

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



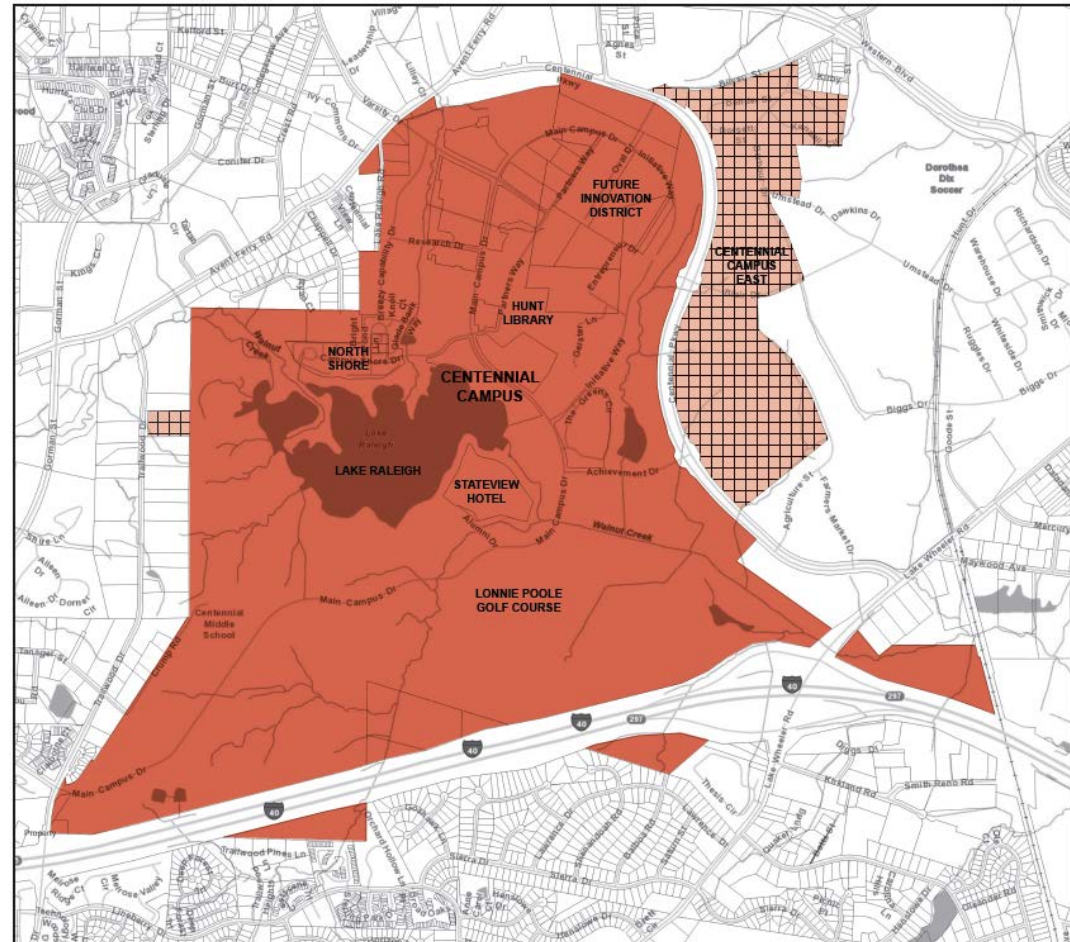
Centennial Campus Zoning History



- 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**

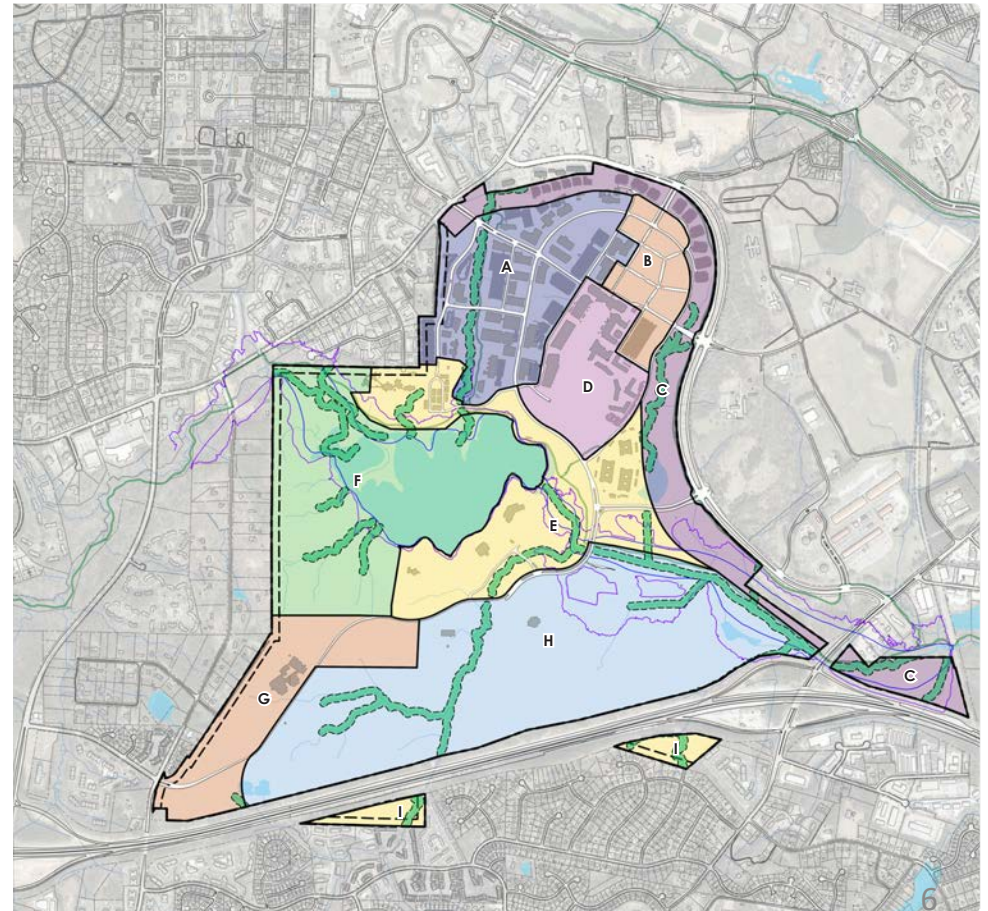


KEY
■ Land Included in Zoning Application
▤ Land Not Included in Zoning Application



Zoning Request

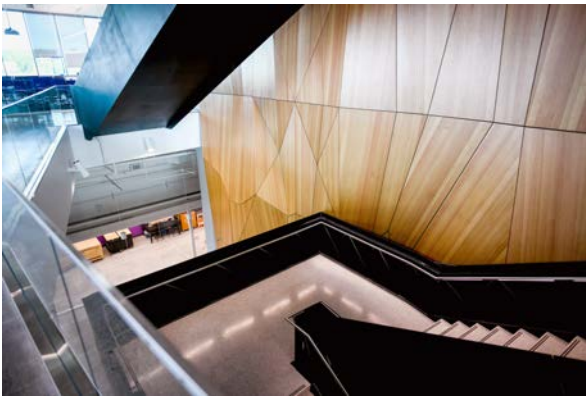
- The current zoning request seeks to **update the existing zoning** on Centennial to the Campus Master Plan (“CMP”) district.
- This district was designed for institutional land such as Centennial, but **has not yet been applied** in the City of Raleigh.
- The zoning application **establishes a framework**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



Rezoning Process

Milestone	Date
Pre-Submittal Neighborhood Meeting	November 17 & 18, 2020
Application Submittal	November 2020
Staff Review & Neighborhood Engagement	Ongoing
Second Neighborhood Meeting	March 4, 2021
Staff Review & Neighborhood Engagement	Ongoing
Planning Commission Public Meeting(s)	TBD
City Council Public Hearing(s)	TBD

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.)*

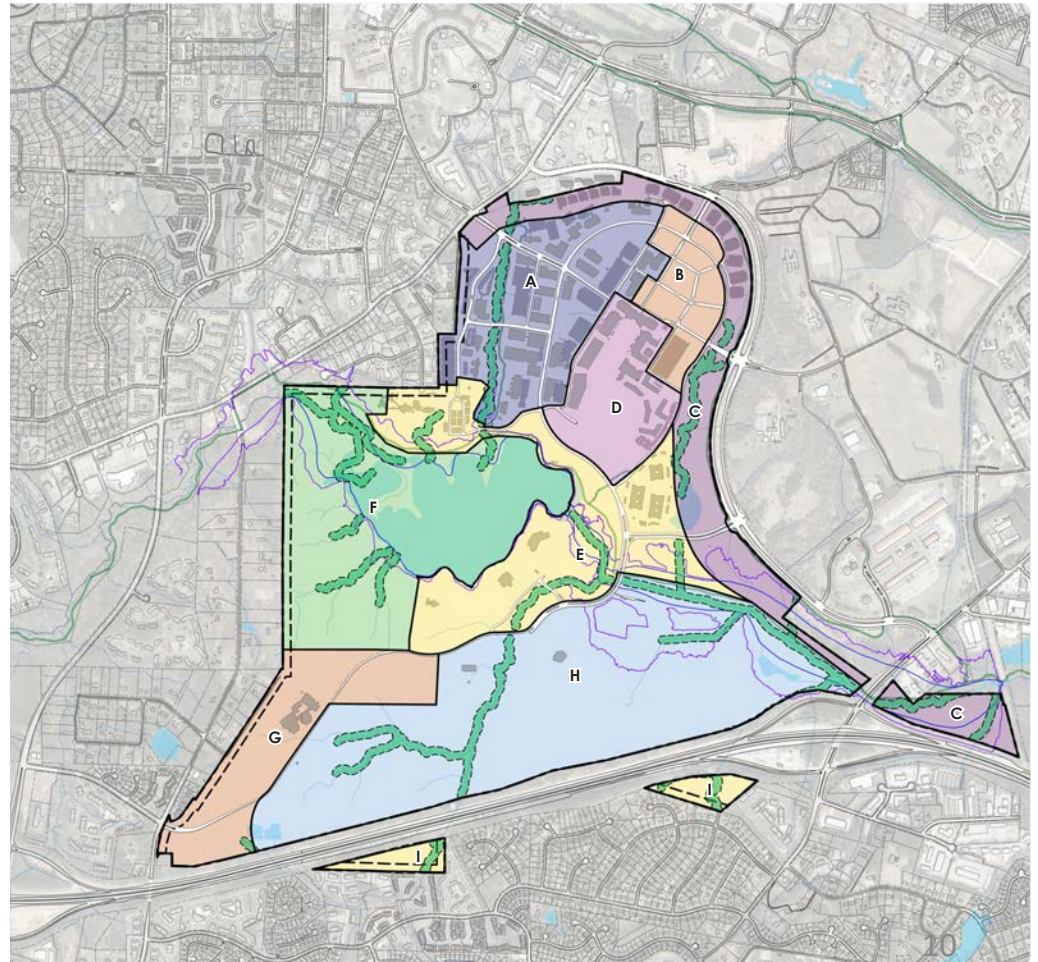
The CMP zoning will not outline...

- *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

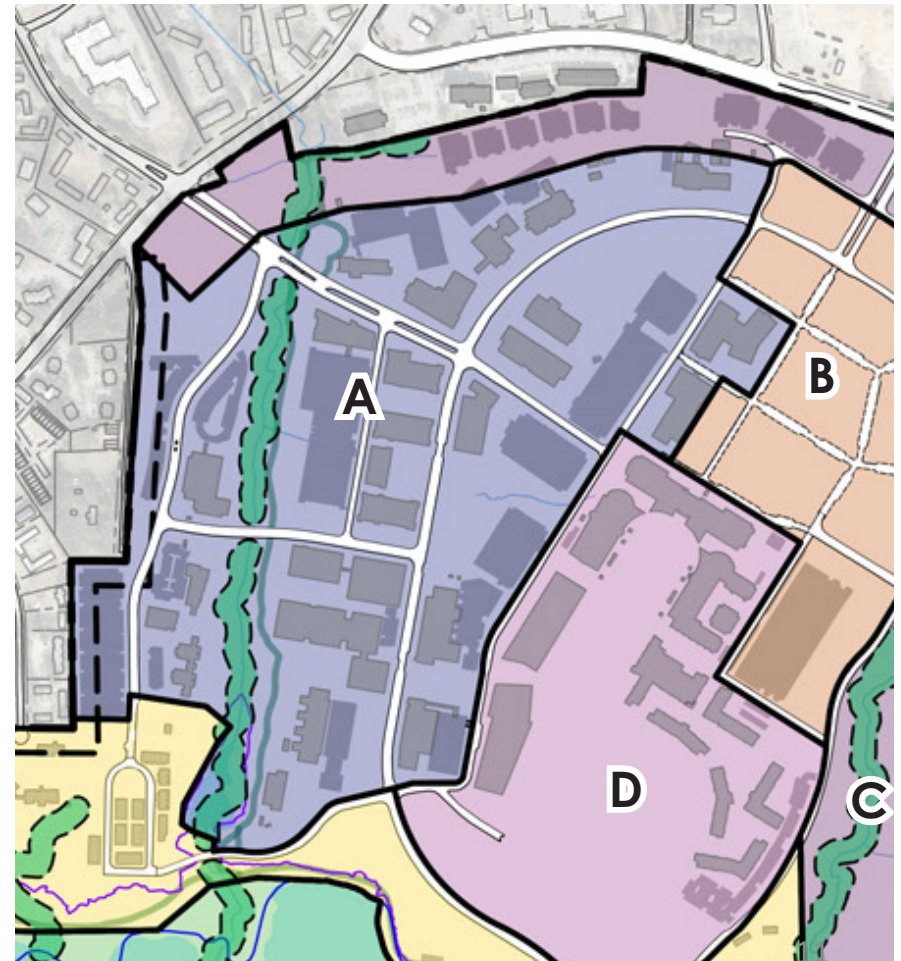


District A

Northwest District

Key Features:

- 112 Acres
- Max Height: 12 stories
- Neighborhood Transition at Western boundary

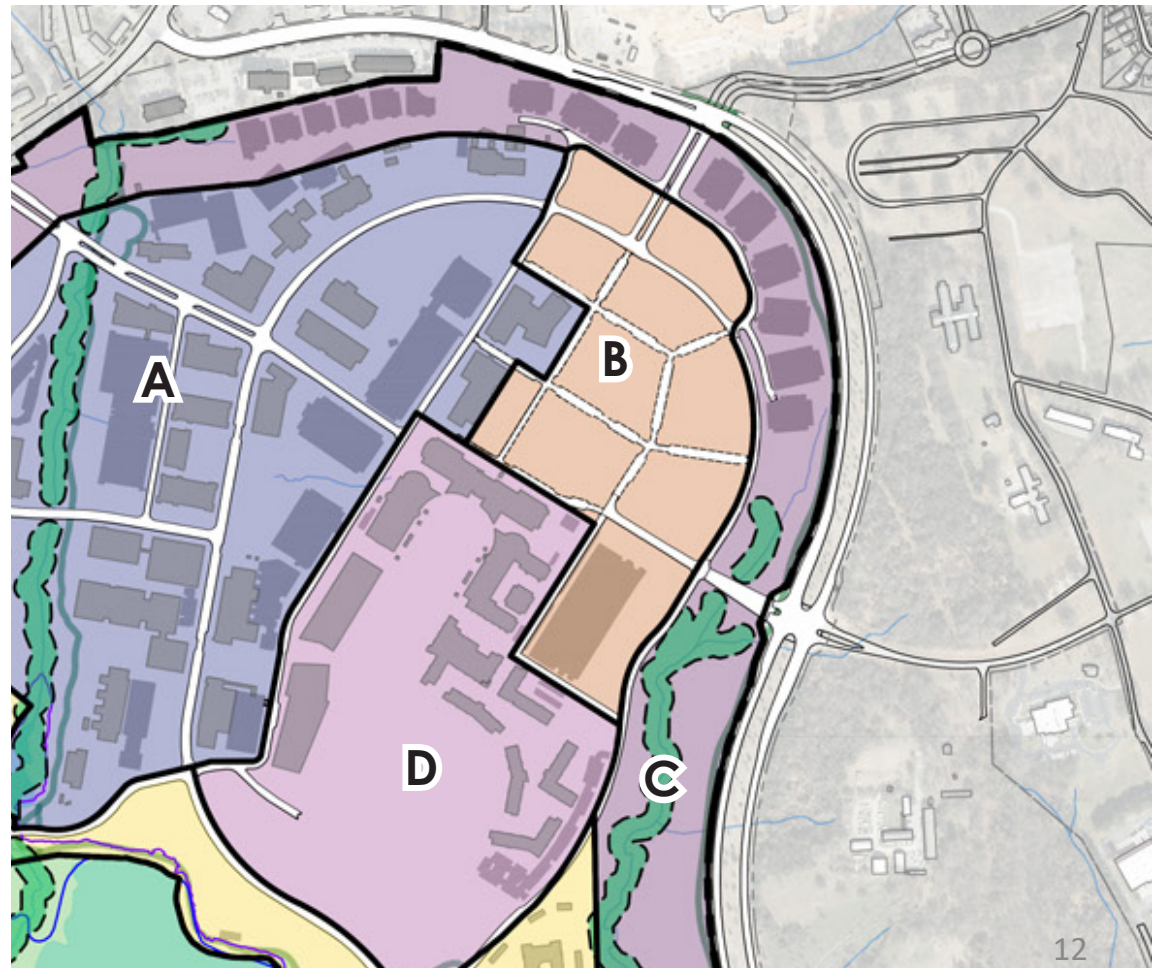


District B

North Oval District

Key Features:

- 37 Acres
- Max Height: 28 stories
- Location of NC State's envisioned "North Oval Innovation District"

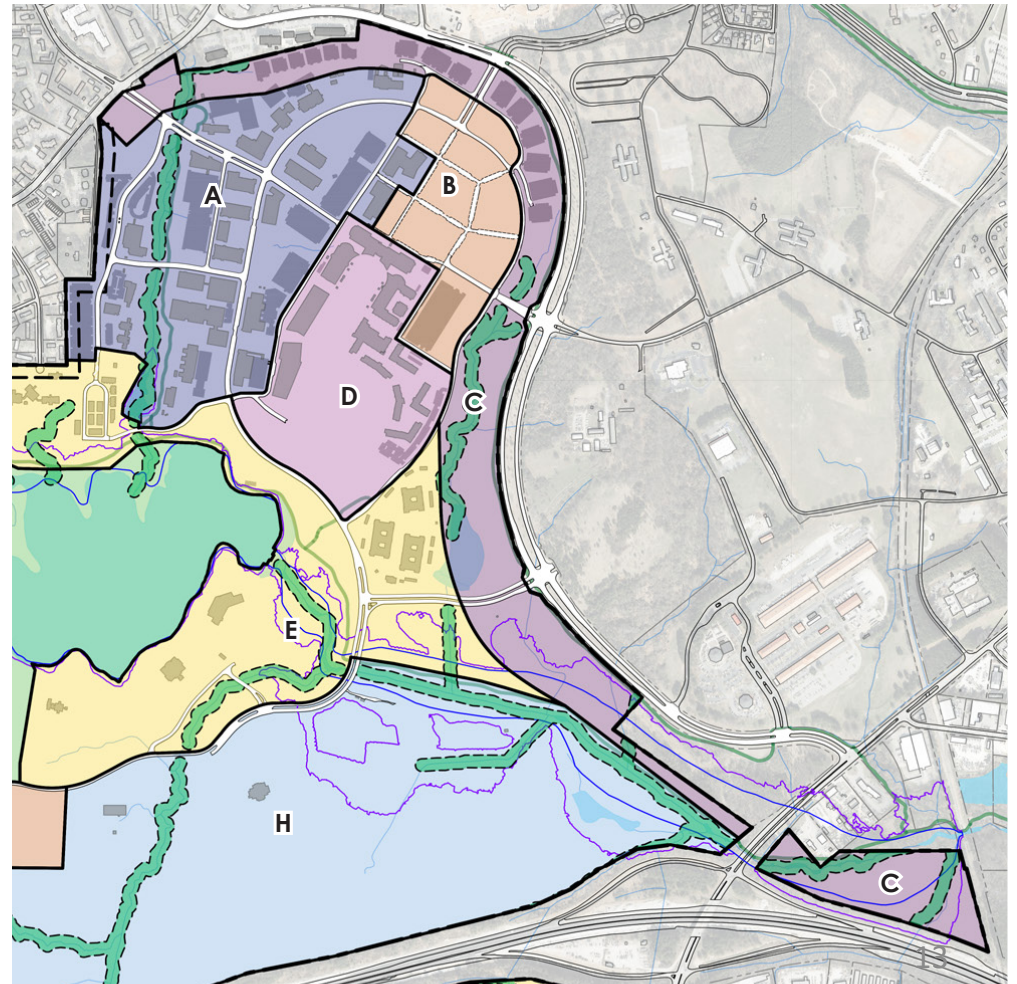


District C

Parkway District

Key Features:

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

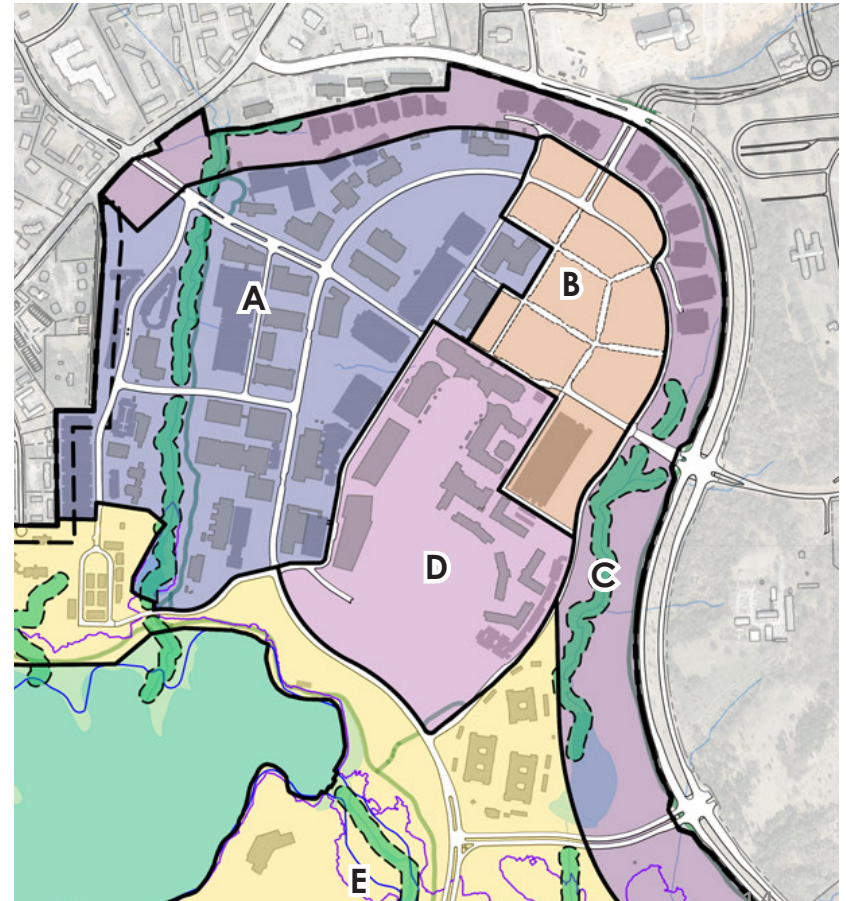


District D

The Oval District

Key Features:

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

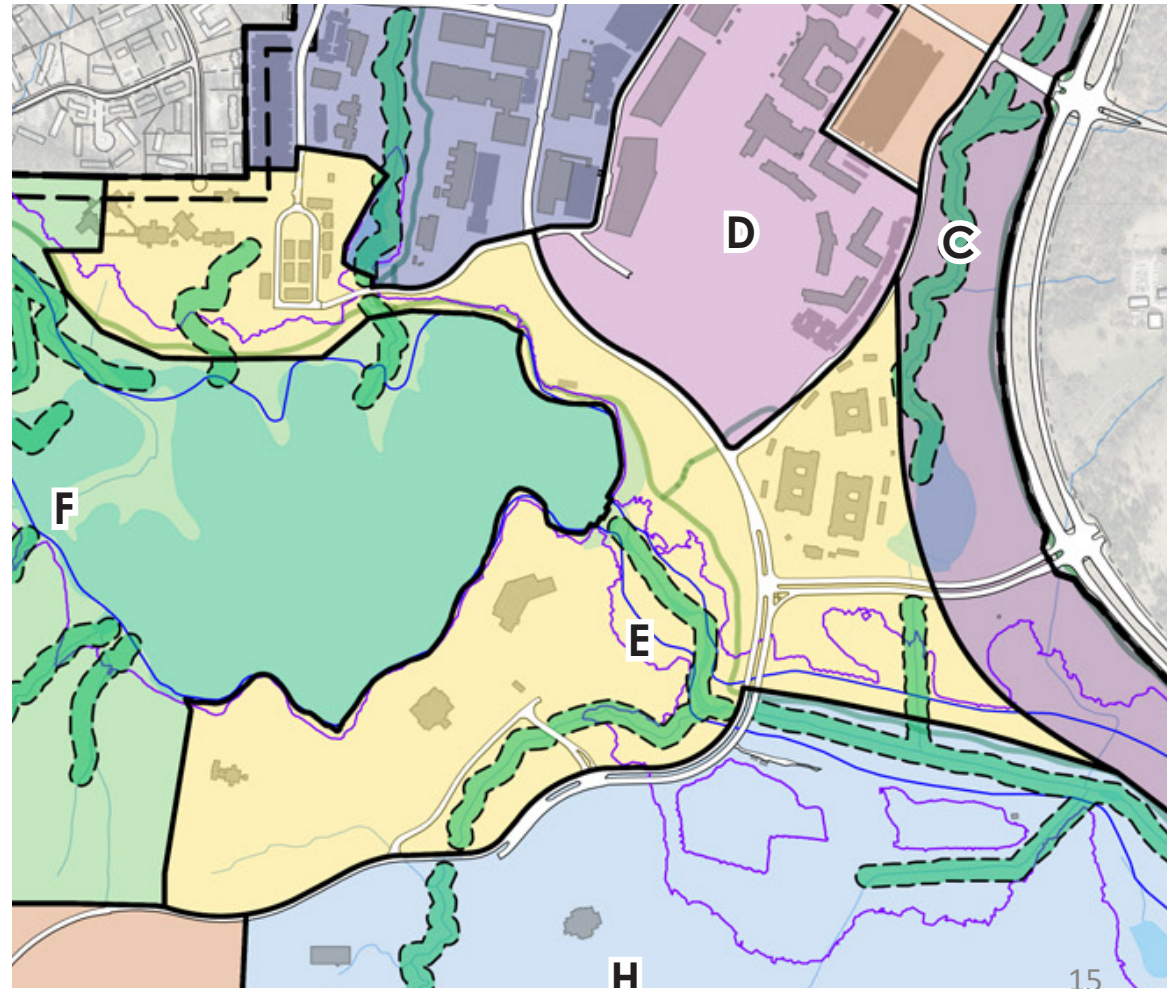


District E

Lakefront District

Key Features:

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

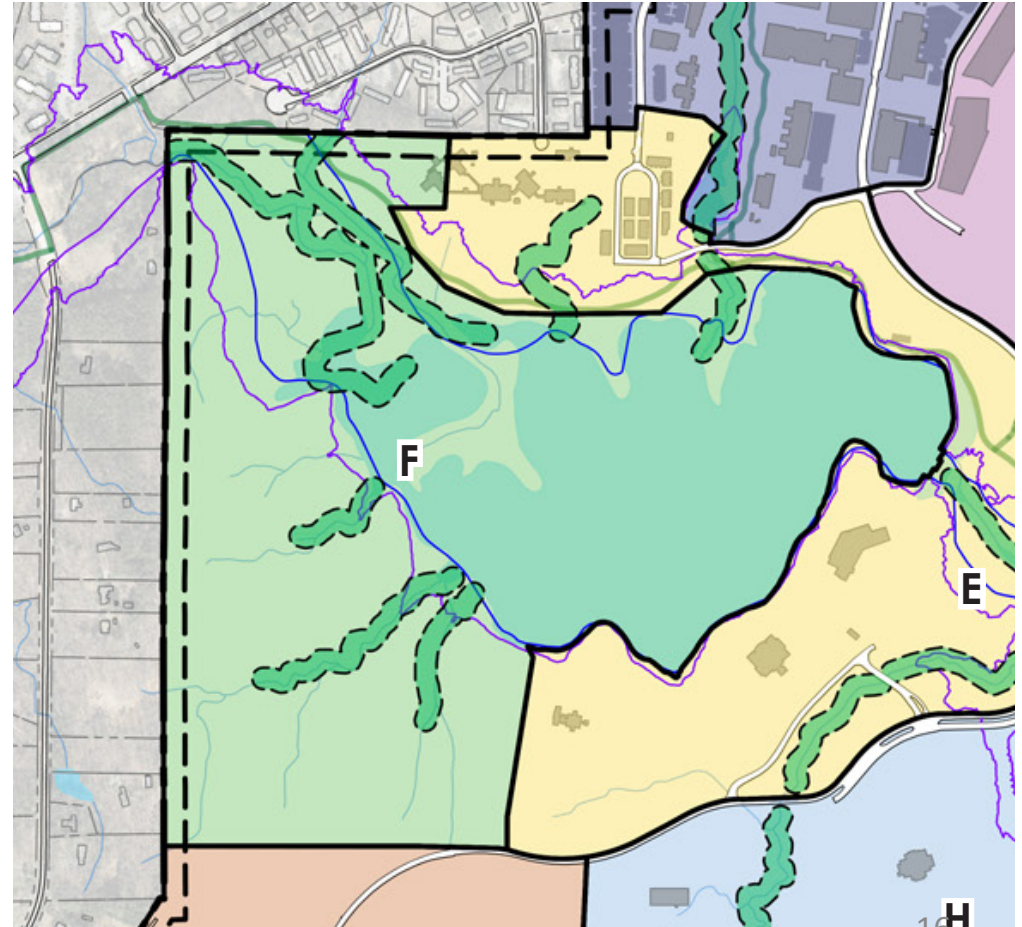


District F

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

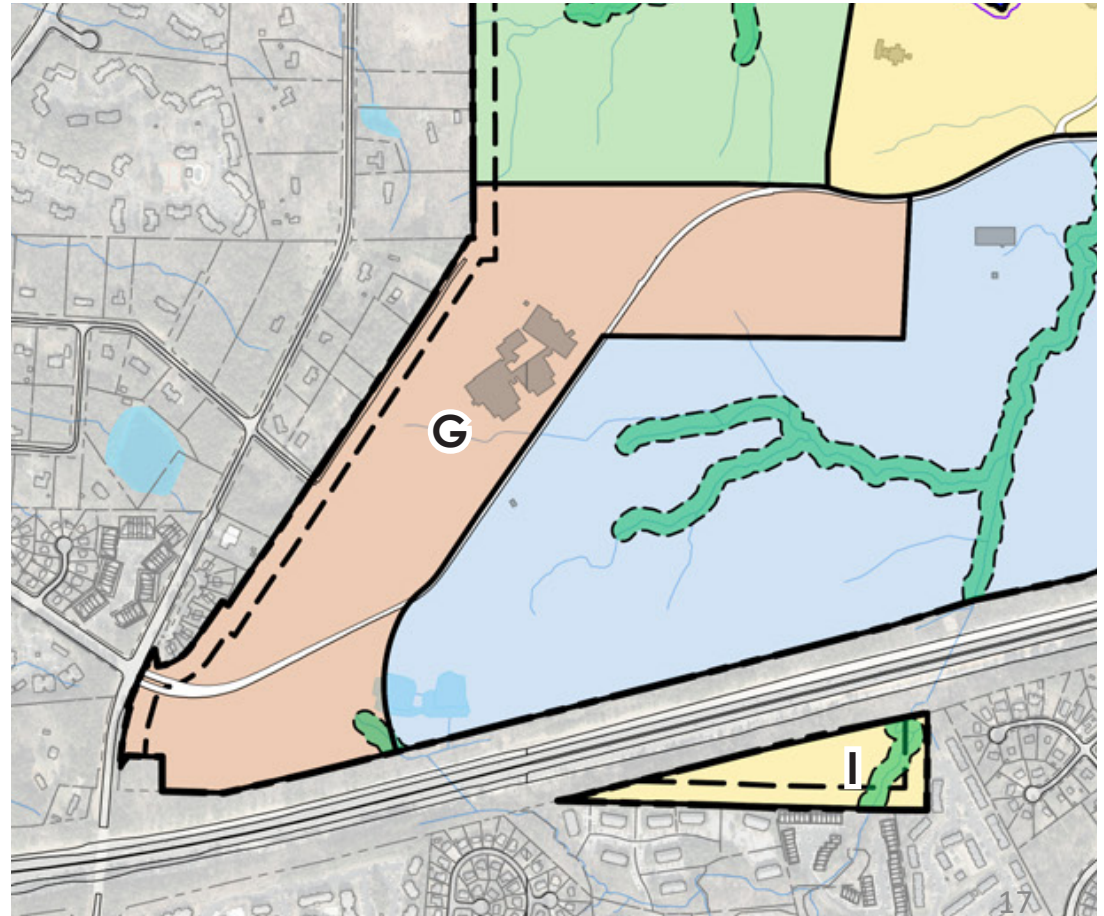


District G

Southwestern District

Key Features:

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

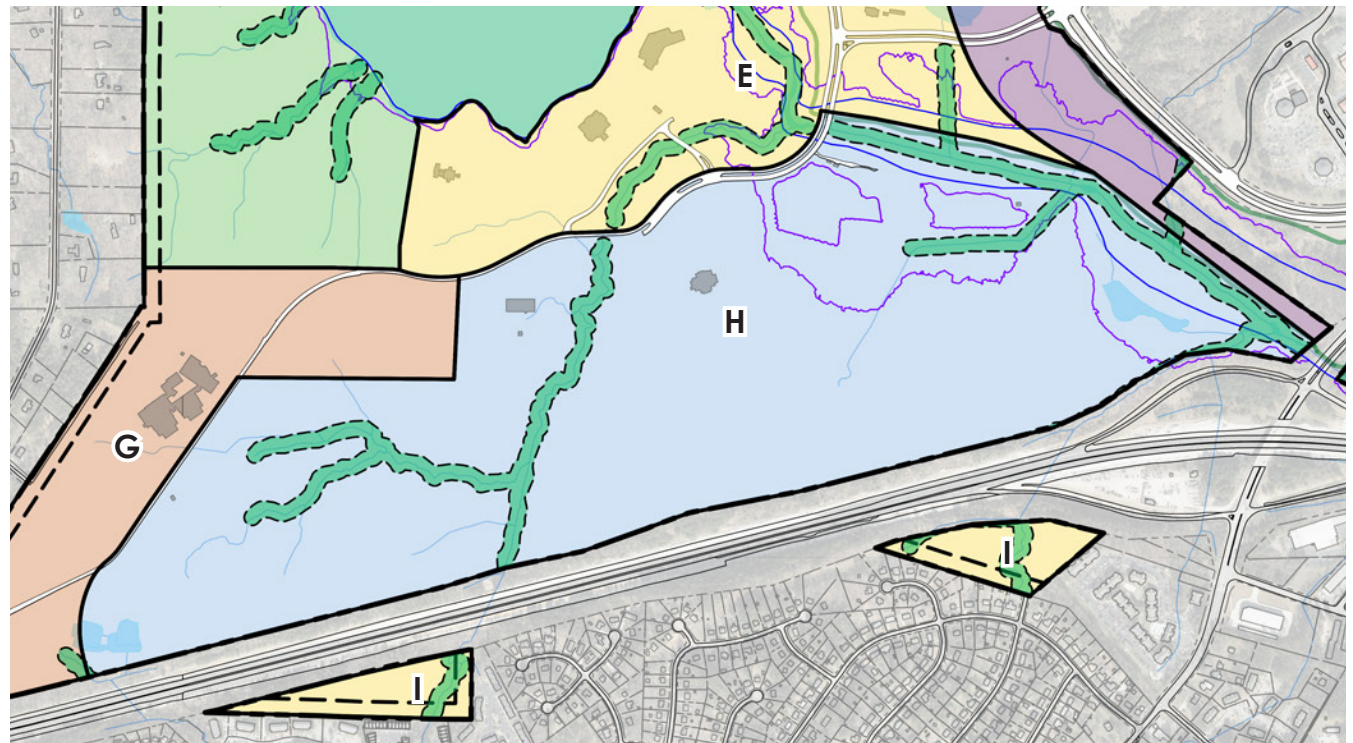


District H

Golf Course District

Key Features:

- 270 Acres
- Max Height: 3 stories

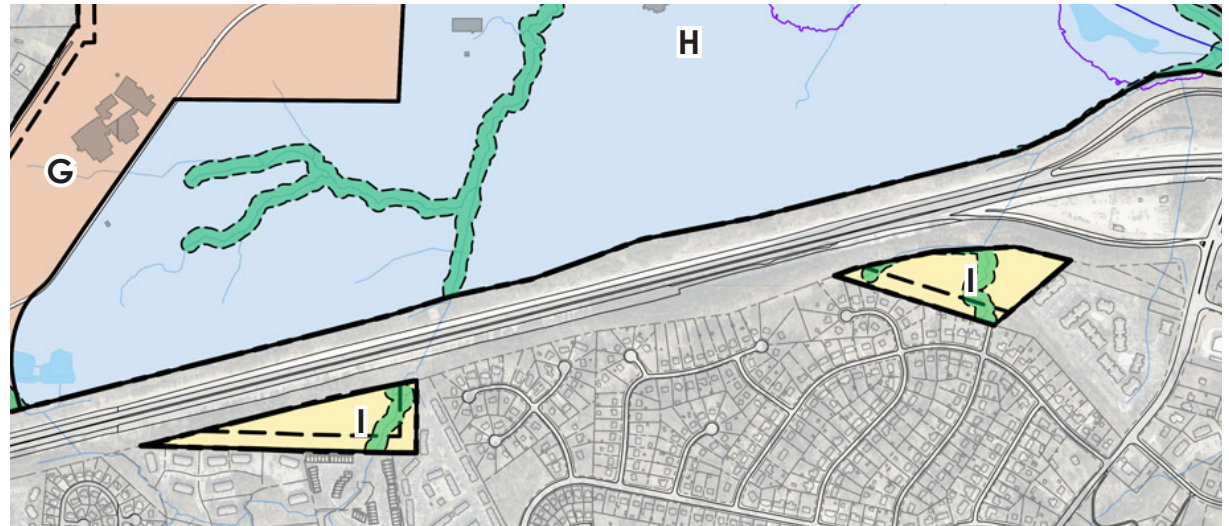


District I

Southern Residential District

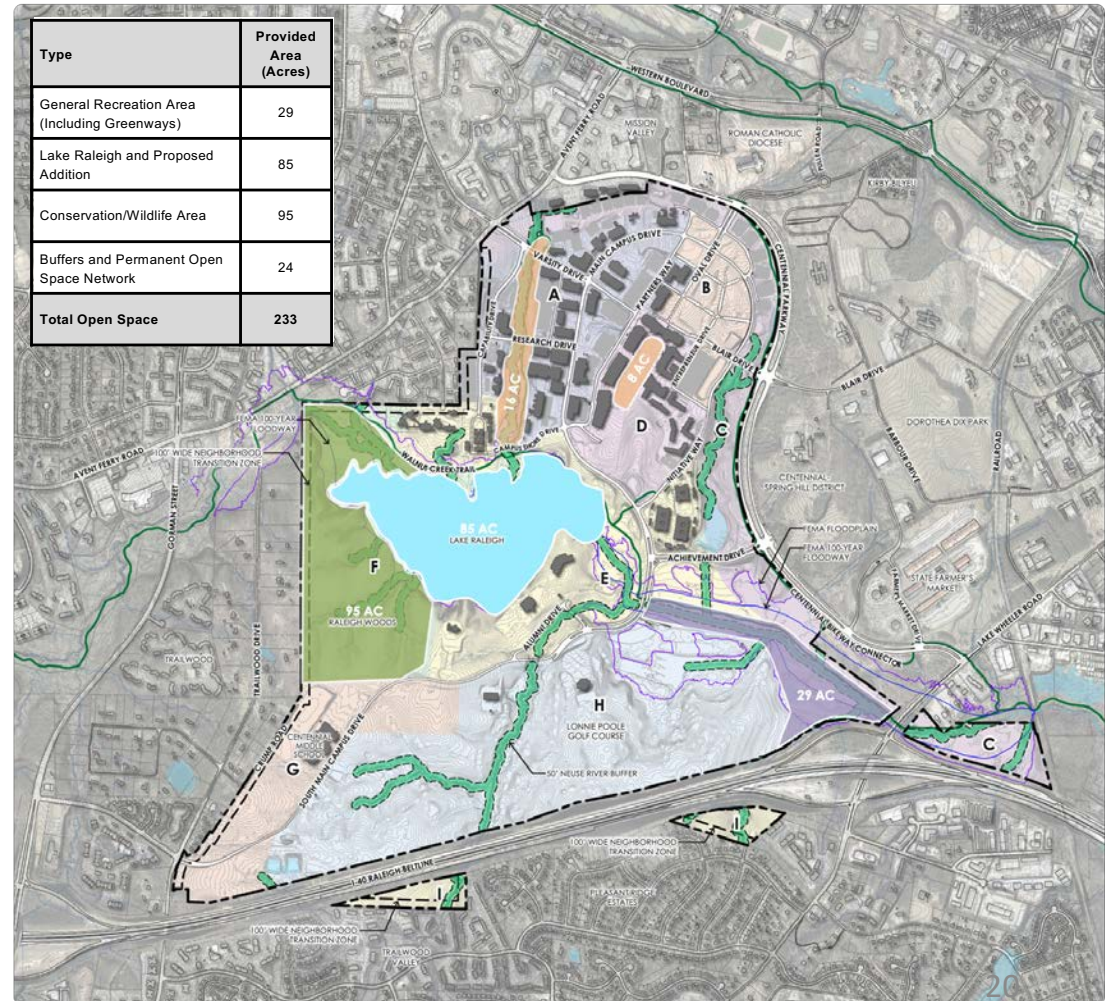
Key Features:

- 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



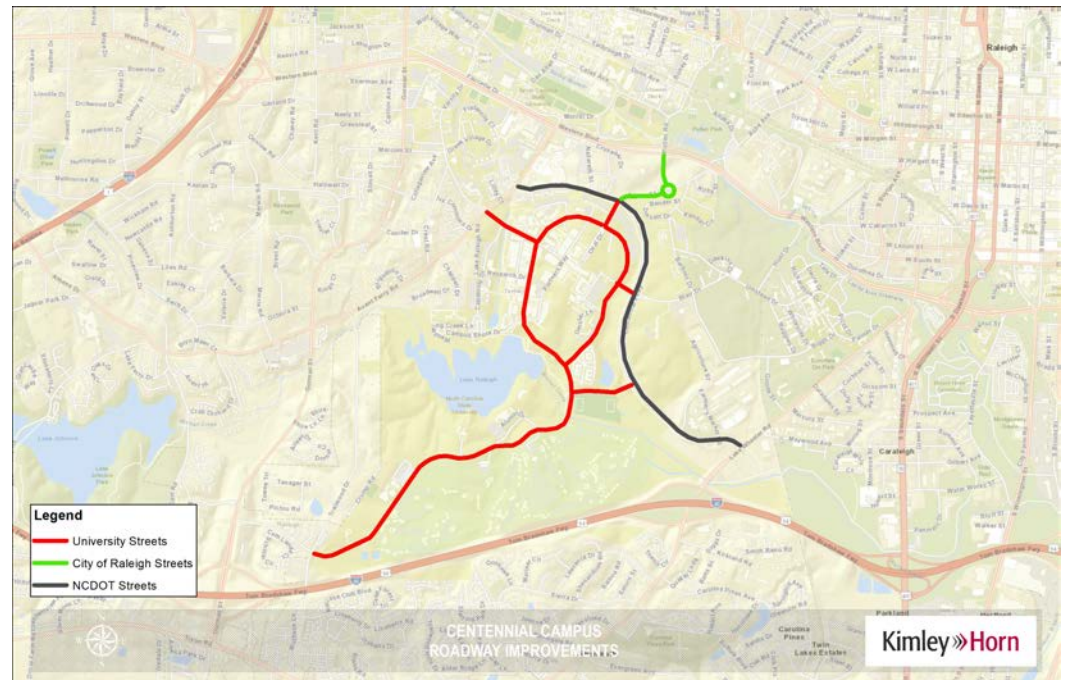
Stream Restoration



Cisterns

Transit & Mobility

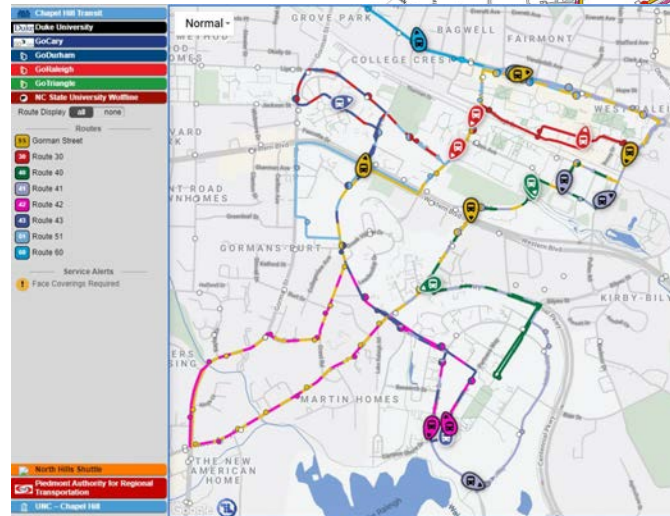
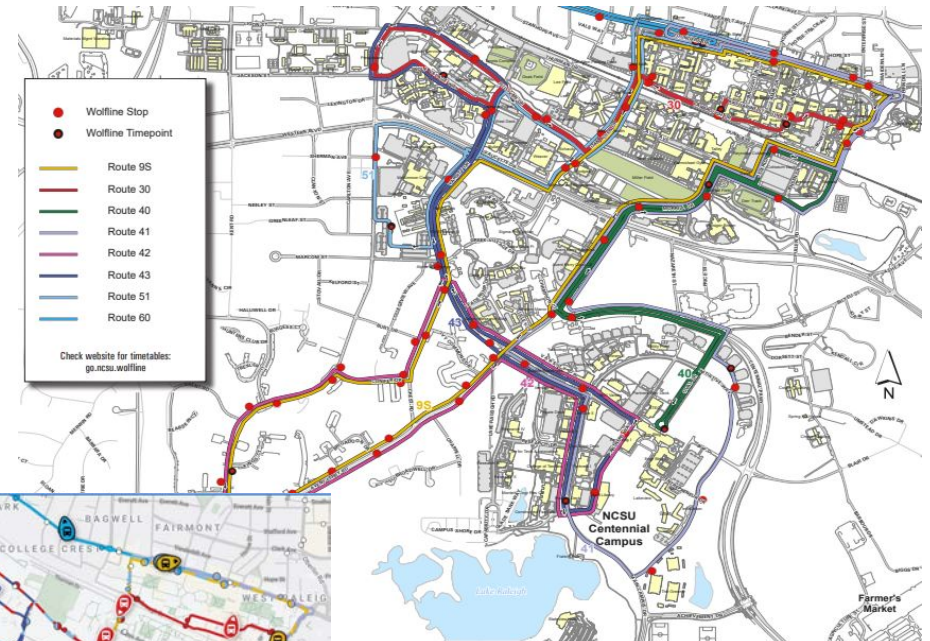
- Significant transportation infrastructure and service implemented as a result of prior zoning approvals
 - Centennial Parkway
 - Internal street network, notably:
 - Varsity Drive
 - Main Campus Drive
 - Initiative
 - Achievement
 - Oval / Bilyeu / Roundabout / Pullen Rd.
 - Greenways and trails across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

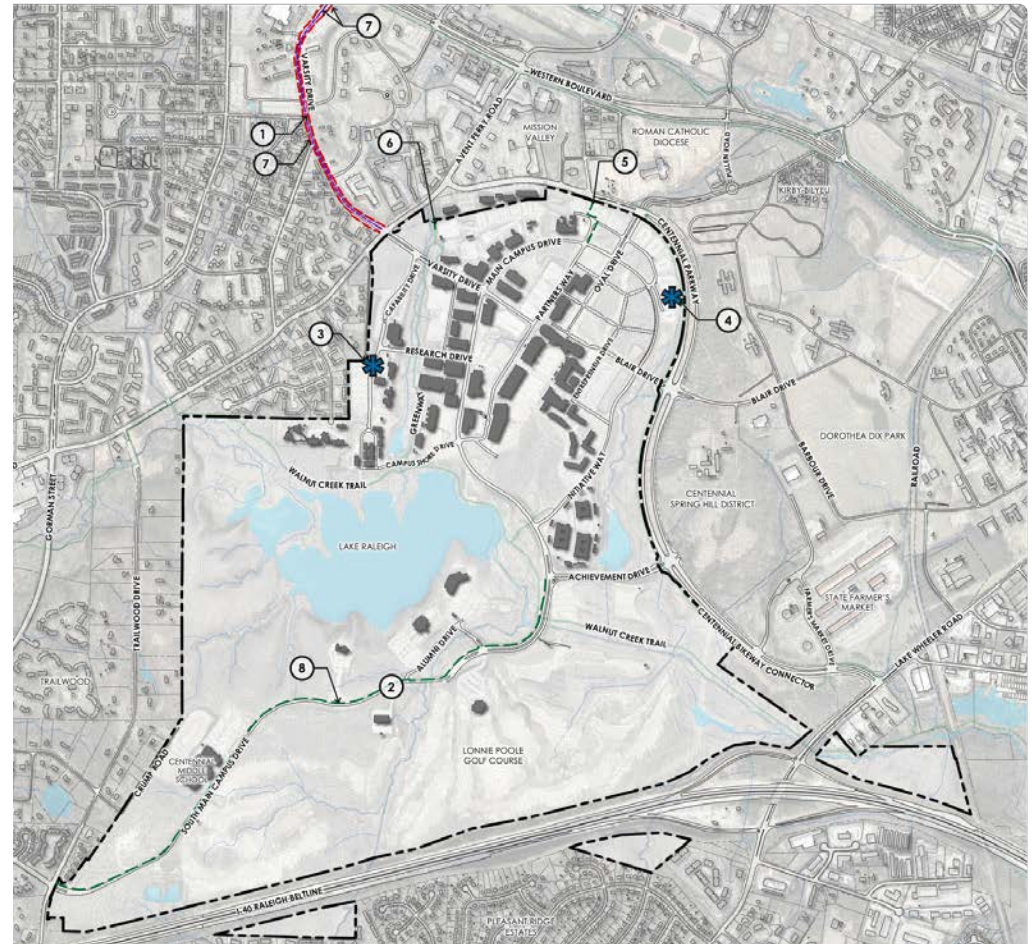
* Pre-pandemic, normal route schedule



WOLFLINE IS OPEN TO THE PUBLIC

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

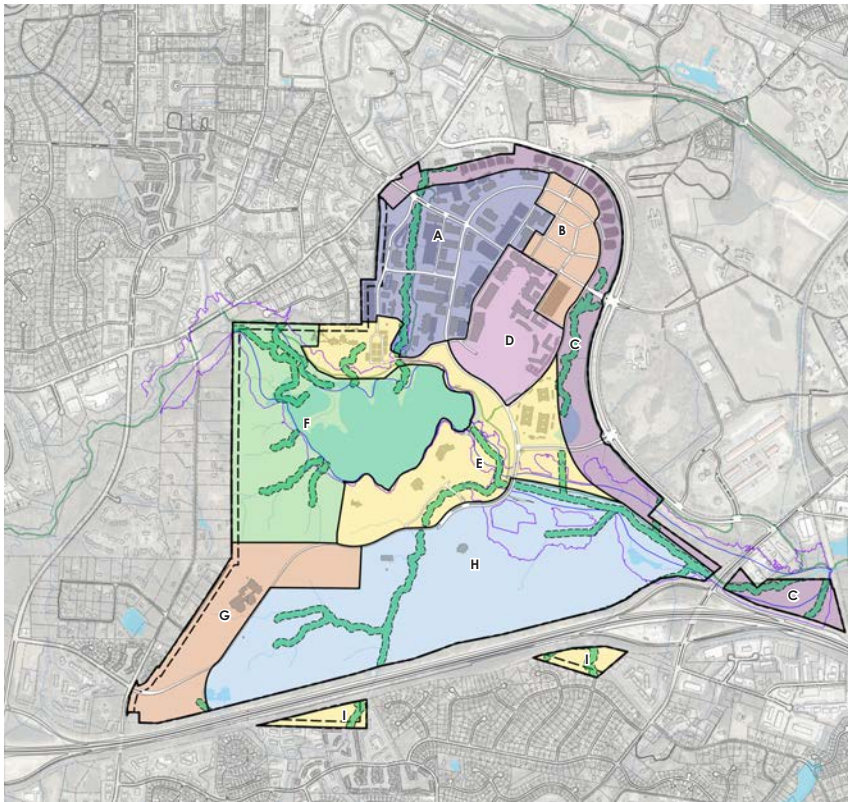


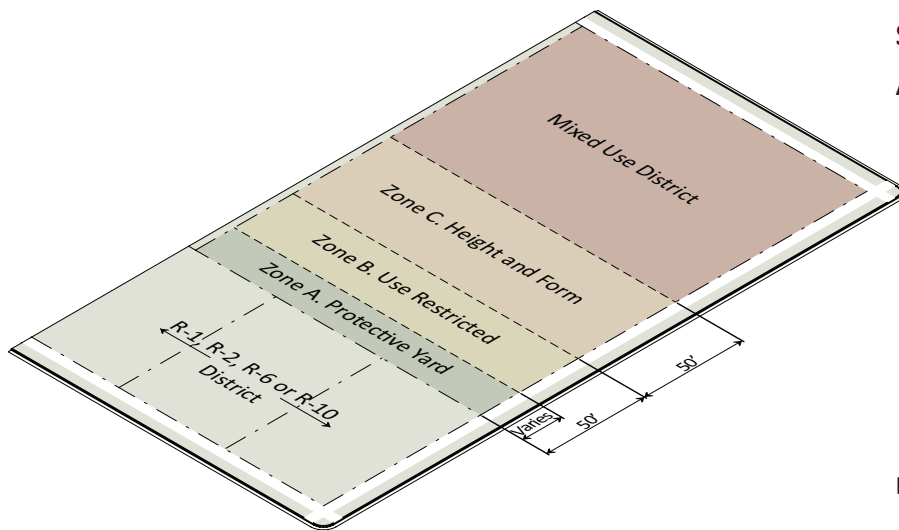
TABLE 1.1: TABLE OF USES

USE CATEGORY SPECIFIC USE	CAMPUS SUB-DISTRICT								
	A	B	C	D	E	F	G	H	I
RESIDENTIAL									
SINGLE UNIT LIVING	P	P	P	P	P	---	P	P	P
TWO UNIT LIVING	P	P	P	P	P	---	P	P	P
MULTI UNIT LIVING	P	P	P	P	P	---	P	P	P
COTTAGE COURT	P	P	P	P	P	---	P	P	P
CONSERVATION DEVELOPMENT	P	P	P	P	P	---	P	P	P
COMPACT DEVELOPMENT	P	P	P	P	P	---	P	P	P
MULTI UNIT SUPPORTIVE HOUSING	P	P	P	P	P	---	P	P	P
RESIDENCE	P	P	P	P	P	---	P	P	P
SUPPORTIVE HOUSING RESIDENCE	P	P	P	P	P	---	P	P	P
GROUP LIVING, AS LISTED BELOW:	P	P	P	P	P	---	P	P	P
BOARDING HOUSE	P	P	P	P	P	---	P	P	P
CONGREGATE CARE	P	P	P	P	P	---	P	P	P
DORMITORY, FRATERNITY, SORORITY	P	P	P	P	P	---	P	P	P
CONTINUING CARE RETIREMENT COMMUNITY	P	P	P	P	P	---	P	P	P
REST HOME	P	P	P	P	P	---	P	P	P
EMERGENCY SHELTER TYPE A	P	P	P	P	P	---	P	P	P
EMERGENCY SHELTER TYPE B	P	P	P	P	P	---	P	P	P
SPECIAL CARE FACILITY	P	P	P	P	P	---	P	P	P
PUBLIC & INSTITUTIONAL									
CIVIC, EXCEPT AS LISTED BELOW:	P	P	P	P	P	---	P	P	---
COLLEGE/COMMUNITY COLLEGE, UNIVERSITY	P	P	P	P	P	---	P	P	P
SCHOOL, PUBLIC OR PRIVATE (K-12)	P	P	P	P	P	---	P	P	---
PARKS, OPEN SPACE AND GREENWAYS	P	P	P	P	P	---	P	P	P
MINOR UTILITIES	P	P	P	P	P	---	P	P	P
MAJOR UTILITIES, EXCEPT AS LISTED BELOW:	---	---	---	---	---	---	P	P	P
TELECOMMUNICATION TOWER (1-250 FT)	---	---	---	---	---	---	P	---	---
TELECOMMUNICATION TOWER (>250 FT)	---	---	---	---	---	---	P	---	---
COMMERCIAL									
DAY CARE, HOME	P	P	P	P	P	---	P	P	P
DAY CARE CENTER	P	P	P	P	P	---	P	P	P
INDOOR RECREATION, AS LISTED BELOW:	P	P	P	P	P	---	P	P	---
ADULT ESTABLISHMENT	---	---	---	---	---	---	---	---	---
DANCE, MARTIAL ARTS, MUSIC STUDIO, OR CLASSROOM	P	P	P	P	P	---	P	P	---
HEALTH CLUB	P	P	P	P	P	---	P	P	---
SPORTS ACADEMY	P	P	P	P	P	---	P	P	---
MEDICAL	P	P	P	P	P	---	P	P	---
OFFICE	P	P	P	P	P	---	P	P	---
OUTDOOR RECREATION, AS LISTED BELOW:	---	---	---	---	---	---	---	---	---
GOLF COURSE	---	---	---	---	---	---	P	P	---
OUTDOOR SPORTS OR ENTERTAINMENT FACILITY (500 SEATS)	P	P	P	P	P	---	P	P	---
OUTDOOR SPORTS OR ENTERTAINMENT FACILITY (500 SEATS)	P	P	P	P	P	---	P	P	---
OVERNIGHT LODGING, EXCEPT AS LISTED BELOW:	P	P	P	P	P	---	P	P	P
HOMESTAY	P	P	P	P	P	---	P	P	P
BED AND BREAKFAST	P	P	P	P	P	---	P	P	P
HOSPITALITY HOUSE	P	P	P	P	P	---	P	P	P
COMMERCIAL PARKING FACILITY	P	P	P	P	P	---	P	P	---
REMOTE PARKING FACILITY	P	P	P	P	P	---	P	P	---
PASSENGER TERMINAL, AS LISTED BELOW:	---	---	---	---	---	---	---	---	---
AIRFIELD, LANDING STRIP	---	---	---	---	---	---	---	---	---
HELIPORT, SERVING HOSPITALS	P	P	P	P	P	---	P	P	---
HELIPORT, ALL OTHERS	P	P	P	P	P	---	P	P	---
PERSONAL SERVICE, EXCEPT AS LISTED BELOW:	P	P	P	P	P	---	P	P	---
ANIMAL CARE (INDOOR) EXCEPT AS LISTED BELOW:	P	P	P	P	P	---	P	P	---
VETERINARY CLINIC/HOSPITAL	P	P	P	P	P	---	P	P	---
ANIMAL CARE (OUTDOOR)	P	P	P	P	P	---	P	P	---
BEAUTY/HAIR SALON	P	P	P	P	P	---	P	P	---
COPY CENTER	P	P	P	P	P	---	P	P	---
OPTOMETRIST	P	P	P	P	P	---	P	P	---
BAR, NIGHTCLUB, TAVERN LOUNGE	P	P	---	---	P	---	P	P	---
EATING ESTABLISHMENT	P	P	P	P	P	---	P	P	---
FOOD TRUCK	P	P	P	P	P	---	P	P	---
RETAIL SALES, EXCEPT AS LISTED BELOW:	P	P	P	P	P	---	P	P	---
PAWNSHOP	---	---	---	---	---	---	---	---	---
VEHICLE FUEL SALES	---	---	---	---	---	---	P	P	---
VEHICLE SALES/RENTAL	P	P	P	P	P	---	P	P	---

USE CATEGORY SPECIFIC USE	CAMPUS SUB-DISTRICT								
	A	B	C	D	E	F	G	H	I
INDUSTRIAL									
HEAVY INDUSTRIAL, EXCEPT AS LISTED BELOW:	---	---	---	---	---	---	---	---	---
DETENTION CENTER, JAIL, PRISON	---	---	---	---	---	---	---	---	---
TOWING YARD FOR VEHICLES	---	---	---	---	---	---	---	---	---
LIGHT INDUSTRIAL	P	P	P	P	P	---	P	P	---
BREWERY, WINERY, DISTILLERY, CIDERY	P	P	P	P	P	---	P	P	---
LIGHT MANUFACTURING	P	P	P	P	P	---	P	P	---
RESEARCH & DEVELOPMENT	P	P	P	P	P	---	P	P	---
SELF-SERVICE STORAGE	---	---	---	---	---	---	---	---	---
CAR WASH	---	---	---	---	---	---	---	---	---
VEHICLE REPAIR (MINOR)	---	---	---	---	---	---	---	---	---
VEHICLE REPAIR (MAJOR)	---	---	---	---	---	---	---	---	---
VEHICLE REPAIR (COMMERCIAL VEHICLE)	---	---	---	---	---	---	---	---	---
WAREHOUSE & DISTRIBUTION	---	---	---	---	---	---	---	P	P
WASTE-RELATED SERVICES	---	---	P	---	---	---	---	P	P
WHOLESALE TRADE	---	---	---	---	---	---	---	P	P
OPEN									
AGRICULTURE, EXCEPT AS LISTED BELOW:	P	P	P	P	P	P	P	P	P
COMMUNITY GARDEN	P	P	P	P	P	P	P	P	P
PLANT NURSERY	P	P	P	P	P	P	P	P	P
PRODUCE STAND	P	P	P	P	P	P	P	P	P
RESTRICTED AGRICULTURE	---	---	---	---	---	---	---	---	---
URBAN FARM	P	P	P	P	P	---	P	P	P
RESOURCE EXTRACTION	---	---	---	---	---	---	---	---	---

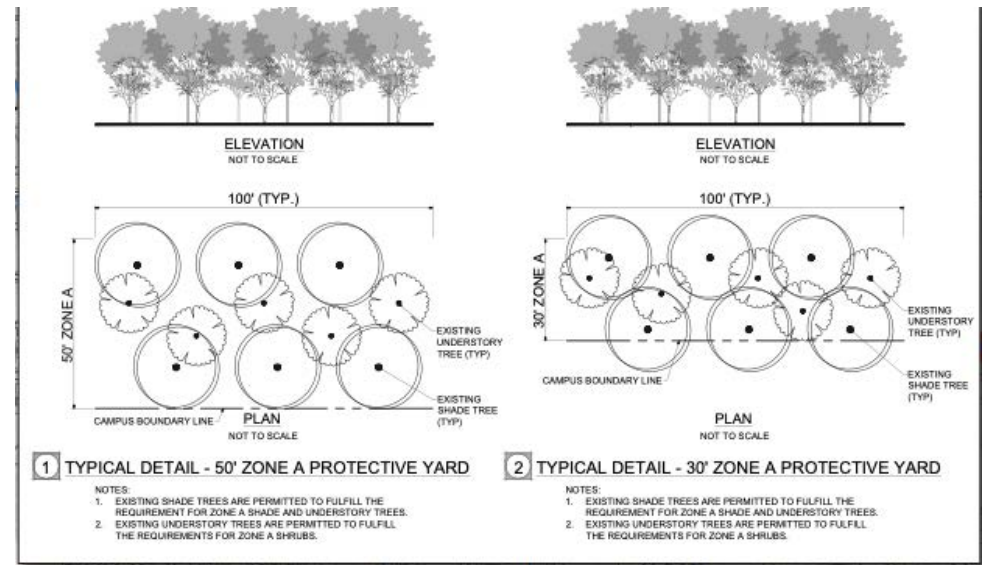
KEY: P = PERMITTED USE --- = USE NOT PERMITTED

Neighborhood Transitions



S
A

E



Density Table

CURRENT DENSITY ALLOWED (PER Z-5-87)	11,800,000 GFA
EXISTING/CONSTRUCTED BUILDING AREA (GFA)	4,774,279 GFA
REMAINING DENSITY ALLOCATION (PER Z-5-87)	7,025,721 GFA
PROPOSED NEW GFA	2,000,000 GFA
PROPOSED OVERALL MAXIMUM DENSITY	13,800,000 GFA

SUB-DISTRICT	HEIGHT/ STORIES (BY SUB-DISTRICT)	DEVELOPMENT DENSITIES (RANGES BY SUB-DISTRICT)²
A	12	1,500,000 - 2,500,000 SF
B	28	3,000,000 - 5,000,000 SF
C	7	200,000 - 300,000 SF
D	7	500,000 - 1,000,000 SF
E	7	500,000 - 1,000,000 SF
F¹	3 STRY/50'	0 - 10,000 SF
G	5 STRY/80'	500,000 - 1,000,000 SF
H	3 STRY/50'	25,000 - 75,000 SF
I	3	75,000 - 150,000 SF
EXISTING/ CONSTRUCTED BUILDING AREA (GFA)	-	4,774,279 SF
TOTAL DENSITY (GFA):		NOT TO EXCEED 13,800,000 SF
<small>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 CONTEMPLATES 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.</small>		