

Planning RTP's future



PRESENTED TO:



Board of Commissioners

Our team



Scott Levitan
President & CEO
levitan@rtp.org



Linda Hall
Executive Vice President & COO
hall@rtp.org



Travis Crayton
Senior Director of Planning
crayton@rtp.org

Research Triangle Foundation **mission**



Facilitate collaboration
between the Triangle
universities.



Promote cooperation
between universities
and industry.



Create an economic
impact for residents
of North Carolina.



NC STATE
UNIVERSITY



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL



NC Central
UNIVERSITY

Research Triangle Park today

7,000 acres

55,000+ employees

375+ established and startup companies

TOP INDUSTRIES

Biotech/Life Science

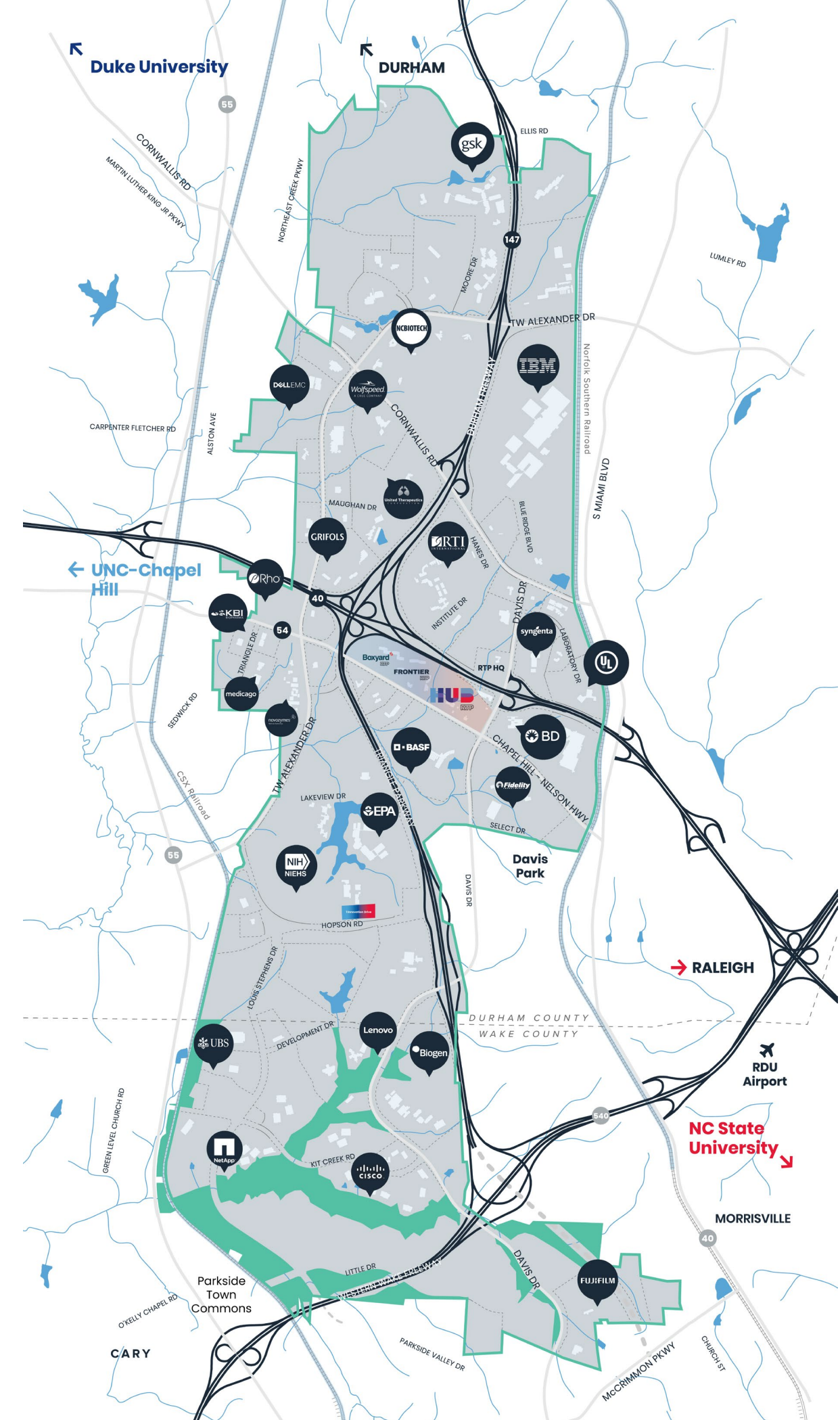
Data Science

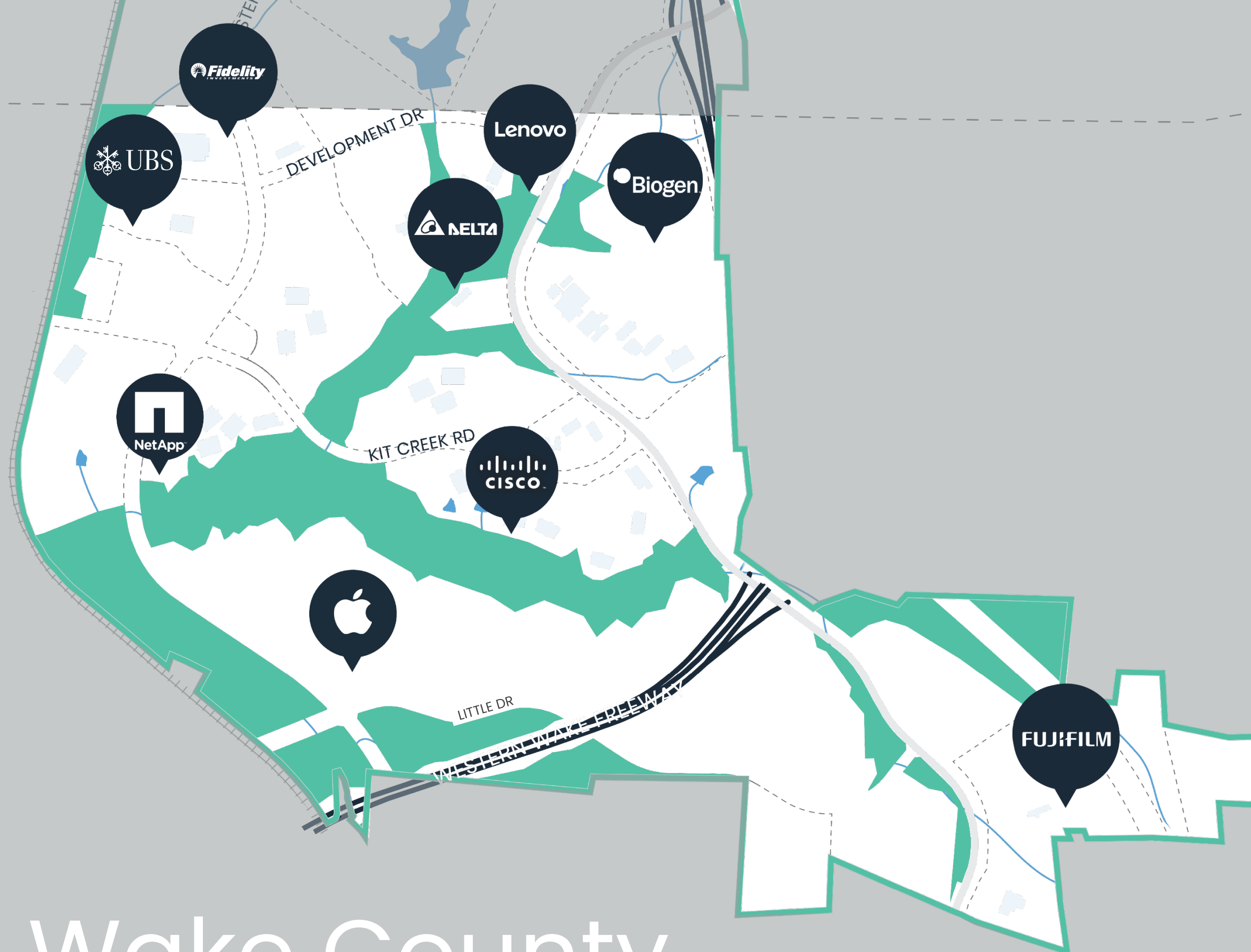
Agtech

Cybersecurity

Cleantech

Fintech





RTP in Wake County

RTP's new vibrant downtown

HUB
RTP





1M+ SF office & life science space

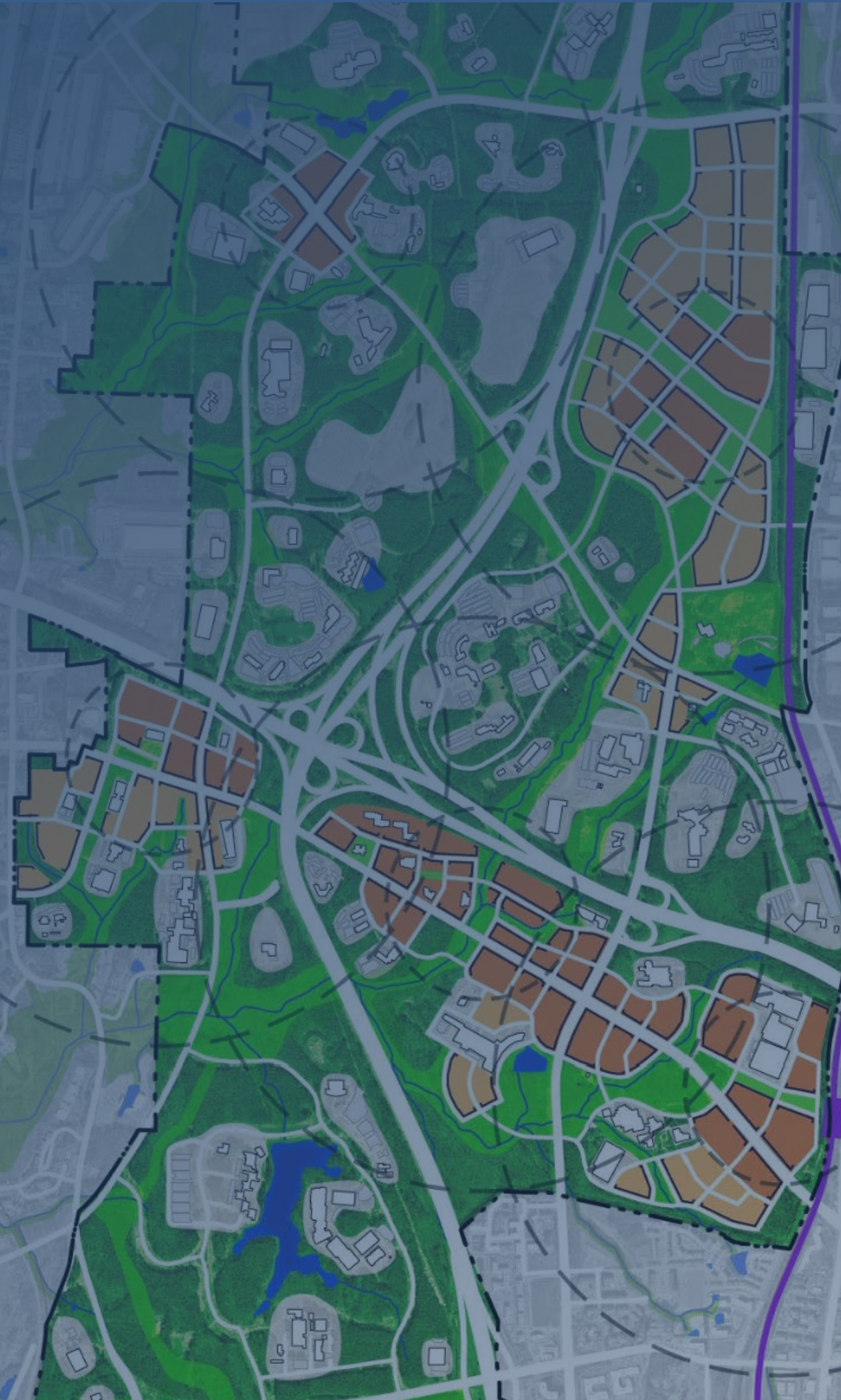
50K SF retail

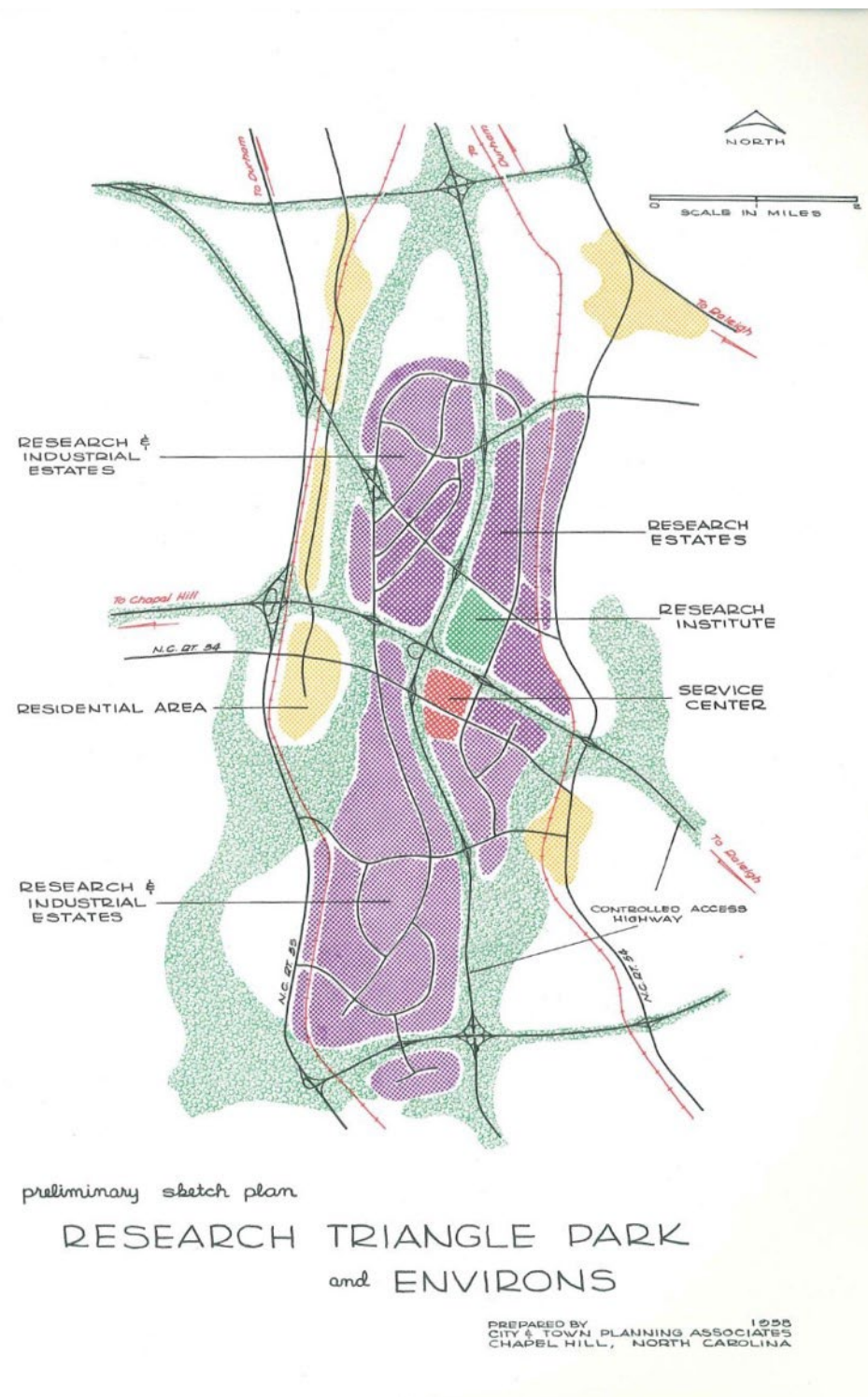
1,200 residential units

250 hotel rooms

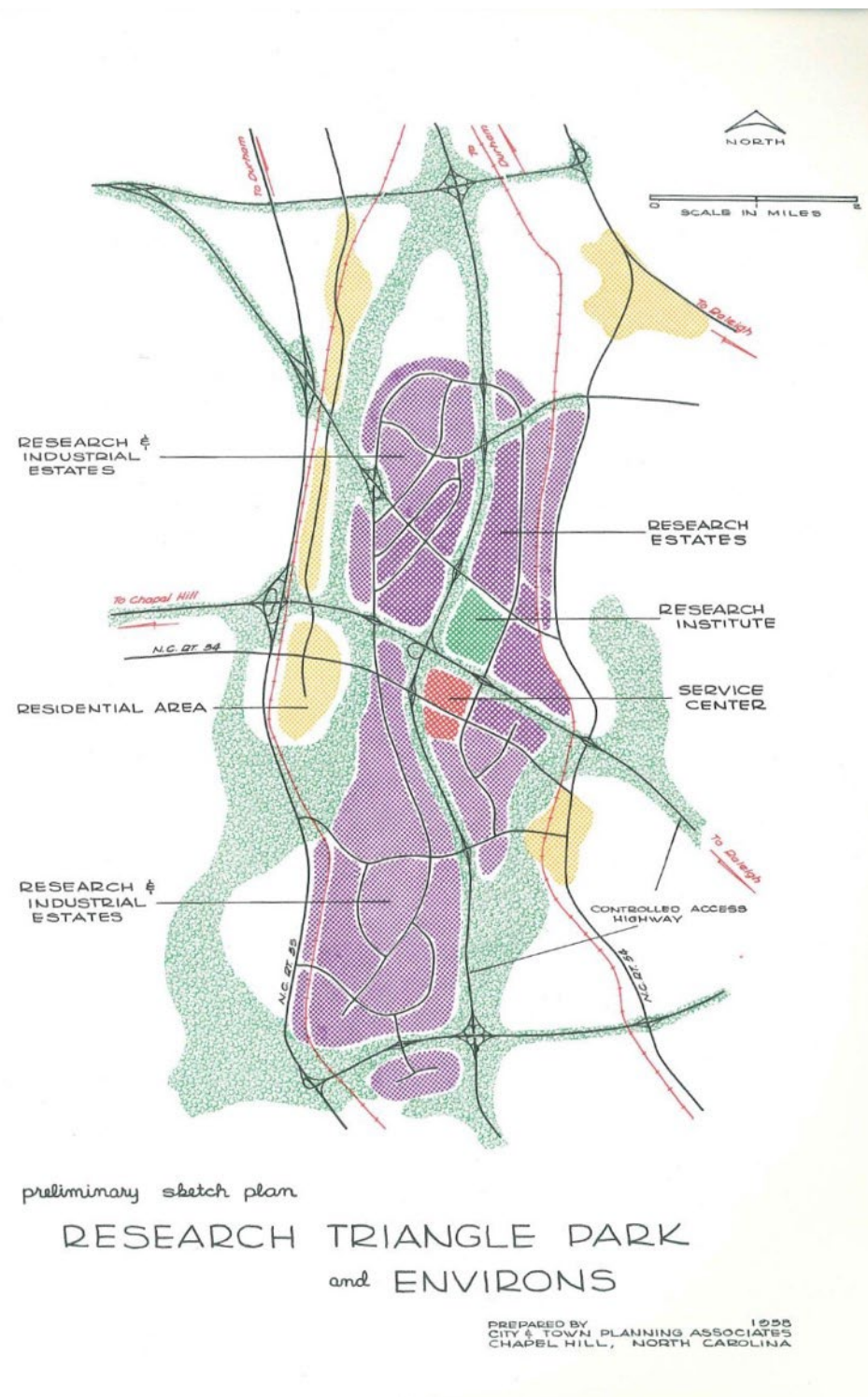
16 acres greenspace

The **future** of RTP

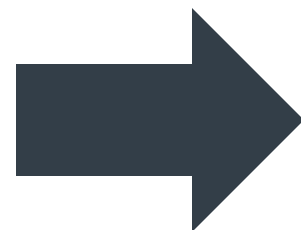




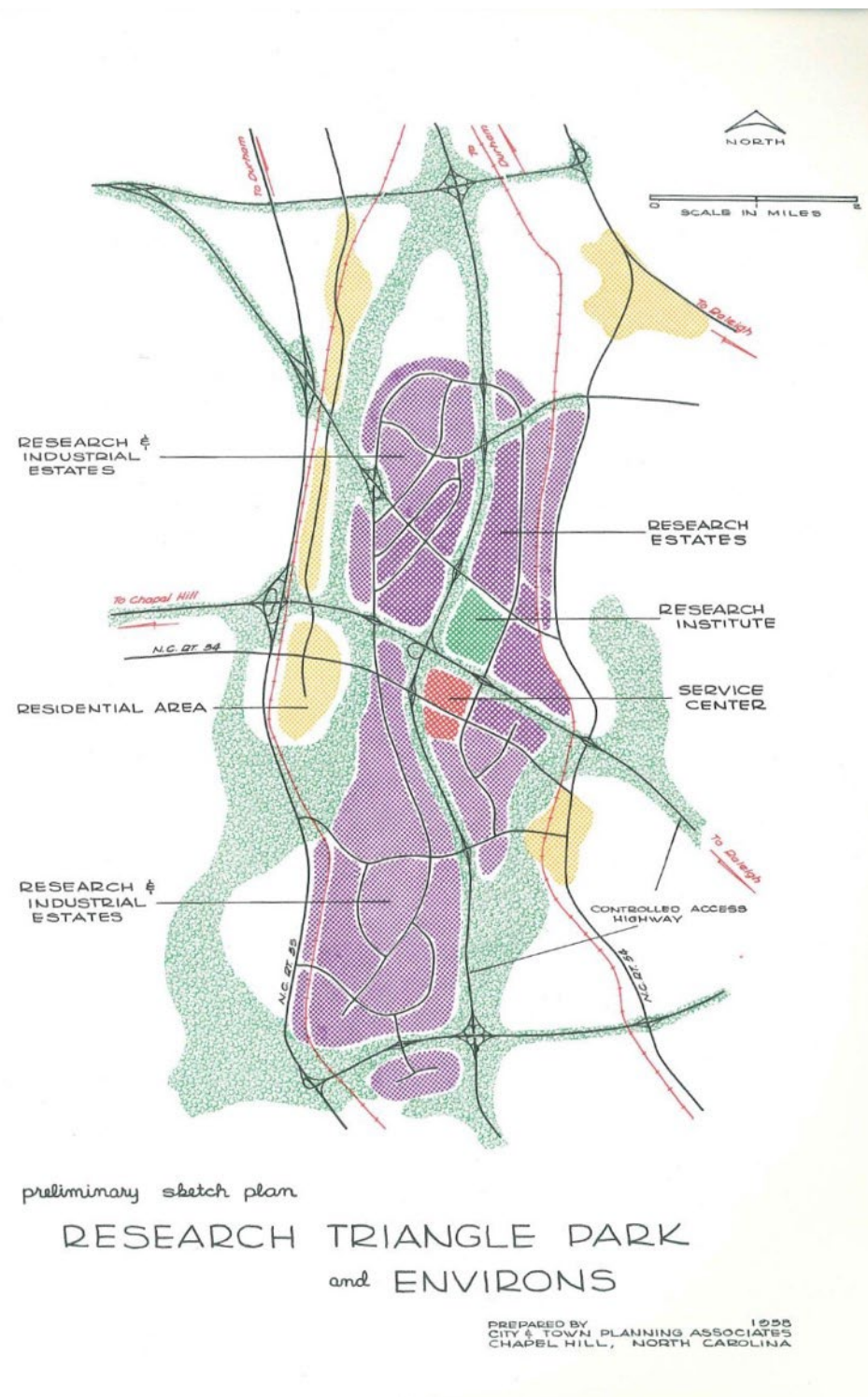
RTP 1.0



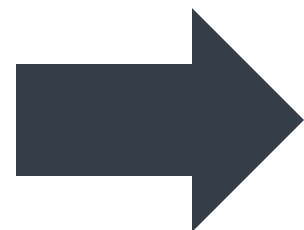
RTP 1.0



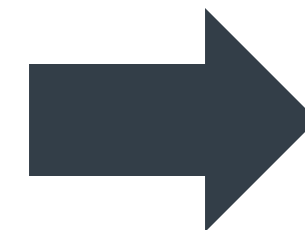
RTP 2.0



RTP 1.0



RTP 2.0



What's
next for
RTP?

RTP 3.0

What is RTP 3.0?

- A planning process to envision the future of RTP
- A 50-year vision for RTP – what will the RTP of 2073 look, feel, and be like?
- A collaborative effort led by RTF, with close coordination with Durham and Wake counties and RTP companies



Aerial photo of future experiential retail and restaurant concept, Horseshoe RTP

RTP 3.0 timeline

Fall 2021

300 in 100:
Engagement with
RTP companies

April 2022

Feasibility study
kickoff

March 2023

Phase 2 kickoff

Late 2021

Identification of
themes, trends, &
needs for future
planning

Through December 2022

Engagement with
RTP companies &
community
partners



The VISION

- Economic catalyst for the region and state
- **Retain talent** from Duke, UNC, N.C. State, N.C. Central and others
- Attract **global talent** and support economic growth
- A place for **ground-breaking research**, development, and technological discovery



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What We've Heard

- Be responsive to RTP company feedback about talent attraction & retention
- Position RTP to compete against peer markets, innovation districts, & business parks
- Create opportunities to transform key locations in RTP into vibrant, mixed-use centers



The POTENTIAL

- Significant population growth expected in the region over the next 20 years (~1 million people, ~400,000 dwelling units)
- RTP is centrally located with underutilized land resources that can be better optimized to support economic growth
- RTP has a responsibility to support regional growth in a sustainable and equitable way

Fastest Growing MSAs with > 1 million residents

Percent change in total population from 2010 to 2020.



Note: 2023 MSA definitions used

Source: 2010 and 2020 Decennial Census; Census Bureau Delineation Files

Maintain RTP as a global epicenter of 21st century innovation and sustainability, strengthening its role as an economic driver in the region

Diversify uses

Introduce housing and mixed-use development to form live-work-play environments

Advance university research

Partner with RTP's Founding Universities to advance cutting-edge research investments in the Triangle region

Add amenities

Introduce placemaking strategies, including open spaces, and public uses to activate and enhance RTP

Create inclusivity and resiliency

Structure development to promote social, environmental, and economic sustainability

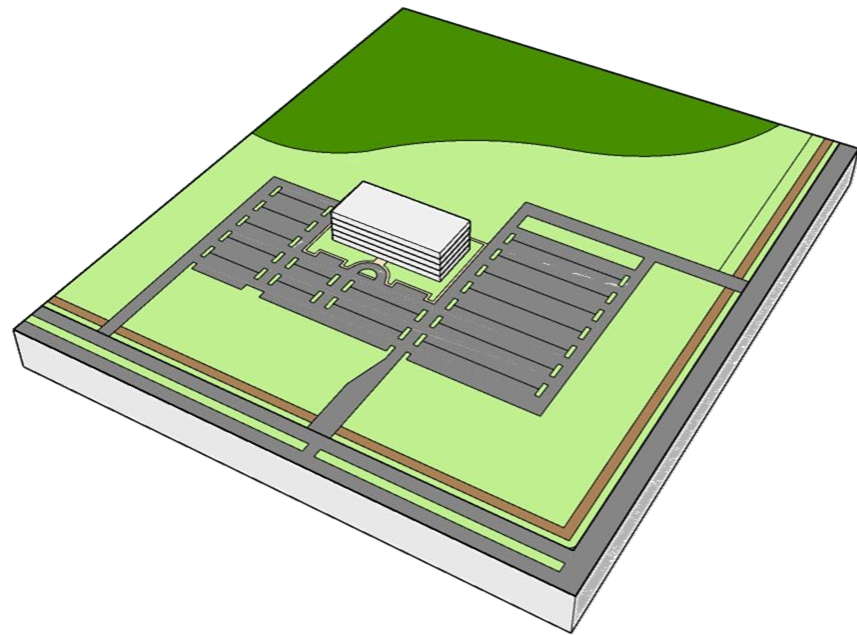
Connect assets

Improve accessibility and mobility through both the built and natural connections, prioritizing sustainable modes of transport

Support & bolster research & development

Support and grow biotechnology, ag-tech, and life sciences, accommodating specific needs for research and development facilities, including security and privacy

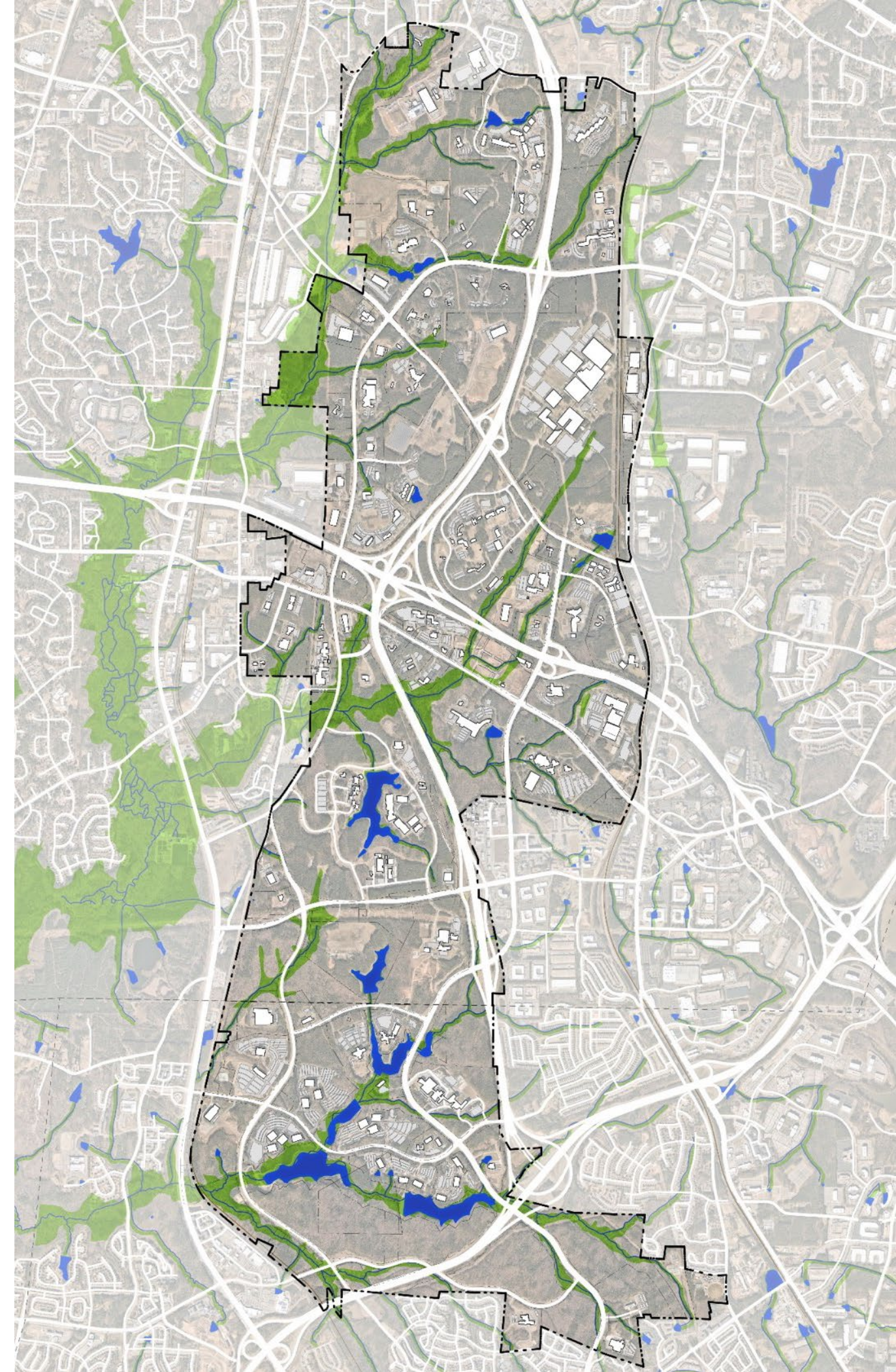
RTP today



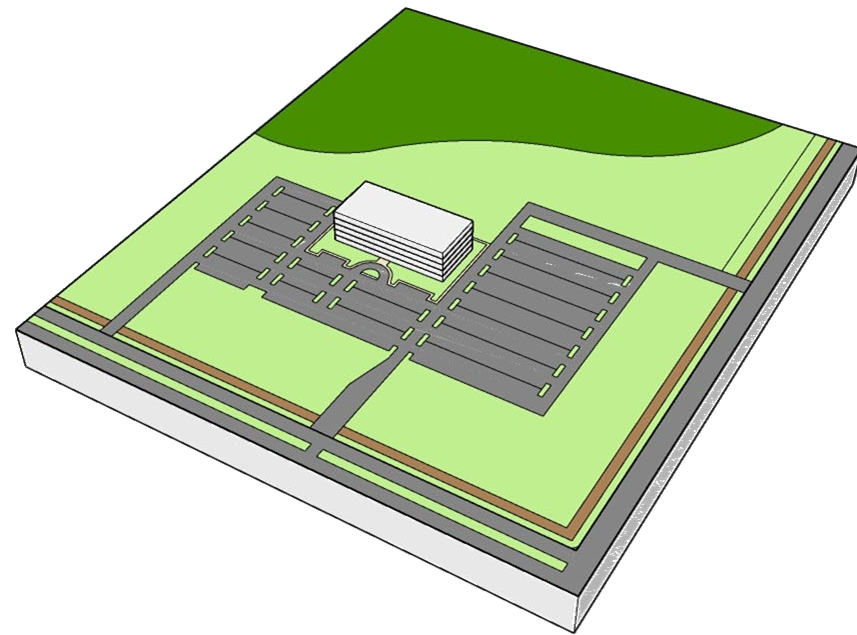
Existing
Place Type

RTP 3.0 framework concept

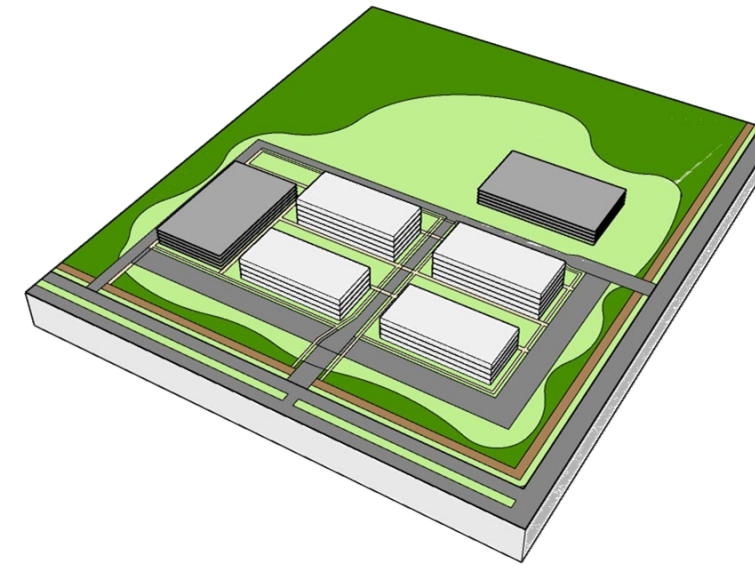
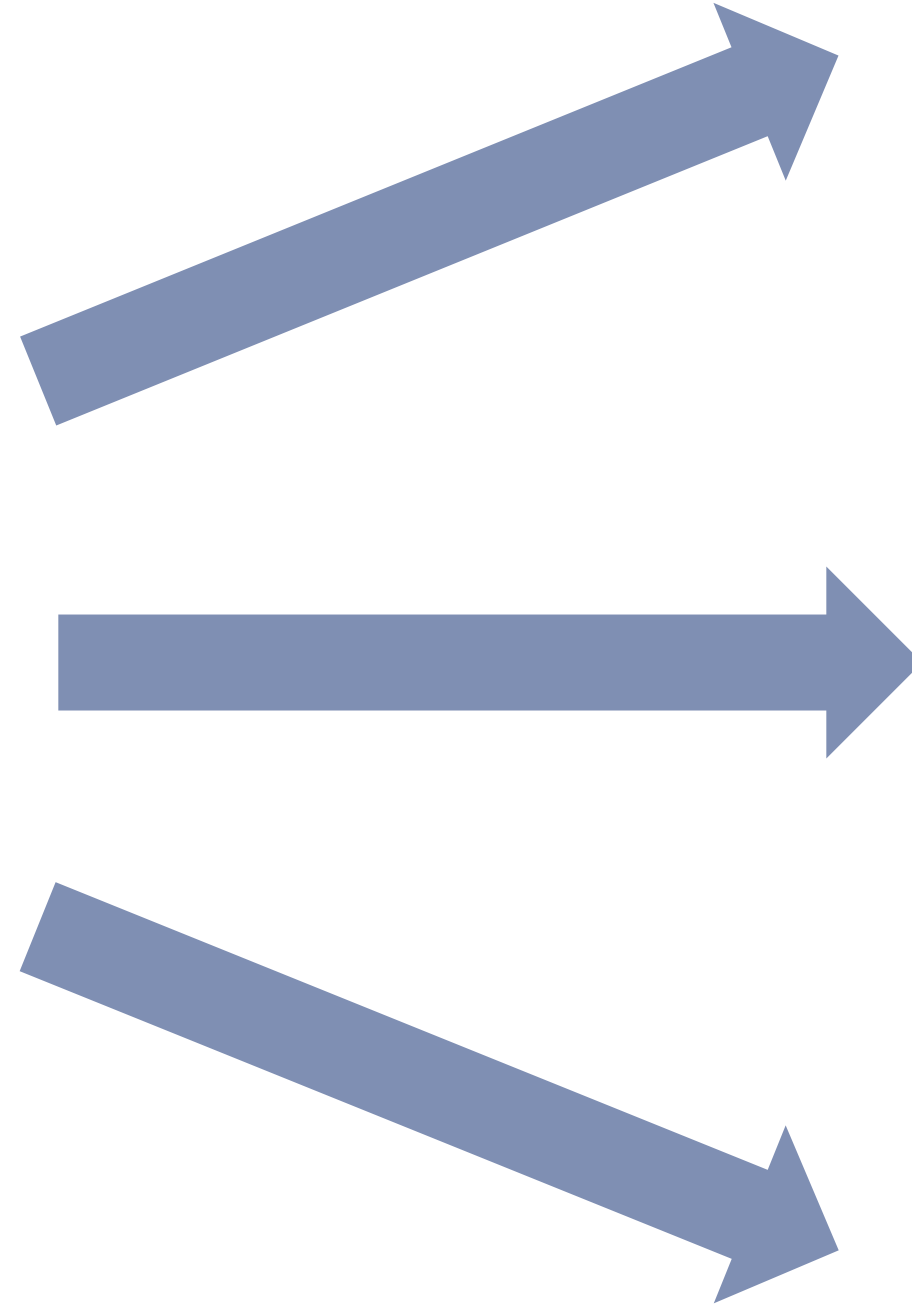
- Flexible framework for future development
- Multiple new potential place types
- Opportunities for all RTP landowners



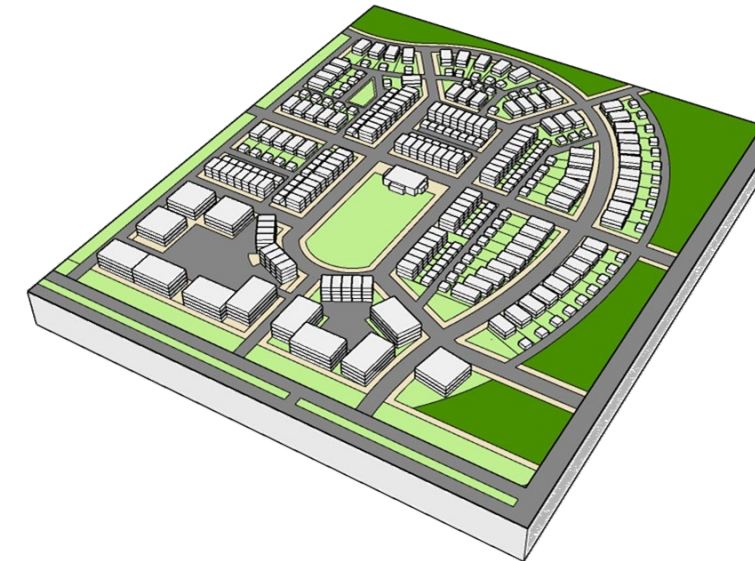
RTP in the future



Existing
Place Type



Enhanced
Corporate
Campus



Residential
Neighborhood
Development



Mixed-Use
Density Node

Deliverables & implementation

Deliverables & implementation



Zoning, covenants, and governance changes

- Proposed zoning changes for county consideration
- Proposed covenant changes for RTP landowners
- Proposed governance and administrative changes

Deliverables & implementation



Zoning, covenants, and governance changes

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Development standards

- Street design standards
- Streetscape standards
- Multimodal transportation integration



Visioning & planning documents

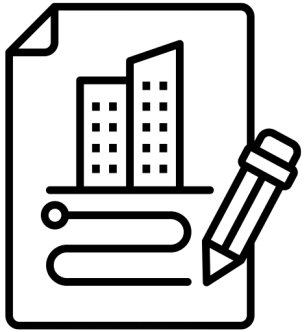
- NC-54 Corridor Vision Plan
- Triangle Mobility Hub (*formerly Regional Transit Center*)
Transit-Oriented Development Vision
- RTP Greenway Plan



Policies, incentives, and/or requirements for:

- Affordable housing
- Sustainability elements
- Open space and recreation
- Public/civic uses (e.g., schools, libraries, etc.)
- University-related research innovation

RTP 3.0 zoning proposal



Zoning, covenants, and governance changes

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RTP 3.0 zoning proposal



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Preliminary approach:

- Keep existing RTP zoning (Research Applications – RA) as the baseline zoning for RTP
- Create a new RTP overlay district for future development under the RTP 3.0 framework

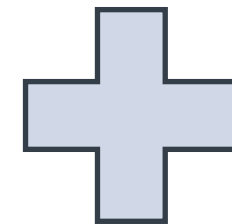
RTP 3.0 development process

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Development proposal
submitted for site plan
reviews and necessary
permits to county jurisdiction

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Design plans submitted to
RTP Board of Design for
architectural and design
review

RTP 3.0 development process

Landowner proposes
development under RTP 3.0
development framework

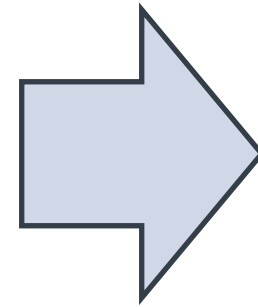
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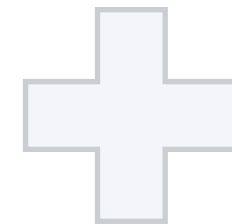
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NEW RTP Planning Board
reviews compliance with
privately-enforced
development requirements

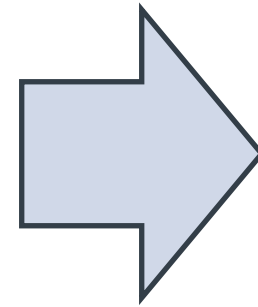
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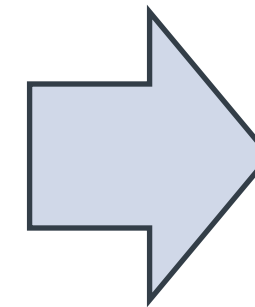
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NEW RTP Planning Board
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If compliant, RTP Planning
Board grants approval to
proceed under RTP 3.0
development framework

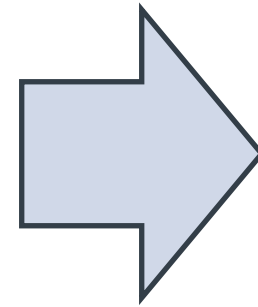
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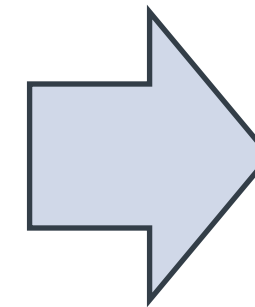
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RTP 3.0 development process

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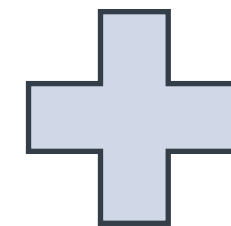
NEW RTP Planning Board reviews compliance with privately-enforced development requirements



If compliant, RTP Planning Board grants approval to proceed under RTP 3.0 development framework



Development proposal submitted for site plan reviews and necessary permits to county jurisdiction



Design plans submitted to RTP Board of Design for architectural and design review

Next steps

- Continue development of RTP 3.0 deliverables for implementation
- Continue to collaborate with RTP companies and government partners throughout the planning process
- Work toward an anticipate summer 2024 completion of RTF-led deliverables

Questions & discussion



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President & CEO
levitan@rtp.org



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Executive Vice President & COO
hall@rtp.org



Travis Crayton
Senior Director of Planning
crayton@rtp.org

Thank you



RTP Headquarters
700 Park Offices Drive, Suite 007
RTP, NC 27709



REFERENCE SLIDES

Regional comparisons

Downtown Raleigh
~750 acres*



Downtown Durham
~500 acres



NCCU
~135 acres



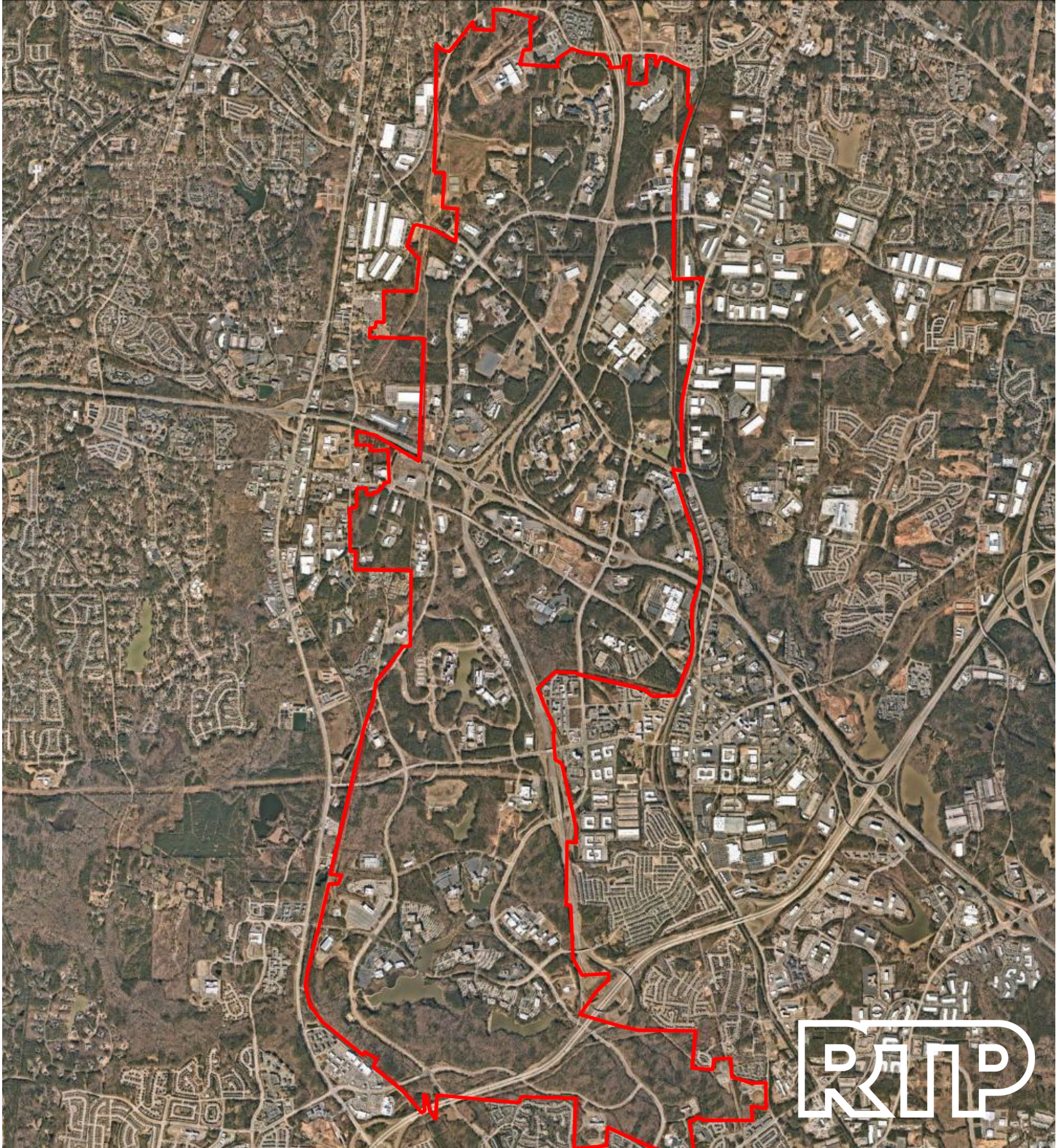
UNC-Chapel Hill
~730 acres



NC State
~2,100 acres



Duke University
~1,300 acres**



* Boundary and approximate area determined by Google
** Does not include Duke Forest

Regional comparisons



RTP 3.0 place types & precedents

MIXED-USE DENSITY NODES

Precedent example:

Wesbrook Place
University of British Columbia
Vancouver, BC



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Wesbrook Place
University of British Columbia
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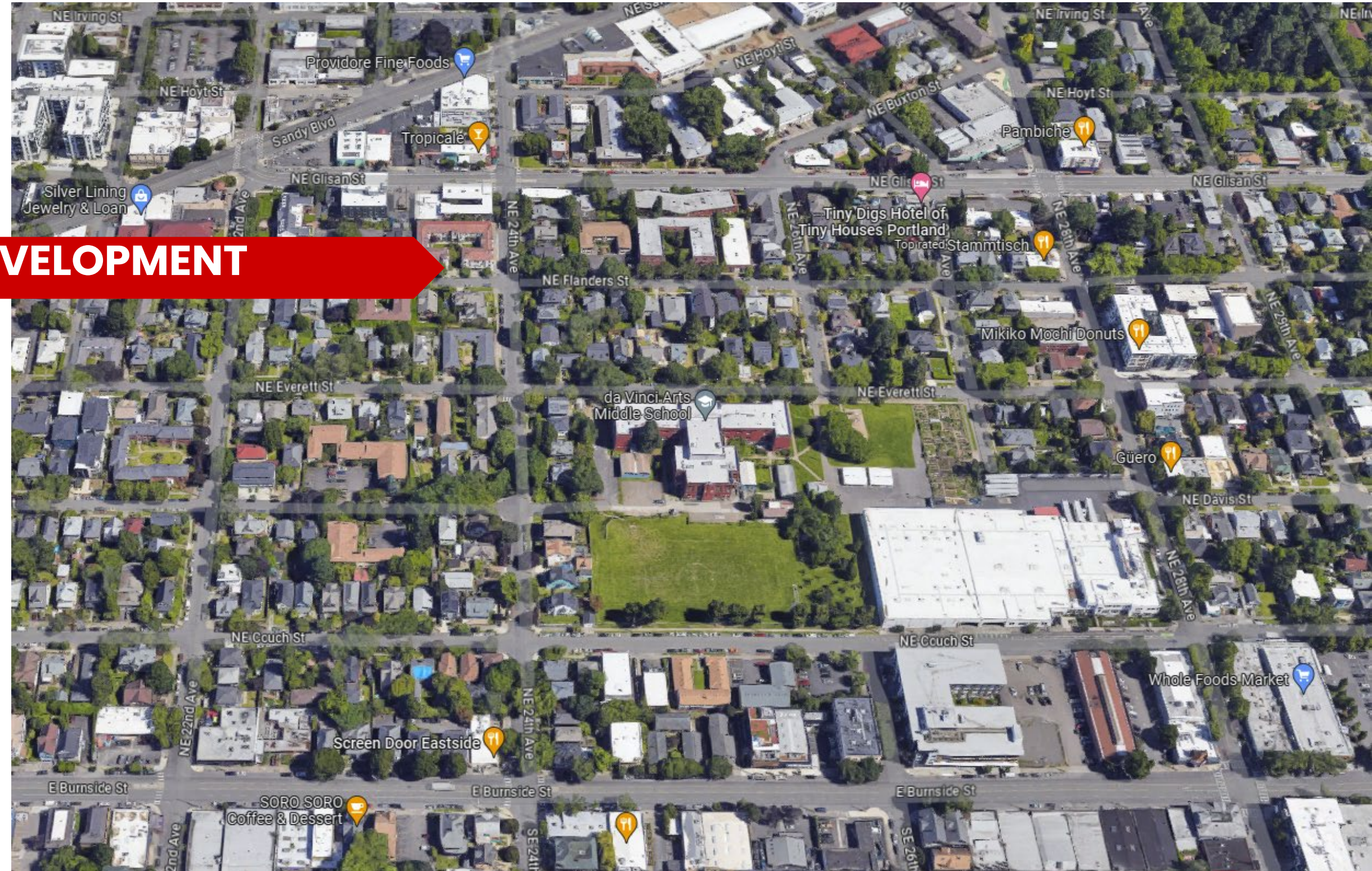


RTP 3.0 place types & precedents

RESIDENTIAL NEIGHBORHOOD DEVELOPMENT

Precedent example:

Kerns
Portland, OR



RTP 3.0 place types & precedents

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Precedent example:

Kerns
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RTP 3.0 place types & precedents

ENHANCED CORPORATE CAMPUS

Precedent example:

Eli Lilly Headquarters
Indianapolis, IN



RTP 3.0 place types & precedents

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RTP TAX DISTRICT ADMINISTRATION



DWSD (EXISTING TAX DISTRICT)

DURHAM-WAKE RESEARCH & PRODUCTION SERVICE DISTRICT

- Existing district is coterminous with RTP boundary
- Can provide services that either a county or city is authorized to provide
- Tax rate limitations
 - **\$0.10** max per \$100 in assessed property value
 - **Additional \$0.10** max per \$100 in assessed property value for public transportation within or to/from the district
- Current tax rate: **\$0.113** per \$100 in assessed property value
 - General rate: \$0.088 per \$100 in assessed property value
 - Public transportation rate: \$0.025 per \$100 in assessed property value



URSD (AUTHORIZED BUT NOT USED)

URBAN RESEARCH SERVICE DISTRICTS

- “Subdistricts” authorized within existing county research & production service districts
- Can be created by landowner petition
- Revenues restricted to uses for the benefit of the URSD
 - Can be used for debt service
- Tax rate limitations
 - Rate cannot exceed prior year municipal rate of largest municipality contiguous to county research & production service district in same county
 - Durham County limit: \$0.5577 per \$100 in assessed property value
 - Wake County limit: \$0.345 per \$100 in assessed property value



Transportation & RTP

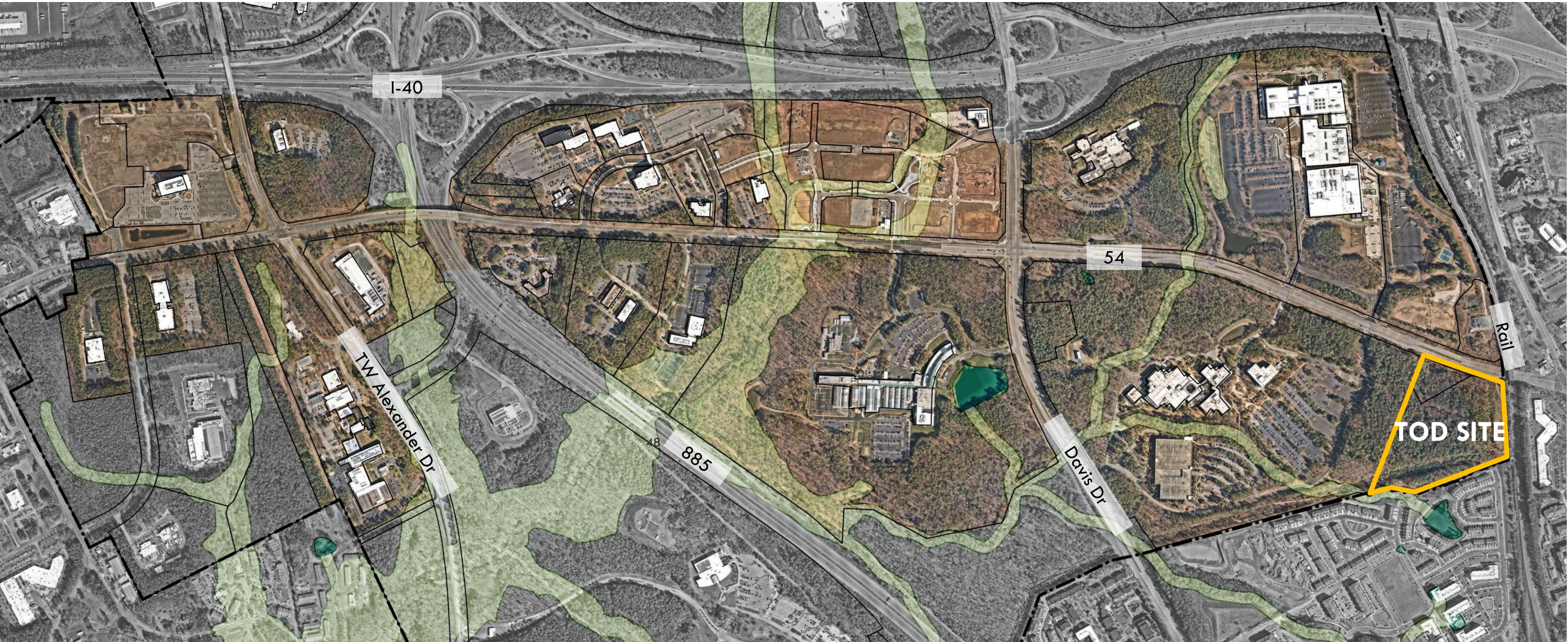
RTF participation:

- DCHC MPO Technical Committee
- CAMPO Technical Coordinating Committee
- Wake Transit Planning Advisory Committee
- Greater Triangle Commuter Rail Workgroup
- Triangle Bikeway Advisory Committee

Transit planning & efforts in RTP:

- RTP Connect (first-/last-mile Lyft subsidy)
- 2.5-cent public transportation tax
- NC-54 Corridor Vision Plan
- RTF Transit-Oriented Development Vision Plan
- Neighborhood Access & Equity Grant Applications:
 - RTP Passenger Rail Station (submitted by NCDOT)
 - Triangle Mobility Hub (submitted by GoTriangle)

TOD Site within the 54 Corridor



Context Considerations

Planned Mobility Projects:



Planned BRT along NC-54



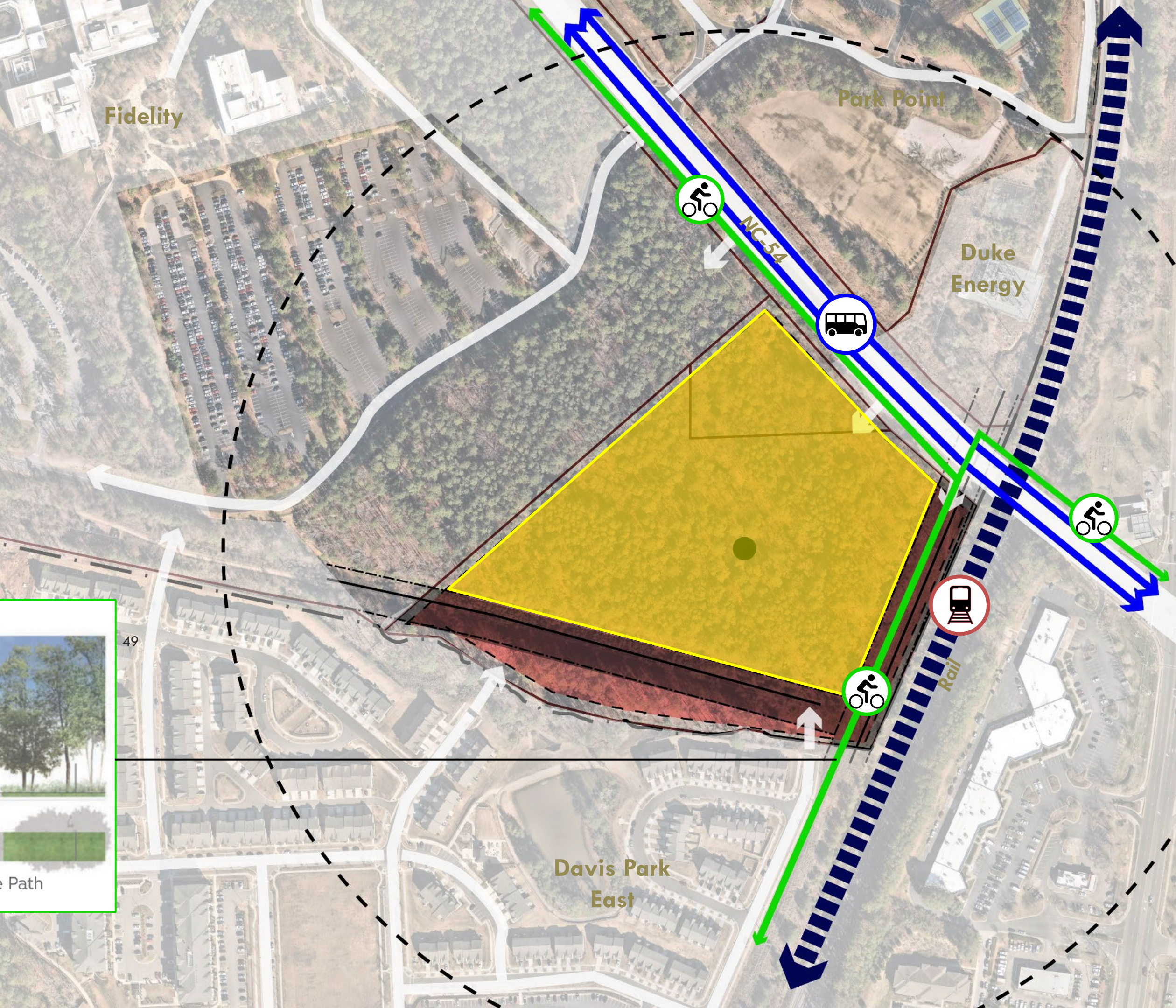
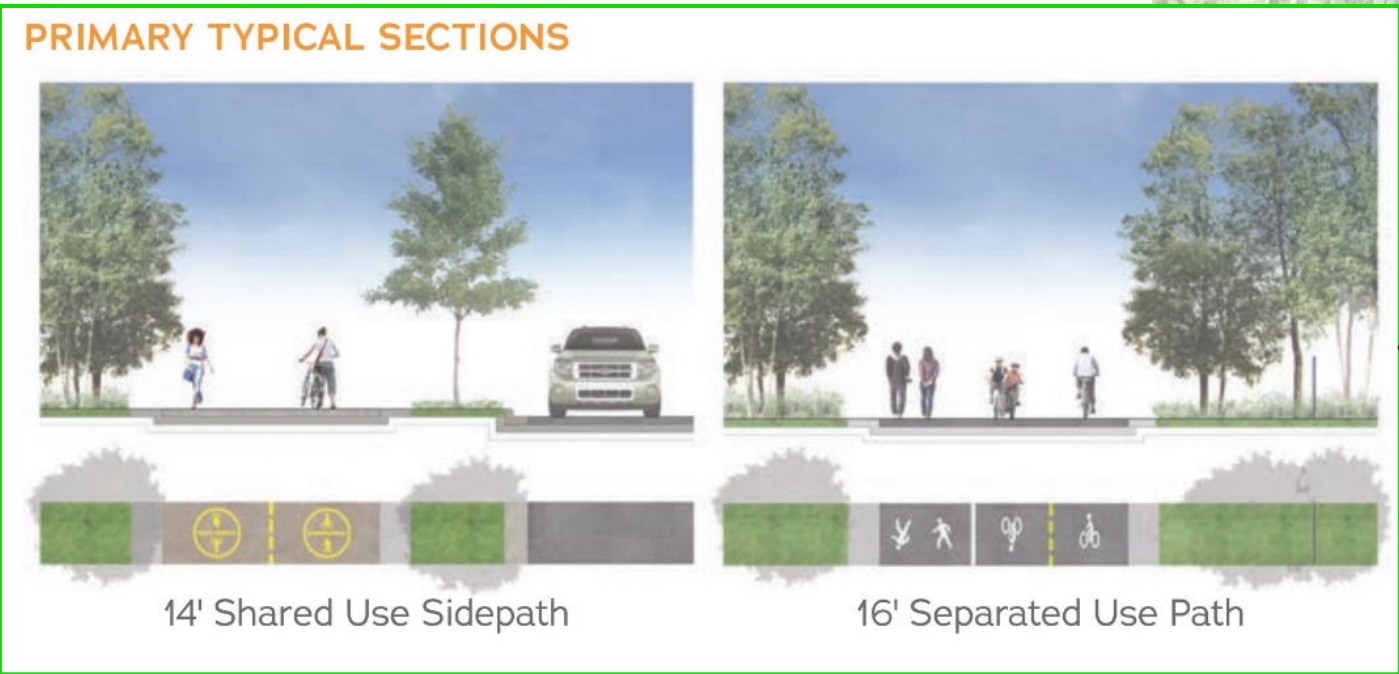
Future Passenger Rail Station



Planned Triangle Bikeway



Transit-Oriented Development site
w/ Triangle Mobility Hub



TOD Concept Plan

