N.C. State University
Centennial Campus
CMP Zoning Request

City of Raleigh
Planning Commission Presentation
March 30, 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><strong>Planning Commission Public Meeting(s)</strong></td>
<td><strong>March 30, 2021</strong></td>
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<tr>
<td>City Council Public Hearing(s)</td>
<td>TBD</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

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<thead>
<tr>
<th>Type</th>
<th>Provided Area (Acres)</th>
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<tbody>
<tr>
<td>General Recreation Area (Including Greenways)</td>
<td>29</td>
</tr>
<tr>
<td>Lake Raleigh and Proposed Addition</td>
<td>85</td>
</tr>
<tr>
<td>Conservation/Wildlife Area</td>
<td>95</td>
</tr>
<tr>
<td>Buffers and Permanent Open Space Network</td>
<td>24</td>
</tr>
<tr>
<td><strong>Total Open Space</strong></td>
<td><strong>233</strong></td>
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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
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