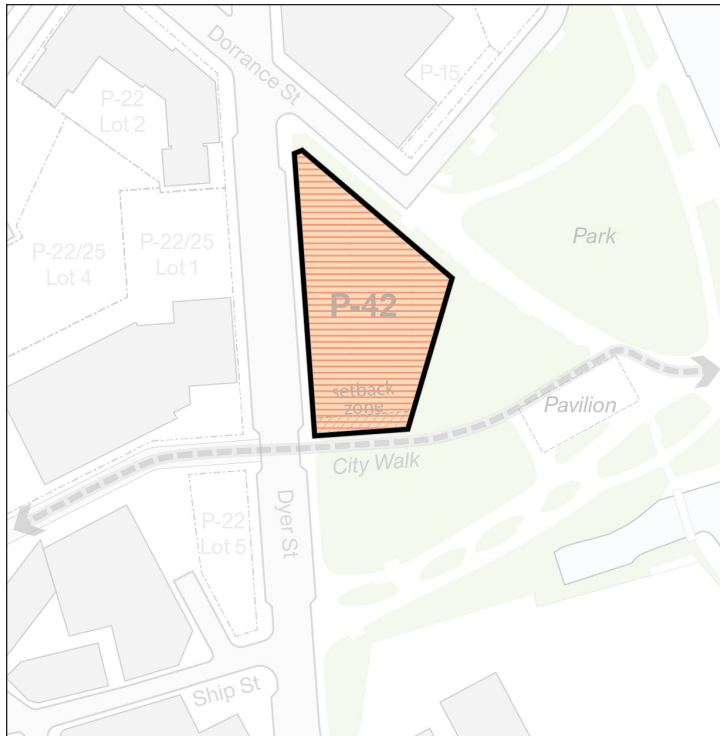
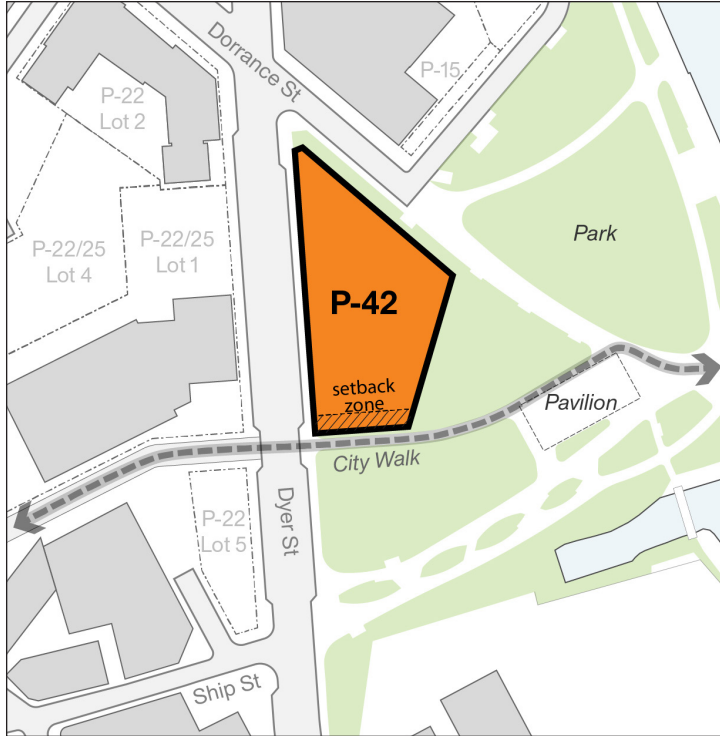





Parcel 42



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

Dimensional Regulations	
Parcel Area	0.85 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' by right; 166.5' with density bonus
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

- Existing grade of parcel is fully or partially below DFE-1. Refer to Section 2.6 Flood Resilience Standards for flood resilience design requirements.
- The City Walk bicycle and pedestrian corridor defines the southern boundary of Parcel 42, connecting Elbow Street to the Michael S. Van Leesten Memorial Bridge. The first three floors of the building must be set back 20' from this corridor, but the building can cantilever over that area at the fourth floor and above. Portions of the frontage adjacent to this corridor should be prioritized for active ground-floor uses, and the open space between this corridor and the building should be designed to allow for flexible seating that creates a sense of fluidity between 195 District Park and space controlled by building tenants.
- Proposals will be eligible for a density bonus allowing up to 166.5' in building height if they include at least 20,000 gross square feet of Cultural or Civic Uses (as defined in Appendix 4.1 Glossary of Definitions), at least 8,000 of which must be on the ground floor.

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