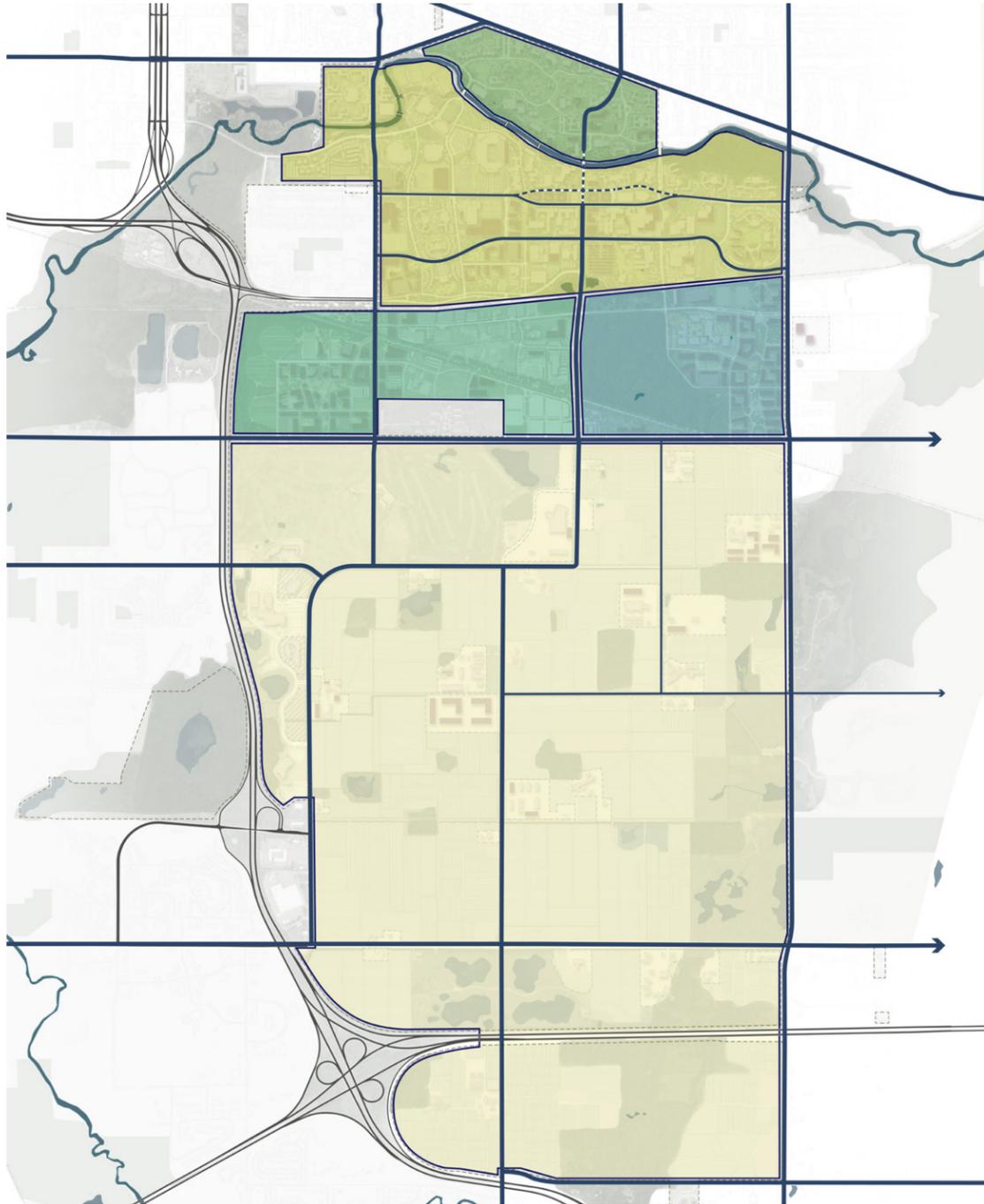


East Lansing Campus Urban Design Guidelines

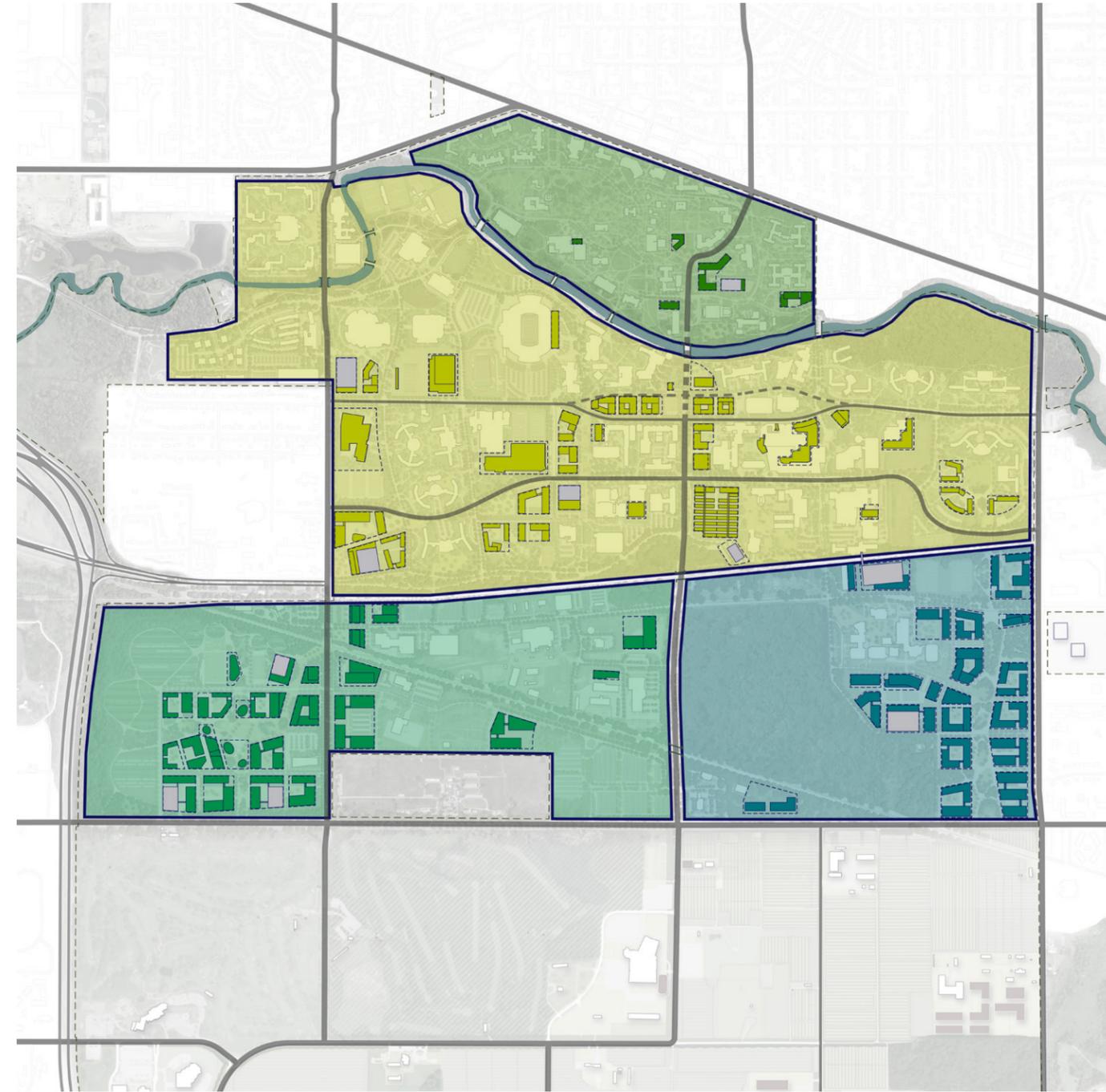
Planning Precincts

Vision 2050 identifies four distinct planning precincts within the campus north of Mount Hope Road. Recommendations within each precinct balance long-term aspirations with implementable goals, each with a unique vision that reflects each precincts programmatic mix and setting.

In addition to precinct-level planning frameworks, Design Guidelines for each precinct outline development capacity, building form, materiality, and public realm elements for each precinct.



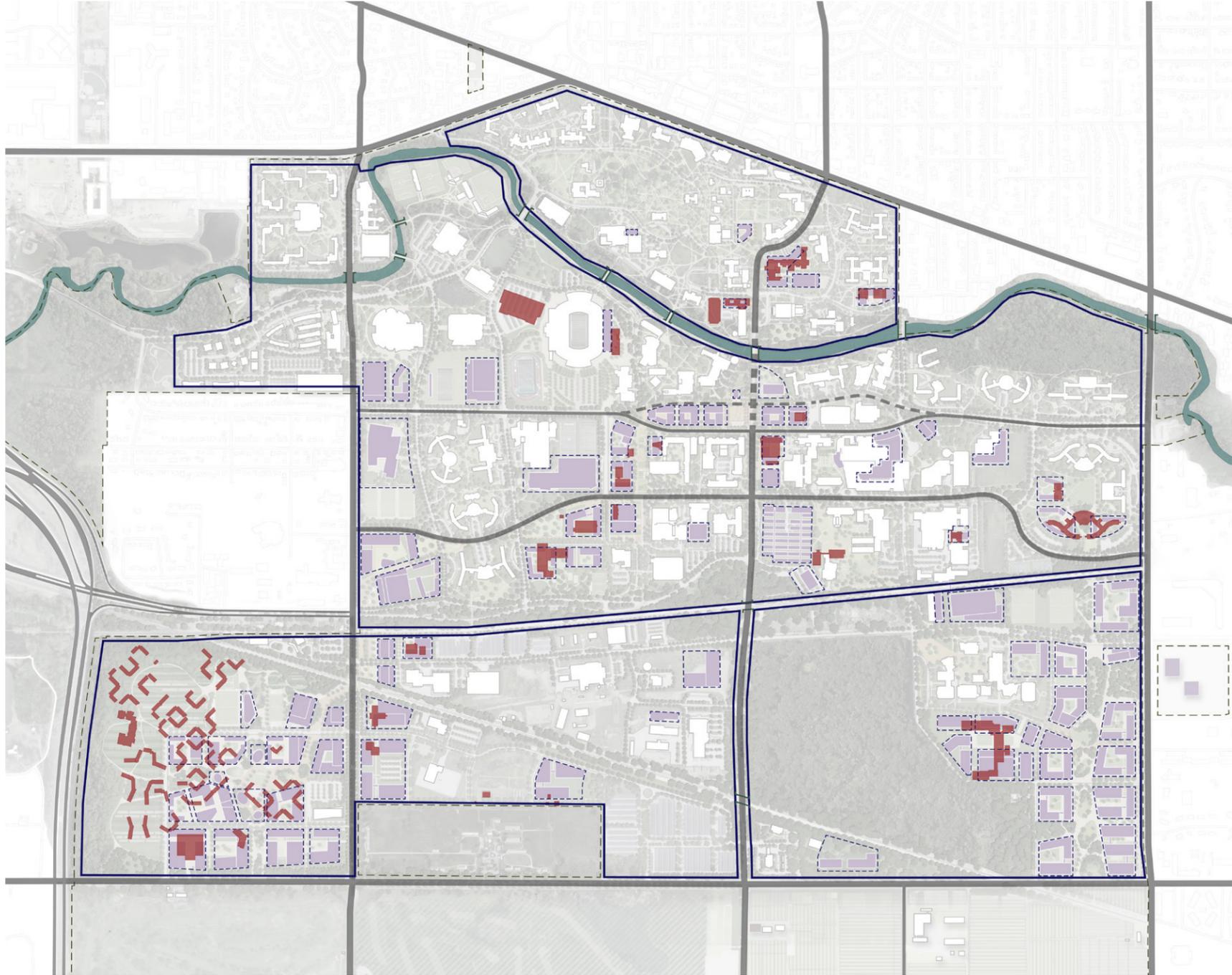
Development Capacity



Potential Demolition

The plan identifies facilities that may not appropriately serve MSU into the future. These facilities are suggested for potential demolition. This determination is based on a number of factors, including the cost to renovate as well as a higher and better use for the land these facilities currently occupy. Final determination should be made on a case-by-case basis relative to programmatic needs, and renovation vs. replacement costs.

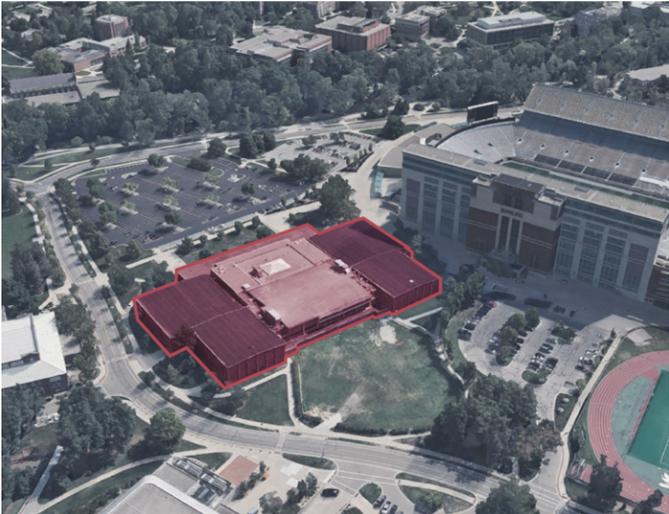
-  Existing Building
-  Building to Potentially Demolish
-  Potential New Building
-  Potential Development Site



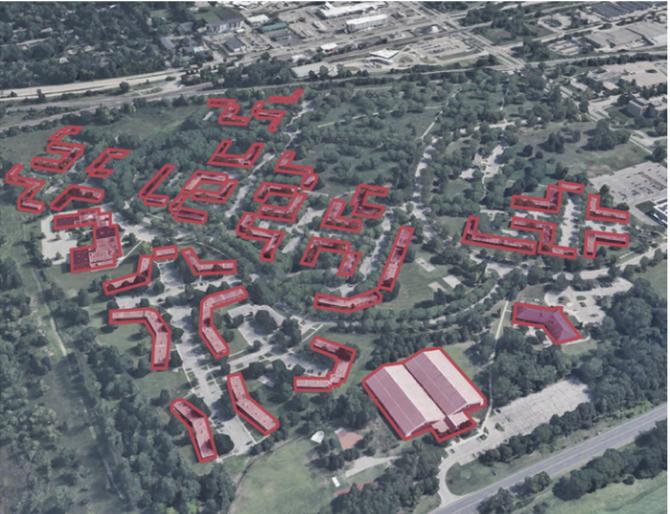
RAMP#2



CENTER FOR INTEGRATIVE PLANT SYSTEMS



IM WEST DEMOLITION



SOUTHWEST CAMPUS HOUSING REPLACEMENT ALL HOUSING & LAUNDRY
(Utilization projected to end after 2024)

Development Capacity Table

North Campus

DEV.SITE NAME	DEV.SITE AREA (SF)	BLDG FOOTPRINT (GSF)	AVERAGE FLOORS [1]	HAS BASEMENT	GROSS CAPACITY (GSF) [2]	DEMOLITION (GSF) [3]	GROSS CAPACITY NET NEW (GSF) [2]	PRIMARY PROGRAM	POTENTIAL CAPACITY (ASF) [4]	ASSIGNABLE DEMOLITION (ASF) [5]	NEW CAPACITY (ASF)	PROJECT DESCRIPTION
N-A-01	7,200	7,200	4.0	1	36,000	-	36,000	Academic	23,400	-	23,400	New Library Access
N-A-02	23,660	19,500	4.0	1	97,500	(56,265)	41,235	Academic	63,375	(20,500)	42,875	Bessey Hall Partial Replacement
N-B-03	24,210	17,900	3.0	1	71,600	-	71,600	Academic	46,540	-	46,540	
N-B-04	87,990	62,700	4.0	1	313,500	(253,356)	60,144	Academic	203,775	(128,400)	75,375	Giltner Hall Replacement
N-B-05	39,900	6,300	4.0	1	31,500	-	31,500	Academic + Parking	20,475	-	20,475	Replacement Parking for Ramp#2
N-C-06	60,900	43,700	4.0	1	218,500	(91,519)	126,981	Academic (or Student Housing)	142,025	(46,600)	95,425	Geography and Baker Hall
N-X-07 (Demolition)	N/A	-	-	-	-	-	-	N/A	-	-	-	Ramp#2 Demolition
NORTH	243,860				768,600	(401,140)	367,460		499,590	(195,500)	304,090	

Central Campus

C-A-01	100,800	14,400	4.0	1	72,000	-	72,000	Mixed-Use + Parking	46,800	-	46,800	Shaw West Gateway
C-A-02	59,900	40,800	3.0	1	163,200	-	163,200	Mixed-Use	106,080	-	106,080	Shaw West Gateway
C-A-03	172,500	136,500	1.6	-	218,400	-	218,400	Athletics	141,960	-	141,960	Planned Athletics Building
C-A-04	108,000	40,500	8.0	-	324,000	(70,035)	253,965	Campus Life + Athletics	210,600	(47,900)	162,700	East Stadium Tower and Central Services Demolition
C-B-05	396,000	145,000	2.0	-	290,000	-	290,000	Athletics	188,500	-	188,500	Planned Student Rec & Wellness
C-B-06	278,000	203,300	1.5	1	508,250	-	508,250	Athletics	330,363	-	330,363	Planned Athletics Building
C-C-07	207,700	19,500	4.0	1	97,500	-	97,500	Mixed-Use + Academic	63,375	-	63,375	Trowbridge West Gateway
C-C-08	242,100	110,800	6.0	1	775,600	-	775,600	Student Housing + Hotel + Parking	-	-	-	Trowbridge West Gateway
C-D-09	49,700	43,800	4.0	1	219,000	-	219,000	Academic	142,350	-	142,350	
C-D-10	43,800	40,000	4.0	1	200,000	-	200,000	Academic	130,000	-	130,000	
C-D-11	43,800	40,000	4.0	1	200,000	-	200,000	Academic	130,000	-	130,000	
C-D-12	6,300	3,900	1.0	-	3,900	-	3,900	Campus Life	2,535	-	2,535	Cafe
C-D-13	69,700	52,500	5.0	1	315,000	(9,214)	305,786	Academic	204,750	(4,700)	200,050	Academic Building on Parking lot 56 & Water Pump Station (in design)
C-D-14	72,400	51,900	5.0	1	311,400	(47,013)	264,387	Academic	202,410	(32,318)	170,092	Urban Planning and Landscape Arch Building Redevelopment
C-D-15	30,200	18,300	4.0	1	91,500	(8,250)	83,250	Academic	59,475	(4,100)	55,375	Classroom Removal for Addition
C-E-16	79,100	34,000	1.0	-	34,000	-	34,000	Campus Life	22,100	-	22,100	Multicultural Center (under construction)
C-E-17	46,500	40,800	4.0	1	204,000	-	204,000	Academic	132,600	-	132,600	
C-E-18	36,600	30,000	5.0	1	180,000	(17,465)	162,535	Student Housing	-	(11,250)	(11,250)	Mixed Use on Planetarium Site
C-E-19	66,400	44,100	4.0	1	220,500	(81,629)	138,871	Academic	143,325	-	143,325	Farrall Hall & Assembly building Demolition
C-E-20	46,000	36,600	5.0	1	219,600	-	219,600	Academic	142,740	-	142,740	Plant and Environmental Science Building (in design)
C-E-21	141,900	120,000	1.0	1	240,000	-	240,000	Academic	156,000	-	156,000	Facility for Rare Isotope Beams Expansion
C-F-22	161,100	62,900	5.0	1	377,400	(97,220)	280,180	Student Housing	-	(72,780)	(72,780)	Infrastructure Planning and Facilities Replacement
C-F-23	99,900	47,600	4.0	1	238,000	-	238,000	Academic	154,700	-	154,700	
C-F-24	139,900	61,900	4.0	1	309,500	(32,445)	277,055	Academic	201,175	(9,050)	192,125	Landscape Services Replacement
C-F-25	73,600	24,550	1.0	-	24,550	(19,896)	4,654	Support + Parking	-	(9,963)	(9,963)	Oyer Speech and Hearing Demolition, Parking Deck with New Chilled Water Plant
C-F-26	43,900	32,200	2.0	1	96,600	-	96,600	Academic	62,790	-	62,790	School of Packaging Addition
C-G-27	175,600	34,400	1.0	-	34,400	(31,200)	3,200	Academic	22,360	(25,900)	(3,540)	Greenhouse Renovation and Addition
C-G-28	68,900	-	2.0	1	-	-	-	Parking	-	-	-	Parking Deck
C-H-29	29,400	29,400	4.0	1	147,000	-	147,000	Campus Life	95,550	-	95,550	Expansion of Wharton
C-H-30	76,900	53,700	2.0	1	161,100	-	161,100	Athletics	104,715	-	104,715	IM East Expansion
C-H-31	35,500	18,100	3.0	1	72,400	(9,050)	63,350	Academic	47,060	(6,000)	41,060	Vet Med Expansion and Partial Demolition
C-I-32	70,400	25,700	4.0	1	128,500	(23,096)	105,404	Student Housing	-	(13,500)	(13,500)	Conrad Hall Removal
C-I-33	113,400	40,800	6.0	1	285,600	(388,116)	(102,516)	Student Housing	-	(228,000)	(228,000)	Fee Hall Replacement
C-I-34	86,500	24,300	6.0	1	170,100	-	170,100	Student Housing	-	-	-	
C-X-35 (Demolition)	N/A	-	-	-	-	(36,600)	(36,600)	N/A	-	(21,960)	(21,960)	Center for Integrative Plant Systems Removal
C-X-36 (Demolition)	N/A	-	-	-	-	(235,573)	(235,573)	N/A	-	(151,200)	(151,200)	IM West Demolition
CENTRAL	3,472,400				6,933,000	(1,106,802)	5,826,198		3,244,313	(638,621)	2,605,691	

[1] Potential buildings shown in massing model have height articulations that vary in response to urban design conditions. Mechanical space height and area not accounted for.

[2] Structured parking not accounted for in Table. Approximate long-term parking is 4.6M SF.

[3] Demolished GSF calculated from MSU's Facilities Information Tool (yellow cells), and contrasted with AutoCAD base file building footprints and number of floors.

[4] Student Housing not accounted for in Assignable SF. An average of 0.65 as a general planning assumption was used to calculate ASF for all program uses.

[5] Demolition ASF come from the Space Utilization Table provided by MSU.

[6] USDA Site and Geagley Lab areas not included in calculations.

Southeast Campus

DEV.SITE NAME	DEV.SITE AREA (SF)	BLDG FOOTPRINT (GSF)	AVERAGE FLOORS [1]	HAS BASEMENT	GROSS CAPACITY (GSF) [2]	DEMOLITION (GSF) [3]	GROSS CAPACITY NET NEW (GSF) [2]	PRIMARY PROGRAM	POTENTIAL CAPACITY (ASF) [4]	ASSIGNABLE DEMOLITION (ASF) [5]	NEW CAPACITY (ASF)	PROJECT DESCRIPTION
SE-A-01	30,700	23,400	1.0	-	23,400	-	23,400	Support	-	-	-	Chilled Water Plant Expansion
SE-A-02	168,100	47,400	1.0	-	47,400	-	47,400	Campus Life + Parking	30,810	-	30,810	Photovoltaic Field Replacement
SE-A-03	234,200	118,600	4.0	1	593,000	-	593,000	Academic	385,450	-	385,450	Photovoltaic Field Replacement
SE-B-04	133,700	61,600	4.0	1	308,000	-	308,000	Academic	200,200	-	200,200	Photovoltaic Field Replacement
SE-C-05	95,800	70,400	4.0	1	352,000	-	352,000	Academic	228,800	-	228,800	Photovoltaic Field Replacement
SE-C-06	119,100	85,000	3.0	1	340,000	-	340,000	Academic	221,000	-	221,000	Health Sciences Education Bldg. (in planning)
SE-C-07	53,300	44,600	2.0	-	89,200	-	89,200	Campus Life	57,980	-	57,980	
SE-C-08	104,800	62,900	4.0	1	314,500	-	314,500	Academic	204,425	-	204,425	
SE-C-09	49,700	35,200	5.0	1	211,200	-	211,200	Academic	137,280	-	137,280	
SE-C-10	127,000	81,100	4.0	1	405,500	-	405,500	Academic	263,575	-	263,575	
SE-C-11	122,000	80,900	4.0	1	404,500	-	404,500	Academic	262,925	-	262,925	
SE-D-12	54,000	43,700	4.0	1	218,500	(128,050)	90,450	Academic	142,025	(80,700)	61,325	Engineering Research Complex Replacement
SE-D-13	83,500	60,400	4.0	1	302,000	-	302,000	Academic	196,300	-	196,300	
SE-D-14	76,100	59,000	4.0	1	295,000	-	295,000	Academic	191,750	-	191,750	
SE-D-15	26,200	26,300	6.0	1	184,100	-	184,100	Academic	119,665	-	119,665	
SE-D-16	39,400	35,700	4.0	1	178,500	-	178,500	Academic	116,025	-	116,025	
SE-D-17	118,100	28,100	5.0	1	168,600	-	168,600	Academic + Parking	109,590	-	109,590	
SE-E-18	118,700	82,400	4.0	1	412,000	-	412,000	Academic	267,800	-	267,800	
SE-E-19	127,800	85,200	4.0	1	426,000	-	426,000	Mixed-Use	276,900	-	276,900	
SE-E-20	129,500	92,400	4.0	1	462,000	-	462,000	Mixed-Use	300,300	-	300,300	
SE-E-21	166,800	121,200	4.0	1	606,000	-	606,000	Mixed-Use	393,900	-	393,900	
SE-E-22	181,600	60,000	2.0	1	180,000	-	180,000	Mixed-Use	117,000	-	117,000	
SOUTH EAST	2,360,100				6,521,400	(128,050)	6,393,350		4,223,700	(80,700)	4,143,000	

Southwest Campus

SW-A-01	53,300	28,900	1.0	-	28,900	-	28,900	Community Space	-	-	-	
SW-A-02	77,600	34,400	3.0	1	137,600	-	137,600	Mixed-Use + Parking	89,440	-	89,440	
SW-A-03	36,300	20,600	5.0	-	103,000	-	103,000	Community Space	-	-	-	
SW-B-04	105,000	58,700	5.0	1	352,200	-	352,200	Mixed-Use + Housing	-	-	-	
SW-B-05	112,100	60,700	5.0	1	364,200	-	364,200	Mixed-Use + Housing	-	-	-	
SW-B-06	30,700	13,000	1.5	-	19,500	-	19,500	Community Space	-	-	-	
SW-B-07	24,200	7,400	1.0	-	7,400	-	7,400	Community Space	-	-	-	
SW-B-08	67,400	30,700	6.0	1	214,900	-	214,900	Housing	-	-	-	
SW-B-09	163,500	111,500	4.0	1	557,500	-	557,500	Mixed-Use	362,375	-	362,375	
SW-B-10	100,900	20,300	1.5	-	30,450	-	30,450	Community Space	-	-	-	
SW-C-11	115,200	61,700	5.0	1	370,200	-	370,200	Mixed-Use + Housing	-	-	-	
SW-C-12	106,600	94,000	4.0	1	470,000	-	470,000	Mixed-Use	305,500	-	305,500	
SW-C-13	133,500	92,700	4.0	1	463,500	-	463,500	Mixed-Use	301,275	-	301,275	
SW-D-14	173,900	70,100	4.0	1	350,500	(112,789)	237,711	Mixed-Use + Parking	227,825	(58,600)	169,225	MSU Tennis Center Replacement
SW-D-15	158,700	92,800	4.0	1	464,000	(16,076)	447,924	Mixed-Use	301,600	(10,900)	290,700	Spartan Child Development Center Replacement
SW-D-16	152,100	65,400	4.0	1	327,000	-	327,000	Mixed-Use + Parking	212,550	-	212,550	
SW-D-17	113,900	77,000	4.0	1	385,000	-	385,000	Mixed-Use	250,250	-	250,250	
SW-E-18	133,000	86,500	3.0	1	346,000	(58,519)	287,481	Mixed-Use	224,900	(41,000)	183,900	Manly Miles Replacement
SW-E-19	301,500	159,500	4.0	1	797,500	(93,777)	703,723	Mixed-Use	518,375	(37,400)	480,975	1407 Harrison Replacement (Geagley Lab NIC)
SW-E-20	188,200	122,500	2.0	1	367,500	-	367,500	Support	-	-	-	
SW-F-21	37,800	37,800	3.5	1	170,100	-	170,100	Mixed-Use	110,565	-	110,565	
SW-F-22	35,200	35,200	3.5	1	158,400	-	158,400	Mixed-Use	102,960	-	102,960	
SW-F-23	60,000	47,800	3.5	1	215,100	(17,600)	197,500	Mixed-Use	139,815	(11,500)	128,315	Residential and Hospitality Services Services and University Services
SW-F-24	152,900	94,500	2.0	1	283,500	-	283,500	Support	-	-	-	
SW-F-25	30,300	27,400	1.0	1	54,800	-	54,800	Support	-	-	-	
SW-X-26	N/A	-	-	-	-	(792,998)	(792,998)	N/A	-	(523,400)	(523,400)	Southwest Campus Housing Replacement All Housing & Laundry. Utilization projected to end after 2024
SW-X-27	N/A	-	-	-	-	(45,698)	(45,698)	N/A	-	(30,000)	(30,000)	Spartan Community Center Demolition
SOUTH WEST	2,663,800				7,038,750	(1,137,457)	5,901,293		3,147,433	(712,800)	2,434,630	

Total Development Capacity

TOTAL DEV.SITE AREA (SF)	8,740,160
TOTAL CAPACITY (GSF)	21,261,750
TOTAL DEMOLITION (GSF)	2,773,499
TOTAL NET NEW CAPACITY (GSF)	18,448,301
TOTAL CAPACITY (ASF)	11,115,033
TOTAL DEMOLITION (ASF)	1,627,621
TOTAL NEW CAPACITY (ASF)	9,487,411

North Campus Design Guidelines

Precinct Overview

North Campus includes the area of the East Lansing campus bound by Michigan Avenue, Grand River Avenue, the Red Cedar River, and Hagadorn Road. North Campus represents the most historic portion of MSU's East Lansing campus. The area around West Circle, in particular, is noted for its intimate architectural character and park-like setting amidst a mature tree canopy.

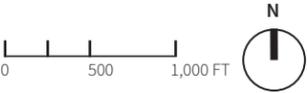
The plan and design guidelines recommend incremental improvements in the facilities on North Campus, largely in the form of building additions or through the redevelopment of buildings with constrained facilities conditions.

SUB-PRECINCT	DEV. SITE AREA (SF)	PROPOSED GSF	NET NEW ASF*
A	30,860	133,500	66,275
B	152,100	416,600	142,390
C	60,900	218,500	95,425
TOTAL	243,860	768,600	304,090

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



- SUB-PRECINCTS
- A. Academic
 - B. Academic
 - C. Academic



North Campus Development Summary

SUB-PRECINCT	BLDG	PRIMARY PROGRAM	DEV. SITE AREA (SF)	AVERAGE FLOORS	HAS BASEMENT	GROSS CAPACITY (GSF)	NEW CAPACITY (ASF)
A	1	Academic	7,200	4.0	1	36,000	23,400
	2	Academic	23,660	4.0	1	97,500	42,875
	3	Academic	24,210	3.0	1	71,600	46,540
B	4	Academic	87,990	4.0	1	313,500	75,375
	5	Academic	39,900	4.0	1	31,500	20,475
C	6	Academic (or Student Housing)	60,900	4.0	1	218,500	95,425
Central			243,860			768,600	304,090

*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.



- SUB-PRECINCTS
- A. Academic
 - B. Academic
 - C. Academic

Academic SUB-PRECINCT A.

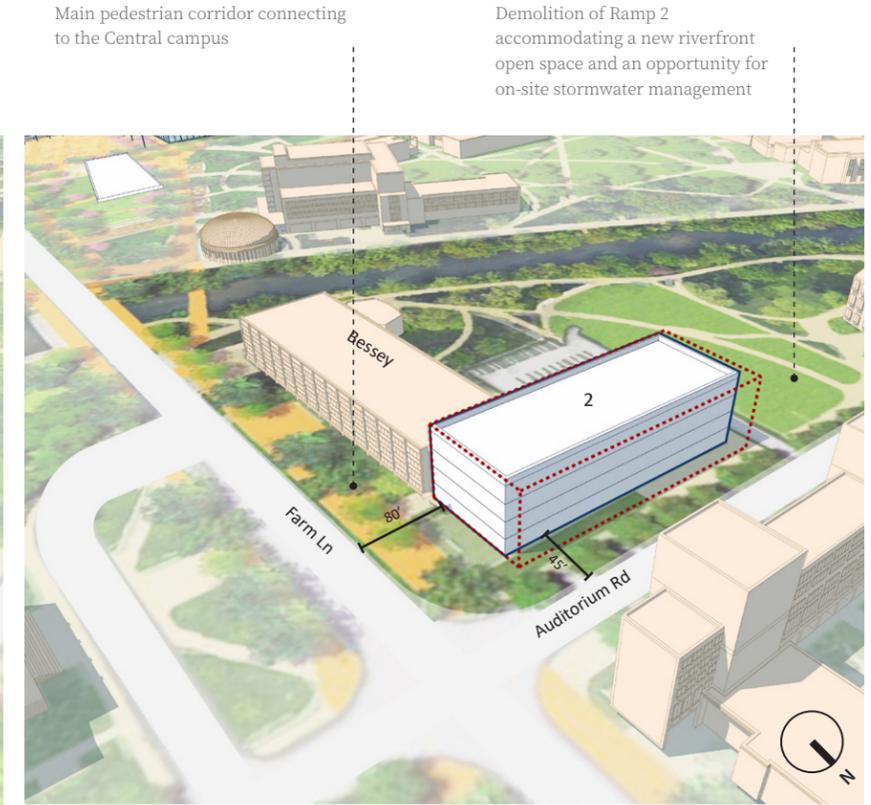
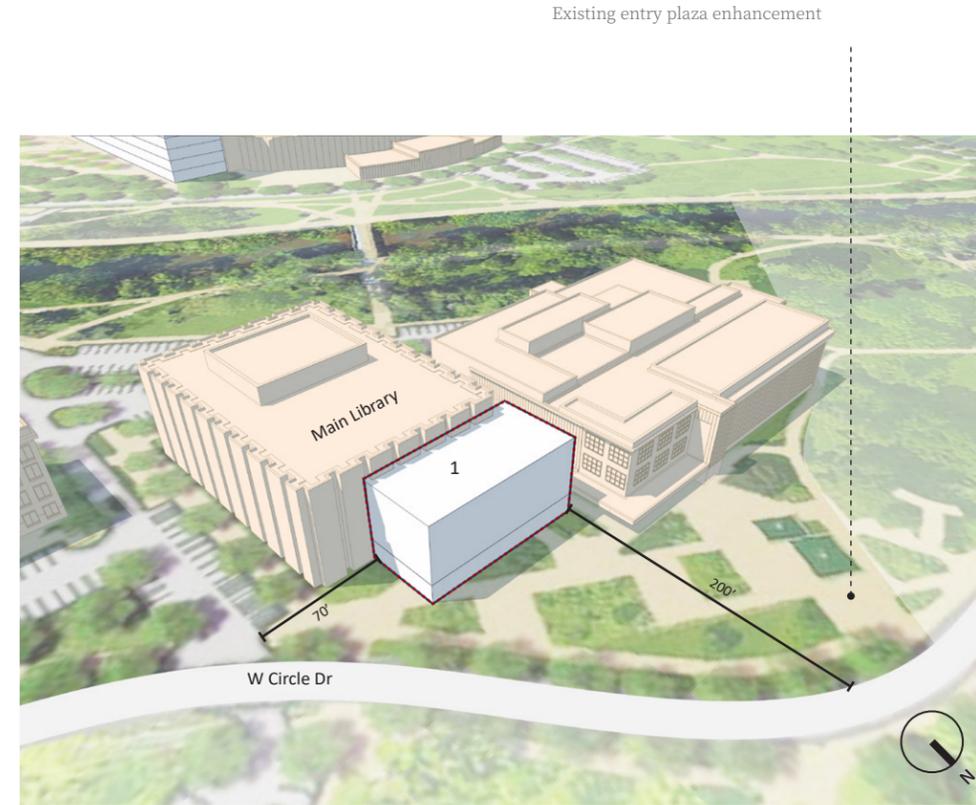
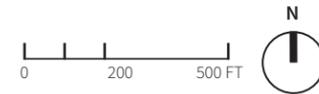
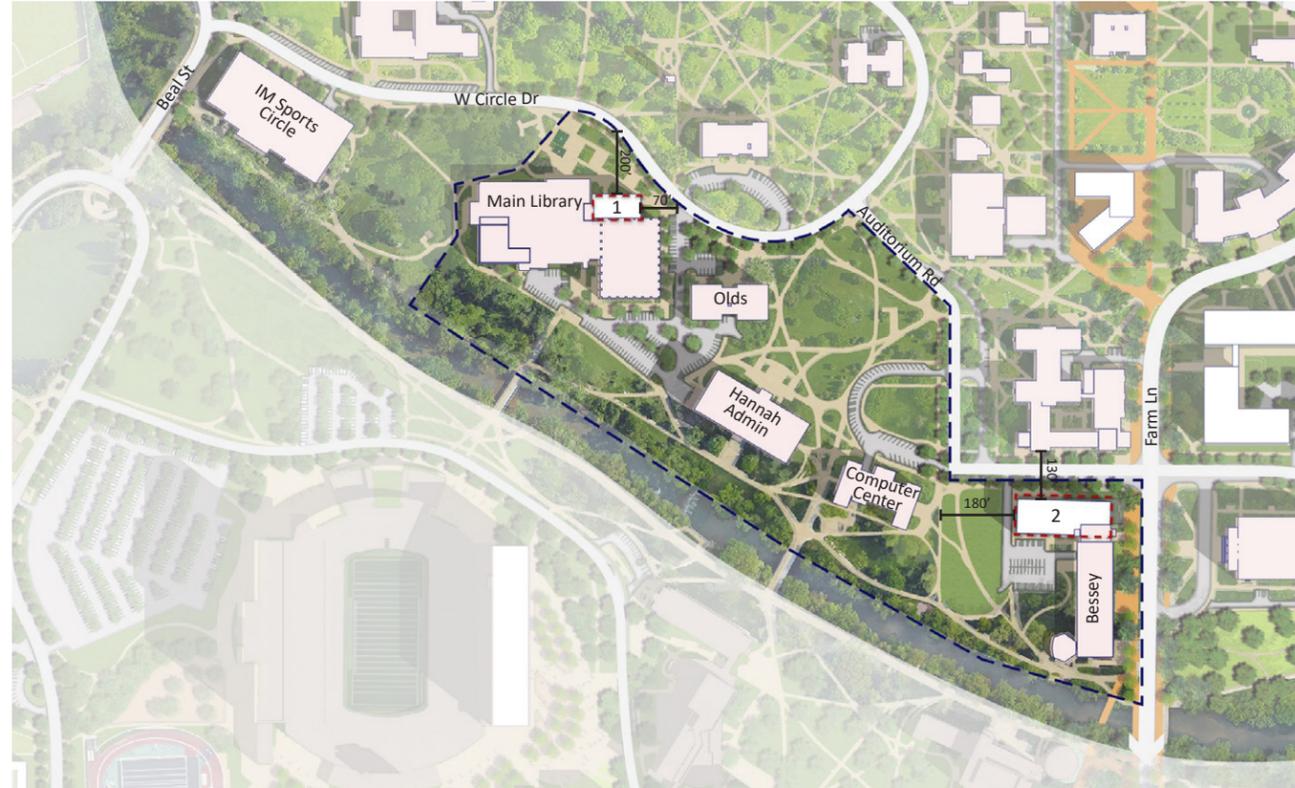
TOTAL GSF : 133,500 SF

Zoning Footprint 1

Footprint area: 7,200 SF
 GSF: 36,000 SF
 ASF: 23,400 SF
 Building use: Academic
 Floors: 4

Zoning Footprint 2

Footprint area: 19,500 SF
 GSF: 97,500 SF
 ASF: 42,875 SF
 Building use: Academic
 Floors: 4



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



Academic SUB-PRECINCT B.

TOTAL GSF : 416,600 SF

Zoning Footprint 3

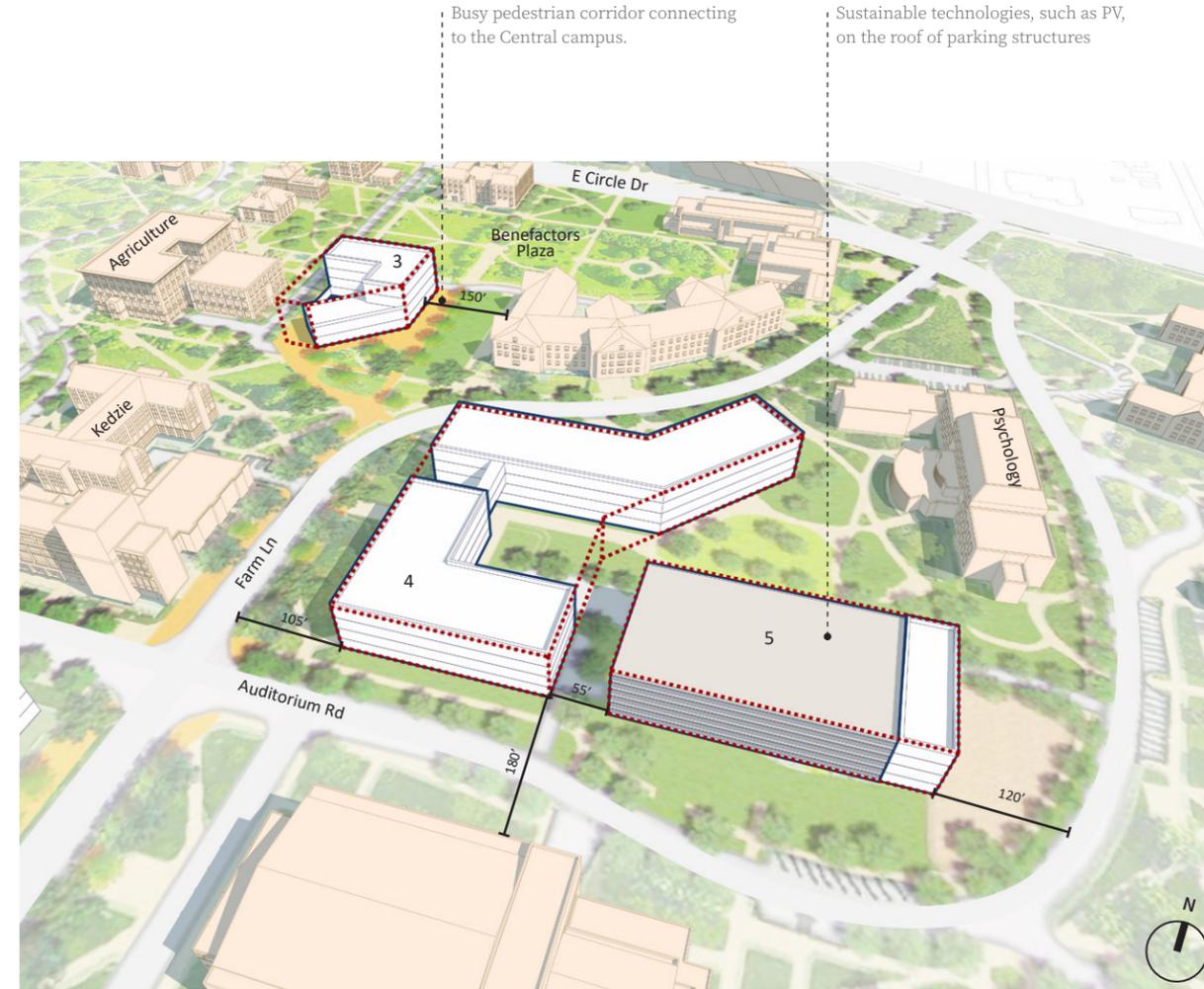
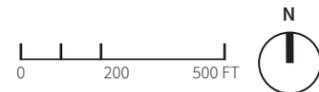
Footprint area: 17,900 SF
 GSF: 71,600 SF
 ASF: 46,540 SF
 Building use: Academic
 Floors: 3

Zoning Footprint 4

Footprint area: 62,700 SF
 GSF: 313,500 SF
 ASF: 75,375 SF
 Building use: Academic
 Floors: 4

Zoning Footprint 5

Footprint area: 6,300 SF
 GSF: 31,500 SF
 ASF: 20,475 SF
 Building use: Academic
 Floors: 4



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

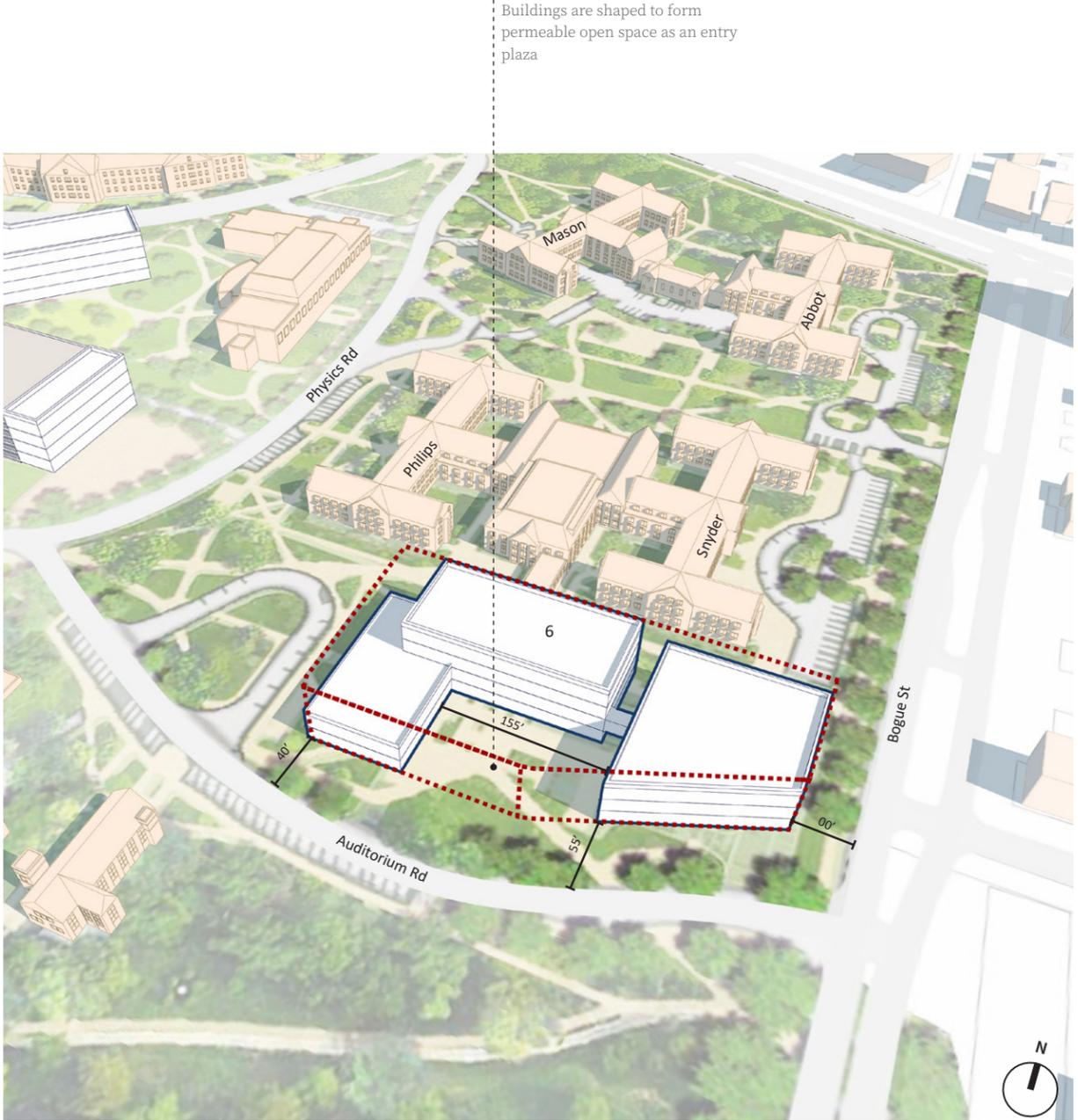


Academic (or Student Housing) SUB-PRECINCT C.

TOTAL GSF : 218,500 SF

Zoning Footprint 6

Footprint area:	43,700 SF
GSF:	218,500 SF
ASF:	95,425 SF
Building use:	Academic (or Student Housing)
Floors:	4



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

