Southwest Campus design guidelines

Precinct Overview

Southwest Campus is defined by the railroad tracks, Farm Lane, Mount Hope Road, and Interstate 496. It includes Baker Woodlot, which in addition to its ecological significance, serves as a research and recreational area for the East Lansing Campus.

The plan and design guidelines recommend Southwest Campus become the main areas for partnership in the East Lansing Campus, serving as a gateway for the University.

### Southwest Campus Design Guidelines

<table>
<thead>
<tr>
<th>SUB-PRECINCT</th>
<th>DEV. SIZE AREA (SF)</th>
<th>PROPOSED GSF</th>
<th>NET NEW ASF*</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>167,200</td>
<td>240,100</td>
<td>89,680</td>
</tr>
<tr>
<td>B</td>
<td>603,800</td>
<td>1,546,150</td>
<td>362,375</td>
</tr>
<tr>
<td>C</td>
<td>355,300</td>
<td>1,303,700</td>
<td>606,775</td>
</tr>
<tr>
<td>D</td>
<td>598,600</td>
<td>1,526,500</td>
<td>922,725</td>
</tr>
<tr>
<td>E</td>
<td>622,700</td>
<td>1,511,000</td>
<td>664,875</td>
</tr>
<tr>
<td>F</td>
<td>316,200</td>
<td>881,900</td>
<td>341,840</td>
</tr>
<tr>
<td>X</td>
<td>-</td>
<td>(553,400)</td>
<td>-</td>
</tr>
<tr>
<td>TOTAL</td>
<td>2,463,800</td>
<td>7,038,750</td>
<td>2,434,630</td>
</tr>
</tbody>
</table>

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

---

**See Michigan State University | Infrastructure and Land Use Plan Appendix | Urban Design Guidelines for more details.**
## Southwest Campus Development Summary

<table>
<thead>
<tr>
<th>SUB-PRECINCT</th>
<th>BLDG</th>
<th>PRIMARY PROGRAM</th>
<th>DEV. SITE AREA (SF)</th>
<th>AVERAGE FLOORS</th>
<th>HAS BASEMENT</th>
<th>GROSS CAPACITY (GSF)</th>
<th>NET NEW CAPACITY (ASF)*</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>1</td>
<td>Community Space</td>
<td>52,300</td>
<td>1.0</td>
<td>-</td>
<td>48,900</td>
<td>28,900</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>Mixed-Use + Parking</td>
<td>77,400</td>
<td>1.0</td>
<td>1</td>
<td>71,200</td>
<td>65,420</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>Community Space</td>
<td>30,380</td>
<td>1.0</td>
<td>1</td>
<td>25,300</td>
<td>20,000</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>Mixed-use + Housing</td>
<td>165,000</td>
<td>5.0</td>
<td>1</td>
<td>132,200</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>5</td>
<td>Mixed-use + Housing</td>
<td>112,100</td>
<td>5.0</td>
<td>-</td>
<td>94,200</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>6</td>
<td>Community Space</td>
<td>30,780</td>
<td>1.5</td>
<td>-</td>
<td>29,100</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>7</td>
<td>Community Space</td>
<td>26,289</td>
<td>1.0</td>
<td>-</td>
<td>26,289</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>8</td>
<td>Mixed-use</td>
<td>67,880</td>
<td>5.0</td>
<td>1</td>
<td>214,800</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>9</td>
<td>Housing</td>
<td>108,900</td>
<td>1.0</td>
<td>1</td>
<td>101,800</td>
<td>91,270</td>
</tr>
<tr>
<td></td>
<td>10</td>
<td>Community Space</td>
<td>100,900</td>
<td>1.5</td>
<td>-</td>
<td>93,400</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>11</td>
<td>Mixed-use + Housing</td>
<td>156,900</td>
<td>5.0</td>
<td>1</td>
<td>147,300</td>
<td>112,300</td>
</tr>
<tr>
<td></td>
<td>12</td>
<td>Community Space</td>
<td>106,000</td>
<td>1.0</td>
<td>1</td>
<td>97,000</td>
<td>83,900</td>
</tr>
<tr>
<td></td>
<td>13</td>
<td>Mixed-use</td>
<td>133,300</td>
<td>5.0</td>
<td>1</td>
<td>123,400</td>
<td>100,275</td>
</tr>
<tr>
<td></td>
<td>14</td>
<td>Mixed-use + Parking</td>
<td>103,100</td>
<td>4.5</td>
<td>1</td>
<td>97,500</td>
<td>72,225</td>
</tr>
<tr>
<td></td>
<td>15</td>
<td>Mixed-use</td>
<td>118,750</td>
<td>1.0</td>
<td>1</td>
<td>104,600</td>
<td>86,350</td>
</tr>
<tr>
<td></td>
<td>16</td>
<td>Mixed-use + Parking</td>
<td>162,100</td>
<td>4.0</td>
<td>1</td>
<td>157,800</td>
<td>124,300</td>
</tr>
<tr>
<td></td>
<td>17</td>
<td>Mixed-use</td>
<td>110,900</td>
<td>5.0</td>
<td>1</td>
<td>99,800</td>
<td>83,025</td>
</tr>
<tr>
<td></td>
<td>18</td>
<td>Mixed-use</td>
<td>110,900</td>
<td>5.0</td>
<td>1</td>
<td>99,800</td>
<td>83,025</td>
</tr>
<tr>
<td></td>
<td>19</td>
<td>Mixed-use</td>
<td>393,500</td>
<td>1.0</td>
<td>1</td>
<td>351,000</td>
<td>280,875</td>
</tr>
<tr>
<td></td>
<td>20</td>
<td>Support</td>
<td>188,200</td>
<td>2.0</td>
<td>-</td>
<td>174,200</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>21</td>
<td>Housing</td>
<td>118,900</td>
<td>5.0</td>
<td>1</td>
<td>114,800</td>
<td>101,800</td>
</tr>
<tr>
<td></td>
<td>22</td>
<td>Mixed-use</td>
<td>30,289</td>
<td>3.5</td>
<td>1</td>
<td>27,200</td>
<td>21,600</td>
</tr>
<tr>
<td></td>
<td>23</td>
<td>Mixed-use</td>
<td>40,080</td>
<td>3.5</td>
<td>-</td>
<td>34,200</td>
<td>27,200</td>
</tr>
<tr>
<td></td>
<td>24</td>
<td>Support</td>
<td>152,900</td>
<td>2.0</td>
<td>-</td>
<td>126,900</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>25</td>
<td>Support</td>
<td>40,180</td>
<td>2.0</td>
<td>-</td>
<td>34,000</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>26</td>
<td>Support</td>
<td>188,200</td>
<td>2.0</td>
<td>-</td>
<td>174,200</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>27</td>
<td>Support</td>
<td>39,180</td>
<td>2.0</td>
<td>-</td>
<td>34,000</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>General</td>
<td></td>
<td>2,443,600</td>
<td></td>
<td></td>
<td>2,316,700</td>
<td>2,086,400</td>
</tr>
</tbody>
</table>

*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.

### Southwest Campus Design Guidelines

- **A.** Mixed-Use / Campus Life
- **B.** Mixed-Use / Housing / Campus Life
- **C.** Housing / Mixed-Use
- **D.** Mixed-Use / Parking
- **E.** Mixed-Use / Support
- **F.** Mixed-Use / Support

---

*Conference*  
A. Mixed-Use / Campus Life  
B. Mixed-Use / Housing / Campus Life  
C. Housing / Mixed-Use  
D. Mixed-Use / Parking  
E. Mixed-Use / Support  
F. Mixed-Use / Support

---

Notes:  
- Table data rounded to the nearest whole number.  
- ASF calculations based on planning assumptions.  
- Net new capacity reflects proposed capacity minus demolished buildings.
Mixed-Use / Community Space

SUB-PRECINCT A.

TOTAL GSF: 269,500 SF

Zoning Footprint 1
Footprint area: 18,900 SF
GSF: 28,000 SF
AIF: -
Building use: Community Space
Floors: 1

Zoning Footprint 2
Footprint area: 44,400 SF
GSF: 137,000 SF
AIF: 85,440 SF
Building use: Mixed-Use
Floors: 3

Zoning Footprint 3
Footprint area: 20,600 SF
GSF: 103,000 SF
AIF: -
Building use: Community Space
Floors: 5

Footprint area:
GSF:
AIF:
Building use:
Floors:

TOTAL GSF: 269,500 SF

Southwest Campus Design Guidelines

Appendix | Urban Design Guidelines

Major pedestrian corridor connecting to central campus. With the active ground floors of the surrounding buildings, it creates the indoor-outdoor experience.

Test plots integrate into the surrounding landscape for teaching and research.

Establish a strong natural buffer from the adjacent railroad.
Mixed-Use / Housing / Community Space

SUB-PRECINCT B.

Zoning Envelope

Proposed Buildings

Existing Buildings

Vehicular Street

Zoning Footprint 4
Footprint area: 48,700 SF
GSF: 352,200 SF
ASF: 352,200 SF
Building use: Mixed-Use / Housing
Floors: 5

Zoning Footprint 5
Footprint area: 60,700 SF
GSF: 307,500 SF
ASF: 307,500 SF
Building use: Mixed-Use / Housing
Floors: 5

Zoning Footprint 6
Footprint area: 13,000 SF
GSF: 19,500 SF
ASF: 19,500 SF
Building use: Community Space
Floors: 1.5

Zoning Footprint 7
Footprint area: 7,400 SF
GSF: 7,400 SF
ASF: 7,400 SF
Building use: Community Space
Floors: 1

Zoning Footprint 8
Footprint area: 58,700 SF
GSF: 352,200 SF
ASF: 352,200 SF
Building use: Mixed-Use / Housing
Floors: 5

Zoning Footprint 9
Footprint area: 111,500 SF
GSF: 362,375 SF
ASF: 362,375 SF
Building use: Mixed-Use
Floors: 4

Zoning Footprint 10
Footprint area: 20,300 SF
GSF: 30,450 SF
ASF: 30,450 SF
Building use: Community Space
Floors: 1.5

TOTAL GSF: 1,546,150 SF

Buildings are shaped to form courtyards providing flexible space for outdoor activities.

Green space designed for stormwater management.

Social program spaces activate the ground floor adjacent to open space and pedestrian corridors.

Central plaza providing flexible space for events.

Buildings are shaped to form courtyards providing flexible space for outdoor activities.

Green space designed for stormwater management.

Social program spaces activate the ground floor adjacent to open space and pedestrian corridors.

Central plaza providing flexible space for events.
Mixed-Use / Housing
SUB-PRECINCT C.

TOTAL GSF: 1,303,700 SF

Zoning Footprint 11
Footprint area: 61,700 SF
GSF: 370,200 SF
ASF: -
Building use: Mixed-Use / Housing
Floors: 5

Zoning Footprint 12
Footprint area: 94,000 SF
GSF: 470,000 SF
ASF: 301,275 SF
Building use: Mixed-Use
Floors: 4

Zoning Footprint 13
Footprint area: 119,700 SF
GSF: 463,000 SF
ASF: -
Building use: Mixed-Use
Floors: 4

Southwest Campus Design Guidelines
Michigan State University | Infrastructure and Land Use Plan

Major pedestrian corridor extending to central campus. With active ground floor of surrounding buildings, it creates the indoor outdoor experience.

Major plaza provides flexible space for outdoor programming.

Main plaza provides flexible space for outdoor programming.

Major pedestrian corridor extending to central campus. With active ground floor of surrounding buildings, it creates the indoor outdoor experience.

Main plaza provides flexible space for outdoor programming.

Major pedestrian corridor extending to central campus. With active ground floor of surrounding buildings, it creates the indoor outdoor experience.
Mixed-Use
SUB-PRECINCT D.
TOTAL GSF: 1,526,500 SF

Zoning Footprint 14
Footprint area: 10,100 SF
GSF: 350,900 SF
ASF: 169,225 SF
Building use: Mixed-Use
Floors: 4

Zoning Footprint 15
Footprint area: 97,000 SF
GSF: 444,000 SF
ASF: 290,300 SF
Building use: Mixed-Use
Floors: 4

Zoning Footprint 16
Footprint area: 65,400 SF
GSF: 327,000 SF
ASF: 212,550 SF
Building use: Mixed-Use
Floors: 4

Zoning Footprint 17
Footprint area: 77,000 SF
GSF: 385,000 SF
ASF: 250,250 SF
Building use: Mixed-Use
Floors: 4

Southwest Campus Design Guidelines
Michigan State University | Infrastructure and Land Use Plan

Buildings are shaped to form courtyards featuring diverse canopy trees and lawn.

Tree buffer along Mt. Hope Rd.
Mixed-Use / Support
SUB-PRECINCT E.

TOTAL GSF: 1,511,000 SF

Zoning Footprint 18
Footprint area: 18,500 SF
GSF: 346,000 SF
ASF: 183,000 SF
Building use: Mixed-Use
Floors: 3

Zoning Footprint 19
Footprint area: 359,500 SF
GSF: 797,500 SF
ASF: 480,975 SF
Building use: Mixed-Use
Floors: 4

Zoning Footprint 20
Footprint area: 122,500 SF
GSF: 500 SF
ASF: -
Building use: Support
Floors: 2

Southwest Campus Design Guidelines

Orient building to open onto the courtyard and main pedestrian corridor
Outdoor parking lot on the back side of the buildings
Open space reserved for stormwater management

Appendix | Urban Design Guidelines
Mixed-Use / Support

SUB-PRECINCT F.

TOTAL GSF: 881,900 SF

Zoning Footprint 21
- Footprint area: 47,800 SF
  - GSF: 215,100 SF
  - ASF: 128,315 SF
  - Building use: Mixed-Use
  - Floors: 3.5

Zoning Footprint 22
- Footprint area: 94,500 SF
  - GSF: 27,400 SF
  - ASF: - SF
  - Building use: Mixed-Use
  - Floors: 3.5

Zoning Footprint 23
- Footprint area: 47,800 SF
  - GSF: 215,100 SF
  - ASF: 128,315 SF
  - Building use: Mixed-Use
  - Floors: 3.5

Zoning Footprint 24
- Footprint area: 94,500 SF
  - GSF: 27,400 SF
  - ASF: - SF
  - Building use: Support
  - Floors: 2

Zoning Footprint 25
- Footprint area: 47,800 SF
  - GSF: 54,800 SF
  - ASF: - SF
  - Building use: Support
  - Floors: 1