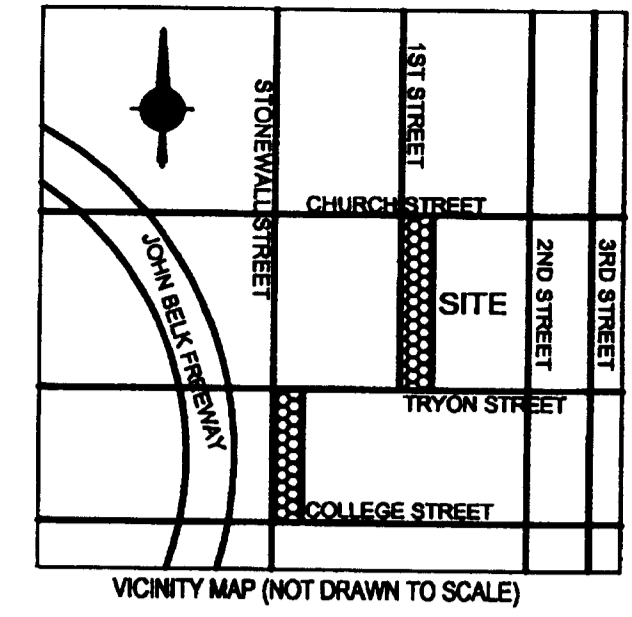


SITE DATA:

Existing Zoning: UMUD (all)
 Existing Landuse: 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
 Property is located outside of FEMA floodplain.

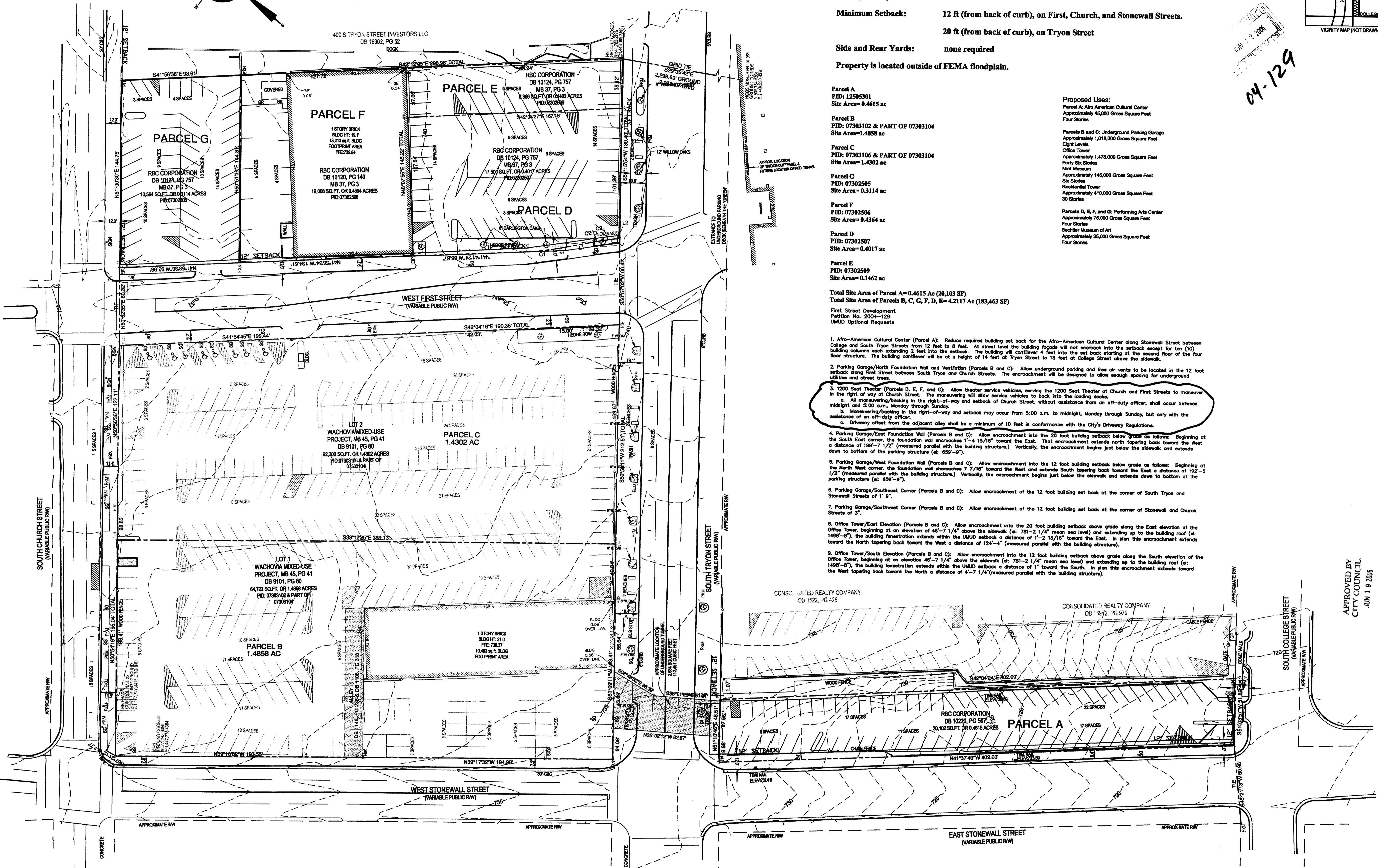


APPROVED
 JUN 19 2006
 CITY CLERK
 04-129

NO.	DATE	DESCRIPTION
1	04/12/06	PRELIMINARY REVIEW
2	06/19/06	FINAL REVIEW
3		
4		
5		
6		
7		
8		
9		
10		

WACHOVIA MIXED USE
 CHARLOTTE, NORTH CAROLINA

TECHNICAL DATA SHEET



Parcel A
 PID: 12585301
 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 D
 PID: 07302506
 Site Area=0.4364 ac

Parcel E
 PID: 07302507
 Site Area=0.4017 ac

Parcel F
 PID: 07302505
 Site Area=0.3114 ac

Parcel G
 PID: 07302506
 Site Area=0.4364 ac

Parcel H
 PID: 07302509
 Site Area=0.1462 ac

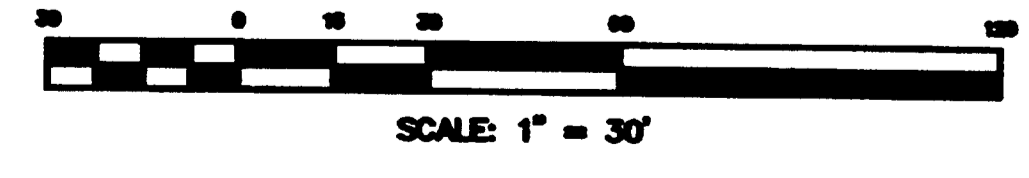
Proposed Uses:
 Parcel A: Afro American Cultural Center
 Approximately 45,000 Gross Square Feet
 Four Stories
 Parcel B and C: Underground Parking Garage
 Approximately 1,018,000 Gross Square Feet
 Eight Levels
 Office Tower
 Approximately 1,478,000 Gross Square Feet
 Forty Six Stories
 Mint Museum
 Approximately 145,000 Gross Square Feet
 Six Stories
 Residential Tower
 Approximately 410,000 Gross Square Feet
 30 Stories
 Parcel D, E, F, and G: Performing Arts Center
 Approximately 75,000 Gross Square Feet
 Four Stories
 Hechtler Museum of Art
 Approximately 35,000 Gross Square Feet
 Four Stories

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)

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

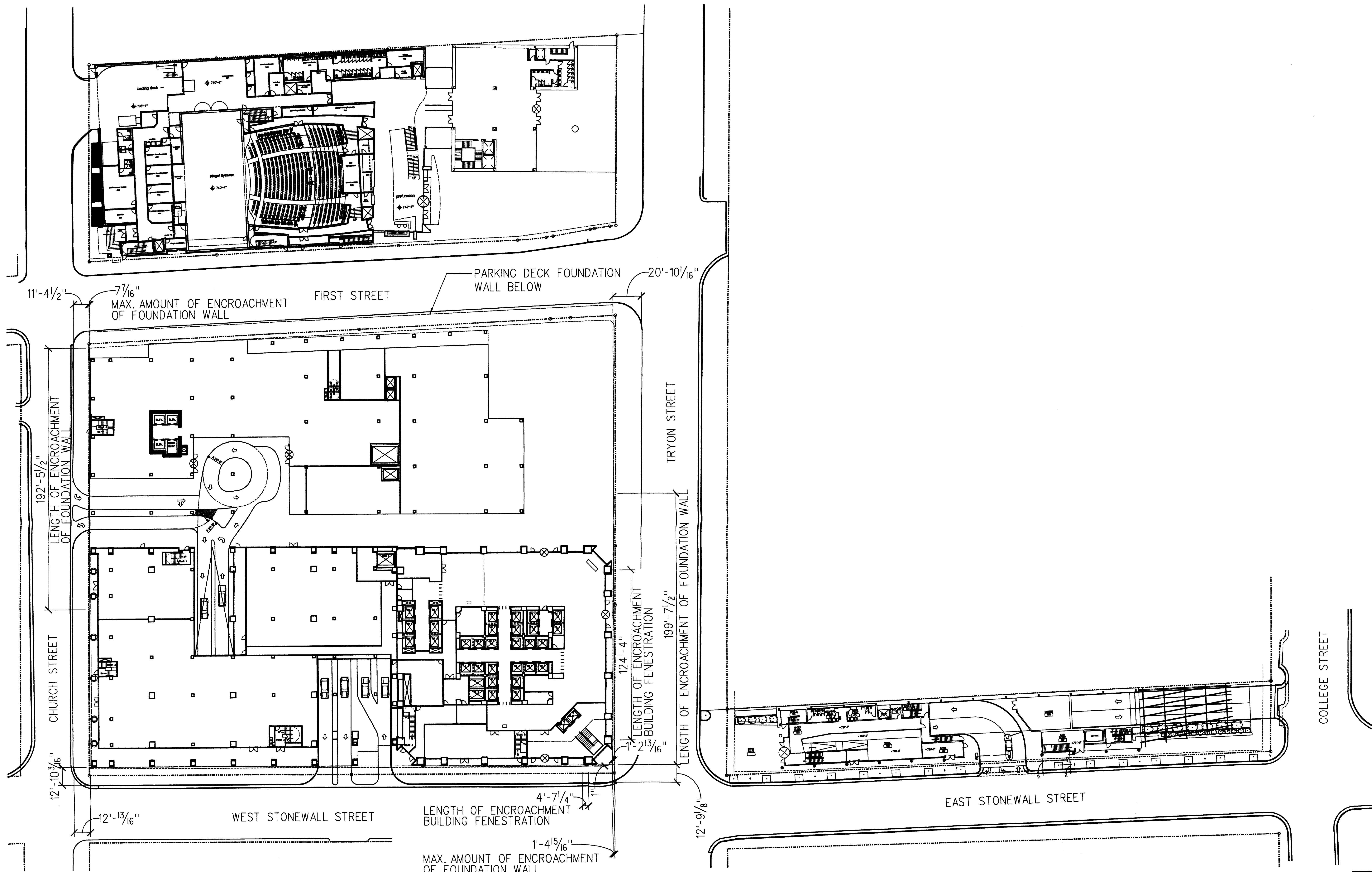
1. Afro-American Cultural Center (Parcel A): Reduce required building set back for the Afro-American Cultural Center along Stonewall Street between College and South Tryon Streets from 12 feet to 8 feet. At street level the building facade will not encroach into the setback except for ten (10) building 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.
 - a. All maneuvering/loading in the right-of-way and setback of Church Street, without assistance from an off-duty officer, shall occur between midnight and 5:00 a.m., Monday through Sunday.
 - b. Maneuvering/loading in the right-of-way and setback may occur from 5:00 a.m. 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 7'-4" (15/16") toward the East. That encroachment extends north tapering back toward the West a distance of 139'-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 (at 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 (at 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' 9".
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 (at 781'-2 1/4" mean sea level) and extending up to the building roof (at 149'-8"), the building penetration 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 46'-7 1/4" above the sidewalk (at 781'-2 1/4" mean sea level) and extending up to the building roof (at 149'-8"), the building penetration 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).

APPROVED BY
 CITY COUNCIL
 JUN 19 2006



**FOR PUBLIC HEARING:
 PETITION NUMBER: 2004-129**

SURVEY BY:
 R.B. PHARR & ASSOCIATES, P.A.



First Street Development

UMUD Schematic Masterplan **tvS**

1/32" = 1'-0"

May 23, 2006