

Parcel 2



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

Parcel Specifications	
Parcel Area	1.13
District	East Side District
Minimum Building Height	2 stories
Minimum Ground Floor 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"> • The northwest corner of the parcel may sit below DFE-1. Refer to Section 2.6 Flood Resilience Standards for flood resilience design requirements. • Parcel 2 is affected by several easements, most importantly a 30' easement that runs through the parcel in alignment with Transit Street. • Hardscape and landscape may be built at-grade in the easement area. Buildings may bridge the utility easement at no less than 25' above finished grade. • Proposals for development of Parcel 2 should consider the adjacency to City Walk and the strong pedestrian and bicycle desire line to and from the Michael S. Van Leesten Memorial Bridge and the proximity to the park when planning the uses and design of the ground floor. • Parcel 2 is within the College Hill National Register Historic District, which is listed in the National Register of Historic Places. Proposals should be designed to complement the historic context. • A portion of Parcel 2 bordering James Street is subject to the City of Providence zoning ordinance. To achieve maximum height in this area, developers must meet City zoning requirements for height bonuses. • Parcel 2 is subject to a 22-foot wide access/egress easement to and from James Street for the benefit of the abutting property on the corner of James and South Main Streets. 	

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