N.C. State University
Centennial Campus
CMP Zoning Request

Neighborhood Meeting
Thursday, March 4, 2021, 6-8 PM
Centennial Vision

Centennial Campus is a hub of innovation and research where private companies have opportunities to collaborate with university researchers and students to solve the challenges facing our society, develop businesses that drive the state’s economy and serve as a premiere national model for public-private research partnerships.
Today’s Presentation Team

• Richard Adams: Principal, Kimley-Horn
• Richard Brown: Associate/Land Planner, Kimley-Horn
• Jamie Schwedler: Partner, Parker Poe
Centennial Campus Zoning History

• Centennial Campus was originally zoned in 1988 to enable educational, research and public-private partnership activities, along with residential and recreational uses. This zoning went thru the City zoning process and was approved by the Council of State.

• Over subsequent years, campus zoning was incrementally updated to add additional land to the campus. Spring Hill District was also zoned by NC State during this time, but through a different zoning mechanism.

• Over time, the City of Raleigh has updated its zoning code and approach to land use regulation. In 2016, Raleigh assigned updated zoning districts to land within the City following the adoption of a new Uniform Development Ordinance (city zoning framework) in 2013.
  
  • Raleigh’s new ordinances created a Campus Master Plan (CMP) zoning district designed for large institutional large-scale campus planning

• This rezoning seeks to modernize the zoning on Centennial Campus by implementing the Campus Master Plan zoning district.
Location

- Rezoning to include **Centennial Campus land west of Centennial Parkway**
  - Not including the area east, referred to as Spring Hill District
  - Also not including a single parcel fronting Trailwood Drive
- Land is owned by **State of North Carolina** (allocated to NC State University) and by the Board of Trustees of the **Endowment Fund of NC State University**
Zoning Request

- The current zoning request seeks to update the existing zoning on Centennial to the Campus Master Plan ("CMP") district.
- This district was designed for institutional land such as Centennial, but has not yet been applied in the City of Raleigh.
- The zoning application establishes a framework for an urban learn/live/work/play environment on Centennial that aligns with the academic and research activities of NC State.
# Rezoning Process

<table>
<thead>
<tr>
<th>Milestone</th>
<th>Date</th>
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<tbody>
<tr>
<td>Pre-Submittal Neighborhood Meeting</td>
<td>November 17 &amp; 18, 2020</td>
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<td>Application Submittal</td>
<td>November 2020</td>
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<tr>
<td>Staff Review &amp; Neighborhood Engagement</td>
<td>Ongoing</td>
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<td>Second Neighborhood Meeting</td>
<td>March 4, 2021</td>
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<tr>
<td>Staff Review &amp; Neighborhood Engagement</td>
<td>Ongoing</td>
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<td>Planning Commission Public Meeting(s)</td>
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<td>City Council Public Hearing(s)</td>
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Overarching Project Goals

• Continue the trajectory of Centennial Campus as a vibrant educational and public-private partnership campus furthering the university’s three-tiered mission of teaching, research and statewide outreach.

• Modernize the Centennial Campus zoning to align with the City’s zoning ordinance (UDO)

• Develop zoning framework to accommodate long term needs for both university buildings and public-private partnership development on Centennial Campus, while maintaining open spaces and recreational areas.

• Align the zoning with the university’s 21st century vision of Centennial Campus as an urban learn/live/work/play environment.

• Create clarity and certainty around land use permissions for the university, the City and the surrounding neighborhoods.
Scope of Zoning Framework

The CMP zoning will set a framework that outlines:

- Total square footage permitted
- Building height maximums
- General use categories
- Areas to be maintained for open space and recreation
- Necessary infrastructure improvements (roads, etc.)

The CMP zoning will not outline:

- Actual building locations or heights
- Where specific programmatic uses will be located

Zoning reflects the maximum development rights and associated requirements.

Future development plans, once determined, will be required to fall within the approved zoning parameters.
Master Plan – District Framework
District A

Northwest District

Key Features:
- 112 Acres
- Max Height: 12 stories
- Neighborhood Transition at Western boundary
District B

North Oval District

Key Features:
- 37 Acres
- Max Height: 28 stories
- Location of NC State’s envisioned “North Oval Innovation District”
District C

Parkway District

Key Features:

- 96 Acres
- Max Height: 7 stories
- Existing power easements located at Northern and Eastern frontages along Centennial Parkway
District D

The Oval District

Key Features:

- 58 Acres
- Max Height: 7 stories
- “Quintessential” Academic Ambiance
District E

Lakefront District

Key Features:

- 129 Acres
- Max Height: 7 stories
- Neighborhood Transition
- Additional of “Special Transition Area”
**District F**

Lake Raleigh
Recreational District

Key Features:
- 181 Acres
- Max Height: 3 stories
- Development to be limited to support structures such as pavilions, restrooms, etc.
- Neighborhood Transition at Northern and Western boundary
District G

Southwestern District

Key Features:

- 76 Acres
- Max Height: 5 stories
- Neighborhood Transition at Western boundary
District H

Golf Course District

Key Features:
- 270 Acres
- Max Height: 3 stories
District I

Southern Residential District

Key Features:
- 17 Acres
- Max Height: 3 stories
- Neighborhood Transitions
- Targeted Permitted Uses
Open Space & Tree Conservation

- Robust open space and tree conservation
- 233 acres of identified open spaces
- ~97.4 acres of tree conservation areas per existing approved tree conservation plan
Stormwater Management

- Existing multi-dimensional approach to stormwater management
  - Administer Stormwater Management Permit (MS4) permit per approved standards
    - NC State University manages stormwater in compliance with its Municipal Separate Storm Sewer System (MS4) Permit administered by the North Carolina Department of Environmental Quality.
  - Establish design guidelines for stormwater through NC State’s Physical Master Plan
  - Maintain commitment to natural stormwater management through open space, tree conservation and permeable areas
    - Unlike a traditional urban infill rezoning, Centennial Campus’ rezoning includes myriad natural stormwater management measures to improve water quality and reduce runoff.
  - Identify implementation of sustainable stormwater management strategies as part of Sustainability Plan
  - Implement projects that incorporate low-impact design and restorative practices as part of development and as stand-alone projects
Stormwater Management

- Flood Mitigation
- Green Roofs
- Land Management
- Student-Designed Gardens
- Stream Restoration
- Cisterns
Transit & Mobility

• Significant transportation infrastructure and service implemented as a result of prior zoning approvals
  • Centennial Parkway
  • Internal street network, notably:
    – Varsity Drive
    – Main Campus Drive
    – Initiative
    – Achievement
  • Oval / Bilyeu / Roundabout / Pullen Rd.
  • Greenways and trails across campus
  • Expansive Wolfline service
Transit & Mobility

- Wolfline – robust network with very frequent service
- Ridership in excess of 19,000 per day*
- Open to the public

*Pre-pandemic, normal route schedule
Proposed Transit & Mobility Improvements

- Intersection improvements
  - Avent Ferry / Varsity
  - Centennial / Oval / Bilyeu
  - Lake Wheeler / Centennial
- Multi-modal improvements
  - Varsity bike lanes & sidewalks
  - Main Campus Dr. multi-use path
  - Other connections
Summary

• Rezoning paves the way for future opportunities aligned with NC State’s mission and vision for Centennial Campus

• District-based framework plan for future development
  – Previously Approved Development: ~11.9M sf
  – Reconcile Land Area with Development Rights: + ~1.9M sf
  – Total Development Rights: ~13.8M sf
  – Primary development areas – Districts A, B & D

• Respectful of balance between developed-areas and natural spaces
• Maintain campus recreation spaces
• Continue robust stormwater management practices
• Implement multi-modal infrastructure enhancements
Questions
https://centennial.ncsu.edu/zoning/
Email: ncstatezoning@ncsu.edu
Reference Items
Table of Uses

TABLE 1.1: TABLE OF USES

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>CAMPUS SUB-DISTRICT</th>
<th>SPECIFIC USE</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
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KEY:
- P = PERMITTED USE
- --- = USE NOT PERMITTED
Neighborhood Transitions

Mixed Use District

Zone C. Height and Form

Zone B. Use Restricted

Zone A. Protective Yard

R-1, R-2, R-6 or R-10 District

A Type 1 protective yard must be an average width of at least 10 feet. A Type 1 protective yard must include the following:

a. A wall between 6.5 and 9 feet in height;

b. Four shade trees per 100 lineal feet;

c. Three understory trees per 100 lineal feet; and

d. 40 shrubs per 100 lineal feet.

A Type 2 protective yard must be an average width of at least 20 feet. A Type 2 protective yard must include the following:

a. A wall or fence between 6.5 and 9 feet in height;

b. Five shade trees per 100 lineal feet;

c. Four understory trees per 100 lineal feet; and

d. 30 shrubs per 100 lineal feet.

A Type 3 protective yard must be an average width of at least 50 feet. A Type 3 protective yard must include the following:

a. Six shade trees per 100 lineal feet;

b. Five understory canopy trees per 100 lineal feet; and

c. 60 shrubs per 100 lineal feet.
Density Table

### TABLE 2: OVERALL DENSITY SUMMARY

<table>
<thead>
<tr>
<th>Description</th>
<th>GFA</th>
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<tbody>
<tr>
<td>CURRENT DENSITY ALLOWED (PER Z-5-87)</td>
<td>11,800,000 GFA</td>
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<tr>
<td>EXISTING/CONSTRUCTED BUILDING AREA (GFA)</td>
<td>4,774,279 GFA</td>
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<tr>
<td>REMAINING DENSITY ALLOCATION (PER Z-5-87)</td>
<td>7,025,721 GFA</td>
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<tr>
<td>PROPOSED NEW GFA</td>
<td>2,000,000 GFA</td>
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<tr>
<td>PROPOSED OVERALL MAXIMUM DENSITY</td>
<td>13,800,000 GFA</td>
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### TABLE 3: DEVELOPMENT PLAN / DENSITY ALLOCATION

<table>
<thead>
<tr>
<th>Sub-District</th>
<th>Height/Stories (By Sub-District)</th>
<th>Development Densities (Ranges By Sub-District)</th>
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</thead>
<tbody>
<tr>
<td>A</td>
<td>12</td>
<td>1,500,000 - 2,500,000 SF</td>
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<tr>
<td>B</td>
<td>28</td>
<td>3,000,000 - 5,000,000 SF</td>
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<tr>
<td>C</td>
<td>7</td>
<td>200,000 - 300,000 SF</td>
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<td>D</td>
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<td>500,000 - 1,000,000 SF</td>
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<td>E</td>
<td>7</td>
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<td>F</td>
<td>3 STRY/50’</td>
<td>0 - 10,000 SF</td>
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<tr>
<td>G</td>
<td>5 STRY/80’</td>
<td>500,000 - 1,000,000 SF</td>
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<td>H</td>
<td>3 STRY/50’</td>
<td>25,000 - 75,000 SF</td>
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<td>I</td>
<td>3</td>
<td>75,000 - 150,000 SF</td>
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<td>EXISTING/</td>
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<td>CONSTRUCTED</td>
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<tr>
<td>BUILDING AREA (GFA)</td>
<td>4,774,279 SF</td>
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**TOTAL DENSITY (GFA):** NOT TO EXCEED 13,800,000 SF

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1. Structures within this sub-district will likely be limited to support structures, such as pavilions, restroom buildings, recreation, research, etc.
2. Development density ranges by sub-district contemplate suggested density allocation across the entire campus. Maximum total density shall be 13,800,000 SF. Only the maximum density limit per sub-district is enforceable. The lower bound is not an enforceable development minimum.