

# Parcel 15



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

Dimensional Regulations	
Parcel Area	0.05 ac.
District	West Side Riverfront District
Minimum Building Height	1 story
Minimum Ground-Floor Story Height	15' for non-residential uses; 12' for residential uses
Maximum Building Height	130'
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"> <li>• Existing grade of parcel is below DFE-1. Refer to Section 2.6 Flood Resilience Standards for flood resilience design requirements.</li> <li>• Portions of this parcel is subject to an easement granted to the Narragansett Bay Commission (NBC) due to the presence of subsurface infrastructure associated with NBC's Combined Sewer Overflow tunnel. The infrastructure includes a stormwater storage tunnel and lateral connections installed in bedrock beneath the property at a depth of approximately 190 feet below the ground surface and approximately 100 feet into bedrock. Development on these parcels will require consideration of this infrastructure and coordination with NBC.</li> <li>• Proposals for development of Parcel 15 should consider the adjacency to Riverwalk and the strong pedestrian and bicycle desire line to and from the Michael S. Van Leesten Memorial Bridge and the proximity to the 195 District Park when planning the uses and design of the ground floor.</li> </ul>	

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