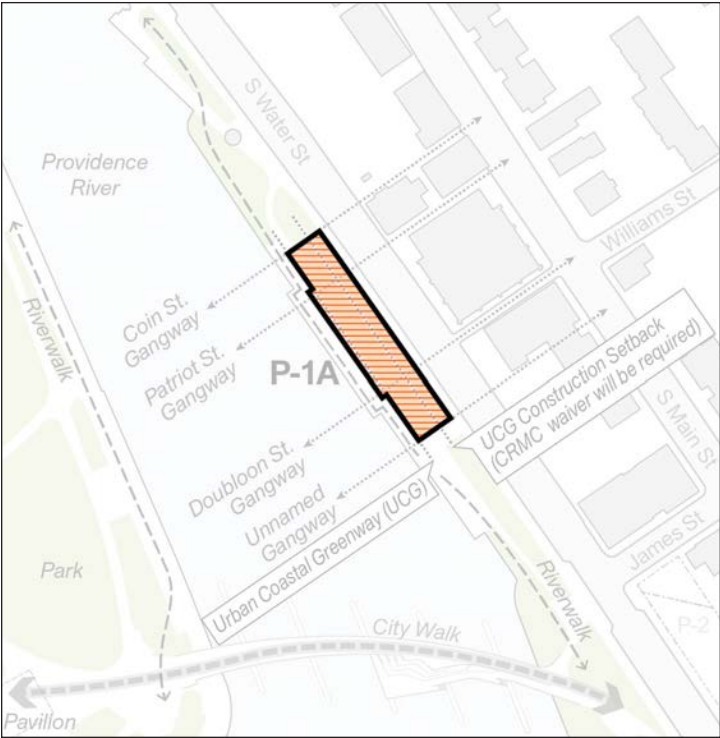
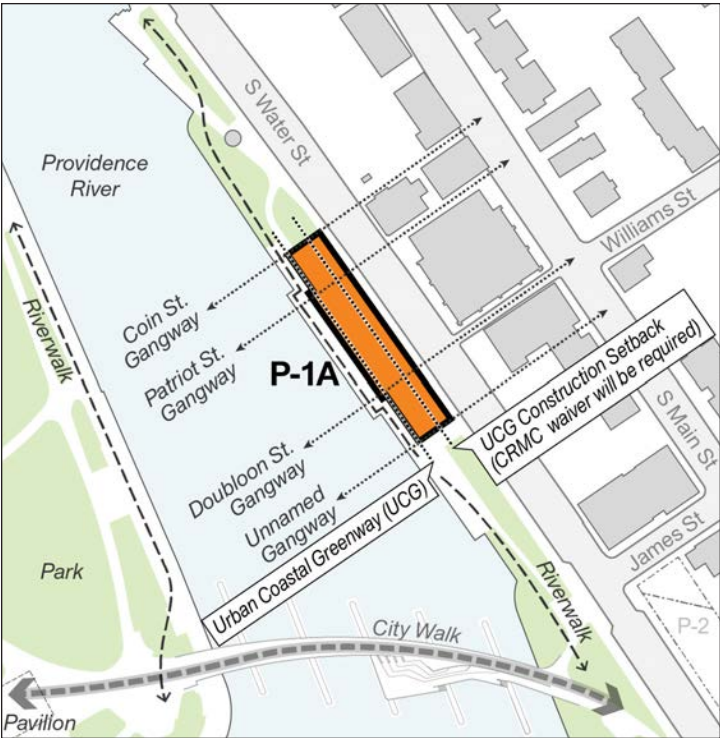


Parcel 1A



- Approximate Area of Existing Grade Below DFE-1
- Parcel Area
- Parcel Boundary

Dimensional Regulations	
Parcel Area	0.28 ac.
District	East Side District
Minimum Building Height	1 story
Minimum Ground-Floor Story Height	15' for non-residential uses; 12' for residential uses
Maximum Building Height	6 stories
Primary Street and Secondary Street Build-to-line	Build-to zone of 0' to 8', with minimum build-to percentage of 80%
Interior Side Build-to-line	none
Rear Setback	none
Special Considerations	
<ul style="list-style-type: none">Existing grade of parcel is below DFE-1. Refer to Section 2.6 Flood Resilience Standards for flood resilience design requirements.Urban Coastal Greenway (UCG) area extends 20' inland from the "Coastal Feature" (the seawall); UCG Construction Setback extends 25' inland from the inland edge of the UCG. Applicants may apply to the Rhode Island Coastal Resources Management Council (CRMC) for a waiver from the 25' UCG Construction Setback.Historic Alignment of the former Coin St, Patriot St, and Doubloon St riverfront gangways shall be visually or physically reflected through the use of signs, pavement markings, architecture, or other interpretive elements.Surface parking lots and parking structures are prohibited.Curb cuts and driveway access are prohibited.Parcel 1A is within the College Hill Historic District, which is listed in the National Register of Historic Places. Proposals should be designed to complement the historic context.Proposals for development of Parcel 1A should consider the adjacency to Riverwalk, the strong pedestrian and bicycle desire line to and from the Michael S. Van Leesten Memorial Bridge, and the proximity to 195 District Park when planning the uses and design of the ground floor.	

Note: Full investigation of easements, elevations, and other external constraints to development is the responsibility of the project proponent.