

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**.



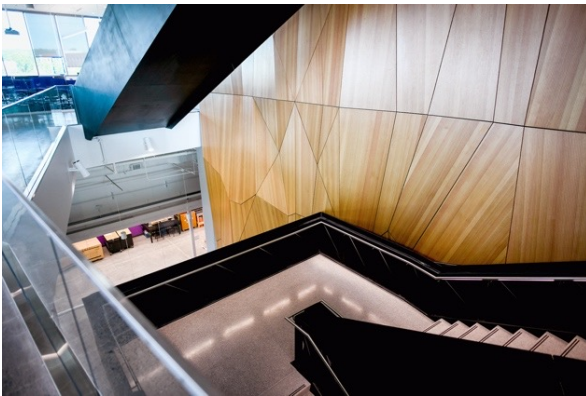
Comprehensive Plan Consistency

- **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

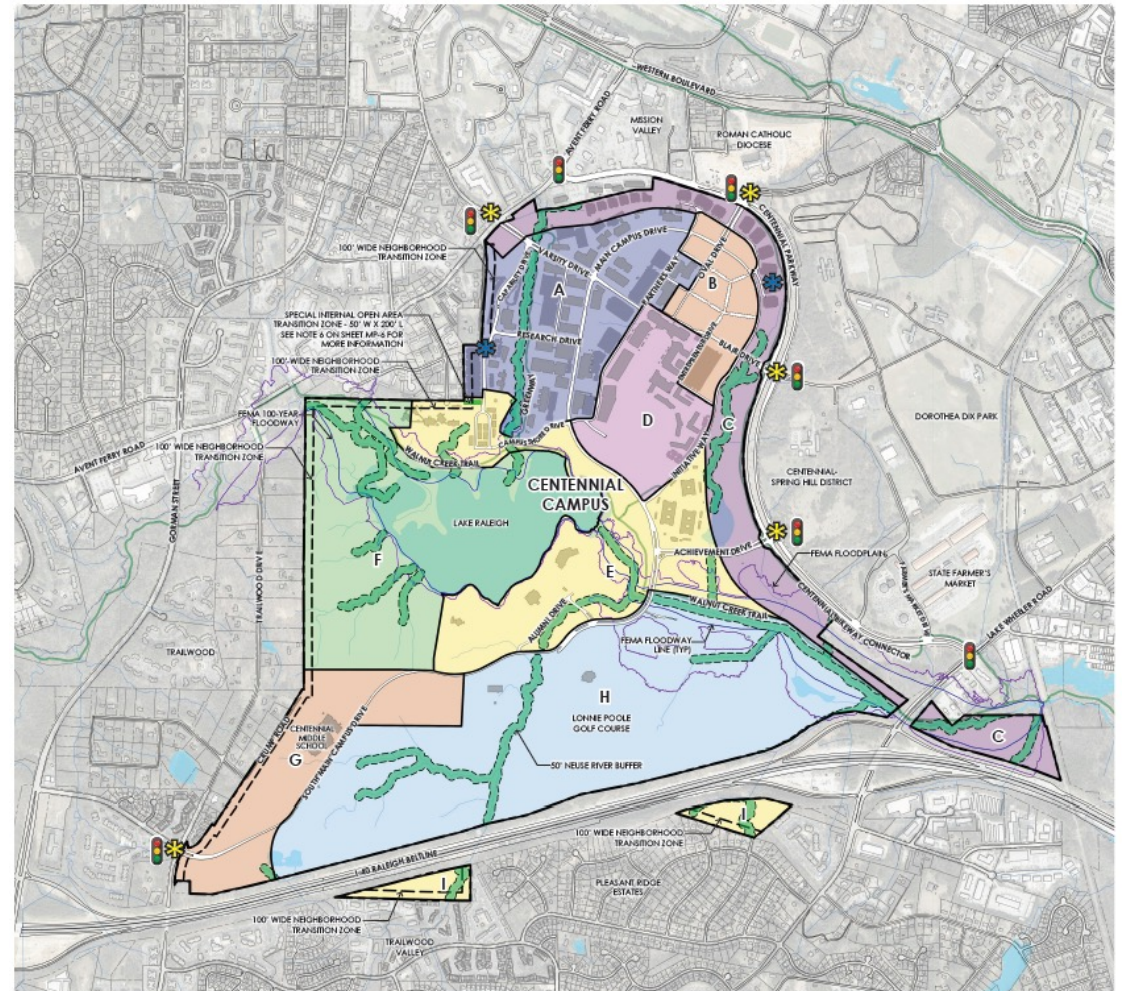
Milestone	Date
City Staff and Stakeholder Discussions	2020
Pre-Submittal Neighborhood Meeting	November 17 & 18, 2020
Application Submittal	November 2020
Staff Review & Neighborhood Engagement	Ongoing
Second Neighborhood Meeting	March 4, 2021
Planning Commission Public Meeting(s)	March 30, 2021 / April 13, 2021
City Council Public Hearing(s)	May 18, 2021

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

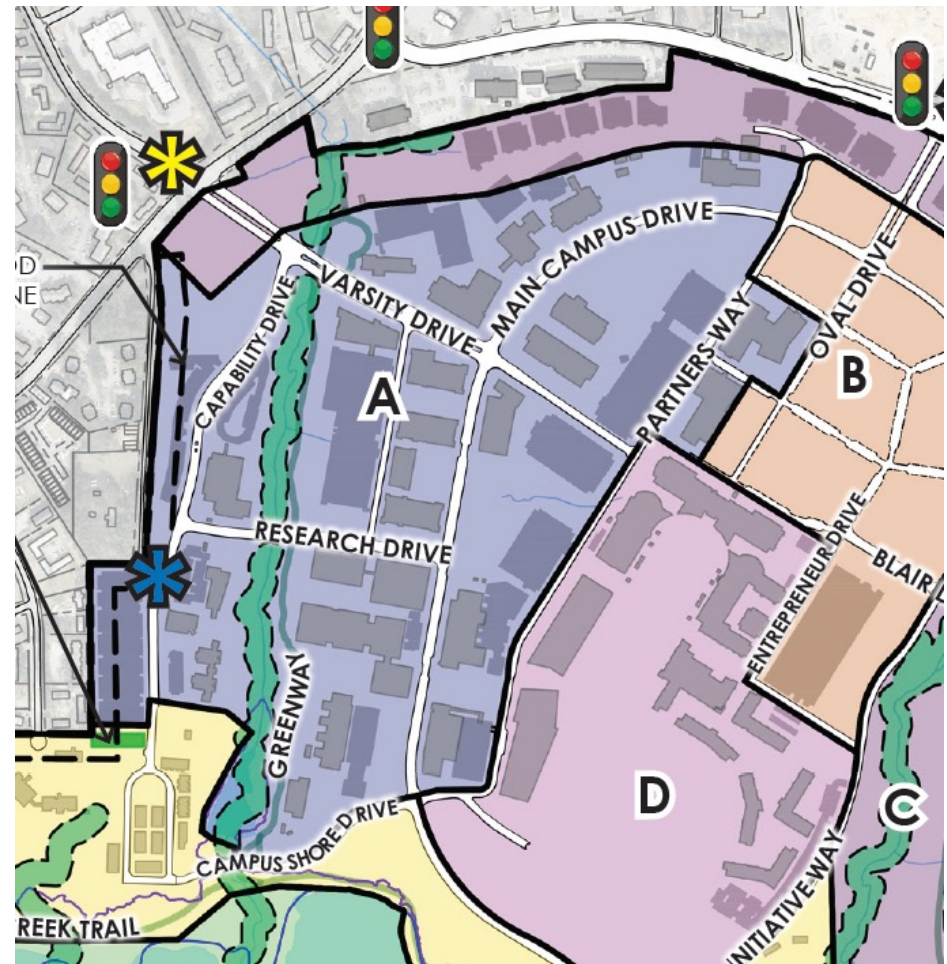


District A

Northwest District

Key Features:

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

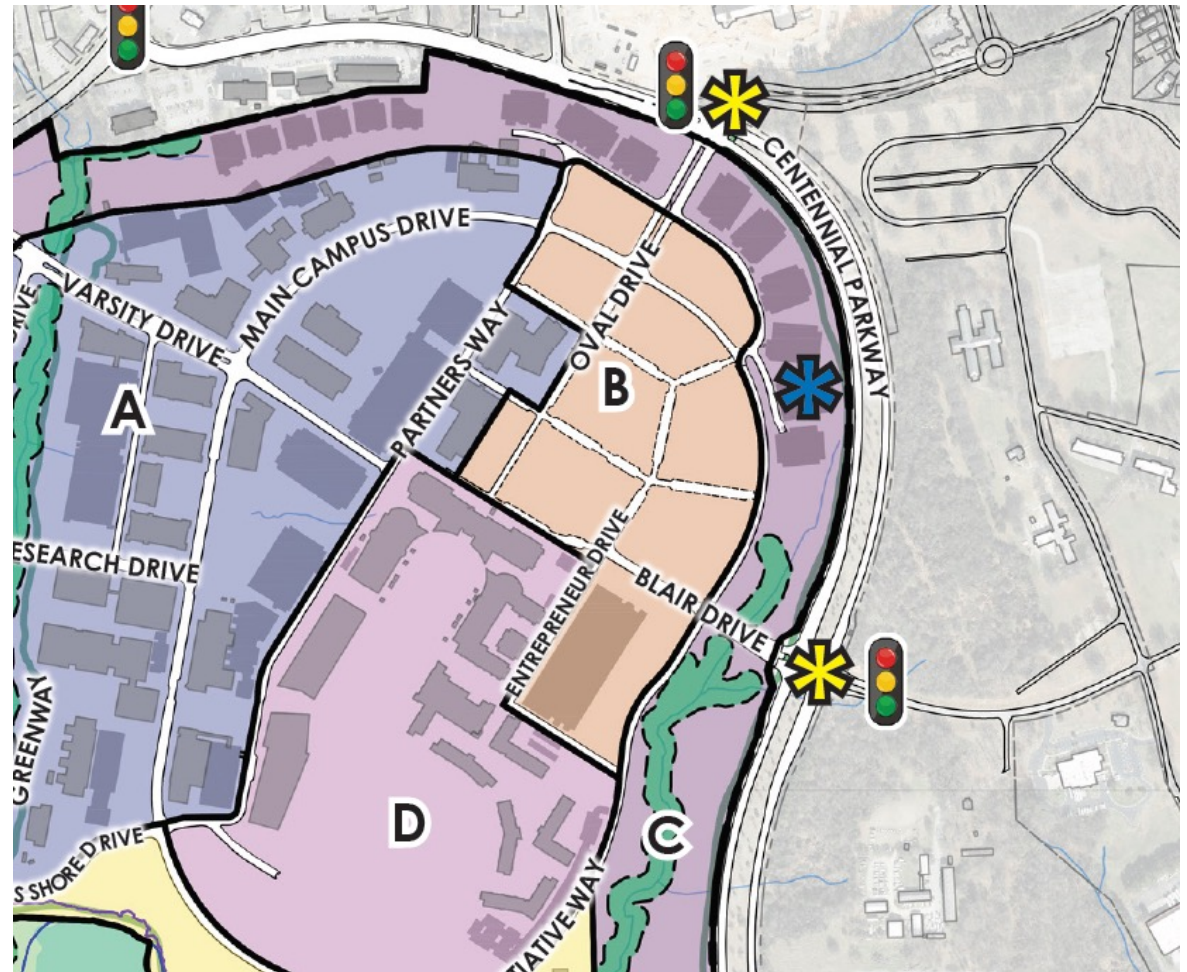


District B

North Oval District

Key Features:

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

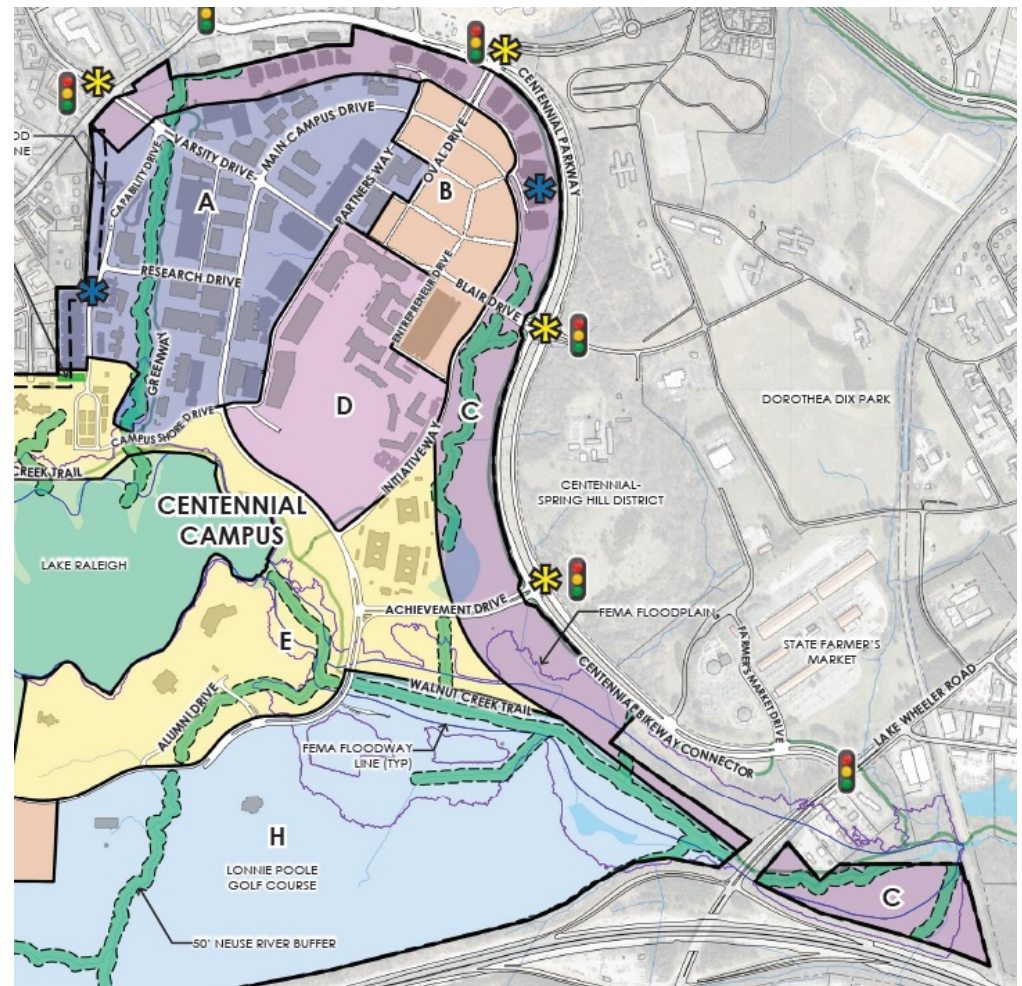


District C

Parkway District

Key Features:

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

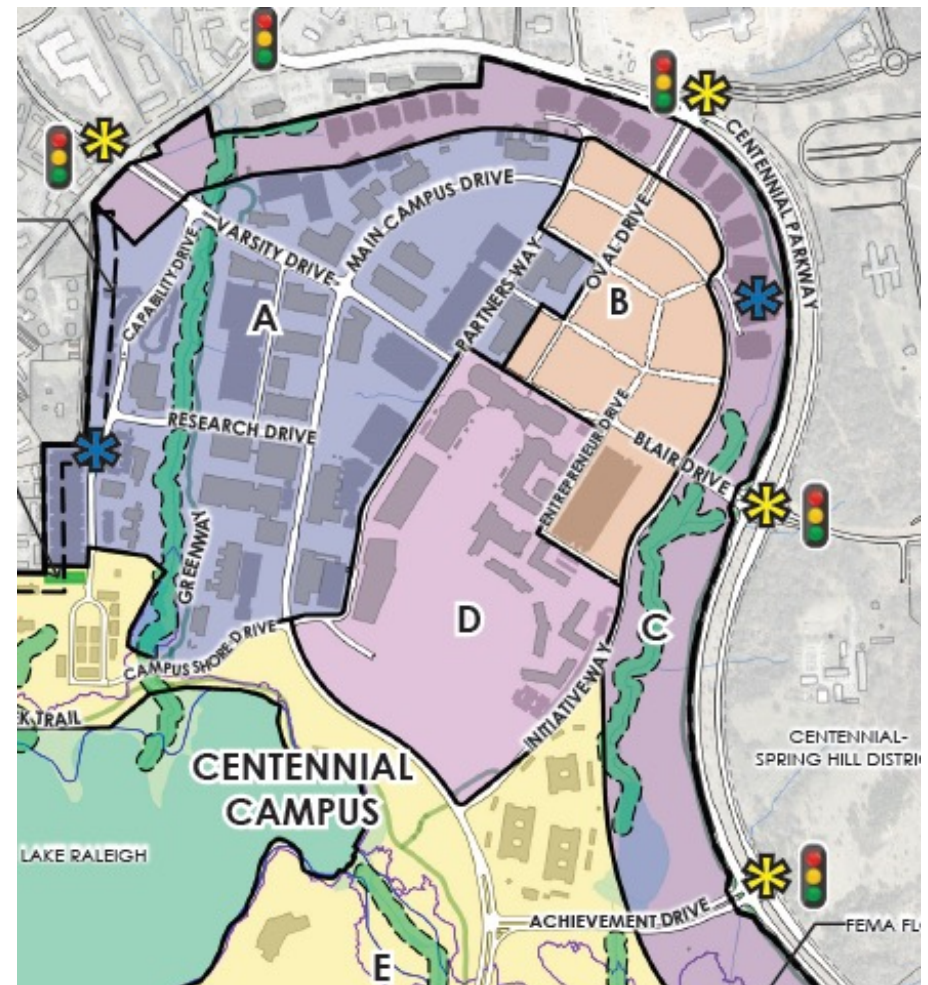


District D

The Oval District

Key Features:

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

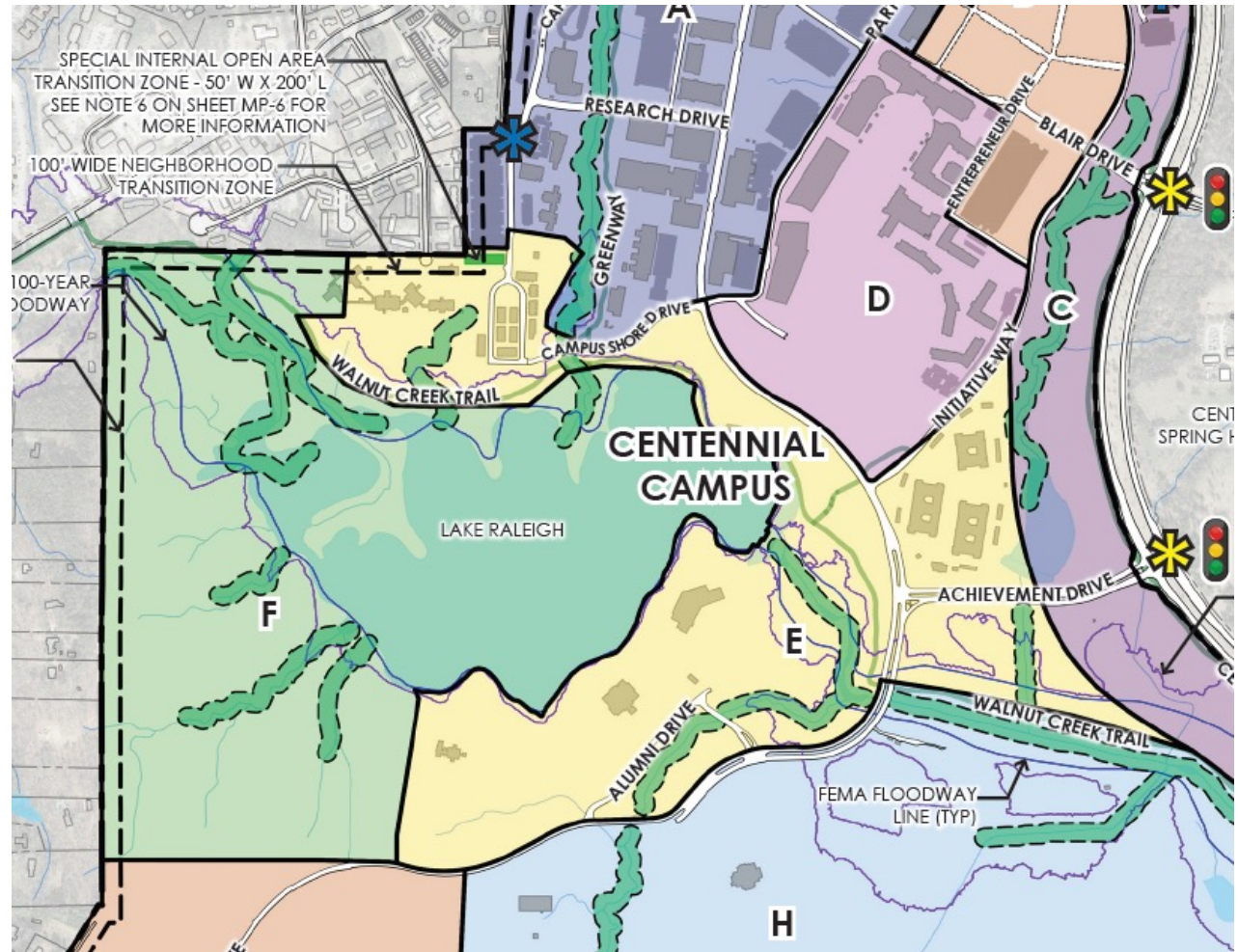


District E

Lakefront District

Key Features:

- 129 Acres
- Max Height: 7 stories
- Neighborhood Transition at Northern and Western boundary
- “Special Open Area”

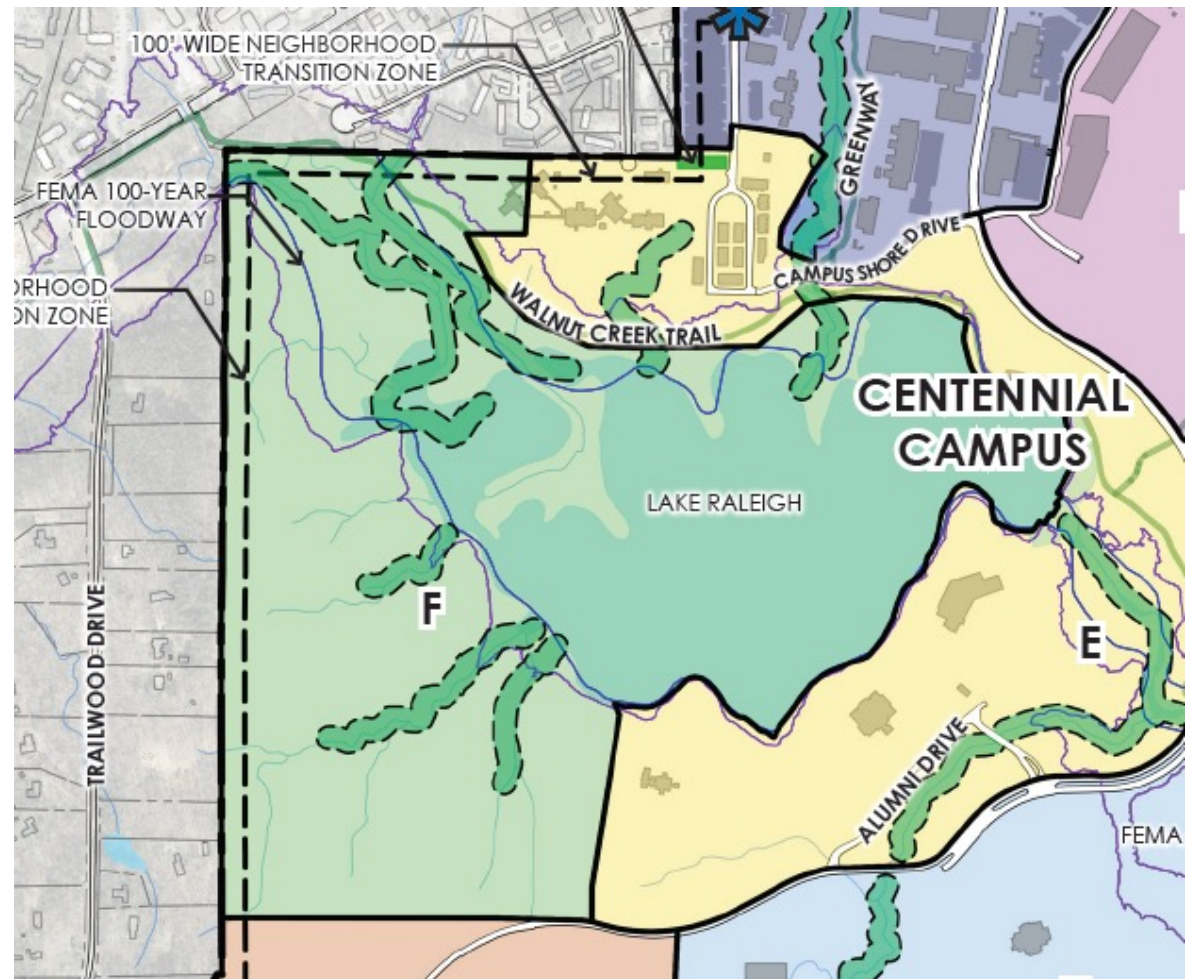


District F

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

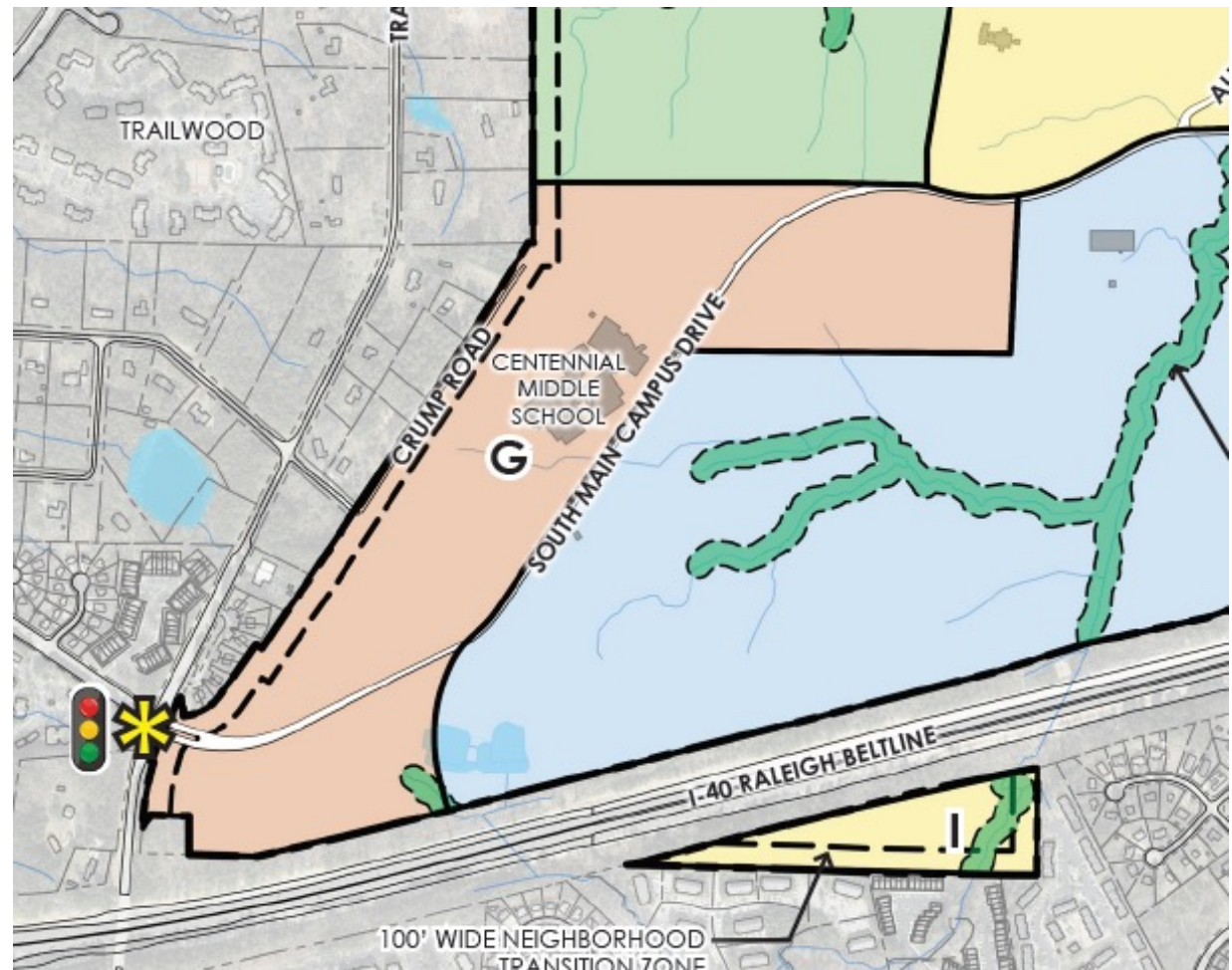


District G

Southwestern District

Key Features:

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

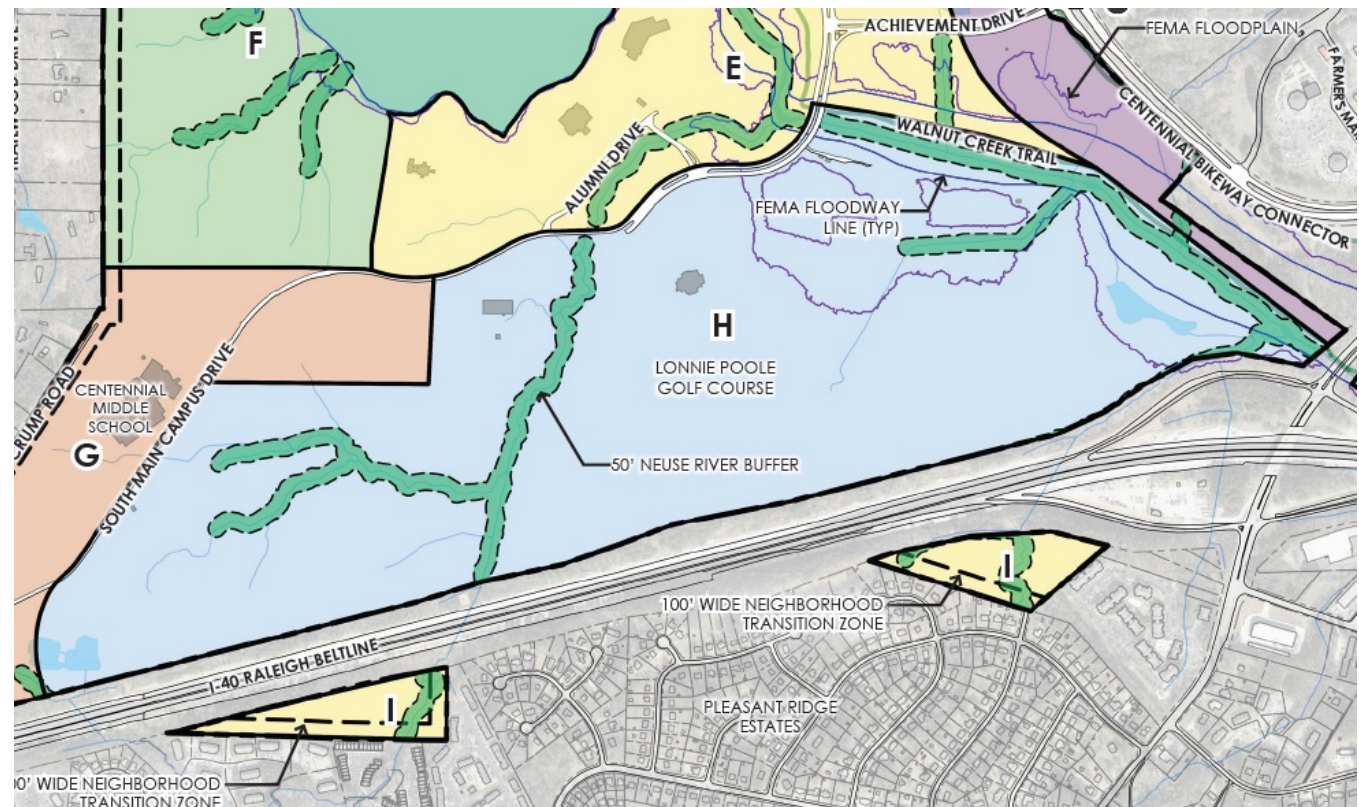


District H

Golf Course District

Key Features:

- 270 Acres
- Max Height: 3 stories

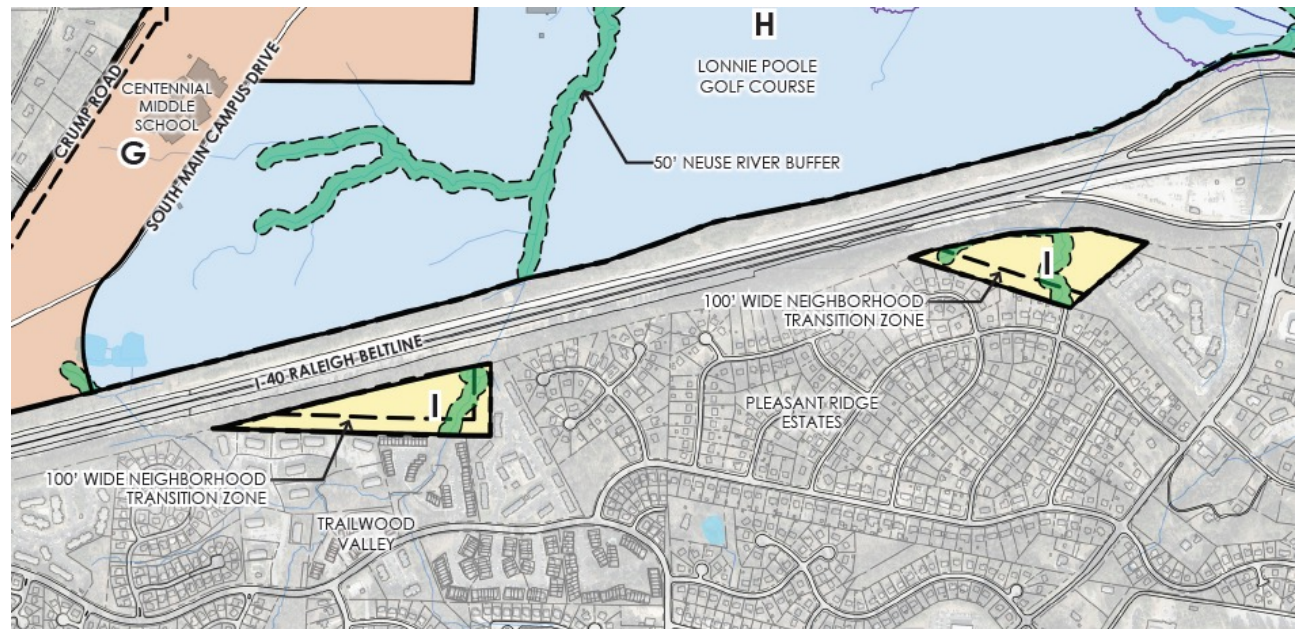


District I

Southern Residential District

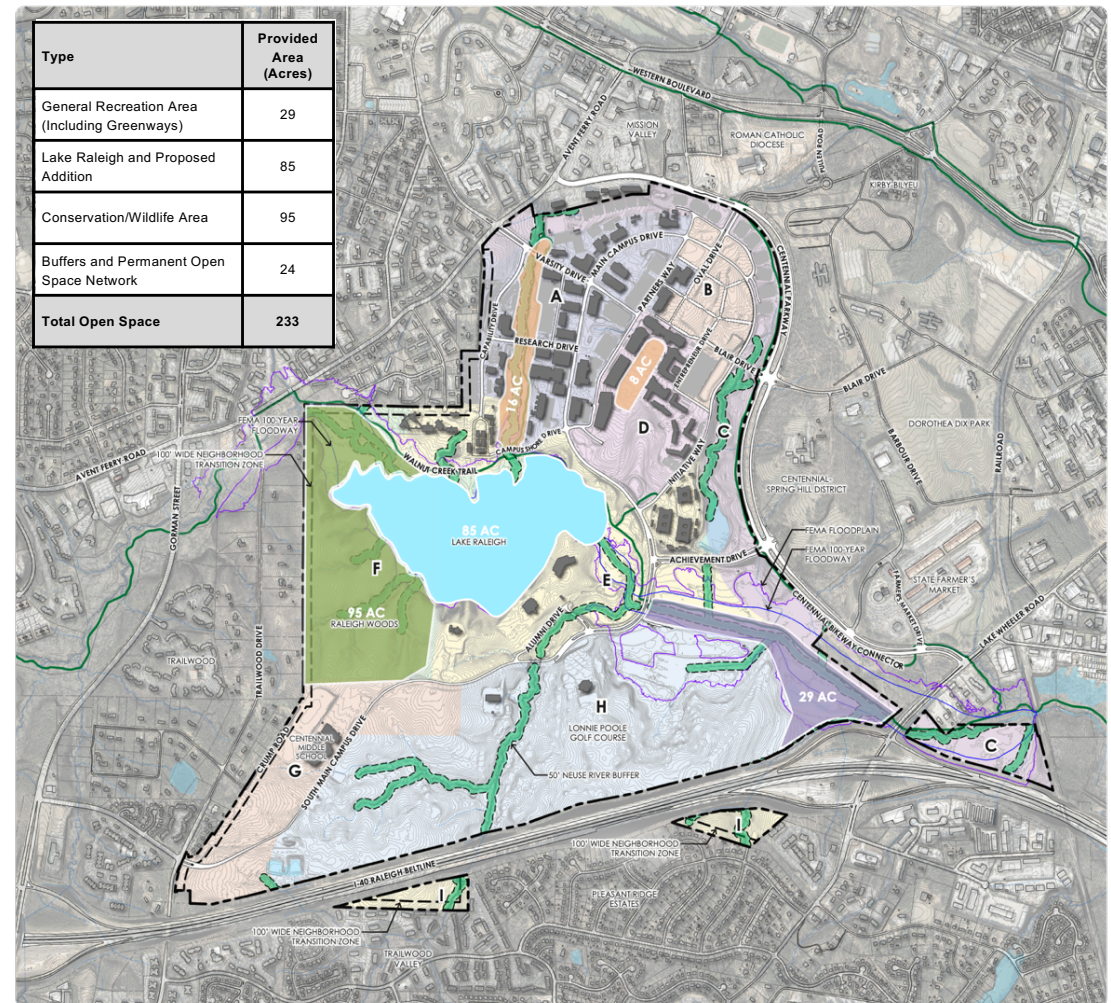
Key Features:

- 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



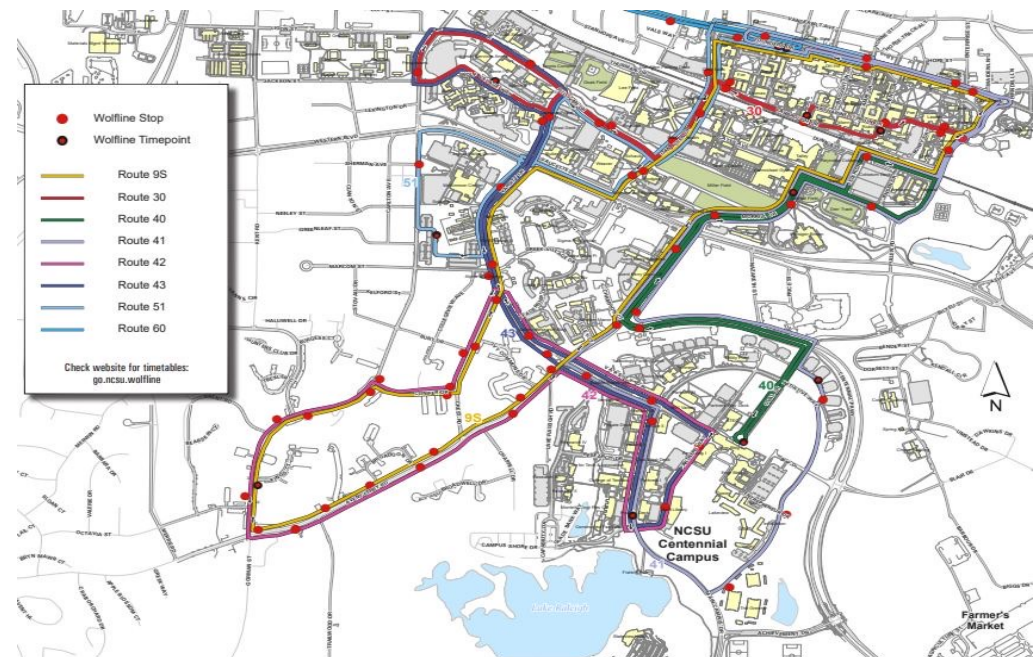
Student-Designed Gardens



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



WOLFLINE IS OPEN TO THE PUBLIC

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



Protected Bike Lanes



Multi-use Path



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

