

RTP

PAST, PRESENT & FUTURE

PRESENTED BY:
RESEARCH TRIANGLE FOUNDATION OF NC



Research Triangle Park history

The idea of RTP was generated by the leadership of North Carolina's then business centers – Winston Salem and Greensboro.

Along with producing a highly educated workforce leaving the state, NC business leaders were grappling with the simultaneous demise of NC's major economic drivers:



FARMING



TEXTILES &
FURNITURE



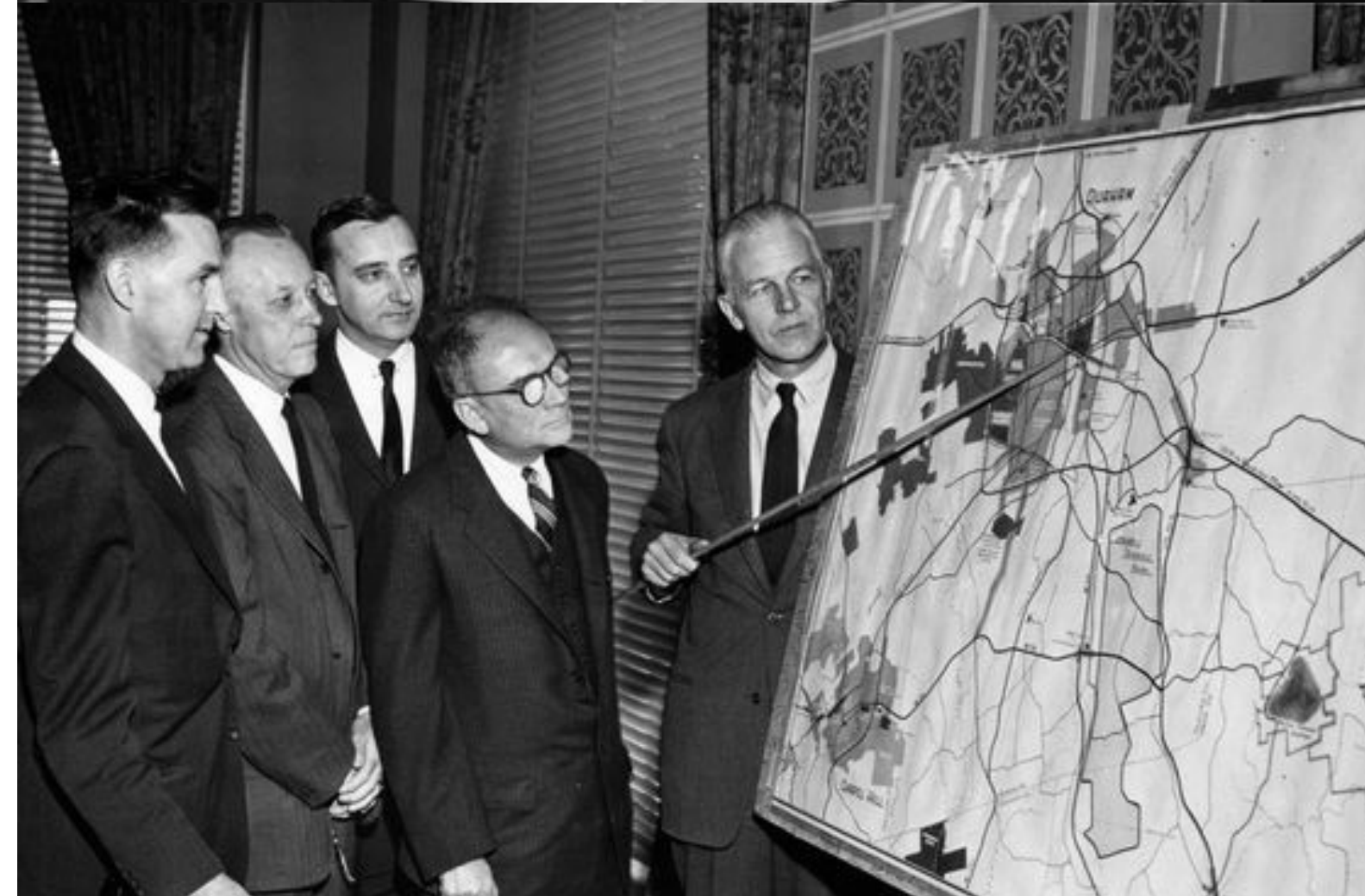
TOBACCO



Research Triangle Foundation history

The Research Triangle Foundation of North Carolina is a 501(c)4 established in 1959 to administer the operation of Research Triangle Park (RTP).

For most of its existence, the Foundation focused on acquisition, improvements, entitlements and sale of land.



RESEARCH TRIANGLE FOUNDATION MISSION

Facilitate collaboration between the Triangle universities.

Promote cooperation between universities and industry.

Create an economic impact for the residents of North Carolina.

RTP IS

7,000 acres

60,000+ employees

375+ established and startup companies

TOP INDUSTRIES

Biotech/Life Science

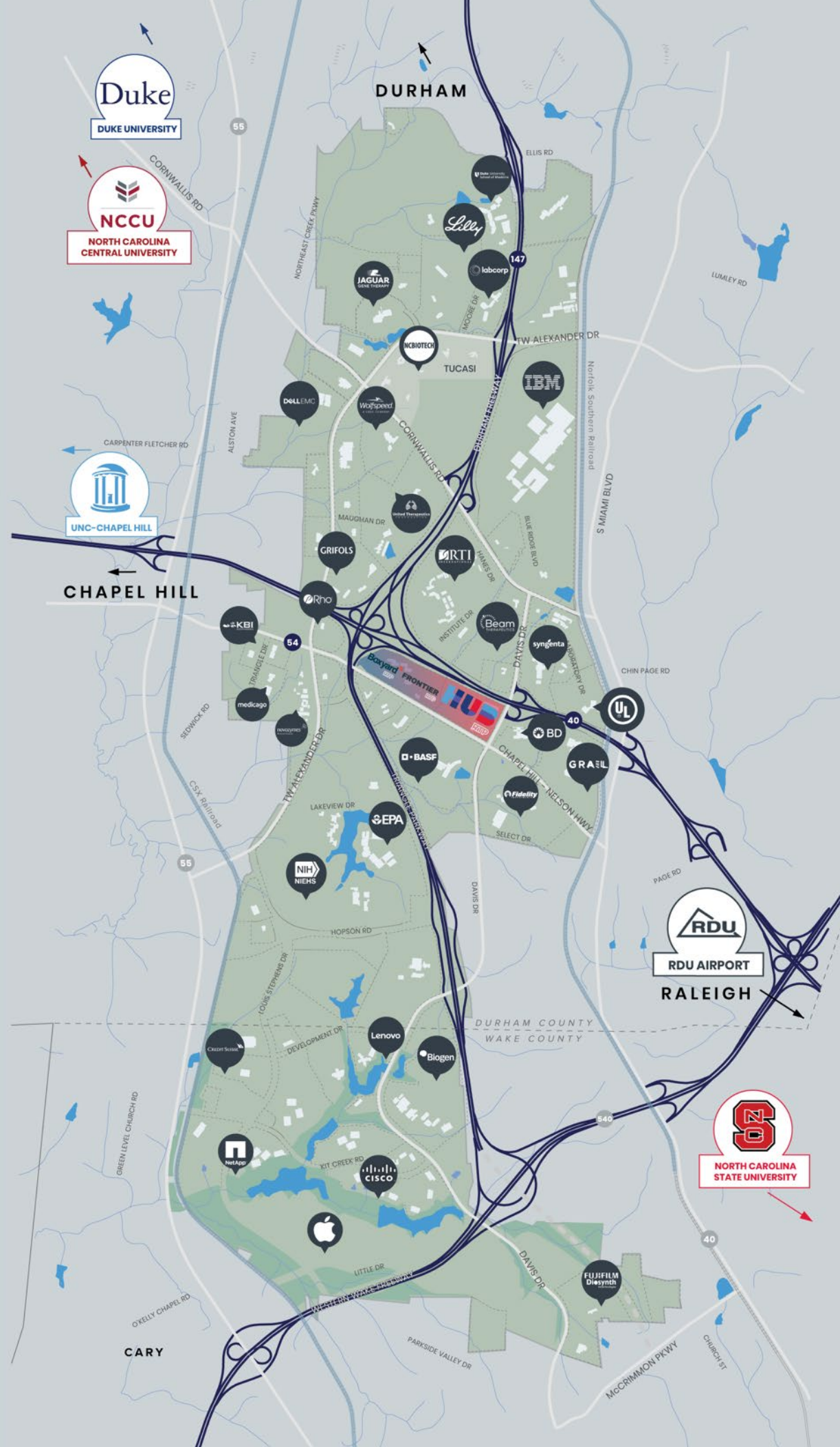
AgTech

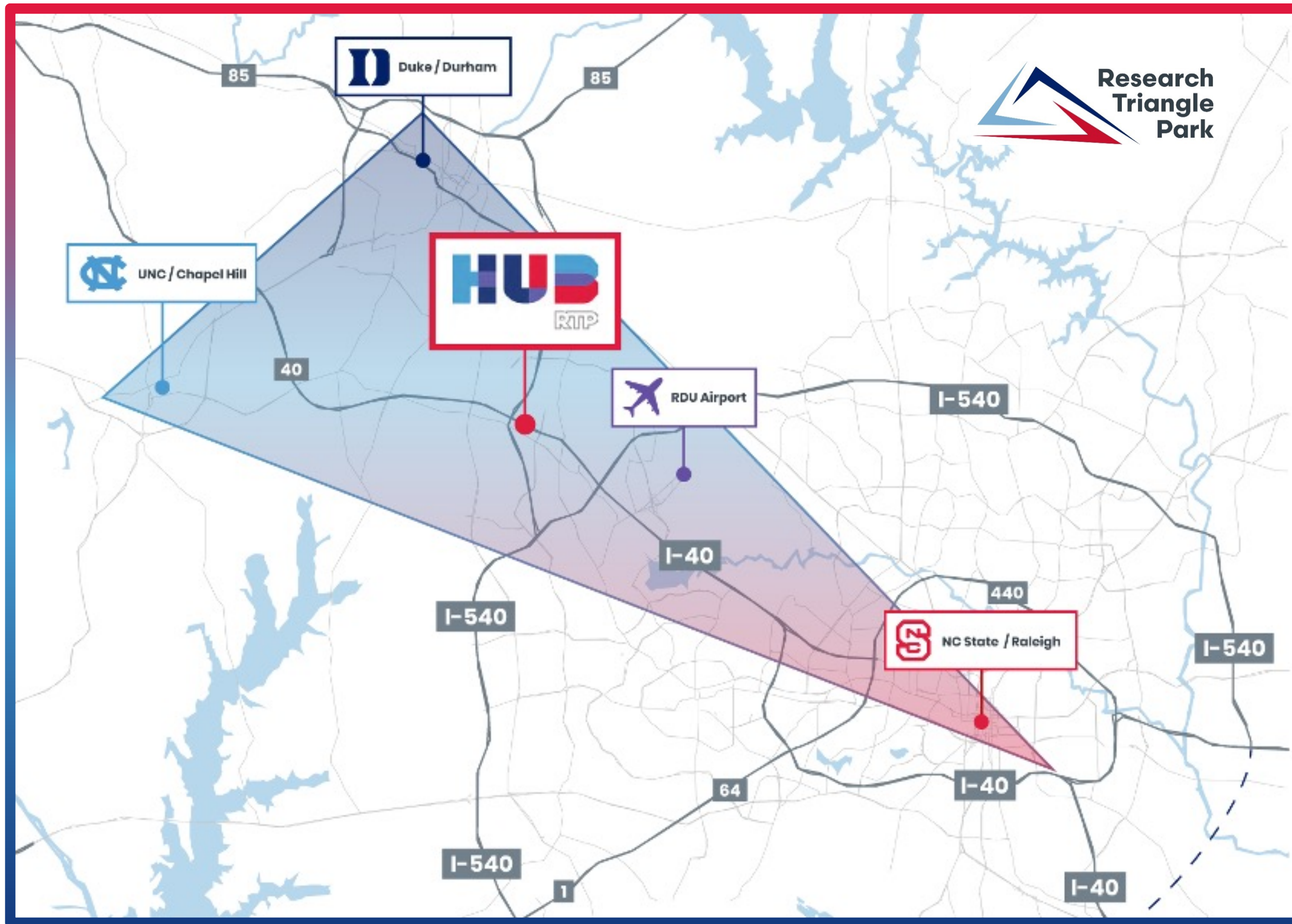
Cleantech

Data Science

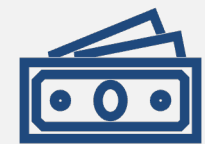
Cybersecurity

Fintech





Growth in RTP | 2020 – present



\$4.7B+ IN INVESTMENTS

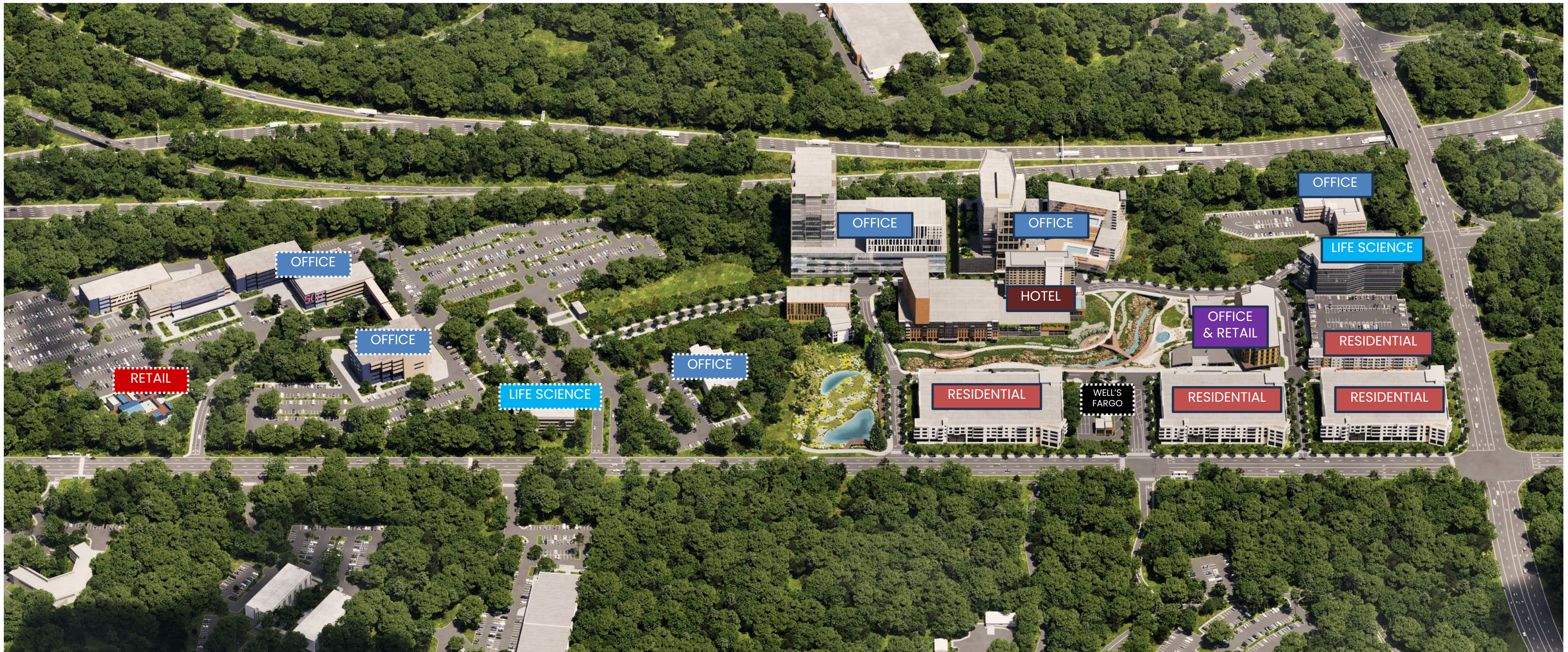


8,700+ JOBS



FRONTIER & BOXYARD





1M+ SF office & life science space

50K SF retail

1,200 residential units

250 hotel rooms

16 acres greenspace

EXISTING/OPERATING

FUTURE/UNDER CONSTRUCTION

FRONTIER
RTP

500K SF
AFFORDABLE INNOVATION
SPACE FOR STARTUPS

120
COMPANIES
(1/3 OF RTP TOTAL)

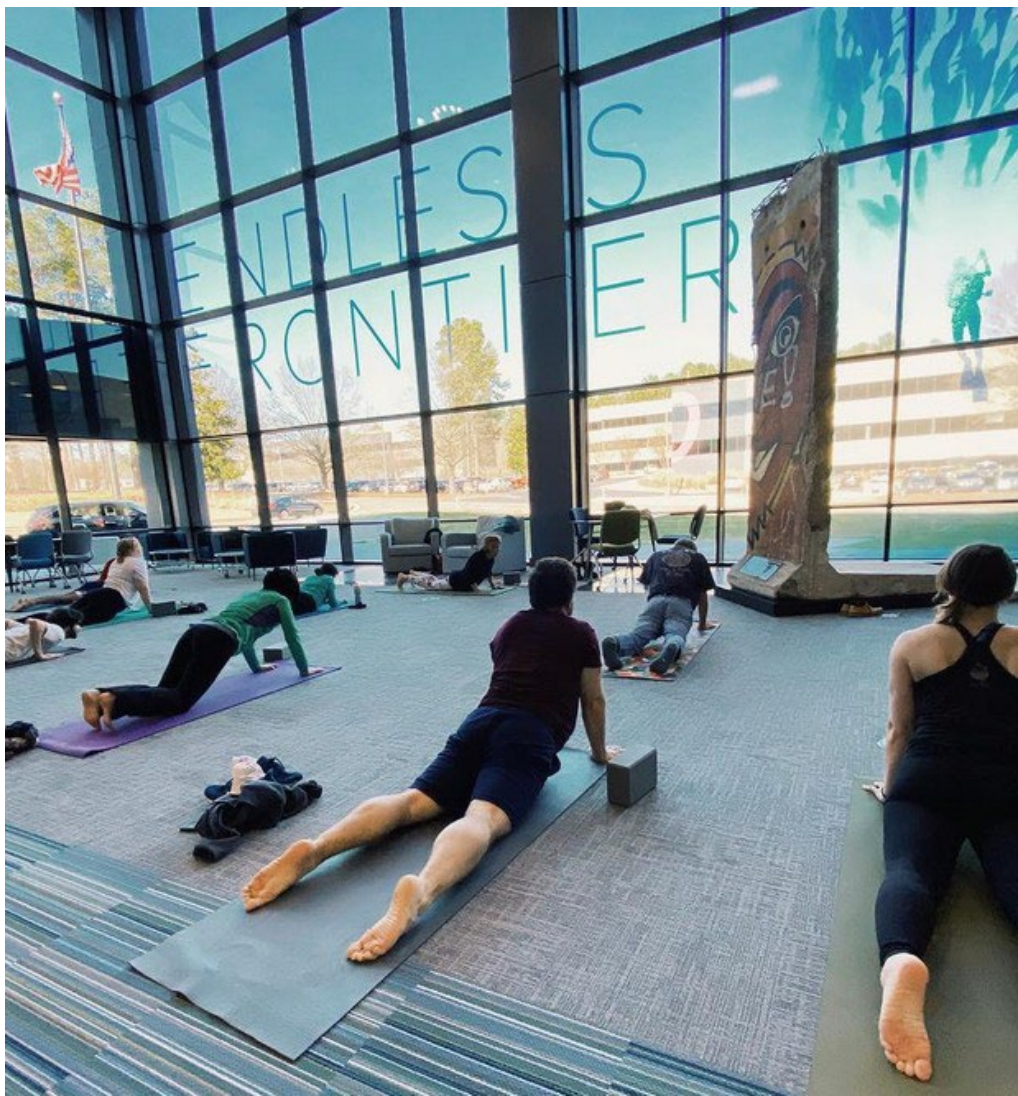
\$69K
AVERAGE ANNUAL SALARY

2015
YEAR ESTABLISHED

\$0
COST TO USE COWORKING
AND MEETING SPACE

200+
FREE NETWORKING,
FITNESS & EDUCATIONAL
EVENTS EACH YEAR

1,600
DIRECT JOBS



Boxyard⁺

RTP

15+

UNIQUE LOCAL RESTAURANTS AND RETAILERS

40

UPCYCLED SHIPPING CONTAINERS

\$9M

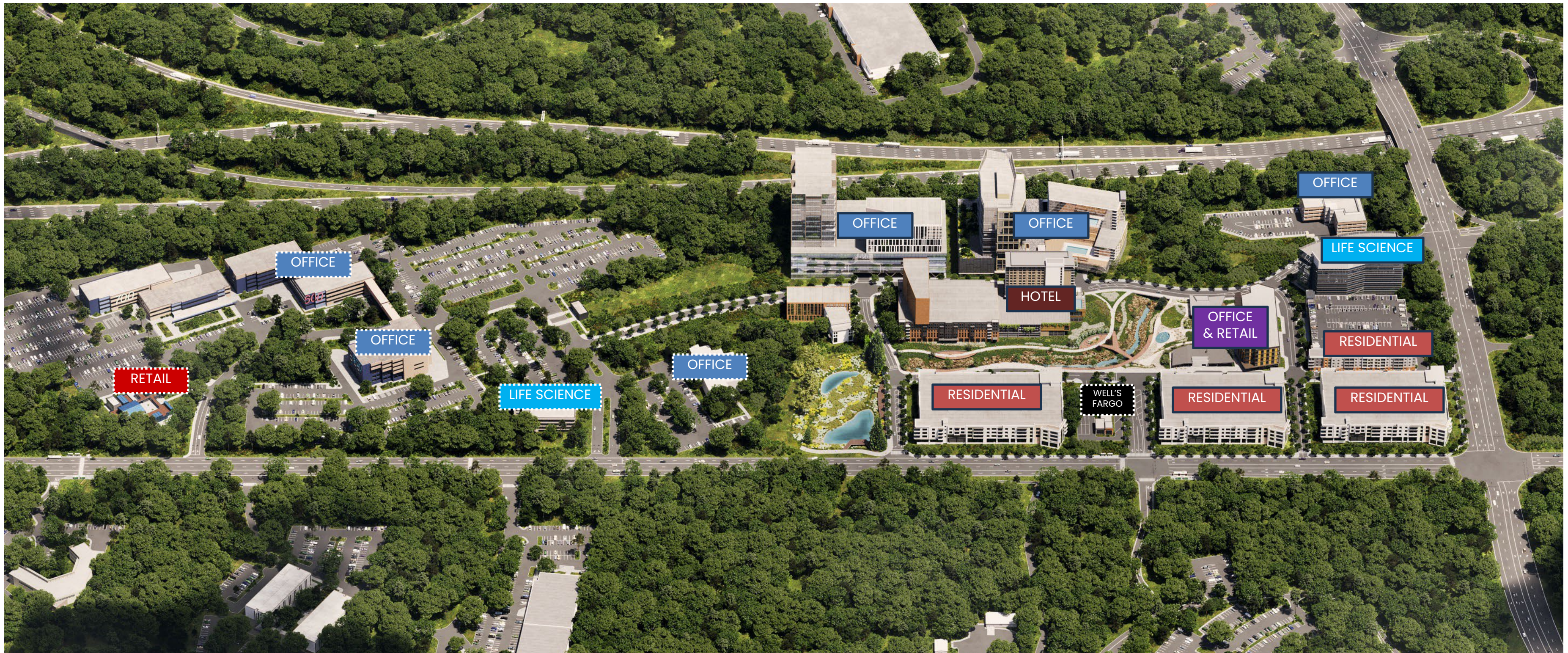
INVESTMENT BY RTF



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

EXISTING/OPERATING

FUTURE/UNDER CONSTRUCTION

HUB PARTNERS

DEVELOPMENT PARTNERS





WHITE POINT
PARTNERS

OFFICE
& RETAIL





MAA

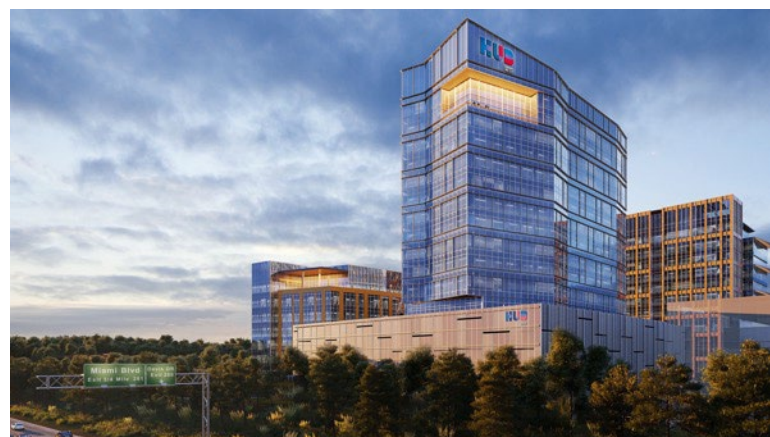
RESIDENTIAL





LONGFELLOW

LIFE SCIENCE





KDC

OFFICE



ALAMO MANHATTAN

NEXPOINT

HOTEL

FUNDING PARTNERS

\$70M
RTF

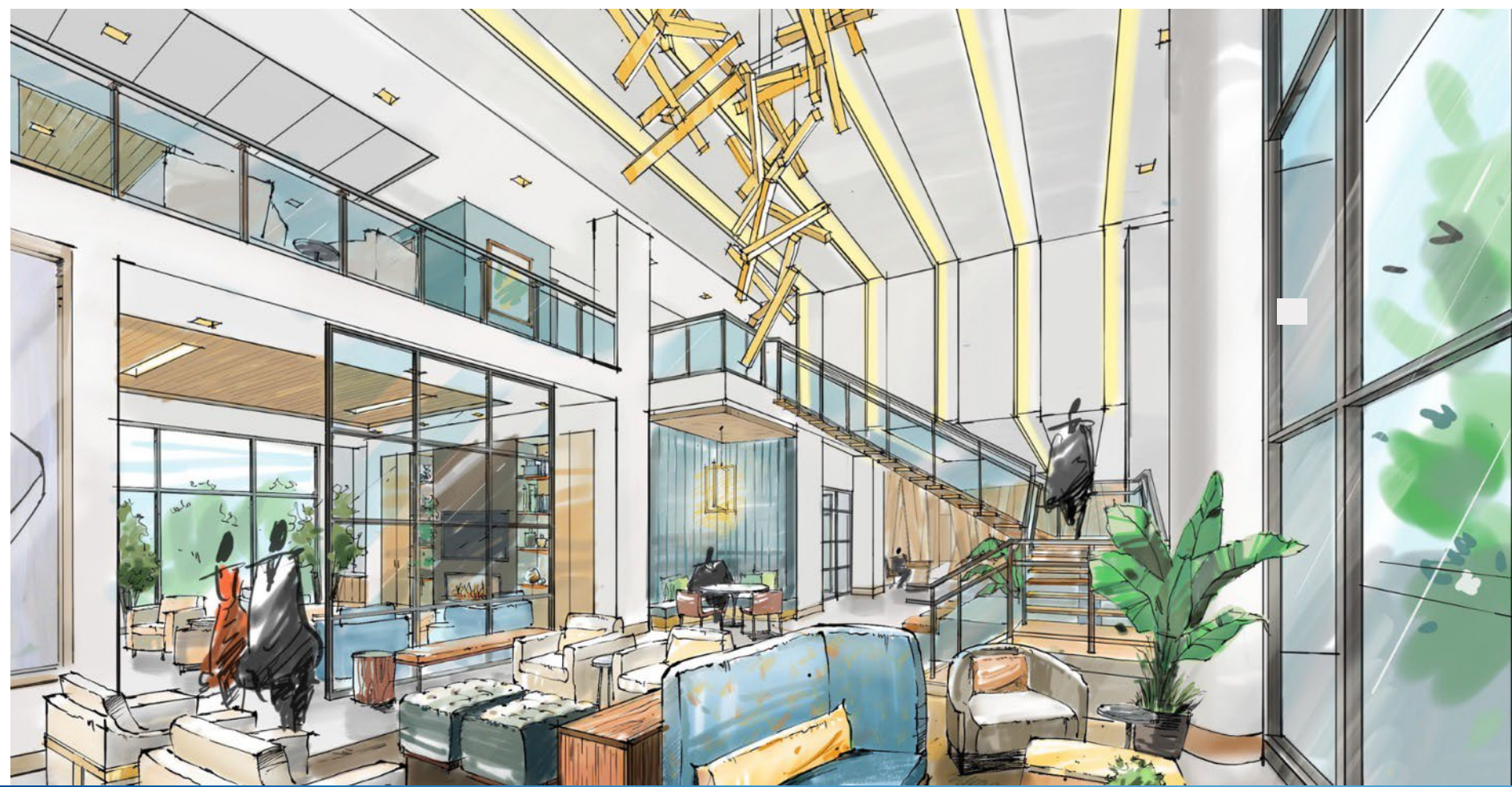
\$20M
DURHAM COUNTY

\$10M
RTP COMPANIES

\$2B+
PRIVATE DEVELOPERS

39.54%
MWBE
HUB CONSTRUCTION SPEND



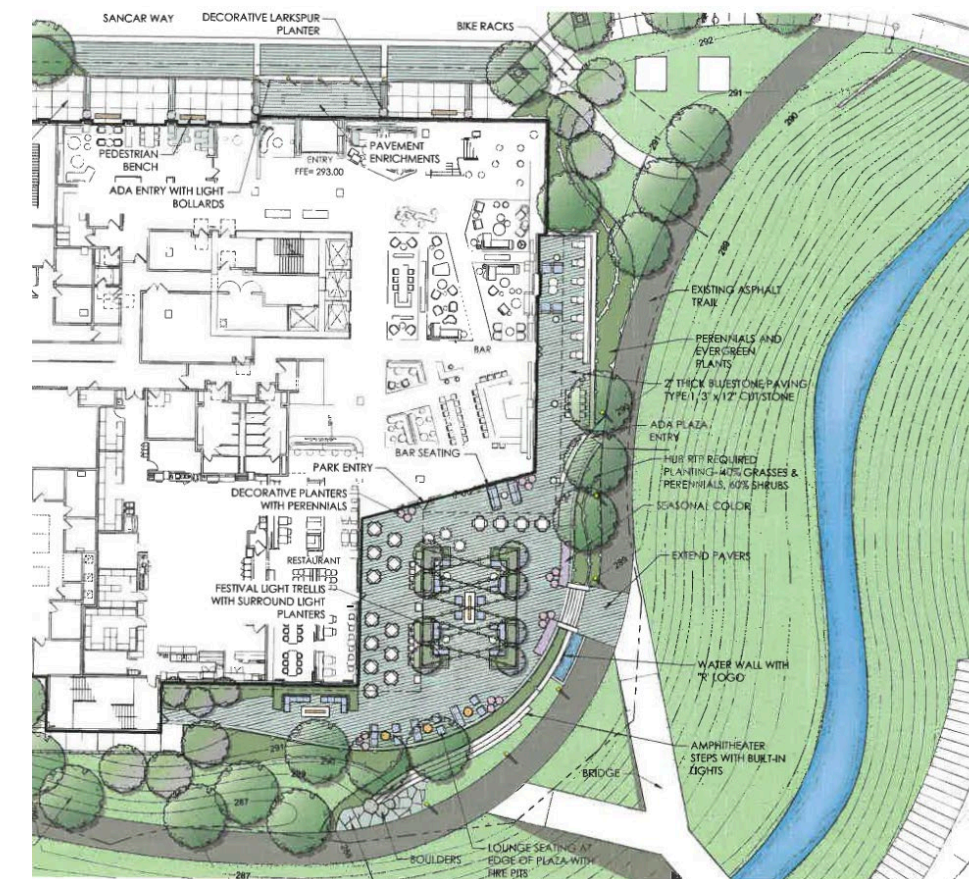




ALAMO MANHATTAN

NEXPOINT

HOTEL



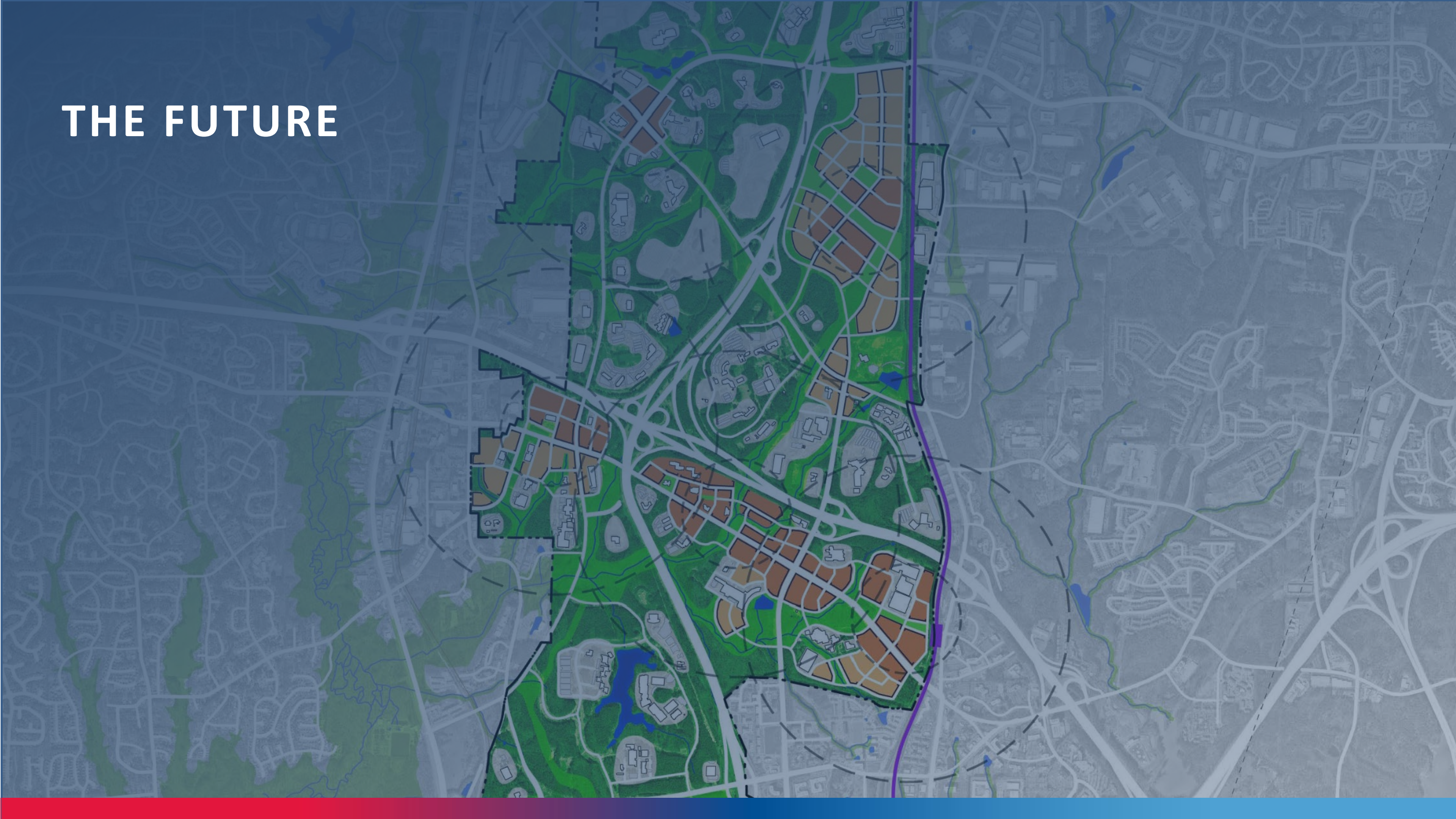


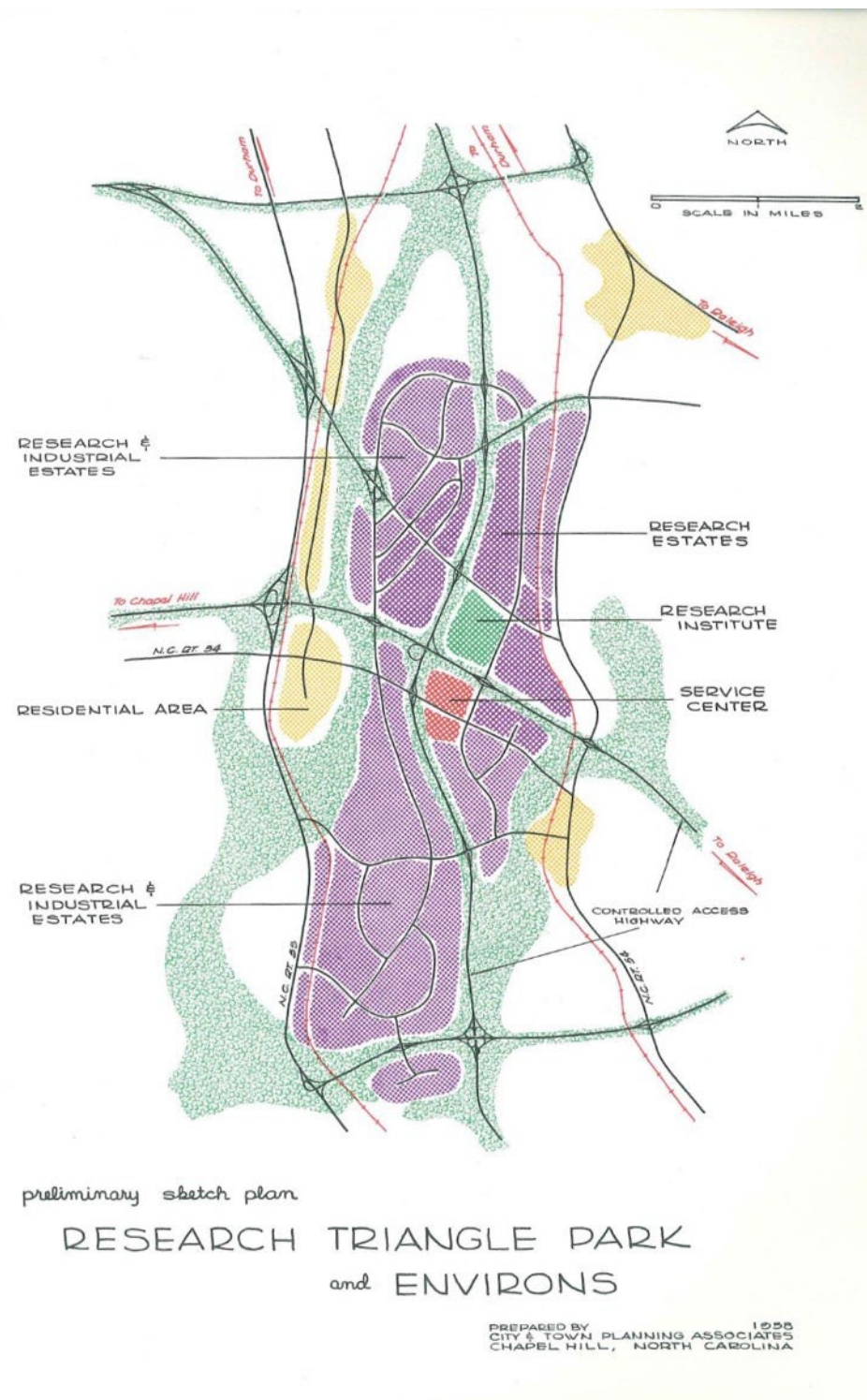
Burden's Creek + Stormwater Meadow

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

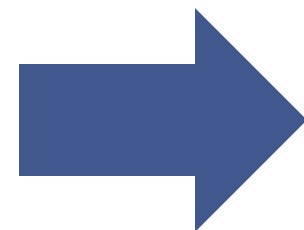


THE FUTURE

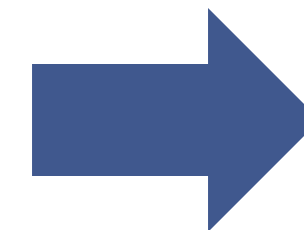




RTP 1.0



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

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

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

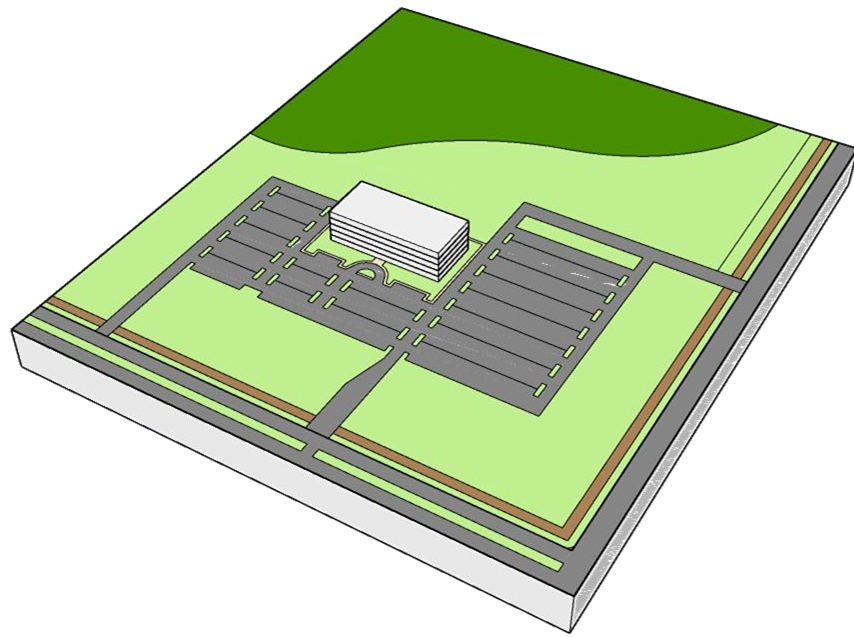
Percent change in total population from 2010 to 2020.



Note: 2023 MSA definitions used

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

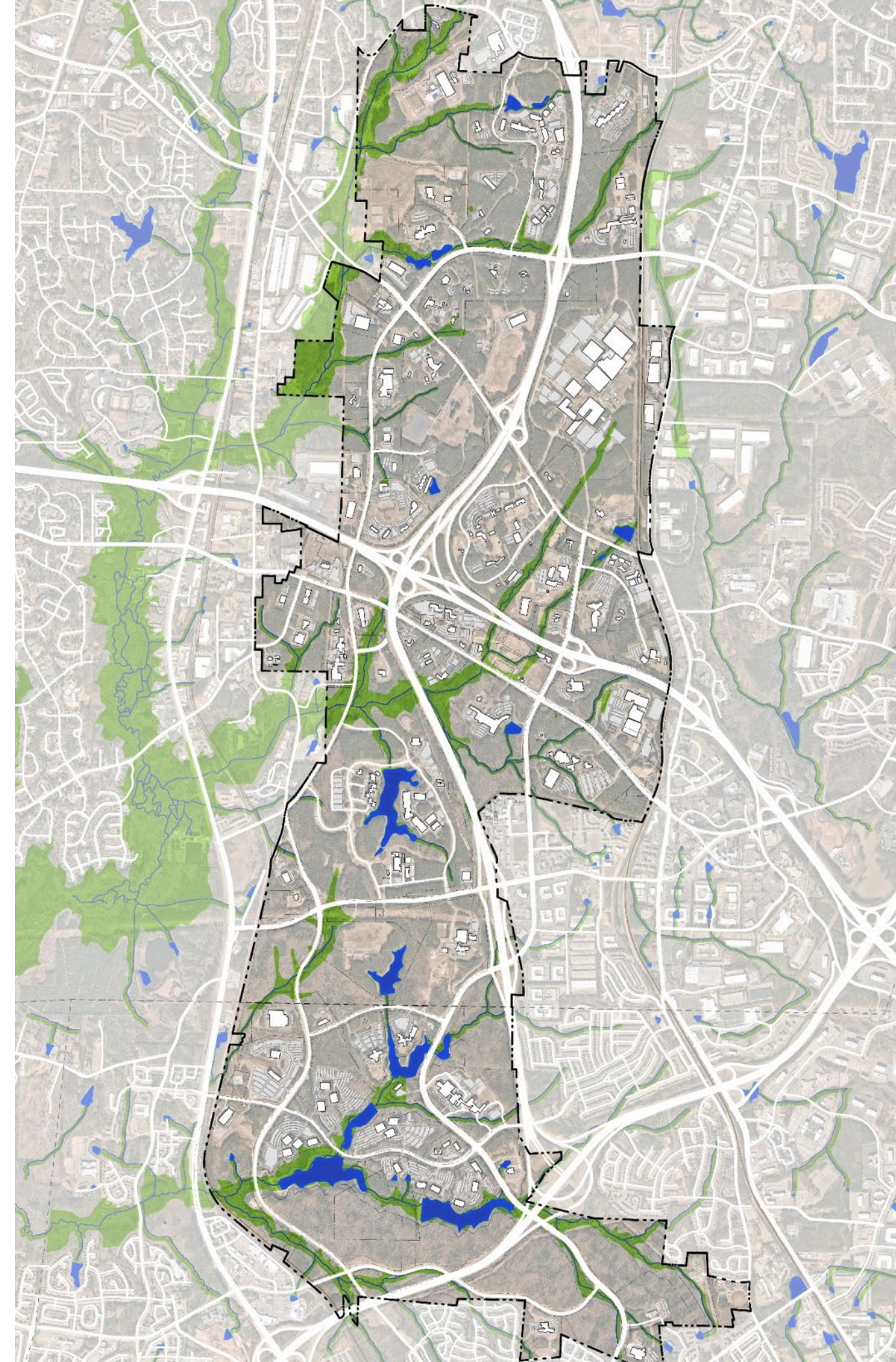
RTP today



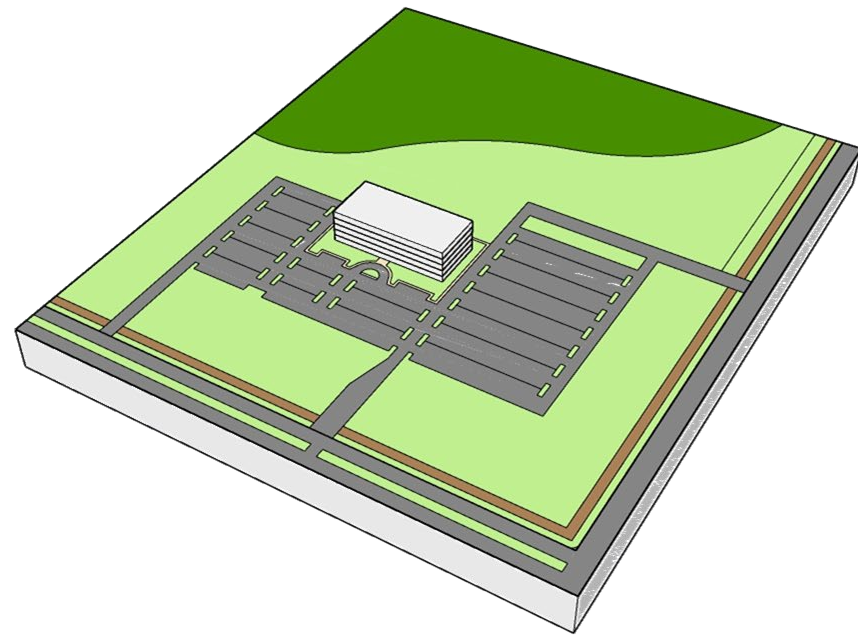
Existing Place Type

RTP 3.0 possibilities

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

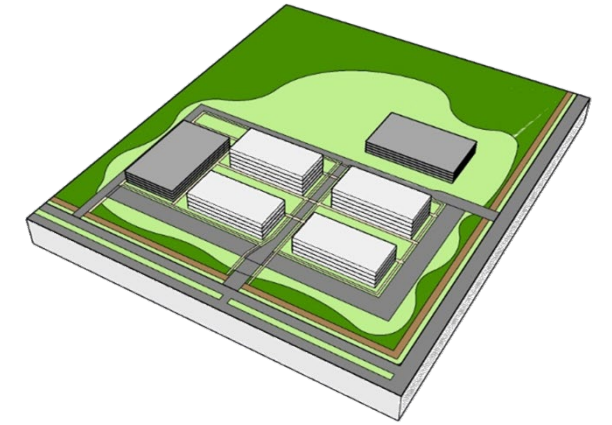


RTP 3.0 framework concept



Existing
Place Type

ENHANCED CORPORATE CAMPUS



RESIDENTIAL NEIGHBORHOOD DEVELOPMENT



MIXED-USE DENSITY NODES





WHERE PEOPLE + IDEAS CONVERGE