N.C. State University
Centennial Campus Rezoning (Z-67-20)

Planning and Street Activation Framework

Planning Commission
Tuesday, April 13, 2021
Overview

- NC State is committed to creating a campus environment characterized by both distinctive architecture and a vibrant pedestrian friendly realm - creating a high-quality sense of place is unique to NC State’s campuses

- NC State’s existing planning frameworks reflect the policy and planning objectives outlined in the Comprehensive Plan

- Institutions establishing procedures to manage their campus growth and development is aligned with the structure contemplated when the City created the Campus Master Plan zoning district
Campus Planning and Design Framework

- NC State’s primary framework for campus planning and architecture is the Physical Master Plan (PMP)
  - PMP sets a vision for the built-environment on its campus including outlining **placemaking standards and design guidelines** for the construction of buildings
  - The PMP is a robust document developed through a **stakeholder driven planning process**, and approved by **NC State’s Board of Trustees**, consistent with the UNC System delegation and state requirements
  - Plan establishes Guiding Principles to be implemented through application of **design and architectural standards**
  - New projects are **reviewed by staff and Board of Trustees** for consistency with the principles and standards of the plan and
  - Once approved, University buildings are **permitted through the State Construction Office**, consistent with state construction standards
Physical Master Plan - Guiding Principles

- Guiding Principles outline the philosophical underpinning the Physical Master Plan. Select relevant Guiding Principles include:
  - **Pedestrian-Oriented Campus** - A path and transit network that safely and comfortably links campus destinations and reduces dependency on single-occupancy vehicles.
  - **Human Scaled Neighborhoods & Path** - An environment that is made up of a series of human scaled units, rather than monolithic spaces or structures creates a comfortable campus environment.
  - **Visible Activities** - Views into open areas and buildings soften the boundaries between places, help to inform people and invite them to engage one another.
  - **Mixed-Use Activities** - The integration of a variety of activities and functions within neighborhoods encourages interaction and extends the use of space beyond standard class and work schedules.
  - **Design Harmony** - Architecture that arises from the study of and response to context results in strong and attractive visible unity.
Public Realm – Site & Architectural Design Standards

- Design standards articulate the implementation strategies to achieve the vibrant pedestrian environment called for in the PMP. Select relevant public realm design standards include:
  - **Pedestrian-oriented features take priority** over vehicular-oriented elements
  - **Sidewalks have a wide-width** and multi-use functionality
  - A rich **variety of seating types / gathering spaces** are incorporated
  - **Bike racks and transit linkages** are included
  - Parking lots are **screened from main pedestrian areas**
  - **Unified signage** is incorporated to aid in wayfinding
  - **Buildings are sited to define the public realm** and/or adjacent shared campus open space
  - **Public interior spaces are adjacent to the street & visible** from exterior
  - Interior and exterior public spaces are designed to **interact with and animate each other**
Building Design – Architectural Design Standards

- Architectural design standards ensure high quality campus architecture. Select relevant building architectural standards include:
  - Large open expanses of glass, and bay windows, shall be integrated as appropriate to the context
  - Building elements in a range of sizes from those seen from a distance down to those at “hand size” shall be included to give buildings sufficient architectural detail
  - Buildings that face inward to a campus open space must also maintain a public face on the campus edge (street, or otherwise)
  - Building architecture should have a coherent organization and draw cues from surrounding architecture
  - Building transparency should relate to and reveal the activity within the building
  - Building entries progressively increase in detail as one approaches, engaging pedestrians
  - Walls are articulated to create a rhythm between wall and window/transparency within the facade
Summary

- NC State achieves the Comprehensive Policy policy objectives of pedestrian friendly spaces and ensuring a high quality built environment through its existing campus planning and design frameworks in a manner appropriate for an institutional user.

- We are uniquely vested in our physical atmosphere as we “live” in the environment that we create.

- Allows for translation of original entitlements and unique State procedures into a vision and guide for campus development in line with UDO, positioning the City and university to attract students and faculty and drive innovation and economic development.

- Overwhelmingly consistent with Comprehensive Plan policies.