The gift of Mr. and Mrs. Alfred G. Wilson to Michigan State University is a beautiful fourteen-hundred acre estate of rugged hills and river bottom lands called "Meadow Brook Farms". Deep wooded ravines and steep hillsides are covered with a growth of oak, ash, beech, elm and many other trees and shrubs indigenous to lower Michigan. About half the land is in cultivation or pasture, and this with the natural areas forms a broad expansive setting for the Wilson Manor House and Sunset House and their outlying farm units.

To adjust, plan and develop this valuable natural landscape into a site for a university is a challenging design problem. It is a rare instance where plans contemplated for a completely new and so large an educational institution have involved land with the natural beauty of Meadow Brook.

Mr. Durward B. Varner, Vice President of Michigan State University, has outlined a general conception for the physical development of this University branch. This contemplates that the University will sometime reach a maximum enrollment of 25,000 students, it may ultimately house about 25% of its student body in resident dormitories and apartments, and it will need apartments and single family housing for some of its faculty.

The immediate needs are a classroom building (now under construction), student service center, library, engineering building and an intramural sports center.

As a planning approach the natural beauty of Meadow Brook is to be preserved to the maximum degree. Use of part of the land for concentrated university use will necessarily alter natural land forms, but buildings, roads, parking areas and other structures are to be developed in such a manner that they become a part of this landscape and not dominate it.

The actual construction of the University will spread over many years, therefore, the development plan must be phased in such a way that its earlier constructed parts will ultimately form an ideal complete institution. Each development stage must be workable, function properly and be possible to build in an economical manner.

A detailed plan for every acre of Meadow Brook has not been possible to date. Such a plan cannot be wisely attempted until more specific needs of the University become clarified as time moves along.

The following maps and plans show the environs of Meadow Brook and the character of the land. The development plans show a comprehensive use of land, a road system for the entire estate and a close-up detail of the academic area.

To plan the physical plant for this University from its inception presents an unusual opportunity for the talents and the cooperative efforts of the University's urban planners, landscape architects, architects and engineers.

Harold W. Lautner
Campus Landscape Architect
Michigan State University
December 8, 1958
The adjacent map shows the immediate physical relationship of Meadow Brook to Pontiac, Rochester and the van Hoosen-Jones estates, a gift also to the University by Miss Jones.

The proposed Detroit-Flint state expressway and the proposed new M-59 are shown to the west and south of Meadow Brook.
EXISTING SITE CHARACTERISTICS

About thirty per-cent of Meadow Brook Farms is
mapped either as muck or marsh land subject to
occasional flooding or is land with grades of
fifteen per-cent or more and costly of develop-
ment. The net buildable land, therefore, totals
about twelve hundred acres.
MICHIGAN STATE UNIVERSITY - OAKLAND

EXISTING SITE CHARACTERISTICS

SHOWING:

- Topography
- Tree Masses
- Muck Land (subject to occasional flooding)
- Slopes (greater than 15%)

TENTATIVE DEVELOPMENT PLAN

MICHIGAN STATE UNIVERSITY

OAKLAND VICINITY MAP
TENTATIVE DEVELOPMENT PLAN

The plan for Michigan State University-Oakland proposes a divided road parkway about the entire property and an internal divided roadway parceling the land into eleven segments.

Land acres tentatively set aside for various university uses are as follows:

<table>
<thead>
<tr>
<th>Use</th>
<th>Net Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Academic</td>
<td>300</td>
</tr>
<tr>
<td>Building Sites 210</td>
<td></td>
</tr>
<tr>
<td>Parking Area 90</td>
<td></td>
</tr>
<tr>
<td>2. Intramural Athletics &amp; Spectator Sports</td>
<td>176</td>
</tr>
<tr>
<td>3. Dormitories</td>
<td>157</td>
</tr>
<tr>
<td>4. Student Apartments</td>
<td>85</td>
</tr>
<tr>
<td>5. Faculty Housing</td>
<td>81</td>
</tr>
<tr>
<td>6. Park</td>
<td>119</td>
</tr>
<tr>
<td>7. Major Roads</td>
<td>230</td>
</tr>
<tr>
<td>8. Service</td>
<td>30</td>
</tr>
<tr>
<td>9. Outlots Undesignated</td>
<td>28</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>1,208</td>
</tr>
</tbody>
</table>

Parking is shown as a band with internal projections surrounding the academic area on the north, west and south sides with a capacity of over fourteen thousand cars or about one car space per two students and staff.
TENTATIVE DEVELOPMENT PLAN

SHOWING...

LAND USE

MAJOR ROADS

PARKING SCHEME

BUILDING ARRANGEMENT

BASED ON:

MINIMUM OF 10,000 FULL-TIME STUDENTS

ACADEMIC FLOOR SPACE PER STUDENT

600 SQ. FT.

RESIDENTS AT UNIVERSITY - 8,000

70% IN DORMORIES

30% IN APARTMENTS

PARKING FACILITIES

100% STAFF

50% STUDENTS

SUBJECT TO MODIFICATION AS THE NEEDS OF THE UNIVERSITY BECOME DETERMINED AND DATA SUCH AS AN ACCURATE TOPOGRAPHICAL SURVEY BASED ON THE UNIVERSITY'S TOPOGRAPHY MAPS.

MICHIGAN STATE UNIVERSITY - OAKLAND

TENTATIVE DEVELOPMENT PLAN

MICHIGAN STATE UNIVERSITY

MAP DRAWING, 1949

MICHAEL A. CURTIS

ENGINEER

MICHIGAN STATE UNIVERSITY

OAKLAND CAMPGROUND

OAKLAND, MICHIGAN

VIGINTY MAP
DEVELOPMENT PLAN (ACADEMIC AREA)

This is a detailed plan of the arrangement of suggestive building forms, parking areas, malls, walks, roads and tree forms in the general academic area "A" and in the proposed cultural or art center about the Manor House in section "C".

The scheme allows the faculty and students in automobiles to approach adjacent to or within a short walking distance of every building and then be able to walk to every other building within the section without crossing major roadways.

This is essentially a linear campus built along a park mall extending in the future south into section "B" and north and east into section "D".

The four campus areas as shown represent land area sufficient for over five million square feet of building floor area or two hundred square feet per student for a contemplated student body of twenty-five thousand.

The approximate floor area of buildings (assuming an average of three floors) in the areas shown are:

- Section "A": 2,670,000 Sq. Ft.
- Section "B": 976,800 Sq. Ft.
- Section "C": 332,500 Sq. Ft.
- Section "D": 1,663,200 Sq. Ft.
- Total: 5,642,500 Sq. Ft.

This academic area will ultimately surround Meadow Brook Park, an area of over one hundred acres and made up of land at a much lower elevation than the academic area.