THE WAYNE FRAMEWORK
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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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
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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Narrow Warren Avenue
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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

Proposed 4 lanes (127')
Ensure permeability within the core campus
Connect with Athletics District

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Deck I-94

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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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8. Improve the major campus gateways
North gateway
South gateway
Warren gateway
Warren gateway near-term
Warren gateway long-term
Concentrate academic activity in an enhanced core

1. Optimize program locations and consolidate dispersed colleges
2. Strategically eliminate underperforming square footage
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: $218,539,094 (20%)
Modernization: $243,935,984 (22%)
Additional need (2018-27): $648,040,833 (58%)

Data source: Sightlines
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
Need for ~32K ASF wet lab space

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

**SHAPERO: VACATE**
- Biology teaching labs: 17,000 ASF

**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
Concentrate academic activity in an enhanced core
Unaccommodated program elements

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

**Engineering (computer science):** 3,000 ASF

**STATE HALL**
- Engineering (computer science): 3,000 ASF
- School of Social Work: Office TBD
- Communication Science & Disorders: Office TBD
- Math & Computer Science: Labs TBD
- Registrar: 6,000 ASF classroom

**UGL**
- Student Success 40,000 ASF

**PRENTIS (approx. 34,000 ASF)**
- School of Social Work: Office TBD
- Communication Science & Disorders: Office TBD
- Math & Computer Science: Labs TBD
- Registrar: 6,000 ASF classroom

**MACCABEES: ADMIN**
- Engineering (computer science): 22,000 ASF
- Vacant and vacated: 70,000 ASF
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

FAB REMAINING ADMIN SPACE (~35,000 ASF)

President: 7,900 ASF
Provost: 27,000 ASF
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
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
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4. Focus real estate strategy between the Lodge and Woodward Ave

Scott Hall
- Research expenditures
  - ~$11.6M @$142/ASF
  - $250M-$350M @$500-700/SF?
  (STEM is $450/SF)

TO SCOTT HALL
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
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
4. Focus real estate strategy between the Lodge and Woodward Ave
Promote future optionality for Health Sciences
Better leverage engineering

1. Replace Scott Hall + minimize interim investment
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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
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4. Focus real estate strategy between the Lodge and Woodward Ave
Focus the real estate strategy

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The Wayne Framework

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