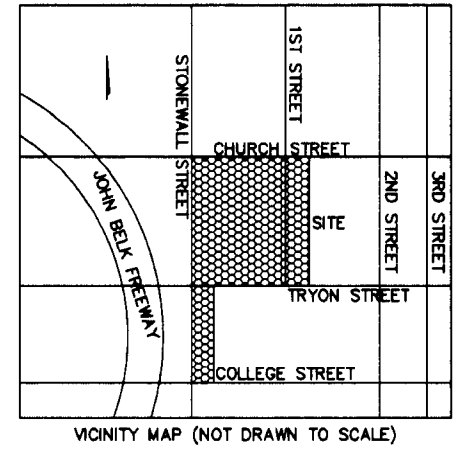


SITE DATA:

Existing Zoning: UMUD (all)
Existing use: Commercial building; parking lots
Proposed Zoning: UMUD-O
Zoning on Adjacent Sites: UMUD
Minimum Setback: 12 ft (from back of curb), on First, Church, and Stonewall Streets.
 20 ft (from back of curb), on Tryon Street
Side and Rear Yards: none required
Site Area: 1.3 acres
Property is located outside of FEMA floodplain.



Parcel ID	Site Area	Proposed Uses
Parcel A PID: 12505301 Site Area=0.4615 ac		Parcel A: Afro-American Cultural Center Approximately 45,000 Gross Square Feet Four Stories
Parcel B PID: 07303102 & PART OF 07303104 Site Area=1.4858 ac		Parcel B and C: Underground Parking Garage Approximately 1,018,000 Gross Square Feet Eight Levels Office Tower Approximately 1,478,000 Gross Square Feet Fifty Six Stories Mini Museum Approximately 145,000 Gross Square Feet Six Stories Residential Tower Approximately 410,000 Gross Square Feet 30 Stories
Parcel C PID: 07303106 & PART OF 07303104 Site Area=1.4302 ac		Parcel D, E, F, and G: Performing Arts Center Approximately 75,000 Gross Square Feet Four Stories Bochler Museum of Art Approximately 38,000 Gross Square Feet Four Stories
Parcel D PID: 07302507 Site Area=0.4017 ac		
Parcel E PID: 07302509 Site Area=0.1462 ac		
Parcel F PID: 07302506 Site Area=0.4364 ac		
Total Site Area of Parcel A=0.4615 Ac (20,103 SF)		
Total Site Area of Parcels B, C, G, F, D, E=4.2117 Ac (183,463 SF)		

SIGNAGE REGULATIONS ANALYSIS
 A general analysis of the applicable signage requirements follows:
 Charlotte Municipal City Code Chapter 13 covers signs and allows in a UMUD zoned area:
 1) One "wall sign" (such as the NAME OF CULTURAL FACILITY inscription) up to 200 square feet per wall. This calculation would include the space between the characters, and would allow a 10% increase in area to 220 square feet, where there is no defined "field" to the lettering.
 2) Canopy signs are allowed, but are included in the calculation for wall signs above. Thus the aggregate of both wall and canopy signs on any wall may not exceed the maximum areas of 200 or 220 square feet referred to above.
 3) Projecting Signs may be up to 200 square feet per wall and may project up to 4 feet into the required setback from the curb but may not project more than 6 feet. They must have a minimum of 9 feet clearance below them to grade.
 4) Cultural or religious buildings are also allowed one sign measuring 32 square feet and two additional signs each measuring 16 square feet for primary identification, and as "bulletin boards".
 5) Other parts of the code refer to "Banners" but all of these are considered as temporary and may not be erected on any kind of permanent basis.

Based on the above requirements the following exceptions are requested:
UMUD - Optional for Cultural Facilities
 1. Allow multiple banners per establishment with a maximum of 3 per wall elevation that may not be attached in total to the building wall or canopy on a permanent basis. All banners that are projecting will be located at least ten (10) feet above grade.
 2. Each banner may not exceed 10% of the total wall area with a maximum of 800 square feet per banner.
 3. Advertisement is limited to 10 percent of the banner total area or a maximum of 30 square feet whichever is less.
 4. Video Signs - Detached or attached. Maximum size 200 square feet.

- First Street Development**
 UMUD Optional Requests
1. Afro-American Cultural Center (Parcel A): Reduce required building set back for the Afro-American Cultural Center along Stonewall Street between College and South Tryon Streets from 12 feet to 8 feet. At street level the building facade will not encroach into the setback except for ten (10) building columns each extending 2 feet into the setback. The building will cantilever 4 feet into the set back starting at the second floor of the four floor structure. The building cantilever will be at a height of 14 feet at Tryon Street to 18 feet at College Street above the sidewalk.
 2. Parking Garage/North Foundation Wall and Ventilation (Parcels B and C): Allow underground parking and free air vents to be located in the 12 foot setback along First Street between South Tryon and Church Streets. The encroachment will be designed to allow enough spacing for underground utilities and street trees.
 3. 1200 Seat Theater (Parcels D, E, F, and G): Allow theater service vehicles, serving the 1200 Seat Theater at Church and First Streets to maneuver in the right of way at Church Street. The maneuvering will allow service vehicles to back into the loading docks.
 a. All maneuvering occurring in the right of way and setback of Church Street, without assistance from an off-duty officer, shall occur between midnight and 8:00 am, Monday through Sunday.
 b. Maneuvering occurring in the right of way and setback may occur from 5:00am to midnight, Monday through Sunday, but only with the assistance of an off-duty officer.
 c. Driveway access from the adjacent alley shall be a minimum of 10 feet in conformance with the City's Driveway Regulations.
 4. Parking Garage/East Foundation Wall (Parcels B and C): Allow encroachment into the 20 foot building setback below grade as follows: Beginning at the South East corner, the foundation wall encroaches 1'-4 15/16" toward the East. That encroachment extends north tapering back toward the West a distance of 19'-7 1/2" (measured parallel with the building structure). Vertically, the encroachment begins just below the sidewalk and extends down to bottom of the parking structure (el. -85'-0").
 5. Parking Garage/West Foundation Wall (Parcels B and C): Allow encroachment into the 12 foot building setback below grade as follows: Beginning at the North West corner, the foundation wall encroaches 7' 7/16" toward the West and extends South tapering back toward the East a distance of 19'-5 1/2" (measured parallel with the building structure). Vertically, the encroachment begins just below the sidewalk and extends down to bottom of the parking structure (el. -85'-0").
 6. Parking Garage/Southeast Corner (Parcels B and C): Allow encroachment of the 12 foot building set back at the corner of South Tryon and Stonewall Streets of 3'.
 7. Parking Garage/Southwest Corner (Parcels B and C): Allow encroachment of the 12 foot building set back at the corner of Stonewall and Church Streets of 3'.
 8. Office Tower/East Elevation (Parcels B and C): Allow encroachment into the 20 foot building setback above grade along the East elevation of the Office Tower, beginning at an elevation of 48'-7 1/4" above the sidewalk (el. 781'-2 1/4" mean sea level) and extending up to the building roof (el. 1488'-8"), the building fenestration extends within the UMUD setback a distance of 1'-2 13/16" toward the East. In plan this encroachment extends toward the North tapering back toward the West a distance of 124'-4" (measured parallel with the building structure).
 9. Office Tower/South Elevation (Parcels B and C): Allow encroachment into the 12 foot building setback above grade along the South elevation of the Office Tower, beginning at an elevation 48'-7 1/4" above the sidewalk (el. 781'-2 1/4" mean sea level) and extending up to the building roof (el. 1488'-8"), the building fenestration extends within the UMUD setback a distance of 1' toward the South. In plan this encroachment extends toward the West tapering back toward the North a distance of 4'-7 1/4" (measured parallel with the building structure).

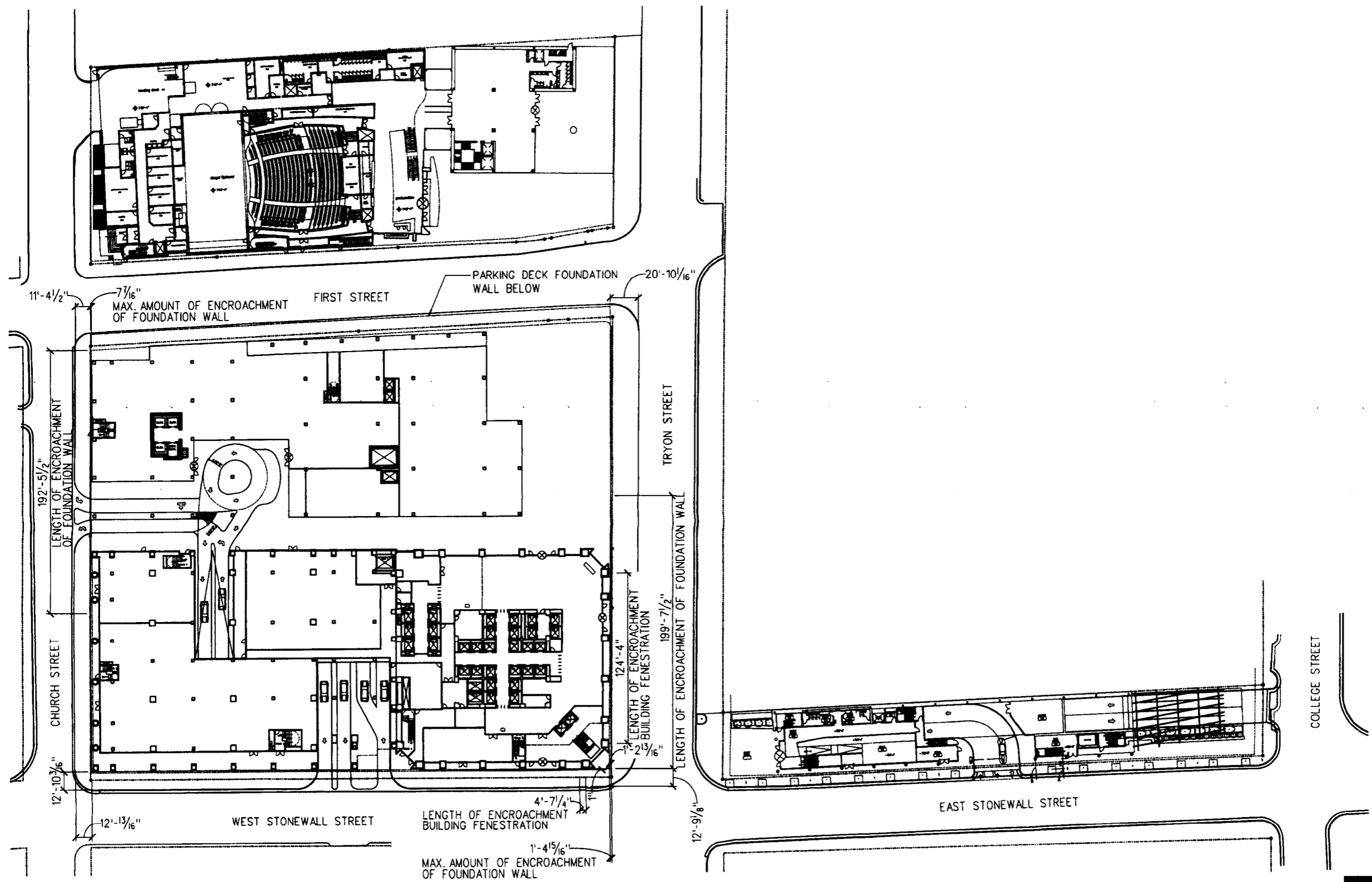
NO.	DATE	DESCRIPTION

WACHOVIA MIXED USE
 CHARLOTTE, NORTH CAROLINA

TECHNICAL DATA SHEET

FOR PUBLIC HEARING
PETITION NUMBER: 2004-129

2010-008



First Street Development

UMUD Schematic Masterplan

1/32" = 1'-0"

May 23, 2006