

ARCHWAY PASSAGE

THE LAYOUT

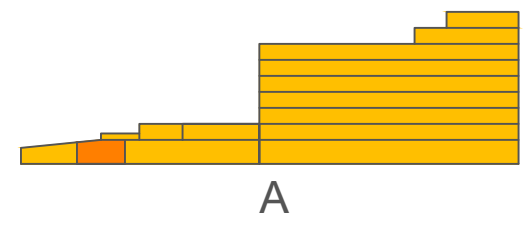
THE PARK DISTRICT EAST LANSING, MICHIGAN

DIPPO | GUNTHER | SHOEMAKER

Archways have served as architectural and engineering feature in designs since the beginning of time. Their initial intent was to span a distance while still supporting large amounts of weight. They also functioned as grand entrances into various types of sites and creating an inviting feeling among visitors. Each served as a gateway into new ideas and connected people from one space to another. This idea of an archway is being brought into East Lansing as new connections are being made between Michigan State University's campus and East Lansing. The new Park District will bring people together and connect them to the rest of the community through a series of new modernistic structures with inviting entrances and plaza spaces. The idea of an archway will frame a new set of standards and raise the bar for future development throughout the city as it continues to transition and grow toward a more connective environment.

Being located in a transition area where Grand River splits with Michigan Ave., this area has vast potential to be an economic and social hub connecting Michigan State, East Lansing and Lansing together to make a greater community. A majority of the site's buildings will be multi-use structures to maximize the opportunities presented by the location. The new Park District will be a destination point for many different functions. The site will consist of office spaces, eateries, shopping stores, a hotel, a farmers market, parking structures, transportation hubs, and several plaza areas. The site will also host a number of apartments and condos to give people the option of calling the Park District "home". With so many different amenities, the Park District will be able to function as focal point of East Lansing and benefit all members of the surrounding communities.

BUILDING BREAK DOWN



BUILDING A
9 FLOORS
MULTI-USE
Approximate Floor Size:
40,000 sq.ft.

Building A has four main functions. The majority of the building is used for a hotel which is located on the corner of Linden St. and Abbot Rd. This portion of the building stands 9 floors high and provides great views for the city's guests. Located just south of the hotel is the new location for Dublin Square. This part of the structure will allow for street level and roof top dining. The roof top dining provides excellent views out into the plaza and Eastward down Albert Ave. The rest of the building will consist of small boutique shops and the farmers market. The farmers market is a green roofed pavilion attached to Dublin located on the South end of the building. This location will be more visible to users and have the option of expanding into the plaza space to make it functional for multiple events.



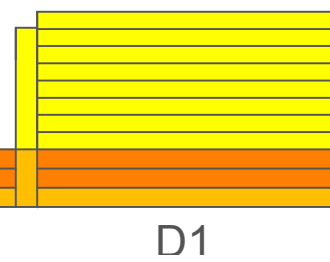
BUILDING B
1 FLOOR
COMMERCIAL USE
Approximate Floor Size:
11,200 sq.ft.

Building B is host of a small grocery store. This area of the site has easy access being on the corner of Grand River Ave. and Evergreen Ave. to attract students and local residents. Being a smaller building at only one floor, it will limit the disturbance put upon the church. There are two street parking areas for quick access to the store. The lot on the North end of the building has four handicapped parking spots with another seven on the East side of Evergreen. Additional parking will be nearby located in building D2 only a short walk away.



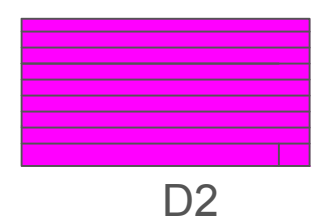
BUILDING C
2 FLOORS
MULTI-USE
Approximate Floor Size:
12,800 sq.ft.

Building C has potential for multiple uses. This building wraps around the South and West sides of the parking structure (D2) and stand 2 floors high. The first floor of the building can be for commercial use and have several small shops or eateries. Also on the first floor there is access in and out of the parking structure. This will allow for both sides of C to have access doors, one coming from Evergreen and Linden, and the other coming from inside the parking structure. These access points will also be available for the second floor of the structure. This floor can have additional shopping or has potential to be an area for office space.



BUILDING D1
11 FLOORS
MULTI-USE
Approximate Floor Size:
36,000 sq.ft.

Building D1 is the tallest structure on the site. This building is designed to be used for commercial and residential use. Having the top eight floors for residential use it opens the door for many users. Being in such a prime location in the city, potential residents could be senior citizens, students, or young professionals. The building provides its guests with multiple different views. One side of the building opens up views into Valley Court Park with the other side opening up back into the Park District. With a diverse group of users, the first three floors of the building are an ideal place for commercial retail stores, service retail, small eateries, and office space. These stores would provide quick stop shopping options for all the residents in the building. This location also provides an excellent spot for its residents to have quick access to go anywhere in the city with the MSU campus, bars, restaurants, retail shops, green space, and public transportation all within minutes away.



BUILDING D2
9 FLOORS
PARKING STRUCTURE
Approximate Floor Size:
18,000 sq.ft.

Building D2 is a parking structure. This location was chosen for a parking structure because it is easily accessible from all directions and provides quick access to any destination point of the Park District. The structure can provide parking for the residents of D1, the hotel's visitors, and leasing space for the local businesses. It also provides the option of parking for the public and has bus access on the East side. This bus stop location will be an easy addition to the route for the Cata busses traveling between MSU and Chandlers Crossings. This drop off point will provide quick access to the Park District, East Lansing, and to the MSU campus. The parking structure also has the potential to have solar panels across the roof to make it more self-sufficient and environmentally friendly.



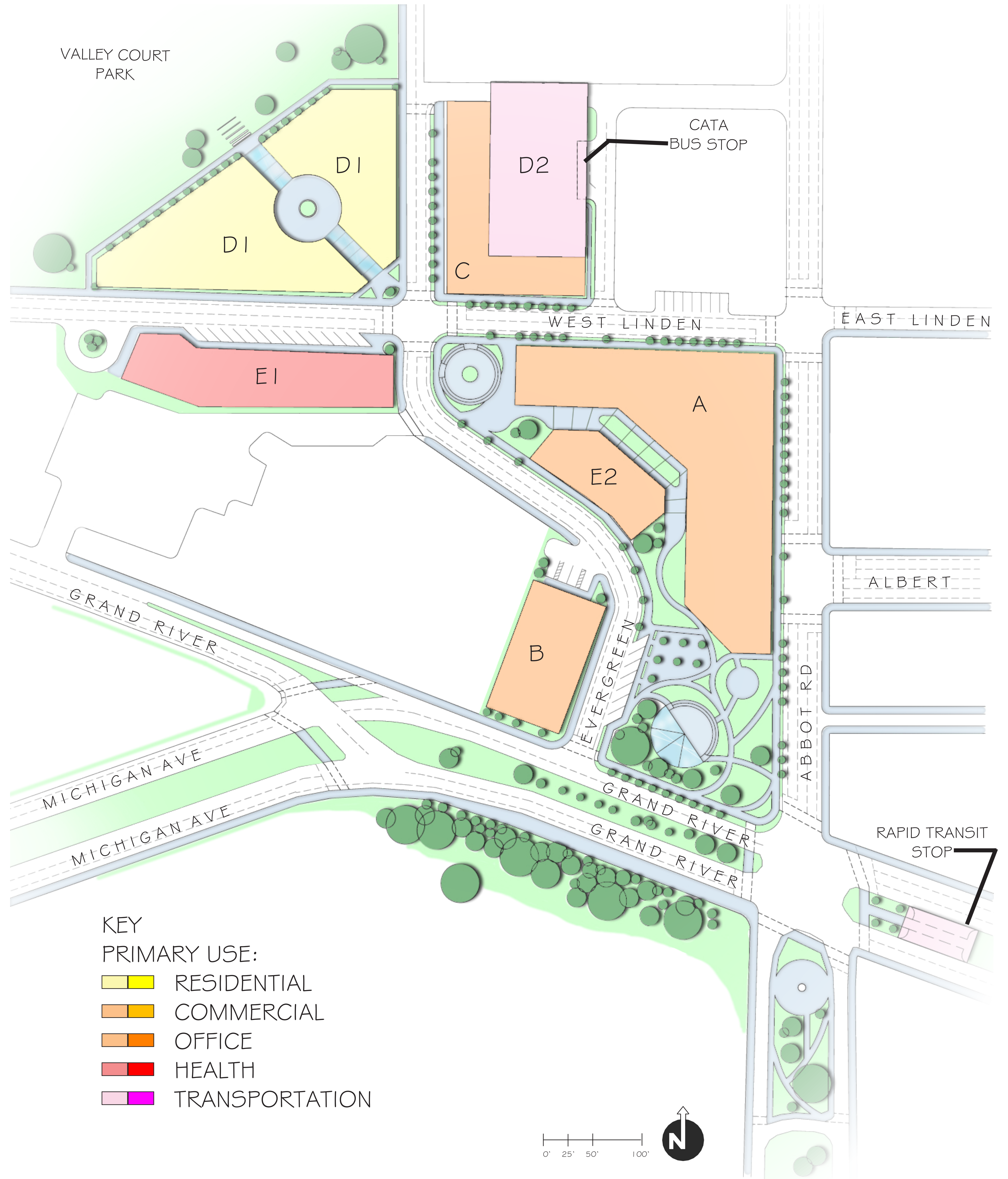
BUILDING E1
2 FLOORS
PHARMACEUTICAL USE
Approximate Floor Size:
15,750 sq.ft.

Building E1 is designed to be used for pharmaceutical needs. Being located on what is now a proposed extension of Linden St. it has quick access to Abbot Rd. and is just one block North of Grand River. The Park District is mostly a student dominated area, but just to the West of the site, the majority of the population are local residents. This location provides access to both parts of the population. Potential leasers could be urgent care, doctor offices, and a pharmacy. Having a medical building located in the central part of East Lansing will give students a more ideal option of medical access considering their family doctor could potentially be hours away. This structure also provides potential to go "green" and have solar panels on the roof to assist in generating electricity.

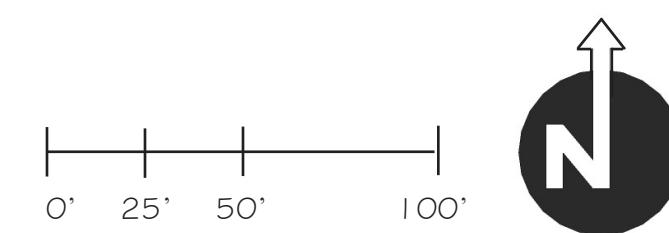


BUILDING E2
1 FLOOR
COMMERCIAL USE
Approximate Floor Size:
8,000 sq.ft.

Building E2 is located on the South West side of the hotel. This is an ideal location for small restaurants or coffee shops who would like to have outdoor seating. The alleyway between the hotel and E2 would be an excellent place for locals to enjoy a meal at night with lit up arches spanning between the buildings. This would be a unique addition to the Park District and to East Lansing. This building is also located on a direct path between the residential building of D1 and the MSU campus.



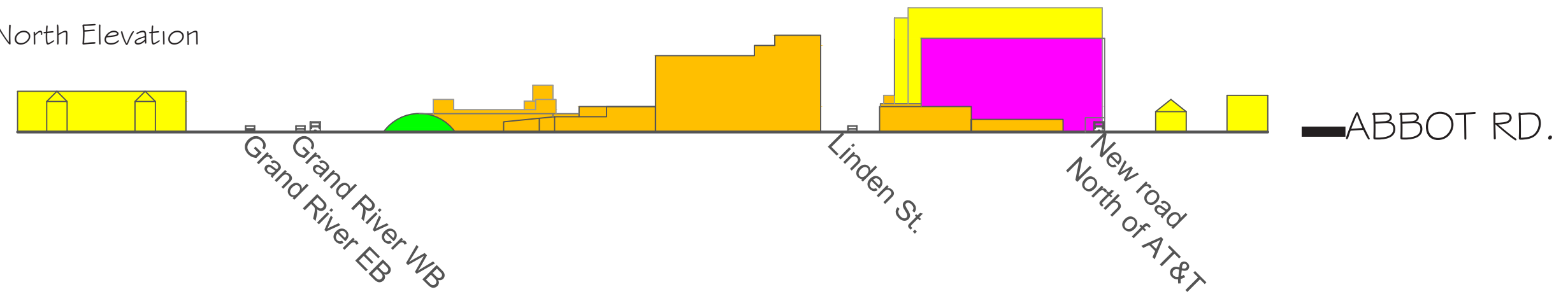
- KEY**
- PRIMARY USE:
- RESIDENTIAL
 - COMMERCIAL
 - OFFICE
 - HEALTH
 - TRANSPORTATION



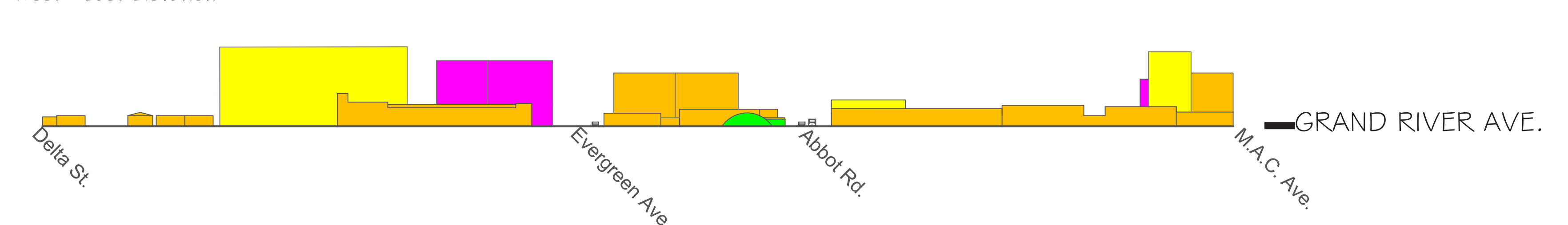
ELEVATIONS

Scale: 1" = 120'

South - North Elevation



West - East Elevation

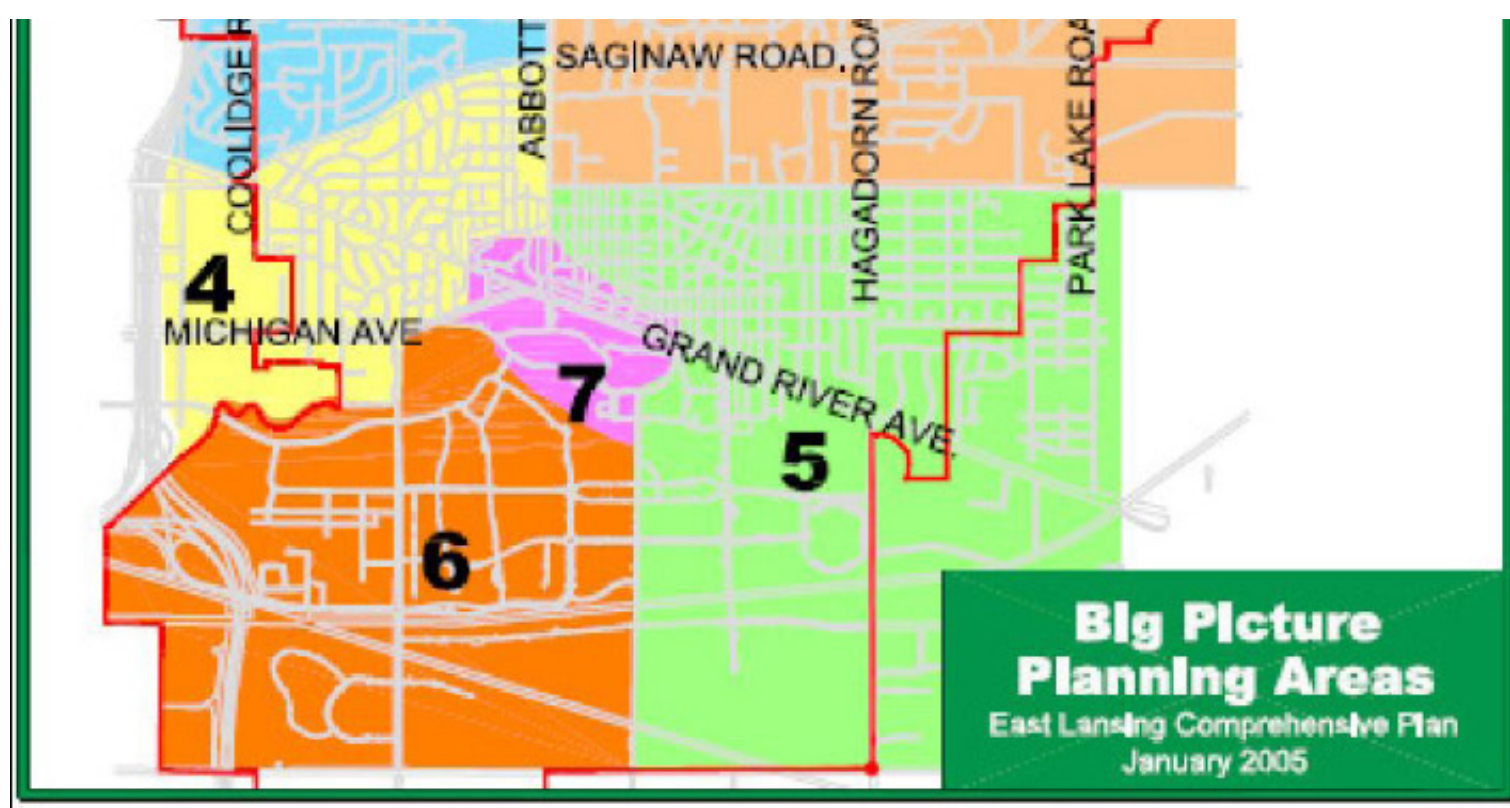


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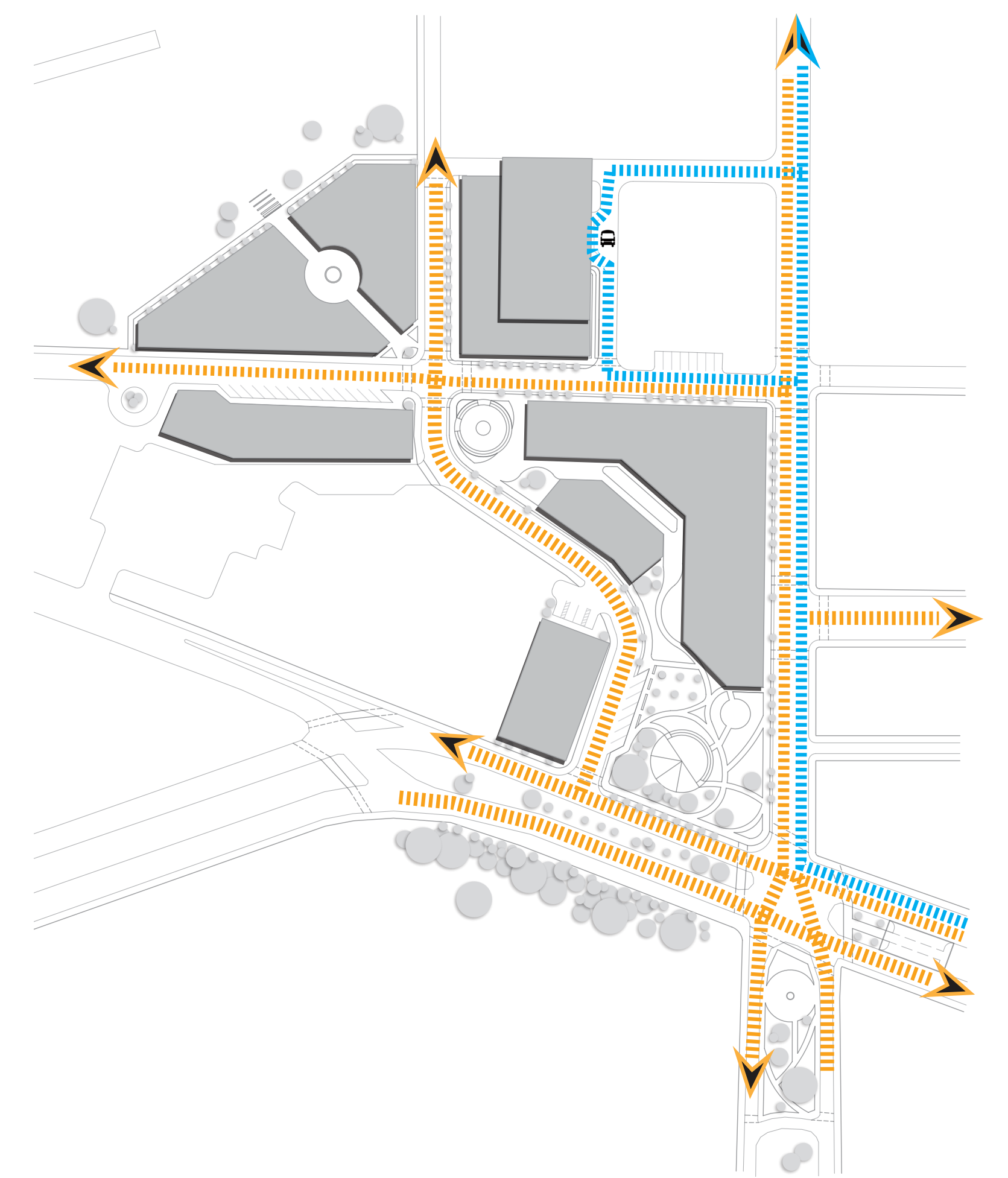
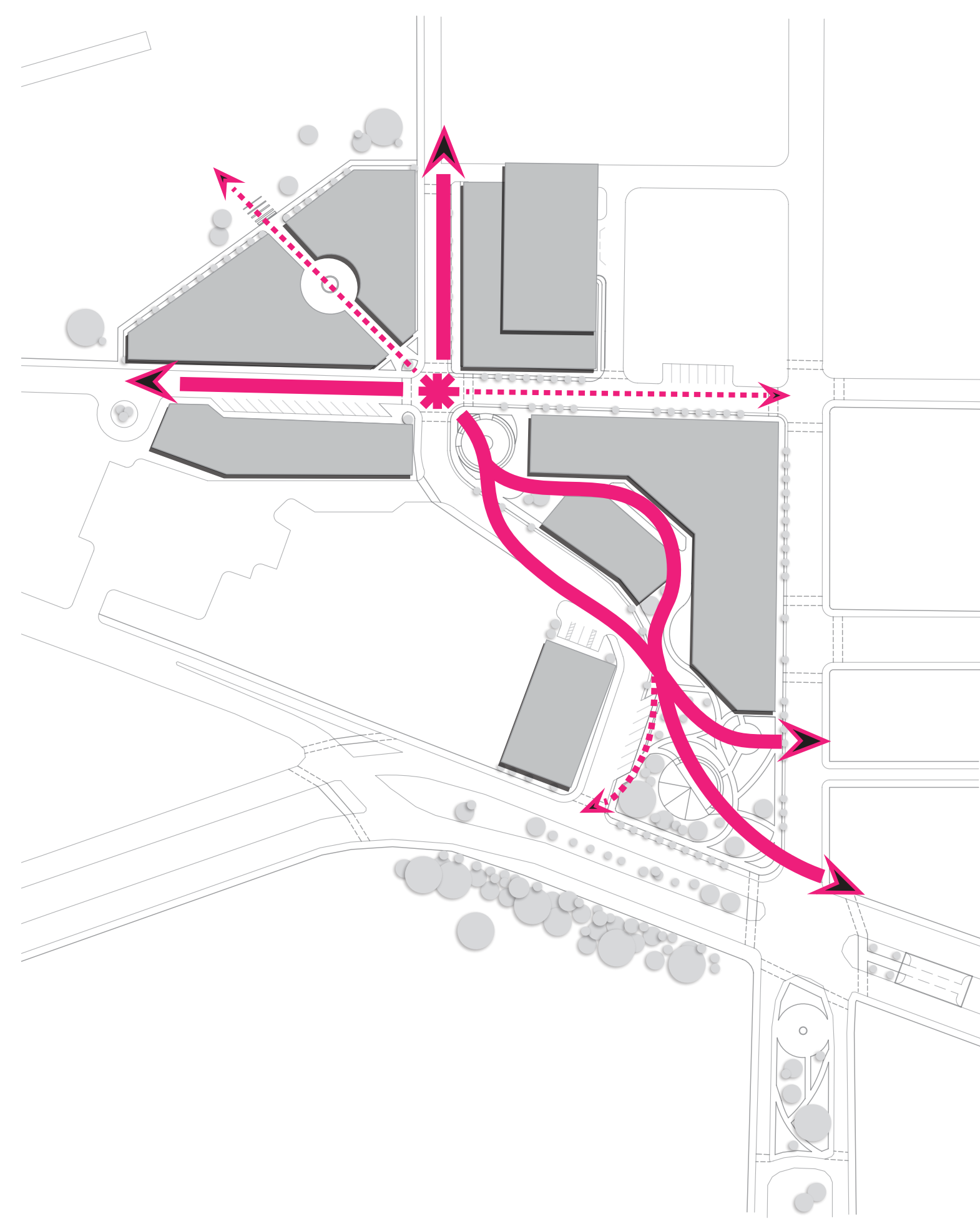
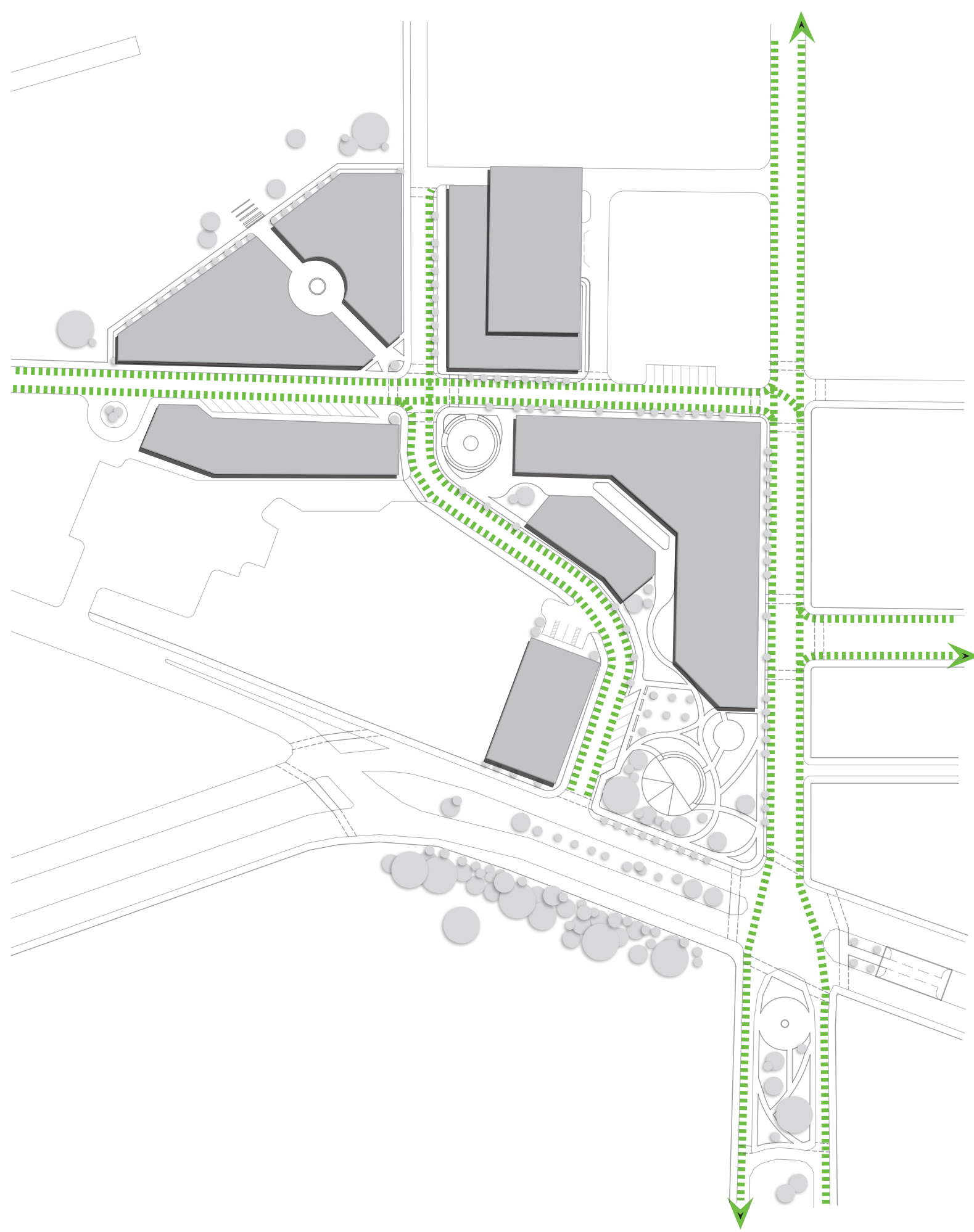
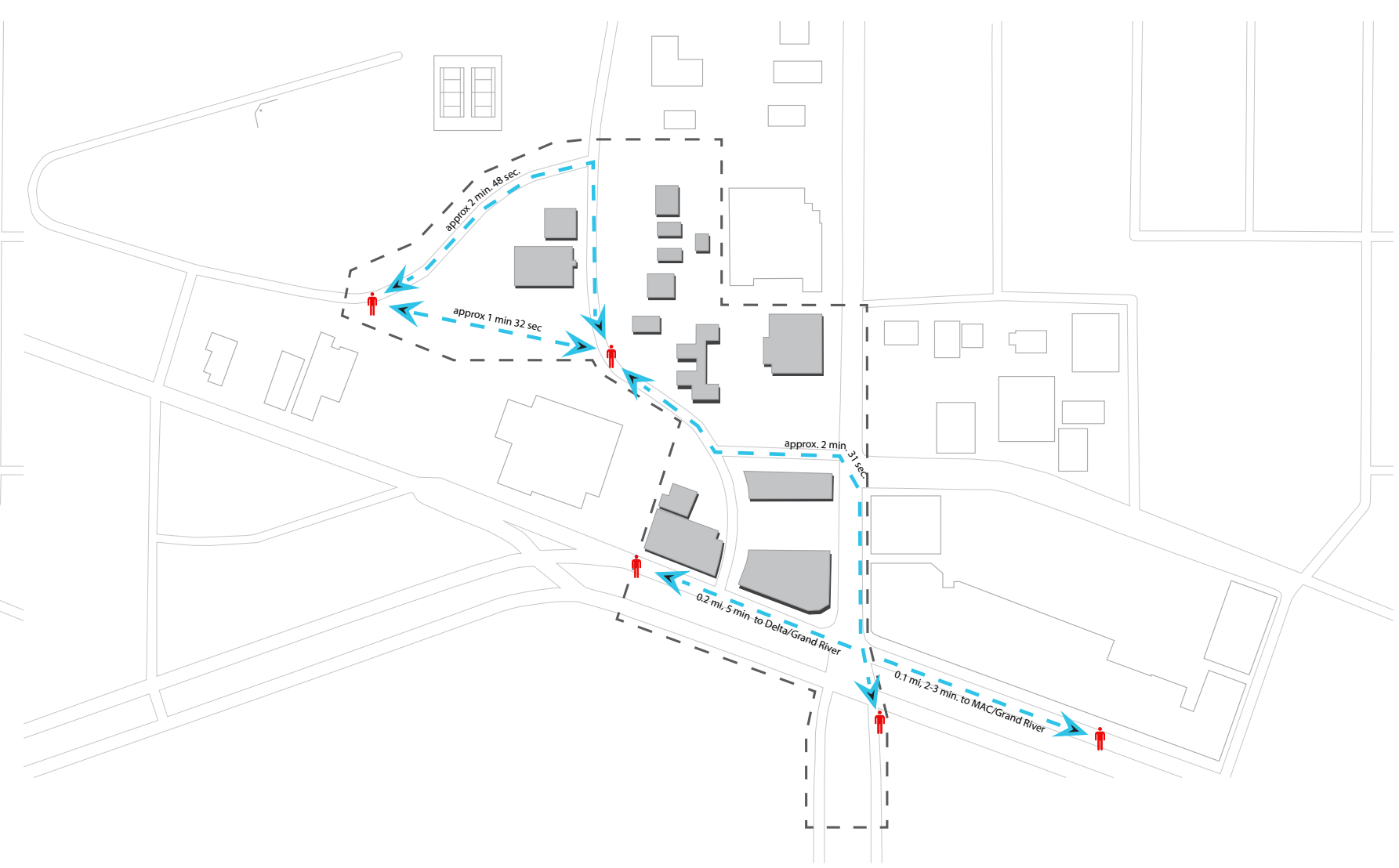
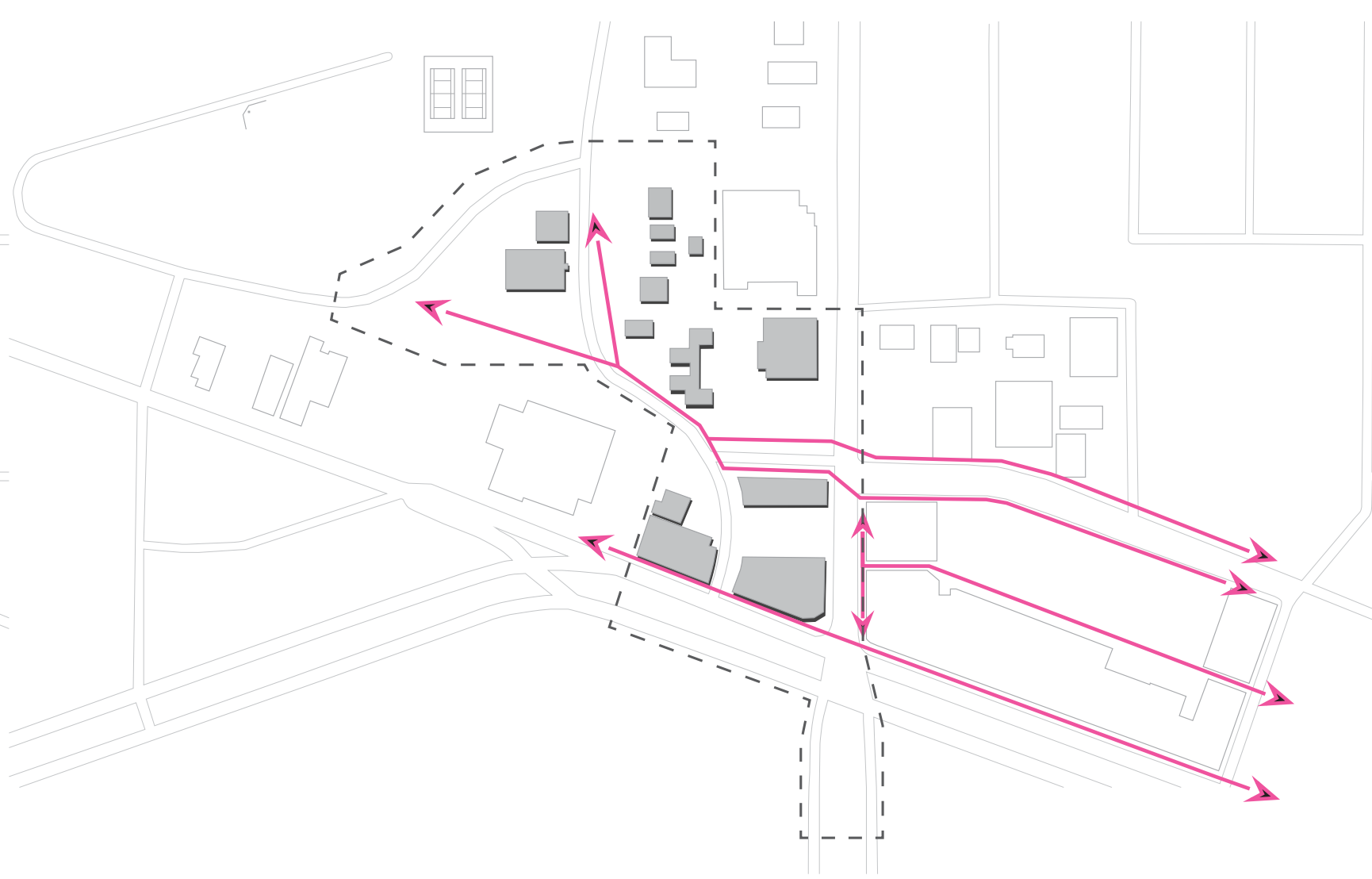
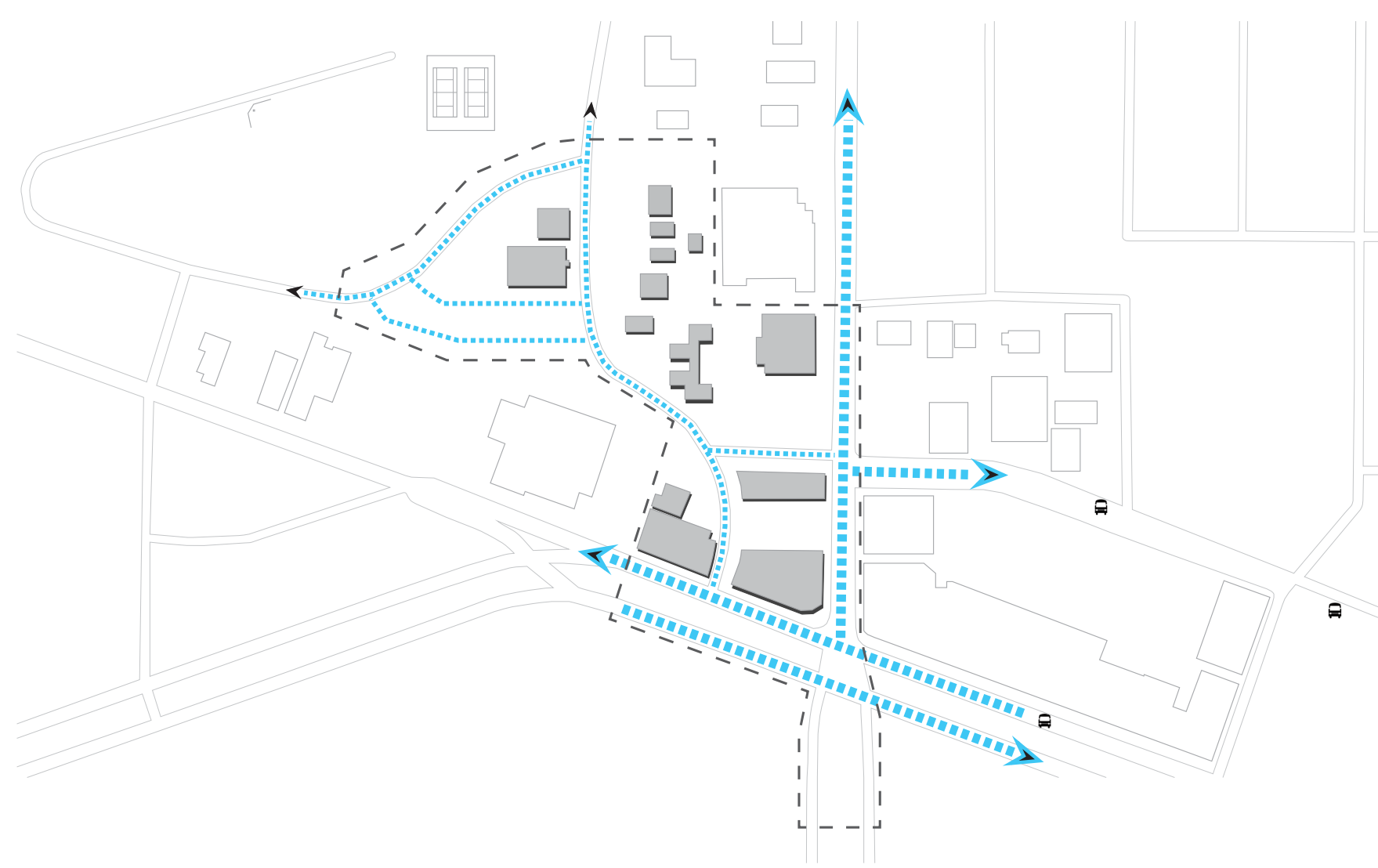
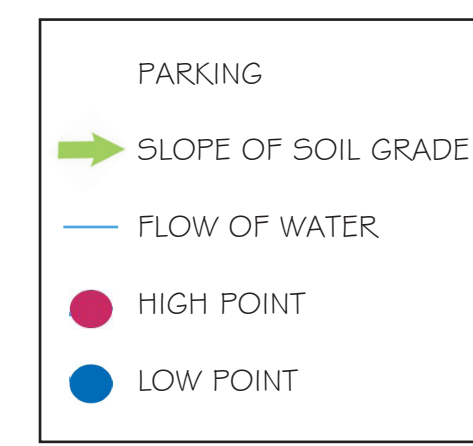
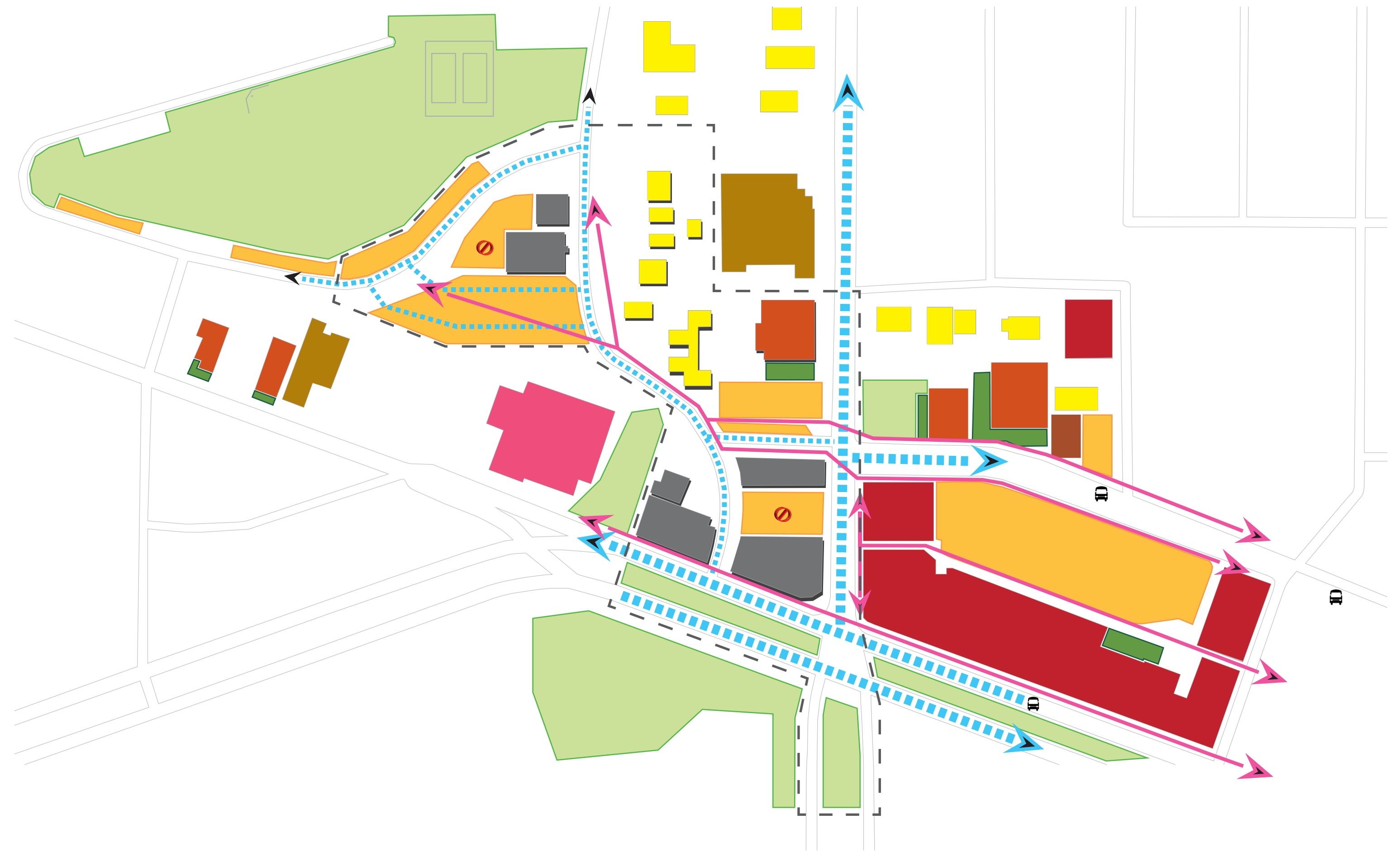
THE ANALYSIS

THE PARK DISTRICT EAST LANSING, MICHIGAN

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The Comprehensive Plan for the City of East Lansing divides the area into 7 distinct parts. Three of those parts are within walking distance of our site: numbered areas 4, 5, and 7 on this map. The population of areas 5 and 7 are 72% and 89% between the ages of 18 and 24, making the area overwhelmingly college aged. However, students only make up 27% of the population in area 4, just north-west of our site. This statistic, coupled with the fact that there is a large open park with a childrens playground directly adjacent to our boundary, tells us that we will have a diverse demographic of users coming from that side of our site.

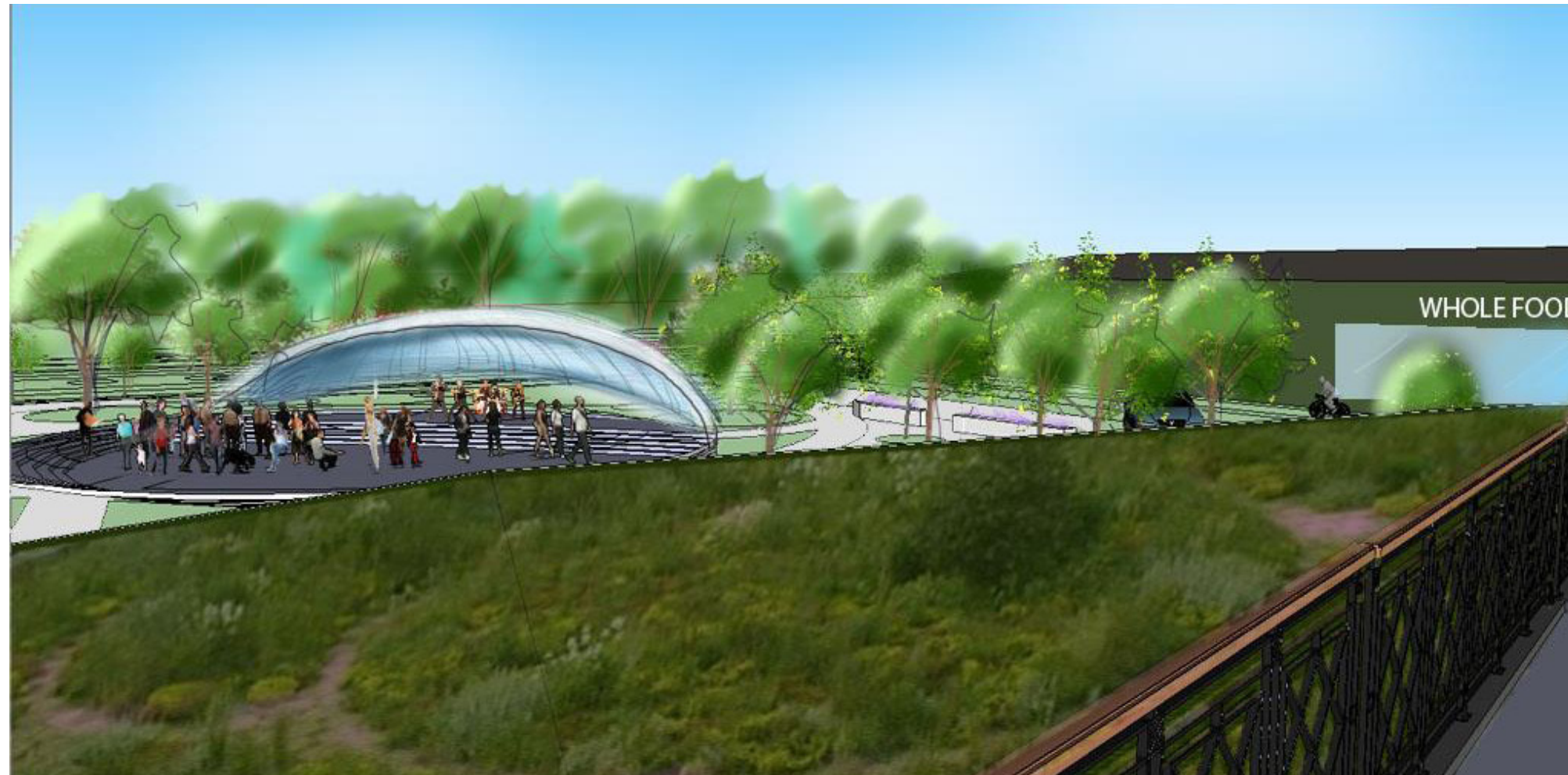


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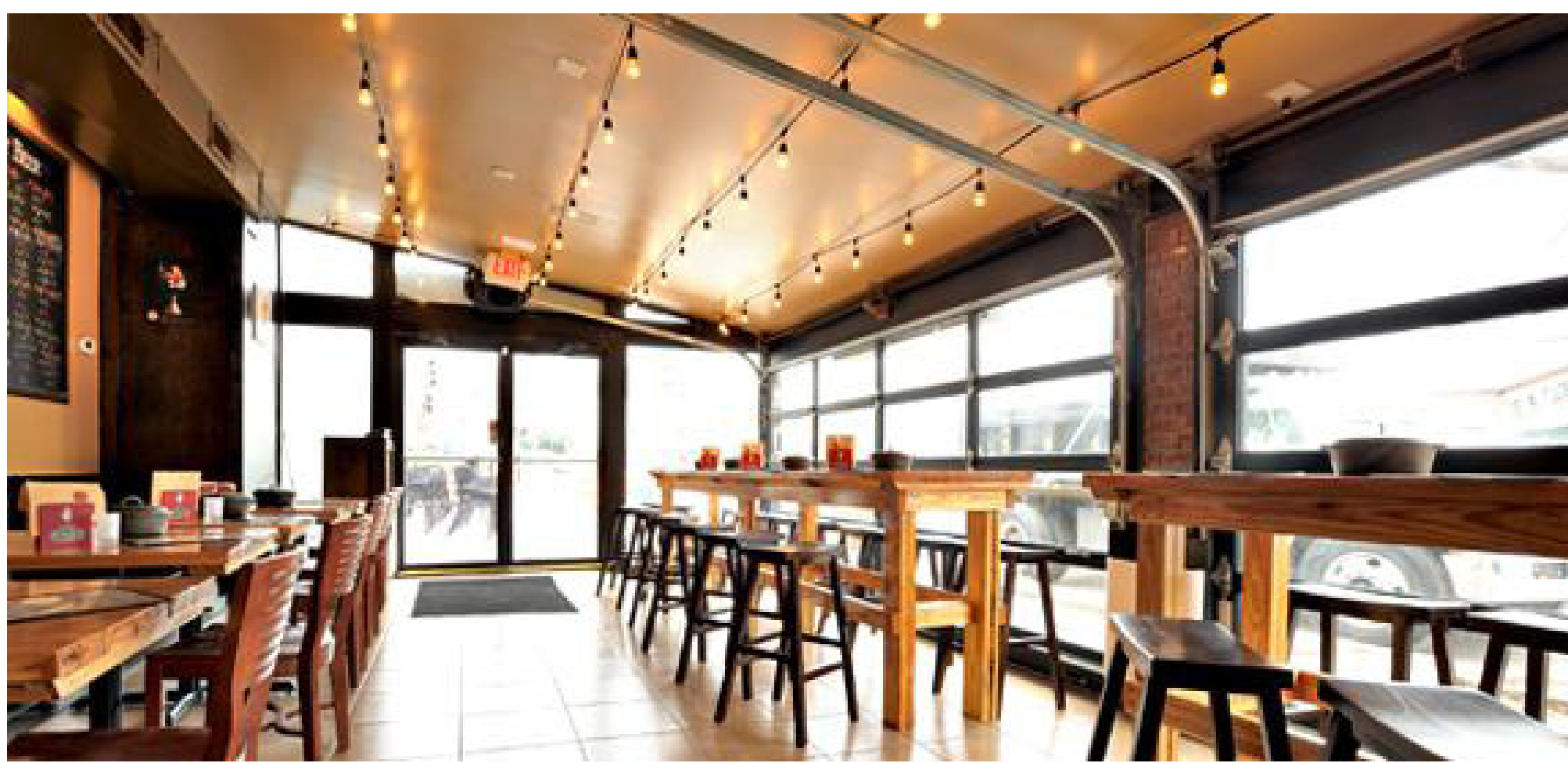
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VIEW FROM THE ROOF DECK OF DUBLIN LOOKING SOUTH WEST TOWARD AN EVENT IN THE AMPHETHEATER



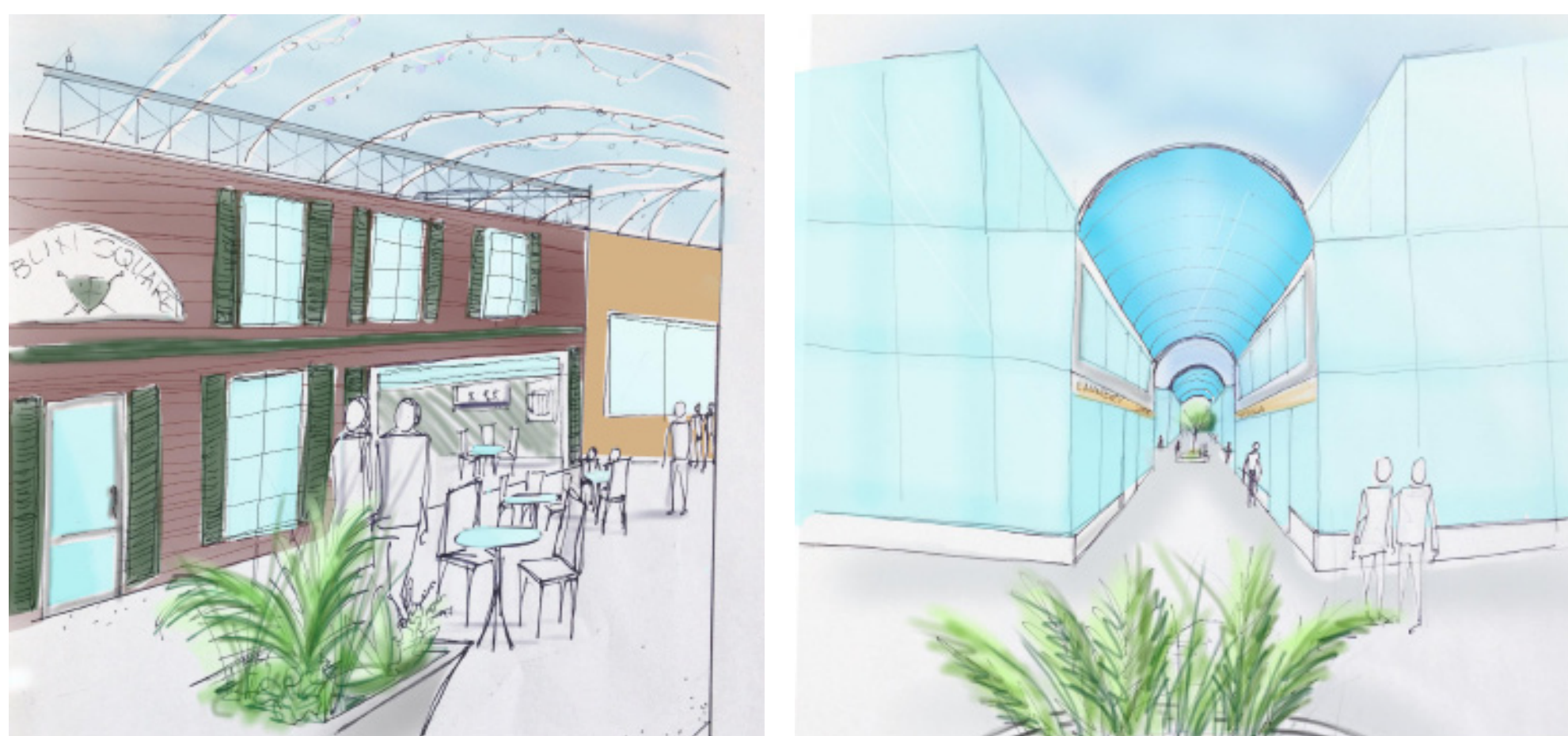
THIS DETAIL RESEMBLES THE OVERALL APPEARANCE OF WHAT THE ROOF OF THE AMPHETHEATER WILL LOOK LIKE



THE NEW FARMER'S MARKET FACILITY HAS RETRACTABLE GLASS WALLS TO MAKE IT FUNCTIONABLE YEAR-ROUND



THE STREET SCAPE OFFERS FUNCTION AND APPEAL FOR THE RESIDENTS OF EAST LANSING



THE ARCHWAYS THROUGHOUT THE SITE REINFORCE THE THEME OF CONNECTING MSU AND THE SURROUNDING COMMUNITY

THE FEATURES



VIEW FROM THE CORNER OF GRAND RIVER AND ABBOT LOOKING WEST TOWARD THE PLAZA



SOLAR PANELS



SOLAR PANELS COULD BE PLACED ON BUILDINGS E1 AND D2. E1 IS A PHARMACEUTICAL BUILDING WHICH TEND TO USE ABOVE AVERAGE ELECTRICITY SO ADDING SOLAR PANEL CAN HELP THE BUILDING BE MORE SELF-SUFFICIENT. ADDING SOLAR PANELS TO BUILDING D2 COULD ASSIST THE CITY WITH THE ELECTRICITY BILL BY MAKING THE PARKING STRUCTURE MORE EFFICIENT. THE BUILT UP ENERGY COULD POWER THE STRUCTURES LIGHTING AND CUTTING DOWN ON THE COST OF OPERATION. BEING A NEWLY DEVELOPED AREA THAT SETS THE STANDARD FOR FUTURE DEVELOPMENT, THE ADDITION OF ALTERNATIVE ENERGIES IS A GREAT IDEA TO INCREASE AWARENESS ON THE SUBJECT AND TO FURTHER ADD SUPPORT OF GOING "GREEN" TO MSU AND ITS SURROUNDING COMMUNITY.

APPROVED EAST LANSING STREET TREES

COMMON NAME	LATIN NAME	MATURE HEIGHT
Downy Serviceberry	<i>Amelanchier arborea</i>	10'-25'
Kousa Dogwood	<i>Cornus kousa</i>	10'-25'
American Hornbeam	<i>Carpinus caroliniana</i>	25'-50'
River Birch	<i>Betula nigra</i>	25'-50'
London Planetree	<i>Platanus x acerifolia</i> "Bloodgood"	>60'
Tulip Tree	<i>Liriodendron tulipifera</i>	>60'

GREEN ROOFS

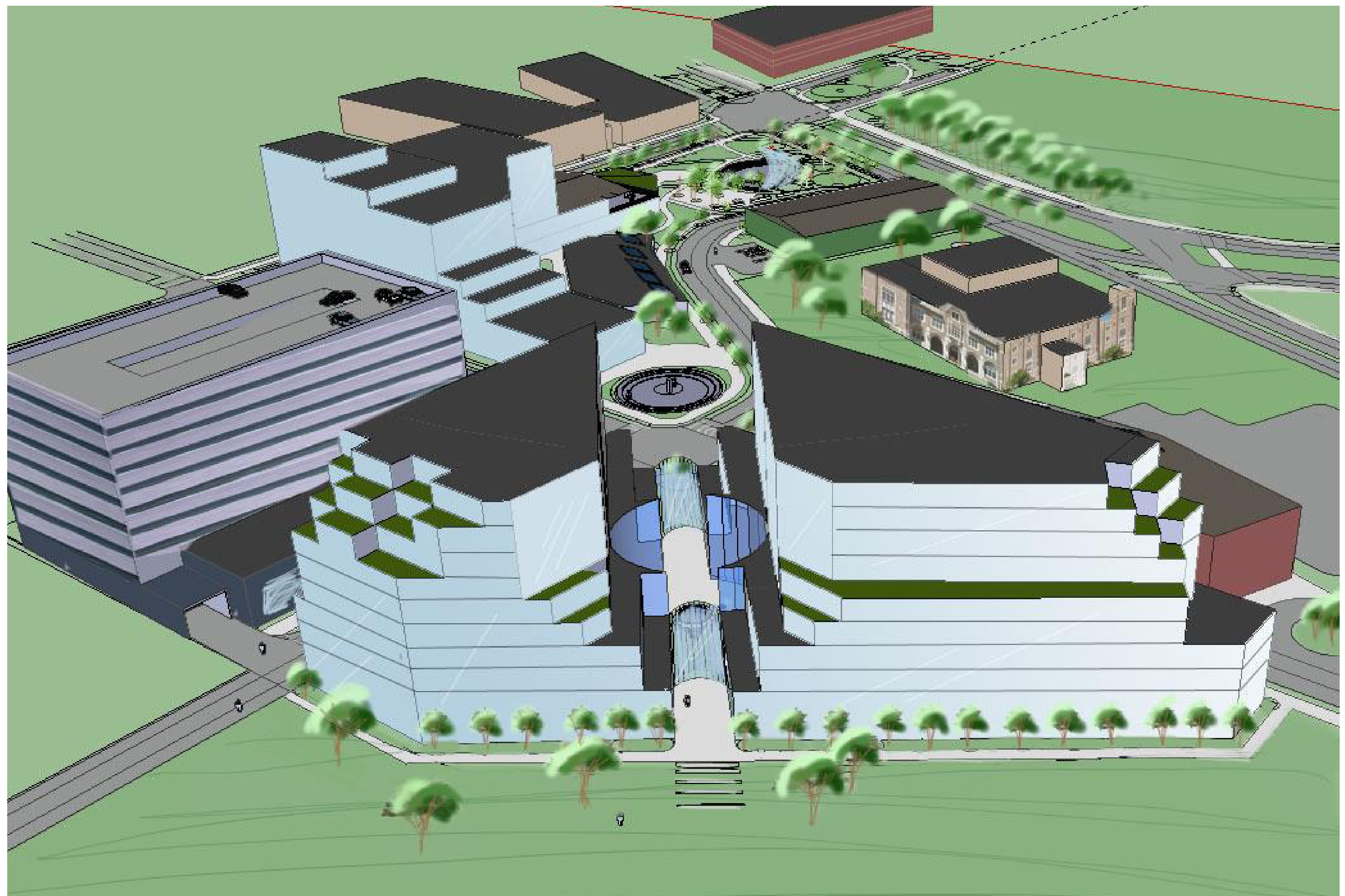


SAMPLE INTENSIVE GREEN ROOF

THERE ARE TWO DIFFERENT TYPES OF GREEN ROOFS, EXTENSIVE AND INTENSIVE. EXTENSIVE ROOFS ARE THE CHEAPER AND MORE MAINTENANCE FREE ROOFS. THESE ROOFS CONSIST MOSTLY OF DIFFERENT KINDS OF SEDUMS WHICH ARE DROUGHT TOLERANT AND LOW MAINTENANCE BUT CAN STILL HAVE RATHER ATTRACTIVE BLOOMING SEASONS. THIS WOULD BE THE IDEAL TYPE OF ROOF INSTALLED ON TOP OF THE FARMERS MARKET DUE TO IT BEING A SMALLER STRUCTURE. FOR BUILDING D1, MORE ADVANCED GREEN ROOFS CAN BE INSTALLED. THESE ROOFS CAN BE INTENSIVE GREEN ROOFS WHICH ARE MORE COMPLEX AND REQUIRE GREATER STRUCTURAL SUPPORT AND MAINTENANCE. INTENSIVE GREEN ROOFS CAN HAVE A WIDE VARIETY OF PLANTING MATERIALS RANGING FROM GRASSES TO SMALL TREES WHICH WOULD BE A GREAT ADDITION TO THE NORTH WEST SIDE OF THE APARTMENTS FOR RESIDENTS TO ENJOY A NICE WALKOUT GREEN PATIO.



SAMPLE STREET SCAPE



AN AERIAL VIEW OVERLOOKING THE ENTIRE SITE