## Parcel 14



## bonus

Eligible for an increased building height bonus if space is provided within the project Eligble for an increased building heiligh bonus in space is provided within the project
for the uses, improvements, or facilities set forth below. Bonuses may in no case result in more than $30 \%$ additional building height.
Active Ground-Floor Uses include the publicly-accessible areas of restaurants, retail, cultural or entertainment facilities, or other uses determined by the Downtown Design Review Committee and the l-I 195 Commission to promot pedestrian activity and commerce in Downtown.
Publicly-accessible Open Space must be accessible to the public during daylight hours every day, year-round, and maintained by the property owner It is preferable that such areas contribute to a planned network of connected pedestrian and bikeways and parks.
Parking Garages must be integrated into or on the same lot as a building for which a bonus is sought. For each square foot of parking in a garage, an equivalen
amount of floor area may be added to the building above the max height, not to exceed two additional stories

|  | Active Uses as \% of <br> ground floor area |  |  |  | Public Open Space <br> as $\%$ of lot area |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 25 to <br> $50 \%$ | 51 to <br> $75 \%$ | 76 to <br> $100 \%$ | 10 to <br> $15 \%$ | 16 to <br> $25 \%$ |  |  |
| Height Bonus | $10 \%$ | $20 \%$ | $30 \%$ | $10 \%$ | $20 \%$ |  |  |

PARCELAREA

ZONING
District
Overlay District
MIN Building Height
MIN First Story Height
MAX Building Heigh
MAX Building Height with Bonus
0.29 ac .

Deep Utility Infrastructure
Deep Utiity Infrastructure
Portions of this parcel are subject to an easement granted to the Narragansett Bay Commission (NBC) due to the presence of subsurface infrastructure associated with NBC's Combined Sewer OVerfiow tunnel.
The infrastructure includes a stormwater storage tunnel and lateral 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 this parcel will require consideration this infrastructure and coordination with NBC

## MINIMUM SETBACKS

Iding facades shall be built to between zero and eight feet from the street line. Facades shall occupy this build-to zone for at least $80 \%$ of each lot frontage of the roperty. These provisions may be waived to create seating. It is is referable that such areas contribute to a planned network of connected pedestrian and bike ways and parks. These provisions may also be waived to create accessory parking areas along B Streets eveloped in accordance with Section 604.G. I6 of the rovidence Zoning Ordinance.

## Interior Side <br> $0^{\prime}$ Build-to-line

Corner None

Parking Garage on the ground floor shall be separated from an Street by a permitted ground-floor use having a depth of at least 20 feet from the A Street.
Residential Use for a building that fronts on an A Street, residential uses shall not be permitted on the ground floor within 20 feet of the A Street. shall not be permitted on the ground floor within 20 feet of the A Street.
Lobbies and common spaces associated with residences are permitted within this area.
Recess on both $A$ and $B$ street facades buildings over six stories shall have a recess line of at least ten feet above the 3rd story and below the 7 th story.

## Illustrative Test Fits

Massings shown are not preferred designs; they are for illustrative purposes only, in order to show floor orea capacity within the zoning requirements


MIXED-USE RESIDENTIALTEST FIT

$\square$ as-ofright bonus

| Ground Level Floor-to-floor Height | $20^{\prime}$ |
| :--- | ---: |
| Upper Level Floor-to-floor Height | 11 |
| Typ. Upper Floor Plate Width | $65^{\prime}$ |
| Gross Ground Floor Area | 10 K |
| Gross Typ. Upper Floor Area | 8 K |
|  |  |
| TOTAL AS-OF-RIGHT | 8 |
| Stories | $97^{\prime}$ |
| Building Height | 5.6 |
| Floor Area Ratio (FAR) | 70 K |
| Gross Floor Area |  |
| TOTAL WITH BONUS | 111 |
| Stories | $130^{\prime}$ |
| Building Height | 7.5 |
| Floor Area Ratio (FAR) | 94 K |
| Gross Floor Area |  |


| COMMERCIALTEST FIT |  |
| :--- | ---: |
| Ground Level Floor-to-floor Height | $20^{\prime}$ |
| Upper Level Floor-to-floor Height | $13.5^{\prime}$ |
| Typ. Upper Floor Plate Width | $65^{\prime}$ |
| Gross Ground Floor Area | 10 K |
| Gross Typ. Upper Floor Area | 8 K |
| TOTAL AS-OF-RIGHT |  |
| Stories | 6 |
| Building Height | $87.5^{\prime}$ |
| Floor Area Ratio (FAR) | 4.3 |
| Gross Floor Area | 54 K |
| TOTAL WITH BONUS |  |
| Stories | 9 |
| Building Height | $128^{\prime}$ |
| Floor Area Ratio (FAR) | 6.2 |
| Gross Floor Area | 78 K |

## COMMERCIALTEST FIT

Ground Level Floor-to-floor Height $20^{\circ}$
Upper Level Floor-to-floor Height 13.5
Typ. Upper Floor Plate Widt 65
10 K


Building Height 87.5

TOTAL WITH BONUS
Building Height Gross Floor Area

20
Upper Level Floor-to-floor Height $\quad 65^{\circ}$
Gross Ground Floor Area 10 K
Gross Typ. Upper Floor Area 8 K
TOTAL AS-OF-RIGHT
Stories
Building Height (FAR) $\quad 97$
Gross Floor Area

WITH BONUS

Floor Area Ratio (FAR) 130
7.5
9.5

## Parcel 27



## bonus

Eligible for an increased building height bonus if space is provided within the project Eligble for an increased building heiligh bonus in space is provided within the project
for the uses, improvements, or facilities set forth below. Bonuses may in no case result in more than $30 \%$ additional building height.
Active Ground-Floor Uses include the publicly-accessible areas of restaurants, retail, cultural or entertainment facilities, or other uses determined by the Downtown Design Review Committee and the l-I 195 Commission to promot pedestrian activity and commerce in Downtown.
Publicly-accessible Open Space must be accessible to the public during daylight hours every day, year-round, and maintained by the property owner. It is preferable that such areas contribute to a planned network of connected pedestrian and bikeways and parks.
Parking Garages must be integrated into or on the same lot as a building for which a bonus is sought. For each square foot of parking in a garage, an equivalen
amount of floor area may be added to the building above the max height, not to exceed two additional stories

|  | Active Uses as \% of <br> ground floor area |  |  |  | Public Open Space <br> as $\%$ of lot area |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 25 to <br> $50 \%$ | 51 to <br> $75 \%$ | 76 to <br> $100 \%$ | 10 to <br> $15 \%$ | 16 to <br> $25 \%$ |  |  |
| Height Bonus | $10 \%$ | $20 \%$ | $30 \%$ | $10 \%$ | $20 \%$ |  |  |

PARCELAREA
zoning
District
Overlay District
MIN Building Height
MIN First Story Height
MAX Building Height
MAX Building Height with Bonus
0.51 ac.

D-I-120
1-3-E, $1-3-\mathrm{H}$
3 stories
${ }^{12}$ ' (floor-to-ceiling)
$120^{\circ}$
156'

## Illustrative Test Fits

Massings shown are not preferred designs; they are for illustrative purposes only, in order to show floor area capacity within the zoning requirements.

MIXED-USE RESIDENTIALTEST FIT

| Ground Level Floor-to-floor Height | 20 |
| :--- | ---: |
| Upper Level Floor-tofloor Height | 11 |
| Typ. Upper Floor Plate Width | $65^{\prime}$ |
| Gross Ground Floor Area | 19 K |
| Gross Typ. Upper Floor Area | 12 K |
|  |  |
| TOTAL AS-OF-RIGHT | 10 |
| Stories | $119{ }^{\prime}$ |
| Building Height | 6.4 |
| Floor Area Ratio (FAR) | 141 K |
| Gross Floor Area |  |
| TOTAL WITH BONUS | 13 |
| Stories | $152^{\prime}$ |
| Building Height | 8.0 |
| Floor Area Ratio (FAR) | 177 K |
| Gross Floor Area |  |

## COMMERCIALTEST FIT

Ground Level Floor-to-floor Height $\quad 20^{\circ}$

| Upper Level Floor-to-floor Height | 20 |
| :--- | ---: |
|  | $13.5^{\circ}$ | . Typ. Upper Floor Plate Widtl

Gross Ground Floor Area
Gross Typ. Upper Floor Area
TOTAL AS-OF-RIGHT

Building Height
$\begin{array}{lr}\text { Floor Area Ratio (FAR) } & 6.2\end{array}$

Stories 11

Building Height 155'
$\begin{array}{ll}\text { Floor Area Ratio (FAR) } & 8.3\end{array}$
Gross Floor Area


$\square$ as-ofrigh
$13.5^{\circ}$ 19K

8
$0^{\prime}$

65
$\quad 19$
, " , 8
8 1 shall not be permitted on the ground floor within 20 feet of the A Street. Lobbies and common spaces associated with residences are permitted within this area.
Recess on B Street ficales, buidings over six stories shall have a recess line of at least ten feet above the 3rd story and below the 7 th story.

## MINIMUM SETBACKS

Front Building facades shall be built to between zero and eight feet from the street line. Facades shall occupy this build-to zone for at least $80 \%$ of each lot frontage of the property.These provisions may be waived to create
courtyards, wider sidewalks, open space, and/or outdo seating. It is preferable that such areas contribute to a planned network of connected pedestrian and bike ways and parks. These provisions may also be waived to reate accessory parking areas along B Streets eveloped in accordance with Section 604.G. I6 of the
Providence Zoning Ordinance. Providence Zoning Ordinance.

## Interior Side

${ }^{0}$ ' Build-to-line
Rear None
Parking Garage on the ground floor shall be separated from an Street by a permitted ground-floor use having a depth of at least 20 feet from the A Street.

## Parcel 28


bonus
Eligible for an increased building height bonus if space is provided within the project Eligible for an increased building height bonus if space is provided within the project
for the uses, improvements, or facilities set forth below. Bonuses may in no case result in more than $30 \%$ additional building height.
Active Ground-Floor Uses include the publicly-accessible areas of restaurants, retail, cultural or entertainment facilities, or other uses determined by the Downtown Design Review Committee and the l-I 195 Commission to promot pedestrian activity and commerce in Downtown.
Publicly-accessible Open Space must be accessible to the public during daylight hours every day, year-round, and maintained by the property owner It is preferable that such areas contribute to a planned network of connected pedestrian and bikeways and parks.
Parking Garages must be integrated into or on the same lot as a building for which a bonus is sought. For each square foot of parking in a garage, an equivalen
amount of floor area may be added to the building above the max height, not to exceed two additional storie

|  | Active Uses as \% of <br> ground floor area |  |  |  | Public Open Space <br> as $\%$ of lot area |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 25 to <br> $50 \%$ | 51 to <br> $75 \%$ | 76 to <br> $100 \%$ | 10 to <br> $15 \%$ | 16 to <br> $25 \%$ |  |  |
| Height Bonus | $10 \%$ | $20 \%$ | $30 \%$ | $10 \%$ | $20 \%$ |  |  |

PARCELAREA

ZONING
District
Overlay District
MIN Building Height
MIN First Story Height
MAX Building Height
3 stories 12 ' (floor-to-ceiling) $120^{\circ}$
MAX Building Height with Bonus 156'
1.25 ac
riustrative Test Fits
Massings shown are not preferred designs, they are for illustrative purposes only, in order to
show floor area capacity within the zoning requirements.

## MINIMUM SETBACKS

Front Building facades shall be built to between zero and eight feet from the street line. Facades shall occupy this build-to zone for at least $80 \%$ of each lot frontage of the property.These provisions may be waived to create seating. It is preferable that such areas contribute to a planned network of connected pedestrian and bike ways and parks. These provisions may also be waived to reate accessory parking areas along B Streets eveloped in accordance with Section 604.G. I 6 of the rovidence Zoning Ordinance.

## Interior Side <br> $0^{\prime}$ Build-to-line

Corne
None
Parking Garage on the ground floor shall be separated from an Street by a permitted ground-floor use having a depth of at least 20 feet from the A Street.
Residential Use for a building that fronts on an A Street, residential uses shall not be permitted on the ground floor within 20 feet of the A Street. Lobbies and common spaces associated with residences are permitted within this area.
 have a recess line of at least ten feet above the 3rd story and below the 7th story.


MIXED-USE RESIDENTIALTEST FIT

$\square$ as-ofrigh

| Ground Level Floor-to-floor Height | 20 |
| :--- | ---: |
| Upper Level Floor-to-floor Height | $1 \mathrm{I}^{\prime}$ |
| Typ. Upper Floor Plate Width | $65^{\prime}$ |
| Gross Ground Floor Area | 55 K |
| Gross Typ. Upper Floor Area | 35 K |
| TOTAL AS-OF-RIGHT |  |
| Stories | 10 |
| Building Height | $119^{\prime}$ |
| Floor Area Ratio (FAR) | 7.5 |
| Gross Floor Area | 410 K |
| TOTAL WITH BONUS |  |
| Stories | 13 |
| Bilding Height | $152^{\prime}$ |
| Floor Area Ratio (FAR) | 9.4 |
| Gross Floor Area | 515 K |
|  |  |

## COMMERCIALTEST FIT

| Ground Level Floor-to-floor Height | $20^{\prime}$ |
| :--- | ---: |
| Upper Level Floor-to-floor Height | $13.5^{\prime}$ |
| Typ. Upper Floor Plate Width | $10^{\prime}$ |
| Grosp Ground Floor Area | 55 K |
| Gross Typ. Upper Floor Area | 43 K |
|  |  |
| TOTAL AS-OF-RIGHT | 8 |
| Stories | $114.5^{\prime}$ |
| Bilding Height | 7.0 |
| Floor Area Ratio (FAR) | 380 K |
| Gross Floor Area |  |
| TOTAL WITH BONUS | 11 |
| Stories | $155^{\prime}$ |
| Bilding Height | 9.3 |
| Floor Area Ratio (FAR) | 509 K |
| Gross Floor Area |  |

$\begin{array}{lr}\text { Floor Area Ratio (FAR) } \\ \text { Gross Floor Area } & 9.4 \\ 515 \mathrm{~K}\end{array}$

$0^{\prime}$

55 K
${ }^{35} \mathrm{~K}$

TOTAL AS-OF-RIGHT

Building Height 114.5

TOTAL WITH BONUS

Building Height
Floor Area Ratio (FAR)
Gross Floor Area K 8 509K

## Parcel 34



PARCEL AREA

ZONING
District
Overlay District
MIN Building Height
MIN First Story Height
MAX Building Height
1-3-E, $1-3-\mathrm{H}$
3 stories ${ }^{12}$ ' (floor-to-ceiling)

MAX Building Height with Bonus $200^{\circ}$
$260^{\prime}$
1.47 ac.

$$
60^{\prime}
$$

MIXED-USE RESIDENTIALTEST FIT

| Ground Level Floor-to-floor Height | 20 |
| :--- | ---: |
| Upper Level Floor-tofloor Height | 11 |
| Typ. Upper Floor Plate Width | 65 |
| Gross Ground Floor Area | 61 K |
| Gross Typ. Upper Floor Area | 38 K |
|  |  |
| TOTAL AS-OF-RIGHT | 17 |
| Stories | 196 |
| Building Height | 11.2 |
| Floor Area Ratio (FAR) | 715 K |
| Gross Floor Area |  |
| TOTAL WITH BONUS | 22 |
| Stories | 251 |
| Building Height | 14.2 |
| Floor Area Ratio (FAR) | 905 K |
| Gross Floor Area |  |

Illustrative Test Fits
Massings shown are not preferred designs; they are for illustrative purposes only, in order to show floor area capacity within the zoning requirements.


Floor Area Ratio (FAR) 14.2
位

| Ground Level Floor-to-floor Height | $20^{\prime}$ |
| :--- | ---: |
| Upper Level Floor-toofloor Height | $13 .{ }^{\prime}$ |
| Typ. Upper Floor Plate Width | $120^{\prime}$ |
| Gross Ground Floor Area | 61 K |

Gross Ground Floor Area
Gross Typ. Upper Floor Area
TOTAL AS-OF-RIGHT
Stories
Building Height $195.5^{\circ}$
Floor Area Ratio (FAR) 10.8
Gross Floor Area
TOTAL WITH BONUS
Stories 18


COMMERCIALTEST FIT

Floor Area Ratio (FAR)
Gross Floor Area shall not be permitted on the ground floor within 20 feet of the A Street. Lobbies and common spaces associated with residences are permitted

## MINIMUM SETBACKS

Front Building facades shall be built to between zero and eight feet from the street line. Facades shall occupy this build-to zone for at least $80 \%$ of each lot frontage of the property.These provisions may be waived to create
courtyards, wider sidewalks, open space, and/or outdo seating. It is preferable that such areas contribute to a planned network of connected pedestrian and bike ways and parks. These provisions may also be waived to reate accessory parking areas along B Streets eveloped in accordance with Section 604.G. I6 of the
Providence Zoning Ordinance. 0' Build-to-line
Interior Side
${ }^{0}$ ' Build-to-line
Rear

## None

Parking Garage on the ground floor shall be separated from and Street by a permitted ground-floor use having a depth of at least 20 fe from the A Street.

Recess on both $A$ and $B$ Street facades, buildings over six stories shall have a recess line of at least ten feet above the 3rd story and below the 7th story.

## Parcel 35



## bonus

Eligible for an increased building height bonus if space is provided within the project Eligible for an increased building heilinh bonus if space is provided wet in the prosect
for the uses, improvements, or facilities set forth below. Bonuses may in no case result in more than $30 \%$ additional building height.
Active Ground-Floor Uses include the publicly-accessible areas of restaurants, retail, cultural or entertainment facilities, or other uses determined by the Downtown Design Review Committee and the I- 195 Commission to promote pedestrian activity and commerce in Downtown.
Publicly-accessible Open Space must be accessible to the public during daylight hours every day, year-round, and maintained by the property owner It is preferable that such areas contribute to a planned network of connected pedestrian and bikeways and parks.
Parking Garages must be integrated into or on the same lot as a building for which a bonus is sought. For each square foot of parking in a garage, an equivalen
amount of floor area may be added to the building above the max height, not to exceed two additional stories

|  | Active Uses as \% of <br> ground floor area |  |  |  | Public Open Space <br> as $\%$ of lot area |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 25 to <br> $50 \%$ | 51 to <br> $75 \%$ | 76 to <br> $100 \%$ | 10 to <br> $15 \%$ | 16 to <br> $25 \%$ |  |  |
| Height Bonus | $10 \%$ | $20 \%$ | $30 \%$ | $10 \%$ | $20 \%$ |  |  |

Residential Use for a building that fronts on an A Street, residential uses shall not be permitted on the ground floor within 20 feet of the A Street. Lobbies and common spaces associated with residences are permitted within this area.
Recess on $A$ Ster firder six stories shall have a recess line of at least ten feet above the 3rd story and below the 7th story.

PARCELAREA

ZONING
District
Overlay District
MIN Building Height
MIN First Story Height
MAX Building Height
-
$1-3-\mathrm{E}, \mathrm{I}-3-\mathrm{H}$
3 stories 12' (floor-to-ceiling) 200'
MAX Building Height with Bonus
$260^{\circ}$

## Illustrative Test Fits

Massings shown are not preferred designs; they are for illustrative purposes only, in order to show floor area capacity within the zoning requirements.

MIXED-USE RESIDENTIALTEST FIT

| Ground Level Floor-to-floor Height | 20 |
| :--- | ---: |
| Upper Level Floor-to-floor Height | 11 |
| Typ. Upper Floor Plate Width | 65 |
| Gross Ground Floor Area | 94 K |
| Gross Typ. Upper Floor Area | 57 K |
|  |  |
| TOTAL AS-OF-RIGHT | 17 |
| Stories | $19 \mathbf{K}^{\prime}$ |
| Building Height | 11.7 |
| Flora Area Ratio (FAR) | 1.1 M |
| Gross Floor Area |  |
| TOTAL WITH BONUS | 22 |
| Stories | 251 |
| Building Height | 14.9 |
| Floor Area Ratio (FAR) | 1.4 M |
| Gross Floor Area |  |

## COMMERCIALTEST FIT

Ground Level Floor-to-floor Height 20

Upper Level Floor-to-floor Height $\quad 20$
Upper Level Floor-to-floor Height 13.5
Typ. Upper floor Plate Width 120

Gross Ground Floor Area
94K
75 K
TOTAL AS-OF-RIGHT
Stories
14
Floor Area Ratio (FAR) 195.5
Gross Floor Area
TOTAL WITH BONUS

| Stories | 18 |
| :--- | ---: |
| Building Height | $249.5^{\circ}$ |

Floor Area Ratio (FAR) $\quad 14.9$
Gross Floor Area

$\square$ as-ofright bonus 65

Front Building facades shall be built to between zero and eight feet from the street line. Facades shall occupy this build-to zone for at least $80 \%$ of each lot frontage of the courtyards, wider sidewalks, open space, and/or outdoor seating. It is preferable that such areas contribute to a -planned network of connected pedestrian and bike ways and parks. These provisions may also be waived to create accessory parking areas along B Streets
developed in accordance with Section 604.G. 16 of the Providence Zoning Ordinance.

## Interior Side <br> $0^{\prime}$ Build-to-line

Corn
None
Parking Garage on the ground floor shall be separated from an Street by a permitted from the A Street.

## Parcel 37



## PARCELAREA

## ZONING

District
Overlay District
MIN Building Height
MIN First Story Height
MAX Building Height
3 stories ${ }^{12}$ ' (floor-to-ceiling)

MAX Building Height with Bonus $200^{\prime}$
$260^{\prime}$
0.49 ac .

## Illustrative Test Fits

Massings shown are not preferred designs; they are for illustrative purposes only, in order to
show floor area capacity within the zoning requirements.
$\square$ as-ofright


MIXED-USE RESIDENTIALTEST FIT

| Ground Level Floor-to-floor Height | 20 |
| :--- | ---: |
| Upper Level Floor-to-floor Height | 11 |
| Typ. Upper Floor Plate Width | $+/-65^{\prime}$ |
| Gross Ground Floor Area | 21 K |
| Gross Typ. Upper Floor Area | 15 K |
|  |  |
| TOTAL AS-OF-RIGHT | 17 |
| Stories | 196 |
| Building Height | 12.8 |
| Floor Area Ratio (FAR) | 273 K |
| Gross Floor Area |  |
| TOTAL WITH BONUS | 22 |
| Stories | 251 |
| Building Height | 16.3 |
| Floor Area Ratio (FAR) | 348 K |
| Gross Floor Area |  |


hoor Area Ratio

## COMMERCIALTEST FIT

| Ground Level Floor-to-floor Height | $20^{\prime}$ |
| :--- | ---: |
| Upper Level Floor-tofloor Height | $13.5^{\prime}$ |
| Typ. Upper Floor Plate Width | $+/-65^{\prime}$ |
| Gross Ground Floor Area | 21 K |
| Gross Typ. Upper Floor Area | 15 K |
| TOTAL AS-OF-RIGHT |  |
| Stories | 14 |
| Building Height | $195.5^{\prime}$ |
| Floor Area Ratio (FAR) | 10.7 |
| Gross Floor Area | 228 K |
| TOTAL WITH BONUS |  |
| Stories | 18 |
| Building Height | $249.5^{\prime}$ |
| Floor Area Ratio (FAR) | 13.5 |
| Gross Floor Area | 288 K |

## MINIMUM SETBACKS

Front Building facades shall be built to between zero and eight feet from the street line. Facades shall occupy this build-to zone for at least $80 \%$ of each lot frontage of the property.These provisions may be waived to create eating. It is preferable that such areas contribute to a planned network of connected pedestrian and bike ways and parks. These provisions may also be waived to reate accessory parking areas along B Streets eveloped in accordance with Section 604.G. I 6 of the rovidence Zoning Ordinance.

## Interior Side <br> ' Build-to-line

Corner
None
Parking Garage on the ground floor shall be separated from an Street by a permitted ground-floor use having a depth of at least 20 fee from the A Street.
Residential Use for a building that fronts on an A Street, residential uses shall not be permitted on the ground floor within 20 feet of the A Street. shall not be permitted on the ground floor within 20 feet of the A Street.
Lobbies and common spaces associated with residences are permitted within this area.
Recess on both $A$ and $B$ Street facides buidings over six stories shall have a recess line of at least ten feet above the 3rd story and below the 7th story.

## Parcel 41



## bonus

Eligible for an increased building height bonus if space is provided within the project for the uses, improvements, or facilities set forth below. Bonuses may in no case result in more than $30 \%$ additional building height.
Active Ground-Floor Uses include the publicly-accessible areas of restaurants. retail, cultural or entertainment facilities, or other uses determined by the Downtown Design Review Committee and the l-I 195 Commission to promot pedestrian activity and commerce in Downtown.
Publicly-accessible Open Space must be accessible to the public during daylight hours every day, year-round, and maintained by the property owner It is preferable that such areas contribute to a planned network of connected pedestrian and bikeways and parks.
Parking Garages must be integrated into or on the same lot as a building for which a bonus is sought. For each square foot of parking in a garage, an equivalen
amount of floor area may be added to the building above the max height, not to exceed two additional storie

|  | Active Uses as \% of <br> ground floor area |  |  |  | Public Open Space <br> as $\%$ of lot area |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 25 to <br> $50 \%$ | 51 to <br> $75 \%$ | 76 to <br> $100 \%$ | 10 to <br> $15 \%$ | 16 to <br> $25 \%$ |  |  |
| Height Bonus | $10 \%$ | $20 \%$ | $30 \%$ | $10 \%$ | $20 \%$ |  |  |

PARCEL AREA

| ZONING |  |
| :--- | :--- |
| District | D-I-200 |
| Overlay District | I-3-E |
| MIN Building Height | 3 stories |
| MIN First Story Height | $12^{\prime}$ (floor-to-ceiling) |
| MAX Building Height | $200^{\prime}$ |
| MAX Building Height with Bonus | $260^{\prime}$ |

## minimum setbacks

Front Building facades shall be built to between zero and eight feet from the street line. Facades shall occupy this build-to zone for at least $80 \%$ of each lot frontage of the roperty.These provisions may be waived to create eating. It is preferable that such areas contribute to a planned network of connected pedestrian and bike ways and parks. These provisions may also be waived to reate accessory parking areas along B Streets eveloped in accordance with Section 604.G. I 6 of the rovidence Zoning Ordinance.

## Interior Side

Corner Side
$0^{\prime}$ Build-to-line
Rear

## None

Parking Garage on the ground floor shall be separated from an Street by a permitted ground-floor use having a depth of at least 20 feet from the A Street.
Residential Use for a building that fronts on an A Street, residential uses shall not be permitted on the ground floor within 20 feet of the $A$ Street. shall not be permitted on the ground floor within 20 feet of the A Street.
Lobbies and common spaces associated with residences are permitted within this area.
Recess on both $A$ and $B$ Street facades, buildings over six stories shall have a recess line of at least ten feet above the 3rd story and below th 7 th story.

## Illustrative Test Fits

Massings shown are not preferred designs; they are for illustrative purposes only, in order to show floor area capacity within the zoning requirements.
$\square$ asoffrigh


MIXED-USE RESIDENTIALTEST FIT

| Ground Level Floor-to-floor Height | 20 |
| :--- | ---: |
| Upper Level Floor-to-floor Height | 11 |
| Typ. Upper Floor Plate Width | $65^{\prime}$ |
| Gross Ground Floor Area | 13 K |
| Gross Typ. Upper Floor Area | 9 K |
|  |  |
| TOTAL AS-OF-RIGHT | 17 |
| Stories | $196^{\prime}$ |
| Building Height | 13.2 |
| Floor Area Ratio (FAR) | 165 K |
| Gross Floor Area |  |
| TOTAL WITH BONUS | 22 |
| Stories | 251 |
| Building Height | 16.7 |
| Floor Area Ratio (FAR) | 210 K |
| Gross Floor Area |  |
|  |  |


oorara Rato

## COMMERCIALTEST FIT

Ground Level Floor-to-floor Height 20
Upper Level Floor-to-floor Height 20
Upper Level Floor-to-floor Height 13.5
Typ. Upper Floor Plate Width $80^{\circ}$
Gross Ground Floor Area I3K

TOTAL AS-OF-RIGHT
Stories
Building Height 195.5
Floor Area Ratio (FAR) 11.0
Gross floor Area
$\qquad$

| Stories | 249.5 |
| :--- | ---: |
| Building Height |  |

$\begin{array}{ll}\text { Floor Area Ratio (FAR) } & 13.9\end{array}$

