



REQUEST FOR QUALIFICATIONS

Research Triangle Park Future Development Scenarios & Infrastructure Capacity Study

Key Dates

- Date issued: June 23, 2025
- Questions from potential respondents due: July 11, 2025
- Answers to questions posted at rtp.org/bid-opportunities by: July 16, 2025
- **Responses due: July 25, 2025, at 3:00 pm ET**

Project Overview

The Research Triangle Foundation of North Carolina (RTF), as agent for the Durham-Wake Counties Research & Production Service District, invites qualified firms to respond to this request for qualifications (RFQ). RTF seeks these firms, or teams of firms, to complete two key tasks:

- 1) Develop three future development scenarios that could occur in Research Triangle Park (RTP) over the next 50 years.
- 2) Utilize these development scenarios to identify infrastructure capacity needs to support build-out of each development scenario.

For the purposes of this RFQ and scope of work, infrastructure is defined as water, wastewater, and electricity.

Background

RTP is a nearly 7,000-acre science research park located centrally in the eponymous Triangle region of North Carolina. Founded in 1959, the Park is now 65 years old and is home to 385+ companies and an estimated 55,000 jobs. While virtually all of the land located in RTP has been sold and is now owned by private companies, investor-owners, and other entities, RTF retains stewardship and administrative responsibilities for the Park through land covenants. Park companies also have certain rights and responsibilities granted through the land covenants to the RTP Owners & Tenants Association.

Under North Carolina state law, no portion of RTP can be annexed into or exist within a municipality. Therefore, local government jurisdiction for RTP is shared between Durham County, within which 73 percent of the Park is located, and Wake County, where the remaining 27 percent of the Park lies. Water is provided to RTP by the City of Durham in Durham County and the Town of Cary in Wake County. Wastewater is provided by Durham County in its jurisdiction and the Town of Cary in Wake County. Electricity is provided by Duke Energy.

Since its inception, the Park has followed a low-density, suburban corporate campus development model. This model has resulted in the Park's current land uses and development patterns that exist today. The one exception to this pattern is [Hub RTP](#), which is a 100-acre, mixed-use, urban center being developed by RTF. Hub RTP also includes the [Frontier RTP](#) office campus and [Boxyard RTP](#). Hub RTP's new construction includes the Horseshoe RTP office and retail building, and a public plaza and restored stream that collectively serve as RTP's town square. Additional development at Hub RTP, either complete or planned, includes 1,200 residential units, a full-service hotel, and additional office and retail development.

The construction of the first buildings at Hub RTP, combined with changes to work patterns and the market for office space, led RTF to begin an initiative in 2022 called [RTP 3.0](#). RTP 3.0 is a long-range land use planning vision for the next 50 years of growth in RTP. Through the RTP 3.0 process, new and denser land uses will be allowed in RTP going forward. As a result, RTP will, over time, add more connected, urban-style amenities and density nodes alongside traditional and enhanced corporate campuses. RTP's future development will fall into four categories:

- 1) **Traditional Corporate Campuses** – campuses that follow RTP's historic suburban development pattern.
- 2) **Enhanced Corporate Campuses** – campuses that continue to be primarily single-use corporate campuses, but with added density, connectivity, and the option for additional public-facing amenities such as retail, restaurants, and cafes.
- 3) **Residential Neighborhood Development** – development of residential neighborhoods that follow traditional neighborhood development patterns, including a walkable network of streets, missing middle housing types, and neighborhood-supportive retail and commercial uses. Single-family housing will not be allowed in these types of developments.
- 4) **Mixed-Use Density Nodes** – building on the model established by Hub RTP, these developments will include a full range of uses at higher densities more reflective of urban environments.

Revised land covenants that enable RTP 3.0 implementation were approved by the RTP Owners & Tenants Association in January 2025. A zoning text amendment to authorize RTP 3.0 in Wake County was approved by the Wake County Board of Commissioners on June 16, 2025. Durham County's Unified Development Ordinance (UDO) rewrite process will include revised zoning for RTP that likewise enacts RTP 3.0 in Durham County, with an anticipated adoption in spring 2026.

Project Objectives

With RTP 3.0 slated for implementation in spring 2026, RTF, the RTP Owners & Tenants Association, and Durham and Wake counties, are interested in better understanding the infrastructure needed to support the development envisioned under RTP 3.0.

To answer this question, RTF seeks to retain a firm or team to develop three development scenarios that could unfold over the next 50 years under RTP 3.0. The three scenarios should contemplate different possible futures (e.g., a low-, medium-, and high-intensity development future). These scenarios should then be used by the firm or team to model infrastructure needs that would be required to enable each scenario to be successfully implemented in RTP.

This modeling will be used to then inform how future public and private investments can be made to support the future growth and development expected within RTP under RTP 3.0.

Scope of Work

The selected firm or team will be tasked with the following key scope items for this project.

- 1) **Scenario Development** – development of three potential future development scenarios for RTP, including a projected mix of uses, densities, and related information.
- 2) **Existing Infrastructure Data Collection** – collection of existing infrastructure capacity information from public and private utility providers in RTP.
- 3) **Infrastructure Capacity Need Identification** – using the scenarios identified under Task 1, identify the infrastructure capacity needed to support each development scenario.
- 4) **Recommended Infrastructure Projects** – using the information from Task 3, provide recommendations on prioritization of infrastructure project upgrades to facilitate development envisioned under each development scenario.
- 5) **Infrastructure Project Cost Modeling** – provide estimated project costs for recommended projects and identified infrastructure upgrades from Task 4.

To execute the tasks above, the selected firm or team should also anticipate that robust stakeholder engagement will be needed to successfully complete this project. Engagement activities will include regular coordination with RTF, meetings and coordination as needed with utility providers to gather necessary information, and attendance and presentations at meetings with county officials and RTP Owners & Tenants Association members.

Schedule

RTF proposes the following schedule for this RFQ process:

RFQ issued	June 23, 2025
Questions due	July 11, 2025
Answers posted	July 16, 2025
Responses due	July 25, 2025, at 3:00 pm ET
Interviews (if conducted)	August 4-8, 2025
Firm selected	August 15, 2025
Contract negotiations with selected firm	August 15-29, 2025
Contract signed	September 1, 2025

Response Requirements

Address and include the following elements in your statement of qualifications. Proposals should be limited to a maximum of 25 pages. Proposals exceeding 25 pages may be removed from consideration. Appendices are not allowed and will not be reviewed, except for attached resumes. Weblinks to external relevant material may be included.

- 1) Description of firm's interest in the work, qualifications to undertake the work, and experience working on similar projects.
- 2) Information about key staff members who would be involved in the project, including identification of staff who will lead the project.
- 3) Description of your firm's understanding of the project, brief outline of your proposed approach to the project, and information about your firm's ability and capacity to work on this project in a timely manner.
- 4) Names, addresses, email addresses, and telephone numbers of at least three references. References should be clients for whom your firm has completed similar work in the past.

Selection Criteria

RTF will evaluate each firm based on the following criteria:

- 1) Experience with similar projects.
- 2) Assessment of firm's qualifications.
- 3) Ability to undertake this project in a timely manner.
- 4) References

Depending on the information provided in the responses to this RFQ and the number of responses, RTF may conduct interviews with finalist firms prior to a final selection of a firm or team.

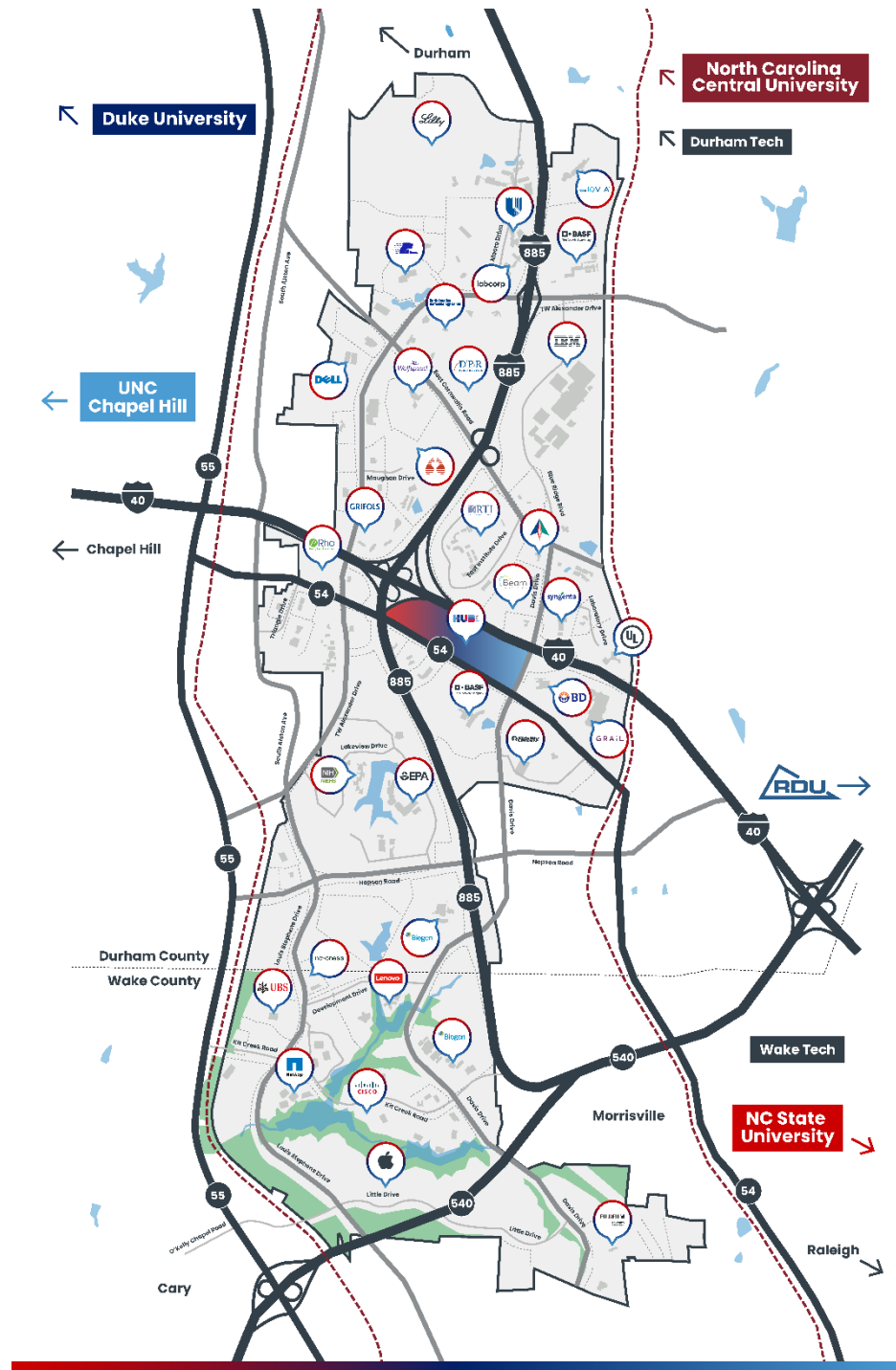
Submission Instructions

Responses to this RFQ should be submitted in PDF format via email to Travis Crayton, Vice President of Planning & Public Policy, at crayton@rtp.org. **The deadline for responses is Friday, July 25, 2025, at 3:00 pm ET.**

Contact Information

Questions about this RFQ should be directed to Travis Crayton, Vice President of Planning & Public Policy, at crayton@rtp.org.

Exhibit A: Map of RTP



Map Legend

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

