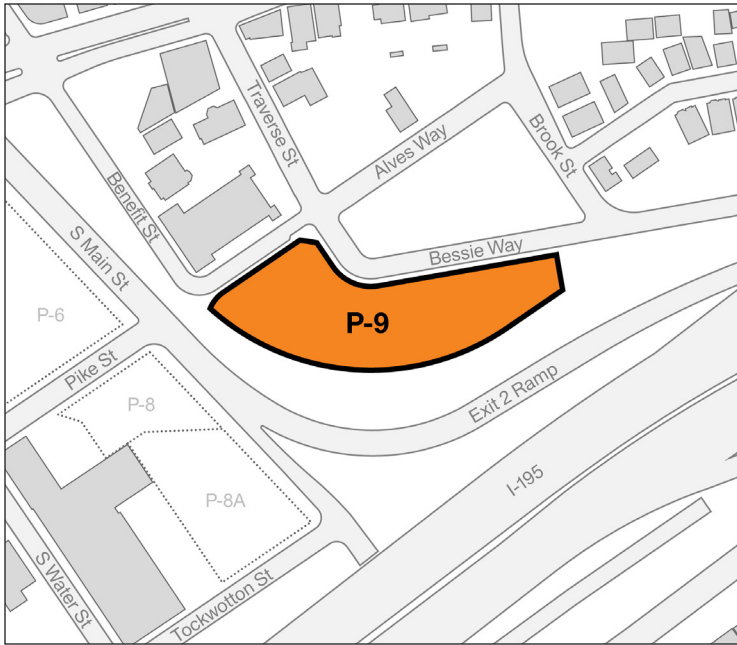


Parcel 9



PARCEL AREA 1.05 ac.

ZONING

District	C-2
Overlay District	ESOD
MIN Building Height	2 Stories
MIN First Story Height	9' Res., 11' Com. (floor-to-ceiling)
MAX Building Height	50', not to exceed 4 Stories

BONUS

Eligible for an increased building height bonus if space is provided within the project for the uses, improvements, or facilities set forth below.

Off-street Parking accommodation for 50% or more of total parking requirement in a parking structure.

Publicly-accessible Open Space for passive and/or active recreation within the East Side Overlay District (ESOD) totaling a minimum of 10% of the lot area, with the condition that the open space is available for use every day, year-round, during daylight hours, and maintained by the property owner.

Active Ground Floor Uses of a minimum of 5,000 square feet fronting South Main St., South Water St., or Wickenden St. including but not limited to restaurants and cafes, sales and service retail, professional office space, art galleries, performance space, and community event space.

Vertical Mixed-use Development of which at least 50% is devoted to residential use.

BONUSES MAY IN NO CASE RESULT IN MORE THAN TWO (2) ADDITIONAL STORIES.

MINIMUM SETBACKS

Front	0-5' Build-to-line (see 503.A.6 for built-to % req.)
Interior Side	none; unless abutting res. district, then 10'
Corner Side	0-5' Build-to-line (see 503.A.6 for built-to % req.)
Rear	none; unless abutting res. district, then 20'

Parking Garage on the ground floor shall be 20' from South Main St., South Water St., and Wickenden St. (parked vehicles concealed from view from the far side of any right-of-way that abuts the property).

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 RESIDENTIAL TEST FIT

Ground Level Floor-to-floor Height (ft.)	20'
Upper Level Floor-to-floor Height (ft.)	10'
Typ. Upper Floor Plate Width (ft.)	65'
Ground Floor Area (GSF)	46K
Typ. Upper Floor Area (GSF)	39K

TOTAL AS-OF-RIGHT

Stories	4
Floor Area Ratio (FAR)	3.5
Floor Area (GSF)	162K

TOTAL WITH BONUS

Stories	6
Floor Area Ratio (FAR)	5.2
Floor Area (GSF)	239K



COMMERCIAL TEST FIT

Ground Level Floor-to-floor Height (ft.)	20'
Upper Level Floor-to-floor Height (ft.)	13.5'
Typ. Upper Floor Plate Width (ft.)	+/- 110'
Ground Floor Area (GSF)	46K
Typ. Upper Floor Area (GSF)	46K

TOTAL AS-OF-RIGHT

Stories	3
Floor Area Ratio (FAR)	2.7
Floor Area (GSF)	123K

TOTAL WITH BONUS

Stories	5
Floor Area Ratio (FAR)	4.7
Floor Area (GSF)	215K

 as-of-right  bonus