

PETITION 2004-129

Parcel A
PID: 12505301
Site Area= 0.4615 ac

Parcel B
PID: 07303102 & PART OF 07303104
Site Area= 1.4858 ac

Parcel C
PID: 07303106 & PART OF 07303104
Site Area= 1.4302 ac

Parcel G
PID: 07302505
Site Area= 0.3114 ac

Parcel F
PID: 07302506
Site Area= 0.4364 ac

Parcel D
PID: 07302507
Site Area= 0.4017 ac

Parcel E
PID: 07302509
Site Area= 0.1462 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)

Proposed Uses:

Parcel A: Afro American Cultural Center
Approximately 45,000 Gross Square Feet
Four Stories

Parcels B and C: Underground Parking Garage
Approximately 1,018,000 Gross Square Feet
Eight Levels

Office Tower
Approximately 1,478,000 Gross Square Feet
Forty Six Stories

Mint Museum
Approximately 145,000 Gross Square Feet
Six Stories

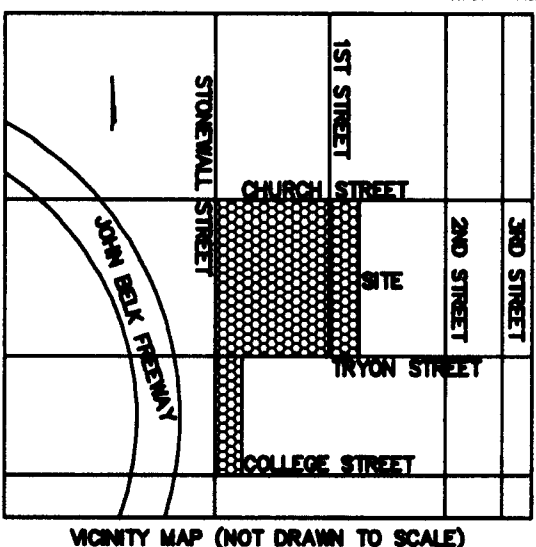
Residential Tower
Approximately 410,000 Gross Square Feet
30 Stories

Parcels D, E, F, and G: Performing Arts Center
Approximately 75,000 Gross Square Feet
Four Stories

Bechtler Museum of Art
Approximately 35,000 Gross Square Feet
Four Stories

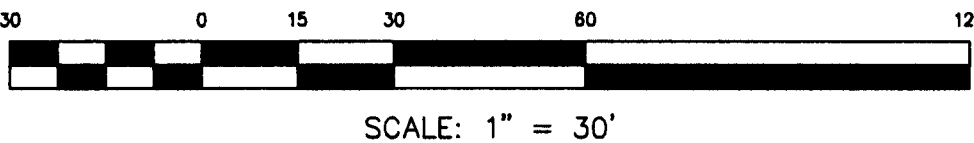
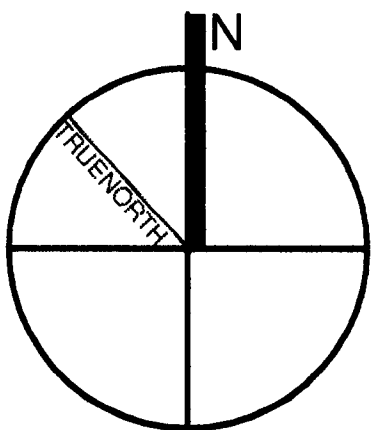
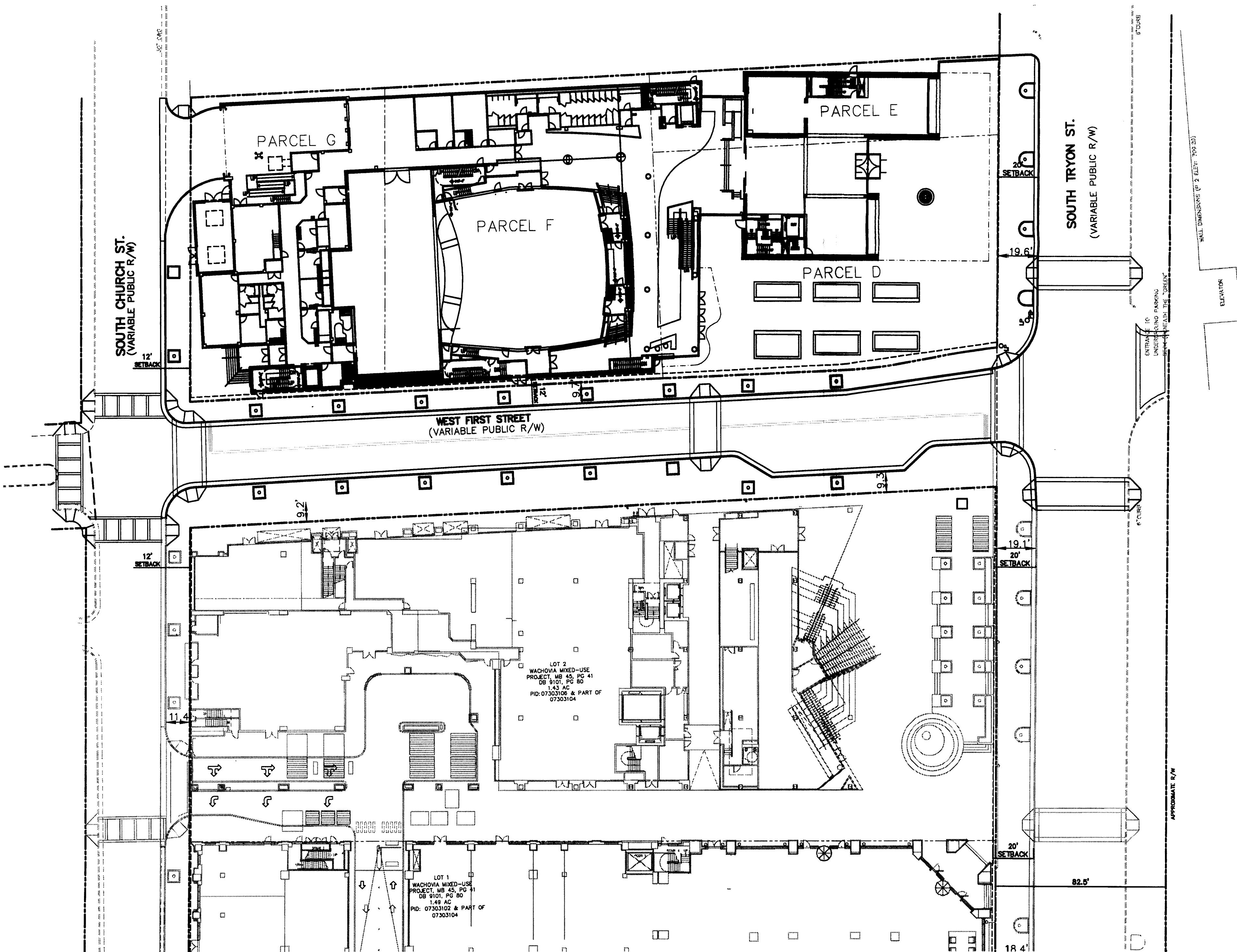
First Street Development
Petition No. 2004-129
UMUD Optional Requests

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/blocking in the right of way and setback of Church Street, without assistance from an off-duty officer, shall occur between midnight and 5:00 am, Monday through Sunday.
- b. Maneuvering/blocking 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 offset 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 196'-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: 659'-9").
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 192'-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: 659'-9").
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 1' 8".
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 46'-7 1/4" above the sidewalk (el: 781'-2 1/4" mean sea level) and extending up to the building roof (el: 1498'-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 of 46'-7 1/4" above the sidewalk (el: 781'-2 1/4" mean sea level) and extending up to the building roof (el: 1498'-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).



SITE DATA:

- Existing Zoning: UMUD (O)
- Existing use: Commercial building; parking lots
- Proposed Zoning: UMUD-O (2004-129)
- 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.



WACHOVIA MIXED USE
CHARLOTTE, NORTH CAROLINA

TECHNICAL DATA SHEET
PETITION NO. 2007-151

GEOSCENCE GROUP
2004 E. 1st Street
Charlotte, NC 28217
Phone: 704.335.2001
Fax: 704.335.2001
www.geoscencegroup.com

| DATE | |
|-------------------|---|
| REV | |
| REVISIONS | |
| PROJECT NAME | WACHOVIA MIXED USE |
| PROJECT NUMBER | 07303102 & PART OF 07303104 |
| PROJECT LOCATION | 1000 E. 1st Street, Charlotte, NC 28217 |
| PROJECT OWNER | WACHOVIA MIXED USE |
| PROJECT ARCHITECT | GEOSCENCE GROUP |
| PROJECT ENGINEER | GEOSCENCE GROUP |
| PROJECT DATE | |



EXTERIOR RENDERING



**Mario
Botta
Architect**

BECHTLER MUSEUM
CHARLOTTE, NC

