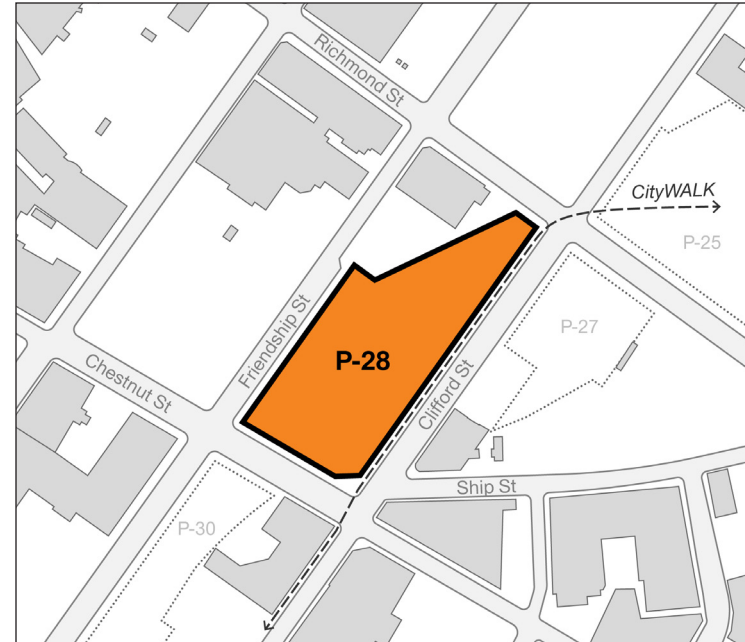


# Parcel 28



<b>PARCEL AREA</b>	<b>1.25 ac.</b>
<b>ZONING</b>	
District	D-1-I20
Overlay District	I-3-E, I-3-H
MIN Building Height	3 stories
MIN First Story Height	12' (floor-to-ceiling)
MAX Building Height	120'
MAX Building Height with Bonus	156'

## 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 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 equivalent amount of floor area may be added to the building above the max height, not to exceed two additional stories.

	Active Uses as % of ground floor area			Public Open Space as % of lot area		
	25 to 50%	51 to 75%	76 to 100%	10 to 15%	16 to 25%	> 25%
<b>Height Bonus</b>	10%	20%	30%	10%	20%	30%

## 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 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** 0' Build-to-line  
**Corner Side** 0' Build-to-line  
**Rear** None

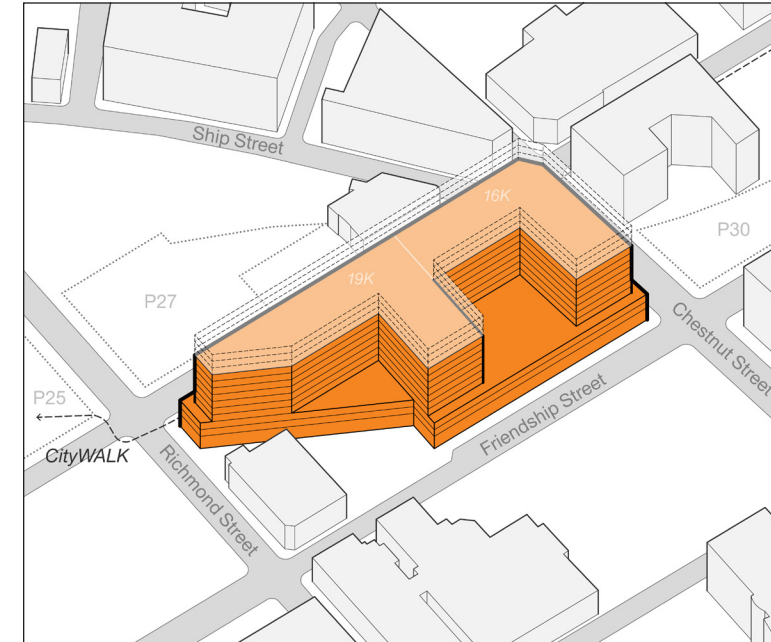
**Parking Garage** on the ground floor shall be separated from an A Street by a permitted ground-floor use having a depth of at least 20 feet from the A Street.

**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.

**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.

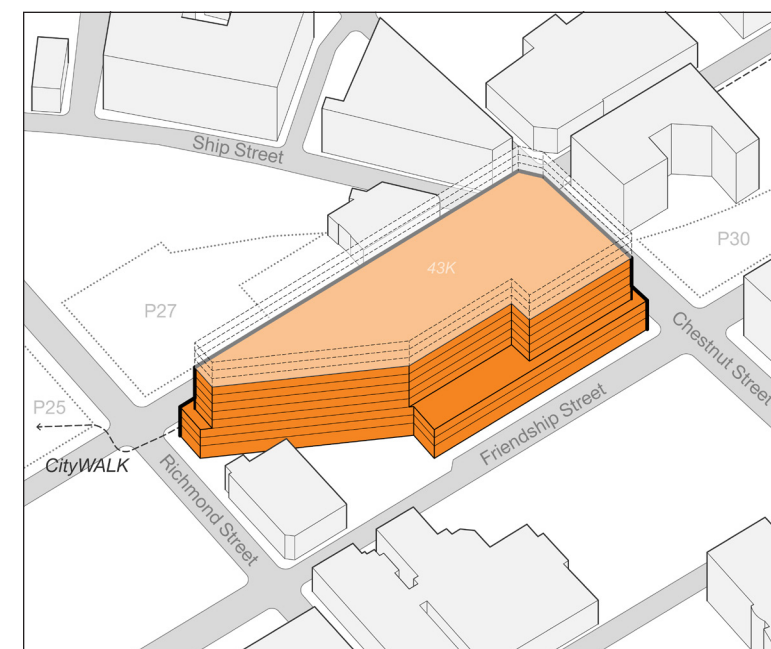
# Illustrative Test Fits

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



<b>MIXED-USE RESIDENTIAL TEST FIT</b>	
Ground Level Floor-to-floor Height	20'
Upper Level Floor-to-floor Height	11'
Typ. Upper Floor Plate Width	65'
Gross Ground Floor Area	55K
Gross Typ. Upper Floor Area	35K
<b>TOTAL AS-OF-RIGHT</b>	
Stories	10
Building Height	119'
Floor Area Ratio (FAR)	7.5
Gross Floor Area	410K

<b>TOTAL WITH BONUS</b>	
Stories	13
Building Height	152'
Floor Area Ratio (FAR)	9.4
Gross Floor Area	515K



<b>COMMERCIAL TEST FIT</b>	
Ground Level Floor-to-floor Height	20'
Upper Level Floor-to-floor Height	13.5'
Typ. Upper Floor Plate Width	120'
Gross Ground Floor Area	55K
Gross Typ. Upper Floor Area	43K
<b>TOTAL AS-OF-RIGHT</b>	
Stories	8
Building Height	114.5'
Floor Area Ratio (FAR)	6.9
Gross Floor Area	380K

<b>TOTAL WITH BONUS</b>	
Stories	11
Building Height	155'
Floor Area Ratio (FAR)	9.3
Gross Floor Area	509K

■ as-of-right    □ bonus