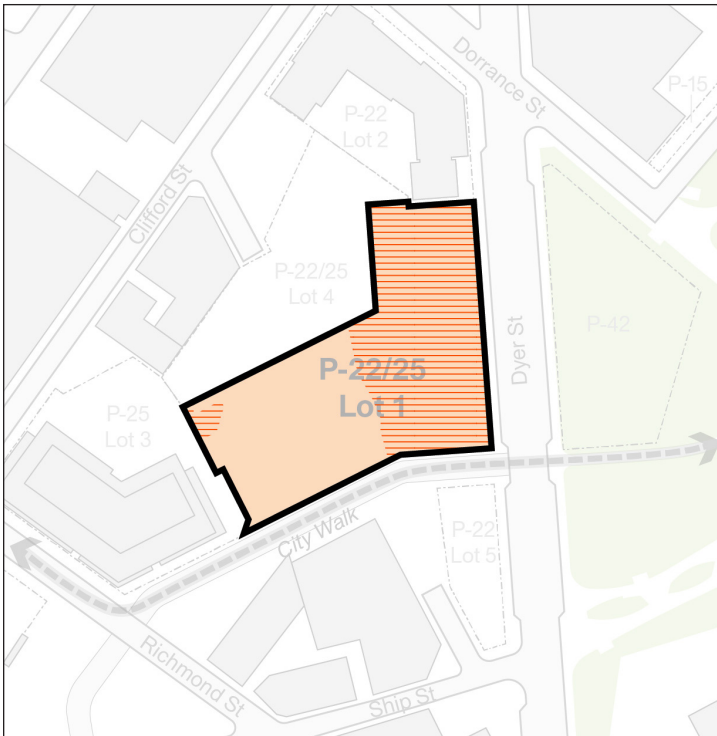
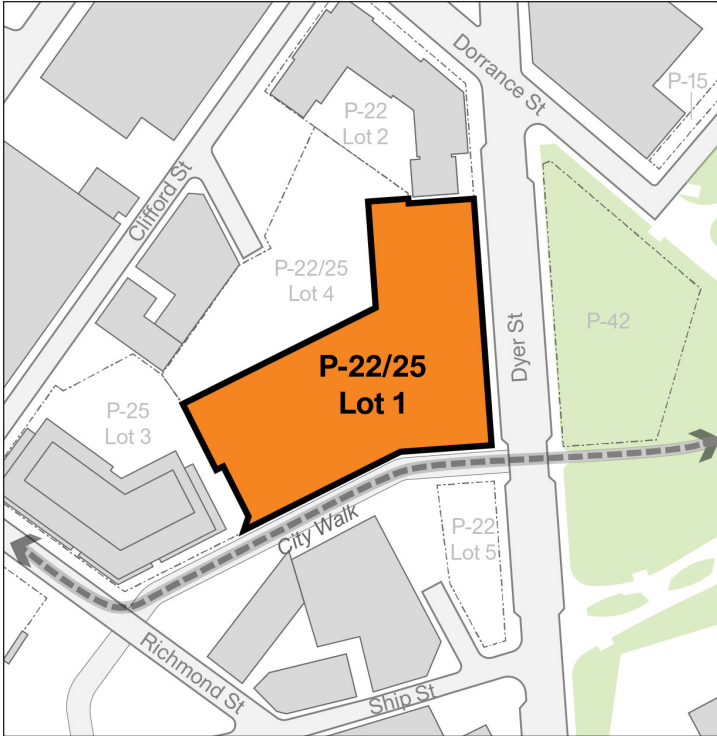


Parcels 22 & 25 Lot 1



- Approximate Area of Existing Grade Below DFE-1
- Parcel Area
- Parcel Boundary

Dimensional Regulations	
Parcel Area	1.55 ac.
District	West Side Riverfront District
Minimum Building Height	3 stories
Minimum Ground-Floor Story Height	15' for non-residential uses; 12' for 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"> A portion of the parcel sits below DFE-1. Refer to Section 2.6 Flood Resilience Standards for flood resilience design requirements. Residential uses are not permitted. A publicly accessible through-block pedestrian connection must be provided between Richmond Street, Clifford Street, and Dyer Street. Landscape and ground-floor uses should be planned to encourage public use of this pedestrian corridor and activate the Dyer Street plaza. 	

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