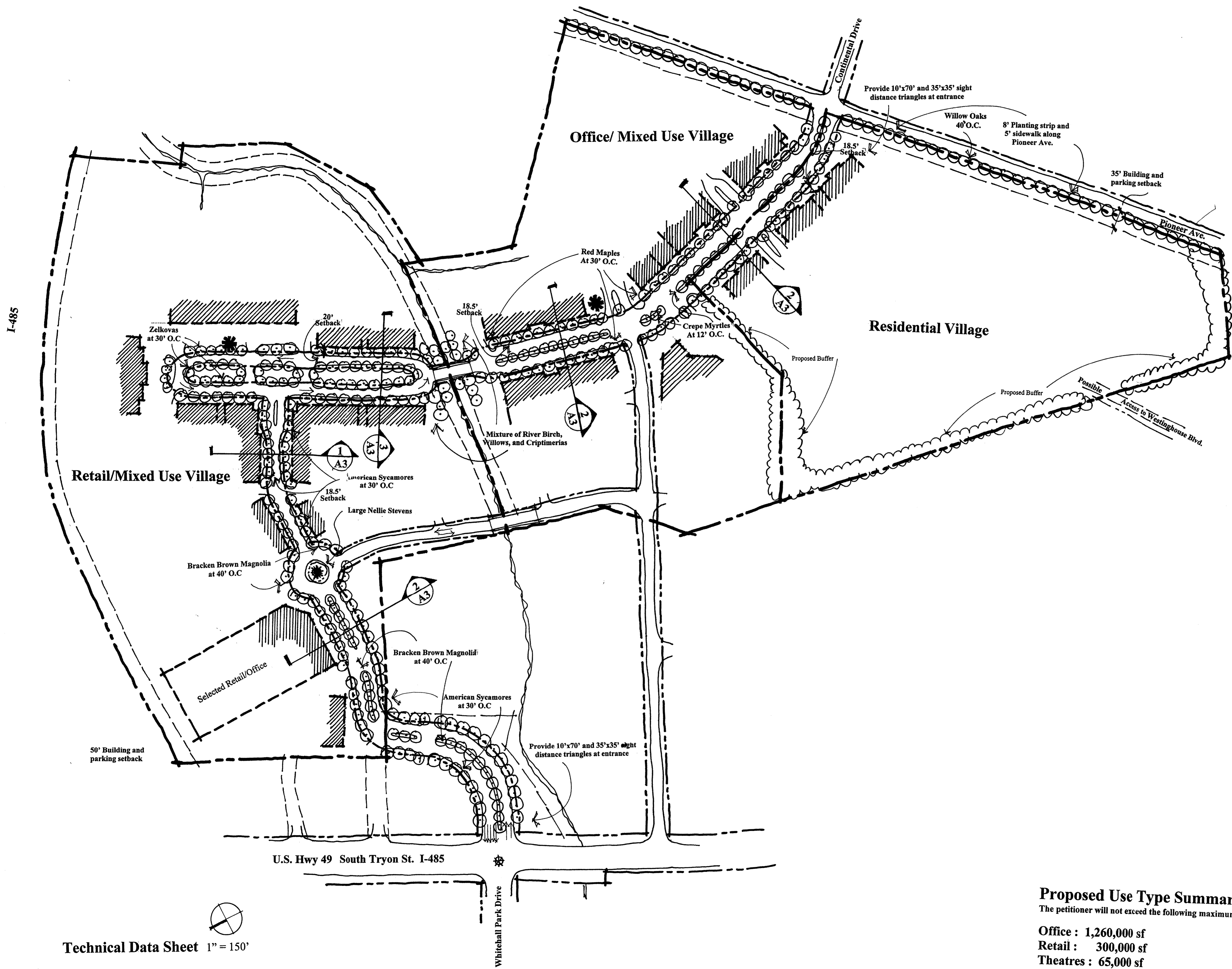


212 South Tryon Street • Suite 330
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 704/332/1615 • Fax: 704/332/0117



Technical Data Sheet 1" = 150'

Cambridge

New Urban Mixed Use
 Community

CHARLOTTE, NORTH CAROLINA
 ODA 991362/02
 "FOR PUBLIC HEARING"
 PETITION NO. 2000-22

DECEMBER 6, 1999

ISSUED:
 APPROVED BY CITY COUNCIL
 DATE 3/20/2000

Proposed Use Type Summaries
 The petitioner will not exceed the following maximums project use

- Office : 1,260,000 sf
- Retail : 300,000 sf
- Theatres : 65,000 sf
- Residential : 650 units
- Hotels : 350 rooms

REVISIONS:
 JANUARY 21, 2000
 March 8, 2000

2000-22

A-1

Cambridge
Technical Data Sheet Notes

These Technical Data Sheet Notes form a part of the Technical Data Sheet for "Cambridge New Urban Mixed Use Community" prepared by Overcash Demmitt Architects (the "Technical Data Sheet"). Development of the property identified on the Technical Data Sheet and the individual components to be located thereon will be governed by the conditions of the Technical Data Sheet (including these Technical Data Sheet Notes) and those plans and drawings incorporated therein by reference and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").

The project shall consist of the following three (3) interconnected "Villages" (each a "Village" and collectively the "Community" or the "Site") as described below and on this Technical Data Sheet:

Section 1. Retail Mixed Use Village

The Retail Mixed Use Village portion of the Community encompasses an area of 53 acres, more or less, and is generally located between Interstate 485 to the existing creek to the east and south as generally depicted on the Technical Data Sheet.

- (a) The Retail Mixed Use Village may be used for any uses (including accessory uses) which are permitted by right or under prescribed conditions under the Ordinance for the Commercial Center (CC) District.
- (b) The total floor area which may be developed within the Retail Mixed Use Village may not exceed 823,000 sf.
- (c) Residential units and office square footage may be incorporated into the Retail Mixed Use Village so long as the maximum aggregate number of residential units for the entire Community does not exceed 650 dwelling units or the maximum amount of office square footage for the entire Community does not exceed 1,260,000 sf. (subject to adjustment in accordance with Section 4(b) below).
- (d) Hotels may be incorporated into the Retail Mixed Use Village so long as the total number of rooms for hotels on the entire Site does not exceed 350 (subject to adjustment up to a maximum of 450 rooms in accordance with Section 4(b) below).
- (e) Buildings that front along portions of the public or private roads shown on this Technical Data Sheet will be setback and oriented to the roads substantially in the manner illustrated on Sheet A-3 incorporated herein by reference.

Section 2. Office Mixed Use Village

The Office Mixed Use Village portion of the Community encompasses an area of 32 acres, more or less, and is generally bounded on the north by the existing creek, on the east by Pioneer Avenue and on the south by the Residential Village as generally depicted on this Technical Data Sheet.

- (a) The Office Mixed Use Village may be used for office, hotel and residential uses (together with permitted accessory uses) which are permitted by right or under prescribed conditions under the Commercial Center (CC) District and may also be used for such support retail and restaurant uses as described in Section 2(d) below.
- (b) The total floor area for buildings located in the Office Mixed Use Village may not exceed 1,203,000 sf.
- (c) Residential units may be incorporated into the mixed use buildings as long as the maximum number of residential units for the entire Site does not exceed 650 dwelling units.
- (d) Support retail (including without limitation restaurants) may be incorporated as a mixed use component in the Office Mixed Use Village so long as such uses are limited to the ground floor only and so long as the maximum square footage of retail for the entire Site does not exceed 300,000 sf.
- (e) Hotels may be incorporated into the Office Mixed Use Village so long as the total number of rooms for hotels on the entire Site does not exceed 350 (subject to adjustment up to a maximum of 450 rooms in accordance with Section 4(b) below).
- (f) Buildings that front along portions of the public or private roads shown on this Technical Data Sheet will be setback and oriented to the roads substantially in the manner illustrated on Sheet A-3 attached hereto and incorporated herein by reference.
- (g) Office Mixed Use Village land can be substituted for Residential Village land, and vice-versa, as long as the Residential Village acreage does not exceed 30 acres.

Section 3. Residential Village

The Residential Village encompasses an area of 30 acres, more or less, and is generally located south and west of the Office Mixed Use Village to Pioneer Avenue as generally depicted on this Technical Data Sheet.

- (a) The Residential Village may be used for any residential use (including any accessory use) which is permitted by right or under prescribed conditions in the Commercial Center (CC) District.

- (b) The total number of dwelling units which may be constructed within the Residential Village may not exceed 500.
- (c) A variety of housing types and densities may be developed within the Residential Village.
- (d) Residential Village land may be substituted for land within the Mixed Use Office Village, and vice-versa, as long as the total area of the Residential Village does not exceed 30 acres.
- (e) Buildings that front along the portions of the public or private roads shown on this Technical Data Sheet will be setback and oriented to the roads substantially in the manner illustrated on Sheet A-3.

Section 4. General Development Standards

The following general development standards shall apply to the development (the "Development") of the Community in addition to those restrictions set forth in Sections 1, 2 and 3 above:

- (a) This Development is intended to enable the development of a mixed use community composed of office, retail, multi-family, hotel and service uses. All Development will adhere to the restrictions and provisions contained in the Ordinance, including permitted uses, prescribed uses, accessory uses, setbacks, height and area restrictions, screening, parking, signage, landscaping, etc., and in Sections 1, 2, 3 and 4 of this Technical Data Sheet. The Development depicted on the Illustrative Site Plan attached as Sheet [A-2] is merely illustrative in nature and is intended only to illustrate the possible arrangement of uses on the Site. The exact details of configuration, placement and size of the individual site elements (including without limitation buildings, parking area, driveways, etc.) shall be established during the design, development and construction phases and shall be governed by the requirements of the Ordinance and this Technical Data Sheet (including without limitation the maximums for floor area, rooms and units set forth herein). Notwithstanding the foregoing, the retail/office use location designated as the "Specified Retail/Office Building" on the Technical Data Sheet shall be located within the building envelope shown on the Technical Data Sheet.
- (b) The Site may be developed for any use allowed by right or under prescribed conditions in the Commercial Center (CC) District in accordance with the standards of that district and the restrictions set forth in this Technical Data Sheet, including any accessory use provided in the Commercial Center (CC) District. The Petitioner will not exceed the overall maximum square footage and unit/in calculations for each Proposed Use Type shown on the legend for this Technical Data Sheet but can adjust the percentages for any individual mixed use building, and for each Village in the manner described in the Technical Data Sheet Notes to accommodate development, design, leasing and market demand. The Petitioner may place retail and residential uses within buildings

contemplated for office use in order to further the mixed use nature of the site. Retail floor area located within office buildings will not be counted toward the overall allowed retail floor area for the Community as long as the accessory/support retail in the office building does not exceed 20% of the total building area. The maximum number of hotel rooms of 350 shown in the legend for this Technical Data Sheet may be increased to a total of 450 rooms provided that there is reduction in either (i) the total square feet of office space in the Community at the rate of 200 square feet per room, (ii) the total square footage of theatre space in the Community at the rate of 100 square feet per room, or (iii) the office space or theatre space based on some combination of (i) and (ii). Furthermore, office square footage on the Site may be substituted for hotel, retail and theatre square footage, and the maximum office square footage for the Site shown on the legend to this Technical Data Sheet may be increased accordingly.

- (c) Notwithstanding any other provision of this Technical Data Sheet to the contrary, no drive through windows as an accessory use or gas station convenience stores will be allowed on the Site.
- (d) Height increases allowed in the CC District will be calculated from external boundary lines of the overall Community.
- (e) The Community will have 2 transit stops as indicated on this Technical Data Sheet. The transit stops will be incorporated as the adjacent buildings are developed. The transit stops will incorporate a bus shelter (in keeping with the development design and image) and a loading area to accommodate the Charlotte Transit System buses. Specifics of the design of the transit stops will be coordinated and developed with the City Department of Transportation and Charlotte Transit. Benches, bike racks, and sidewalks are planned to provide connectivity to the residential and commercial areas adjacent to these transit stops.
- (f) Any public streets on the Site will be constructed in accordance with Charlotte Department of Transportation Standards and will be designed to accommodate on-street parking. Final right of way width for all public streets on the Site will be coordinated with the Charlotte Department of Transportation.
- (g) Interior setbacks along any public streets on the Site may be reduced per Section 11.405(7) of the Ordinances.
- (h) A coordinated streetscape tree planting plan will be developed for the entire Site prior to approval of any construction documents. See Sheet [A-1] incorporated herein by reference for proposed planting materials along all public streets that may be located on the Site.
- (i) Parking shall be provided which will meet or exceed the standards of the Ordinance. Where parking is not located behind buildings, screening shall be provided at the lot line by landscaping or decorative walks or fences.

- (j) In mixed use areas, shared parking may be allowed at the discretion of the Zoning Administrator. Parking decks and underground parking will be allowed. If parking decks are adjacent to public streets, the decks will be designed with first floor commercial uses and the "deck edge" will be designed in a manner consistent with the Community design and image.
- (k) Signage will meet or exceed the requirements as outlined in the Ordinance. Detached signs along internal public streets will be limited to 4 feet in height and a maximum area of 50 square feet.
- (l) A Master Storm Water Management Concept Plan shall be developed and approved prior to the approval of any construction documents. Storm water runoff from the Site will be managed through a variety of proven techniques which at a minimum satisfy the standards imposed by the Charlotte/Mecklenburg Engineering Dept. No detention ponds will be located within setback or buffer areas.
- (m) Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance. All dumpsters on the Site will be screened with a solid enclosure with gates.
- (n) All freestanding lighting fixtures (excluding public streetlights) installed will be uniform in design. The maximum height of any freestanding lighting fixture (excluding public street lights), including the base, shall not exceed 30' in the commercial mixed use areas, or exceed 20' in the non-mixed use residential areas.
- (o) The petitioner agrees to establish an Architectural Review Board to review designs of all buildings proposed for the Community. The Architectural standards developed for the Community will address allowed materials and construction systems, signage design requirements, image, massing guidelines, colors allowed, approved landscaping materials, etc. The proposed buildings will be generally in keeping with the concept image, quality and aesthetics illustrated on Sheets A-4 and A-5 incorporated herein by reference.
- (p) Future amendments to this Technical Data Sheet (including the Technical Data Sheet Standards) involving any portion of the Community may be applied for by the then owner or owners of the parcel or parcels involved in accordance with Chapter 6 of the Ordinance.
- (q) The development plan established under this Technical Data Sheet (including the Technical Data Sheet Standards) shall, unless amended in the manner provided herein, be binding upon and inure to the benefit of the Petitioner and each of the owners of any portion of the Site, and their respective heirs, executors, personal representatives, successors in interest and assigns.

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Cambridge

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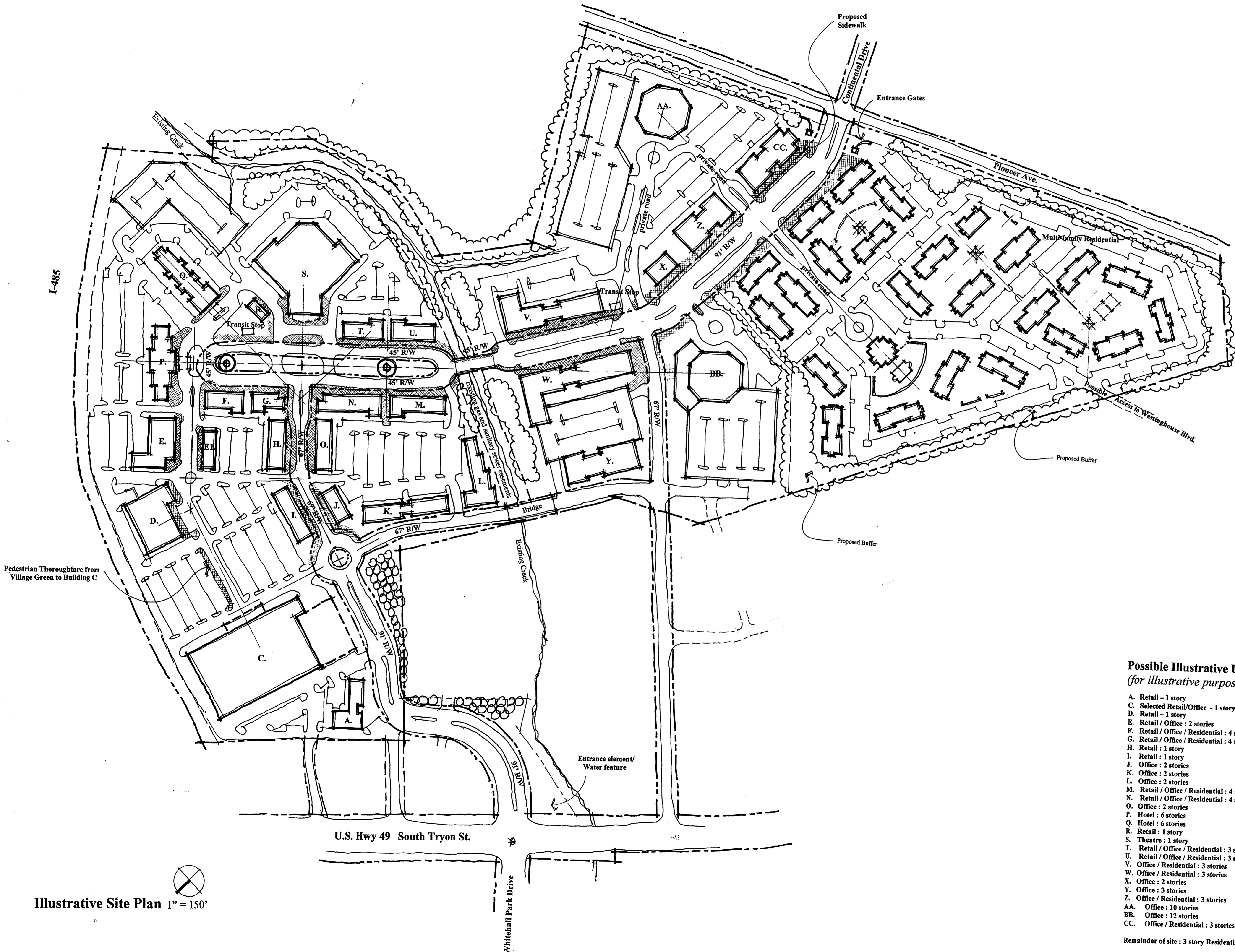
ISSUED:

REVISIONS:

JANUARY 21, 2000
March 8, 2000

* See Cambridge Technical Data Sheet notes, dated March 8, 2000, which are included as part of the Technical Data Sheet.

A-1a



Possible Illustrative Uses
 (for illustrative purposes only)

- A. Retail - 1 story
- C. Selected Retail/Office - 1 story
- D. Retail - 1 story
- E. Retail / Office : 2 stories
- F. Retail / Office / Residential : 4 stories
- G. Retail / Office / Residential : 4 stories
- H. Retail : 1 story
- I. Retail : 1 story
- J. Office : 2 stories
- K. Office : 2 stories
- L. Office : 2 stories
- M. Retail / Office / Residential : 4 stories
- N. Retail / Office / Residential : 4 stories
- O. Office : 2 stories
- P. Hotel : 6 stories
- Q. Hotel : 6 stories
- R. Retail : 1 story
- S. Theatre : 1 story
- T. Retail / Office / Residential : 3 stories
- U. Retail / Office / Residential : 3 stories
- V. Office / Residential : 3 stories
- W. Office / Residential : 3 stories
- X. Office : 2 stories
- Y. Office : 3 stories
- Z. Office / Residential : 3 stories
- AA. Office : 10 stories
- BB. Office : 12 stories
- CC. Office / Residential : 3 stories

Remainder of site : 3 story Residential, clubhouse amenity

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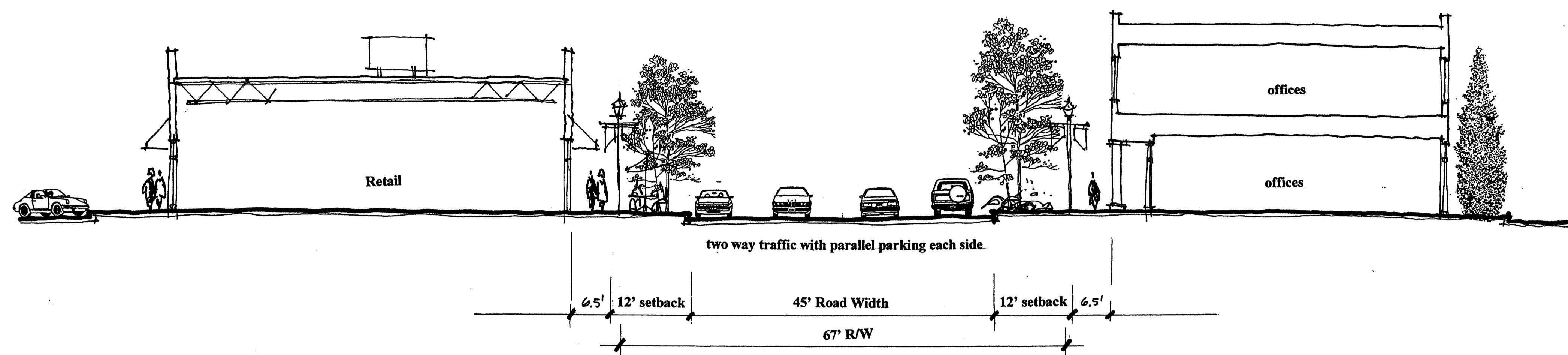
DECEMBER 6, 1999

ISSUED:

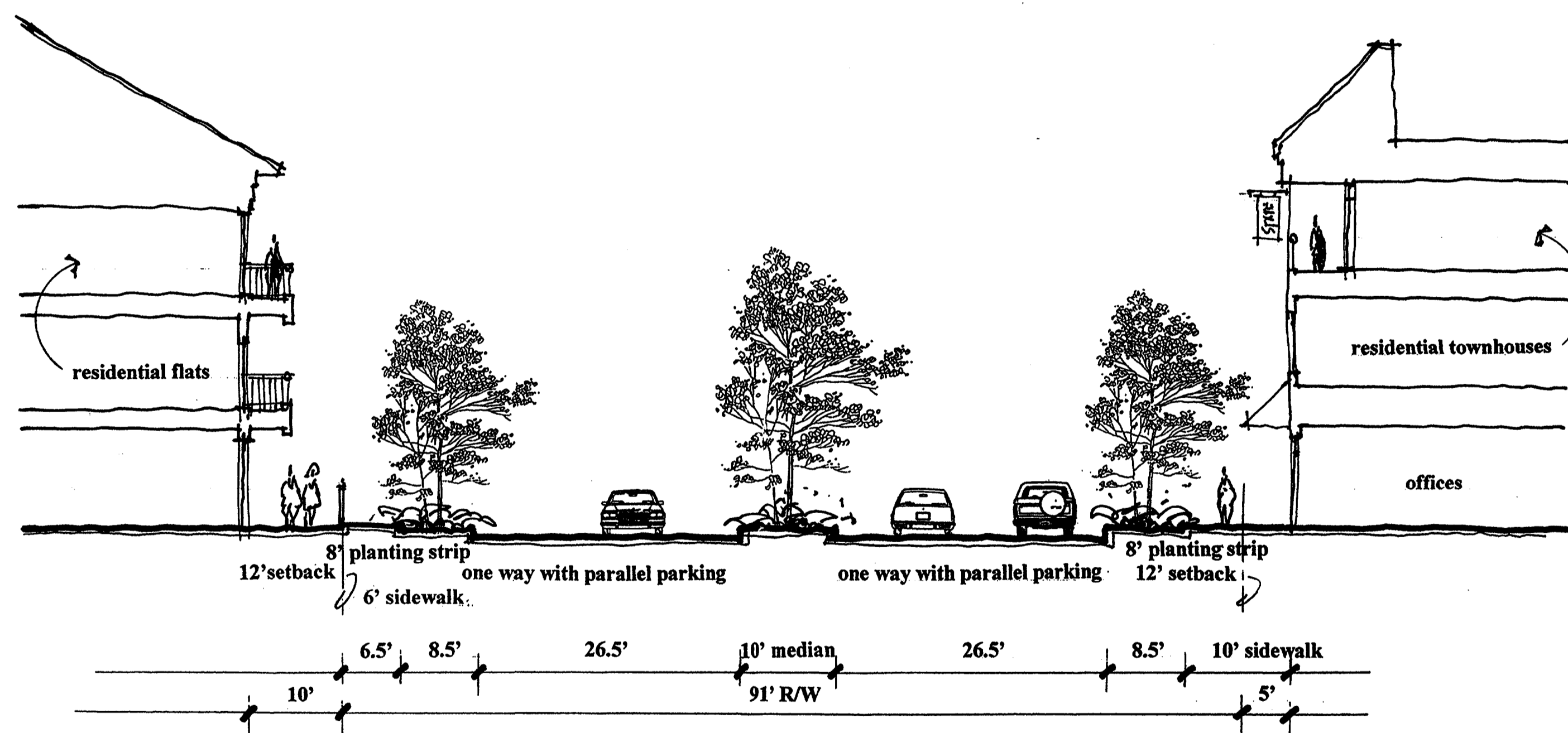
REVISIONS:

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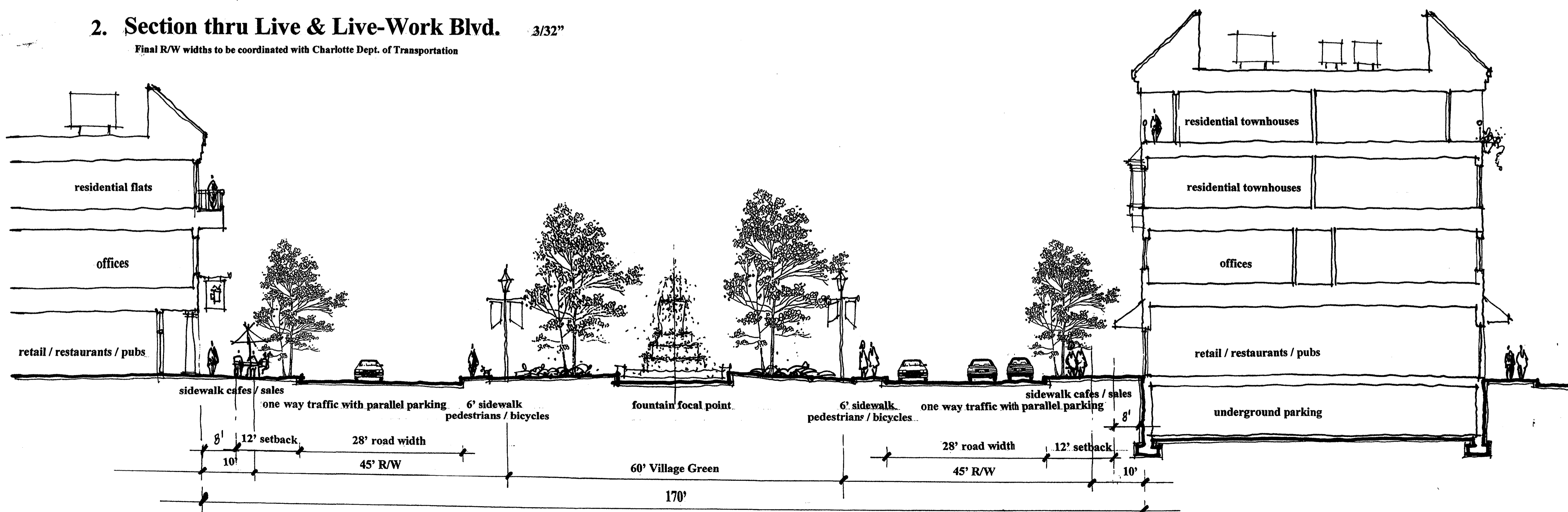
Illustrative Site Plan 1" = 150'



1. Section thru Office / Retail Blvd. 3/32"
 Final R/W widths to be coordinated with Charlotte Dept. of Transportation



2. Section thru Live & Live-Work Blvd. 3/32"
 Final R/W widths to be coordinated with Charlotte Dept. of Transportation



3. Section thru Cambridge Commons Blvd. 3/32"
 Final R/W widths to be coordinated with Charlotte Dept. of Transportation

Cambridge

New Urban Mixed Use
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CHARLOTTE, NORTH CAROLINA

ODA 991362/02

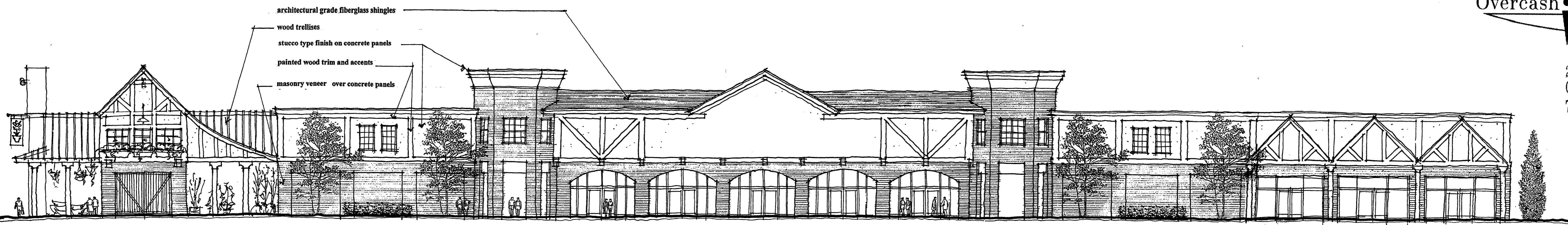
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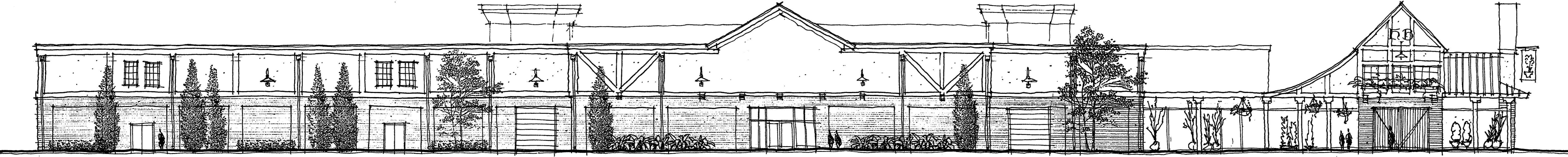
ISSUED:

REVISIONS:
 JANUARY 21, 2000

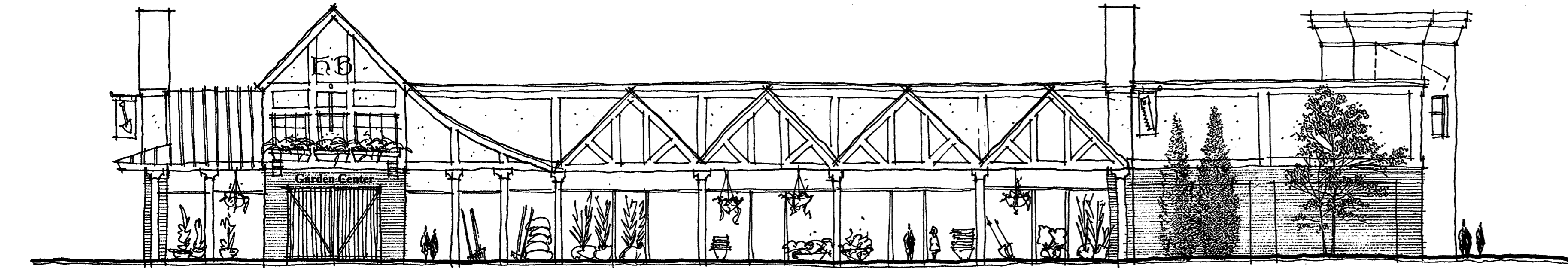
architectural grade fiberglass shingles
wood trellises
stucco type finish on concrete panels
painted wood trim and accents
masonry veneer over concrete panels



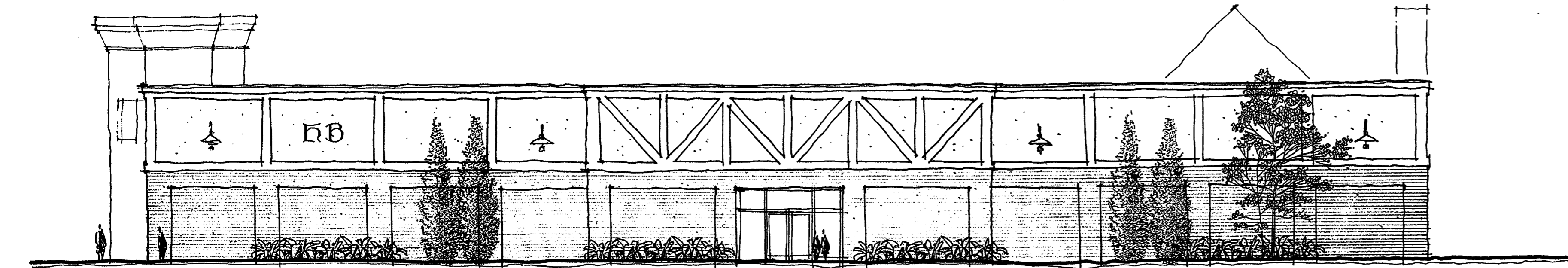
Front Elevation (East) Building C NTS



Rear Elevation (West) Building C NTS



Side Elevation (South) Building C NTS



Side Elevation (North) Building C NTS

Cambridge

New Urban Mixed Use
Community

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ISSUED:

REVISIONS:

JANUARY 21, 2000

A-4



Image Sketch of Cambridge Commons



Cambridge

New Urban Mixed Use
Community

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ISSUED:

REVISIONS:

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A-5