N.C. State University
Centennial Campus
CMP Zoning Request

City Council
City of Raleigh
May 18, 2021
Centennial Campus Zoning History and Request

- Centennial Campus was originally zoned in 1988 to enable educational, research and public-private partnership activities, along with residential and recreational uses.

- Over subsequent years, campus zoning was incrementally updated to add additional land to the campus.

- City of Raleigh updated its zoning code in 2013 – 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.

- Will advance the university’s three-tiered teaching, research and statewide outreach mission by creating a framework for future development, while maintaining open spaces and recreation for the university community, local residents and other visitors.
Comprehensive Plan Consistency

- LU 1.2 Future Land Use Map and Zoning Consistency
- LU 5.1 Reinforcing the Urban Pattern
- LU 9.1 Planning for the Tech Sector
- LU 9.2 Coordinating Institutional Growth
  - Expand and coordinate partnerships among the city’s many large institutions to coordinate future growth and development.
- PR 1.8 Integrate Parks and Transportation Options
- PR 3.13 Greenway-Oriented Development
- PR 5.5 Encourage Public Open Space in Rezoning
- PR 7.1 Contextual Development
- PR 7.2 Integration into Park System

- ED 4.6 Academic Sector Partnerships
  - Encourage cooperative efforts between local employers and universities to develop education, workforce training, and research programs.
- ED 4.7 Supporting Colleges and Universities
  - Promote economic stability and prosperity by supporting the area universities that contribute to developing Raleigh’s educated and creative workforce…
- ED 4.11 Internships
- ED 5.6 Designing Knowledge Industry Workplaces
- ED 7.5 University Partnerships
  - Partner with area universities to develop strategies to support creative industries.
- ED 8.4 Leveraging Academic Institutions
# Rezoning Process

<table>
<thead>
<tr>
<th>Milestone</th>
<th>Date</th>
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<tbody>
<tr>
<td>City Staff and Stakeholder Discussions</td>
<td>2020</td>
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<tr>
<td>Pre-Submittal Neighborhood Meeting</td>
<td>November 17 &amp; 18, 2020</td>
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<tr>
<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>Planning Commission Public Meeting(s)</td>
<td>March 30, 2021 / April 13, 2021</td>
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<td>City Council Public Hearing(s)</td>
<td>May 18, 2921</td>
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Re-Zoning Vision / 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.
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 at Northern and Western boundary
• “Special Open 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
  - NC State Municipal Separate Storm Sewer System (MS4) Permit from the NC Department of Environmental Quality
  - Stormwater Design Guidelines in NC State’s Physical Master Plan
  - Maintain commitment to natural stormwater management through open space, tree conservation and permeable areas
  - Sustainable stormwater management strategies as part of Sustainability Plan
  - Implementation of low-impact design and restorative projects on campus

Flood Mitigation  Land Management  Green Roofs  Cisterns  Student-Designed Gardens  Stream Restoration
Existing Mobility Infrastructure and Service

- Significant transportation infrastructure and service implemented as a result of prior zoning approvals
- Expansive Wolfline service
- Greenways and Trails across Campus
  - Centennial Bikeway Connector
  - Walnut Creek Greenway
  - N-S Greenway
Proposed Mobility Improvements

- Coordinated approach with COR Transportation
- Intersection improvements
  - Avent Ferry at Varsity
  - Centennial at Oval / Bilyeu
  - Lake Wheeler at Centennial
- New Street Connections
- Multi-modal improvements
  - Varsity Bike Lanes & Sidewalks
  - Main Campus Dr. Multi-use Path
  - Additional Connections
Summary

- Rezoning paves the way for future opportunities aligned with NC State’s mission and vision for Centennial Campus
- Planning process with ongoing opportunities for community engagement
- 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