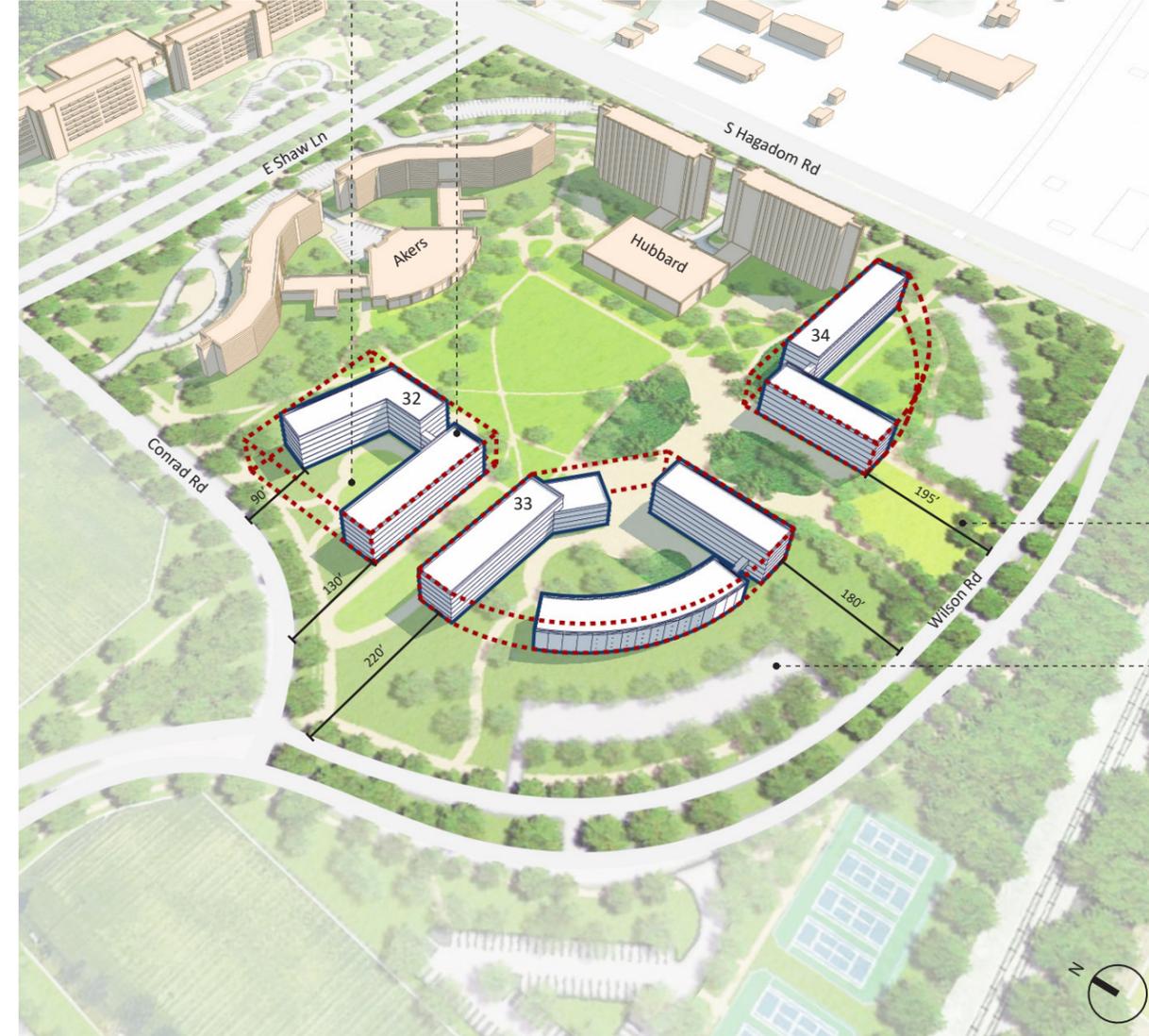
### Zoning Footprint 34

Footprint area: 24,300 SF  
 GSF: 170,100 SF  
 ASF: -  
 Building use: Student Housing  
 Floors: 6



Building massing creates differentiated gathering spaces that connect to the central lawn area

Proposed student housing frames the central lawn



- Zoning Envelope
- Proposed Buildings
- Existing Buildings
- Vehicular Street

Expanded open space emphasizes the connection between Wilson Rd and the Student Housing complex

Reduce surface parking to expand open and green space area

