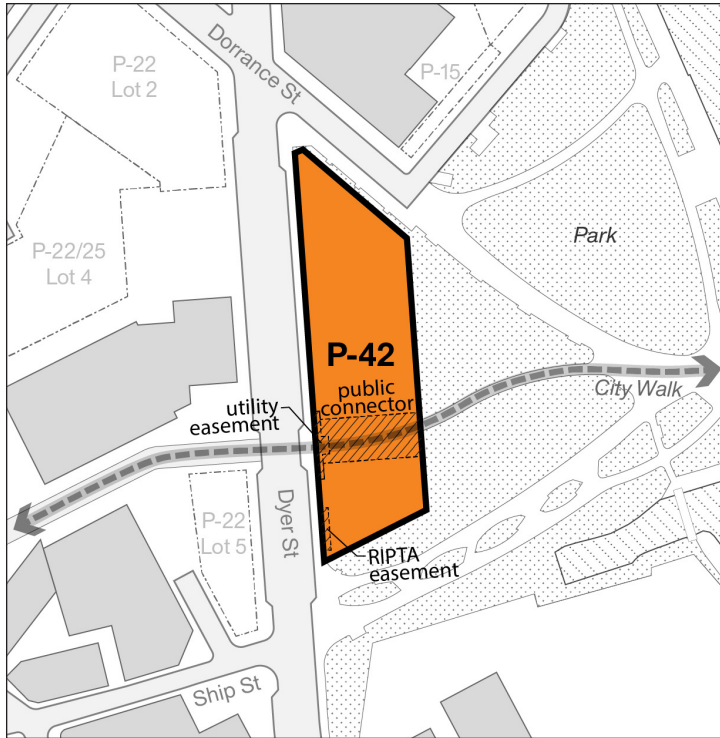


Parcel 42



Parcel Specifications	
Parcel Area	1.08 ac.
District	West Side Riverfront District
Minimum Building Height	3 stories
Minimum First Floor Story Height	18' for non-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"> Parcel 42 is affected by several easements: an electrical utility easement, proposed RIPTA easement, and Narragansett Bay Commission (NBC) Combined Sewer Overflow (CSO) easement. The RIPTA easement provides ~480 sq. ft. of Dyer Street frontage for a bus stop on the southwest corner of Parcel 42. The NBC CSO easement is 70-feet in width and starts at a depth of 154 feet below grade. The City Walk bicycle and pedestrian corridor cuts through Parcel 42, connecting Elbow Street to a pathway through the park that leads to the Providence Pedestrian Bridge. A publicly-accessible connection of substantial width must be provided, and the public realm should be designed to invite bicyclists and pedestrians to use this connection. Active uses, in particular food and beverage establishments, should be prioritized for the portions of the ground floor along either side of the City Walk corridor and the adjacent frontages on the park and Dyer Street. 	

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