

Research
Triangle
Park

Planning RTP's future

CENTRAL PINES REGIONAL DAY | FEBRUARY 20, 2026

Research Triangle Foundation of North Carolina

Established in 1959 to administer the operation of Research Triangle Park (RTP), the 501(c)4 nonprofit organization champions its mission to leverage university research and corporate engagement to advance the economic well-being of North Carolina residents.



The University
of North Carolina
at Chapel Hill



Research Triangle Park

BY THE NUMBERS

Founded **1959**

7,000 acres

100-acre Hub RTP downtown development

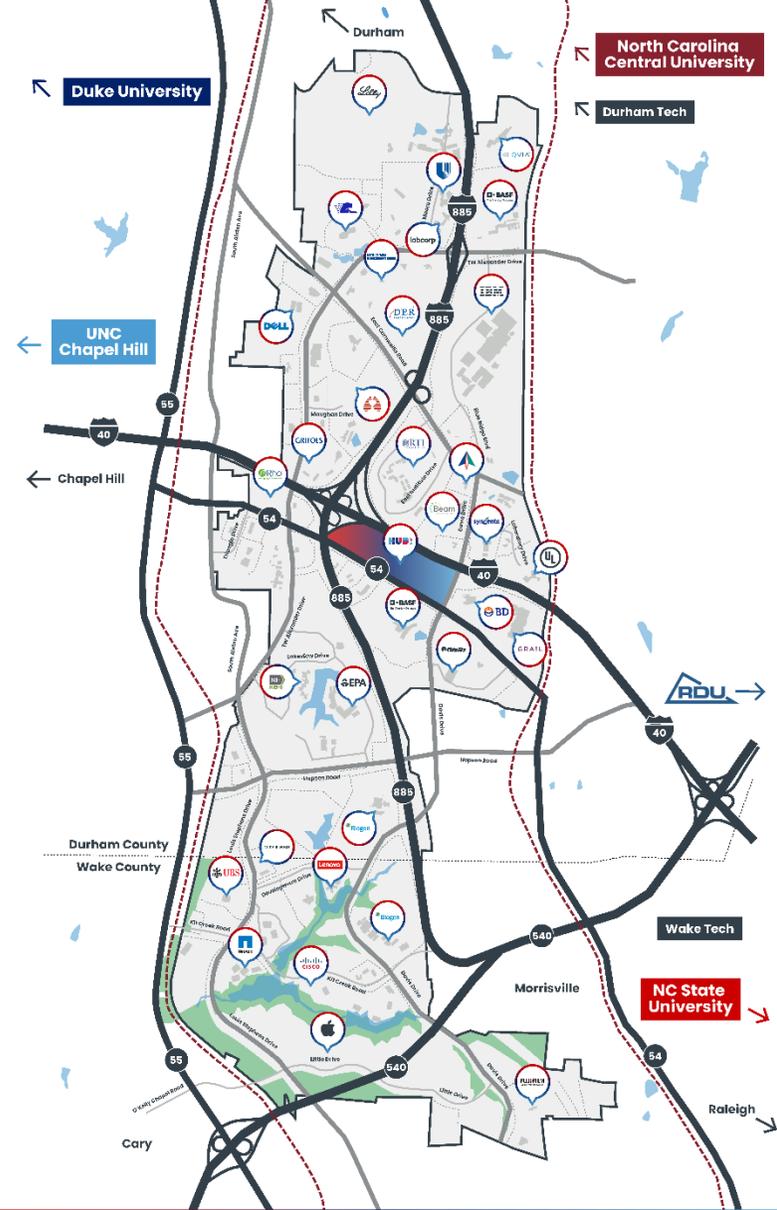
385+ established and startup companies

55K+ employees

21.3M SF of office and lab space

78% Durham County & **22%** Wake County

\$25.1B annual economic value to North Carolina

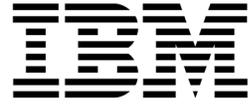


Map Legend

Road ——— Railroad - - - - - Freeway ——— Highway ———
Preserved Area ——— Lake or Pond ——— RDU ——— Raleigh/Durham International Airport



Largest employers in RTP



Most employment
in RTP is in...



Life Sciences & Research



Information Technology



Financial Technology



Agricultural Technology

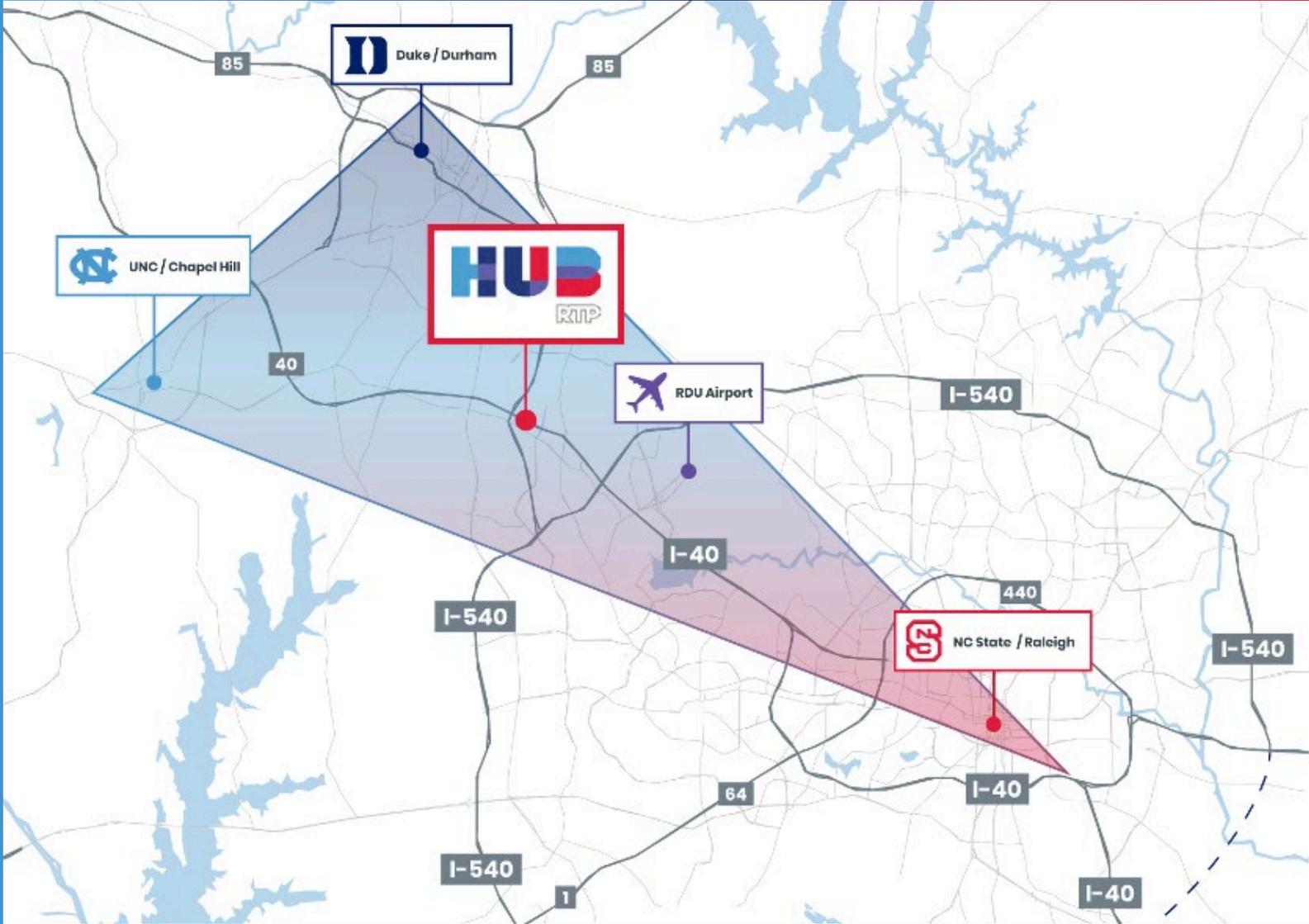


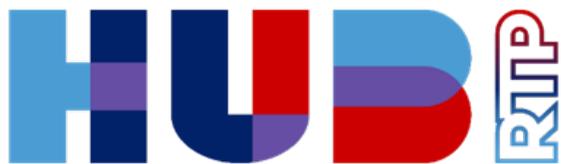
Research
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RTP's new
vibrant
downtown

HUB
RTP







1.5M+ SF office & life science space

50K+ SF retail

1,200 residential units

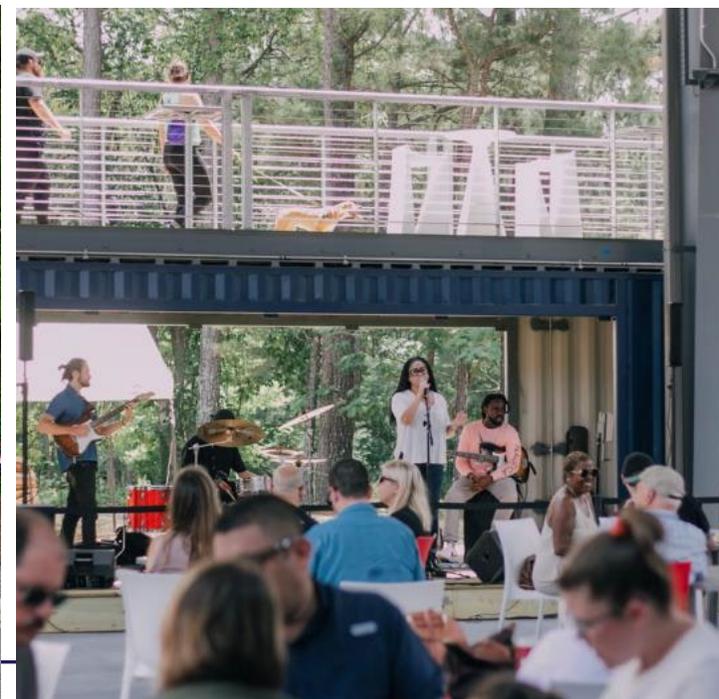
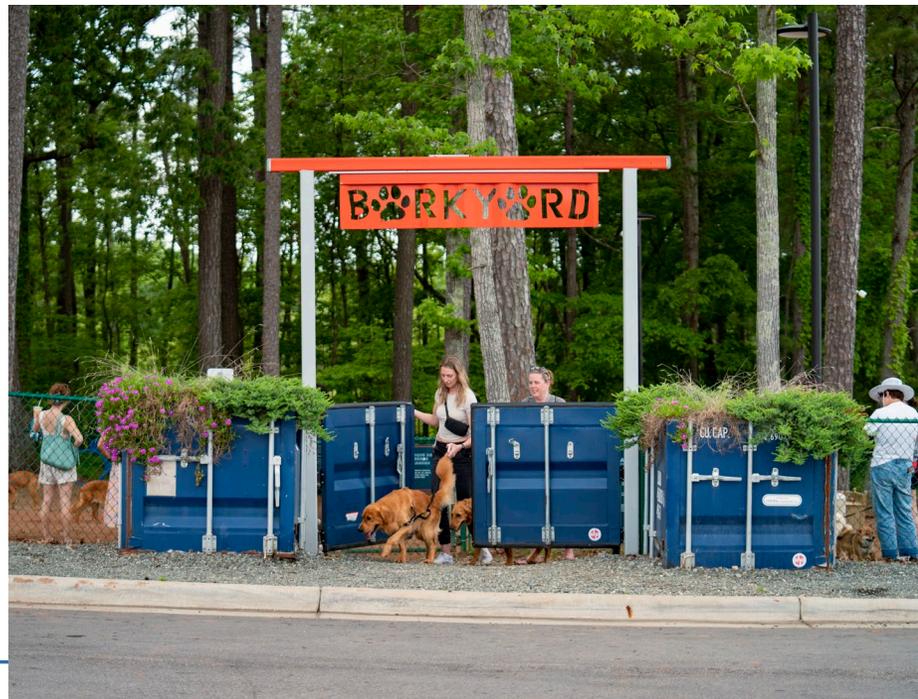
279 hotel rooms

16 acres greenspace



Boxyard[®]

RTP





Burdens Creek + Stormwater Meadow

16 acres of green space connected to 20+ miles of existing trails



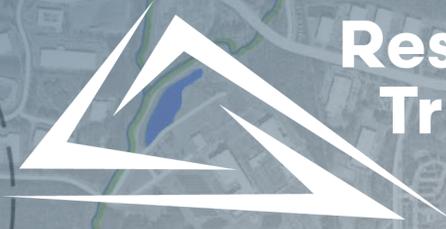
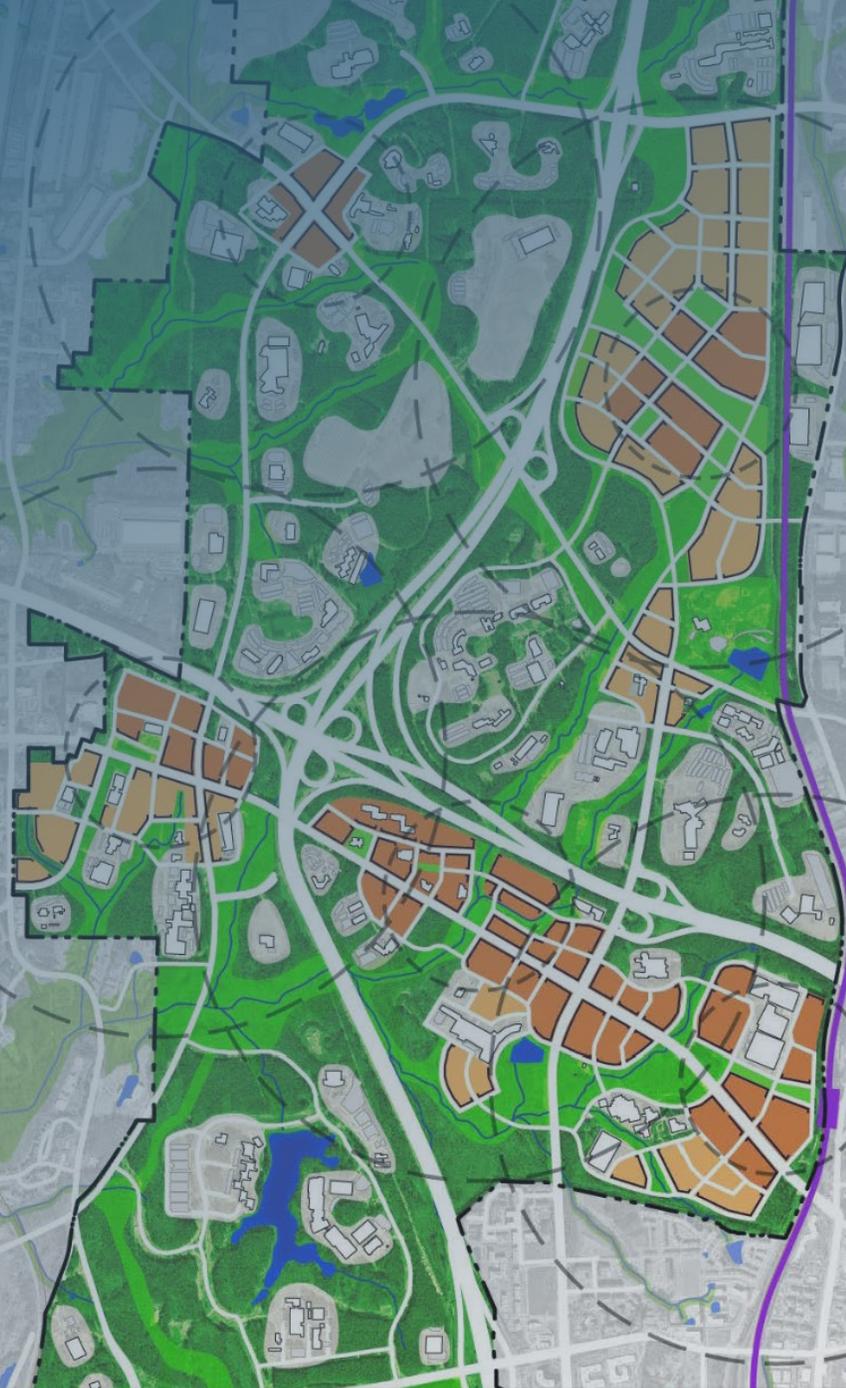
MAA Nixie



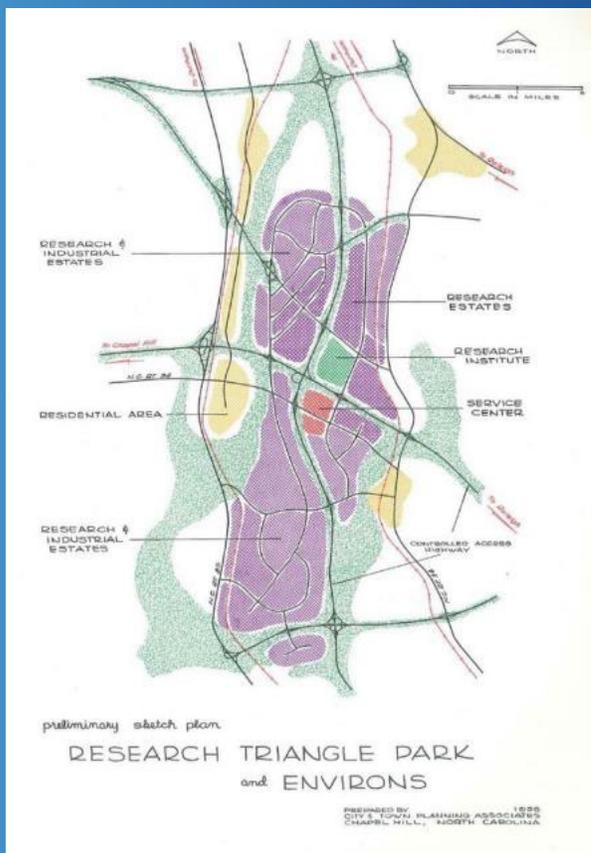
QUICK STATS:

- 406 total units
- Studio, 1, 2 & 3 bedrooms available
- First residents now living in RTP

The future of RTP



Research
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RTP 1.0



RTP 2.0

➔ **What's
next for
RTP?**

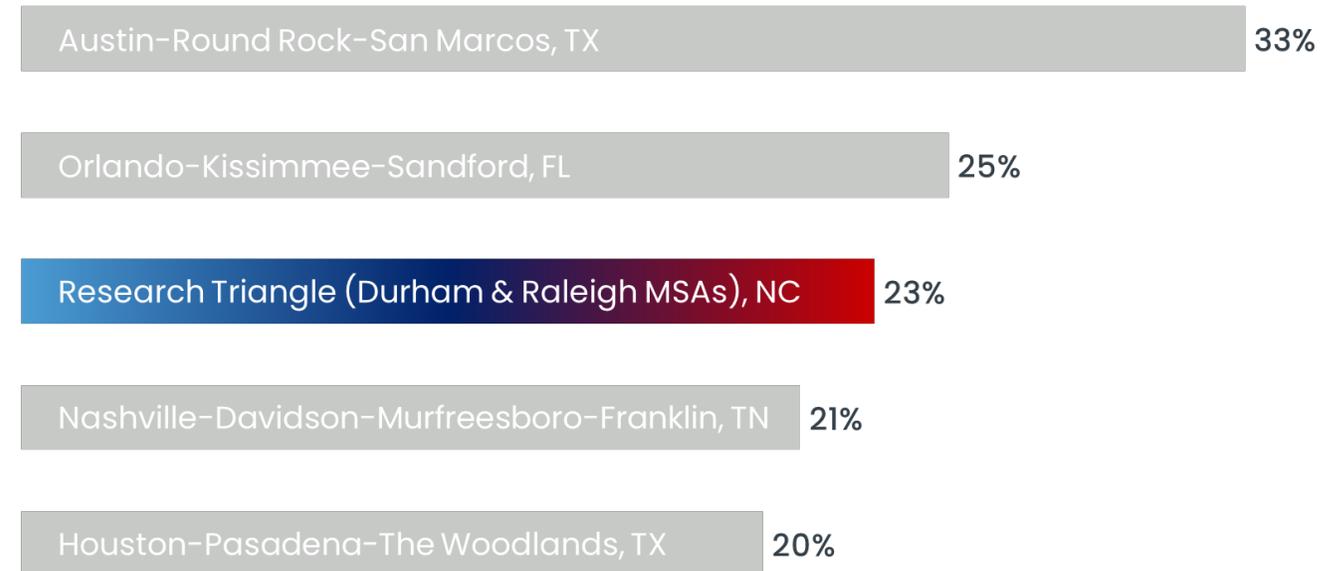
RTP 3.0

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



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**



Manhattan Island comparison

Research Triangle Park
~7,000 acres



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

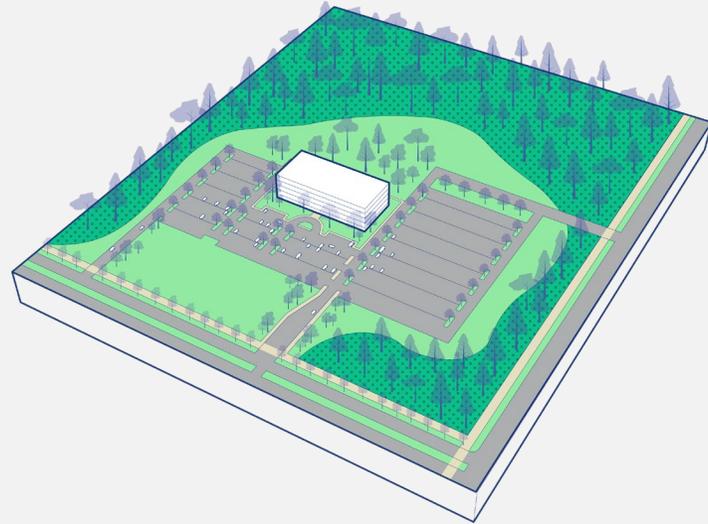


RTP 3.0 vision

- 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

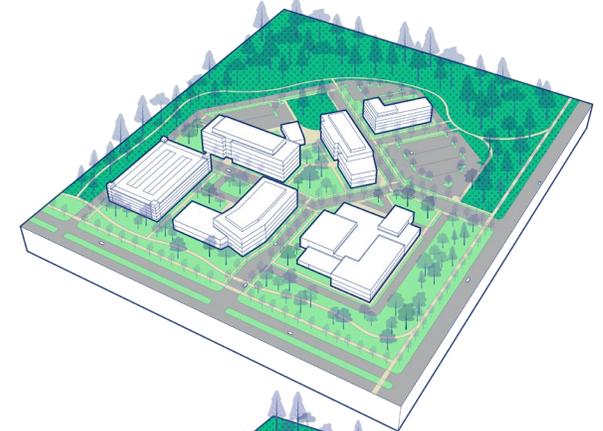


RTP 3.0 place types

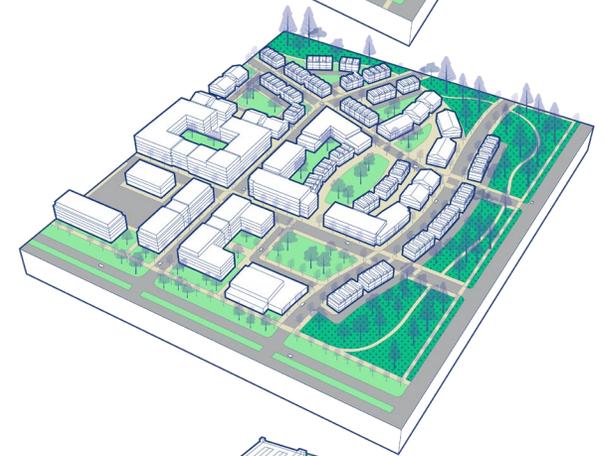


Existing Place Type

ENHANCED
CORPORATE
CAMPUS



RESIDENTIAL
NEIGHBORHOOD
DEVELOPMENT

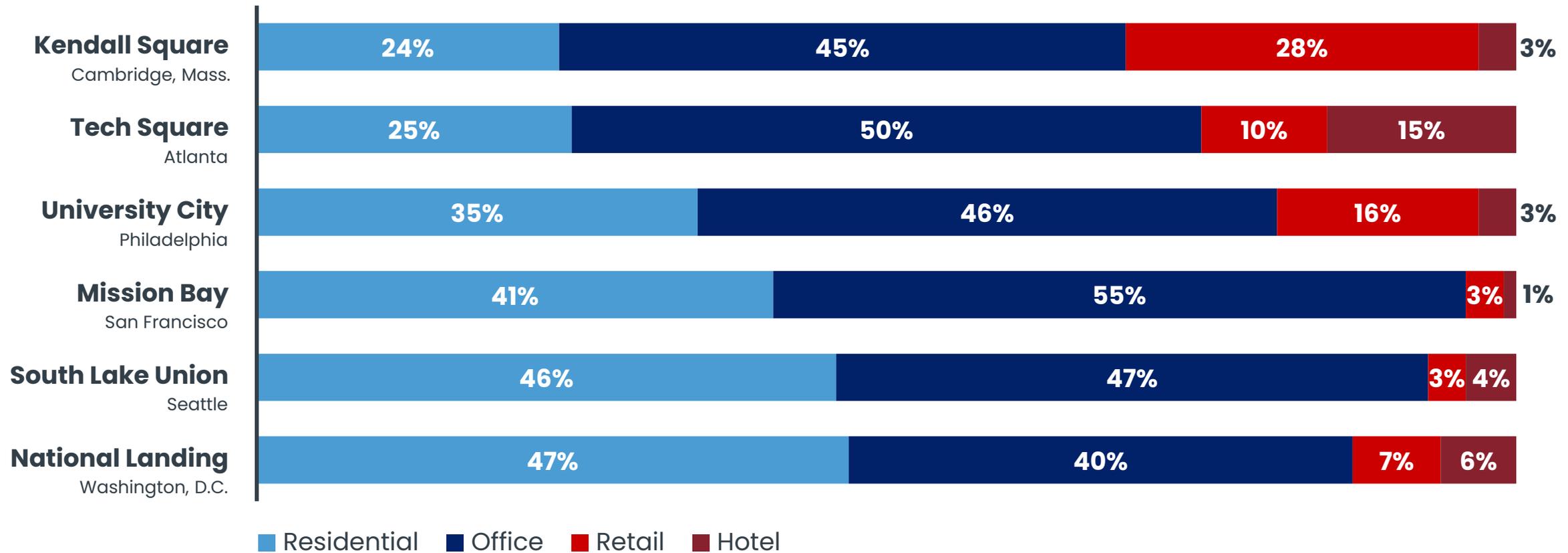


MIXED-USE
DENSITY NODES



Land uses in innovation districts

Programs of selected innovation districts



Kendall Square, MA 1985



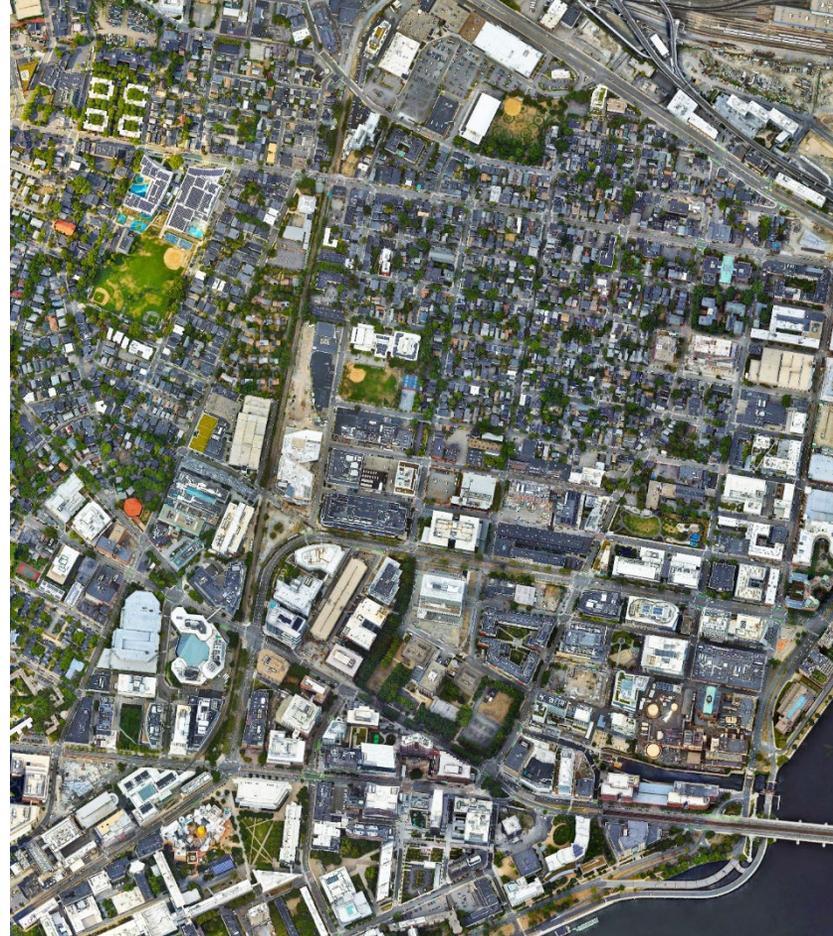


Kendall Square, MA 2021





Research Triangle Park
North Carolina



Kendall Square
Cambridge, Massachusetts



Silicon Valley (Apple Park)
California



RTP 3.0 pillars of success

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

RTP Reinvestment Fund

Potential fund expenditures may include capital and operating expenses related to:

- Research and development initiatives
- Education initiatives
- Transit and transportation
- Parks and open space
- Public art
- Trails and greenways

For discussion purposes only; not intended to be an exhaustive list



RTP 3.0 implementation

- Zoning, covenants, and governance changes
- Development standards
- Visioning and planning documents
- Policies, incentives and requirements

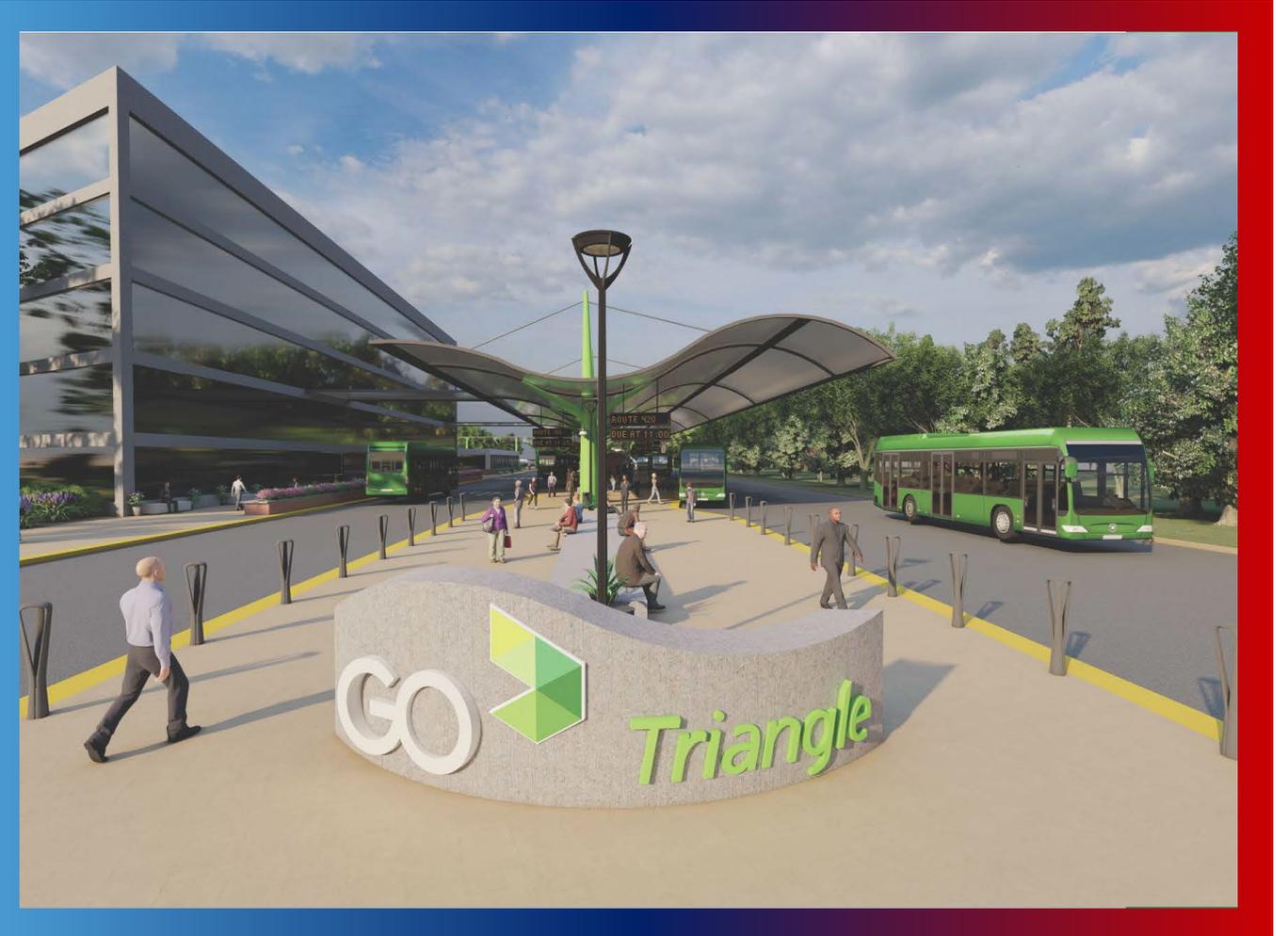


RTP 3.0 timeline



Regional transportation initiatives

- Triangle Mobility Hub to transform regional transit and BRT
- NCDOT funding concept plan for RTP Amtrak station



Discussion

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“I want you to find a bold and innovative new way to do everything exactly the same way we’ve been doing it for 25 years.”



Thank you

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