

DEVELOPMENT PLAN FOR M.S.U.--OAKLAND

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

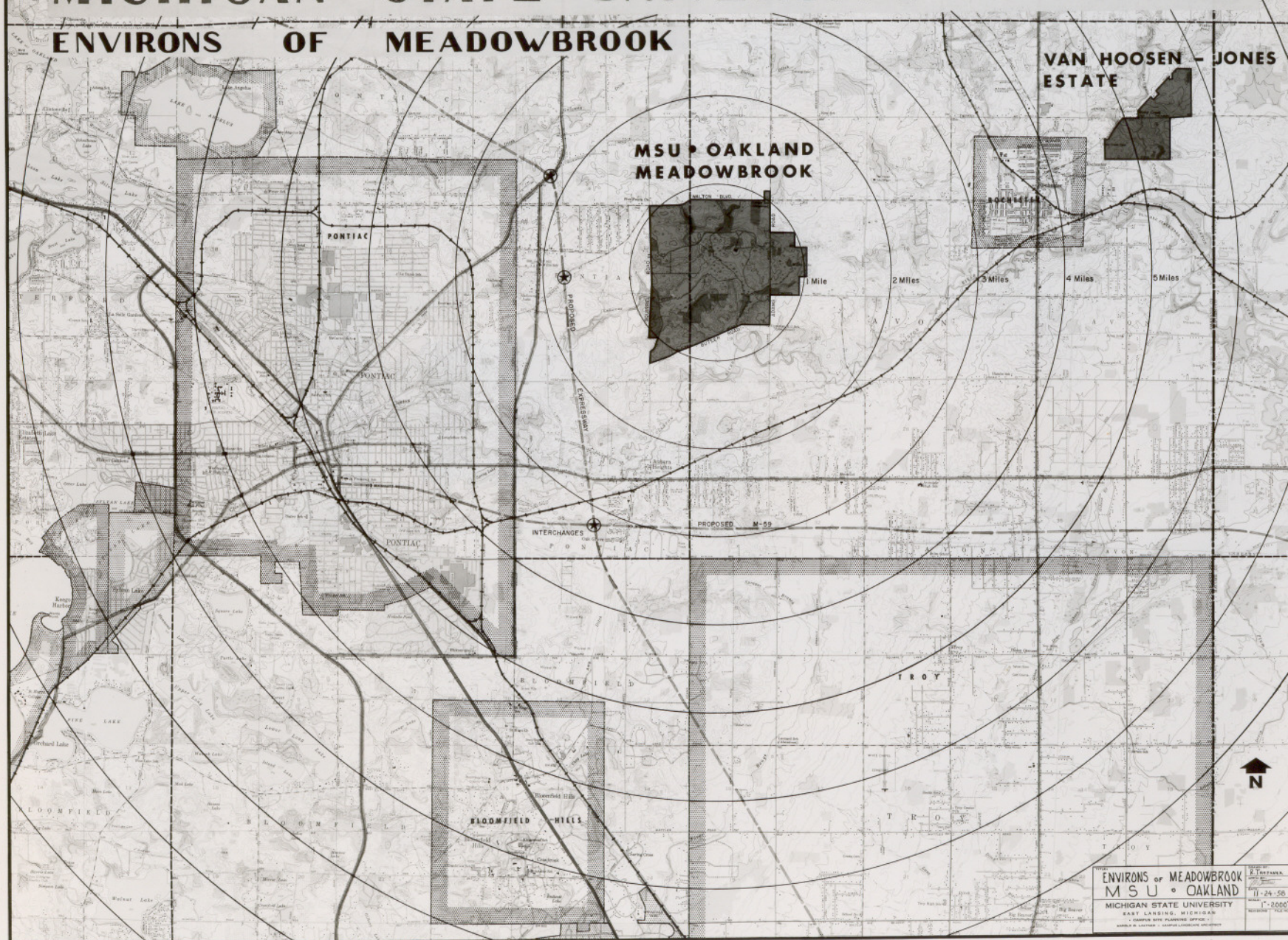
ENVIRONS OF MEADOW BROOK

The adjacent map shows the immediate physical relationship of Meadow Brook to Pontiac, Rochester and the Van Hoosen-Jones Estate, a gift also to the University by Miss Jones.

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

MICHIGAN STATE UNIVERSITY • OAKLAND

ENVIRONS OF MEADOWBROOK



ENVIRONS OF MEADOWBROOK
MSU • OAKLAND
MICHIGAN STATE UNIVERSITY
EAST LANSING, MICHIGAN
11-24-58
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MICHIGAN STATE UNIVERSITY PLANNING OFFICE
DESIGNED BY LAWRENCE H. HARRIS, LANDSCAPE ARCHITECT





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 development. The net buildable land, therefore, totals about twelve hundred acres.

MICHIGAN STATE UNIVERSITY • OAKLAND

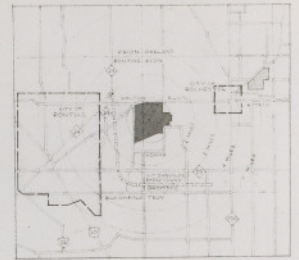
EXISTING SITE CHARACTERISTICS

SHOWING...

-  TOPOGRAPHY
(50' CONTOUR INTERVAL)
-  TREE MASSES
-  MUCK LAND
(SUBJECT TO OCCASIONAL FLOODING)
-  SLOPES
(GREATER THAN 15%)



VICINITY MAP



TENTATIVE DEVELOPMENT PLAN
MICHIGAN STATE UNIVERSITY - OAKLAND
MICHIGAN STATE UNIVERSITY
EAST LANSING, MICHIGAN
UNIVERSITY SITE PLANNING OFFICE
DRAWN BY CAROLYN T. COOPER, LANDSCAPE ARCHITECT

SCALE: AS SHOWN
DATE: 10-1-58
BY: C.T.C.
CHECKED BY: J.W.
APPROVED BY: J.W.
OK-5

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:

	<u>Net Acres</u>
1. Academic.....	300
Building Sites 210	
Parking Area 90	
2. Intramural Athletics & Spectator Sports.....	178
3. Dormitories.....	157
4. Student Apartments.....	85
5. Faculty Housing.....	81
6. Park.....	119
7. Major Roads.....	230
8. Service.....	30
9. Outlots Undesignated.....	<u>28</u>
	1,208

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.

MICHIGAN STATE UNIVERSITY • OAKLAND

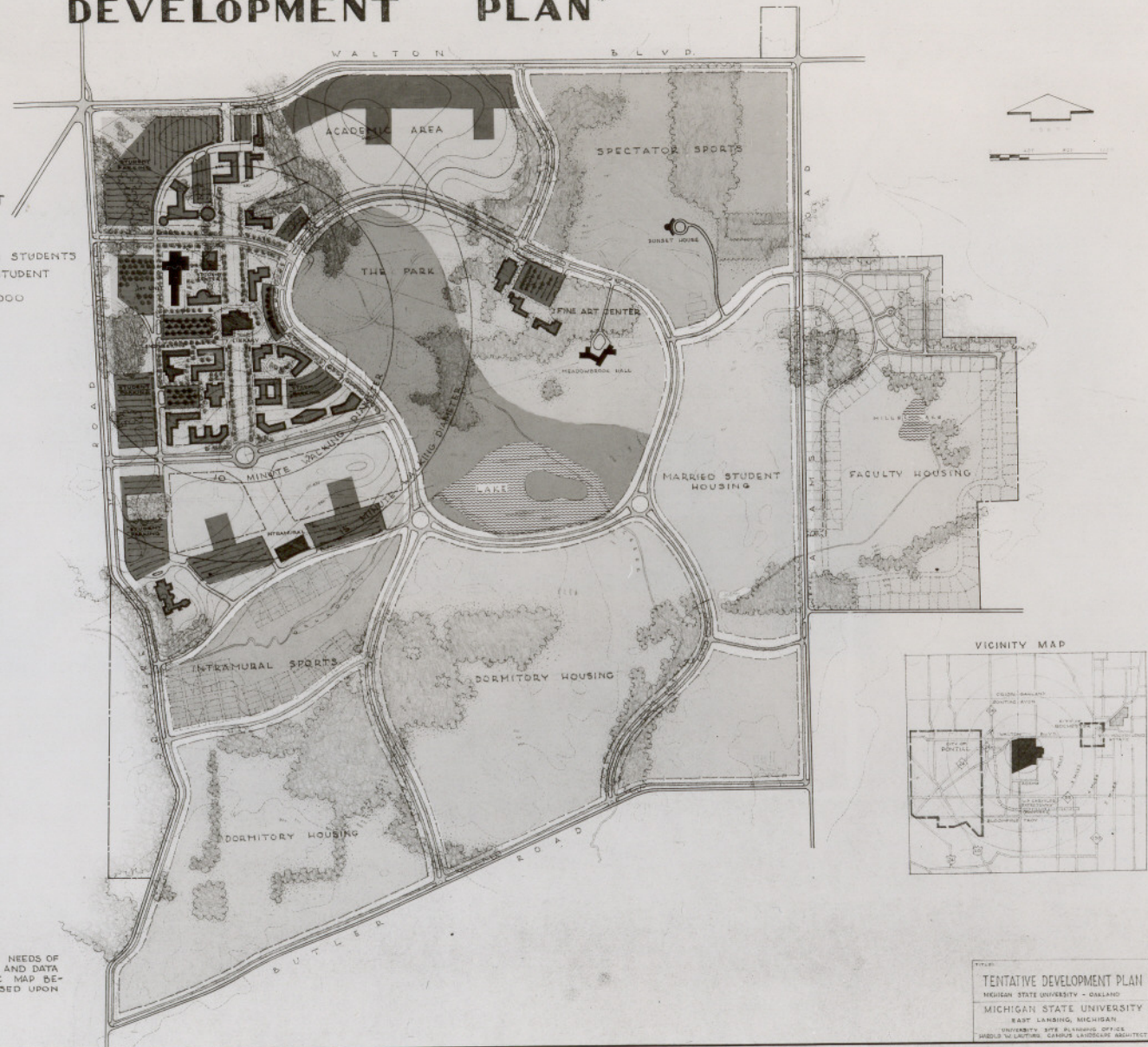
TENTATIVE DEVELOPMENT PLAN*

SHOWING...

- LAND USE
- MAJOR ROADS
- PARKING SCHEME
- BUILDING ARRANGEMENT

BASED ON

- MAXIMUM OF 25000 FULL-TIME STUDENTS
- ACADEMIC FLOOR SPACE PER STUDENT 250 SQ. FT.
- RESIDENTS AT UNIVERSITY - 6000
 - 70% IN DORMITORIES
 - 30% IN APARTMENTS
- PARKING FACILITIES
 - 100% STAFF
 - 50% STUDENTS



* SUBJECT TO MODIFICATION AS THE NEEDS OF THE UNIVERSITY BECOME CLARIFIED AND DATA SUCH AS AN ACCURATE TOPOGRAPHIC MAP BECOMES AVAILABLE. THIS PLAN BASED UPON U.S.G.S TOPOGRAPHY MAPS.

TITLE		DATE
TENTATIVE DEVELOPMENT PLAN		11-1-55
MICHIGAN STATE UNIVERSITY - OAKLAND		11-1-55
MICHIGAN STATE UNIVERSITY		11-1-55
EAST LANSING, MICHIGAN		11-1-55
UNIVERSITY SITE PLANNING OFFICE		11-1-55
SHELDON LINTON, CHAIRMAN ARCHITECT		11-1-55

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.

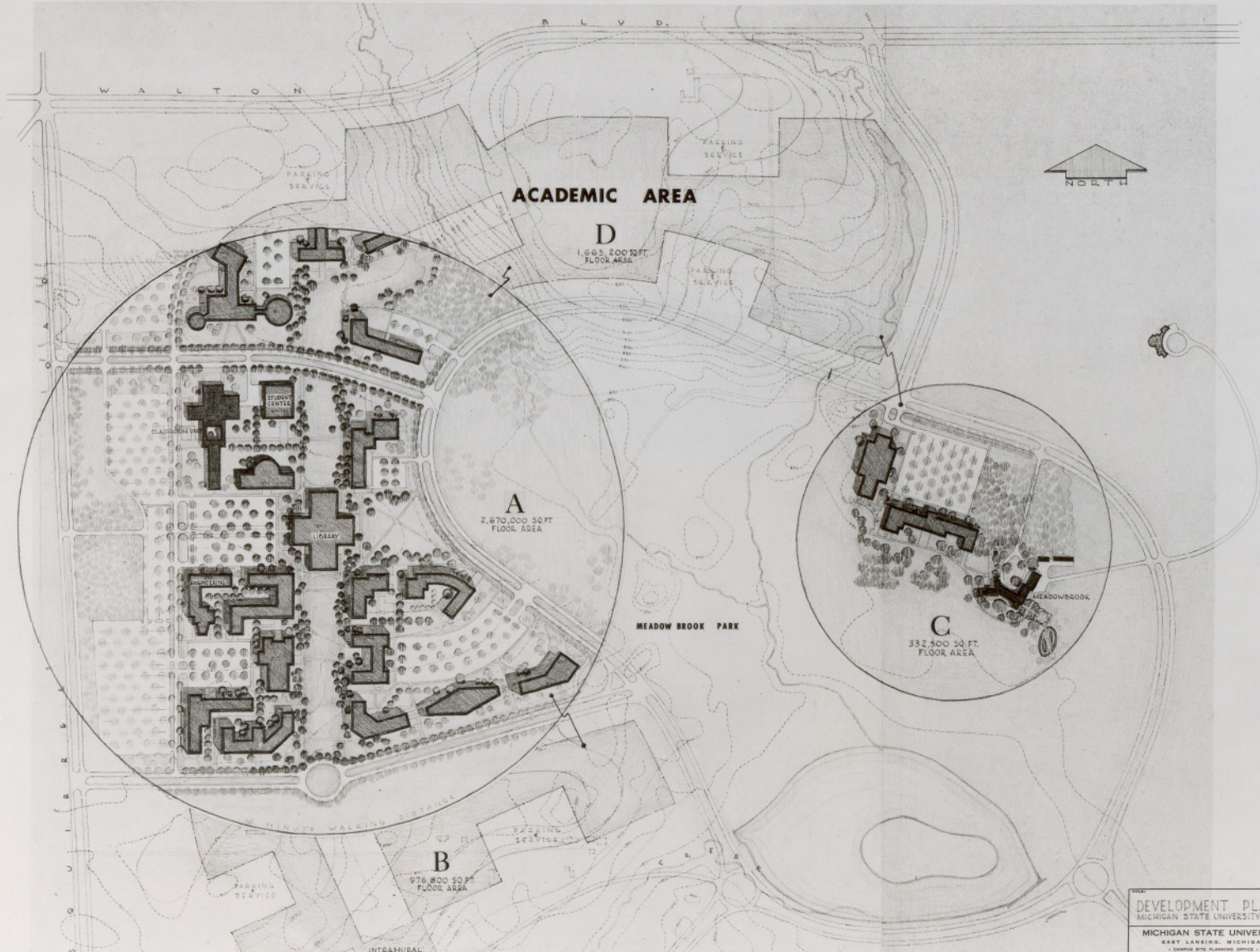
The approximate floor area of buildings (assuming an average of three floors) in the areas shown are:

Section "A".....	2,670,000 Sq. Ft.
Section "B".....	976,800 Sq. Ft.
Section "C".....	332,500 Sq. Ft.
Section "D".....	<u>1,663,200</u> Sq. Ft.
	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.

MICHIGAN STATE UNIVERSITY • OAKLAND

DEVELOPMENT PLAN



TITLE DEVELOPMENT PLAN MICHIGAN STATE UNIVERSITY-OAKLAND	DATE 12-6-58
CLIENT MICHIGAN STATE UNIVERSITY EAST LANSING, MICHIGAN	DRAWN BY 1007
ARCHITECT HARRIS W. LAYTON & COMPANY, LANSING, MICHIGAN	PROJECT NO. 1007