

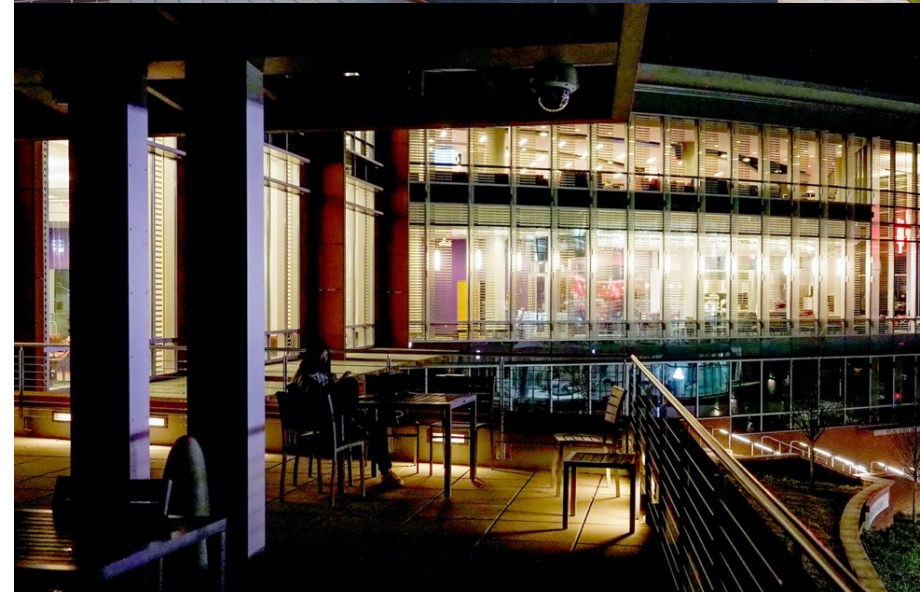
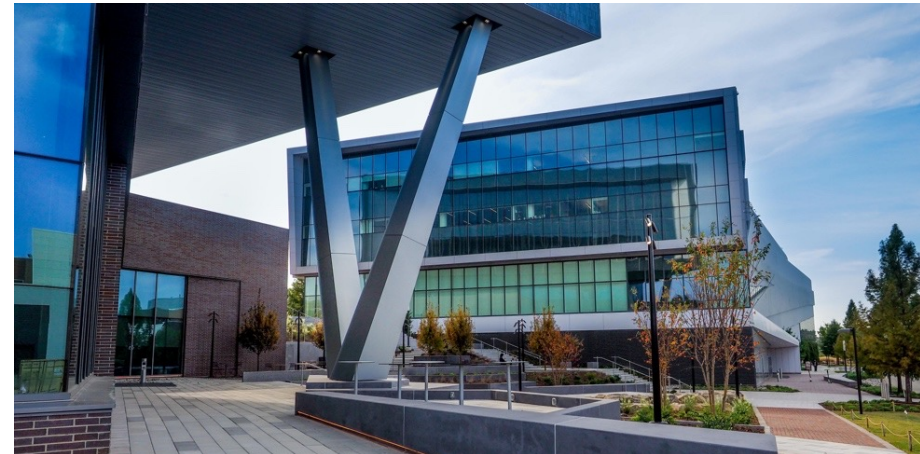
**N.C. State University  
Centennial Campus Rezoning (Z-67-20)**

**Planning and Street Activation Framework**

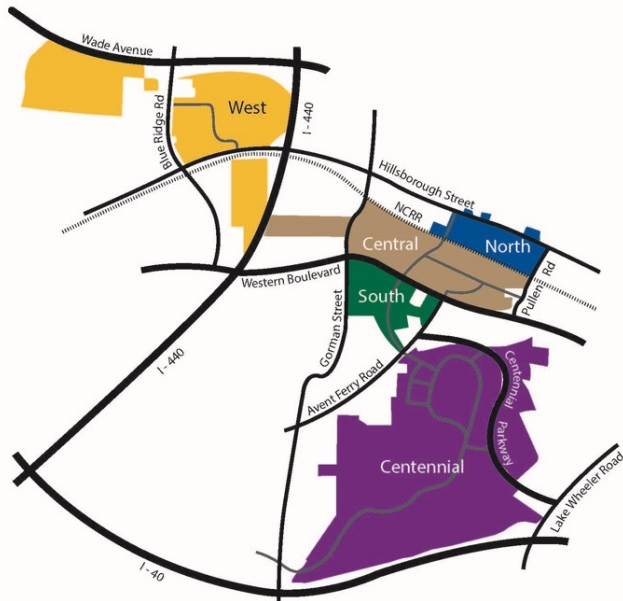
Planning Commission  
Tuesday, April 13, 2021

## 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

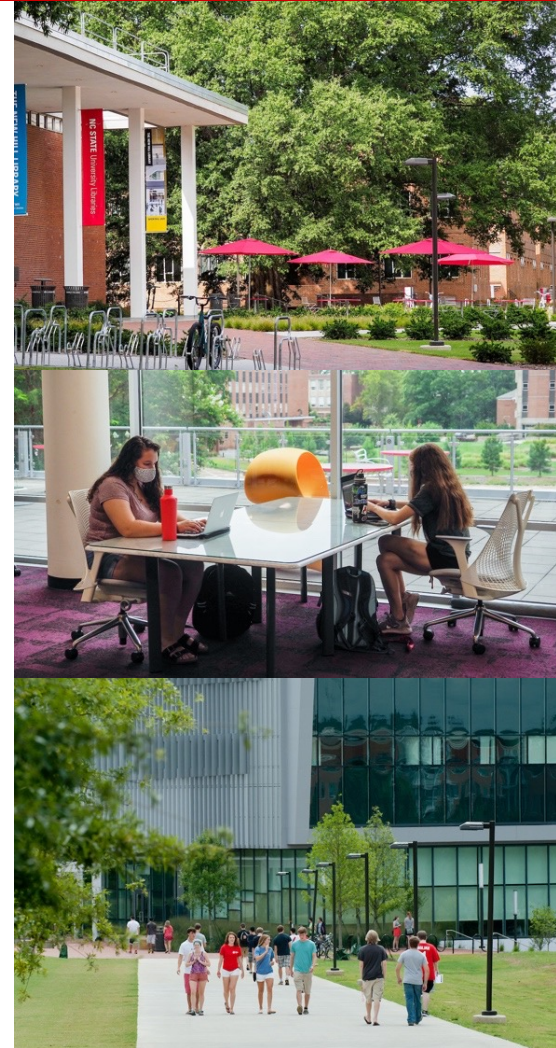


## Physical Master Plan - Guiding Principles

- 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.

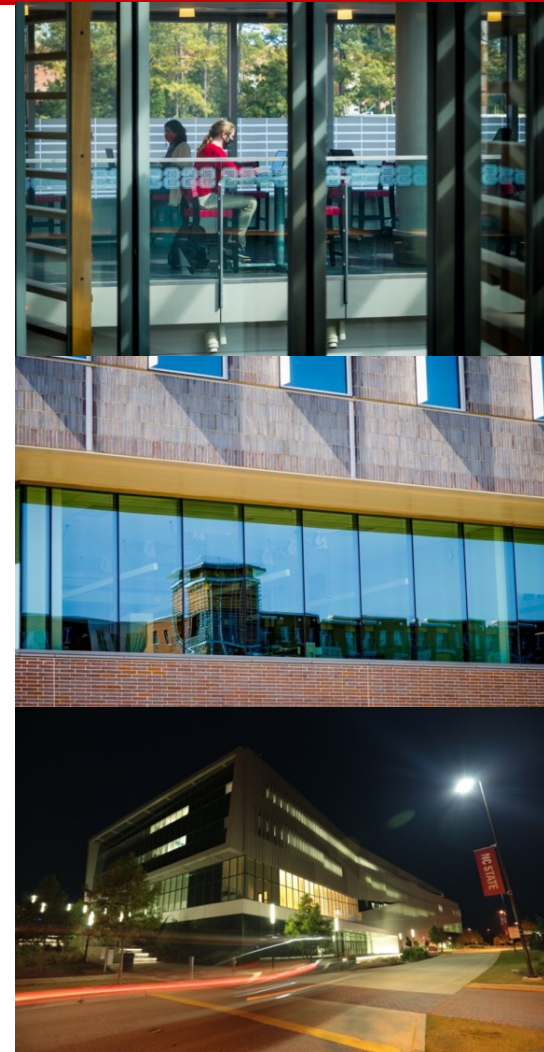
## Public Realm – Site & Architectural Design Standards

- 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**

