

PID 073-032-01
600 Charlotte MRP LLC
902 CLINT MOORE RD
SUITE 220
BOCA RATON FL 33487

PID 073-031-02, 10-17, 19-23, 25, & 27
RBC Corp. C/O Wachovia Corp. R/EST
201 North Tryon Street, 21st Floor
Charlotte, NC 28288-0114

PID 073-031-18, 24 & 26
City of Charlotte
600 East Fourth Street
Charlotte, NC 28202

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

5815 Westpark Drive Charlotte, NC 28217
T: 704.524.6300 F: 704.263.8700

www.littleonline.com

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Planning Department
APPROVED BY CITY COUNCIL
April 18, 2018

PID 125-053-01 & 10
RBC Corp. C/O Wachovia Corp. R/EST
201 North Tryon Street, 21st Floor
Charlotte, NC 28288-0114

PID 125-053-09
City of Charlotte
600 East Fourth Street
Charlotte, NC 28202

PID 125-125-06 - 11
Portman Holdings LP Starport
303 Peachtree Street
Atlanta, GA 30308

PID 125-062-02
City of Charlotte
600 East Fourth Street
Charlotte, NC 28202

TRYON PLACE

ISSUE FOR
Rezoning Petition 2017-199

ISSUE DATE
06/19/14

NO.	REASON	DATE
△	PER REVIEW COMMENTS	10.17.14
△	PER REVIEW COMMENTS	11.21.14
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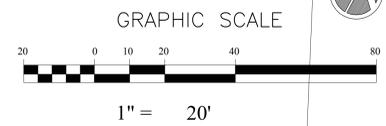
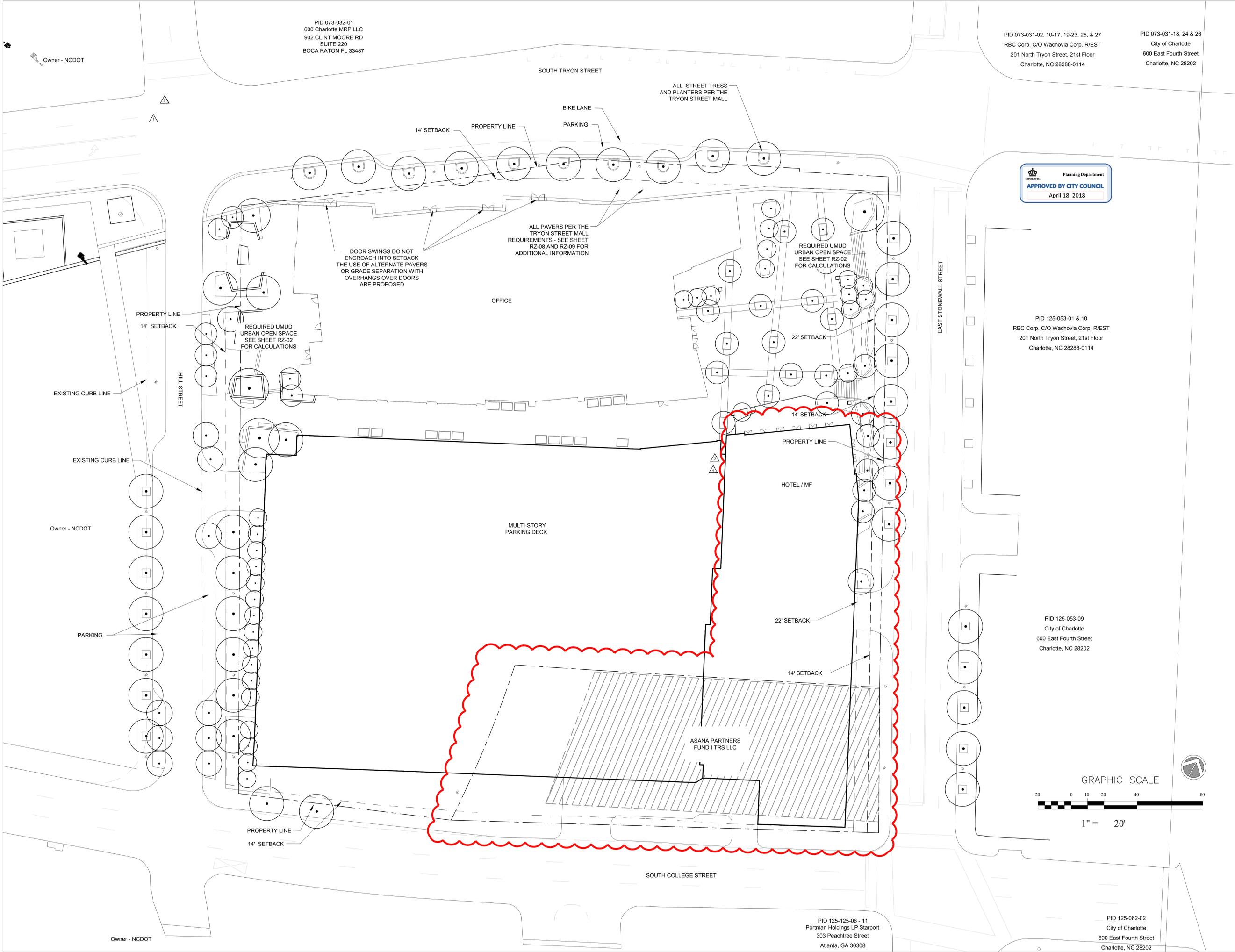
PROJECT TEAM
PRINCIPAL IN CHARGE
EDDIE PORTIS, AIA, LEED[®] AP BD+C
PROJECT MANAGER
FRANK DEBOLT, AIA, LEED[®] AP BD+C
PROJECT ARCHITECT
CHRISTOPHER HOYT, AIA

PROJECT NAME
TRYON PLACE
OFFICE
601 SOUTH TRYON
CHARLOTTE, NC

PROJECT NO.
132.9153.00

SHEET TITLE
TECHNICAL DATA SHEET

SHEET NUMBER
RZ-01



1. General Provisions

The following Development Standards are taken from the originally approved Rezoning Petition 2014-079. The minor modification associated with this rezoning are depicted on clouded language below. The purpose of this Site Plan Amendment is to obtain approval of additional "Optional" provisions allowing deviations from certain provisions of the City of Charlotte Zoning Ordinance (the "Ordinance") as allowed by section 9.908 of the Ordinance to provide additional development flexibility which will facilitate the development of a 3.5 +/- acre property bounded by Tryon Street, Stonewall Street, College Street and Hill Street in the City of Charlotte comprised of Mecklenburg County Tax Parcel numbers 125-121-01, 125-121-02, 125-121-03 and 125-121-05 (the "Site"). For the most part, the development standards set forth below are identical to the Development Standards in Rezoning Petition 2014-079. To be clear, provisions of Rezoning Petition 2014-079 are set forth below for ease of recognition. They do not create new entitlements in addition to those in Rezoning Petition 2014-079.

If the Petitioner seeks to take advantage of any of the "Optional" provisions approved as part of the Rezoning Petition, development of the Site will be governed by the accompanying Technical Data Sheet, these Development Standards (including any Optional provisions utilized) and the applicable provisions Ordinance. The development depicted on the Technical Data Sheet is intended to reflect in general terms, the arrangement, location and design of the component parts and street improvements for the Site as if the Optional provisions requested in these Development Standards are implemented.

However, any deviations from the UMUD minimum standards are Optional in nature and relate only to the development and street improvements proposed by the accompanying Technical Data Sheet and these Development Standards. The Site may also be developed in accordance with the standard UMUD requirements and other applicable minimum standards established by other City of Charlotte codes, ordinances and policies. Accordingly, the Petitioner expressly reserves the right to develop the Site and/or portions thereof in a manner wholly different from the development depicted on the Technical Data Sheet in any manner permitted by the Ordinance and other City of Charlotte codes, ordinances and policies as if no Optional provision had been applicable.

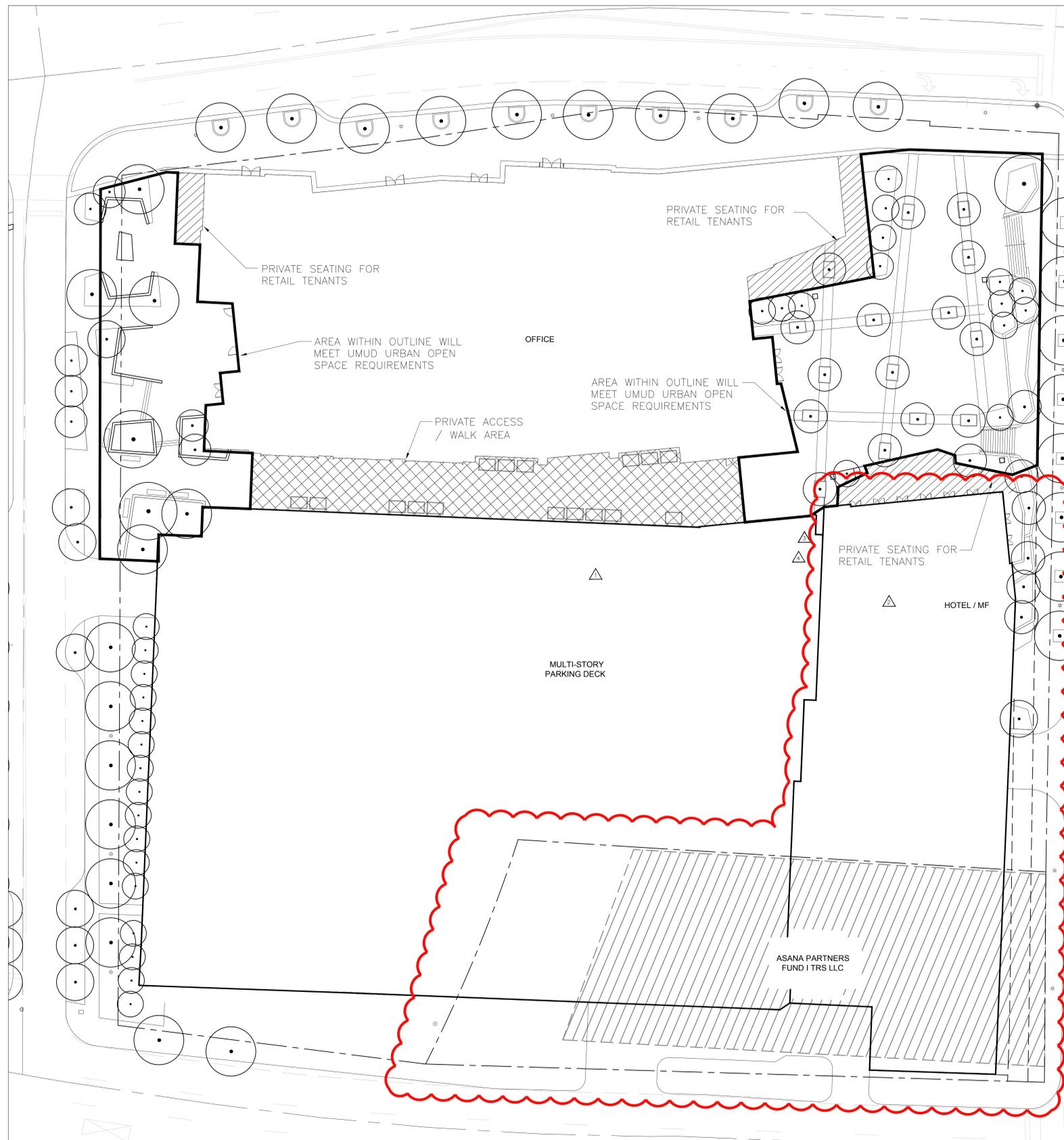
Except as otherwise provided under the UMUD-Optional provisions set forth under Paragraph 2 of these Development Standards and unless the accompanying Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UMUD Zoning District shall govern all development taking place on the Site.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the accompanying Technical Data Sheet or its respective conditions shall not be deemed to be minor and may only be made in accordance with the provisions of subsections 6.207(1) or (2) of the Ordinance, as applicable.

2. UMUD Optional Provisions

Pursuant to the Optional provisions of Section 9.908 of the Ordinance, the Petitioner seeks approval of the following UMUD Optional provisions to allow deviations from specific provisions of the Ordinance in order to accommodate the development depicted on the Technical Data Sheet:

- (a) Deviations from the signage standards established under Section 9.906(e) of the Ordinance to allow up to two attached electronic signs (video or LED screen) with a maximum size of 300 square feet each. Design and location of these signs shall be reviewed and approved by the Planning Department prior to application for sign permits. This signage shall be limited to building identification, tenant identification, and artistic/civic/cultural displays or messages. Off-premises Signs and Outdoor Advertising Signage shall not be permitted.
- (b) Deviations from the signage standards established under Section 9.906(e) of the Ordinance to allow up to 3,000 square feet of wall signage per street frontage (in addition to any approved electronic signs (video or LED)). Signage shall be located with the sign zones shown on RZ-06 and RZ-07. Design and location of a master sign plan shall be reviewed and approved by the Planning Department prior to application for sign permits. This signage shall be limited to building identification, tenant identification, and artistic/civic/cultural displays or messages. Off-premises Signs and Outdoor Advertising Signage shall not be permitted.
- (c) Deviations from the street right-of-way and streetscape requirements established under 9.906(i2)(f) of the Ordinance in order to accommodate temporary retail vendor zones, within the right-of-way or setback, subject to the approval of any necessary Encroachment Agreements. The temporary retail vendor zones shall be allowed only in the location specified on the Technical Data Sheet. Any vendors within the retail vendor zone must comply with any applicable street vendor ordinances or policies.
- (e) Deviations from the street right-of-way and streetscape requirements established under Section 9.906(i2)(f) of the Ordinance to remove the requirement to provide furniture or benches within the right-of-way along the Site's Tryon Street frontage.
- (f) Deviations from setback requirements established under Section 9.905(2) of the Ordinance, and any applicable streetscape plans in order to allow a reduced setback of fourteen (14) feet measured from the back of curb along Stonewall Street. Portions of the Site's frontages on S. College Street, E. Hill Street and S. Tryon Street must comply with standard Ordinance provisions. Structures within the reduced setback area shall be limited to retaining walls and other features necessary to accommodate the publicly accessible plaza on-grade with Tryon Street, no buildings shall be permitted in the reduced setback area. Walls within the reduced setback area shall incorporate plantings, integrated seating, or other features to stimulate pedestrian interest; all as generally depicted on RZ-03, RZ-04, RZ-05 and RZ-09. Additionally, such walls shall be made of decorative architectural precast or stone or other natural materials, or a combination thereof.
- (g) Deviations from the urban open space seating and tree requirements established under Sections 9.906(4)(d) and (e) of the Ordinance to remove prescribed seating and tree requirements within any non-required, non-public open spaces areas. Standard seating and tree requirements shall be met within portions of the urban open space areas required to meet the minimum UMUD urban open space requirement. Areas not subject to seating and tree requirements are generally identified on RZ-02.
- (h) Deviations from the loading standards established under Section 9.907(2)(c) of the Ordinance to allow a 50% reduction in the number required of loading spaces.
- (i) To allow for a ten (10) foot overhead encroachment into the twenty-two (22) foot streetscape area along Stonewall Street, as recommended by the Center City Transportation Plan, in order to accommodate a cantilevered building design starting at a minimum of twenty-one (21) feet above the sidewalk, as generally depicted on Sheets RZ-01, RZ-04, and RZ-11 of the Rezoning Plan. To be clear, this encroachment area shall not be permitted at the building's base level.



DEVELOPMENT DATA TABLE

Site Area:	3.5 acres +/-
Tax Parcels:	125-121-01, 125-121-02, 125-121-03, 125-121-05
Existing Zoning:	UMUD and UMUD-O
Proposed Zoning:	UMUD-O and UMUD-O (SPA)
Existing Uses:	Office, Vacant Buildings and Surface Parking Lots
Proposed Use:	All Uses Permitted in UMUD District
Maximum Development:	N/A
Maximum Square Footage:	N/A
Maximum FAR:	N/A
Maximum Building Height:	N/A
Parking:	Must satisfy or exceed UMUD minimum requirements

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PROJECT TEAM
PRINCIPAL IN CHARGE
EDDIE PORTIS, AIA, LEED® AP BD+C
PROJECT MANAGER
FRANK DEBOLT, AIA, LEED® AP BD+C
PROJECT ARCHITECT
CHRISTOPHER HOYT, AIA

PROJECT NAME
TRYON PLACE
OFFICE

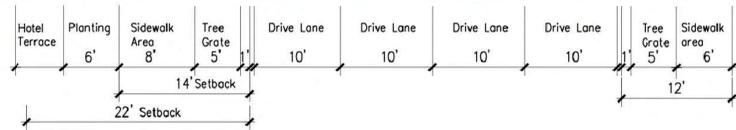
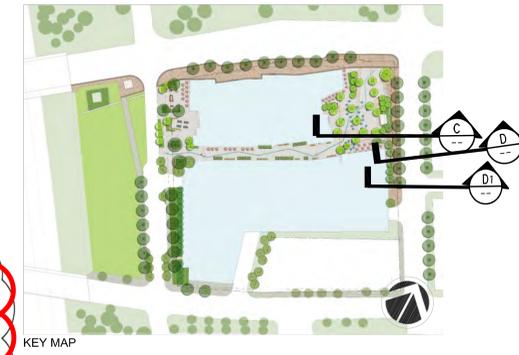
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CHARLOTTE, NC

PROJECT NO.
132.9153.00

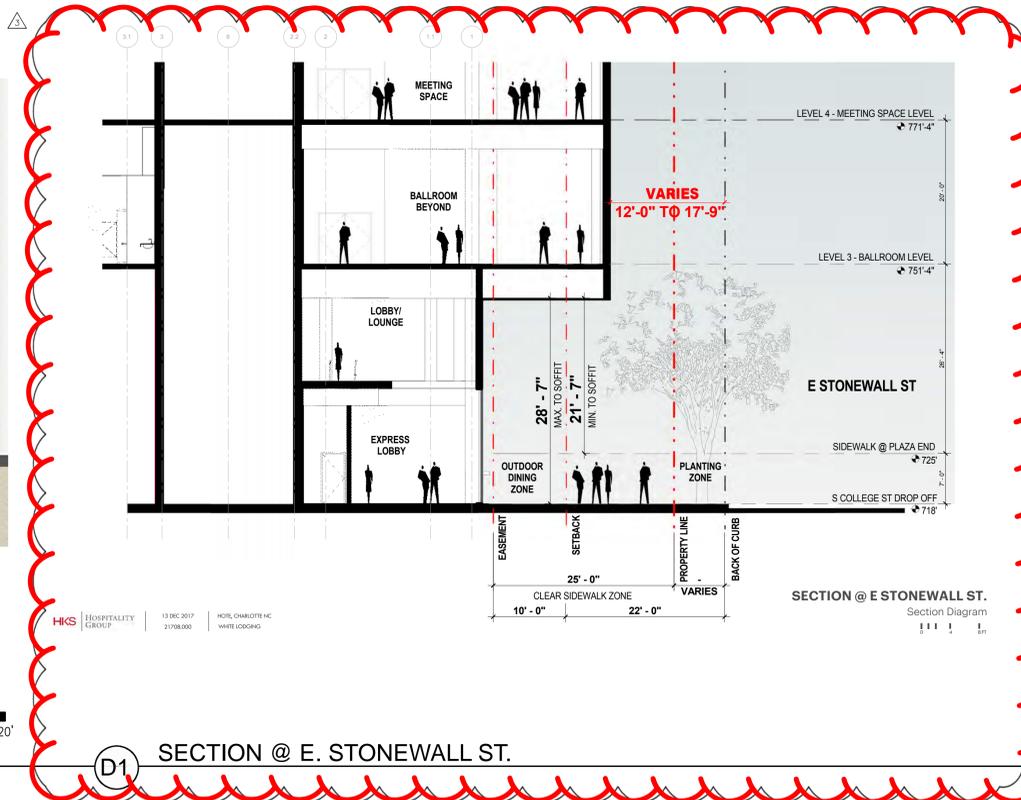
SHEET TITLE
DEVELOPMENT
STANDARDS
AND
REQUIRED UMUD
URBAN OPEN SPACE
CALCULATIONS

SHEET NUMBER
RZ-02

STREET CROSS SECTIONS



D STONEWALL @ TRYON PLAZA



HKS HOSPITALITY GROUP 13 DEC 2017 21708.000 NOTE: OVERSIGHT IN WARE LOGGING

SECTION @ E. STONEWALL ST.
Section Diagram

D1 SECTION @ E. STONEWALL ST.



C STONEWALL @ TRYON PLAZA

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

1815 Westpark Drive Charlotte, NC 28217
T: 704-525-6350 F: 704-561-8700
www.littleonline.com

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PROJECT TEAM
PRINCIPAL IN CHARGE: EDDIE PORTIS, AIA, LEED[®] AP BD+C
PROJECT MANAGER: FRANK DEBOLT, AIA, LEED[®] AP BD+C
PROJECT ARCHITECT: CHRISTOPHER HOYT, AIA

PROJECT NAME: TRYON PLACE OFFICE

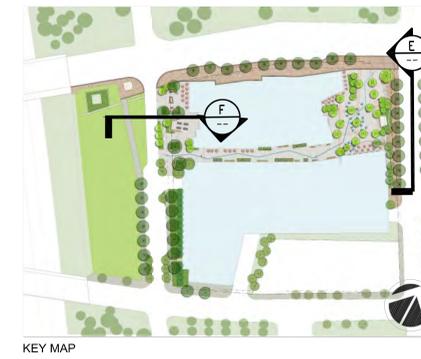
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PROJECT NO: 132.9153.00

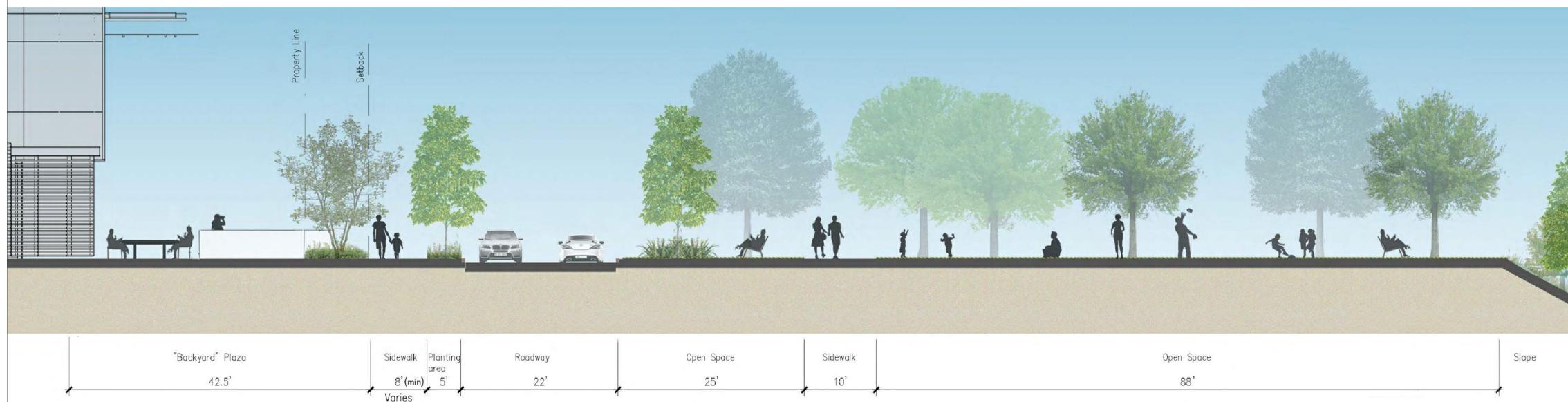
SHEET TITLE: STREET CROSS SECTION

SHEET NUMBER: RZ-04

STREET CROSS SECTIONS



E EAST STONEWALL STREET



F HILL STREET @ "BACKYARD" AND PUBLIC PARK



NO CHANGES TO THIS SHEET.

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1815 Woodpark Drive Charlotte, NC 28217
T: 704.525.6350 F: 704.561.8700
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PROJECT TEAM
PRINCIPAL IN CHARGE
EDDIE PORTIS, AIA, LEED AP BD+C
PROJECT MANAGER
FRANK DEBOLT, AIA, LEED AP BD+C
PROJECT ARCHITECT
CHRISTOPHER HOYT, AIA

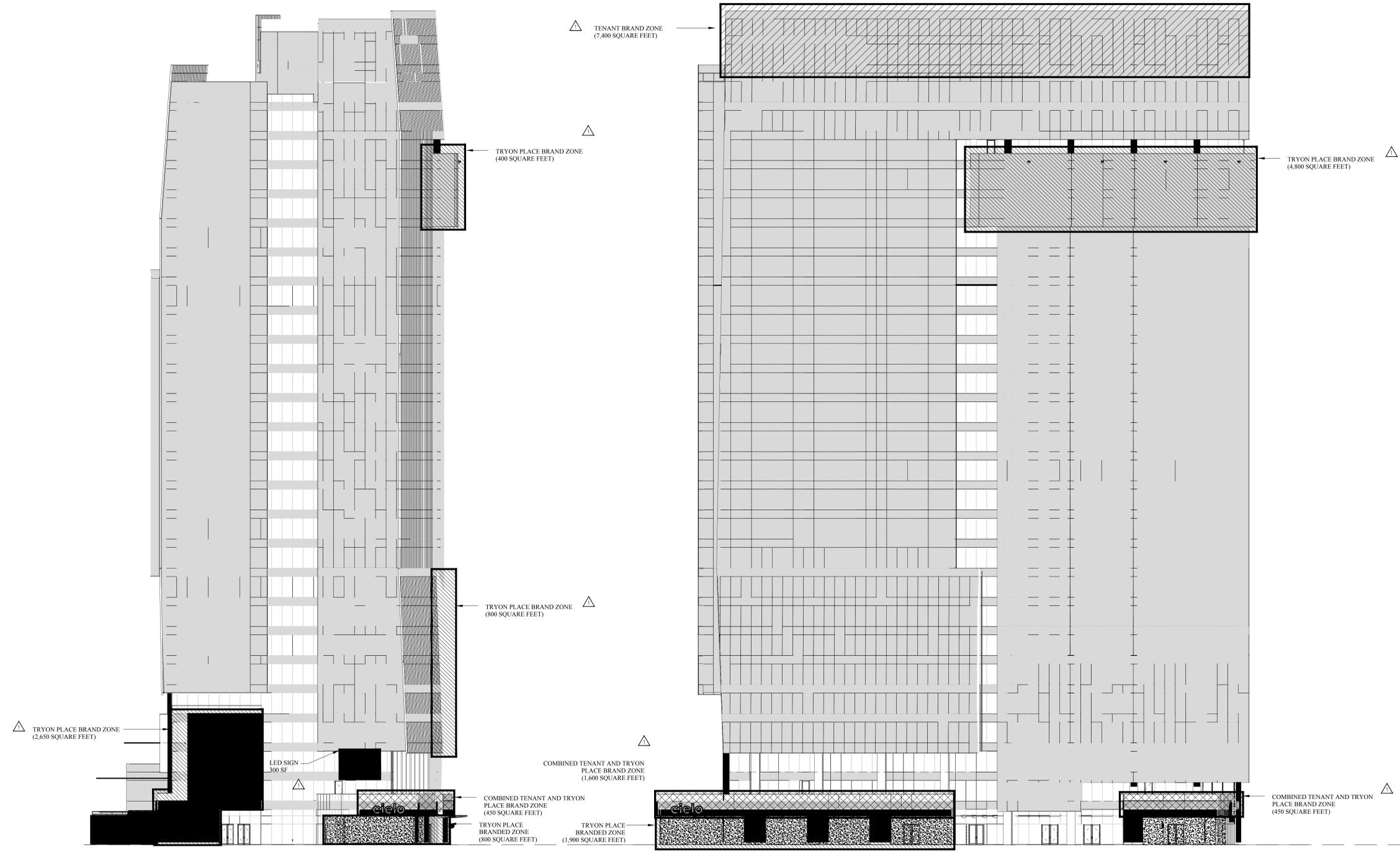
PROJECT NAME
TRYON PLACE OFFICE

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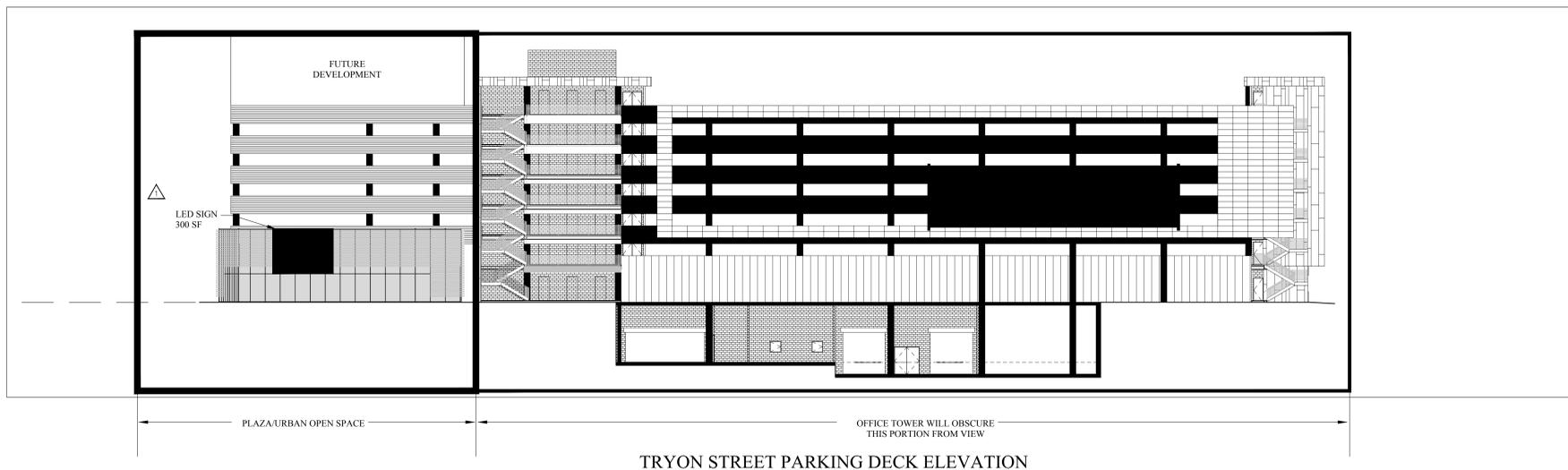
SHEET TITLE
STREET CROSS SECTION

SHEET NUMBER
RZ-05



STONEWALL STREET ELEVATION

TRYON STREET ELEVATION



TRYON STREET PARKING DECK ELEVATION

NOTE: ELEVATIONS SHOWN ARE SCHEMATIC IN NATURE AND SUBJECT TO CHANGE WHEN PRESENTED FOR CONSTRUCTION DOCUMENT REVIEW

NO CHANGES TO THIS SHEET.

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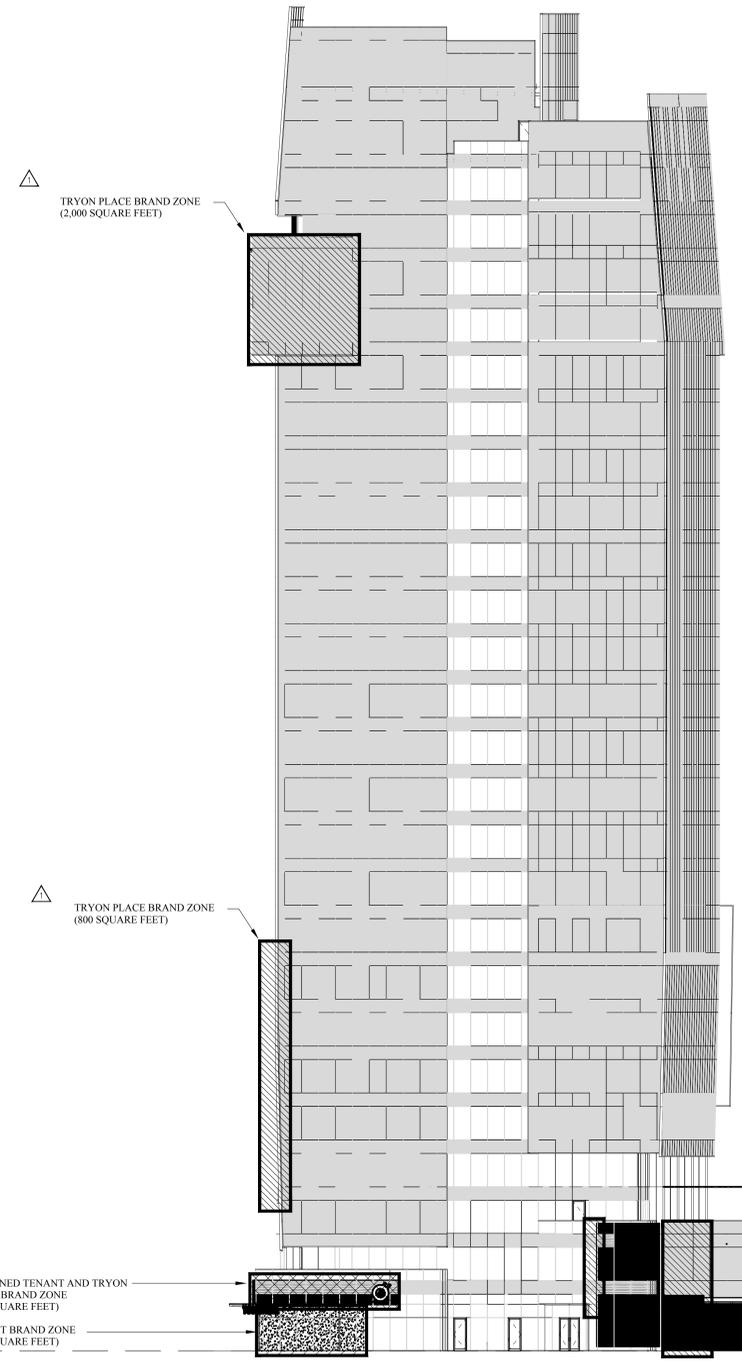
PROJECT TEAM
PRINCIPAL IN CHARGE
EDDIE PORTIS, AIA, LEED[®] AP BD+C
PROJECT MANAGER
FRANK DEBOLT, AIA, LEED[®] AP BD+C
PROJECT ARCHITECT
CHRISTOPHER HOYT, AIA

PROJECT NAME
TRYON PLACE
OFFICE
601 SOUTH TRYON
CHARLOTTE, NC

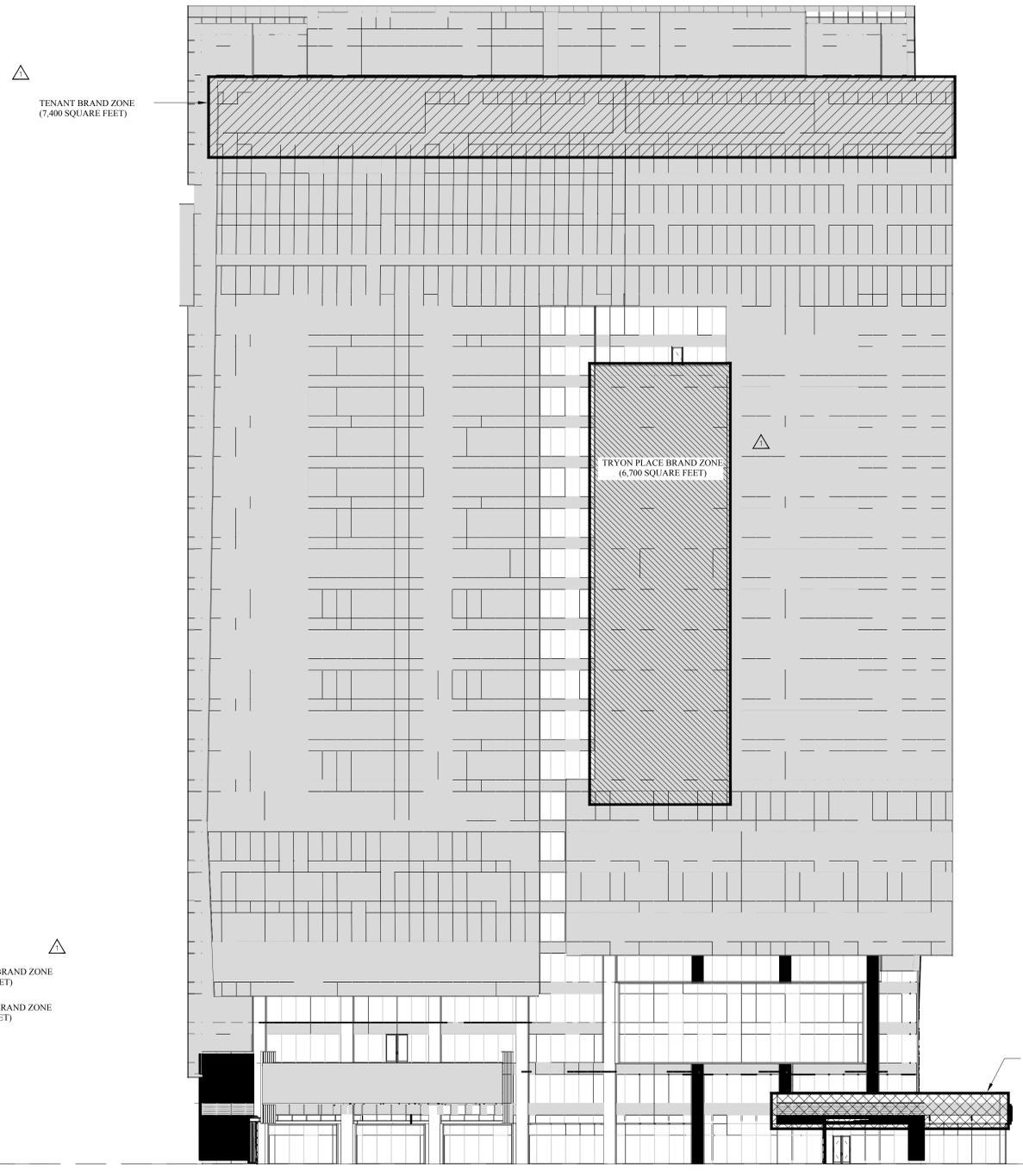
PROJECT NO.
132.9153.00

SHEET TITLE
SIGN ZONES

SHEET NUMBER
RZ-06



HILL STREET ELEVATION



COLLEGE STREET ELEVATION

NOTE: ELEVATIONS SHOWN ARE SCHEMATIC IN NATURE AND SUBJECT TO CHANGE WHEN PRESENTED FOR CONSTRUCTION DOCUMENT REVIEW

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PROJECT TEAM
PRINCIPAL IN CHARGE
EDDIE PORTIS, AIA, LEED[®] AP BD+C
PROJECT MANAGER
FRANK DEBOLT, AIA, LEED[®] AP BD+C
PROJECT ARCHITECT
CHRISTOPHER HOYT, AIA

PROJECT NAME
TRYON PLACE
OFFICE
601 SOUTH TRYON
CHARLOTTE, NC

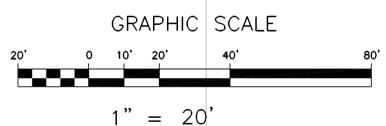
PROJECT NO.
132.9153.00

SHEET TITLE
SIGN ZONES

SHEET NUMBER
RZ-07



- Legend**
- ① Building entry
 - ② Tryon Mall standard pavers
 - ③ Urban Lounge (see RZ-14)
 - ④ Tryon Plaza monument signage
 - ⑤ "Movable" trees (see sheet RZ-09)
 - ⑥ Outdoor dining
 - ⑦ Fireplace (see sheet RZ-09)
 - ⑧ Bike rack
 - ⑨ Wayfinding signage
 - ⑩ Media towers (4)
 - ⑪ Retaining wall (see RZ-13)
 - ⑫ Seat walls
 - ⑬ Tryon Plaza paver (see RZ-09)
 - ⑭ Benches
 - ⑮ Site Furnishings
 - ⑯ Planters



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LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

3815 Westpark Drive Charlotte, NC 28217
T: 704.525.6390 F: 704.561.8700
www.littleonline.com

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PROJECT TEAM

PRINCIPAL DESIGNER
EDDIE PORTIS, AIA, LEED® AP BD+C

PROJECT MANAGER
FRANK DEBOLT, AIA, LEED® AP BD+C

PROJECT ARCHITECT
CHRISTOPHER HOYT, AIA

PROJECT NAME
TRYON PLACE
OFFICE

601 SOUTH TRYON
CHARLOTTE, NC

PROJECT NO.
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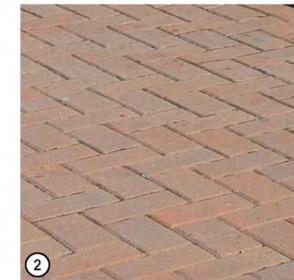
SHEET TITLE
CONCEPTUAL SITE PLAN

SHEET NUMBER
RZ-08

IMAGERY



1 "Backyard" + Public Park rendering



2 Promenade building entry pavers
• Match Tryon Mall standards



3 Urban Lounge
• Materials to be determined



5 "Movable" Trees
• 4' x 6' planter boxes
• Materials to be determined



7 Back Porch Fireplace
• Metal finish
• Open on both sides



13 Tryon Plaza pavers
• Pattern and materials to be determined

3 Inspiration images



South Tryon Street tree pit
• Match Tryon Mall standards



E Stonewall Street trees and materials
• Match Tryon Mall standards



South Tryon Street trees
• Quercus phellos - Willow oak
• Match Tryon Mall standards

2 Existing conditions

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DIVERSIFIED ARCHITECTURAL CONSULTING

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T: 704.523.6330 F: 704.561.8700
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EDDIE PORTIS, AIA, LEED AP BD+C
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FRANK DEBOLT, AIA, LEED AP BD+C
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CHRISTOPHER HOYT, AIA

PROJECT NAME
TRYON PLACE OFFICE
601 SOUTH TRYON CHARLOTTE, NC

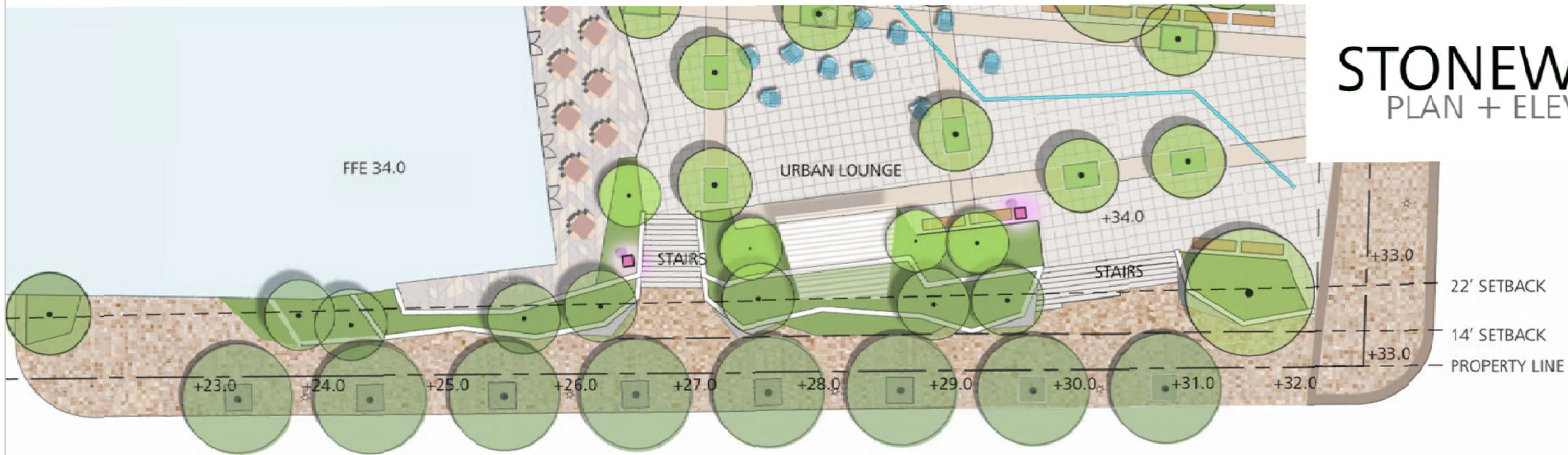
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132.9153.00

SHEET TITLE
Imagery

SHEET NUMBER
RZ-09

NO CHANGES TO THIS SHEET.

STONEWALL PLAN AND ELEVATION



STONEWALL PLAN + ELEVATION



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PROJECT MANAGER
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CHRISTOPHER HOYT, AIA

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TRYON PLACE
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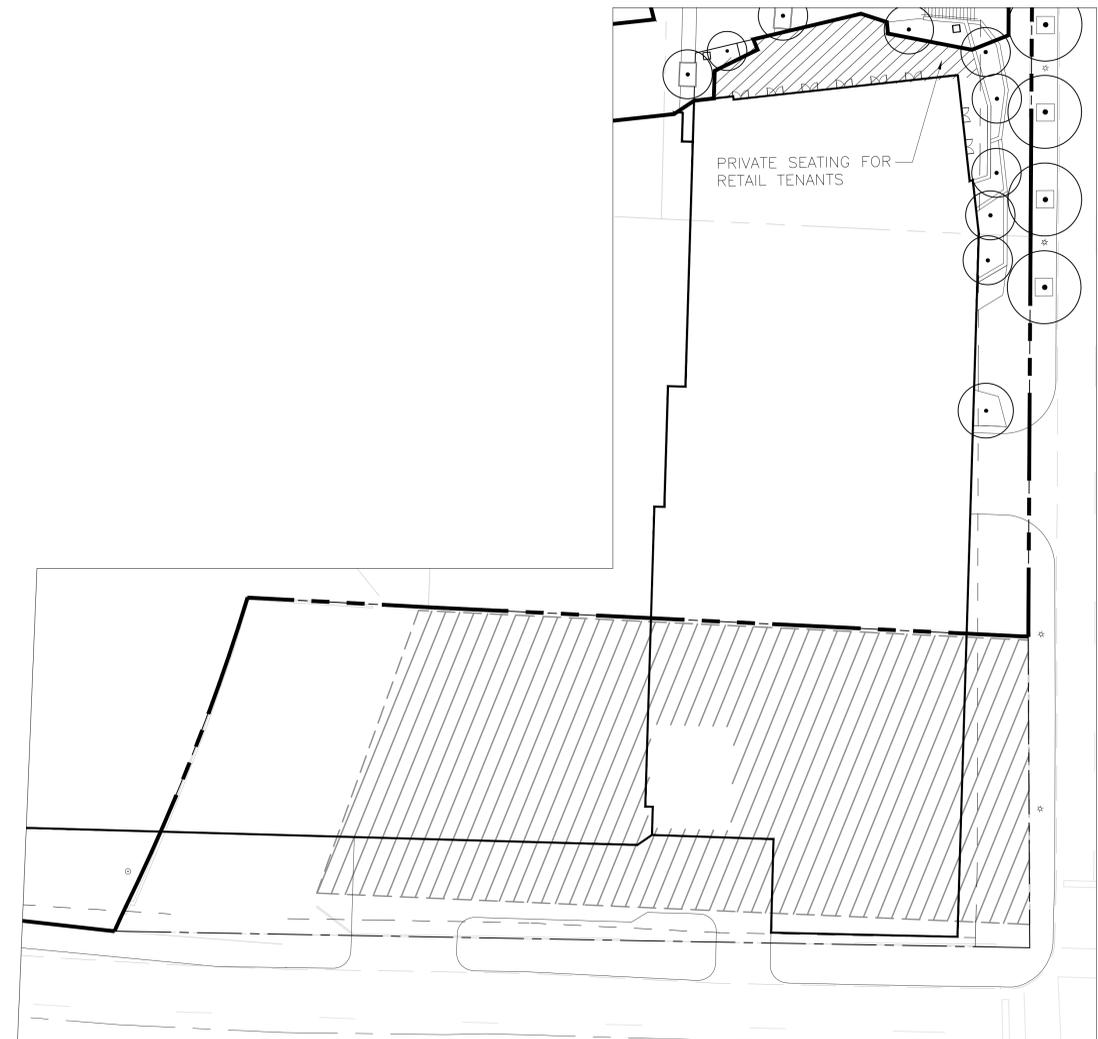
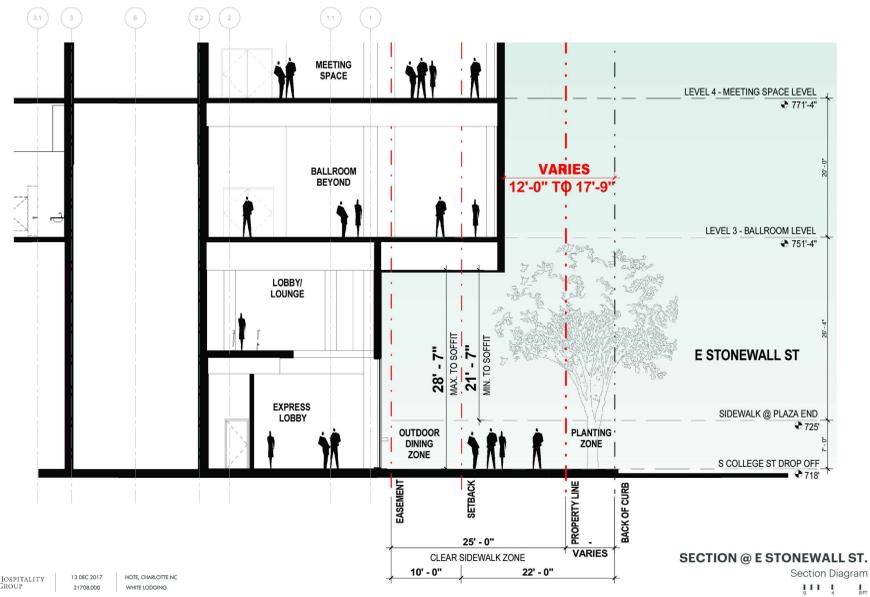
601 SOUTH TRYON
CHARLOTTE, NC

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SHEET TITLE
Stonewall Plan and Elevation

SHEET NUMBER
RZ-10

NO CHANGES TO THIS SHEET.



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601 SOUTH TRYON
CHARLOTTE, NC

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SHEET TITLE
SITE PLAN AMENDMENT
SUMMARY

SHEET NUMBER
RZ-11

(i) To allow for a ten (10) foot overhead encroachment into the twenty-two (22) foot streetscape area along Stonewall Street, as recommended by the Center City Transportation Plan, in order to accommodate a cantilevered building design starting at a minimum of twenty-one (21) feet above the sidewalk, as generally depicted on Sheet RZ-01 and RZ-04 of the Rezoning Plan. To be clear, this encroachment area shall not be permitted at the building's base level.