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The green tree campus of Michigan State University: 1968–1988

Krefman, Mark, Ph.D.

Michigan State University, 1989

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THE GREEN TREE CAMPUS OF MICHIGAN STATE UNIVERSITY: 1968-1988

By

Mark Krefman

A DISSERTATION

Submitted to
Michigan State University
in partial fulfillment of the requirements
for the degree of

DOCTOR OF PHILOSOPHY

Department of Educational Administration

1989

ABSTRACT

THE GREEN TREE CAMPUS OF
MICHIGAN STATE UNIVERSITY: 1968-1988

by

Mark Krefman

Over the 20-year period, many new buildings have appeared on the central campus of Michigan State University in East Lansing, Michigan. The purpose of this study was to examine changes in campus land use and to study the physical development of the campus. The study is intended to serve as an historical record as well as a practical reference tool for campus planning. It updates a campus history written by Harold Lautner entitled From an Oak Opening.

The following methods and techniques were used to gather data and complete the study: (a) University administrators, both active and retired, were personally interviewed about their roles in campus land use and development; (b) financial and statistical data were gathered from annual financial and physical plant reports; (c) selected records from the University archives were

reviewed; (d) a visual inspection of the campus was completed and observations were compared to a Comprehensive Master Plan which was adopted by the University in 1968; and (e) selected published judicial opinions from land use related court cases in which the University was a party were reviewed.

The study includes summaries of interviews with former Presidents including John Hannah who retired in 1969, as well as summaries of interviews with former Vice Presidents Jack Breslin and Leland Carr and active Vice President Roger Wilkinson who served during most of the 20-year period in question.

The financial and statistical data discussion includes an analysis of enrollment, land holdings, construction spending relative to inflation, and building square footage. Campus plantings are also discussed.

The major findings of the study are the following.

1. Although total enrollment and land holdings have remained stable, the number of buildings and total square footage of building space have increased significantly, thereby creating a campus with greater building density and less open space. However, the concept and reality of the campus as an arboretum-park has survived, and the north campus area, within West Circle Drive which was once described as "sacred space," has been preserved as such.

2. Although notable exceptions have been made, for the most part, the Master Plan and Zoning Ordinance adopted during the closing days of the Hannah administration have been followed.

3. The trend may be toward a participatory campus planning and development process with a greater role for the faculty. John Hannah appears to have been more directly involved in construction matters than any of the Presidents who have succeeded him during this 20-year period.

The dissertation concludes with some recommendations for the future use and development of the campus.

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Many people have assisted in providing background information and data. In particular, I would like to thank Tom Cocozolli of the MSU Planning and Design Library; Julie Mathews of the Office of MSU Secretary for Academic Governance; Frederick Honhart, John Sanford, and Dorothy Frye of the MSU Archives; Ronald Flinn and Vincent Vandenburg of the MSU Physical Plant Division; and Sally Harwood of the MSU legal staff.

In the course of doing my research, I have spoken with many MSU administrators, both active and retired. I appreciate their willingness to grant interviews and to cooperate with my efforts. Also, I would like to thank

Barbara Reeves for her assistance in typing this manuscript and the MSU Library for the staff support and resources that it has provided. Special thanks go to Library staff members Beth Shapiro, David Bolig, Eleanor Boyles, Martha Meaders, and Mary Jo Tormey.

Most of all, I would like to thank my family, especially my wife Naomi and our children, Tamra, Michael, and Jay.

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Historical Perspective

Campus land use and development may take place in a planned manner or it may occur in a haphazard manner. The earliest Oxford and Cambridge quadrangle of buildings resulted from "the loose arrangement of buildings round a court . . . . The quadrangle of Corpus Christi College, Cambridge, is said to have been the first originally planned close quadrangle."[1] This historical background provides initial perspective for examining the recent history of Michigan State University's (MSU) central campus in East Lansing, Michigan. The development of MSU's campus during the years 1968 through 1988 will be the central focus of this study.

Some additional background will provide an improved perspective. Going back even further in history to Roman civilization, we find that although

> . . . public libraries were common elements of Roman towns . . . of buildings for higher education, as we know it, there is no trace. Lecture halls existed in connection with the public baths and perhaps elsewhere, but the famous professors seem usually to have had their students come to their own houses . . . .[2]

Now, consider the derivation and meaning of the word campus. According to Webster's Third New International Dictionary (1976), it is a Latin word meaning "plain, field--more at camp." The modern definition refers to the grounds and buildings of a university, college, or school. Interestingly, the dictionary states that the word campus is also used as a verb meaning "to punish by confinement to a university . . . or dormitory usually after a certain hour in the evening."

Eero Saarinen, the contemporary architect who designed the General Motors Technical Center in suburban Detroit and whose father, Eliel, designed much of the Cranbrook school complex, also in suburban Detroit, wrote that ". . . universities are the oases of our desert-like civilization . . . they are the only beautiful, respectable pedestrian places left."[3]

In further contrast to ancient historical and modern notions of the university campus, consider the simple statement that "the ideal college is Mark Hopkins on one end of a log and a student on the other."[4] (emphasis added)

Clark Kerr wrote:

> Heredity can be a strong force in higher education . . . the early universities of Western Europe are, among all the institutions in our historical tradition, the ones that have continued least changed in form

> and function . . . universities in the past have been remarkable for their historic continuity, and we may expect this same characteristic in the future. They have experienced wars, revolutions, depressions, and industrial transformations and have come out less changed than almost any other segment of their societies.[5]

The university campus continues to endure first and foremost as a center of knowledge and learning. Ideally, it has other characteristics such as spaciousness and natural beauty, combined with architectural style and durable physical structures. However, in reality a number of campuses have become crumbling and crowded places suffering from environmental and urban problems. A thorough review of the literature related to campus architectural history, and campus planning, includes works such as Bricks and Mortarboards,[6] Campus, an American Planning Tradition,[7] and The Architecture of the Academy.[8]

Paul Turner states that

> When it was first used to describe the grounds of a college, probably at Princeton in the late eighteenth century, campus had simply its Latin meaning, a field, and described the green expansiveness already distinctive of American schools. But gradually the word assumed wider significance, until at most colleges it came to mean the entire property, including buildings . . . invented at colonial Princeton as a Latinism, perhaps alluding to the Campus Martius of ancient Rome, campus expressed perfectly the open semirural environment of the College of New

> Jersey and the physical qualities that would characterize so many American schools."[9]

Yet, today, the word campus seems to have an even broader meaning. It includes a description of the traditional mall plan that was used by Thomas Jefferson in designing the University of Virginia, and it may include modern commercial-industrial-research centers as well as "Southern California architecture that is marvelously creative, though somewhat lightweight and quirky."[10]

Architect Frank Gehry, who designed both the Information and Computer Science/Engineering Research Facility at the University of California at Irvine and the Loyola Law School in downtown Los Angeles, stated that, "Sure it would be better if architecture lasted. But it's not in the cards. Land is going to become more valuable, and it's going to become more expedient to tear buildings down. It's a throwaway culture."[11]

In a chapter entitled "The State Is Our Campus," Madison Kuhn wrote that at the end of President Abbot's term at Michigan State, which covered 1862 to 1885, he "could look out upon a campus as wide as the state."[12] More than 100 years later, Michigan State President John Hannah gave a speech entitled "The World Is Our Campus."[13] Today, with off-campus learning through the use of electronic and communication technology, these statements continue to ring true. Yet this study will place a more traditional meaning

on the term campus. For the most part, it will look at the land and the buildings of MSU in East Lansing, Michigan.

Related studies have been done for other universities.[14] In fact, this study will serve in many respects as a sequel to Harold Lautner's From an Oak Opening: A Record of the Development of the Campus Park of Michigan State University (1855-1969), published in 1978. Lautner's perspective was that of a landscape architect. This study will take the perspective of an educational administrator. It will have an historical perspective with special focus on economic matters. Architectural and legal considerations will also be addressed.[15]

Research Questions, Methodology, and Scope

This study will try to answer what appears to be a simple question: what changes, if any, have occurred on the central campus of Michigan State University in East Lansing during the 20 year period of 1968 through 1988? However, the nature and definition of the term campus leads to a series of more complex questions:

1. How has the land changed?
2. How have the buildings changed?
3. How has the overall physical environment changed?
4. What are the economic and legal aspects of the changes?

5. Have campus changes occurred according to a plan?

6. What changes are likely to occur in the future?

The answers to these questions were sought in a variety of ways, including (a) a review of Harold Lautner's works and a review of other historical books about MSU; (b) personal interviews with key university administrators who served before and during this period; (c) review and analysis of annual reports prepared by the MSU Department of Physical Plant and MSU annual financial statements, as well as other MSU departments' annual reports (relative to national data concerning the rate of economic inflation); (d) review of selected archival materials including papers from former Vice President Jack Breslin's collection; (e) review of selected judicial opinions related to MSU's campus; and (f) visual site inspection in 1987-89 of the campus relative to the campus Master Plan-Zoning Ordinance (map) prepared by the university in 1968.

This seems to be the appropriate point to state biases that may be present and part of the study. The writer has resided in East Lansing and has been employed as Planned Giving Officer with the Michigan State University Foundation since 1982. The Foundation is part of the development program of MSU.

There are qualifications to this study. First, it is a multi-disciplinary study. The standard interview

questionnaire[16] used open-ended questions. The writer took handwritten notes during each interview. In some cases, there was a prior working relationship with the interviewee. The interviews were done over a period of approximately two years (1987-89). Most were conducted in person. A few of them were conducted by telephone. In some cases, the writer asked additional questions that did not appear on the standard interview form.

In short, the interview process was a controlled, but somewhat subjective, process. It was limited to 30 interviews, almost exclusively with administrators. Cecil Mackey, former President, refused to comment; and Provost David Scott, indicated a willingness to comment at some later date. During the same period (1987-89) that interviews were being held, statistical data were being gathered.

The second qualification relates to the availability of data and to the statistical analysis. The Department of Physical Plant was most cooperative in providing annual reports and building data for the 20 year period. However, annual reports for the Department of Campus Parks and Planning, covering the full 20-year period, either did not exist or were not readily available. The analytical process involves relatively simple calculations. Also, as will be noted later in the study, over the 20-year period

some accounting procedures and formats were modified by the University.

The third qualification relates to the archival search. The search focused on matters related to campus plans, lands, buildings, and finances. Papers of John Hannah and Jack Breslin were reviewed. Also, selected minutes of Board of Trustees' meetings and selected annual reports of University faculty committees were examined.

The fourth qualification relates to the study of judicial opinions. Only those cases which were published and those which were available through the cooperation of University legal counsel were the subject of review.

The fifth qualification involves the writer's personal observation biases relative to the campus master plan. In comparing 1987-89 observations of the campus to the 1968 drawing, the writer may have overemphasized some changes and inadvertently omitted others. This will remain a matter for the reader/campus observer to determine.

The scope of the study touches upon, but does not emphasize, a topic that is often referred to as building space utilization.[17] It also does not emphasize the topics of campus parking, traffic, and transportation.[18]

Other issues that are beyond the principal focus of this study are future MSU enrollment projections, metroplitan Lansing population growth patterns, and geological surveys of the campus area. A number of other

topics are tangentially related to the study of the physical changes in the campus over the 20-year period. These include, but are not limited to, (a) the architectural styles of individual buildings; (b) the economic and political relationship between MSU and East Lansing; (c) the East Lansing area real estate and housing market; (d) MSU construction contract documents; (e) funding sources including philanthropic contributions of land and money designated for campus physical development at MSU; (f) the state of Michigan legislative process concerning capital outlays for higher education; (g) MSU building construction, safety regulations, materials' standards, and labor agreements; (h) the recovery of indirect research costs through foundation and government grants; and (i) MSU and foundation holdings that are not part of the East Lansing central campus. Although each of these topics may be mentioned in this study, additional research seems appropriate.

Likewise, related research and discussion appears to be on-going in areas such as (a) handicapper and community accessibility; (b) historic, wetland, and natural areas' preservation; (c) energy consumption and conservation; (d) waste handling, including toxic and hazardous substances and recycling; and (e) campus crime, traffic accidents, and public safety.[19]

Purpose of the Study and Importance of the 20-Year Focal Period

This study will create an historical record that can be used for future campus planning purposes. Harold Lautner's works covered the period ending in 1969. Periodically, the public historical record needs to be updated. Lautner's second volume covered a 23-year period, 1946-1969. These were the years that John Hannah served as President of MSU. These were the post-World War II "baby boom" years. The 1970s and 1980s represent another generation. And within 20 years of 1990 and perhaps sooner, the campus history, as a planning tool, will probably need to be updated again. Since John Hannah left the Presidency of MSU, five other men have served. They are, in chronological order of service, Walter Adams, Clifton Wharton, Edgar Harden, Cecil Mackey, and John DiBiaggio (see Table 1).

Vice President Jack Breslin served during most of the 20-year focal period following John Hannah's administration. Breslin is no longer living. Vice President Leland Carr also served during this period, and he is now retired. Vice President Roger Wilkinson also served during this period, and he continues to serve as this study is written.

In a broader sense, this study is important because it is concerned with the educational climate and learning

environment. It is also concerned with the overall effectiveness of the University.[20] In short, the "campus climate" is causally connected to the quality and development of both staff and students.[21]

Notes

[1]Rashdall, Hastings, The Universities of Europe in the Middle Ages, Volume III, Oxford University Press, 1936, page 201 (with reference to Willis and Clark, Architectural History of Cambridge, iii.250.

[2]Hamlin, Talbot, Architecture Through the Ages, Putnam Publisher, 1953, page 168.

[3]Temko, Allan, Eero Saarinen, published by George Braziller, 1962, page 27. With reference to "Campus Planning: The Unique World of the University," Architectural Record, November 1960, by Eero Saarinen.

[4]Rudolph, Frederick, Mark Hopkins and the Log--Williams College, 1836-1872, Yale University Press, 1956. In the preface, Rudolph attributed the statement to James A. Garfield. Mark Hopkins was the President of Williams College in Massachusetts from 1836 to 1872.

[5]Kerr, Clark, Carnegie Council on Policy Studies in Higher Education, Three Thousand Futures: The Next Twenty Years for Higher Education, Jossey-Bass, 1986, page 9.

[6]Morisseau, James J., A Report from Educational Facilities Laboratories, Inc., on College Planning and Building, 1964, page 131.

[7]Turner, Paul Venable, Campus: An American Planning Tradition, Architectural History Foundation, MIT Press, 1984.

[8]Williams, Sarah, "The Architecture of the Academy," Change, March/April, 1985, page 14.

[9]See Turner, cited above, on pages 4 and 47. Also from New Encyclopedia Britannica, 1985: **Campus Martius**, English field of Mars, in ancient Rome, a floodplain of the Tiber River, the site of the altar of Mars and the temple of Apollo in the 5th century BC. Originally used primarily as a military exercise ground, it was later drained and, by the 1st century BC, became covered with large public buildings--baths, ampitheatre, theatres, gymnasium, crematorium, and many more temples. The Pantheon (q.v.) is the most notable structure extant. The historian Livy (1st century BC) called the area campus ignifer because of the volcanic smoke often seen there.

[10]Venant, Elizabeth, "Grand Designs--Frank Gehry, Prophet of 'cheapskate' Architecture, Makes a Bid for Permanence," Los Angeles Times Magazine, May 3, 1987, page 13.

[11]Ibid, page 14. See also "AIA Honors Imaginative Solutions to Common Campus Problems," The Chronicle of Higher Education, May 6, 1987, page 30; and Biemiller, Lawrence, "California Campuses in the '80s: Playfulness and Human Scale," The Chronicle of Higher Education, June 8, 1988, page B.5, which refers to "the emergence of post-modernism and 'deconstructivism.'"

[12]Kuhn, Madison, Michigan State--the First Hundred Years, Michigan State University Press, 1955, page 141.

[13]Hannah, John, papers, Presidential records, speeches, remarks to Homemakers Conference on July 25, 1961, located at Michigan State University Archives Collection, UA 2.1.12, Box 98, Folder 4. See also Walter Adams and John A. Garraty, Is the World Our Campus?, Michigan State University Press, 1960.

[14]See Harris, Seymour, Economics of Harvard, McGraw Hill, 1970, especially Chapters 40, "Buildings and Equipment," and 41, "Land"; Haigh, Berte, Land Oil and Education, Texas Western Press, 1986; Irwin, William, A Study of the Historical Development of on Campus Housing at the Ohio State University (doctoral dissertation, Ohio State University), 1977. See also Hampel, Charles, A Study of Campus Planning at Selected Universities (doctoral dissertation, Ball State University), 1969; and Keating, Patrick J., Models for Campus Master Planning and Facility Development: A Comparative Case Study Analysis of Four Private Research Universities (doctoral dissertation, Michigan State University), 1988.

[15]Related background materials include the following: Rush, Sean, Coopers, and Lybriand, The Decaying American Campus: A Ticking Time Bomb, a joint report of association of Physical Plant Administrators of Universities and Colleges and National Association of College and University Business Officers, published by the Association of Physical Plant Administrators of Universities and Colleges, 1988; Halpern, David, The State of College and University Facilities, A Survey of College and University Planners, The Society for College and University Planning, July 1987; Abramson, Paul, "12th Annual Report of Educational Construction," American School and University, April 1986. Also The American Institute of Architects' Building Construction Legal Citator and

Engineering News Record provide useful backgrounds. Also the following materials are related and more specialized in their focus: "Scientific and Engineering Research Facilities at Universities and Colleges: 1988," National Science Foundation Report 88-320, 1988; Metcalf, Keyes, Leighton, Philip, Weber, David, Planning Academic and Research Library Buildings, American Library Association; Capital Formation Alternatives in Higher Education, National Association of College and University Business Officers, 1988; Directory of Economic Development Programs, American Association of State Colleges and Universities, 1988-89.

[16]See Appendix A.

[17]For background on the planning and use of space within individual buildings, see Academic Space Utilization Report prepared in Fall 1976 by the MSU Office of Institutional Research and Office of Space Utilization. Also, more general information about the subject appears in Higher Education Facilities Planning and Management Manuals prepared by the Planning and Management Systems Division of the Western Interstate Commission for Higher Education in cooperation with the American Association of Collegiate Registrars and Admissions Officers, 1971; Kaiser, Harvey, editor, "Managing Facilities More Effectively," New Directions for Higher Education, Jossey-Bass publishers, 1980; "Facility Planning Focus," American School and University, April 1987.

[18]See MSU Campus Parking and Transportation Study prepared by Department of Campus Parks and Planning, 1988-89. See also Baron, Milton, Survey and Recommendations for Improvement of Parking, Michigan State University Division of Park and Planning, July 5, 1978.

[19]These topics are, for the most part, the subject of recent news stories in the MSU News Bulletin (the official University weekly newspaper) and The State News (the daily student newspaper). Recent administrative reports include the following: (a) Plan for Stewardship of Campus Natural and Undeveloped Areas, prepared by the Division of Campus Park and Planning and Campus Natural Areas Advisory Group Committee with support from the Provost and the Vice President for Finance and Operations, September 1988 (see Appendix D); (b) MSU Transition Plan approved by President John DiBiaggio, March 10, 1989. According to the MSU News Bulletin (Volume 20, Number 22, page 1, April 6, 1989), the plan outlines how MSU will make programs more accessible to handicappers. This news article indicated that "James Peters, Director of MSU's

Facilities' Planning and Space Management, played a large role in the development of the document; and (c) a waste management statement incorporated in grant proposals to establish a "white paper recycling program" through the Office of Vice President for Finance and Operations in conjunction with the Office of the Provost, as reported in the MSU News Bulletin (Volume 20, Number 24, pages 1 and 4, April 20, 1989).

[20]Yorke, D.M., "Indicators of Institutional Achievement. Some Theoretical and Empirical Considerations," Higher Education, Volume 16, page 3, Martinus Nijhoff Publishers (1987).

[21]Ibid, Figure 1, page 9.

CHAPTER I

MSU HISTORICAL BACKGROUND

Pre-John Hannah Years

The MSU campus was located in an oak opening along the Red Cedar River near Lansing, the state capital of Michigan. Originally, the general vicinity appears to have been inhabited or used by Indians.[22] Among the best historical studies about the early acquisition and development of the campus are History of the Michigan Agricultural College and Biographical Sketches of Trustees and Professors by W. J. Beal (East Lansing, 1915). Also see Michigan State: The First Hundred Years by Madison Kuhn (The Michigan State University Press, 1955). And, of course, the historical study which is most directly related to this study is From an Oak Opening by Harold Lautner.

The campus site, originally "an experimental farm," was called the Burr Farm when it was acquired by the state Board of Education in 1855. At $15.00 per acre, the total cost for 676.57 acres was $10,148.55.[23] It is interesting to note that the federal land grant under the Morrill Act of 1862 did not include land in the East Lansing area. Rather, it was comprised of land in Northern Michigan which

was sold, and the proceeds were used to establish an endowment fund for support of the college that is now MSU.[24]

Beal's history contains a chapter describing the campus and buildings. It contains numerous photographs of buildings. There is also a chapter entitled "Monuments--Donations" (with photographs).[25]

Kuhn's history, cited earlier in note #12, states that the college catalog did not use the term campus until 1885-86. He also refers to the care of the campus during this period as a "tradition of informality" which "studiously avoided straight lines of a city park."[26]

In Volume I of Lautner's study, he discusses the "sacred space" and "quadrangular" building arrangement concepts and the relationship with renown planner Frederick Law Olmsted. He concludes that,

> In Olmsted's nine year relationship with the institution (ending in 1922), he experienced three presidents, two acting presidents, and two committees with which to work, surely a many-headed administration to look for direction. I am inclined to believe that Frederick Law Olmsted, Jr., had lost any interest he may have had working for the college and in turn the college had lost its early enchantment with the Olmsted brothers.[27]

Lautner specifies a conceptual conflict between the Michigan State "informal," "curvilinear," and "individualistic" development pattern and the formal

concept of "quadrangles" which had been proposed by Olmsted. Lautner also discusses in Volume I the years 1923-1945 as the time during which the first master plan was formalized. It designated the area within Circle Drive as "sacred space."[28]

The John Hannah Years

Lautner's Volume II covers the years 1946-1969. He was hired by John Hannah to serve as landscape architect/campus planner during this period. He characterizes the campus and university as "megaversity" during this period. Other reference sources that are insightful are A Memoir by John Hannah and College to University, the Hannah Years at Michigan State, 1935-1969 by Paul Dressel.[29]

This was a period characterized by growth and the influence of the automobile. Lautner discusses the post-World War II construction boom and concerns about preserving the campus environment of spaciousness. He discusses the use of temporary quonset dwellings, traffic circles, and changes in the University's organization.

The volume ends with the retirement of both Hannah and Lautner and the formal adoption of a comprehensive campus master plan and zoning ordinance. The plan and ordinance were put in place so that "whimsical notions" would not prevail in the future development of the campus.

Lautner's study contains numerous illustrations and copies of correspondence with Hannah. It also includes biographical sketches of people who contributed to the planning, development, and maintenance of the campus. Summaries of building data and student enrollment are included along with the Campus Development Plan of 1966 and Zoning Ordinance of 1968 (see Lautner's Appendix C for Zoning Ordinance).

In summary, Lautner's works try to show how Hannah, Lautner, and other administrators worked as a team that exercised control over building contractors and faculty in developing a "campus park" with large yet simple building designs used to achieve economies of scale. The period ended in what Lautner and others describe as an "antiestablishment" sentiment characterized by disorderly student behavior on the campus.

Hannah's Memoir discusses matters such as the perceived need to acquire land for campus physical development, his walks through on-going construction projects, the dual role of the landscape architect as campus administrator and faculty member, the hiring of Bowd Munson Architects, the "self liquidating" building finance program, quonsets, and the Kellogg Center for Continuing Education.

Dressel describes 1969 as the end of an era. He also refers to John Hannah's "Edifice Complex." Dressel

also tries to bridge the gap into the next era by discussing the construction of the Communication Arts Building and handicapper accessible campus plans.[30] He indicates that the Communication Arts Building was planned by the Hannah administration in 1957 but was not completed until 1981. Dressel's book also includes a table showing the source of revenue for new construction from 1954 to 1972.

There are, of course, other records of the MSU history through the John Hannah years.[31] By almost all accounts, the Hannah years involved substantial acquisition of lands and building construction on the campus. It has been said that, "Concrete never hardens on John Hannah's campus," or, "The concrete never sets on the Hannah campus."[32] One of the final monuments constructed during the Hannah years was the Hannah Administration Building. Over the next 20 years, this building was occupied by five other presidents (see Table 1) who "inherited" not only the physical campus but a comprehensive master plan and zoning ordinance to go with it.

Table 1
Chronology of MSU Presidents

Date	Name
1941 - 1969	John Hannah
1969 - 1970	Walter Adams
1970 - 1978	Clifton Wharton
1978 - 1979	Edgar Harden
1979 - 1985	Cecil Mackey
1985 - present	John DiBiaggio

Notes

[22]Lautner, Volume 1, page 17.

[23]Lautner, page 16. See Beal, page 261. He described the "oak opening" as "wild land."

[24]See Kuhn, page 71.

[25]See Beal, Chapter XIX, page 259, and Chapter XVI, page 242.

[26]Kuhn, pages 84 and 115.

[27]Lautner, pages 121, 131, 134.

[28]Lautner, page 135.

[29]A Memoir was published by the MSU Press, 1980. College to University was published by MSU University Publications, 1987. See also Norton-Taylor, Duncan, "Megaversity's Struggle with Itself," Fortune, May 1967, page 161.

[30]See Dressel, pages 364-387.

[31]See Kestenbaum, Justin, At the Campus Gate, a History of East Lansing, East Lansing Bi-Centennial Committee, 1976; Out of a Wilderness, An Illustrated History of Greater Lansing, Windsor Publications, 1981; Manassah, Sallie M. (Mossman) and Wellington, James, Lansing: Capital, Campus, and Cars, Contemporary Image Advertising, Ltd., 1986; Michigan State Board of Agriculture, Postwar Public Works Program for Michigan State College, September 1, 1943 (a proposal to then Governor Harry Kelly, in the John Hannah papers related to building matters, MSU Archives); Pierson, Merrill, The Glowing, Growing Years of Michigan State College, September 1983, Michigan State University Archives; Denison, James H., statement by Edward G. Hacker, realtor, concerning the acquisition of land for MSU, April 16, 1970, MSU Archives; Michigan State Highway Department, M-43 Cross Campus Route, Engineering Report 1680, September 1965.

[32]Manassah, page 138.

CHAPTER II

PLANNERS AND DEVELOPERS

Organizational Structure

An interesting finding is made by analyzing faculty and staff directories over the 20-year period. It concerns the ranking of the Vice President for Business and Finance in relation to ranking of the Vice President for Administration. Keep in mind that throughout this period, the President has held the number one ranking, and the Provost has held the number two ranking. In 1968 under John Hannah, the third highest ranking official was the Vice President for Business and Finance. The same held true in 1969 when Walter Adams was President. Starting when Clifton Wharton was President and continuing throughout the major part of the decade of the 1970s, the third highest ranking official was the Vice President for Administration and Secretary to the Board of Trustees, Jack Breslin. However, starting in 1981, when Cecil Mackey was President, and continuing throughout most of the 1980s, the third highest ranking official was again the Vice President for Business and Finance (Ken Thompson from 1980-1984 and Roger Wilkinson from 1984 to the present).

So the Wharton years seem to stand out. During Wharton's term, Jack Breslin, as Vice President of Administration and Secretary to the Board of Trustees, became the third highest ranking University official.

Further examination of MSU faculty and staff directories reveal that in 1968 Harold Lautner was responsible for Campus Parks and Planning, and he reported directly to President John Hannah. In the following 20 years, two other men (Baron and Kehler) held Lautner's position. During the Wharton years, the direct reporting relationship with the president ceased. In fact, throughout most of the 20-year period, Campus Park and Planning reported to Jack Breslin.

Unlike the Division of Campus Park and Planning, the Division of Physical Plant did not have a direct reporting relationship with the president at any time during this period. In fact, throughout the 20 years, Physical Plant reported to Roger Wilkinson or one of his assistants. Roger Wilkinson's position changed over the years, but he either worked for the Vice President of Finance or served in that capacity.

These changes in staff organization are important because they reflect how the University valued both the campus park and the physical plant over time. By using presidential involvement as an indicator, it seems clear that the campus park concept was more important to John

Hannah than it was to later presidents. In fact in the years since 1985-86 when both campus park and physical plant came under the direction of Roger Wilkinson, the Division of Physical Plant seems to have become more important. One indicator of this relationship is the fact that Ron Flinn serves as assistant vice president. Tom Kehler's title is Director of Campus Park and Planning. Also, consider the growth in the Division of Physical Plant as reflected by the annual report organizational charts from 1968 and 1988, shown in Figures 1 and 2. An organizational chart for the Division of Campus Parks and Planning as of October 1986 is also shown in Figure 3.

In summary, over the 20-year period, the President appears to have become less directly involved in matters relating to lands and buildings, the Vice Presidential responsibilities for lands and buildings have been merged into the office of the Vice President for Business and Finance, and the Division of Physical Plant seems to have become more important than the Division of Campus Park and Planning.

Table 2
Chronology of Leadership in Campus Park and Planning Division

Date	Director	Administrative Leader
1968-69	Lautner	Hannah
1969-70	Baron	Adams
1970-71	Baron	Wharton
1971-72	Baron	Wharton
1972-73	Baron	Breslin
1973-74	Baron	Breslin
1974-75	Baron	Breslin
1975-76	Baron	Breslin
1976-77	Baron	Keesler/Breslin
1977-78	Baron	Keesler/Breslin
1978-79	Baron	Keesler/Breslin
1979-80	Baron	Keesler/Breslin
1980-81	Kehler	Keesler/Breslin
1981-82	Kehler	Breslin
1982-83	Kehler	Breslin
1983-84	Kehler	Breslin
1984-85	Kehler	Breslin
1985-86	Kehler	Wilkinson
1986-87	Kehler	Wilkinson
1987-88	Kehler	Wilkinson
1988-89	Kehler	Wilkinson

Source: MSU faculty and staff directories from 1968 to 1988.

Table 3
Chronology of Leadership in Physical Plant Division

Date	Director	Administrative Leader
1968-69	Simon	Wilkinson
1969-70	Simon	Wilkinson
1970-71	Simon	Foster/Wilkinson
1971-72	Simon	Foster/Wilkinson
1972-73	Simon	Terry/Wilkinson
1973-74	Simon	Terry/Wilkinson
1974-75	Simon	Wilkinson
1975-76	Simon	Wilkinson
1976-77	Simon	Wilkinson
1977-78	Simon	Wilkinson
1978-79	Simon	Wilkinson
1979-80	Simon	Wilkinson
1980-81	Simon	Wilkinson
1981-82	Simon	Wilkinson
1982-83	Simon	Wilkinson
1983-84	Simon	Wilkinson
1984-85	Flinn	Wilkinson
1985-86	Flinn	Wilkinson
1986-87	Flinn	Wilkinson
1987-88	Flinn	Wilkinson
1988-89	Flinn	Wilkinson

Source: MSU faculty and staff directories from 1968 to 1988.

July 12, 1968

PHYSICAL PLANT DIVISION

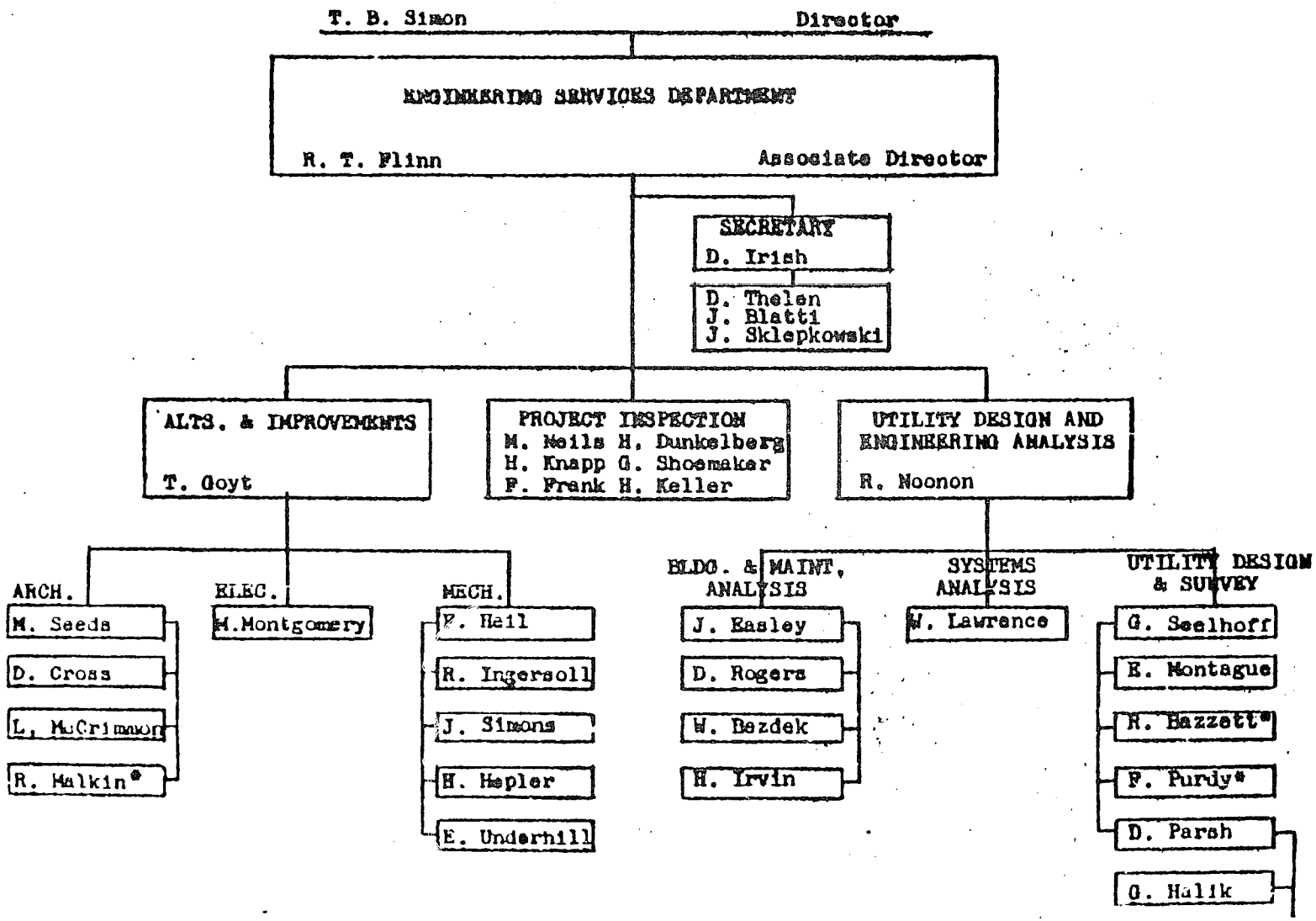


Figure 1.

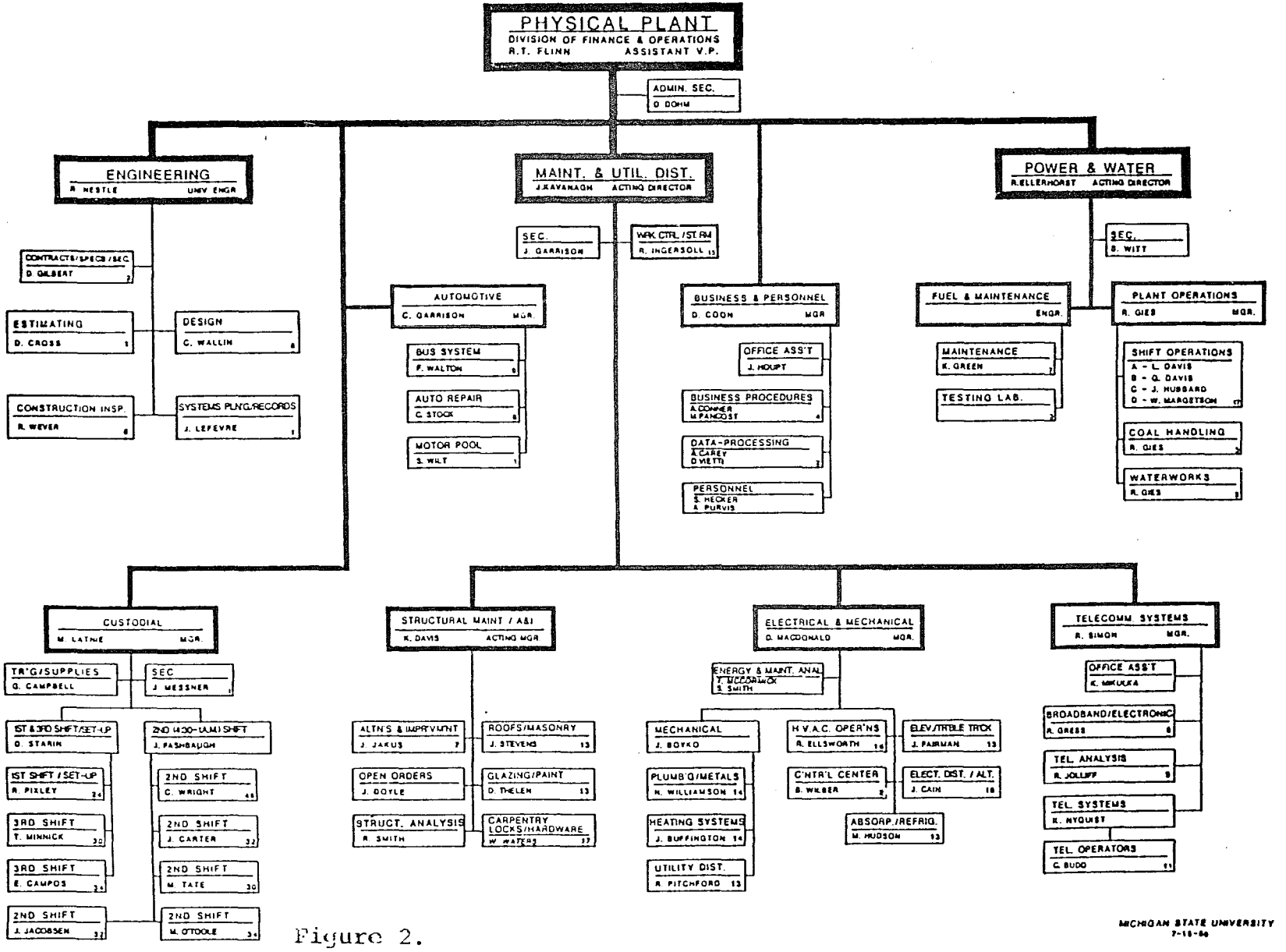
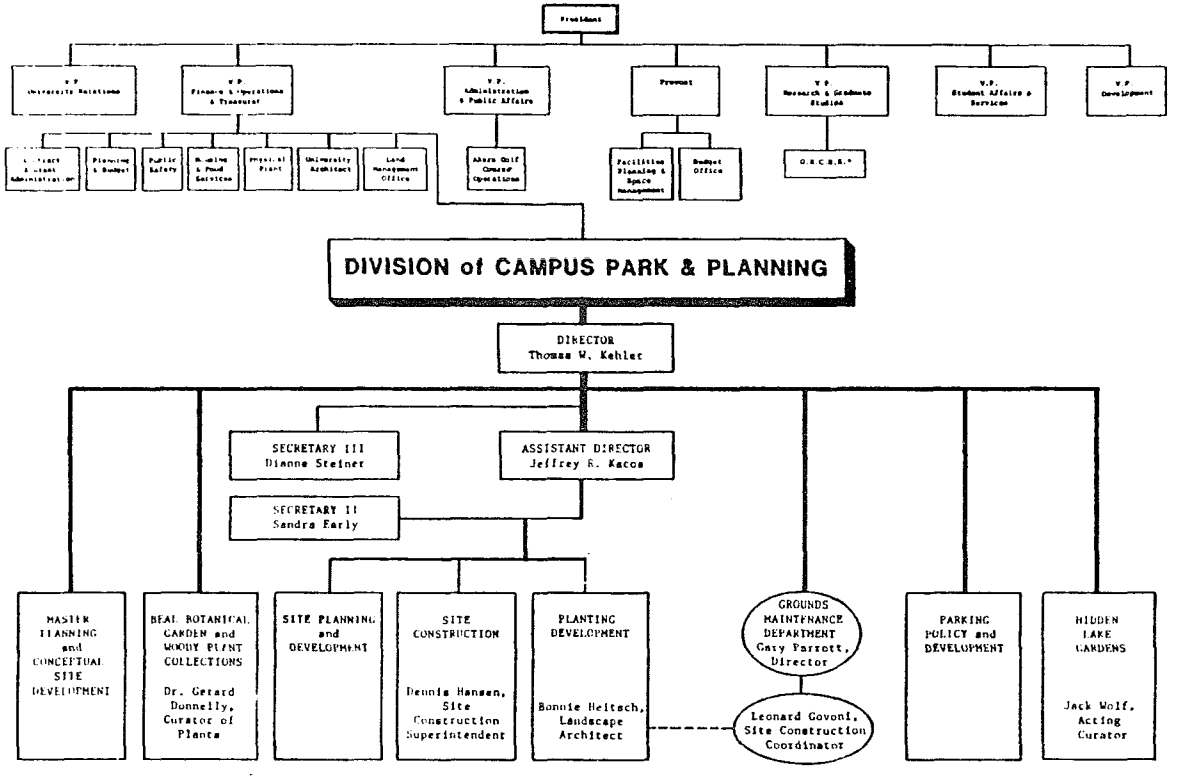

PHYSICAL PLANT
DIVISION OF FINANCE & OPERATIONS
R.T. FLINN ASSISTANT V.P.
ADMIN. SEC.
D DOHM
ENGINEERING
A NESTLE UNIV ENGR
CONTRACTS/SPECS/SEC.
D GILBERT 2
ESTIMATING
D. CROSS 1
DESIGN
C. WALLIN 6
CONSTRUCTION INSP.
R. WEVER 6
SYSTEMS PLNG/RECORDS
J. LEFEVRE 1
MAINT. & UTIL. DIST.
J.KAVANAGH ACTING DIRECTOR
SEC.
J. GARRISON
WRK CTRL / STRM
R. INGERSOLL 13
AUTOMOTIVE
C. GARRISON MGR.
BUS SYSTEM
F. WALTON 8
AUTO REPAIR
C. STOCK 8
MOTOR POOL
S. WILT 1
BUSINESS & PERSONNEL
D. COON MGR
OFFICE ASS'T
J. HOUPT
BUSINESS PROCEDURES
A.CONNER
M.PANCOST 4
DATA-PROCESSING
A.CAREY
D.METTS 3
PERSONNEL
S. HECKER
A. PURVIS
POWER & WATER
R.ELLERHORST ACTING DIRECTOR
SEC.
S. WITT
FUEL & MAINTENANCE
ENGR.
MAINTENANCE
K. GREEN 7
TESTING LAB.
2
PLANT OPERATIONS
R. GIES MGR.
SHIFT OPERATIONS
A - L. DAVIS
B - Q. DAVIS
C - J. HUBBARD
D - W. MARGETSON 17
COAL HANDLING
R. GIES 2
WATERWORKS
R. GIES 3
CUSTODIAL
M. LATINE MGR.
TR'G/SUPPLIES
G. CAMPBELL
SEC
J. MESSNER 1
1ST & 3RD SHIFT/SET-UP
O. STARIN
2ND (4:30-12AM) SHIFT
J. FASHBAUGH
1ST SHIFT / SET-UP
R. PIXLEY 24
3RD SHIFT
T. MINNICK 30
3RD SHIFT
E. CAMPOS 24
2ND SHIFT
J. JACOBSEN 32
2ND SHIFT
C. WRIGHT 48
2ND SHIFT
J. CARTER 32
2ND SHIFT
M. TATE 30
2ND SHIFT
M. O'TOOLE 34
STRUCTURAL MAINT / A&I
K. DAVIS ACTING MGR
ALTN'S & IMPRVMNT
J. JAKUS 7
OPEN ORDERS
J. DOYLE
STRUCT. ANALYSIS
R. SMITH
ROOFS/MASONRY
J. STEVENS 13
GLAZING/PAINT
D. THELEN 13
CARPENTRY
LOCKS/HARDWARE
W. WATERS 17
ELECTRICAL & MECHANICAL
D. MACDONALD MGR.
ENERGY & MAINT. ANAL
T. MCCORMICK
S. SMITH
MECHANICAL
J. BOYKO
PLUMB'G/METALS
H. WILLIAMSON 14
HEATING SYSTEMS
J. BUFFINGTON 14
UTILITY DIST.
R. PITCHFORD 13
H.V.A.C. OPER'NS
R. ELLSWORTH 16
C'NTR'L CENTER
B. WILBER 2
ABSORP./REFRIG.
M. HUDSON 13
ELEV./TRBLE TRCK
J. FAIRMAN 13
ELECT. DIST. / ALT.
J. CAIN 18
TELECOMM. SYSTEMS
R. SIMON MGR.
OFFICE ASS'T
K. MIKULKA
BROADBAND/ELECTRONIC
A. GRESS 8
TEL. ANALYSIS
R. JOLLIFF 9
TEL. SYSTEMS
K. NYQUIST
TEL. OPERATORS
C. BUDD 11
MICHIGAN STATE UNIVERSITY
7-15-86

Figure 2.

Organizational Chart for
DIVISION OF CAMPUS PARK AND PLANNING
Michigan State University
412 Olds Hall
East Lansing, Michigan 48824-1047



It is the function of the Division to:
(1) Keep current the master plan for the physical development of the East Lansing property of the University;
(2) Produce landscape architectural site plans, construction drawings, specifications and new plantings for building and landscape projects, and coordinate construction of site work;
(3) Maintain the campus-park grounds including the Beal Botanical Garden, Athletic Grounds, Housing Areas and the Akers Golf Courses;
(4) Develop the annual budget and direct the operations of the University Parking System;
(5) Develop, maintain and manage Hidden Lake Gardens at Tipton, Michigan;
(6) Coordinate the extension of utilities with the plan of the campus-park;
(7) Administer the Zoning Ordinance enacted by the State Board of Trustees on April 18, 1968; and
(8) Serve as planning and landscape architectural consultants for the University Farms and off-campus properties such as Kellogg Biological Station and the Troy Management Education Center.

*Office Of Radiation, Chemical and Biological Safety

10.86

Figure 3.

Personal Interviews and Correspondence

John Hannah said that a "university needs land to endure, but people are most important." Thus, an inquiry about campus lands would be incomplete unless it included discussions with those individuals who were responsible for the campus and its lands and buildings. The writer conducted interviews with a number of such key individuals. The interviews were, for the most part, conducted in person, according to the following format:

1. name and date of interview;
2. administrative title;
3. years of service (called "years" in the summaries);
4. describe major campus development achievements during your period of service including your role in the campus development process (called "achievements" in the summaries);
5. describe major campus land use problems during your period of service, including your role in relation to the problem and its solution (called "problems" in the summaries);
6. briefly characterize the campus:
   a. past,
   b. present,
   c. future;
7. comments about land use and development in higher education (called "comments" in the summaries); and
8. concluding remarks (called "conclusions" in the summaries).

Following are interview summaries.

Name/date:	John Hannah; May 22, 1987
Title:	President of MSU
Years:	1941-1969
Achievements:	Negotiated land acquisition, construction, preservation, maintenance, beautification; hired Harold Lautner as campus planner
Problems:	Enrollment growth and financial difficulties; convincing Trustees, legislature, and faculty of need to operate autonomously
Campus past:	North of the Red Cedar River was the campus; south of the river was open farm land and "park asset"
Present:	Many acres and many roads
Future:	
Comments:	"The University's acquisition of title to and control over land is an important notion . . . . The University needs land to endure, but people are most important."
Conclusions:	From 1968 to 1988, Jack Breslin was the key person who provided continuity in land matters; Beal's book is an important historical reference.

Name/date:	John Hannah; April 22, 1988
Comments:	(1) Concerning Comprehensive Master Plan, Zoning Ordinance, and whimsical notions of the past 20 years: "The plan was adopted to prevent academics from reaching their whimsical dreams. And it has worked, thanks to Jack Breslin and many other people . . . . The football practice facility has been criticized, but it is good. It's part of the University, and it hasn't hurt the rest. The indoor tennis facility is not very important, but it

didn't hurt anyone. In all, the plan has been followed. To continue to be followed, it has to be understood that the University does not sell or let go of campus land."

(2) Concerning his administration's plan for eventual enrollment of 60,000-65,000 students and student housing along Mt. Hope: "You never quite achieve what you would like to have. I wanted to make this institution useful. Someday, if we're lucky, we might achieve part of it."

(3) Concerning the campus development process: "I have said many times, if not for Jack Breslin, MSU wouldn't be what it is. Breslin had courage. He kept the institution in state government. There were also many other people who have done well (for MSU), but my memory has faded."

(4) Concerning campus parking problems: "You're going to have problems everywhere. MSU's problems aren't unique. Nobody could foresee the number of visitors on campus. They will be taken care of. It will be done."

(5) Concerning land acquisition: "Land provides a base to build on. All institutions require space. At the University of Michigan, they have had a heck of a time . . . . The MSU Board of Trustees agreed to complete main campus acquisitions when I left. It has been done. Maybe it could have been more rapid, and the Goode property cost more than it should have. But it's done . . . . We never had to take anyone's property. We acquired it by negotiation. MSU has all the land that it needs now."

(6) Concerning the 200 acres east of Hagadorn Road: "The property was mine once. I had the idea to use it as my home. But I sold all 200 acres. I had to because of the taxes. I protected the University with building restrictions when I sold to the Eydes. The Eydes paid the taxes. They'll get rich. It's OK; they

did not hurt anyone . . . . The University could acquire the property. It would have to pay a lot for it. I don't think the University will. It isn't needed."

Name/date: Walter Adams; October 2, 1987

Title: Distinguished Professor of Economics and interim President of MSU

Years: Professor: 1947-present; President: 1969-1970

Achievements: Maintained safety and security of campus during years of civil unrest; prevented the destruction of the campus

Campus, past: Sleepy agricultural campus which grew in a "helter-skelter, humpty-dumpty" manner

Present: Sprawling conglomeration of buildings and people with no central focal point of activity

Future: "Don't know what will happen. The campus isn't likely to have massive construction of new buildings."

Comments and Conclusions: "Most administrators have an "edifice complex." The building architecture at MSU is outrageous and impromptu. Most of the buildings are boxes with no flair. Cherry Lane faculty apartments were one of the primary reasons for coming to MSU . . . . Faculty should have at least an advisory role in planning, locating, constructing, and naming buildings on campus."

Name/date: Clifton Wharton; May 9, 1988 (written response provided--see Appendix A)

Title: President of MSU

Years: 1970-1978

Achievements: Planning authorized for the new ice arena, all-events building, and performing arts center; ground broken for Water Quality Management facility; plans unveiled for MSU Advanced Management center in Troy; groundbreaking for Clinical Center; Stephen A. Nisbet Building opened; Trustees approve special allocation of $75,000 to approve accessibility for handicapped; $246,750 grant from Michigan Vocational Rehabilitation Service received for "Project Access"; Clarence L. Munn Ice Arena dedicated; Performing Arts Center design unveiled; first part of $1 million grant from National Science Foundation received to build super-conducting magnet in Cyclotron; Management Education Center in Troy dedicated; new Public Safety Building opened; $18.1 million Clinical Science Center dedicated; $17 million Capital Enrichment Campaign launched; Cyclotron Laboratory receives $1.2 million grant from NSF.

Problems: Large number of students, faculty, and staff

Campus, past: Spacious park-like setting

Present:

Future:

Comments: "I worked closely with Milton Baron, then head of Campus Park and Planning, and provided him all the support I could. He did a marvelous job."

Conclusion: The beauty of the campus cannot be overlooked as a powerful factor in attracting students.

Name/date: Edgar Harden; February 12, 1988

Title: Interim President of MSU; former Dean of Continuing Education

Years: 1978-1979

Achievements: Secured financing and Board approval for the Center for Performing Arts and Football Practice Facility and concluded financing for the Communication Arts Building

Problems: Controversy over cross-campus road and economic hard times

Campus, past: A period of great and rapid growth

Present: Tension between the need for open space on one of the most beautiful campuses in the USA and the serious need for parking and traffic control

Future: Future growth is limited and should be. There is a need to refine buildings such as engineering, business, and research facilities. The University will probably buy up the houses on the west side of Harrison to solve the Breslin Center parking problems. Also, bus transportation may become more prevalent.

Comments: "Different opinions are important in the planning process. It is difficult to foresee problems."

Conclusions: The internal campus-sacred space concept should be supported.

Name/date: John DiBiaggio (written response provided, December 1, 1987)

Title: President of MSU

Years: 1985 to present

Achievements: Completion of Plant and Soil Sciences Building and Engineering Research Complex; construction taking place on Breslin Student Events Center, Cyclotron addition, University Services Building, and Intramural Building East; planning and/or funding for Veterinary Clinical Center addition, and Engineering Building addition and remodeling, Bio-Medical Library, Simon Power Plant expansion, Biological Sciences Laboratory, and College of Business addition.

Problems: Preserving the natural beauty and accommodating automobiles; traffic congestion, transportation issues, and parking; maintaining good relationship with the city of East Lansing and surrounding communities, since growth and development have moved the campus closer to its borders.

Campus, past: MSU is the model campus for other land-grant colleges, serving as an outdoor laboratory for teaching, demonstration, research, and extension

Present: Tradition, diversity, and beauty

Future: As campus development reaches out closer and closer to the boundaries of the institution, there is much greater community awareness of the University and its influence on the surrounding communities. Future development will require much greater coordination with the community in order to achieve orderly growth. In addition, alterations and extensions to existing buildings may become the norm and will increase building density on campus and require much greater balancing of needs for buildings, roads, parking, services, recreational and open spaces in order to preserve MSU's park-like campus."

Comments and Conclusions: "A campus possesses qualities and functions different from those of any other built environment. One of its most important qualities is a peculiar state of equilibrium between change and continuity. It is like a city--complex and inevitably subject to growth and change. Yet in other ways it is not like a city. It requires a special kind of physical coherence and continuity to provide an environment where learning is encouraged. The campus serves the institution not only by satisfying physical needs, but by expressing and reinforcing its ideals and goals."

Name/date:	John Cantlon
Title:	Former Provost; present Vice President for Research
Years:	1969-present
Achievements:	Successfully fought plan for cross-campus road, thereby protecting campus environment; agitated and lobbied for engineering and science research facilities that positively impact the state's economic development; helped acquire sophisticated "shared research equipment and facilities"
Problems:	Have not been able to construct all-weather connection between buildings in the engineering-science complex.
Campus, past:	Agricultural college
Present:	Diversified scientific research facilities with a positive impact on the state's economy; major arboretum on campus
Future:	Emphasis on information technology such as satellite uplinks, television, and telephones, with the campus serving as a statewide and international educational service center
Comments:	"Cost of maintaining and operating buildings is considered an indirect cost of research."
Conclusions:	"Although the lack of a traditional research hospital may make it difficult to recruit and retain faculty, the land grant service approach means that the medical education should take place throughout the state . . . . . Although pre-engineered temporary buildings turn out to be used for 20-30 years, they are favored because they can meet immediate space needs (e.g., quonsets; more recently, the Football Practice Facility and the Engineering Research Facility)."

Name/date:	Milton Muelder; August 23, 1988
Title:	Vice President for Research Development Emeritus
Years:	1959-1976 (on faculty since 1935)
Achievements:	"Godfather" of Cyclotron project; established Institute of Water Research
Problems:	Needed to upgrade academic/research facilities (i.e., replace quonset huts); needed to improve treatment of campus waste water; needed to improve linkage between scientific and business communities
Campus, past:	Beautiful, but antiquated facilities
Present:	Beautiful, vast arboretum; horticultural showcase and spacious grounds for recreation for students
Future:	Continuity of present
Comments:	Mostly suffers from absence of adequate advanced planning
Conclusions:	"Need for close coordination of academic/research planning and programs and campus development. There should be an open interaction about research in progress at MSU."

Name/date:	Roger Wilkinson; February 18, 1988
Title:	MSU Treasurer and Vice President of Finance and Operations
Years:	1960-present
Achievements:	Wharton Center, Clinical Center, Fee Hall alterations, Communication Arts Building; Plant and Soil Science Building; Breslin All Events Center; Football Practice Facility; Intramural Building East; Engineering Research Complex, Veterinary Clinical Center

Problems:	Limited number of building sites, assuming no invasion of the campus park philosophy or agricultural areas; trying to avoid a hodge-podge of architectural styles; rising energy costs
Campus, past:	Park-like atmosphere
Present:	Beautiful plantings; most of the buildings are like boxes--functional space, practical and economical
Future:	Buildings will be more complex from a technical sense; maintenance and operation will be more costly
Comments:	"Long term vision and foresight (are shown) by purchasing land for later use and development. The funding source (public or private) will determine which University administrators are part of the building planning team. Building construction is driven principally by the faculty's programmatic vision and social responsiveness."
Conclusions:	The campus community supports and protects the campus.

Name/date:	Jack Breslin; June 9, 1987
Title:	Secretary to Board of Trustees and Vice President for Administration
Years:	1961-1988
Achievements:	Development of Service Road, the power plant, and other facilities south of the railroad tracks; acquisition and development of Akers golf course; acquisition and development of Oakland University
Problems:	Maintenance costs and parking; trying to satisfy the legislature, the academics, the Trustees, and the alumni

Campus, past:

Present: Beautiful and well laid out

Future: Parking ramps and "God knows"

Comments: (1) General: "Oakland University was MSU's development."

(2) Concerning extending Trowbridge Road across campus: "Around 1970 we talked about it. The academic community thought it would be bad for the environment--noise, air polution. So progress was scrapped. Service Road was built."

(3) Concerning Power Plant 65: "Expansion south of the railroad tracks was the result of this plant's existence. We are now built out to the plant and will probably build around it in the future."

(4) Concerning medical facilities: "The Clinical center was an after thought. In the '70s a hospital was part of the plans,but that was scrubbed for cost reasons.

(5) Concerning the Wharton Center for the Performing Arts: "the Wharton Center was originally planned for the Kalamazoo and Harrison area. Mrs. Wharton preferred the present location."

(6) Concerning the Communication Arts Building: "It has more TV studio space than any other place in Michigan. The building was promised to Sabine by Hannah. Rusty Helman got it for MSU."

(7) Concerning the University Club: "Akers gave the property to the University to start a club. The University gave three acres to the club. The legislature did not like this."

(8) Concerning the Plant and Soil Science Building: "It was planned for a long time.

(9) Concerning the Cyclotron: "We did not anticipate the amount to be spent."

(10) Concerning maintenance: "It costs a lot of money for road and curb upkeep. Curb cuts for handicappers make buildings more accessible. There are more trees now than there were 30 years ago. We take trees down when they are diseased."

Conclusions: "We had some dizzy Trustees who did not know what they were doing from a business standpoint, and some faculty who didn't do anything but claimed credit for getting academic buildings built."

Name/date: Jack Breslin; February 26, 1988

Comments: (1) Concerning the Comprehensive Campus Plan and Zoning Ordinance of 1968: "Harold Lautner drew up the plan before Hannah left office. Hannah wanted to be sure he left the University with a plan that would have to be changed by the Trustees, not by an administrative fiat. Maintaining park-like areas was one of the major reasons for the plan. For example, the interior area along West Circle Drive would remain free of buildings. Also, open land would be maintained for student intramural activities . . . . I believe the (1968) plan has not been violated to any great degree. There have been minor exceptions that I guess had to be made, because certain buildings couldn't be put anywhere else. For example, the football practice facility and the all-events (Breslin) center. Also, open land for intramural activities has been infringed upon a little. But in future years the area along the railroad tracks will be developed for student play areas."

(2) Concerning land acquisition: "Acquisition of farm land has continued for agricultural experiment stations located off the main campus and for forestry in the Upper Peninsula, but not on the main campus. The University will

sell land when it is not needed. Land away from the main campus is difficult to police and may be a nuisance."

(3) Concerning parking and traffic on campus: "The faculty and academic community do not want traffic on campus. Campus planners have talked many times about bringing Trowbridge Road into the stadium to provide easier ingress and egress. I doubt it will ever happen. A main concern and major problem now is parking at Kellogg Center, the Breslin Center, and the Wharton Center. Ramps will have to be expanded."

(4) Concerning the campus development process: "The process is changing now. In the past my office would present priorities for capital projects. I would arrive at these priorities by listening to students and faculty. It takes common sense and an awareness of the current needs and trends. This responsibility now falls on the Provost. Each year a consensus list, involving college deans and University administrative officers, is sent to the legislature to request outlays for capital projects . . . . This is a long and tedious job. It make take 10 years before a request for funds is granted by the legislature. We have done very well in the last four or five years, but there is no certainty as to when the University will receive funds. The legislature won't approve capital projects for MSU without giving funds to the other state colleges and universities. It's the wrong attitude, but it's the way things are. For example, MSU won't get an outlay for a power plant until the other schools get theirs . . . . Construction is more certain if the University can raise money through bonding or other sources. But academic facilities can't be built through bonds, since the facilities are non-income-producing."

(5) Concerning the impact of campus development: "The MSU campus is tremendous and beautiful. It is a quality

setting for a student's education. Good facilities and state of the art equipment attract high quality faculty who, in turn, attract high quality students . . . . The development of the campus facilities also meant economic development through increased employment of construction workers and technicians. There is always something to work toward. We should never stop or get complacent.

Name/date: Leland Carr; May 2, 1989

Title: Legal counsel to the Board of Trustees and Vice President of Legal Affairs

Years: 1952-1986

Achievements: Negotiated purchase of property acreage during Hannah years rather than condemn property; helped develop the concept of tax exempt bonds for construction financing; worked toward amicable resolution of construction disputes

Problems: Political pressure led to the University's deviation from Hannah's master plan

Campus, past: "Always enjoyed more openness than almost any other institution."

Present: "We've started to bunch and make it look like other campuses."

Future: "It depends on what is politically stylish. I hope sanctity will be given to the acquisition of the acreage."

Comments: "The location of Wharton Center and Breslin Center and expansion of Kellogg Center are examples which show that the Comprehensive Plan and Zoning Ordinance have not been adhered to very well . . . . Once the University put a value on the Motor Wheel property and sold it, a "monster was created." Mrs. Goode's attorney took advantage of the valuation when she sold her property to the University . . . . We could have acquired

more property in the past than we did. Nothing made us stop . . . . Development of the east end and west ends of campus is troublesome. Natural space and space that was used for intramural activities has been taken with structures. We could have spread out and developed more to the south, but this wasn't convenient."

Conclusions: "John Hannah was actively involved in land matters. He was willing to meet with contractors. They were stunned at how much he knew, and he maintained friendly relationships with them . . . . No other president knew about or acted on construction--related matters."

Name/date: Joe Dickinson; September 17, 1987

Title: Vice President of Development

Years: 1979-present

Achievements: Defining capital needs of the campus that can be financed through private fundraising efforts; MSU 2000 Capital Campaign in progress for College of Business addition, Bio-Science building, and Horticulture Gardens; School of Packaging campaign; gifts of land for Troy Management Conference Center and Novi Tollgate Farm

Problems: Trying to wrap up the campaign for the Performing Arts Center.

Campus, past: Sleepy cow college

Present: Surge of construction activity now that was unparalleled in the past, even during the peak of the Hannah years; now a mega-university

Future: There will be more capital campaigns in the future, probably at eight-to-ten year intervals, with "fabulous" growth

Comments and Conclusions: "Loma Linda, California, is an example where a major gift of land became part of the campus. The Oakland University property was the largest gift MSU ever received."

Name/date: Harold Lautner; May 22, 1987; and August 4, 1989

Title: Retired landscape architecture professor and Director of Campus Park and Planning

Years: 1946-1969

Achievements: Growth, with value as a park

Problems: Parking and energy (steam)

Campus past: Area northwest of Shaw and Farm Lanes

Present: Has become "more like a city"

Future:

Comments: "Administrators don't pay attention to advice of planners, especially regarding the need for parking . . . . College presidents handle campus planning in different ways . . . . The location of the Music Practice Building inside Circle Drive was not a whimsical choice. It is located on a site which was previously used for a dormitory (Abbot Hall)."

Conclusions: "John Hannah's mouth watered for land."

Name/date: Ted Simon; July 19, 1988

Title: Construction Engineer; Assistant Vice President for Physical Plant (retired)

Years: 1946-1984

Achievements: Addition to power plant and upgrade and expansion of utility distribution network and sanitary lines; expansion of Library; construction of Wharton Center and

scientific research facilities, providing national leadership in energy conservation

Problems: Inflated costs for maintenance, energy, labor

Campus, past: Smaller campus; "everyone walked . . . no crunch on parking spaces," no bus transportation was required

Present: One of the finest campuses in the nation for aesthetics, parking, and functional planning. "Although there are traffic and parking complaints, we never had it any better."

Future: There is an overcapacity of higher education facilities in the state of Michigan. Campus expansion will be for research facilities and rebuilding obsolete facilities.

Comments: Aesthetic value of campus and exercise opportunities are important to students. MSU has been fortunate in having previous generations provide adequate land. MSU developed a construction standards manual of building materials which has to be updated. Association of College and University Physical Plant Administrators is a good source of information.

Name/date: Milton Baron; September 22, 1987

Title: Landscape Architect and Professor (now retired)

Years: 1946-1981

Achievements: Retained aesthetics of park-like area

Problems: Parking and locating buildings in coordination with physical plant utility lines

Campus, past: "The campus beautiful"; the Red Cedar River was the backyard, the banks of which were even a dumping ground

Present: Although the campus has "jumped the Red Cedar," the Zoning Ordinance is being followed. There have been some tradeoffs of green space. The campus is an arboretum and an educational lab for horticulture, botany, and entomology.

Future: Need to save the park-like quality.

Comments: Master Plan and Zoning Ordinance provided for the orderly development of the campus. The park-like atmosphere would be retained. There would be guidelines for building heights, materials, and colors. It assumed that departments did not become prima donas and that each architectural firm had guidelines.

Conclusions: "The area north of the Red Cedar has already experienced 'urban renewal' reclamation. The present site of the Administration Building used to be a site for coal storage, railroad tracks, physical plant, and laundry."

Name/date: Ron Flinn; August 10, 1987

Title: Civil Engineer; Assistant Vice President for Physical Plant Administration

Years: 1957-present

Achievements: Increased water supply, co-generation and distribution of steam heat and electricity from coal; construction of buildings for longevity, with lowest life cycle cost

Problems: Funding (and enrollment growth in the 1960s)

Campus, past: Big university (with quonsets and cavalry stables of ROTC)

Present: Beautiful and excellent with facilities built to last; however, there are problems almost every hour with the power plant.

Future: Central control of utilities.

Comments: "University facilities have unlimited life, according to Clark Kerr."

Conclusions: "There is a demand for busses. The bus system is not subsidized. It is a financial challenge."

Name/date: Tom Kehler; August 20, 1987

Title: Landscape Engineer; Director of campus Park and Planning

Years: 1969-present

Achievements: Wharton Center landscape award; maintaining the campus area park

Problems: Wharton Center and Breslin Center location controversies; parking problems

Campus, past: Agricultural college--rural setting and image

Present: Major international university--arboretum, beautiful campus

Future: Possible visitor centers; the size of the arboretum park and number of trees may be reduced because of increased building density

Comments: "Economic development may mean the construction of research park facilities south of Mt. Hope Road. Preserving a quality environment is important for learning. Open space between buildings and landscape plantings make the campus great."

Conclusions: "The campus has developed according to a comprehensive plan which has changed from time to time. Campus development has not been haphazard."

Name/date:	Gerald Haarer; June 26, 1987
Title:	Director of Land Management
Years:	1979-present
Achievements:	Maintaining the appearance and preserving lands needed for research, education, and agricultural demonstration; selling land that can't be used; responsibilities focus on land south of Mt. Hope Road and lands located off the central campus
Problems:	Resolving the conflict between the need to develop educational facilities and the need to preserve natural lands
Campus, past:	"Unique" combination of academic campus with "contiguous" undeveloped agricultural research land
Present:	Mt. Hope Road is a barrier between the developed part of the campus that has central services available and the undeveloped lands to the south
Future:	Possible development of research park on land south of Mt. Hope Road
Comments:	"Removal of a tree is a big issue."
Conclusions:	"Buffer lands were originally thought to be beneficial. In more recent years, research farm land has been sold to Motor Wheel and the MBI."

Name/date:	Robert Siefert; August 3, 1987
Title:	Former Director of Space Planning and Facilities Management; University Architect
Years:	1961-present
Achievements:	Managed the planning process with help from outside architects; development of medical facilities

Problems: The campus is spread out; running out of building sites; parking problems

Campus, past: "Hannah did a great job acquiring land, planning, and building the campus. It is a beautiful park, but we need a bus system."

Present: Likes the campus, but some older buildings such as Giltner Hall don't meet fire and safety codes.

Future: "All kinds of problems"--need for parking and need to maintain and restore; new buildings are likely to be "speciality" buildings for research and clinical services

Comments: "Some universities work well by doing their own planning without outside architectural staffs."

Conclusions: "Growth has been dictated by available utilities, because of expense . . . . When Hannah was President, he would run the show. The architect didn't speak to the Board of Trustees. Now the Board is more interested . . . . Hannah never went to the legislature to ask for more than $4 million. Now we have the Vet Clinic at $46.8 million, Engineering at $33 million, and Communication Arts at $21 million . . . . In 1968 the campus Master Plan and Zoning Ordinance was unique. Because of it, we are still doing things that Hannah wanted, such as six-floor maximums on buildings (note: the outside architect for Hubbard Hall persuaded Hannah to go with a 12-story building).

Name/date: James Peters; January 29, 1988

Title: Director of Facilities Planning and Space Management

Years: 1965-present

Achievements: Maintaining inventory of classroom and office space; improving non-functional

space to make it functional; tearing down quonsets; providing handicapper access

Problems: Lack of funds; politics and changing administrators

Campus, past: Horses on campus; offices were in Beaumont Tower

Present: Buildings need renovation; Beaumont Tower needs renovation

Future: Architectural accessibility

Comments: "Development of building space is a slow process. the concept of total square footage per student isn't meaningful because there are different types of space and part-time students. Alumni don't like it when buildings are torn down."

Conclusions: "The Office of Space Utilization was under the direction of Jack Breslin until 1985. Then it became the Office of Facilities Planning and Space Management under the direction of the Provost."

Name/date: Ron Laughter; August 1987

Title: Executive Director, MSU Foundation

Years: 1980-present

Achievements: Fundraising, including acquisition of land by gift and transfer to the University

Problems: Conflict between the need for commercial/technical development and the need to preserve agricultural land

Campus, past: Beautiful campus

Present: Still beautiful campus

Future: Concern about change in architectural style (e.g., Life Sciences Building, Clinical Center, Football Practice Facility)

Comments: "The beauty of the campus is an element in philanthropic generosity, perhaps more important than a winning football team. The University used to take land and later figure out how to use it. Today, the University only takes property that can be managed efficiently and effectively. Proximity to existing facilities is an important factor."

Conclusions: "It makes sense to spend more for quality facilities up front and to maintain the facilities."

Planners and Developers: The Impact of Their Actions

In analyzing the foregoing interview summaries, there are a few recurrent themes which become evident. First, almost all of the administrators referred to the park-like beauty of the campus. The retention of green areas has been a dominant guiding principle in the planning and development of the campus.

The development of the Wharton Center for Performing Arts seems to be the primary building achievement referred to by most of the administrators during the 20-year period in question. The administrators also seemed to point to some recurrent problems such as traffic congestion and parking shortages, financial shortfalls, and political interference.

In characterizing the campus, almost all of the administrators referred to the past growth of the campus, yet their views of the future were divergent. Some

predicted that growth would continue. Others seemed to indicate that the campus would be characterized by preservation and renovation efforts. Also, a number of the administrators seemed to indicate that campus planning is a difficult but important, forward-looking process and that the views of faculty and students should be a critical part of that process.

In short, it appears that since John Hannah left office in 1969, campus planning and development at MSU has become more of a participatory process. Based on the interview comments of the current President, John DiBiaggio, this trend appears likely to continue.

CHAPTER III

PHYSICAL AND FISCAL MATTERS

This chapter represents a compilation and analysis of numerical data concerning campus lands and buildings. It includes financial implications.

Green Tree Land

As of July 1, 1988, the central campus measured 5248 acres.[33] The total property of Michigan State University including off-campus sites measures 22,757 acres.[34] The following table shows MSU land acquisition over time. (See map of land acquisition in Appendix D.)

Table 4
Land Acquisition by Decade[35]

	ACRES	
	CAMPUS	OFF-CAMPUS
Prior to 1920	1026	1060
1920s	564	2007
1930s	285	795
1940s	1605	6281
1950s	1267	862
1960s	768	2417
1970s	189	861
1980 to date	13	3204

It is evident that in the 1970s and 1980s, only a small portion of the total central campus lands were acquired. In other words, central campus land acquisition halted prior to the time that John Hannah left office.

According to campus descriptions which appear in MSU catalogs of Academic Programs, the developed acreage of the central campus remained at approximately 2000 acres during the years 1968-1982. Since 1982, the catalogs have shown approximately 2100 developed acres. During the period of 1968-1988 farm and research acreage has varied from 3550 acres in 1968, to a high of 3760 acres in 1970, to a low of 3139 acres in 1988. During the 20-year period in question, the amount of campus farms and research acreage was reduced by approximately 400 acres. Yet the developed campus acreage increased by only 100 acres. These data were originally supplied by the Department of Campus Parks and Planning.

Other noteworthy aspects of the campus description over the 20-year period are the number of trees and shrubs and the length of roads, bike paths, and sidewalks. In 1968, there were approximately 15,000 trees and shrubs on campus. In 1988, there were approximately 19,000 trees and shrubs. During the years 1968-1973, the total mileage for roads, bike paths, and sidewalks was not reported in the catalog campus description. However, in 1973, the catalog reflected 30 miles of roads, 11 miles of bike paths, and 95

miles of sidewalks. By 1988, these numbers increased to 33 miles of roads, 12 miles of bike paths, and 98 miles of sidewalks.

Given these data, it is apparent that during the years 1973-1988, the length of newly paved roads, bike paths, and sidewalks increased at a growth rate of 10% or less. During the same period, the growth rate in new trees and shrubs on campus was greater than 25%.

Boxes and Tunnels

The interview comments of Roger Wilkinson, Ron Flinn, and others create the clear impression that many of the newer campus buildings were designed as functional facilities with a simple design--that of a box. The utility distribution system, providing electrical power and steam heat, takes the form of underground tunnels throughout the campus. This section of the study describes the buildings and utility system. In large part, this section relies upon annual reports prepared by the MSU Physical Plant Division. With respect to these annual reports, Jack Breslin wrote, "The data contained in the report are excellent and can be used by all administrators who have a need for this information." He also wrote ". . . the people who wrote the report . . . have set a high standard for all annual reports."[36]

The total number of MSU buildings has increased from 480 in 1968 to 571 in 1988. The total building square footage has increased from approximately 15 million square feet in 1968 to 18.5 million square feet in 1988 (see Table 5). It is interesting to note that the rate of increase in building square footage over the 20-year period is slightly less than the rate of increase in tree and shrub planting (as described in the prior section).

Table 5
Number of Buildings and Total Square Footage

Year	Number of Buildings	Total square Footage*
1968	480	15,000,000
1969	494	15,000,000
1970	491	15,000,000
1971	501	15,000,000
1972	503	15,000,000
1973	494	15,500,000
1974	495	16,000,000
1975	501	16,000,000
1976	492	16,000,000
1977	488	16,000,000
1978	486	16,000,000
1979	486	16,000,000
1980	550	17,000,000
1981	545	17,000,000
1982	548	17,500,000
1983	529	18,000,000
1984	539	18,000,000
1985	537	18,000,000
1986	542	18,000,000
1987	543	18,500,000
1988	571	18,500,000

*Physical plant annual reports provide more exact data. These estimates were rounded to the nearest 500,000 square feet and were derived from the annual reports.

It is difficult to analyze changes in building density on campus over the 20-year period because the available data appear to include all MSU buildings rather than being limited to central campus buildings. Also, the buildings on the central campus are, for the most part, in the academic area north of Mt. Hope Road. Research farm land occupies substantial amounts of acreage south of Mt. Hope Road. Nevertheless, consider the following measures which are derived from the materials in Tables 4 and 5. In 1988, the total square footage of MSU buildings measured approximately 18,500,000 square feet, and total MSU acreage measured 22,757 acres. This translates to a building density of 813 square feet of building per MSU acre. Compare this to 1970, when total square footage of buildings was approximately 15,000,000 square feet, and the total acreage was 18,490 acres. In 1970, this measure of building density was 811 square feet of building per MSU acre. So, there seems to be some evidence, perhaps not significant, of an increase in building density at MSU.

A more dramatic difference is shown by the following table.

Table 6
Building Density, 1969-1988

Year	Central Campus Acreage	Total Building Square Footage	Density*
1970	5046	15,000,000	2973
1988	5248	18,500,000	3525

*square feet per acre

Another area of inquiry concerns building use. Annual Physical Plant reports now reflect the number of buildings that are considered general use buildings (for classrooms or other academic purposes). Other categories of building use are housing and auxiliary (food) services and farm buildings. Over the last 20 years, the descriptive terminology in the annual reports seems to have changed. Prior to 1980, the reports referred to housing and auxiliary service buildings as "self liquidating" buildings. The number of such buildings, and total square footage of such buildings, have remained relatively constant over the 20-year period. That is, in 1968 there were 256 "self liquidating" buildings totalling approximately 7,300,000 square feet. In 1988, there were 274 housing and auxiliary service buildings totalling approximately 7,250,000 square feet.

These data reflect that central campus facilities for student housing have not been built since John Hannah left office. This is probably due to the fact that total enrollment has been relatively stable, ranging from approximately 40,000 to 45,000 students (see Table 7).

Table 7
Enrollment

Year	Total Enrollment*
1968	42,500
1969	43,000
1970	40,500
1971	41,500
1972	41,500
1973	41,500
1974	43,500
1975	44,500
1976	43,500
1977	44,000
1978	43,500
1979	45,000
1980	45,000
1981	42,000
1982	40,500
1983	40,000
1984	40,500
1985	41,000
1986	42,000
1987	42,000

*Estimates rounded to the nearest 500 were derived from annual financial reports which reflect fall term, East Lansing campus totals.

The trend in campus building over the 20-year period has been an increase in the number and square footage of general purpose buildings including academic and farm

facilities. Also, a number of athletic-related facilities have been constructed. These include the Munn Ice Arena, the Indoor Football Practice Building, an indoor tennis facility, East-campus Intramural Sports Building, and the Jack Breslin All-Events Center (basketball arena). Table 8 provides a chronological list of buildings built from 1968 through 1988.

Table 8
Chronology of Building Construction (including additions and alterations)

Year Completed	Building Name	Square Footage	Architect
1968	Cyclotron-addition 1	14,800	Black
	Music Practice	44,500	Calder
	Laundry Building	73,700	Mayotte-Webb
	Hannah Administration Bldg.	172,100	Calder
	Plant Biology Lab--addition 1	53,100	Black
	Giltner Hall--addition 6	1,100	Calder
	Well House 25	100	Physical Plant
	Purchasing	5,400	Mayotte-Webb
	Audiology-Speech Science	19,900	Harley-Ellington
1969	Physical Plant--addition 1	1,600	Physical Plant
	Botany Field Lab	8,200	Physical Plant
	Campbell Hall--addition 1	700	Calder
	Landon Hall--addition 1	800	Calder
	Observatory	7,000	Black
	Observatory--dome and telescope	-----	Black
	Olin Health Center--addition 2	7,300	Calder
	Pesticide Research Center	36,900	Kingscott
	Stores Building No 1--addition 2	8,300	Physical Plant
	Well House 26	100	Physical Plant
1970	Regional Chilled Water Plant 1	5,200	Calder
	Wells Hall--addition 1	25,600	Harley-Ellington
	Dairy Research Center--Milking Parlor	3,600	Physical Plant
	Swine Teaching and Research--Agriculture Pollution Control Lab	6,200	Frank and Stein
	Swine Teaching and Research--Finishing Barn	1,600	Frank and Stein
	Veterinary Research Center--Pole Barn	900	Physical Plant
	Well House 27	100	Physical Plant
	Well House 28	100	Physical Plant
	Life Science--Unit I	202,300	Calder
1971	Spartan Village Child Development Center	6,800	Hartwick
	Tree Research Center--Greenhouse (West)	2,100	Forestry Department

Table 8, continued

Year Completed	Building Name	Square Footage	Architect
1972	Fee Halls--Addition 1	1,600	Physical Plant
	Beef Cattle Research Center--Feedway	1,500	
	Radioactive Waste Facility	1,500	Physical Plant
	River Water Research--Addition 1	1,000	Physical Plant
1973	Nisbet Building	56,700	Warren-Holmes
	Kresge Art Center--Addition 2	1,000	Calder
	Dobie Tower TV/FM--Addition 1	400	Physical Plant
	Inland Lakes Reservoire--Pump House	1,000	Johnson-Anderson, Inc.
	Physics-Astronomy--Addition 2	1,900	Physical Plant
	Repeator House, DPS	100	Physical Plant
	Water Reservoire--Addition 1	600	Physical Plant
1974	Simon Power Plant--Smoke Stack		Commonwealth
	Munn Ice Arena	126,700	Daverman Associates
	Driver Training Range Garage	300	Physical Plant
	Erickson Hall--Addition 2	1,700	Calder
	Simon Power Plant--Transfer Tower	700	Commonwealth
	Simon Power Plant--Unit 3 Main Building	38,700	Commonwealth
1975	Pathological Incinerator	2,000	Physical Plant
	Public Safety	27,600	Manson,Jackson Kane
	Inland Lakes Res.--Garage	1,200	Physical Plant
	Tree Research Center--Headhouse	1,200	Forestry Department
	Tree Research Center--.Greenhouse (north)	2,700	Forestry Department
	Tree Research Center--Greenhouse (south)	2,700	Forestry Department
	Veterinary Research Center--Storage Barn	4,200	Physical Plant
1976	Golf Maintenance (east)--Addition 1	800	Physical Plant
	Clinical Center--Clinic	162,500	Calder
	Clinical Center--Lab	64,600	Calder
	Clinical Center--Animal Quarters	41,100	Calder

Table 8, continued

Year Completed	Building Name	Square Footage	Architect
	Simon Power Plant--Side Stream Filter	400	Commonwealth
	Simon Power Plant--Coal Car Thawing Shed	4,200	Commonwealth
	Physics-Astronomy--Addition 3	16,600	Sedgewick-Seller
	Regional Chilled Water Plant 1--Addition 1	5,200	Calder
1978	Cyclotron--Addition 2	3,100	Holmes, Black
	Grounds Headquarters--Grounds Maintenance Salt Storage	300	Physical Plant
1979	Brody Hall--Addition 2	400	Holmes, Black
	Cyclotron--Addition 3	5,000	Physical Plant
	Engineering Research Facility	9,600	Design & Build
	Golf Cart Shelter Building	2,200	Physical Plant
	Golf Course Starter House (east)	200	Physical Plant
	Tree Research Center--Storage Building	900	Physical Plant
1980	Crop and Soil Science--Corn Drying Shed	300	
	Daugherty Football Building	24,800	Wakely-Kushner Assoc.
	Hancock Turfgrass Research Lab.	6,000	Physical Plant
	Human Ecology--Addition 2	2,000	Physical Plant
	International Center--Addition 1	15,400	Calder
	Plant Science-East--Greenhouse (East Range)	2,200	Mayotte, Crouse, Dhaen
	Union Building--Addition 3	300	Mayotte, Crouse, Dhaen
1981	Fire Station--Addition 1	1,100	Physical Plant
	Physical Plant Material Storage	100	Physical Plant
	Physical Plant Transformer Storage	100	Physical Plant
	Plant Science-West--Greenhouse (USDA)	4,100	Kilgore
	Public Safety--Addition 1	1,000	Physical Plant
	Radioactive Waste Facility--Chemical Waste FAcility	1,400	Physical Plant
	Simon Power Plant--Baghouse Addition	4,800	Commonwealth Associates

Table 8, continued

Year Completed	Building Name	Square Footage	Architect
	Communication Arts	262,200	Harley-Ellington
	Beef Cattle Research Center Animal Shelter	14,400	Physical Plant
1982	Cyclotron--Addition 4	40,500	Commonwealth
	Wharton Center for Performing Arts	147,100	Harley-Ellington
1983	Bus Stop--Spartan Village 6-	------	Physical Plant
	Dairy Research Center--South Hay Barn	14,300	Physical Plant
	Dairy Research Center--South 10 Silos No. 1-9, 11		Physical Plant
	Dairy Research Center--Switchgear Building	100	Physical Plant
	Horse Teaching and Research--East Horse Barn	3,800	
	Parking Toll Booth Lot 6	-------	Physical Plant
	Parking Toll Booth Lot 62	-------	Physical Plant
	Parking Toll Booth Lot 62	-------	Physical Plant
	Parking Toll Booth Lot 66	-------	Physical Plant
	Parking Toll Booth Lot 75	-------	Physical Plant
	Parking Ramp 3	190,300	Carl Walker
	Swine Teaching and Research--Porter Building	1,700	
	Swine Teaching and Research--M.O.F. Building	1,700	
1984	Radioactive Waste Facility--Container Storage Building	900	Arch Consortium
	Swine Teaching and Research House No. 1	700	Physical Plant
	Dairy Research Center--Barn	21,400	Physical Plant
	Dairy Research Center--Feed Center	1,700	Arch Consortium
	Large Animal Research--Haybarn	3,800	Arch Consortium
	Monroe Farm--Equipment Storage Barn No. 1	4,900	Morton
	Monroe Farm--Equipment Storage Barn No. 2	4,900	Morton
	Plant Science Support Building	4,000	Arch Consortium

Table 8, continued

Year Completed	Building Name	Square Footage	Architect
1985	Clinical Center--Addition No. 1 M.R.C.	4,400	Torke/ Maslowski
	Cyclotron--Addition 5	5,200	N.S.C.L.
	Daugherty Football Practice Facility	96,000	Sims-Varner & Associates
	Faculty Apartments--Substation	1,100	Physical Plant
	Gas Meter Station	100	Physical Plant
	Plant Biology Lab--Addition 3	41,500	Hoyem-Basso
	Reg. Chil. Water Plant 1--Addition 2	4,400	Hoyem-Basso
	Swine Teaching and Research--Swine Shelter	600	
	Tennis Facility	69,600	Anselmo & Associates
1986	Crop and Soil Science--Storage Building	14,300	Physical Plant
	Monroe Farm--Storage Building	14,300	Physical Plant
	Plant and Soil Science	283,000	Hoyem-Basso
	Research Complex-Engineering	65,000	Physical Plant
	Well House 29	200	Physical Plant
1987	Case Halls--Addition 1	3,800	FTCH
	Dairy Teaching and Research Center--South Hay Barn No. 2	14,300	Physical Plant
	Packaging Laboratory--Addition 1	25,500	Calder
	Snack Bar (west)	300	Physical Plant
	Stores Building No. 3	18,000	Physical Plant
	Water Reservoir-Addition 2	2,900	Wolf/Wineman
1988	Akers Golf Course--Golf Cart Shelter Addition 1	1,400	Physical Plant
	Akers Golf Course--Soil Storage (east)	2,400	Physical Plant
	Central School--Addition 1	1,800	WBDC
	Clinical Center--Clinic Wing--Addition No. 2, M.R.C.	8,100	Threshold/GE
	Cyclotron--Addition 6	9,900	HEPY
	Dairy Teaching and Research Center--Heifer Barn No. 2	10,400	Physical Plant
	Water Reservoir--Addition 3	1,200	Physical Plant
	Well House No. 30	200	Physical Plant

Table 8, continued

Year Completed	Building Name	Square Footage	Architect
Under Construction	Jack Breslin Student Events Center	262,900	Hoyem Basso /HNTB
	Intramural Recreative Sports--East	65,600	Calder
	Engineering Building--Addition No. 1	131,000	A. Kahn
	Veterinary Clinical Center--Addition No. 1	127,800	GBKB/Durrant
	Kellogg Center--Addition No. 4	37,500	Calder
	University Services	74,200	Margerum

Source: MSU Physical Plant, Building Data Book, 1987-88. Square footage rounded to nearest 100.

The increase in new buildings on campus has also meant a corresponding increase in the utility system that services the buildings. Consider utility systems expansion as reflected in Table 9.

Table 9
Growth in Utility Systems (Total Miles*)

	Steam Pipe in Tunnel	Underground Electric Cable	Water Main	Sanitary Sewer
1968	7	34	54	32
1978	8	37	58	33
1988	9	40	60	34

*Derived from Physical Plant Annual Reports and rounded to the nearest mile.

The emerging picture of the physical campus over the 20-year period is a campus which has become and continues to be modernized. Air conditioned buildings have become more prevalent, and electronic computing and communications equipment usage has expanded significantly.

Growth in Value During an Inflationary Period

This section of the study will highlight the economic and financial implications of the physical growth in the campus. MSU annual financial reports reflect some

interesting changes, especially when viewed over a 20-year period. One of the more interesting changes concerns the format of the report itself. During the Hannah years, a section of the annual report would focus on building construction, including an analysis of buildings built over a floating 10-year period, and a listing of construction projects in progress. The last annual report to follow this format was the 1970-71 annual report. The 1971-72 annual report had a special section dealing with "financial crisis" and major construction came to a virtual halt. Nevertheless, over time, major construction projects gradually resumed. Table 10 reflects the dollar value of construction in progress over the 20-year period. Note the somewhat cyclical nature of construction spending. It seems that heavy spending occurs for a one-to-two year period. Then spending falls and stabilizes for three-to-five years. Then, again, a round of heavy spending will follow. Inflation over the 20-year period is reflected by Table 11.

Over the years, the stated asset value of MSU's land and buildings has increased dramatically as shown in Table 12. By way of summary, land value has more than doubled from $7 million to $15 million,and total building value has almost doubled from $265 million up to $468 million.

Table 10
Construction in Progress (stated at cost in millions of dollars)

Year	Asset Value*
1968	$16
1969	2
1970	8
1971	8
1972	2
1973	7
1974	21
1975	28
1976	1
1977	1
1978	1
1979	7
1980	24
1981	22
1982	4
1983	3
1984	10
1985	11
1986	8
1987	14
1988	45

*Rounded to the nearest $1,000,000, derived from annual financial reports.

Table 11
Purchasing Power of the Dollar (base year 1967 = $1.00)

Year	Consumer Price Index*
1967	1.00
1968	.96
1969	.91
1970	.86
1971	.82
1972	.80
1973	.75
1974	.68
1975	.62
1976	.59
1977	.55
1978	.51
1979	.46
1980	.40
1981	.37
1982	.35
1983	.34
1984	.32
1985	.31
1986	.30

*Source: U.S. Bureau of Census, Statistical Abstract of the United States, 1988, Table 729, from U.S. Bureau of Labor Statistics, Monthly Survey of Current Business.

Table 12
Land and Building Asset Values (stated at cost in millions of dollars)*

Year	Value of Land	Value of Buildings
1968	$7	$ 265
1969	8	284
1970	8	286
1971	8	292
1972	8	303
1973	8	303
1974	9	303
1975	10	315
1976	10	350
1977	10	352
1978	12	354
1979	12	355
1980	12	361
1981	11	382
1982	12	410
1983	12	415
1984	12	399
1985	12	410
1986	13	425
1987	14	458
1988	15	468

*Figures rounded to nearest $1,000,000, derived from annual financial reports. These figures exclude equipment values and construction in progress.

Notes

[33]Real Property Holdings, MSU Department of Land Management report of July 1, 1988, p. 1.

[34]Ibid.

[35]Ibid., p. 19.

[36]Letter to Roger Wilkinson dated October 23, 1984, found in MSU Archives collection UA2317, Folder 13.

CHAPTER IV

AN ARCHIVAL GLIMPSE AT THE ROLE OF FACULTY AND THE BOARD OF TRUSTEES

During his interview, John Hannah cited the problems of dealing with faculty and Trustees. This chapter will examine MSU archival records concerning the role of the faculty and Trustees with respect to the physical development of the campus in the post-Hannah years.

Faculty Role

On June 25, 1975, Ronald Black, faculty chairperson of the University Committee on Building, Lands, and Planning, presented a letter containing the following recommendations to then-President Wharton.[37]

Recommendations of the University Committee on Building, Lands, and Planning

Recommendation A

That the Building, Lands, and Planning Committee move that the President be urged to request that the appropriate units of the University administration seek to cooperate with other planning and governmental agencies in a comprehensive transportation study of existing and projected patterns of movements on and adjoining the MSU campus, with an expressed objective of suggesting means of improving movement modes on the campus and to provide administrative and financial support as necessary.

Recommendation B (1-3)

B1. That the Building, Lands, and Planning Committee request that the President provide financial and administrative support as necessary to the Division of Campus Parks and Planning for the implementation into the long range plans of appropriate recommendations from the study supported in Recommendation A.

B2. That the Building, Lands, and Planning Committee request the President and the University administration to continue to strive for funds to be allocated in order to enable the Division of Campus Parks and Planning to start immediate proposals for implementation to further relieve some points of congestion, conflict, and danger by providing improved separate pedestrian/bicycle and vehicular routes on campus.

B3. That the Building, Lands, and Planning Committee request the University administration that whenever the primary function of a building is under consideration for change, the prospective change be considered as part of the University's total planning process. That is, for example, the Division of Campus Parks and Planning go through its usual planning techniques as it would in considering the transportation and other effects of a totally new structure. The Building, Lands, and Planning Committee and its appropriate successors, such as the new Committee on Academic Environment, should also be consulted as in the case of a new structure.

Recommendation C (1-7)

That the Building, Lands, and Planning Committee recommend that the President seek the cooperation of all appropriate administrative units and faculty, staff, and student groups to study for possible implementation the following proposals:

C1. That on-street parking (including parking bays which require backing into traffic lanes) be systematically reduced in all areas of heavy pedestrian/bicycle movement and/or at conflict points on campus.

C2. In order to help discourage the driving of vehicles, and their long-term parking, in the heart of campus, that a higher cash fee be charged at all coin operated (public) gated parking lots in the congested areas of campus.

C3. That additional peripheral car parking spaces should be provided for faculty, staff, and visitors--with improved commuter lot bus services to the campus areas.

C4. That all vehicles owned and/or driven on campus by students, faculty, or staff must be registered regardless of the usage of the vehicle in terms of time of day or day of week.

C5. That systems be devised to encourage faculty and staff to utilize bus transportation, and that further methods be explored to provide financial subsidy to the campus (or CATA) bus systems for routes on, adjacent, or to the MSU campus.

C6. That a system of integrated bus service between the off-campus and on-campus bus systems be established so that routes meet at convenient points and passenger transfers are possible.

C7. That all traffic laws be strictly enforced equally for all vehicular, pedestrian, and bicycle traffic.

Recommendation D

That the Building, Lands, and Planning Committee urge the President and the University administration to set up the policy means whereby physical interactions, developments, and growth on the MSU campus can effectively employ continuous data input and feedback in developing comprehensive land use, transportation,

> and utility plans--for an improved and efficient three-dimensional environment--and whereby total, long-range costs can be evaluated for various alternatives.

It seems clear from the recommendations that the primary concern related to the need for comprehensive land use plans and a special study on parking and transportation. The recommendations referred to the new Committee on Academic Environment as a successor to the Building, Land, and Planning Committee.

In December, 1975, the University Committee on Academic Environment met and started to define its charge. The Committee apparently struggled with its definition; and in the MSU News Bulletin of June 2, 1977, Leo Erickson, the Committee chairperson at that time, referred to a plan which defined the Committee's role as:

> . . . to assist in achieving the academic output of the University by attempting to ensure that support facilities and services are available to the academic community within constraining limits and that such facilities and services are employed to provide a positive academic environment, rather than inhibiting academic achievement . . . . The plan calls for the committee to establish subcommittees on public safety and traffic, business and finance, and buildings and lands which would parallel the administrative advisory/consultative committees of safety and sanitation operations and buildings.

Yet, in the Committee's annual report for 1978-79, a proposal recommending deletion of this Committee was debated--as the Committee continued its struggle to find a role for itself. In 1978 and 1979 the concerns of the Committee were broad and far ranging including "general social responsibility, campus safety--physical and chemical, classroom environment, academic achievement--relationship, and psychological factors." Meetings were scheduled with various administrators, and a number of issues were discussed. These included facilities funding, chemical and biological hazards, computer services, the academic calendar-quarter system, and car "towing" problems. In 1980-81, the Committee's annual report reflected primary concern with budgetary problems. And in 1981-82, it is most interesting to note conclusions that were reached. The Committee stated that

> Deferring maintenance of real property to meet cash management cannot be continued indefinitely. The consolidation of the Grounds Maintenance Unit (Division of Administration and Public Affairs) with the Physical Plant Unit (Division of Finance and Operations) may result in more effective and efficient coordination of efforts.

In 1982-83, the Committee specifically recommended budgetary priorities. It stated that

> Physical Plant operations should be given the highest priority . . . . failure of systems (electrical, heating, plumbing, ventilating, air

> conditioning) would endanger research programs and facilities, result in loss of energy efficient operations, and jeopardize health and safety . . . . The campus park is a significant resource and the fruit of years of commitment and sustained development. It is a resource which relates significantly to a number of academic programs . . . . The beauty of the campus is a public relations asset . . . . The preservation of the campus park should receive a moderately high priority in budget planning (emphasis added).

In subsequent years, it seems that the Committee has selected priority issues for consideration. Based on Committee annual reports and summaries of matters referred to the Executive Committee of the Academic Council, the priority issues have been the following: in 1983-84, parking problems due to construction; in 1984-85, athletic and recreation facilities; in 1985-86, building naming; in 1986-87, pornography; in 1987-88, parking, traffic, transportation; in 1988, the moving of horticultural gardens and preservation of campus natural areas.

Over time, this faculty committee seems to have established itself and provided important input in solving major campus "environmental" problems. Given the role of the Committee as stated in the Bylaws for Academic Governance, September, 1984, the Committee is likely to have an even greater impact in future years. Bylaw 4.3.2 states:

> The Committee on Academic Environment shall consult with and advise non-academic administrators on existing and proposed policies and procedures that appear to the Committee to affect academic achievement. The Committee shall study business office policies and procedures, University policies and plans for public safety, buildings and lands, traffic and transportation facilities, and all other matters that affect the academic environment of the University.

This is a broad and far-reaching statement that clearly presumes a direct relationship between academic achievement and the physical campus.

Board of Trustees Role

Harold Lautner devoted much effort to describing the annual actions of the Board of Trustees. This study takes a different approach. It will focus on actions of the Board at 10-year intervals, i.e., 1968 actions, 1978 actions, and 1988 actions.

A review of minutes of Board of Trustee meetings in 1968 reveals the following:

- sale of a right of way across University farms to Consumers Power
- resolution concerning financing of projects at Oakland University since 1957
- action concerning construction of MSU observatory dome and telescope
- settlement of lawsuit brought by contractor Fishbach, Moore, and Morrissey

-- enact ordinance concerning disorderly conduct and resolution on disruption of University activities

-- Vice President Phil May's retirement

-- John Hannah's retirement resolution

-- borrow funds to build music practice building

-- Hannah recommends study by Ernst and Ernst concerning the business and finance functions of the University, including campus park and space utilization with objectives stated as

a. minimum duplication
b. maximum communication and coordination of functions
c. maximum opportunities for delegation of authority
d. clear delineation of responsibilities
e. clear reporting relationships

As reflected by the Board minutes, the closing days of the Hannah administration were characterized by student unrest on campus, financial difficulties, and continued building construction.

Ten years later, in 1978, while Edgar Harden was President, as reflected in the minutes, the primary Board actions that concerned the physical campus were the following:

-- combine the University architect and Office for Space Utilization into one administrative unit

-- formal establishment of University Land Management Office

Note, in the interim years between 1968 and 1978, Walter Adams and Clifton Wharton had completed their terms as President of MSU, and the state legislature established Oakland University as an independent University in 1970.

From these events and Board actions described in 1978, it is evident that MSU was involved in a long-term struggle with administrative reorganization.

A decade later, in 1988, the minutes show the following Board actions took place:

-- approved contract for site renovation work at Troy Management Education Center

-- appointment of Giffels/Hoyem-Basso as architects/engineers for Tollgate farm project in Novi

-- President DiBiaggio reported on the cleanup of damaged cranes and trusses at the Breslin Center as the result of a construction accident which occurred on February 18

-- capital campaign kickoff event on May 6 at the Wharton Center

-- contract for Veterinary Clinical Center considered

-- financing of Engineering Research Facility by state of Michigan Building Authority

-- contract for broadband distribution system

-- approved 36 wheelchair user spaces at Spartan Stadium

-- drought management plan to prioritize campus watering of plants and gardens

-- approved parking facility at Kellogg Center for 1000 cars

-- approved a restated subordination and reverter agreement among the University Club, MSU, and Michigan National Bank

-- "determined that it does not wish to take any further consideration of the Bennett Road proposal" regarding additional road access to MSU from Meridian Township

Although the full historical impact of these recent actions is not known as of this writing, it seems clear that during the administration of John DiBiaggio and his predecessor Cecil Mackey, campus parking and financial problems have persisted. Building construction on the central campus continued in a big way, and the University continued to have a physical presence in the greater metropolitan Detroit area in the form of the Troy Management Education center and the new Tollgate farm in Novi.

By way of summary, consider the fact that on November 16, 1971, Jack Breslin wrote a memo[38] to President Clifton Wharton concerning "funding of ice arena, all events building and approval of Performing Arts Center." The memo stated that

> The above three facilities have been discussed by the Board of Trustees for well over a year. At the July 1971 meeting of the Board of Trustees, the Trustees indicated they wished to see a

> financing scheme for all three facilities so that they might in turn approve the three facilities as a package rather than one facility at a time.

It has taken just about 20 years for the all events building to be realized. As of this writing, the building remains to be completed. The building is located where quonsets used to be. The last quonset on the site was removed in the summer of 1989 where it had served in its final days as a construction site office. In brief, the actions of the Board of Trustees are by definition political in nature. By implication, the compromises and results that are reached are usually slow to emerge. And as shown by experience, the impact is long lasting.

Notes

[37]MSU Archives collection, UA2412, Box 2, Folder 1.

[38]MSU Archives collection, UA2527, Box 2, Folder 1051. See Appendix B for letter of November 19, 1971, from Roger Wilkinson to Clair Huntington concerning construction projects approved.

CHAPTER V

VISUAL INSPECTION OF THE CAMPUS

The use area map (Appendix D) of September, 1968, was adopted by the Board of Trustees as part of the Zoning Ordinance and Comprehensive Campus Plan (see Appendices C and D). Lautner referred to this plan in his second volume. It was one of the final acts of the Hannah administration, and it was intended to preserve spaciousness and prevent "whimsical" behavior in the development of the campus.

Has the plan been followed? In their interviews John Hannah and Jack Breslin said yes, for the most part. Leland Carr seemed to indicate otherwise. Perhaps the best way to answer the question is to walk or drive or tour the campus by bus or bike. In taking such tours during 1987 to 1989, the writer noted the following items.

The area inside West Circle Drive is designated on the 1968 map as a parks and recreation use area. Lautner and others referred to this area as "sacred space," an area where buildings should not be built. Yet the music practice building was built there. It was completed in 1968. Did John Hannah violate his own master plan?

On the face of it, the answer seems as if he may have done that. Yet, in an interview in 1989, Harold Lautner explained that this building is located where an old dormitory (Abbot Hall) had been located. So the site had an existing facility on it, which was replaced by the music practice building. The same holds true with respect to the Hannah Administration Building's location, which is north of the river in an area designated for parks and recreation. It is located on the site of the old power plant.

Perhaps the most apparent violation of the Zoning Ordinance is the Wharton Center and its parking ramp. These facilities are located on land zoned as an athletic area. Also, the new Breslin All Events Center is located in an area designated for academic use. Although this is not a clear violation of the Zoning Ordinance, it is at least questionable as to whether there is compliance with the original plan.

For the most part, where major academic buildings have been built, they have been located on land designated for academic use. These include the Life Science Building, the Clinical Center, Communication Arts and Sciences, Plant and Soil Science, and yet to be completed Engineering and Veterinary facilities.

Similarly, athletic facilities seem to have been built on athletic use areas. These include Munn Ice Arena and

the Football Practice Facility. However, the Indoor Tennis Facility was built in land zoned as housing. Service facilities such as the laundry, Department of Public Safety, and the Nisbet Building have been built in areas designated as service areas.

All property south of Forest Road was designated as agricultural land; however, part of it has been developed for use as headquarter office facilities of Motor Wheel Corporation and the Michigan Biotechnology Institute. And the MSU Foundation has been authorized to develop a corporate research park in other parts of this agricultural zone.

Also, it is interesting to note elements of the Master Plan that have yet to be realized. These include a cross-campus freeway road just north of the Grand Trunk railroad line. The area immediately north of Mt. Hope Road between Farm Lane and Hagadorn Road has not yet been developed for academic or dormitory housing uses. In addition, railraod tracks which approached the Stadium by running parallel to and immediately west of Red Cedar Road have been removed.

There have been other changes in the campus which were not detailed in the 1968 Zoning Ordinance. These include acquisition of the old Central Elementary School north of central campus in East Lansing, improvements in handicapper accessibility, movement of the horticultural

gardens to an area south of the Red Cedar River, and construction of a Kellogg Center parking ramp with an entrance that bridges the river. Finally, water treatment and sewage systems have been improved, thereby cleaning up the Red Cedar River.

It is critical to recognize that Section 8.0 of the Zoning Ordinance provided the following:

> This ordinance may be amended from time to time, either upon the recommendation of the Director of the Division of Campus Park and Planning and with the approval of the President and the Board of Trustees, or by the Board of Trustees upon their own motion, and such amendments shall be equally effective as though incorporated in the use area map.

Thus, the most that can be said of Hannah's plan was that it was intended as a guide. It was not intended to have the binding effect of law. Rather, it was intended as a planning tool that would help assure thoughtful consideration of past efforts in building for the future. Although the Master Plan and Zoning Ordinance may appear to be an effort by John Hannah to exert his will and control over the destiny of the MSU campus, such has not been proven over time to be entirely true.

CHAPTER VI

A REVIEW OF MAJOR CAMPUS LAND USE LITIGATION

During the Hannah years, MSU acquired a vast amount of land by negotiating agreements with land owners rather than through judicial proceedings. In the period from 1968 through 1988, although land acquisition stopped for the most part and there does not appear to have been a dramatic increase in land-related litigation, there were a few important legal matters related to campus lands and buildings that are worthy of discussion.

The facts in the case of Cholmakjian v. Board of Trustees of Michigan State University, Volume 315, Federal Supplement, page 1335 (1970), are as follows. In early May 1970, "The military operations in Cambodia precipitated a marked increase in campus political activities at Michigan State University and throughout the nation" (p. 1339). "The evening of May 18 saw considerable property damage inflicted upon the Michigan State University campus." Also on the evening of May 18, the ad hoc Action Group to Combat Racism held a "peaceful and non-destructive" meeting at the MSU Union building to discuss the problems of racism. The normal closing hour of the Union was 11:00 p.m. Many individuals remained in the Union building after 11:00 p.m.

They did not comply with repeated requests by University officials to vacate the building.

At approximately 1:30 a.m. on May 19, 132 people were arrested at the Union. Those arrested were charged with violation of the Michigan trespass statute and an MSU ordinance concerning trespass and loitering.

A group of students and faculty members brought this federal class action lawsuit claiming, that their arrest and prosecution violated their civil rights and freedom of speech.

On August 12, 1970, the United States District Court, Western District of Michigan Judge Fox decided that the arrests and prosecution for trespass were constitutionally permissible. The court reasoned that the University had

> . . . responsibility for maintaining property and facilities necessary for the functioning of a modern educational institution. It is essential that reasonable rules be established and enforced for the maximum use of University resources. Without such rules a university runs the risk of becoming a scene of chaos rather than a seat of learning.

The court cited the rule that, "The rights of free speech and assembly, while fundamental in our democratic society, still do not mean that everyone with opinions or beliefs to express may address a group at any public place and at any time" (p. 1347). The court also stated that, "It is axiomatic that every cooling breeze which lowers the

temperature of political activity is not thereby a constitutionally prohibited 'chill' of the rights of free expression" (p. 1348).

The foregoing case is noteworthy because of the precedent that it sets concerning MSU control over campus building hours. Leland Carr was legal counsel for MSU in this case, and Clifton Wharton was President at the time.

Another noteworthy case is that of Molony-Vierstra v. Michigan State University, Volume 417, Michigan Reports, page 224 (1983). The facts of the case follow. On February 22, 1979, Karen Molony-Vierstra's husband parked her car on the campus in a faculty-staff parking lot. The car did not have a permit. The Department of Public Safety ticketed the car and directed a private towing company to remove and impound the car. In order to retrieve her car, Molony-Vierstra was required to pay a $20 towing fee. Molony-Vierstra brought a class action lawsuit against MSU challenging the MSU traffic-towing ordinance. The case proceeded to the Michigan Supreme Court which held on November 4, 1980, that the University was without authority to enact an ordinance authorizing towing of motor vehicles as a routine measure in the enforcement of parking regulations. The ordinance was not in substantial conformity with the Uniform Traffic Code for cities, townships, and villages which authorizes towing of dangerous, obstructive, or abandoned vehicles (p. 230).

The Supreme Court found it unnecessary to decide the constitutional issue of due process. Byron Higgins was legal counsel for MSU in this case. The Molony-Vierstra case is significant because it places a limitation on University control over campus parking rules. That is, car towing could not be used as the general answer to parking shortages on campus.

Another interesting case is that of Michigan United Conservation Clubs (MUCC) v. Board of Trustees of Michigan State University, Volume 172, Michigan Court of Appeals Reports, page 189 (1988). In this case, Ronald England, an MSU student and Michigan United Conservation Clubs challenged the constitutionality and legality of an MSU ordinance prohibiting fishing on University land. The ordinance stated, "All lands and water under control of and governed by said Board are designated as a wildlife, fish, and bird sanctuary and the shooting or taking or molesting of birds, fish or wildlife is hereby prohibited."

The Michigan Court of Appeals held that "although the ordinance prohibited fishing from river banks and other access areas on MSU land, the ordinance could not be used to prevent the public from fishing in the river where access had been gained off of MSU land." The court also held that

> . . . the enactment of the ordinance is within the constitutional and statutory authority given to the Board to control and manage MSU property and to promote the objectives of the University . . . . We will interfere with University control only if the challenged action violates public policy or is unconstitutional.

In the MUCC case, MSU was represented by the law firm of Butzel, Long, Gust, Klein, and Van Zile. In a Detroit News article of August 13, 1988 (p. 1B), the Executive Director of MUCC, Thomas Washington, said an appeal to the State Supreme Court was likely. As of this writing, a record of appeal to the Supreme Court is not evident.

The MUCC case is important because it provides legal precedent that the Red Cedar River is a "navigable waterway," thereby placing some limitations on MSU's control of the river.

The most recent case to be discussed as part of this analysis is Hickey v. Michigan State University, Volume 177, Michigan Court of Appeals Reports, page 606 (1989). The facts follow. John J. Hickey, III, a student at MSU was arrested by the MSU Department of Public Safety for driving while intoxicated. He was placed in a holding cell at the Department of Public Safety. He was later found hanging from a heating device in the cell. He was pronounced dead on arrival at Sparrow Hospital in Lansing. His estate brought legal action against MSU, claiming in

part that there was a defect in a public building. The Court of Appeals ruled in part that an exception to the governmental immunity doctrine exists when the facility in question constitutes a defective public building. The lower court's finding that "the exposed bracketed heating device over the bench in the holding cell was a proximate cause of decedent's death" was upheld. The court also upheld findings that "the absence of a detoxification cell constituted a building defect in light of the assigned use of the cell." MSU was held liable for damages.

In a dissenting opinion, Judge Sullivan wrote that, "There is no evidence that the physical condition of the room itself posed a danger to the decedent . . . . the legislature intended to impose a duty to maintain safe public buildings, but not necessarily safety in public buildings." This tragic case is significant because it indicates the importance of safe facilities.

Of course, thee have been other lawsuits involving the University over the 20-year period of study. But, according to University Risk Manager Geraldene Ward and legal counsel Sally Harwood, these cases have not focused on land use issues or they have not been considered of major consequence.

Perhaps one such case is that of Krumm v. MSU. This case, which was decided in 1984 by the Ingham County Circuit Court, upheld MSU's right to spray its campus farm

lands with a chemical known as 2-4-D (case #83-50557 CE). And there have been other law-related matters that have been settled or resolved without appellate court decision making. Among the controversial issues have been showing of pornographic films on campus and freedom to assemble for "Cedarfest," an annual neighborhood party.

With respect to the cases that have been litigated and discussed, it seems that the following general messages emerge from the courts: MSU does not have unbridled control over its campus, the lands should be accessible (Molony-Vierstra and MUCC), and buildings should be carefully managed--with safety as a primary concern (Cholmakjian and Hickey).

CONCLUSION

The MSU campus has retained its character as a park. Yet, perhaps during the Wharton years, it started to become more like a city. Since 1968, central campus land acquisition has virtually stopped, and the total building square footage has increased significantly. The amount of open space has been reduced. Nevertheless, campus greenery flourishes. This park-like or arboretum quality continues to be one of the true strengths and comparative advantages of the campus, in addition to its central location within the state of Michigan, its proximity to the state capitol, and its vast land holdings.

The area within West Circle Drive, once referred to as "sacred space" has retained its character. Cowles House, the Presidential residence, has been restored. Beaumont Tower, another landmark within this area, is in need of restoration.

The need for building restoration in this area is only one of numerous land management and physical plant problems which have occurred over the 20-year period or which presently exist. Other problems include:

1. holding of land that is not highly usable, such as the Bear Lake area;

2. insect- and pest-infected portions of housing facilities;

3. occasional flooding;

4. tree roots which interfere with or damage drains;

5. unpleasant odors from farm animal manure processing;

6. occasional power outages;

7. traffic jams on deteriorating access roads such as state highway Grand River Avenue and traffic delays caused by passing trains;

8. parking shortages and numerous accidents involving bicyclists;

9. unauthorized access to building and utility service areas, such as student passage through steam tunnels or along railroad tracks;

10. facilities that are nonfunctional or not used regularly, such as the Observatory;

11. construction accident(s) such as the collapse of the Breslin Arena in 1988;

12. civil unrest such as student attempts to disrupt by occupying campus buildings and destructive behavior such as Cedarfest riots or near riots; and

13. on campus crime.

The foregoing problems point in large part to the increased role of the Physical Plant Division in maintaining buildings (see Table 13 concerning maintenance expenses).

Table 13
Expenditures and Reserves for Maintenance of Physical Plant
(in millions of dollars)

Date	Current Fund Expenditures for Plant Operations	Plant Fund Expenditures for Repairs	Maintenance Reserves
1968	$ 8	not reported	$ 1
1969	10	not reported	1
1970	11	not reported	1
1971	12	not reported	1
1972	12	not reported	1
1973	15	not reported	1
1974	17	not reported	1
1975	18	not reported	2
1976	18	not reported	2
1977	19	$ 0	4
1978	19	1	5
1979	22	2	6
1980	23	4	9
1981	24	4	14
1982	25	5	18
1983	25	4	21
1984	29	6	23
1985	29	13	25
1986	29	13	25
1987	32	19	19
1988	33	18	18

NOTE: Expenditures rounded to nearest $1 million.

Source: MSU financial reports, 1968-1988.

Since 1968, Quonsets along Harrison Road have gradually disappeared. The Breslin All Events Arena has been built in their place. The building process for this building in particular, from original planning to building completion, has covered the entire 20-year period.

The campus planning and development process has proven to be an "incremental continuous planning process."[39] The planning process is a time consuming and complex series of events which includes checks and balances among the Board of Trustees, the faculty, and the administrators.

John Hannah's Master Plan and Zoning Ordinance of 1968 seem to have been followed for the most part. However, Hannah's plan has been modified by actions of the Trustees, and exceptions such as the placement of the Performing Arts Center on land designated for athletics have been made.

John Hannah's concern about future "whimsical notions" remains vague. That is, political decisions by the Board of Trustees are not necessarily flawed, and planning actions should not always take place over a multi-year period.

In their interviews, both John Hannah and Jack Breslin cited interference from Trustees and faculty as a problem. Yet Hannah relied upon a faculty member, Harold Lautner, to also act as a campus planning administrator.

Other interviewees were critical of political decision making by Trustees (see Carr interview), lack of continuity in administrators (see Peters interview), or general inadequacies in planning or the planning process (see Adams and Muelder interviews).

In the final analysis, it is not the Board of Trustees, the faculty, or the President who have the most direct control over the campus and the campus planning process. Rather, it is the Vice Presidents and the various departmental directors. And the planning process should encourage these administrators to rely upon faculty expertise.

As the Faculty Committee on Academic Environment has evolved, it has demonstrated a far reaching concern with campus environmental issues related to academic achievement. This committee has the potential to be very active and influential in the planning process.

In 1985, the Office of Space Utilization was placed under the direction of the Provost. Prior to that time, it was under the direction of Vice President Jack Breslin. Perhaps, this is an indicator of an expanded future role for faculty in the campus planning process.

The courts have placed some limitations on MSU's control of the campus. Court decisions have tried to assure that the campus is accessible and safe. However, the parking situation on campus was problematic in 1968, and it continues to be problematic at present.

Although total building construction over the 20-year period was probably at its peak in the last two-to-three years, there are complaints that large scale construction should come to a halt. As of the time of this

writing, some students are calling for a "freeze"[40] in new building construction. They claim that tuition costs have gone too high and that the University must place greater controls on its spending.

Nevertheless, the University is presently involved in a private fund raising campaign, and one of the goals is to build an addition to the College of Business building. Another stated goal is to build a Biological Science building through private contributions.

In recent years the University has sought private contributions for other building projects. These include the Wharton Center for Performing Arts, an addition to the School of Packaging, the Management Education Center in suburban Detroit, and restoration of the President's residence, Cowles House. And the naming of facilities was not without controversy, as the name of a major donor (McGoff) was eventually removed from an area in the Wharton Center and funds were returned to the donor.

The University is seeking state funding for a power plant addition. The success of current building financing efforts and the eventual construction of currently planned facilities remains to be determined. In short, the future of the MSU campus poses formidable challenges.

Notes

[39]Patrick Keating, dissertation cited earlier in footnote #14.

[40]The University Reporter--Intelligencer (September 27, 1989, Vol. I, No. 1, opinion page 6). Reproduced in Appendix B.

RECOMMENDATIONS AND CONCERNS FOR THE FUTURE

It appears that the long-term trend toward more academic buildings constructed on open farm land will continue. When considering that the planning and construction of one building may cover a 25-year period, it is incumbent on the University to work toward improving its long range (50-100 years and beyond) planning vision and process.

Perhaps the position of Vice President for Campus Planning should be created. The Vice President for Campus Planning could be a faculty member who would be responsible for long term planning of central campus and regional campus lands and facilities. Also, the Vice President might work with the University Committee on Academic Environment to assure faculty participation in the campus planning process. In addition, the Vice President could coordinate long term campus planning activities of various administrative and academic units.

Among the major issues that should be considered are the following.

1. Should more land be acquired in the central campus area?

2. Should enrollment projections remain at 40,000-50,000 students or should they be increased to 60,000-65,000 students as John Hannah once envisioned?

3. Should the Comprehensive Master Plan and Zoning Ordinance be amended to substantially reduce the size of agricultural areas on the central campus?

4. Should the open space area requirement in academic zones be revised to require more open space?

5. Should the Divisions of Physical Plant and Campus Park and Planning be merged?

6. Should the University create a formal process to encourage participation in campus planning by students, alumni, donors, employees, contractors, neighbors, and taxpayers?

There are, of course, more specific and substantive points to be made. The University must maintain a long-range plan for renovation of existing campus facilities. In particular, the utility systems and apartment housing should be given high priority. Upgrading of the rail line so that high speed trains can pass without interfering with campus traffic should also be given major consideration. And MSU should be a major, if not the leading, player in developing and implementing comprehensive regional transportation plans.

Lastly, the MSU campus has become a convention and recreation center and a tourist attraction. Continued

beautification of the campus and expansion of parks and recreation zoned areas are essential. The green tree campus of MSU in East Lansing is likely to thrive for a very long time.

GLOSSARY

Administrator: official representative of the University employed by and charged with the responsibility for day-to-day management and operations.

Arboretum: a park-like area containing trees and other plantings.

Board of Trustees: elected officials who are responsible to the public and who derive their authority from the state constitution. They are charged with the responsibility of directing the overall mission of the University.

Building density: measure of total building facility area in relation to total land area of the campus.

Campus: the lands and building facilities of the University.

Central campus: the East Lansing, Michigan, campus of MSU.

Cogeneration: production of steam heat and electricity by burning coal.

Condemnation: judicial process whereby the court awards private property to a public entity and the private property owner is awarded a specified sum of money or other compensation.

Construction in progress: buildings and facilities that are partially completed.

Development: the process of growth and improvement of the campus facilities. May also refer to private fund raising activity.

Eminent domain: right of the public entity to take private property for a public use, provided that fair compensation is made.

Faculty: individuals who teach courses and/or perform research or other academic activities on behalf of the University.

Green space: open space which contains plantings such as trees, shrubs, flowers, or grass.

Inflation index: a measure of general price increases over time which also reflects the decrease in the spending power of money.

Land use: designating possible activities or functions for specified geographic areas.

Maintenance reserves: liquid assets held available for building repair.

Master Plan: a plan for future campus development such as that approved in 1968 in the closing period of the Hannah administration.

Open space: land which is not occupied by buildings or other structures.

Physical plant: building structures and utility systems.

Plantings: trees, shrubs, flowers, grass.

Quonset: trademark used to designate a prefabricated shelter. The roof shape is a semicircle (according to Webster's Third New International Dictionary).

Razing: demolition and removal of a building.

Students: individuals enrolled in courses at the University including part-and full-time.

Zoning Ordinance: land use rules and restrictions such as those approved in 1968 in the closing period of the Hannah administration.

APPENDICES

APPENDIX A

INTERVIEW QUESTIONS

AND

CLIFTON WHARTON'S RESPONSE

Interview Questionnaire for University Officials Involved with Campus Land Use and Development

1. Name _____

2. Title _____

3. Years of service _____

4. Describe major campus development achievements during your period of service including your role in the campus development process.

_____

_____

_____

5. Describe major campus land use problems during your period of service, including your role in relation to the problem and its solution.

_____

_____

_____

6. Briefly characterize the campus:

   (a) Past: _____

   (b) Present: _____

   (c) Future: _____

7. Comments about land use and development in higher education:

_____

_____

_____

8. Concluding remarks:

_____

_____

_____

(Please feel free to attach additional pages or relevant documents)

Teachers Insurance and Annuity Association
College Retirement Equities Fund
730 Third Avenue/New York, NY 10017
(212) 490-9000

Dr. Clifton R. Wharton, Jr.
Chairman and
Chief Executive Officer

May 9, 1988

Mr. Mark Krefman
1837 Dennison Road
East Lansing, MI 48823

Dear Mr. Krefman:

I apologize for the delay in responding to your inquiry about the MSU campus for your doctoral dissertation, but there have been a great number of other activities claiming my attention.

The park-like setting of the MSU campus always was a source of great pride and satisfaction to me during my eight-year tenure as president (1970-1978). Without the spacious surroundings and meticulously landscaped living and working areas, the environment for the large numbers of students, faculty and staff inhabiting the campus on a daily basis would have been bleak, indeed. As it was, the campus easily was able to accommodate these numbers, often giving the impression of a much smaller, more intimate setting.

The beauty of the campus also cannot be overlooked as a powerful factor in attracting students. Just to see the campus in the spring or fall was to be irresistibly drawn to it.

These were among the reasons that I worked closely with Milton Barron, then head of Campus Park and Planning, and provided him all the support I could. He did a marvelous job.

My years at MSU coincided to some extent with a hiatus in the almost frantic building program that had been underway since 1946. Nevertheless, some significant actions were taken that have had lasting impact on the campus environment. A check of my files reveals the following:

November 1971: Planning authorized for the new ice arena, all events-building and performing arts center.

November 1972: Ground broken for Water Quality Management facility.

October 1973: Plans unveiled for MSU Advanced Management Center in Troy.

January 1974: Groundbreaking for Clinical Center.

March 1974: Stephen A. Nisbet Building opened.

April 1974: Trustees approve special allocation of $75,000 to approve accessibility for handicapped.

September 1974: $246,750 grant from Michigan Vocational Rehabilitation Service received for "Project Access."

November 1974: Clarence L. Munn Ice Arena dedicated.

April 1975: Performing Arts Center design unveiled.

September 1975: First part of $1 million grant from National Science Foundation received to build super-conducting magnet in Cyclotron.

September 1975: Management Education Center in Troy dedicated.

October 1975: New Public Safety Building opened.

October 1976: $18.1 million Clinical Science Center dedicated.

April 1977: $17 million Capital Enrichment Campaign launched.

July 1977: Cyclotron Lab. receives $1,2 million grant from NSF.

I hope this information is helpful to you. Good luck with your dissertation.

Sincerely,

Chairman and
Chief Executive Officer

APPENDIX B

ADMINISTRATIVE CORRESPONDENCE FROM 1971

AND

STUDENT EDITORIAL FROM 1989

MICHIGAN STATE UNIVERSITY EAST LANSING • MICHIGAN 48823

OFFICE OF THE VICE PRESIDENT FOR BUSINESS AND FINANCE • JOHN A. HANNAH ADMINISTRATION BUILDING

November 19, 1971

MICHIGAN STATE UNIVERSITY
RECEIVED
NOV 22 1971
NEW CONSTRUCTION

Mr. Clair W. Huntington
Administrative Assistant
416 Administration Building
Campus

Dear Clair:

The Board of Trustees today approved the following three construction projects:

1. Ice Arena.

A 6,000-seat ice arena was approved, based on the financial plan as submitted by this office. This includes the allocation of student athletic ticket revenue to finance this program. Because of the limitation of funds, it was understood that this project should be within the range of the preliminary budget established.

2. All-Events Building.

The all-events building project was approved with the understanding that the administration would continue to review alternate proposals for financing. This office will work with Mr. Breslin in developing these proposals.

3. Performing Arts Center.

The performing arts center was approved. It is understood that this approval allows the administration to continue to develop this proposal. No financial plan or budget was established for this project.

Sincerely,

Roger Wilkinson
Vice President

RW/vs

Source: MSU Archives, as cited in note #38.

Op:

Source: The University Reporter--Intelligencer, September 27, 1989, vol. 1, opinion p. 6.

It's the same old story — Now is the time for a rewrite

Crunch, crunch, crunch.

That's not the sound of bones breaking. It's the sound of students getting the squeeze from university administrators and state lawmakers.

Once again, students have been hit with tuition increases. At MSU, tuition is jumping 7.9 percent.

While administration officials use their annual excuse for the rising cost of attending school — lack of money from the state — students continue to bear the brunt of MSU's drive to become the next University of Michigan.

And loan officers don't care about the U-M octopus' new East Lansing campus.

They care about collateral.

Don't forget, administrators' excuses don't pay for credits, and employers don't want to hear why students couldn't afford to finish college. Money talks and we know what walks.

Shall we put it in a different perspective?

While we understand the difficult position administrators are in, the bottom line is that over the last 20 years the percentage of general operating costs derived from student checkbooks has increased by almost 13 percent, while the state's "commitment to higher education" has plummeted by almost 18 percent.

State lawmakers must allocate funds to a variety of public service areas, ranging from correctional facilities to mental hospitals to K-12 education.

Higher education is taking a back seat to lawmakers who are begining to realize there is little political leverage to gain by bolstering higher education budgets. What sense would it make for a representative from Hicksville to favor taking money away from a farm subsidy program in favor of an extra million to a state school?

The tune "Roll Out the Pork Barrel" reverberates in our heads.

However, there is one big solution to the dilemma, and taxpayers are going to have to swallow the pill. Yes, it's those three dirty little words from the 1988 presidential campaign — and it's not "I love you."

Guess what, it isn't "thousand points o'light," either.

It's "a tax hike."

Unless Michigan taxpayers are willing to take the solar plexus shot of a tax increase, the higher education system of the state is going to dwindle to a bunch of mediocre schools with eroding buildings and second-rate facilities.

No winning football teams and no future rocket scientists. Just a hippie breeding ground for the disillusioned rich brats of Michigan.

Maybe the increase could come in the form of a larger sales tax on beer and wine sales, as has been mentioned at the Capitol? It doesn't really matter how it's done, it's just got to be done.

Taxpayers won't likely vote for something of this nature unless they are assured that universities won't continue to fritter away their hard-earned salaries.

MSU must join with the rest of the universities in the state in making responsible changes in its spending practices. Got that John and David?

That means a freeze on new campus buildings until the crisis has passed. Money previously designated for new buildings should go to repair, maintain, and improve currently existing classrooms. The money will go farther and be more efficiently spent.

If we continue to approve new expenditures we must be ready to pay for them later. If that means another tuition hike, we must ask: "Can we afford it?"

We assert, instead, that our money be spent in the areas of greatest need — and that does not include thousands of dollars to beautify the Beaumont Tower. We love the old symbol, but let's face it, no one learns how to do a derivative there, and can anyone remember the last time the Tower stood up in front of a classroom to give a political science lecture?

And that's just one of many examples.

It's time for some responsibility and accountability on the part of university administrators and state legislators alike.

Otherwise, this university will cease to serve the students in their best interest.

APPENDIX C

1968 ZONING ORDINANCE

Michigan State University

ZONING

ORDINANCE

Adopted by the Board of Trustees, April 18, 1968.

2-68

CERTIFICATION

I HEREBY CERTIFY that the following Act to Codify Regulations Affecting Campus Planning, Designating Land Area Uses, Establishing a Master Plan, and Providing for the Administration Thereof, for the Benefit and Protection of the Property of the Board of Trustees of Michigan State University, was passed by the Board of Trustees at a meeting duly called and held at East Lansing, Michigan, on the 18th day of April, 1968, at which a quorum was present and voted.

Jack Breslin, Secretary

Dated: April 19, 1968

TABLE OF CONTENTS

THIS ORDINANCE IS COORDINATED WITH AND BECOMES AN INTEGRAL PART OF THE "COMPREHENSIVE CAMPUS PLAN" DATED April 17, 1968.

AN ACT TO CODIFY REGULATIONS AFFECTING CAMPUS PLANNING, DESIGNATING LAND AREA USES, ESTABLISHING A MASTER PLAN, AND PROVIDING FOR THE ADMINISTRATION THEREOF, FOR THE BENEFIT AND PROTECTION OF THE PROPERTY OF THE BOARD OF TRUSTEES OF MICHIGAN STATE UNIVERSITY, PURSUANT TO AUTHORITY CONFERRED BY THE CONSTITUTION AND STATUTES OF THE STATE OF MICHIGAN.

SECTION

1.00 - STATEMENT OF PURPOSE

.01 It appearing to the Board of Trustees of Michigan State University that regulations are essential to preserve the campus environment of spaciousness and landscape beauty, promote order and unity, and minimize congestion on the property governed by the Board, and to provide guidelines affecting the improvement thereof, the Board hereby adopts the following provisions:

2.00 - EFFECTIVENESS OF ORDINANCE

.01 This ordinance shall be effective at 12:01 a.m. September 1, 1968.

3.00 - AUTHORITY OF BOARD OF TRUSTEES

.01 This ordinance is enacted by the Board of

Trustees of Michigan State University pursuant to and in accordance with the authority and responsibility of said Board contained in the Constitution of the State of Michigan and the Public Acts relating thereto.

4.00 - DEFINITIONS

.01 The term "institution" pertains specifically to Michigan State University at East Lansing, Michigan.

.02 The term "academic use" encompasses any building or portion thereof that is used for the teaching of classes, research facilities and administrative and operational facilities, or any similar function and use for the educational and operational purposes of the institution.

.03 The term "accessory building" includes a subordinate building or portion of a main building, located within the same block or use area, which is secondary in nature to the principal use.

.04 The term "accessory use" is subordinate to the principal use within the same block or use area, comprising purposes secondary in nature to those of the principal use.

.05 The term "ground area of a block" includes all land from the centerline of adjacent streets and roads or abutting use area established by description on the Use Area Map. Such lines may be established by curb lines, section lines, institution property lines,

other property lines, or those lines as shown and described on the Use Area Map which is a part of this ordinance.

.06 The term "curbline" indicates the curb on either side of a road that is used for the general movement of motor vehicles, and encompasses those existing or extended, but does not include the curbline of parking bays, bus turnouts or similar variations. If no curb exists, the location of a proposed curb will be considered as the curbline.

.07 The term "nearest roadway" means that road which lies nearest any side of a building that is used for the general movement of motor vehicles, and does not include service drives or related variations thereof.

.08 The term "non-conforming use" includes any building or land occupied and used at the time of the adoption of this Zoning Ordinance which use does not conform with the use regulations established therefor.

.09 The term "open area" refers to the ground area surrounding a building or buildings including lawns, landscaping, sidewalks, terraces, service areas, parking, roads, bicycle routes, and other features used in the complete site development of a building or buildings.

.10 The term "park and recreation use" includes any land area essentially kept in an open naturalistic, wooded or landscaped condition, that is undeveloped and reserved for general use and enjoyment by the public and residents of the campus.

.11 The term "service use" refers to any building or land that is primarily involved with utility services and functions, and such accessory uses essential to the operation of the institution.

.12 The terms "story" and "story height" refer to that portion of a building that is included between the surface of any floor and the surface of the next floor above it.

5.00 - AREA REGULATIONS

.01 Areas Established: In order to regulate and restrict the location of buildings and other structures erected or altered for specified uses, the institution is hereby divided into the following "Use Areas":

"AC" - Academic Area
"DH" - Dormitory Housing Area
"AH" - Apartment Housing Area
"AT" - Athletic Area
"SE" - Service Area
"PR" - Parks and Recreation Area
"AG" - Agricultural Area

.02 Area Boundaries: The boundaries of use areas are established on the use area map attached hereunto and made a part hereof, and all notations, references, and other descriptions contained thereon are made a part of this ordinance.

.03 Prohibitory Provisions: Except as herein provided no land shall be used and no building shall be erected, converted, enlarged, reconstructed or substantially altered which does not comply with the area regulations

established by this ordinance for the area in which the building or land is located.

.04 Essential Utility Services: Structures required in conjunction with the distribution and maintenance of essential utility services may be permitted in any area when approved by the Director of the Division of Campus Park and Planning who shall submit a determination of necessity therefor. The Director may, if he deems it necessary, refer any specific request for an essential utility service structure to the President and the Board of Trustees of Michigan State University for their consideration and determination.

All public utilities included in the essential utilities services shall be subject to the same provisions outlined in the preceding paragraph.

6.00 - AREA PROVISIONS

.01 "AC" Area: In the "AC" Academic Area, no building or land area shall be used and no building shall be erected or altered unless otherwise specifically provided for in this ordinance, except for the following uses:

.011 Principal Uses and Buildings:

.0111 Teaching Facilities are classrooms, lecture halls, instructional laboratories and similar facilities used for general educational purposes.

.0112 Other Facilities are graduate facilities, research laboratories, general student facilities, faculty offices

6.0112

and all administrative and operational functions.

.012 Accessory Uses and Buildings:

.0121 Parking structures.

.0122 Other accessory uses and structures that are necessary to the maintenance, operation and function of the principal uses and buildings.

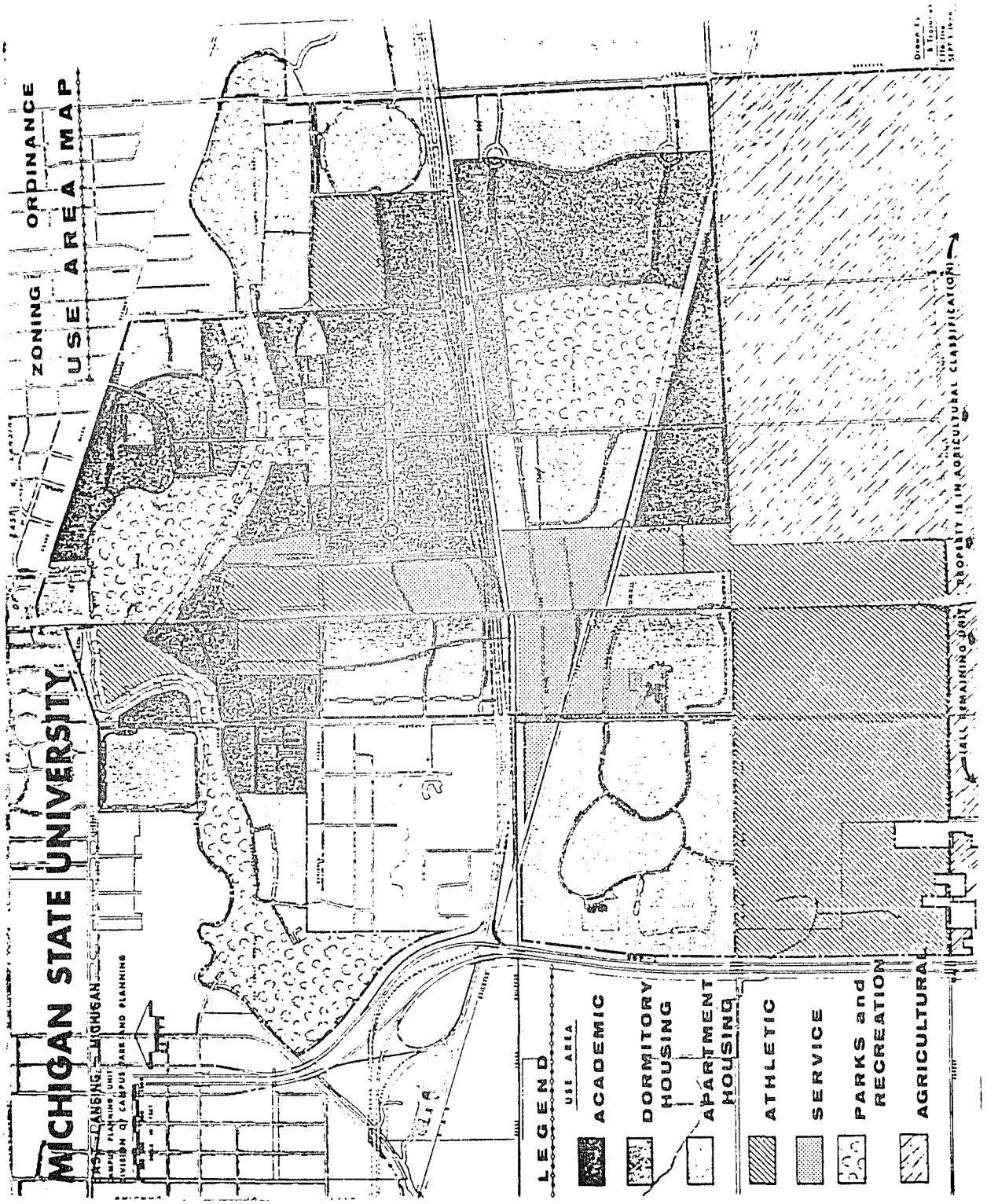
.013 Building Height Requirements:

.0131 Building Heights - Teaching Facilities: Height shall be limited to the first three stories of any building.

.0132 Building Heights - Other Facilities: Height shall be limited to eight stories.

.0133 Building Heights - Accessory Building: Height shall be limited to the height as determined by the specific use to be allowed within the structure and the area in which it would usually be located.

.014 Area Requirements: Within the "AC" Academic Area there shall be provided an open area equal to 70% or more of the total ground area within the block in which any proposed buildings or building additions are to be erected. The only exception allowed shall be that a parking structure in the "AC" Academic Area may be erected in excess of the 30% building ground area coverage limitation within a specified block area.


MICHIGAN STATE UNIVERSITY
EAST LANSING — MICHIGAN
USE AREA MAP
ZONING ORDINANCE
LEGEND
USE AREA
ACADEMIC
DORMITORY HOUSING
APARTMENT HOUSING
ATHLETIC
SERVICE
PARKS and RECREATION
AGRICULTURAL

.015 Set Back Requirements: All buildings shall have a set back from the nearest curbline of a 2-lane, 2-way roadway a minimum distance of 75 feet; from the nearest curbline of a 3 or more lane undivided roadway a minimum distance of 85 feet; from the nearest curbline of a divided roadway with a median a minimum distance of 65 feet.

.02 "DH" Area: In the "DH" Dormitory Housing Area, no building or land area shall be used and no building shall be erected or altered unless otherwise specifically provided for in this ordinance, except for the following uses:

.021 Principal Uses and Buildings:

.0211 Resident halls and their essential living services.

.022 Accessory Uses:

.0221 Limited academic area uses.

.0222 Other uses within the building that are necessary to the maintenance, operation and function of the principal uses and buildings.

.023 Building Height Requirements:

.0231 Residence Halls: Height shall be limited to twelve stories.

.0232 Accessory Uses and Buildings: Height shall be limited to three stories.

.024 Area Requirements: Within the "DH" Dormitory Housing Area there shall be provided

an open area equal to 80% or more of the total ground area within the block in which any proposed buildings or building additions are to be erected.

.025 Set Back Requirements: All buildings shall have a set back of a minimum distance of 75 feet from the nearest curbline of the nearest roadway.

.03 "AH" Area: In the "AH" Apartment Housing Area, no building or land area shall be used and no building shall be erected or altered unless otherwise specifically provided for in this ordinance, except for the following uses:

.031 Principal Uses and Buildings:

.0311 Multiple dwellings.

.0312 Primary schools and playgrounds.

.032 Accessory Uses: Other uses and buildings that are necessary to the maintenance, operation and function of the principal uses and buildings.

.033 Building Height Requirements:

.0331 Multiple dwellings: Height shall be limited to three stories.

.0332 Primary schools: Height shall be limited to two stories.

.0333 Accessory buildings: Height shall be limited to three stories.

.034 Area Requirements: Within the "AH" Apartment Housing Area there shall be provided

an open area equal to 85% or more of the total ground area within the block in which any proposed buildings or building additions are to be erected.

.035 Set Back Requirements: All buildings shall have a set back of a minimum distance of 50 feet from the nearest curbline of the nearest roadway.

.04 "AT" Area: In the "AT" Athletic Area, no building or land area shall be used and no building shall be erected or altered unless otherwise specifically provided for in this ordinance, except for the following uses:

.041 Principal Uses and Buildings:

.0411 All open organized recreational, intramural and sport event type of uses.

.0412 Structures pertinent to the operation of the preceding listed uses.

.042 Accessory Uses: Other uses and buildings that are necessary to the maintenance, operation and function of the principal uses and buildings.

.043 Building Height Requirements: All buildings shall be limited to two stories in height or to the height necessary to accommodate the particular sport function and design.

.044 Area Requirements: Within the "AT" Athletic Area there shall be provided an open area equal to 90% or more of the total ground area within the block in which any proposed buildings or building additions are to be erected.

.045 Set Back Requirements: All organized recreational, intramural or sport event type of use shall have a set back of a minimum distance of 50 feet from nearest curbline of the nearest roadway, and all buildings shall have a set back of a minimum distance of 65 feet from the nearest curbline of the nearest roadway.

.05 "SE" Area: In the "SE" Service Area, no building or land area shall be used and no building shall be erected or altered unless otherwise specifically provided for in this ordinance, except for the following uses:

.051 Principal Uses and Buildings:

.0511 Power Plants.

.0512 Maintenance centers.

.0513 Institutional stores.

.0514 Storage facilities

.0515 Office buildings.

.052 Accessory Uses: Other uses and buildings that are necessary or similar to the principal uses and buildings that are pertinent to the maintenance and operation of the institution.

.053 Building Height Requirements: All buildings shall be limited to eight stories in height. The only exceptions allowed will be power plant chimneys and similar accessory uses.

.054 Area Requirements: Within the "SE" Service Area there shall be provided an open area

equal to 70% or more of the total ground area within the block in which any proposed building or building additions are to be erected.

.055 Set Back Requirements: All buildings shall have a set back of a minimum distance of 75 feet from the nearest curbline of the nearest roadway.

.06 "PR" Area: In the "PR" Parks and Recreation Area, no building or land area shall be used and no building shall be erected or altered unless otherwise specifically provided for in this ordinance, except for the following uses:

.061 Principal Uses and Buildings:

.0611 Woodlots and natural areas.

.0612 "Sacred Place" areas of the campus, specifically the West Circle Drive area.

.0613 Botanical and horticultural gardens and plant conservatories.

.0614 Passive and active unorganized recreational use.

.0615 Parks

.062 Accessory Uses and Buildings: Other uses and buildings that are necessary or similar to the principal uses and buildings that are pertinent to the maintenance and operation of the institution.

.063 Building Height Requirements: All buildings shall be limited to the maximum height

of three stories; the only exceptions allowed will be towers, monuments and similar memorials of, by or for the institution.

.064 Area Requirements: See "Special Conditions" (Sec. 6.066).

.065 Set Back Requirements: All buildings shall have a set back of a minimum distance of 75 feet from the nearest curbline of the nearest roadway.

.066 Special Conditions: All existing buildings may remain in this area and renovations, alterations and additions to these buildings will be permitted. The reconstruction of a building on the same building site with a maximum increase of ground surface covered by the reconstructed building shall not exceed 25% more than the previous ground surface covered by the removed building. The building ground area of a proposed addition shall not be more than 50% of the ground area covered by the existing building to which the addition is planned.

Buildings and uses allowed in any of the other use area classifications shall not be permitted in the "PR" Parks and Recreation Area.

.067 Recreational Uses: No actively organized type of recreation, intramural or sport event type of facility shall be allowed or constructed in the "PR" Parks and Recreation Area.

.07 "AG" Area: In the "AG" Agricultural Area, no building or land area shall be used and no

building shall be erected or altered unless otherwise specifically provided for in this ordinance except for the following:

.071 Principal Uses and Buildings:

.0711 Single family dwellings.

.0712 Agricultural research facilities for plants and animals.

.0713 Farm areas for experimentation, cultivation or production of plants and animals for institutional use.

.0714 Associated facilities not institutionally operated, such as the Michigan Animal Breeders Center.

.072 Accessory Uses and Buildings: Other uses and buildings that are necessary to the operation and maintenance of the principal uses and buildings such as silos, wells and pumping stations for the entire institution, maintenance centers, etc. shall be allowed.

.073 Building Height Requirements: All buildings shall be limited to a height of two stories, with the exception of silos and similar structures that are necessarily of greater height.

.074 Area Requirements: None

.075 Set Back Requirements: All buildings shall be set back a minimum distance of 100 feet from centerline of nearest public roadway.

.08 Non-Conforming Uses and Buildings:

.081 Non-conforming uses: The use of any land area existing at the time of the adoption of this ordinance may be continued although such use does not conform to the provisions hereof.

.082 Non-conforming buildings: The use of any building existing at the time of the adoption of this ordinance may be continued although such use does not conform to the provisions hereof. Such non-conforming use may be extended throughout a building.

.083 Expanding use: The expansion of a non-conforming use by not exceeding 50% of the existing use as of the effective date of this ordinance shall be permitted at any time, providing that the maximum ground surface coverage by buildings of the specific area in which the non-conforming use is located is not exceeded.

7.00 - ADMINISTRATION

.01 The Director of the Division of Campus Park and Planning shall be responsible for the administration of this ordinance, the use area map, and the comprehensive campus plan, all as hereafter amended and modified.

.011 The Director is specifically granted authority to:

.0111 Approve the extension, reduction, revision or interpretation of an area boundary.

.0112 Approve the reconstruction of a non-conforming building which has been destroyed, or partially destroyed.

.0113 Approve the erection and use of a building or the use of land in any location for an essential utility service, or allow for the enlargement, extension or relocation of these existing uses. All public utilities are excluded from this exception.

.0114 Interpret the provisions of this ordinance where the street layout actually on the ground varies from the street layout as shown on the use area map fixing the several areas.

.0115 Interpret the use of a planned building as to whether it is a building use that is permitted in the area for which it is desired to be erected, and to interpret as to whether the planned building will increase the ground area covered by buildings over the maximum percentage allowed within the block in which it is planned to be erected.

.0116 Refer any specific request for a change, amendment, interpretation, or other similar action as stated in the preceding paragraphs to the President and the Board of Trustees of Michigan State University for their decision and disposition.

8.00 - AMENDMENTS

.01 This ordinance may be amended from time to

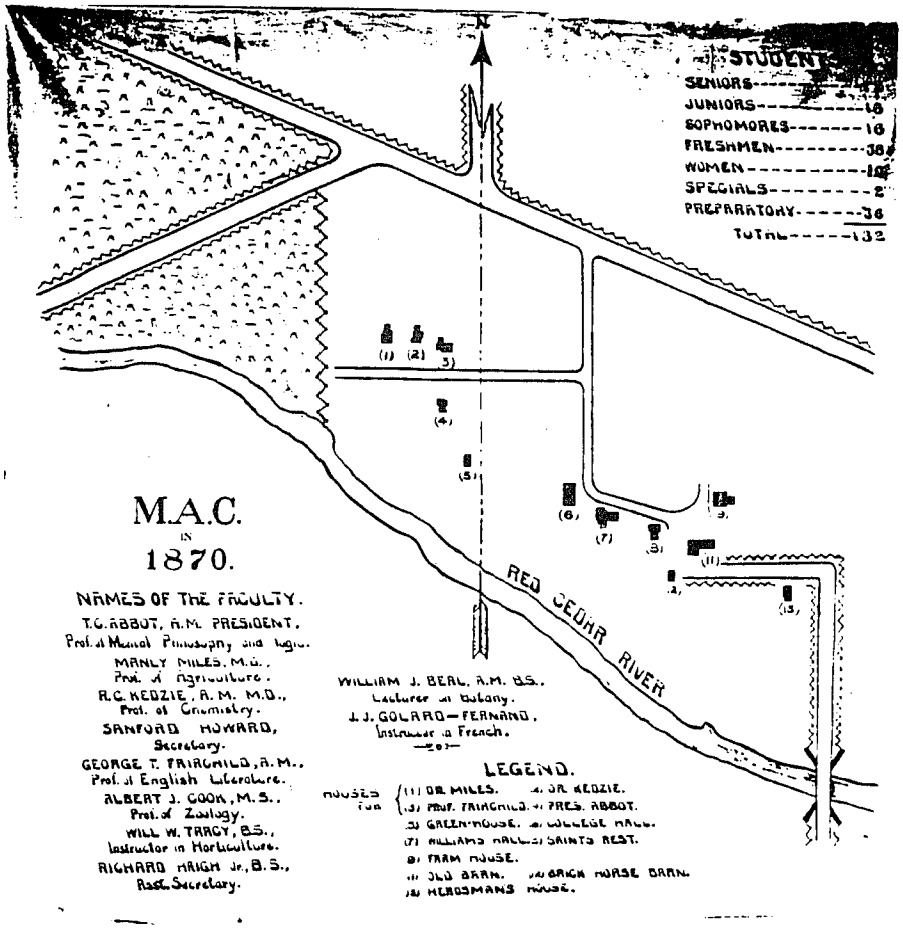
8.01

time, either upon the recommendation of the Director of the Division of Campus Park and Planning and with the approval of the President and the Board of Trustees, or by the Board of Trustees upon their own motion, and such amendments shall be equally effective as though incorporated in the use area map.

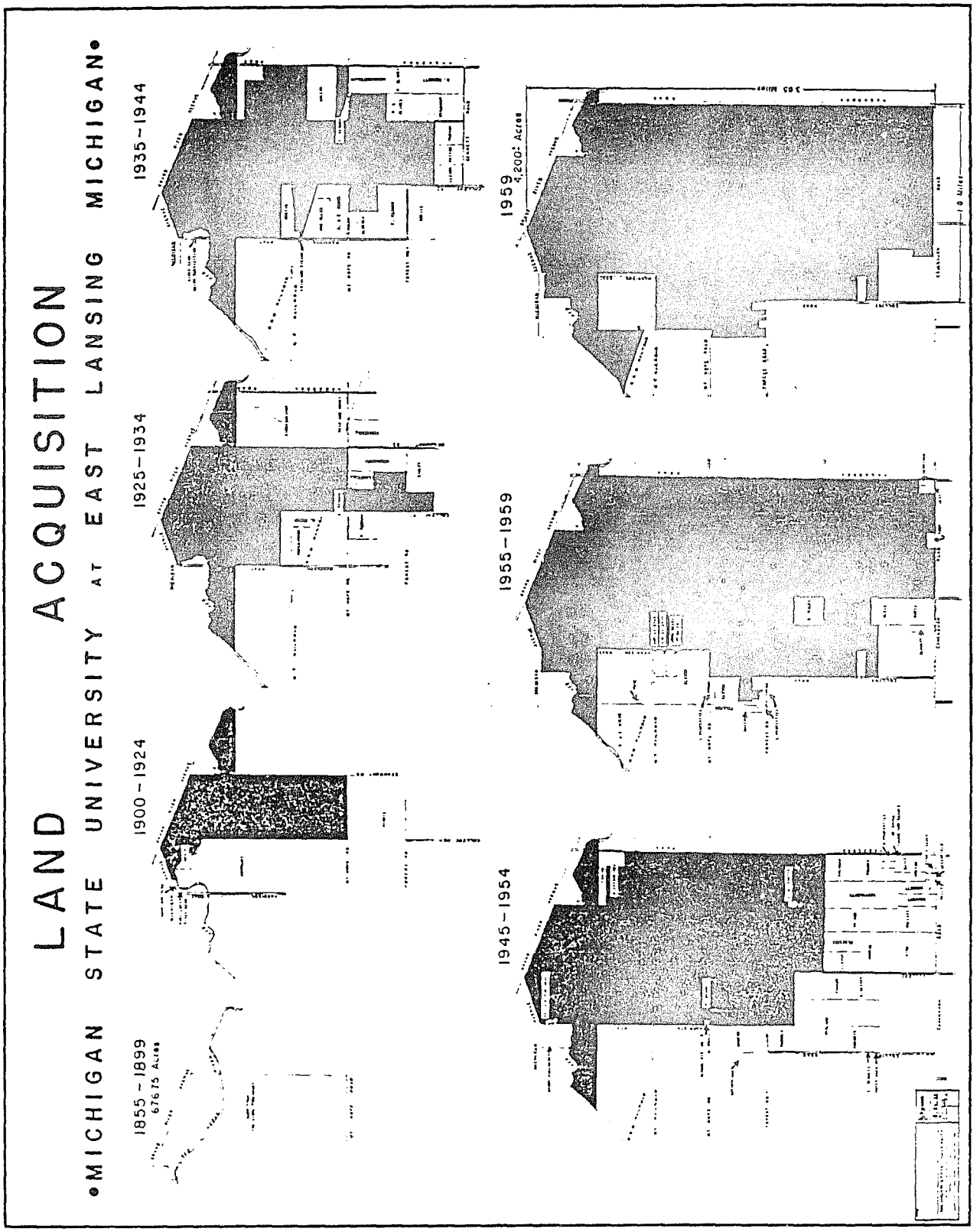
APPENDIX D

MAPS

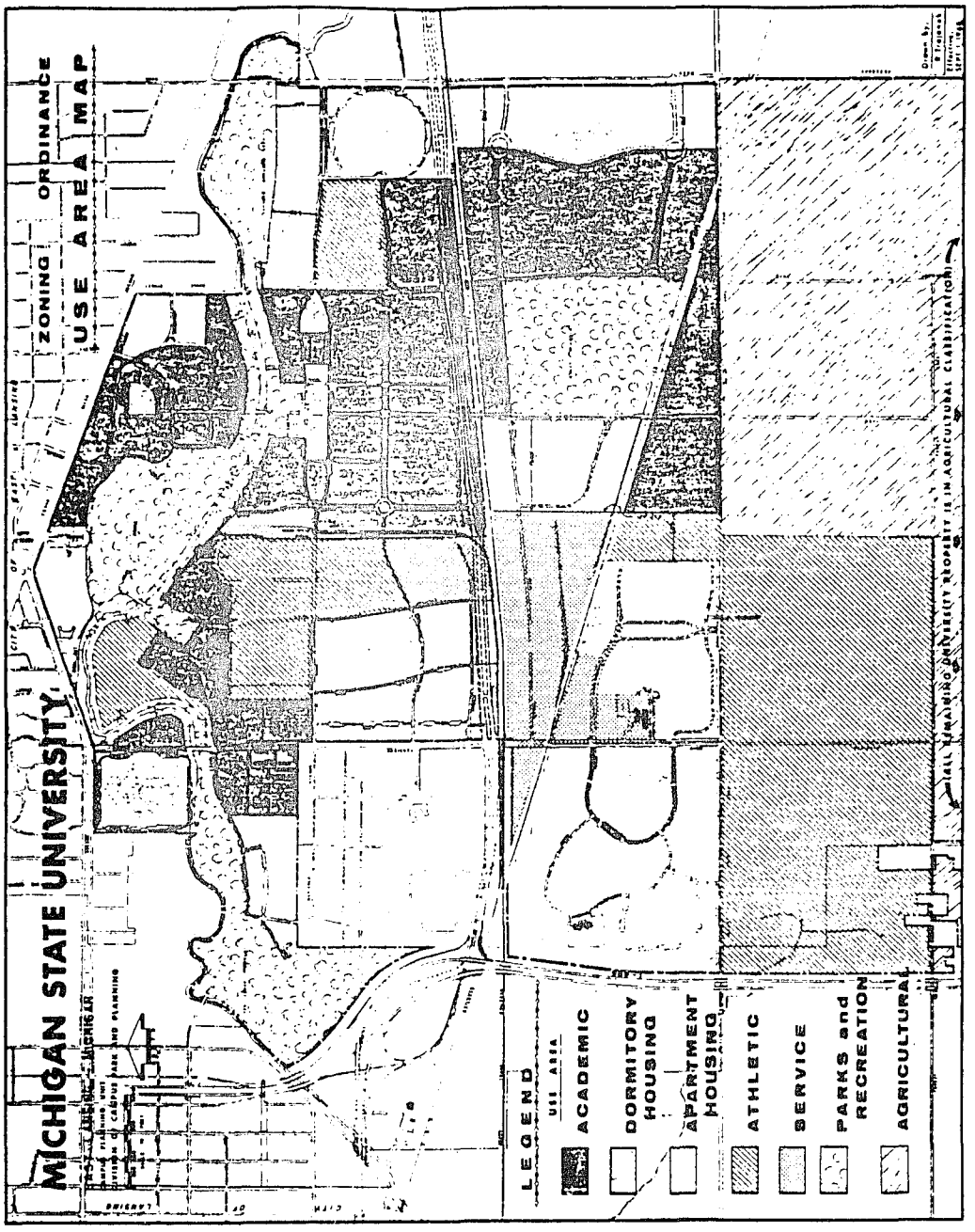
(Source: MSU Archives Map Collection)

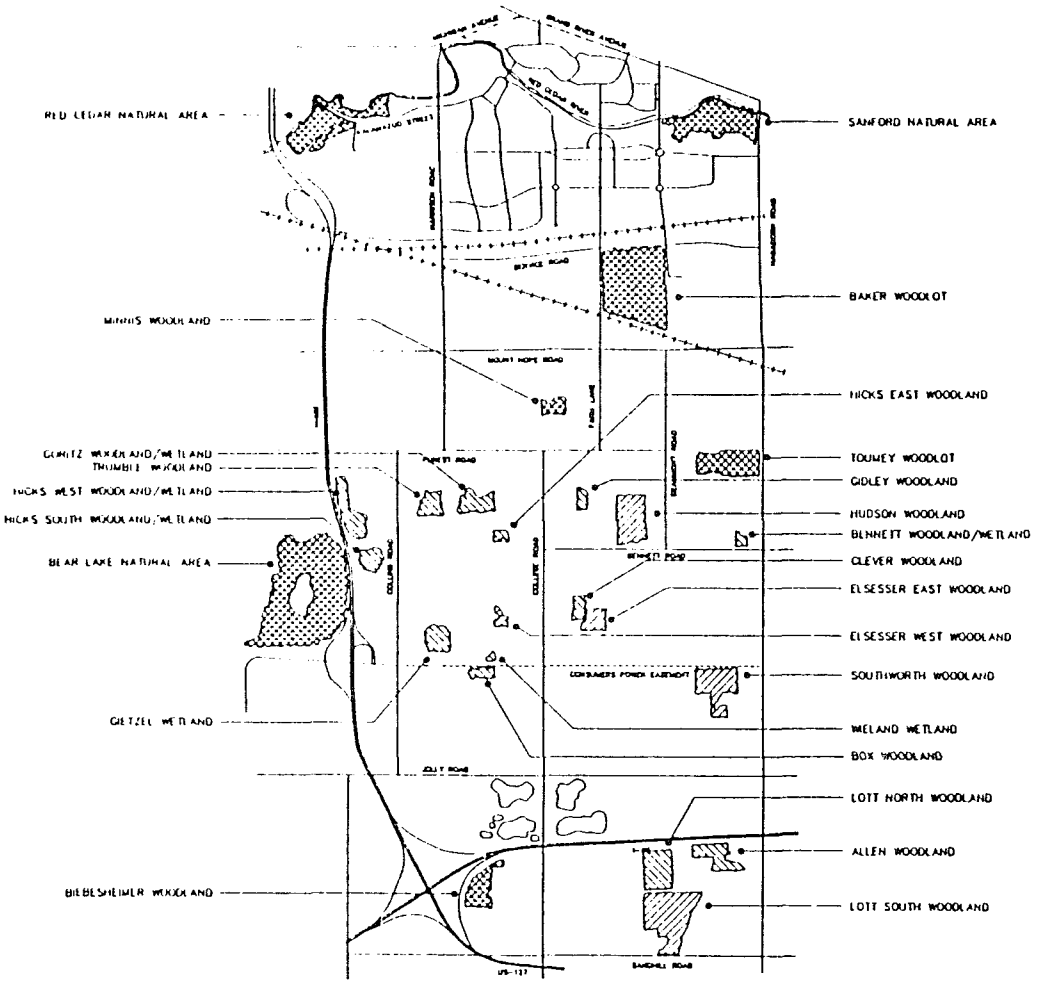


Source: Photograph collection. MSU maps. Campus. 11359-159. Michigan State University Archives and Historical Collections.



Source: Photograph collection. MSU maps. Campus. 21898-1. Michigan State University Archives and Historical Collections.


MICHIGAN STATE UNIVERSITY
ZONING ORDINANCE
USE AREA MAP
LEGEND
USE AREA
ACADEMIC
DORMITORY HOUSING
APARTMENT HOUSING
ATHLETIC
SERVICE
PARKS and RECREATION
AGRICULTURAL



LEGEND

- CATEGORY 1 Natural Area; managed at the highest level of protection and the lowest level of usage.
- CATEGORY 2 High quality undeveloped area; only limited impact allowed for teaching and research.
- CATEGORY 3 Undeveloped area of scientific value; limited manipulation for research and demonstration may be allowed, subject to review and approval.

MICHIGAN STATE UNIVERSITY

CAMPUS NATURAL AREAS

AS DESIGNATED BY THE CAMPUS NATURAL AREAS COMMITTEE

0 1000 2000 3000 feet

0 500 1000 meters

Prepared by the Division of Campus Park and Planning
Michigan State University

September 1988

APPENDIX E

LETTER OF AUTHORIZATION TO PUBLISH

MICHIGAN STATE UNIVERSITY

UNIVERSITY ARCHIVES • HISTORICAL COLLECTIONS
(517) 355-2330

EAST LANSING • MICHIGAN • 48824-1048

AUTHORIZATION TO PUBLISH FACSIMILES OR PHOTOGRAPHS OR FILMS

Mark Krefman is hereby authorized under conditions listed below to publish in

"The Green Tree Campus - Michigan State University: 1968-1988"
(Ph.D. dissertation)

the following item(s) found in the Michigan State University Archives and Historical Collections:

Letter 11/19/71 from Roger Wilkinson to Clair W. Huntington. MSU Contracts and Grants Administration Records.

Map, "M.A.C. in 1870". Photograph collection. MSU.Maps.Campus. 11359-159

Map, "Land Acquisition. Michigan State University at East Lansing Michigan." Photograph collection. MSU. Maps. Campus. 21898-1

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Michigan State University Archives and Historical Collections

Frederick L. Honhart, Director

Date

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