

# SKYLIGHTS

## UPCOMING EVENTS

SPRING 2008

# SKYLIGHTS

SKYLIGHTS is a newsletter for tenants and friends of One, Two and Three Wachovia Center, and The Green. Childress Klein Properties proudly manages the Wachovia Complex.

### Center City Alive After Five

The Plaza Uptown  
5:30-9:00pm

Center City Alive After Five is back for another year of great music, drinks, food and your friends! Join us each Thursday as we welcome back some of your old favorites and introduce you to new favorites!

Center City Alive After Five...  
It's What You Do On Thursdays.

CCAAF Info Line: 704.537.2304

### March

2/26 - 3/2 STOMP, Belk Theater

4 - 6 Cline Classic Jewelry Sale, The Atrium

4 - 9 The Wedding Singer, Belk Theater

7 YMCA Corporate Cup Expo, The Atrium

8 YMCA Corporate Cup, Uptown

11 The Chieftains, Belk Theater

12 Lunchtime Entertainment: Aris Quiroga, The Atrium

14 - 15 CSO presents Beethoven Violin Concerto, Belk Theater

19 Lunchtime Entertainment: Tom Billotto & Donnie Marshall, The Atrium

25 CBCC Blood Drive, The Atrium

### April

2 Lunchtime Entertainment: Carl DiPonziano Trio, The Atrium

6 An Evening With Sissel, Belk Theater

9 Lunchtime Entertainment: Tom Billotto, The Atrium

10 Center City Alive After Five, The Plaza

13 Zakir Hussain and the Masters of Percussion, Belk Theater

15 Liz Compton Jewelry Sale, The Atrium

16 Taste of the Nation, The Atrium

17 Center City Alive After Five, The Plaza

18 Live Music Lunch: Hipshack, The Plaza

18 - 19 CSO presents Dvorak's New World, Belk Theater

22 - 23 DSS Not Just Shopping Fair, The Atrium

23 Lunchtime Entertainment: Studio 2, The Atrium

24 Center City Alive After Five, The Plaza

4/28 - 5/4 Wachovia Championship, Quail Hollow Club

### May

1 Center City Alive After Five, The Plaza

2 Bike! Charlotte Mayor's Ride to Breakfast, The Plaza

5 - 6 Forever Tango, Belk Theater

7 Red Cross Blood Drive, The Atrium

8 Center City Alive After Five, The Plaza

9 Right Moves For Youth Race, The Atrium/Plaza

9 - 10 CSO presents Carmina Burana, Belk Theater

10 Splendor on The Green, The Green

14 Red Cross Blood Drive, The Atrium

15 Center City Alive After Five, The Plaza

15 - 17 NCDT presents Romeo & Juliet, Belk Theater

16 Live Music Lunch: Moonshine Racers, The Plaza

17 - 18 NCDT presents The Little Mermaid, Belk Theater

29 Center City Alive After Five, The Plaza

### Taste of the Nation

April 16, 2008  
The Atrium Uptown

Preview Hour 6-10pm \$85  
Main Event 7-10pm \$60

To purchase tickets call  
704.376.1785 or  
www.tasteofthenation.org/  
charlotte\_tickets

Celebrating 13 years and over  
\$1 million raised!

Enjoy a gourmet extravaganza featuring signature dishes from over 20 Charlotte area restaurants and culinary schools. Live entertainment and Silent/Live Auctions



### Reducing our Footprint on the Planet

A reformatted Skylights goes green this spring, saving trees and protecting the planet. Read more in the summer 2008 edition of Skylights.

## Plaza Renovations Set to Start

To the casual observer, the Plaza at One Wachovia Center is a public gathering space with tables, benches, trees, fountains and artwork nestled between the surrounding towers. Multi-colored granite pavers, laid out in a nine-patch design as a tribute to North Carolina's rich quilting history, form a stunningly intricate pattern when viewed from above. A monumental clock tower anchors the network of pools and fountains, while The Tower of Tranquility, a bronze sculpture by renowned artist Richard Miller, invites visitors into the more private courtyard.

What most people don't realize is that the Plaza also serves as the roof over the loading dock and parking garage. And, after 20 years, this roof is showing its age. On the surface, pavers have shifted and mortar joints have cracked due to normal expansion and contraction of the structure. Below, the waterproofing system has begun to break down and leak into the structural framing system which supports the Plaza. To make the necessary repairs, the Plaza pavers, pools and landscaping beds must be dismantled.

### An opportunity to update

This month Childress Klein begins a lengthy project to repair the waterproofing system. They decided to take advantage of the opportunity the project provides to update the Plaza with new features.

"We've been working on the details of this project for months," says Jim Patterson, Regional Property Manager. "The changes we have planned will freshen the look of the Plaza and create a very people-friendly environment while maintaining the Plaza's unique character."

During the renovation, all of the present Plaza pavers will be removed. They will be replaced with newly quarried pavers of the same color. The new pavers will be installed in the familiar nine-patch design.

While the Plaza renovations are being done, the pavers along the property boundary adjacent to College Street and Dr. Martin Luther King Jr. Boulevard will also be replaced.

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#### Childress Klein Properties

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Regional Property Manager

**Fred Klein III**  
Leasing Agent

**Trey Taylor**  
Property Manager, 1WC

**Bernie Hunsucker**  
Property Manager, 2WC

**Sylvia Gilland**  
Property Manager, 2WC  
and Leased Properties

**Greg Scharlemann**  
Property Manager, 3WC  
and Leased Properties

**Matt Jernigan**  
Property Manager, The Green  
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**Gary Smith**  
Regional Director of Engineering  
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## RENOVATIONS

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The landscaping on the Plaza as well as the furniture will also be replaced.

Near the entrance to the Hilton, workers will add a raised platform surrounded by new landscaping and featuring a small fountain. This addition to the Plaza will be a perfect place to sit, relax and spend time with friends and co-workers.

### A phased project schedule

The work will take approximately 14 months to complete. The project will be divided into phases to ensure unobstructed access to the building, the hotel and the streets around the Plaza.

“We’re going to work hard to minimize any inconvenience to our tenants and occupants,” explains Trey Taylor, Property Manager for One Wachovia Center and Project Manager for the renovations. “We’ll do much of the work at night to keep the noise, dust and disruption to a minimum.”

Color renderings of the project will be displayed on the Plaza Level of One Wachovia Center so people can see the planned changes. Tenants and occupants will also be able to follow the project’s progress in future editions of Skylights.



Plaza Renovations rendering



Seated (L to R): Greg Scharlemann, Jim Patterson, Phil Maxson  
Standing (L to R): Matt Jernigan, Sylvia Gilland, Trey Taylor, Lianne Biggers & Bernie Hunsucker

## Eyes on the Details

At any given time during the day or night, you might find a Childress Klein Property Manager crawling on the floor, lifting up ceiling tiles, checking the health of a tree or walking around the parking garage.

With 3.5 million square feet of space to oversee (that’s more than SouthPark Mall and Concord Mills Mall combined) plus thousands of tenants and occupants to serve, the Property Managers have their work cut out for them.

Property Managers for One, Two and Three Wachovia Center, The Green and Leased Properties spend part of their work days reacting to issues and requests from tenants and building occupants. The rest of the time, they are in a proactive mode, working with the other Childress Klein support teams, Engineering, Security, Parking and Special Events, to make sure minor issues never become major problems.

“Each of us is constantly aware of our surroundings,” says Bernie Hunsucker, Property Manager for Two Wachovia Center. “We are always focused on the details. We try not to let anything escape our attention.”

### Working as a team

The Tenant Services Coordinators, the buildings’ “help desk,” are the first point of contact for occupants and tenants with questions or concerns - too hot, too cold, lights burned out. If an issue isn’t a routine request and needs more experienced attention, the Tenant Service Coordinators escalate the call to a Property Manager.

“We always want to deliver the best possible service,” says Greg Scharlemann, Property Manager for Three Wachovia Center. “That means encouraging all of our employees and vendors to deliver excellent quality service. Fortunately we have sophisticated, well-trained and dedicated support teams backing us up.”

“Our goal,” says Jim Patterson, Regional Property Manager, “is to create a safe, comfortable and productive space for all the people who spend their work days, and nights, in one of our buildings.”

## Retail Tenant List

### Services

- 2 Wachovia Financial Ctr. 704-335-5878
- 1 2001 Cleaners 704-332-2366
- 1 Avis Car Rental 704-331-9007
- 6 Check-It-Outlet 704-432-2400
- 1 Childress Klein YMCA 704-716-6400
- 1 Deborah Young Photography 704-896-3422
- 2 Flowers Plus 704-342-4529
- 1 Gene’s Master Cuts 704-372-0846

- 1 Hilton Charlotte Center City 704-377-1500
- 1 Mint Condition Car Wash 704-375-7252
- 2 Package Plus Mail Service 704-376-7594
- 2 S.E. Tucker, CPA 704-342-3385
- 2 Sam’s Shoe Service 704-847-0021
- 3 Sir Speedy Printing 704-333-7880
- 1 State Farm Insurance 704-332-1970
- 2 Sun’s Alterations 704-334-0807
- 2 Tower Hairstyling 704-372-7412

### Sundries

- 1 Charlotte Coffee Station 704-338-1505
- 2 J.R.’s General Store 704-375-6098
- 3 Jackson’s Java 704-332-3313
- 1 Omnibus Sundries 704-372-0298
- 1 Sarah’s Gift Shop 704-376-0120
- 1 Smoothie King 704-374-0200

## Blue Matter in the Lobby

Last fall, Martha Donovan Opdahl visited One Wachovia Center at the request of Childress Klein Properties and Wachovia Bank. Her mission – to create an original piece of art to enliven and complement the newly-renovated lobby.

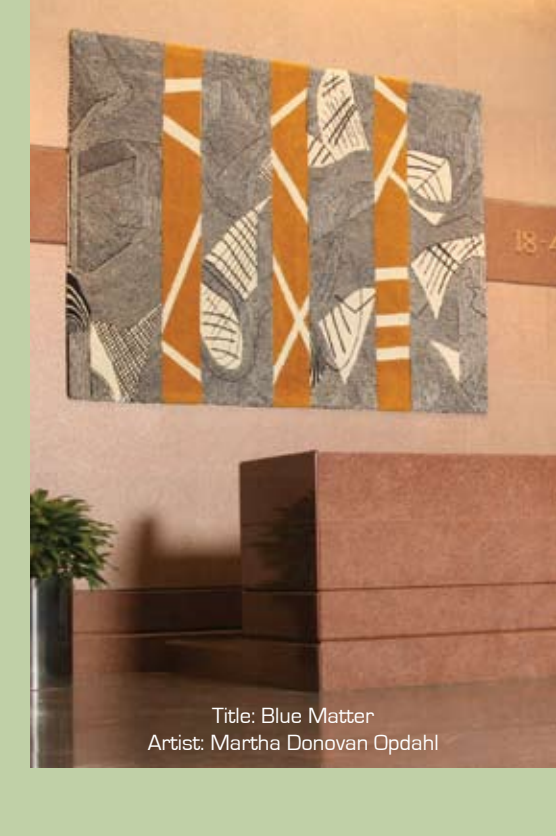
She walked through the public areas studying the colors and textures and observing the people. This first-hand look at the environment provided the inspiration for one of her newest works.

For several months, Ms. Opdahl worked on the custom wool tapestry, which she titled Blue Matter. This work of fiber art is 9’ by 10’ and is made of tufted wool pile, sheared and then colored with acid dyes. The piece is displayed on the Plaza level between the main elevator lobbies.

“I feel a strong drive for order,” says the artist, “and yet I immediately rebel against it, embracing disorder. As for the title, Blue Matter, the universe is filled with dark matter. This work offers my vision of the universe, which as an artist, I believe is blue.”

“When we began the lobby renovations two years ago, we always envisioned a centerpiece of art to cap off the project,” explains Trey Taylor, Property Manager for One Wachovia Center. “We chose fiber art as our medium to soften the natural stone which dominates the lobby. Christie Taylor of Hodges Taylor Gallery in Charlotte was invaluable throughout the process. We couldn’t be more pleased to have a commissioned piece from an artist of Ms. Opdahl’s caliber.”

Martha Donovan Opdahl is nationally recognized for her unique tapestries and rugs. She earned a Master of Fine Arts in Textiles from Indiana University’s School of Fine Arts. She also served as DePauw University’s art gallery director and university curator from 1987-1998 before retiring to concentrate on creating her textiles full-time.



Title: Blue Matter  
Artist: Martha Donovan Opdahl

## New Web Sites Promote The Atrium, The Plaza and The Green

Childress Klein Properties recently launched new Web sites for three of its Uptown event venues. Each of the easy-to-navigate sites features an event calendar as well as information about booking weddings, corporate and non-profit events at the locations. There are also maps and directions for out-of-town visitors and an archive of past editions of Skylights newsletters.

Visit the new Web sites at [www.theatriumuptown.com](http://www.theatriumuptown.com), [www.theplazauptown.com](http://www.theplazauptown.com) and [www.thegreenuptown.com](http://www.thegreenuptown.com).



WACHOVIA

### Tenant Location Key

- 1 One Wachovia Center
- 2 Two Wachovia Center
- 3 Three Wachovia Center
- 6 The Green
- 5 500 S. College Street

CHILDRESS KLEIN  
P R O P E R T I E S