

1. Site Data Sheet						
Application Number: _____						
Project Name: 441 Canal Street						
Project Location: 441 Canal Street						
Address: 441 Canal Street						
Street Number: 441		Street Name: Canal Street				
Lot(s): _____						
Neighborhood Statistical Area: _____						
Current Zoning District: M-G		Proposed Zoning District: RH-D				
Master Plan Category: 9		Proposed Master Plan Category: No Change				
Zoning Section		Required/ Permitted	Existing Conditions	Proposed	Notes	Indicate Compliance
RH-D	Lot Size	43,560 SF	97,052 SF	97,052± SF		COMPLIES
	Gross Floor Area	N/A	N/A	675,645± SF		COMPLIES
	Zoning Floor Area					
	Residential	436,734± SF	N/A	416,957± SF	excludes garage and café	COMPLIES
	Commercial	N/A	N/A	7,224± SF		
	Industrial	N/A	N/A	N/A		
	Total	N/A	N/A	424,181± SF		COMPLIES
	F.A.R.					
	Residential	N/A	N/A	4.37		
	Commercial	0.75	N/A	0.07		
	Community Facility	N/A	N/A	N/A		
	Industrial	N/A	N/A	N/A		
	Total	4.50	N/A	4.44		
	Number of units	436	N/A	395		COMPLIES
	Below Market Rate Units (# and %)	10%	N/A	39.5 (10%)		COMPLIES
	Number of seats/ beds / employees if applicable	N/A	N/A	N/A		
	Avg Min. Dwelling Size		N/A	895± SF	Net area of Units not including corridors and common spaces	COMPLIES
	Street Frontage	150'	>150'	Canal: 245'-3" Dock: 307'-5" John: 282'-2"		COMPLIES
	Total Building Coverage (Area and %)	90% (87,346± SF)	N/A	74% (71,009± SF)		COMPLIES
	Building Coverage above 7 stories	50% (48,526± SF)	N/A	37% (34,090± SF)		COMPLIES

	Building Coverage above 12 stories	30% (29,115± SF)	N/A	22% (21,716± SF)		COMPLIES
	Lot coverage (Area and %)	N/A	N/A	88% (86,153± SF)		COMPLIES
	Building Height (Feet)	25 stories, 275'	N/A	18 stories, 183.7' (from average grade) 20 stories (with Mechanical bulkhead and Elevator Machine room levels), 203.7" (from average grade)	Elevations provide measurements from 0'	COMPLIES
	Base Height	Min. 4 stories/45' Max. 7 stories/80'	N/A	5 stories / 60'	Base Height only provided on Dock Street	SPECIAL PERMIT
	Number of floors	N/A	N/A	18 Resi / 2 Mech		COMPLIES
	Active ground floor (sq.ft. and %) if applicable	N/A	N/A	14,163± SF	Comprised of retail and lobby programs	COMPLIES
	Yards					
	Front (Curb)	Canal - Min. 10' with additional 5' planted buffer; Max. 25' John/Dock - Min. 15' with additional 5' planted buffer for residential; Max. 30'	N/A	Canal: 23'-7" to 30'-10" Dock: 37'-6" to 52' John: 44'-9" to 58'-9" 13'-6" min. resi. buffer (plantings + terraces)		SPECIAL PERMIT
	Street Wall	15'	N/A	>15'		COMPLIES
	Between Towers	100'	N/A	101'		COMPLIES
	Tower Setback from Interior Property Line	50'	N/A	50'		COMPLIES
	Rear yard	30'	N/A	N/A		
	Side yard	0' - first 70'; 15' beyond 70' up to 5 stories/60'; 30' above 5 stories/60'	N/A	John: 0' until 94' 13'-6 until 110' Canal: 0' until 86'-2"		SPECIAL PERMIT
	Tower Floor Plates Above 12 stories/125' Above 20 stories/225'	15,000 SF 12,000 SF	N/A	Above 12 stories: West Tower 9,960± SF East Tower 11,800± SF Above 20 stories: N/A	18th story: West Tower 6,679± SF East Tower 9,775± SF	COMPLIES
	Parking					
	Residential parking	417	N/A	418		COMPLIES
	Commercial parking	9	N/A	9		COMPLIES
	Community Facility parking	N/A	N/A	N/A		
	Industrial parking	N/A	N/A	N/A		

	Public open space parking	N/A	N/A	N/A		
	Bike parking	Class A - 48 Class B - 54	N/A	Class A - 110 Class B - 40	Class B spaces (40) will be shared between residential and retail users pursuant to Section 12.J.3.c	
	# of levels of parking garage (if applicable)	N/A	N/A	5		
	Square footage of parking area	N/A	N/A	198,983± SF		
	Parking setback	N/A	N/A	N/A		
	Open space (Area and %)					
	Publicly Accessible	5% (4,853± SF)	N/A	11.9% (11,596± SF)	See Open Space & Public Access Exhibit Prepared by Redniss & Mead dated 5.2.22	COMPLIES
	Usable	75 SF/unit (29,625 SF)	N/A	135 SF/unit (53,535± SF)	See Open Space & Public Access Exhibit Prepared by Redniss & Mead dated 5.2.22	COMPLIES
	Active (If separate)	N/A	N/A	N/A		
	Passive (If separate)	N/A	N/A	N/A		
	Pervious	10% (9,705 SF)	N/A	11.5% (11,115± SF)		COMPLIES
	Street Trees	N/A	N/A	26		
	Signage					
	Wall signs (# and size)	TBD	N/A	TBD		
	Ground Signs (# and size)	TBD	N/A	TBD		
	Blade signs (# and size)	TBD	N/A	TBD		
	Fence height	6'	N/A			
	Public Amenity Bonus	2 SF for every 1 SF of public open space (up to 5,000 SF)	N/A	5,000sf	Available but not utilized. See Open Space & Public Access Exhibit Prepared by Redniss & Mead dated 5.2.22	
	Storefronts*				*Pursuant to Section 4.B.11.k.9, all standards are <i>encouraged</i> and not required.	
	Floor-to-ceiling height	Min. 12'	N/A	2nd floor slab is 15'	Ceiling is not designed yet. Subject to retail tenant.	
	Window height	Min. 6'	N/A	ground - 8'-10" 2nd floor - 7'-10"		
	Window sill	Max. 3' above grade	N/A	sill is on the ground		
	Window frontage	Min. 75%	N/A	45%	Between heights of 3' and 10'	
	Is the project site fully or partially in the CAM2	Y				
	Is the project site fully or partially in a flood plain?	Y	Flood Area Zone AE			
	Is the site fully or partially in a historic district?	N				
	Is the site fully or partially in the Mill River Design District?	N				
	Is the site fully or partially in Downtown?	N				
	Is the site a brownfield site?	Y				
	Is the site a greenfield site?	N				