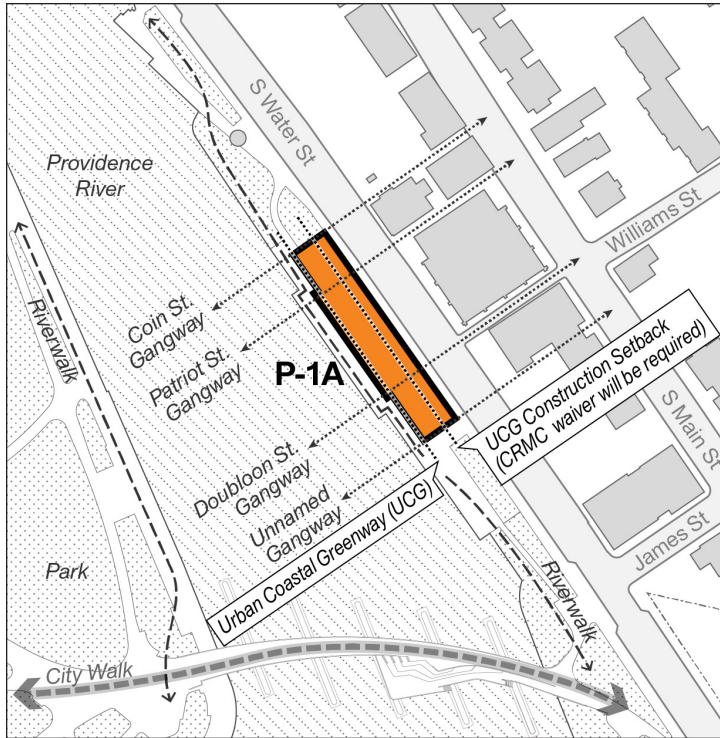


Parcel 1A



Parcel Specifications	
Parcel Area	0.28 ac.
District	East Side District
Minimum Building Height	1 story
Minimum Ground Floor Height	18' for non-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"> 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 must 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, Doubloon St, and unnamed 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; no Special Exception will be granted. Curb cuts and driveway access are prohibited. Parcel 1A 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. 	

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