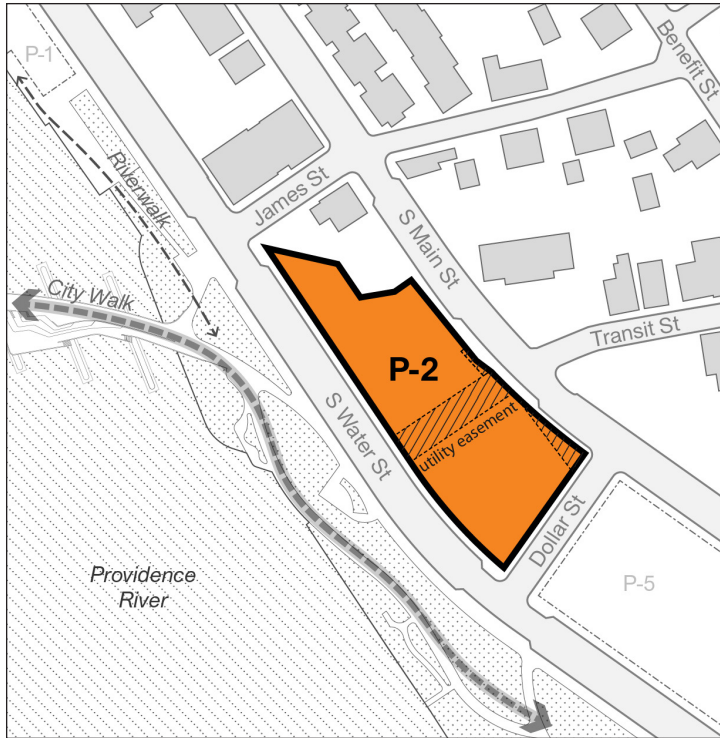


Parcel 2



Parcel Specifications	
Parcel Area	1.08 ac.
District	East Side District
Minimum Building Height	2 stories
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"> Parcel 2 is affected by several easements, most importantly a 35' easement that runs through the parcel in alignment with Transit Street. 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 Providence Pedestrian 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. 	

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