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SCOPE OF THE PLAN

The goal of the 2007 State Government Facilities Master Plan is to provide the State of North Carolina with a planning tool that enables the State government to plan facilities to meet their projected space needs over the next five, ten and fifteen years. The master plan combines physical land planning and detailed space planning. Through an examination of the space needs and an evaluation of the land's capacity, this master plan provides an illustration of physical planning for the State's key land holdings in wake county.

Unlike previous state government facilities master plans, this document inventories all land owned by the State of North Carolina in Wake County. Large land holdings that comprise the four main campuses and land holdings of more than ten acres outside the beltline are the primary focus of the physical planning within this report.



Downtown Complex – State Government

The primary land holdings total 4,853 acres. They are identified as:

- **Agricultural lands**, 2,022 acres, comprising the Academic Agricultural Research District
- **Downtown property**, 112 acres, comprising the Administrative District
- **Dorothea Dix property**, 531 acres, comprising the Health Care and Wellness Center District
- **Blue Ridge Road and Fairgrounds property**, 1,486 acres, comprising the Research and Development District
- **Garner Road property**, 341 acres, comprising the Public Safety and Training District
- **NCSU Centennial Campus and Central Campus**, comprising the Academic Core and Business Development District (acreages not included in study area)
- **Satellite Tracts**
 - Cary Towne Tract, 262 acres
 - Old Farmers Market, 21 acres
 - Poole Road, 78 acres

The need for a facilities master plan is a reflection of the growing number of residents within Wake County and across the State. A primary factor in determining the numbers of State government employees is the population base and the related demand for State services. The State of North Carolina had an estimated population of 8.86 million residents in 2006. This is a 10.0% increase since the 2000 U.S. Census. It is projected that this population will increase by 21.3% by the year 2020¹. Land values are also continuously increasing within Wake County and across the state as a result of this growth rate.



Dorothea Dix Campus – Adams Building

To meet the obligations of serving this growing population and balancing the State's financial resources, the State continues to rely on a significant amount of leased space in Wake County. The State currently leases **26.4%** of its space inventory in Wake County, an estimated \$23 million annual expense. This is an increase since the 1995 Master Plan when the State leased **21.4%** of its space. Lease spaces are distributed widely around the beltline, with many located a significant distance from State-owned properties. This distribution has distanced a number of agencies from one another.

While the 1995 Master Plan proposed several new buildings to meet growth needs, the State has generally opted to lease space rather than build new space. Where the State has committed capital resources to build new space, it has looked to the larger campuses of

¹ U.S. Census Bureau, Population Division, Interim State Population Projections, 2005

Dorothea Dix, Garner Road and Blue Ridge Road for undeveloped building sites. In general, the remaining buildable areas within the State property inventory are being impacted due to stricter regulatory requirements as well as new projects that have been sited within these areas since the 1995 Master Plan. In order to maximize the remaining buildable areas, the State will need to alter its approach to development. This development approach would look to creating higher density development within the campuses by redeveloping under-utilized sites, solving parking demand through structured parking, identifying opportunities for shared facilities, and constructing buildings with highly efficient space layout.



Garner Road Campus - SBI Laboratory

PLAN GOALS AND OBJECTIVES

As directed by legislation cited in the preface of this report, the 2007 State Government Facilities Master Plan provides a planning tool for the State to direct its growth in an efficient manner, whether that space is owned or leased.

The advisory team developed goals to address the requirements established in the legislation:

- Inventory all property owned by the State of North Carolina in Wake County
- Forecast space needs across all departments
- Establish a long-range planning strategy that looks at the 5, 10, and 15 year horizons
- Provide for community and civic engagement
- Employ sustainable design practices
- Recognize historical significance and context in relationship to future development

The objectives required to meet these goals include:

- Preparation of detailed space needs to determine the existing efficiencies and forecast the long-range space requirements
- Development of a physical master plan that directs growth and satisfies space needs
- Development of a strategic planning vision that is connected to utility and transportation infrastructure systems

Within this document the reader will find recommendations on which sites may be utilized to meet space needs and which sites may be reserved for future development.

Supporting documentation includes:

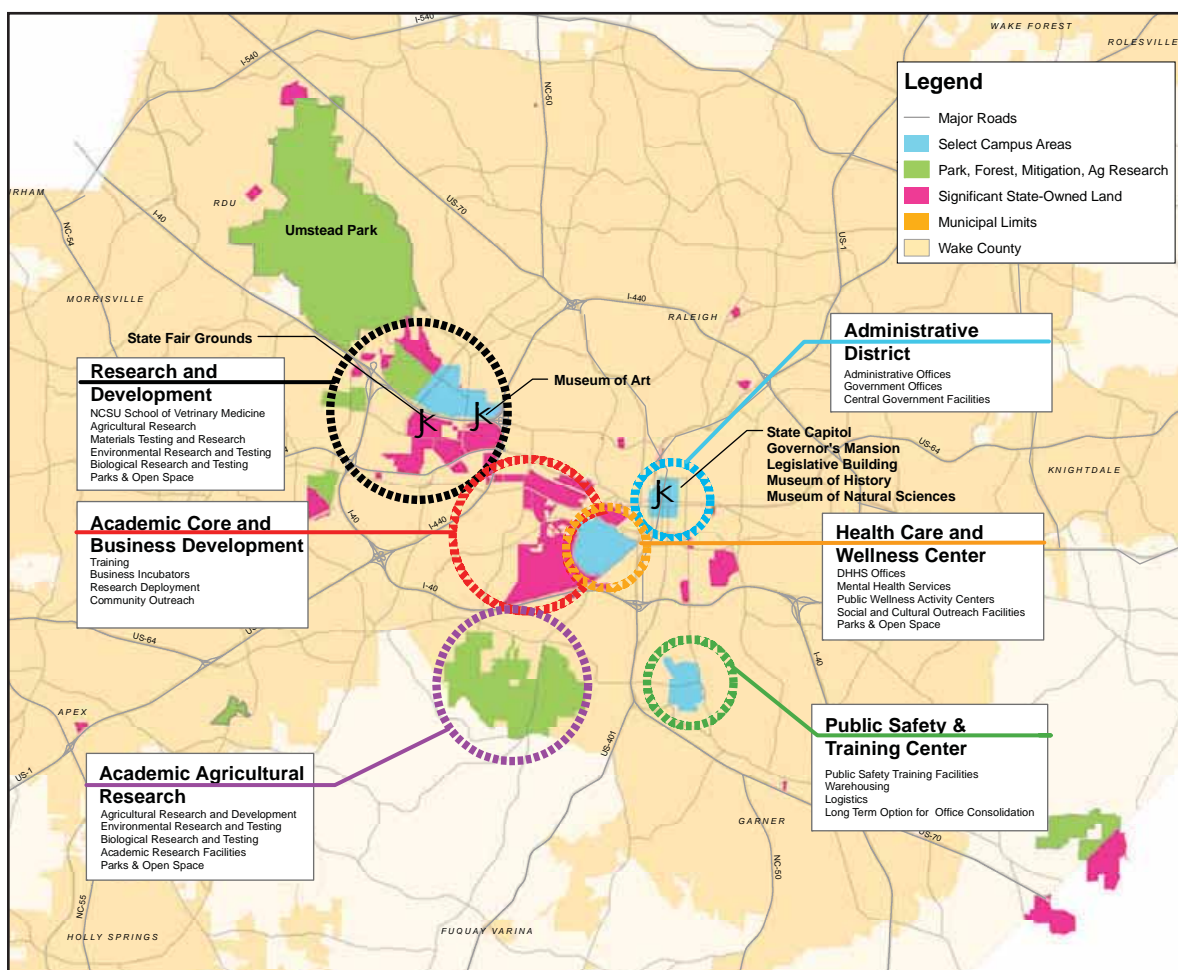
- Property inventory of existing land and facilities
- Detailed space projections for each State department
- Identification of State agencies' facility needs
- Department profiles describing existing space with qualitative and quantitative assessments
- General disposition of leased space
- Analysis of natural features on the land and determination of building sites
- An overall physical planning strategy that establishes the character of the primary land holdings

PLANNING STRATEGY

The planning study was accomplished in three phases: data collection, space planning and master planning. A complete inventory of owned property and leased space was collected. This data was then put through a space planning analysis that included direct interviews with department heads and their key personnel. Profiles of existing departments identified current staffing, space and operational needs. Statistical projections of space requirements were then determined. In regard to the physical land holdings, a macro level planning analysis determined districts of compatible and similar land uses. This master plan attempts to strengthen the identity of these districts by organizing their land use approach. These districts include:

- **Academic Agricultural Research District**
– NCSU Agricultural Research Farm and Yates Mill County Park, located southwest of Downtown Raleigh along Lake Wheeler Road.
- **Academic Core and Business Development District** – NCSU Centennial Campus and Central Campus host business incubators, research and development, training and community outreach, and deployment of current technology.

- **Administrative District** – Downtown
Raleigh Campus is the heart of State government and is its administrative core. It also includes many visitor attractions.
- **Health Care and Wellness Center District** – Dorothea Dix Campus is the State's historic home for mental health services and is the site of the Department of Health and Human Services main administrative offices.
- **Research and Development District** – Blue Ridge Road Campus serves as a research hub and is well positioned to nearby Research Triangle Park. Existing and proposed facilities will continue to specialize in biological, environmental and materials testing and research.



District Strategy for Wake County



General Assembly from pedestrian mall

- **Public Safety and Training Center District** – Garner and Tryon Roads Campus is home for the State Highway Patrol Training Academy and the State Bureau of Investigation. It also provides light industrial facilities for service training, logistics and warehousing.

CURRENT PLANNING BASE AND SPACE PROJECTIONS

The space planning projections forecast space needs in terms of a department's space requirements to accomplish its mission. This is noted as Departmental Gross Square Footage (DGSF). Chapter 3 of this report contains the space planning methodology and the comprehensive space planning inventory and projections. The following is a partial summary of those tables:

2007 / Current State Employee Base

Statewide	71,845
Wake County	19,912

State Employee Projections in Wake County

Wake County 2012	21,815
Wake County 2017	23,480
Wake County 2022	25,198

2007 / Current Distribution of Staff

Blue Ridge Road & Fairgrounds Area	1,872
Dorothea Dix Campus	1,216
Downtown Complex	9,951
Garner Road Campus	406
Other Satellite Locations	6,467

Staff Projections / Distribution for the Year 2022

Blue Ridge Road & Fairgrounds Area	2,272
Dorothea Dix Campus	3,524
Downtown Complex	12,147
Garner Road Campus	527
Other Satellite Locations	6,331

2007 / Current Net Square Feet (NSF), including Owned and Lease Space

Blue Ridge Road & Fairgrounds Area	1,253,895 NSF
Dorothea Dix Campus	1,008,367 NSF ¹
Downtown Complex	2,992,121 NSF
Garner Road Campus	361,870 NSF
Satellite Locations	2,734,963 NSF

Space Need Projections for the Year 2022

Blue Ridge Road & Fairgrounds Area	1,364,332 DGsf
Dorothea Dix Campus	850,840 DGsf
Downtown Complex	3,649,437 DGsf
Garner Road Campus	401,511 DGsf
Other Satellite Locations	2,517,192 DGsf
Other / Future	117,520 DGsf

State Government Percentage of Lease Space (DGsf)

2007 Total Owned Space	5,668,603 DGsf
2007 Total Lease Space	2,034,408 DGsf
Percentage Lease	26.4 %



Gateway into Dorothea Dix

DISTRICT DEVELOPMENT RECOMMENDATIONS

Based on the forecast of space needs and an understanding of the land's development capabilities, the master plan makes recommendations for future development within each district. These recommendations are summarized as follows:

ACADEMIC AGRICULTURAL RESEARCH DISTRICT

These rural land holdings are critical to the mission of North Carolina State University. They serve as field classrooms for active research in agriculture, farming, animal husbandry, turf grass management and other related programs. This 2,000-acre green space serves as a rural buffer between East Cary, Southwest Raleigh and West Garner. It also enhances the open space between Umstead State Park to the north and Lake Wheeler and Lake Benson to the south. Should the State wish to develop this property more intensively, the completion of the East Cary Parkway extension may present an opportunity at the northwest corner of the tract, as water and sewer services follow the Parkway's corridor.



Agricultural Research District - NCSU Agricultural Land

¹. This includes Dorothea Dix Hospital space



*Academic Core & Business Development District -
NCSU Centennial Campus*

The planning approach for the Academic Agriculture Research District includes:

- Preservation of the existing character and continuation of its current uses
- Continued expansion of NCSU's academic programs and facilities that support those efforts
- Continued expansion of Yates Mill County Park

ACADEMIC CORE AND BUSINESS DEVELOPMENT DISTRICT

North Carolina State University has current master plans that prescribe the growth for both the Centennial Campus and Central Campus. The 2007 State Government Facilities Master Plan acknowledges these plans and incorporates the University's objectives into the State's plan.

ADMINISTRATIVE DISTRICT

The Downtown Complex is the primary site for the State's core administrative functions. In addition, key visitor attractions are clustered here. The concept for future development is to build in an urban manner with civic architecture that continues to strengthen the State's presence Downtown. Exterior public spaces and streetscapes should be improved to enhance the visitor's experience. With a high concentration of employees, the Downtown Complex is currently challenged to provide building needs while meeting the increasing parking demand. In the future, the State should consider alternatives to its current parking policies to meet these parking demands as land values continue to increase. The Downtown Complex is well suited for high density office; this should be considered as the State evaluates the potential consolidation of lease space.

The planning approach for the Downtown Complex includes:

- The Jones Street Corridor enhancement for visitor services such as museums, Visitor Center, parking, plaza and streetscape improvements
- Utilization of existing surface parking lots for building sites
- Meeting parking needs in structured parking decks rather than surface parking lots

- Enhancement projects for promoting connectivity and integration with the City of Raleigh while preserving a civic presence and creating formal open spaces within the complex
- Recreating Caswell Square park by relocating users and razing several buildings
- Future consideration of an alternative parking policy that includes non-designated parking methods

HEALTH CARE AND WELLNESS CENTER DISTRICT

The continued strategy for the Dorothea Dix Campus is to provide the facilities necessary to support the State's commitment to the mental health and well being of its citizens. This strategy requires both new facilities as well as adaptive reuse of existing facilities. The development approach to the campus will also preserve open space, preserve historic structures and create new public recreation areas.

The planning approach for the Dorothea Dix Campus includes:

- The option of consolidating DHHS facilities within Wake County
- Creation of parkland and open space for the public and the continued use of the soccer fields
- Adaptive reuse and restoration of the historic core of the Dorothea Dix Hospital to create mixed-use opportunities
- Improved linkage to the State Farmers Market, NCSU Centennial Campus and the surrounding neighborhoods to transition large portions of the Dorothea Dix Campus into a public destination

RESEARCH AND DEVELOPMENT DISTRICT

The Blue Ridge Road Campus will continue to develop as the State's primary laboratory and research zone. It will provide state-of-the-art training and laboratory facilities that fulfill the State's needs. The North Carolina Museum of Art will continue to develop into a regional and national cultural amenity. The land fronting Blue Ridge Road offers a potential for mixed-use development partnerships including services such as food and retail activities. The development



Spring Hill House



Blue Ridge Road Campus - Biological Control Laboratory

of a special development district along the Blue Ridge Road Corridor or medium density offices can factor into the State's long-range leasing strategy.

The planning approach for the Blue Ridge Road Campus includes:

- Relocation of the Textbook Warehouse and the State Motor Pool and related maintenance facilities to the Garner Road Campus allowing for redevelopment opportunities
- The development of the North Carolina National Guard Joint Force Headquarters and Emergency Operations Center
- The development of the DHHS State Laboratory and Office of the Chief Medical Examiner
- Development of a laboratory campus at the intersection of Edwards Mill Road and Reedy Creek Road to serve the Department of Agriculture and Consumer Services and the Department of Environment and Natural Resources
- The expansion of the Museum of Art and its grounds, including a cultural arts center
- Creation of a campus-wide greenway system
- Gateway features to be developed at the major campus intersections
- Improvement of transportation and parking options
- Alternative for locating the DHHS Administrative campus. This alternative would allow for long-term lease consolidation and the relocation of non-hospital related services from the Dorothea Dix Campus.



Garner Road Campus - ABC Office Complex

PUBLIC SAFETY AND TRAINING CENTER DISTRICT

The Garner Road Campus will provide for the proposed consolidation of the State Bureau of Investigation units into a new facility adjacent to the existing SBI Laboratory Building. A new facility for the State Highway Patrol Training Academy and the relocated Motor Fleet and Textbook Warehouse is also planned. Future goals include a special development district that links the Campus to the City's proposed Neighborhood Center with building sites suitable for office and community service facilities development along Tryon Road.

The planning approach for the Garner Road Campus includes:

- Construction of a new multipurpose building at the State Highway Patrol Training Academy, providing dormitories and classrooms
- Creation of a pedestrian spine along Tryon Road and Garner Road that includes streetscape enhancements and site lighting
- Reservation of land for a future mass transit station with land available for park-and-ride services and a connection to existing public transportation
- The ultimate relocation of the Highway Patrol Test Precision Driving Facility (also known as the “Test Track”)
- Development of a campus-wide stormwater management plan
- Alternative for locating the DHHS Administrative campus. This alternative would allow for long-term lease consolidation and the relocation of non-hospital related services from the Dorothea Dix Campus.



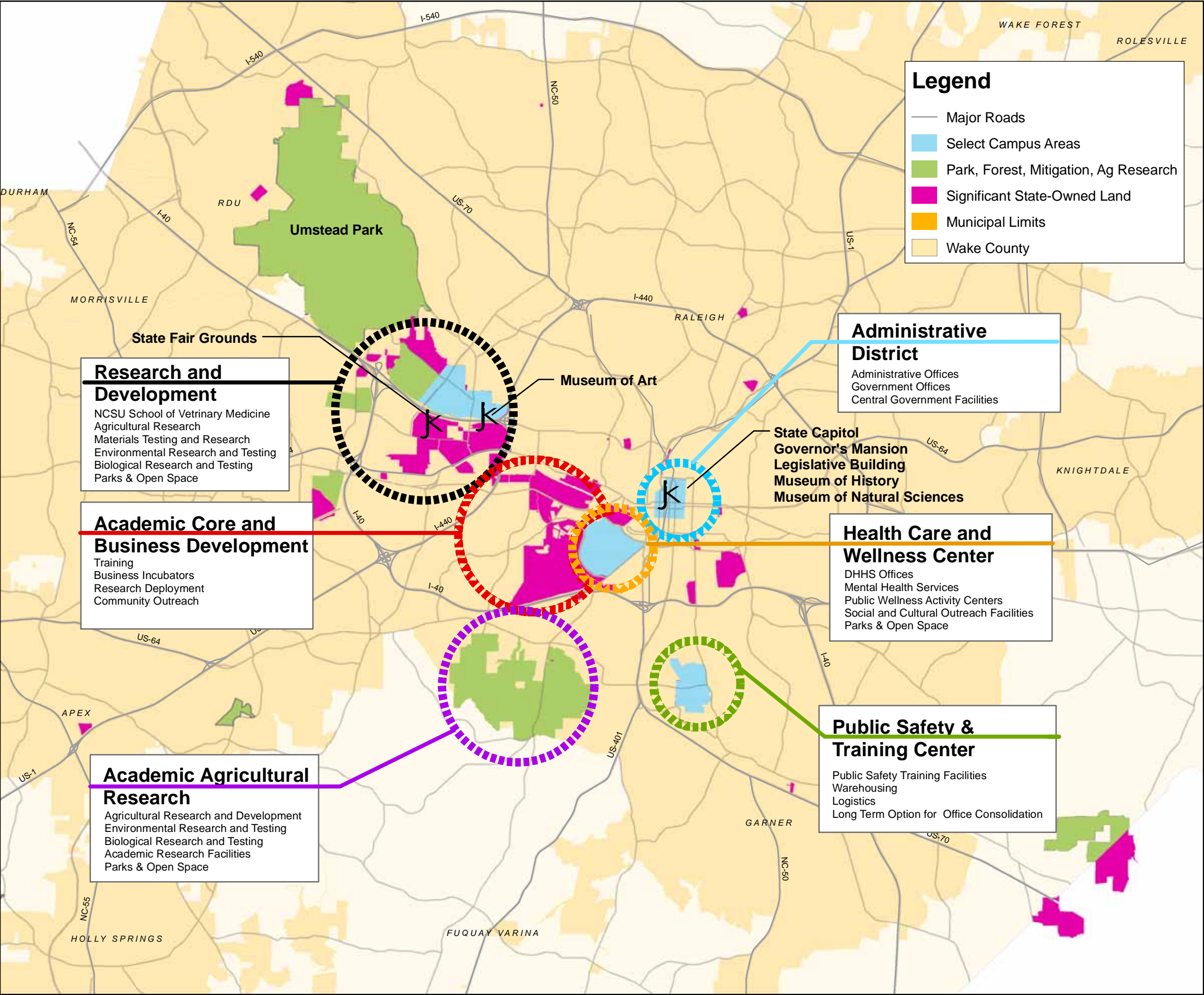
State Highway Patrol Training Academy

CONCLUSION

The State of North Carolina has significant land holdings within Wake County. Through the creation of districts responding to existing campus utilization, the State has a tool to organize future land allocations. There is sufficient land to accommodate the space needs while allowing for land to be reserved beyond this report’s planning horizon. By commissioning this study, the State has created a tool that guides the planning of its physical resources over the next 15 years.



2007 State Government Facilities Master Plan



Campus Strategy for Future Development

- Research and Development
- Administrative Headquarters
- Academic and Agricultural Research
- Education and Business Development
- Health Care and Wellness Center
- Public Safety Training and Support Center
- Cultural Centers

December 2007

0 10,000 20,000 Feet



Downtown Campus
2022 Vision

- Campus Boundary
- Existing

Gains:	
S1 Bath Building Renovation	118,802 gsf
S2 Visitor Center	32,000 gsf
S3 Green Square Complex	252,000 gsf/1318 spaces
S4 General Office Building I	175,000 gsf

Building Gain:	577,802 gsf
Parking Gain:	1,318 spaces

Building Losses:	62,615 gsf
Parking Losses:	1,087 spaces

Building Total:	515,187 net sf
Parking Total:	231 net spaces

Gains:	15,000 gsf
M1 New General Services Shops	150,000 gsf
M2 General Office II/ Training Center	112,500 gsf
M3 General Office Building III	60,000 gsf
M4 NCDOT Complex Expansion	

Building Gains:	337,500 gsf
Parking Gains:	0 spaces

Building Losses:	-45,905 gsf
Parking Losses:	-122 spaces

Building Total	291,595 net sf
Parking Total	-122 net spaces

Long Range

Gains:	
L1 General Office Building IV	150,000 gsf
L2 General Office Building V	220,000 gsf
L3 Bath Building Replacement	80,000 gsf
L4 General Office Building VI	75,000 gsf
L5 General Office Building VII	75,000 gsf
L6 General Office Building VIII	75,000 gsf
L7 General Office Building IX	75,000 gsf
L8 Transit Station	t.b.d

Building Gains:	750,000 gsf
Parking Gains:	0 spaces

Building Losses:	0 gsf
Parking Losses:	-429 spaces

Building Total:	450,000 net sf
Parking Total:	-429 net spaces

Open Space

NOTE:
Gross square footage listed above represents a total building gross square footage as defined in the Space Planning Section, which includes the building grossing factor.

December 2007





Blue Ridge Road Campus
2022 Vision

- Campus Boundary
- Existing

Gains:		
S1	Agriculture & Consumer Services Motor Fuels Lab	16,000 gsf
S2	Museum of Natural Science Wet Lab	20,500 gsf
S3	Prairie Ridge Ecostation Education Center	6,500 gsf
S4	National Guard Joint Forces Headquarters and Emergency Operations Center	237,000 gsf
S5	MSLPH & MEO	204,000 gsf
S6	Museum of Art Expansion	127,000 gsf

Gains:		
M1	Agriculture & Consumer Services Standards Laboratory	9,000 gsf
M2	Agriculture & Consumer Services Biological Control Laboratory	15,000 gsf
M3	General Office Building	80,000 gsf
M4	NCDENR Air Quality Laboratory	1,000 gsf
M5	NCDENR Water Quality Laboratory	2,000 gsf
M6	General Office Building	120,000 gsf

Long Range

Gains:		
L1	Laboratory Building	40,000 gsf
L2	Laboratory & Office Building	20,000 gsf
L3	Laboratory & Office Building	90,000 gsf
L4	Parking Deck	300 spaces
L5	Parking Deck	300 spaces
L6	General Office Building	120,000 gsf
L7	General Office Building	120,000 gsf
L8	General Office Building	120,000 gsf
L9	General Office Building	120,000 gsf
L10	Retail & Office Building	30,000 gsf
L11	Retail & Office Building	25,000 gsf
L12	General Office Building	500 spaces
L13	Parking Deck	80,000 gsf
L14	Cultural Arts Center	t.b.d

Building Total	765,000 net sf
Parking Total	1,100 net spaces

Alternative Plan

Opportunity Site for DHHS Consolidation

Total of 720,000 gsf shown for DHHS administrative offices

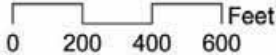
S5 is the Office of the State Medical Examiner and State Health Lab

Parking split between 30% structure and 70% surface lot

NOTE:

Gross square footage listed above represents a total building gross square footage as defined in the Space Planning Section, which includes the building grossing factor.

December 2007





Garner Road Campus
2022 Vision

Existing

Gains:	
S1 ABC Warehouse Expansion	12,000 gsf
S2 SBI Headquarters	120,000 gsf
S3 Athletic Building & State Highway Patrol Academy	

Surface Parking Lots	112 spaces
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Gains:	
M1 State Trooper Training Academy Multipurpose Building Dormitories, Offices, Classrooms	50,000 gsf
M2 Motor Fleet Service Yard & State Highway Patrol Motor Pool	25,000 gsf
M3 Textbook Warehouse	75,000 gsf

M4 Motor Fleet Storage Expansion	t.b.d
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Surface Parking Lots	1000 spaces
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Long Range

Gains:	
L1 SBI Office / General Use	30,000 gsf
L2 Transportation Hub	20,000 gsf
L3 State Trooper General Building II	10,000 gsf
L4 General Office Building GI	100,000 gsf
L5 General Office Building GII	120,000 gsf
L6 General Office Building GIII	100,000 gsf
L7 General Office Building GIV	100,000 gsf
L8 General Office Building GV	100,000 gsf
L9 General Office Building GVI	150,000 gsf
L10 General Office Building GVII	150,000 gsf
L11 General Office Building GVIII	150,000 gsf
L12 General Warehouse I	100,000 gsf
L13 General Warehouse II	100,000 gsf
L14 General Office X	80,000 gsf
L15 General Office XI	80,000 gsf
L16 General Office XII	80,000 gsf
L17 General Office XIII	80,000 gsf
L18 General Office XIV	150,000 gsf

L19 Parking Deck	1200 spaces
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- Streetscape Enhancement
- Campus Boundary

Alternative Plan

Opportunity Site for DHHS Consolidation

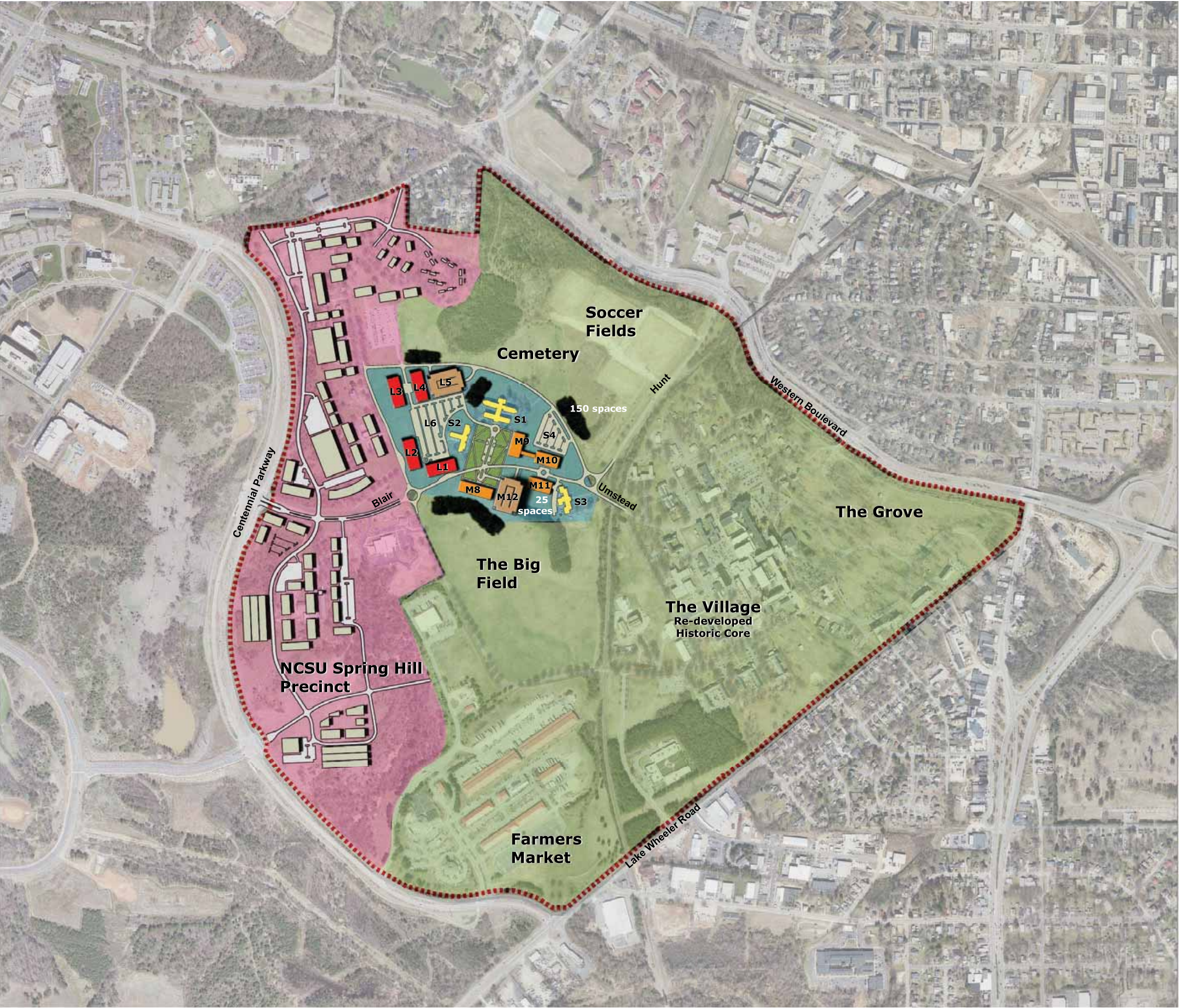
Total of 750,000 gsf shown for DHHS administrative offices

Parking accommodated through surface lot and parking decks

NOTE:

Gross square footage listed above represents a total building gross square footage as defined in the Space Planning Section, which includes the building grossing factor.

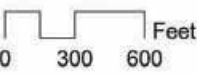
O'BrienAtkins
December 2007



Dorothea Dix Campus
2022 Vision
Umstead Complex

Existing Buildings		
S1	Adams Building	34,472 gsf
S2	Kirby Building	52,774 gsf
S3	Williams Building	23,239 gsf
S4	Surface Parking Lots	175 spaces
Mid Range Buildings		
M8	Office Building	100,000 gsf
M9	Office Building	100,000 gsf
M10	Office Building	100,000 gsf
M11	Office Building	100,000 gsf
M12	Parking Deck	1,100 spaces
Long Range New Construction		
L1	Office Building	180,000 gsf
L2	Office Building	180,000 gsf
L3	Office Building	180,000 gsf
L4	Office Building	180,000 gsf
L5	Parking Deck	2,000 spaces
L6	Surface Parking Lot	275 spaces
Opportunity for DHHS Consolidation		
NCSU Spring Hill Precinct		
Public Space		
Campus Boundary		

December 2007





Dorothea Dix Campus

2022 Vision Lake Wheeler Complex

Existing Buildings <i>(previous phase)</i>	
M1 General Office Building	100,000 gsf
M2 General Office Building	100,000 gsf
M3 General Office Building	100,000 gsf
M4 Parking Deck	2,000 spaces

New Construction	
L1 General Office Building	125,000 gsf
L2 General Office Building	125,000 gsf
L3 General Office Building	100,000 gsf
L4 Parking Deck	2,000 spaces

Re-Use of Existing Buildings	
S6 Brown	16,799 gsf
S8 Clark	18,697 gsf
S7 Broughton	15,222 gsf
S10 Hoey	11,892 gsf
M5 Haywood	28,311 gsf*
M6 Heating Plant**	

* Haywood Building is a multi-purpose facility, does not contribute to office demand
 ** Heating Plant does not contribute to office demands

- NCSU Spring Hill Precinct
- Public Space
- Campus Boundary
- Alternative Plan
Opportunity for DHHS Consolidation

December 2007

