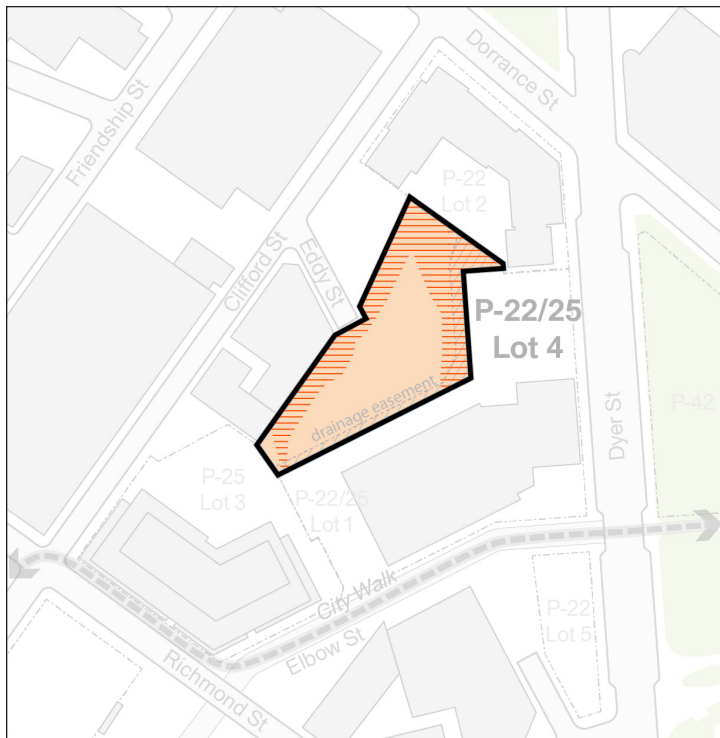
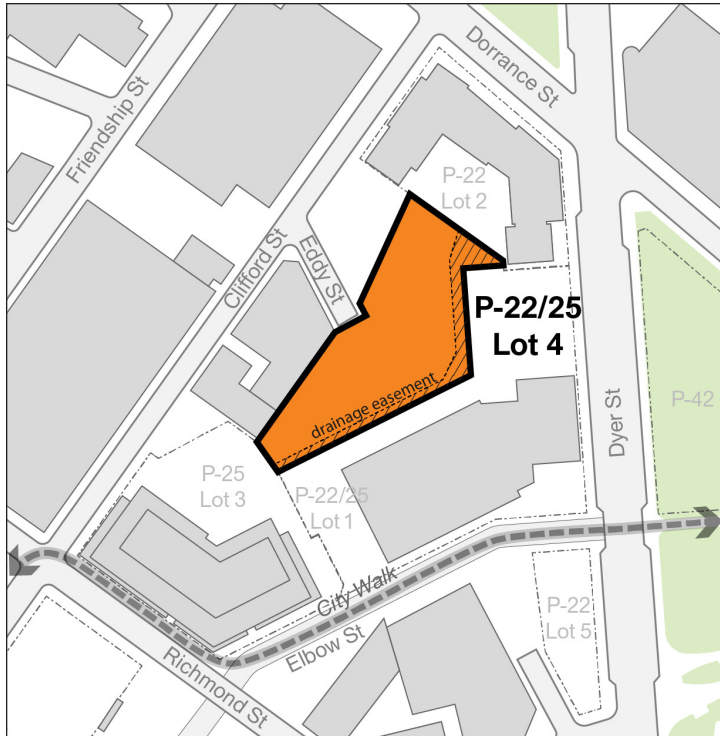





# Parcels 22 & 25 Lot 4



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

Dimensional Regulations	
Parcel Area	0.80 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"> <li>• The northern corner of the parcel sits below DFE-1. Refer to Section 2.6 Flood Resilience Standards for flood resilience design requirements.</li> <li>• Residential uses are not permitted.</li> <li>• A publicly accessible through-block pedestrian connection must be provided between 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.</li> </ul>	

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