



RTP 3.0 Zoning Text Amendment + Zoning Map Change

Durham County Board of Commissioners
Work Session – November 3, 2025

Research Triangle Foundation of North Carolina mission



Facilitate collaboration
among the Triangle
universities.



Promote cooperation
between universities
and industry.



Create an economic
impact for residents of
North Carolina.



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL



Research Triangle Park today

PARK OVERVIEW

7,000 acres

385+ established and startup companies

55K+ employees

TOP PARK INDUSTRIES



Biotech/Life Science



Data Science



Agtech



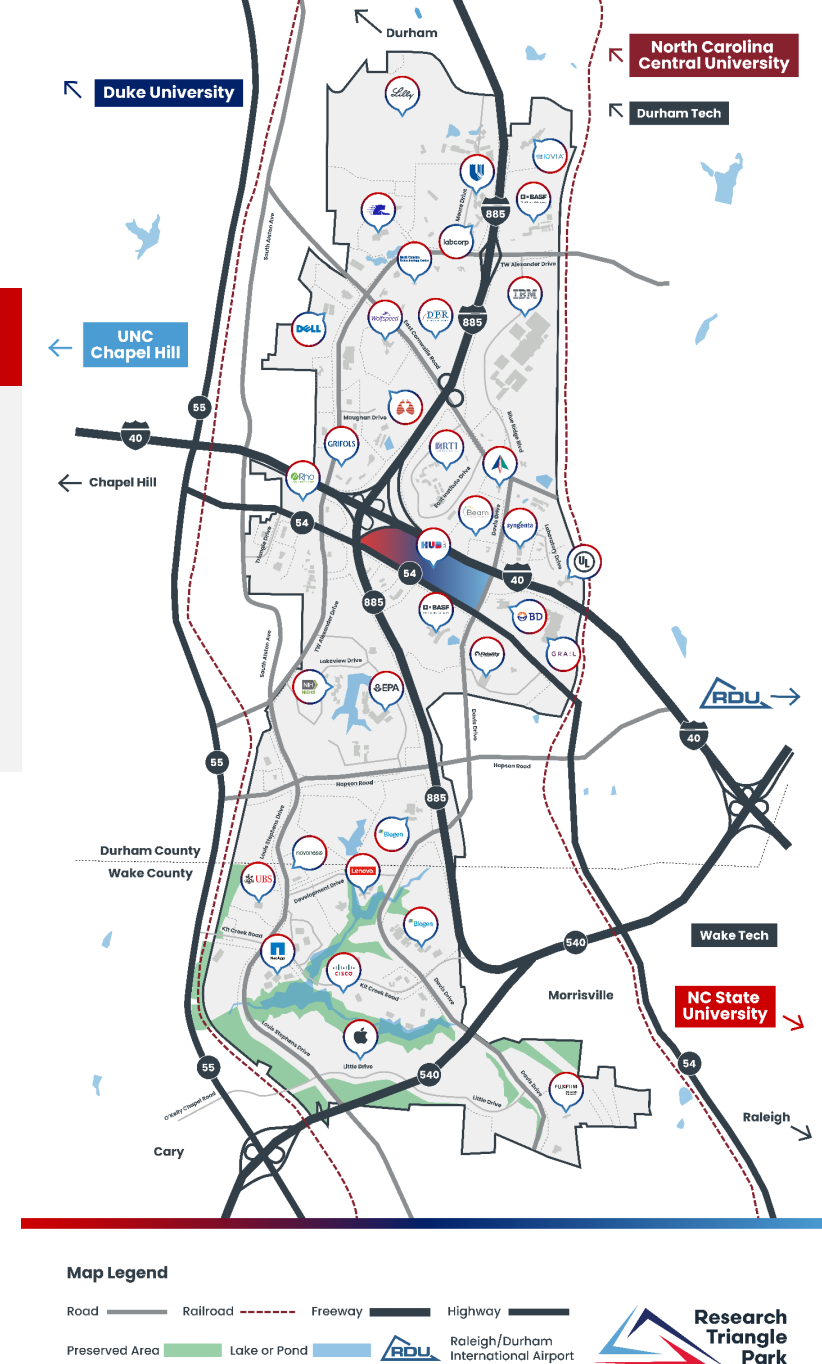
Cybersecurity



Cleantech



Fintech



An architectural rendering of a modern multi-story office building complex at dusk. The buildings feature large glass facades that are illuminated from within, creating a warm glow. The complex includes several interconnected structures with flat roofs, some of which have rooftop gardens with trees and walkways. The surrounding area includes green spaces with trees and a parking lot with several cars. The overall atmosphere is vibrant and modern.

RTP's new vibrant downtown

HUB
RTP

A stylized white logo consisting of three overlapping triangles forming a larger triangular shape.

Research
Triangle
Park



1M+ SF office & life science space

50K SF retail

1,200 residential units

279 hotel rooms

16 acres greenspace

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 2074 look, feel and be like?
- A collaborative effort led by the Research Triangle Foundation of NC, with close coordination with Durham and Wake counties and RTP companies



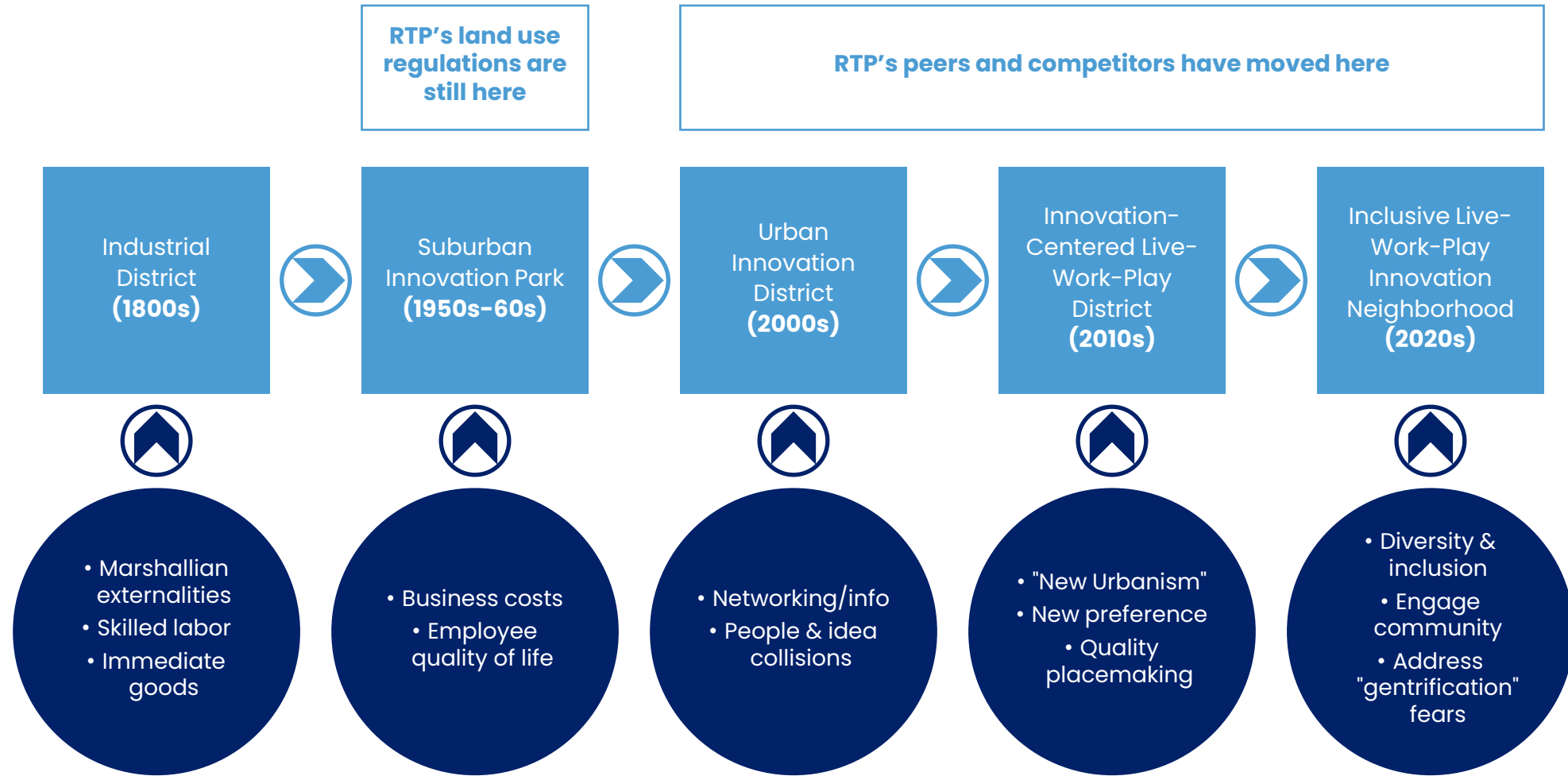
RTP 3.0 vision

- Support North Carolina's **economic growth** and serve as a catalyst for the Triangle region
- **Regional talent retention** from Duke, UNC–Chapel Hill, N.C. State, N.C. Central and other universities while being responsive to RTP company needs
- Maintain a destination for **ground-breaking research**, development and technological discovery
- Position RTP to **remain competitive** among peer markets, innovation districts, & business parks
- Create opportunities to **transform key locations** in RTP into vibrant, mixed-use centers



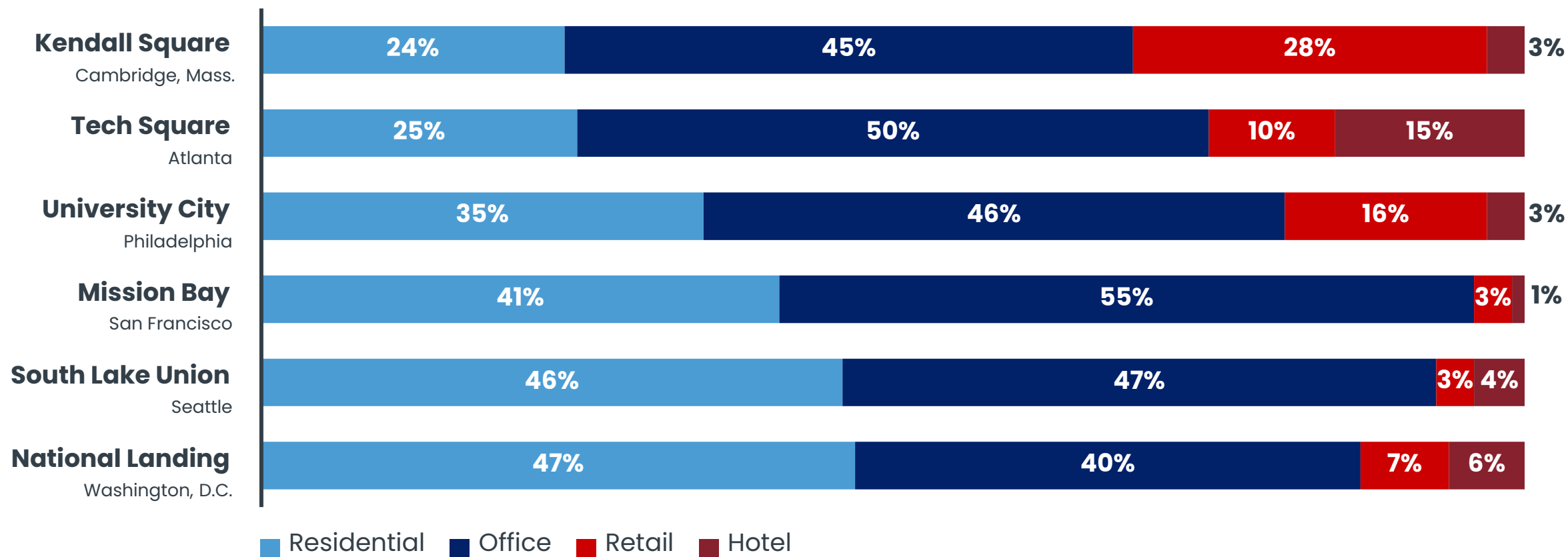
Why RTP 3.0?

Innovation districts: evolution of an idea



Land uses in innovation districts

Programs of selected innovation districts

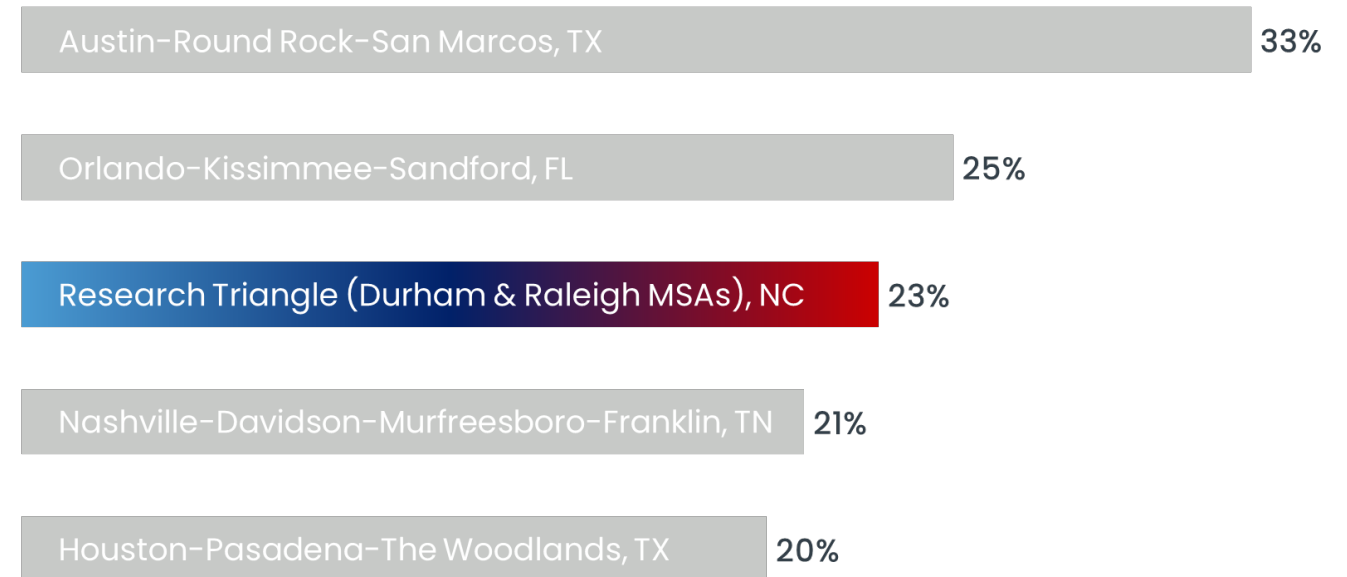


Regional growth context

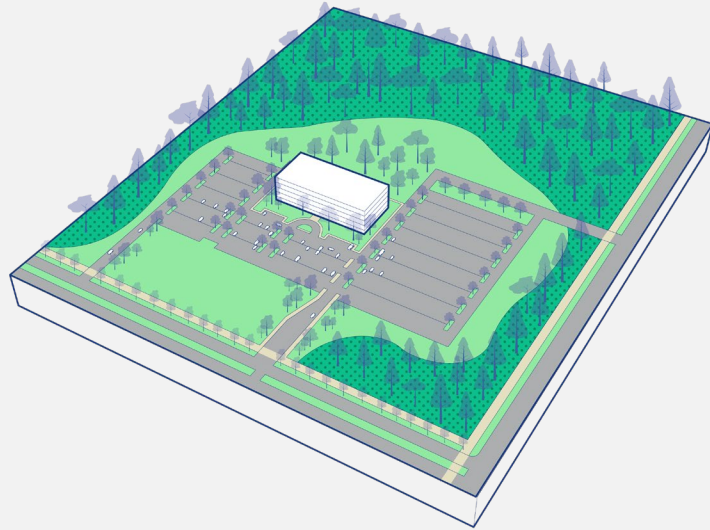
- Significant population growth expected in the region over the next 20 years
- ~1 million people require ~400,000 dwelling units
- RTP is centrally located with underutilized land resources that can be better optimized to support economic growth
- RTP has a responsibility to support regional growth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

Fastest Growing MSAs with > 1 million residents

Percent change in total population from 2010 to 2020

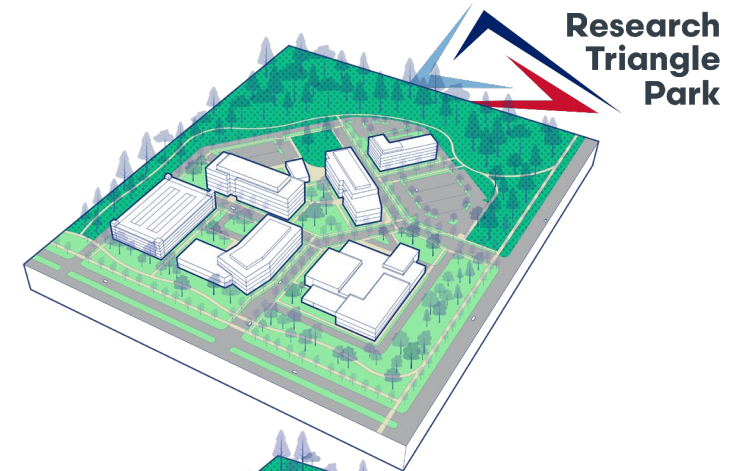


RTP 3.0 framework concept

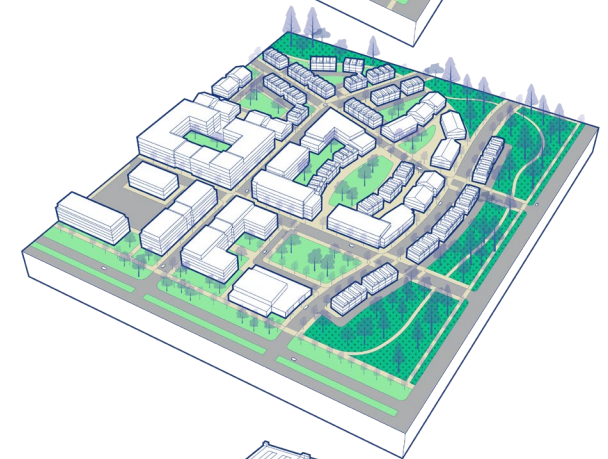


Existing Place Type

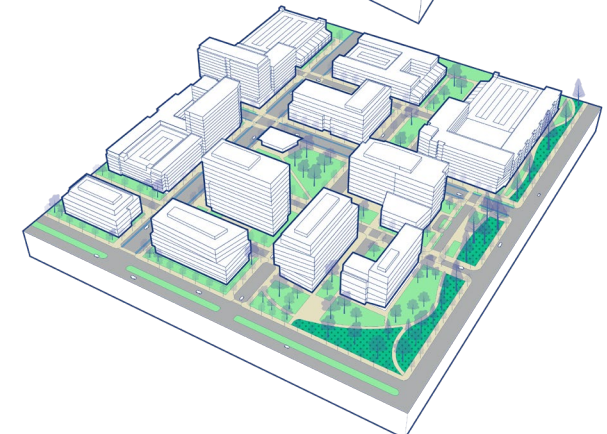
**ENHANCED
CORPORATE
CAMPUS**



**RESIDENTIAL
NEIGHBORHOOD
DEVELOPMENT**



**MIXED-USE
DENSITY NODES**



RTP 3.0 goals



Strengthen and enhance RTP's pre-eminence as a leading research and development center



Align future RTP 3.0 development with innovation district trends seen nationally and globally



Position RTP for continued success on talent attraction and retention through placemaking strategies and diversification of uses



Create opportunities to better utilize RTP's centrally located land resources as regional growth continues

RTP 3.0 implementation

- RTP Owners & Tenants Association voted to approve revised RTP land covenants with a 96% majority on January 31, 2025
- Wake County Board of Commissioners unanimously approved a zoning text amendment to the Research Applications (RA) zoning district on June 16, 2025
 - Amendment takes effect upon “Durham County’s adoption of similar amendments to its development ordinance”
- RA as adopted, & UC-3 as proposed, are flexible to accommodate the RTP 3.0 development framework

RESOLUTION TO AMEND THE WAKE COUNTY UNIFIED DEVELOPMENT ORDINANCE OA-03-25

WHEREAS, the Wake County Unified Development Ordinance guides the physical development of the County, and preserves and enhances the overall quality of life of residents, and establishes clear and efficient development review procedures; and

WHEREAS, the proposed text amendment advances the purpose and objective of the Unified Development Ordinance by: 1) introducing three new development options as an alternate from the traditional development approach in the RA zoning district; 2) promotes more dense mixed-use development that creates a live, work, play environment in the center of the Triangle region while making RTP more attractive to the next generation of workers; 3) allows RTP to retain development plan review and approval for consistency with their covenants and restrictions; and 4) furthers the latest vision of RTP, RTP 3.0, while continuing their mission of business and scientific research and development, training, and production; and

WHEREAS, in developing the proposed text amendment, the Research Triangle Foundation worked collaboratively with their tenants and owners, and Wake County Planning staff; and

WHEREAS, the Research Triangle Foundation is working concurrently with Durham County on the same amendments to Durham County’s development ordinance, and Durham County is expected to adopt the amendments later this year as part of its development ordinance update; and

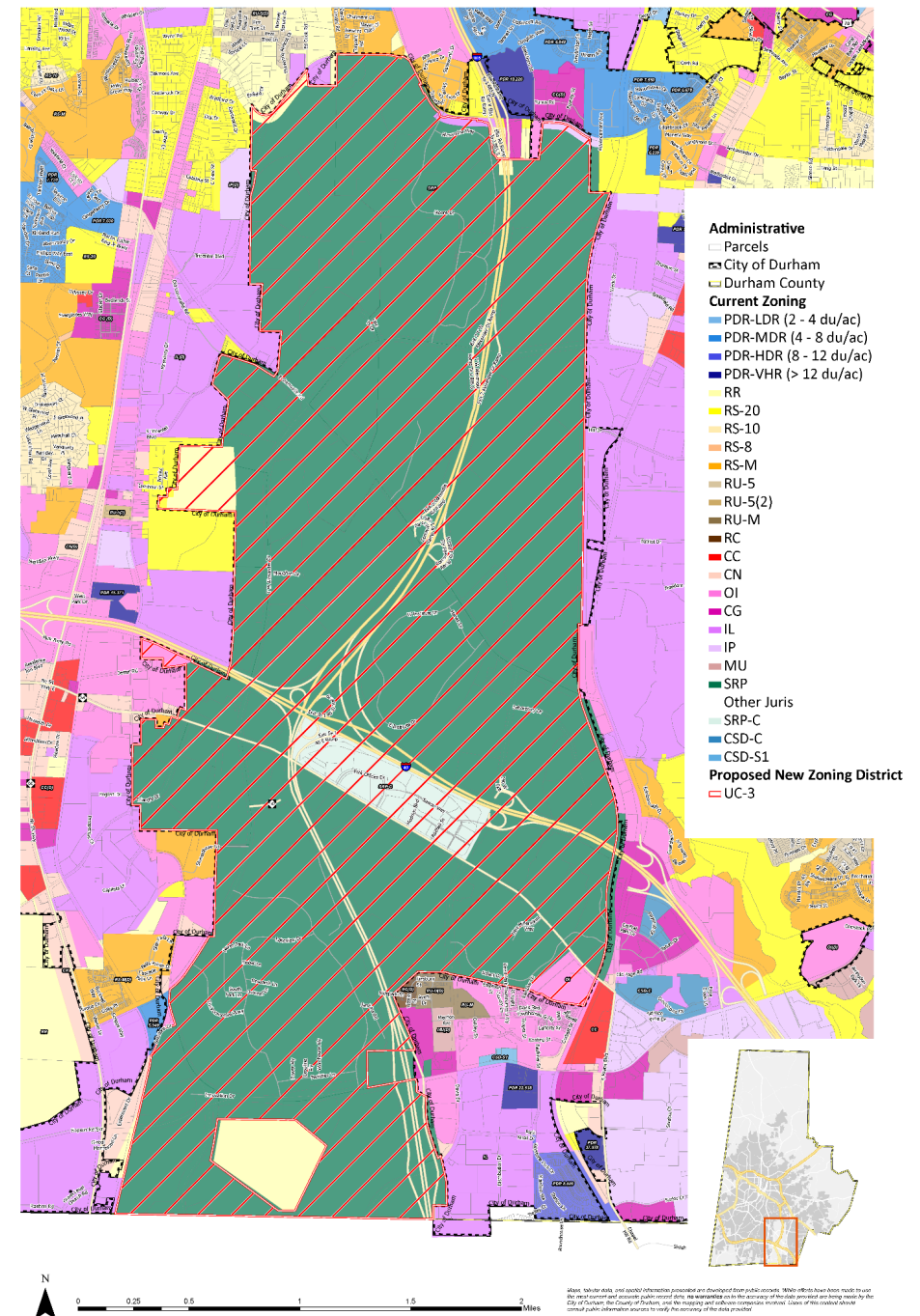
WHEREAS, it is the Foundation’s desire, if possible, for the amendments to both counties’ development ordinances to become effective at the same time; and

WHEREAS, the effective date of this amendment by Wake County is hereby enacted as the earlier of (i) the forthcoming date of Durham County’s adoption of similar amendments to its development ordinance, which date has yet to be determined, or (ii) May 1, 2026; and

WHEREAS, the Planning staff recommends that the Board of Commissioners finds that the proposed text amendment is consistent with the Wake County Comprehensive Plan and Wake County Unified Development Ordinance and is reasonable and in the public interest and adopt the text amendment as presented; and

Rezoning proposal

- Area shown in red lined area would be rezoned to UC-3
- Replaces SRP and SRP-C zoning currently used in RTP
- Would also change zoning to a handful of RTP parcels currently in other zoning districts
- Inclusive of the entirety of RTP in Durham County, except the Durham County Wildlife Club
- **Straight rezoning, no development plan proposed**



UC-3 district overview



Zoning text amendment highlights:

- Text changes to Articles 4, 5, 6, and 7 to establish UC-3 district
- UC district definitional changes to allow for "large scientific and research park" campuses (in addition to traditional university and college campuses)
- Expansion of by-right use allowances for the UC-3 within the Agricultural, Residential, Public and Civic, Commercial, Office, and Light Industrial use categories to accommodate RTP 3.0
- Exemptions for UC-3 internal campus from certain standards to accommodate envisioned development patterns under RTP 3.0
- Sets maximum height of 300 feet within the UC-3 internal campus
- Sets TUA at 150 feet (same as UC district)

RTP 3.0 Vision Plan

Ecological Fabric

Watersheds, conservation areas, and forested land form the foundation of RTP's identity. Future growth will respect and reinforce these natural systems.

Existing and Enhanced Corporate Campuses

The core fabric of RTP remains its research and technology campuses. Enhanced corporate campuses provide opportunities for reinvestment and growth in dated campuses.

Potential Mixed-Use Nodes/Residential Neighborhood Development

Possible locations for mixed-use and residential development are identified with denser concentrations at key intersections and corridors to reinforcing the idea of 15-minute neighborhoods and walkable urbanism.

Blending of All Three Place Types

The Vision Plan highlights locations where higher density development might occur that is connecting mixed-use, residential neighborhood, and enhanced corporate campus style developments.

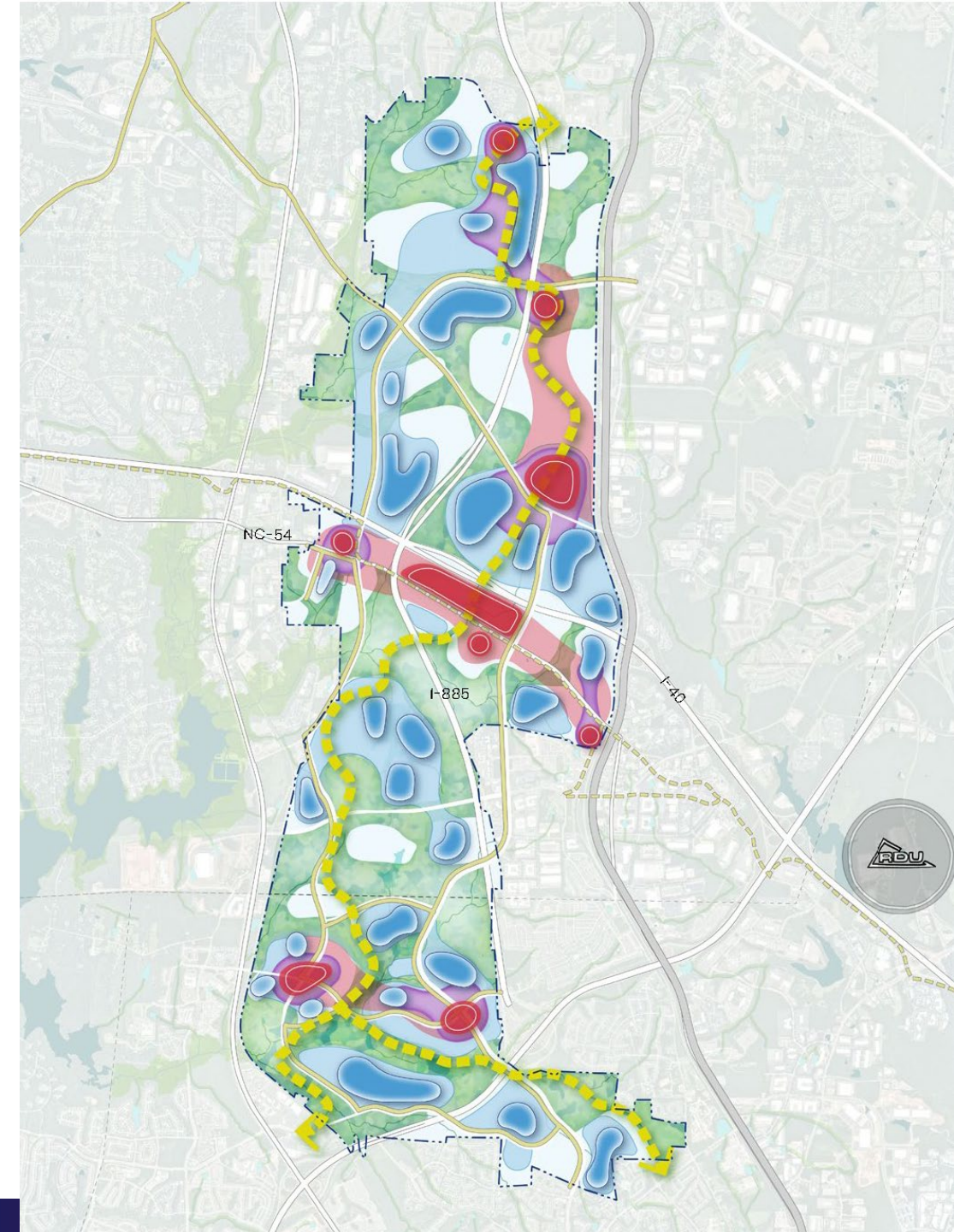
RTP Greenway and Multi-Use Trails

RTP is interlaced with existing and proposed bike and pedestrian infrastructure connecting to the American Tobacco Trail and, once built, the Triangle Bikeway. A proposed north-south RTP Greenway spine will link existing multi-use trails, corporate campuses, mixed-use nodes, residential neighborhoods, and ecological corridors. It is a tremendous opportunity to spur economic development and serve as an amenity for the Park.

Potential Passenger Rail

The plan acknowledges existing and potential future bus, bus rapid transit (BRT), and rail routes, ensuring RTP is prepared for future transit-oriented growth.

*Intended to be conceptual and flexible,
with changes over time*





WHERE PEOPLE + IDEAS CONVERGE

RTP.org