



MEETING MINTUES

Wachovia First Street Development,
Charlotte NC

Location: CKP conference room

Date: April 24, 2006

Time: 6:30pm – 7:30 pm

Attendees:

Molly Fowler – Wachovia

Tom Coyle – CKP

Jerri Tuck, CKP

Darrell Williams – Neighboring Design Concepts

John Reed – The Westin

Nicole Tonelli – Duvall Investment Group

Doug Schlosser – Ratcliff Homeowner's Assoc.

Costas Melissaris – Ratcliff Homeowner

Following introductions, Tom Coyle gave a brief overview of the project.

1. Rezoning Petition

- Tom Coyle noted that RBC Corporation is the petitioner for the rezoning from UMUD to UMUD-O. The Public Hearing is scheduled for 5/15/06.
- Tom Coyle provided an overview of the items that are be requested for rezoning.
 - Afro-American Cultural Center (AACC): Request reduction in the building 12'-0" setback requirement on Stonewall St. between Tryon St. and College St. The proposed setback is 10' from back of curb to face of colonnade at pedestrian level and 8'-0" at second floor level.
 - 500 Block Subterranean Parking Deck: Request to allow ventilation grilles from the below grade parking deck to be located in the 12'-0" setback along Church Street.
 - Performing Arts Theater and Bechtler Museum: Request to allow trucks entering the loading dock to back into the site off of Church Street.

2. Neighborhood Concerns

- AACC building height was noted as 84'-0 from sidewalk on Tryon St. and 95'-0" from sidewalk on Stonewall St. Ratcliff representatives expressed concerns about the building height blocking their view. They would like to see building increased in length and the fourth level deleted. Darrell Williams noted that because of the narrow site increasing the length of the building causes problems with the building program and circulation.
- The overall project loading dock is accessed off of College St. through a tunnel under the AACC and Tryon St. Concern was raised about traffic congestion and truck queuing on College St. CKP noted that AACC is significantly setback from College St. to allow for truck queuing off College before entering the service tunnel. Although most all large trucks are scheduled deliveries, the security guard will also be able to send trucks around the block if needed to prevent traffic backup.

The meeting concluded at approximately 7:30 pm. No issues were raised specifically related to options requested.