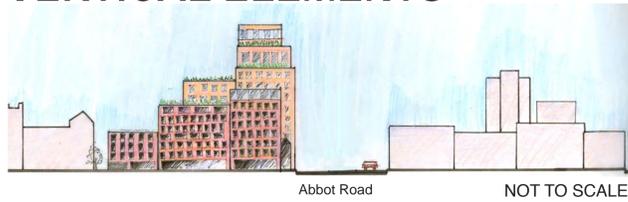


DOWNTOWN EAST LANSING VERTICAL ELEMENTS



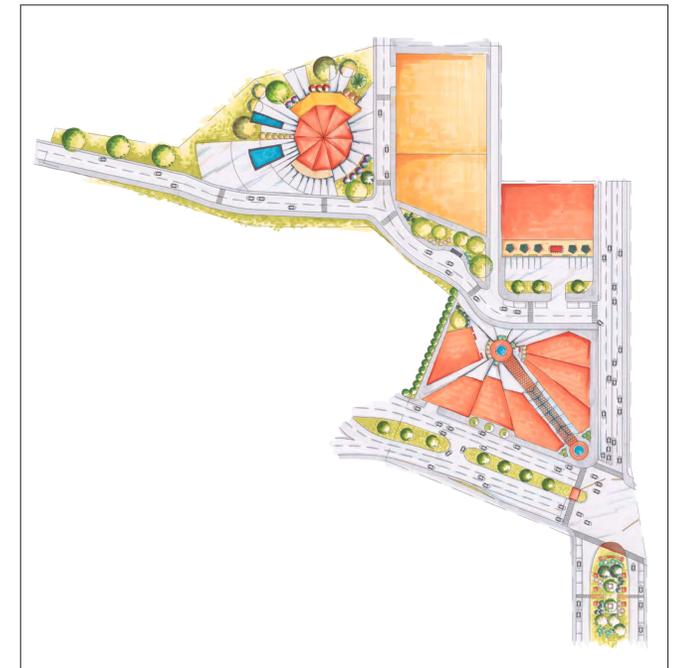
SIDEWALK SECTION



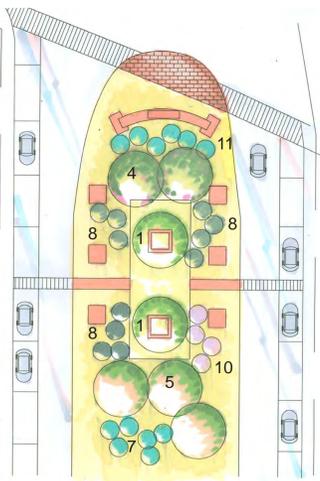
5 FARMER'S MARKET



1 PARK DISTRICT CENTER PLAZA



6 MSU WELCOME PLAZA



SITE AMENITIES



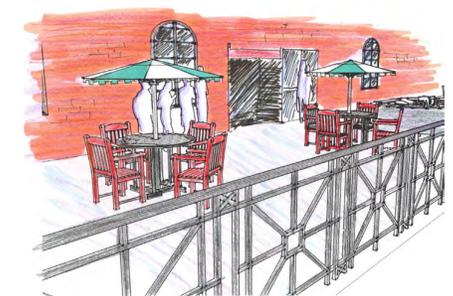
SOURCES

LIGHT: <http://www.homeizea.com/lighting-street-in-modern-style/lighting-street-modern-street-lighting-idea/>

BENCH: <http://3.bp.blogspot.com/-AK-Mg2ibF0s/ThW4R5eL66I/AAAAAAAAA-DU0/exzbQuM42yl/s1600/Leblond+bench+by+Doiuglas+Thayer.jpg>



2 BEER GARDEN



TREE LIST

Common Name	Scientific Name
1 Sugar Maple	<i>Acer sachatum</i>
2 Red Maple	<i>Acer rubrum</i>
3 Ginkgo	<i>Ginkgo biloba</i>
4 Dawn Redwood	<i>Metasequoia glyptostroboides</i>
5 White Oak	<i>Quercus alba</i>
6 American Beech	<i>Fagus grandifolia</i>



SHRUBBERY

Common Name	Scientific Name
7 Bluebeard	<i>Caryopteris x clandonensis</i>
8 Butterfly Bush	<i>Buddleia x "Lilac Chip"</i>
9 Red Twig Dogwood	<i>Cornus x "Baileyi"</i>
10 Russian Sage	<i>Perovskia atriplicifolia</i>
11 Goldmound Spirea	<i>Spiraea x "Goldmound"</i>
12 Sunset Weigela	<i>Weigela florida</i>

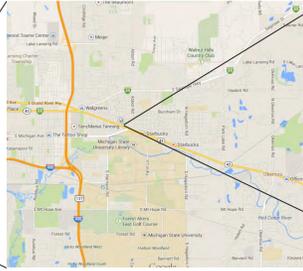
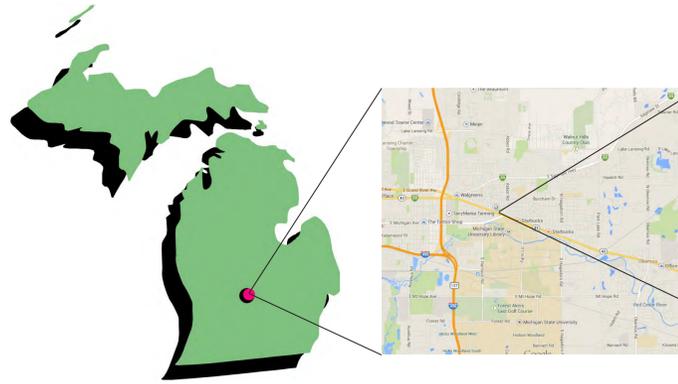


3 RAPID TRANSIT STATION



4 GRAND RIVER





PROPOSED SITE & BOUNDARY



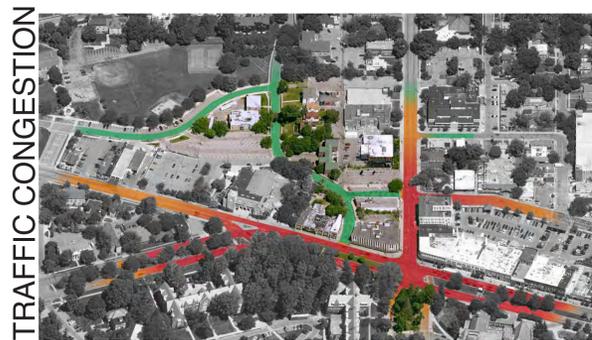
VEHICULAR ACTIVITY

The site is currently composed of multiple small streets and two main roads. As shown by the multiple blue lines, one can see there is much vehicular activity that passes through the site. Because of this, it is not the most pedestrian friendly site.



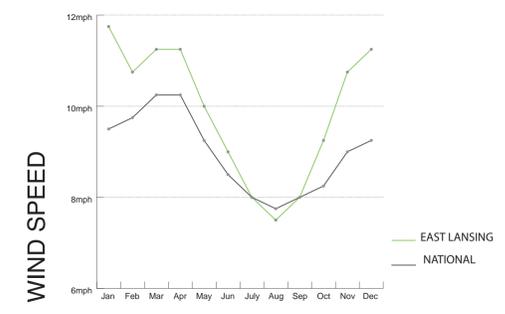
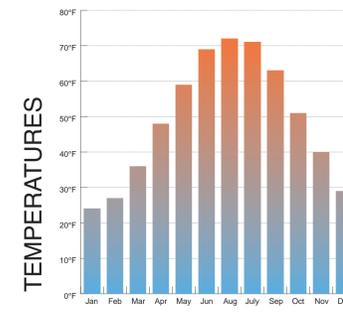
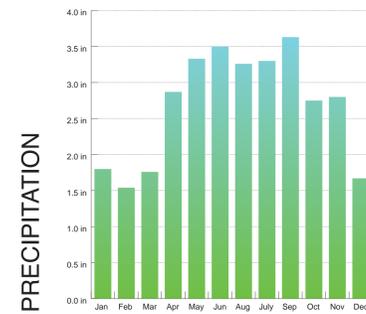
WALKABILITY

These dotted green lines show where most pedestrians walk through the site. The longest distance is from the corner of Valley Court Part to the entrance to MSU campus. This walk on average takes about 3 minutes.



TRAFFIC CONGESTION

Traffic congestion information was gathered at peak times of road use, between 4 PM & 6 PM weekdays. Red indicates high congestion, orange moderate congestion, and green indicating low to no congestion. This congestion also becomes a problem for MSU's many sporting events throughout the school year. To remediate the effect of high volume traffic, Abbot Road could be expanded and also possibly have its current right only lane turned into a right and straight lane, therefore providing a left only lane as well. The combination of the expanded road and redirected lanes can ease traffic congestion at the busy intersection.



With Michigan's always varying climate, the above factors had to be taken into consideration for designing outdoor spaces. Shown by the precipitation and weather graphs, multiple coverings or shelters could be scattered throughout the site to protect from high heat and high precipitation in the Summer months. Also local wind speeds being higher than national averages, protection from winter wind chill is important.



SLOPE & DRAINAGE

In the figure above, the darkest color shows the steepest slopes, the medium color shows moderate slopes, and the lightest color represents little to no slope. Each arrow shows the direction of drainage on the site. By looking at the drainage arrows, one can see that the corner of Grand River Avenue and Abbot Road is the highest point of the site.



F.U.D.

Through inventory and analysis, site features were collaborated and placed on the site. Some areas will keep their existing usage while others will be changed to fit the needs of the area. The only building that will be kept from the existing site will be Dublin Square. More green space will be added to the area, and some road ways taken out to create a more pedestrian friendly area. Many of the proposed buildings become mixed use, instead of separated into single uses.

- RESIDENTIAL/COMMERCIAL MIXED USE
- ROADWAYS
- MIXED COMMERCIAL
- PARKING/ OFFICE
- ACTIVITIES PAVILION
- GREEN SPACE



CURRENT LAND USE

Above shows the sites previous and current uses. Of the the existing buildings on site, only the north most commercial building, mixed use building, and residential buildings on the east side of Evergreen Avenue are in current use. the remaining buildings are condemned and/or abandoned.

- COMMERCIAL
- RESIDENTIAL
- ROADWAY
- MIXED USE
- GREEN SPACE
- PARKING

The purpose of the Park District is to create a stronger connection between East Lansing and Michigan State University. The town weaves a story that spans more than a century, carving into the earth to bring forth an education, diversity, and success. The city develops as the people do; it grows, learns, and creates. Currently, the site is composed of abandoned buildings spanning between one of the busiest intersections in East Lansing to a residential area. The design concept of 'old made new' brings the history of the city and its university together to create a space both residents and students can enjoy.

The redesign of the site begins at the intersection of Grand River Avenue and Abbot Road with a small welcome plaza. The plaza space is designed to engage students and visitors of MSU's rich history as they enter the beautiful campus. As one crosses the street, they come upon a grand glass atrium that splits two mixed use buildings and leads to an open plaza. The plaza is complete with a unique fountain and outdoor sitting areas for reading and relaxation or enjoying a meal from a local eatery. Across Albert Avenue sits Dublin Square and its new beer garden, another low rise mixed use building, and a parking deck with office space in the upper levels. A short walk down the sidewalk leads one to a new pavilion that will house activities such as; a farmer's market, a small outdoor concert, and even ice skating. This pavilion also serves as a piece of art in the landscape. Its shape and levels are designed to mimic the architecture of the proposed mixed use building. With this design concept, the features flow easily together to create a strong connection between the city and its university. The combination of mixed use buildings and multiple year round outdoor spaces, creates a space that will become a signature part of East Lansing, home of Michigan State University.

PROGRAM ELEMENTS

- 1 FARMER'S MARKET/MULTI-USE PAVILION & SUPPORT FACILITIES
- 2 PARKING
- 3 OFFICE SPACE
- 4 PARK DISTRICT CENTER MAIN PLAZA
- 5 MIXED USE HIGH RISE FOR RETAIL, RESIDENTIAL, OFFICE, HOTEL SPACE
- 6 MIXED USE LOW RISE & EXISTING DUBLIN SQUARE FOR SMALL ENTREPRENEURS, PARKING OFFICES, BAKERY, ETC.
- 7 MSU WELCOME PLAZA
- 8 BEER GARDEN
- 9 PUBLIC TRANSIT STOP
- 10 TURN-AROUND
- 11 BIKE LANES

