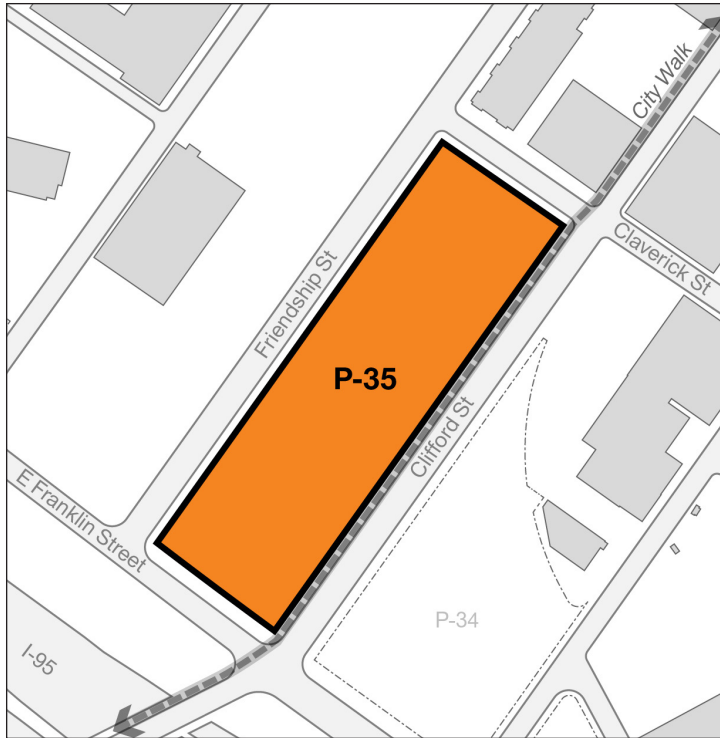


Parcel 35



Parcel Specifications	
Parcel Area	2.15 ac.
District	West Side Highway District
Minimum Building Height	6 stories
Minimum Ground Floor Height	18' for non-residential uses
Maximum Building Height	345'
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	
<p>The City Walk bicycle and pedestrian corridor runs down Clifford Street along Parcel 35. The public realm should be designed to engage City Walk through strategies such as a more generous pedestrian right-of-way, additional landscaping, pocket parks, etc. The Clifford Street frontage should also be prioritized for active ground floor uses.</p>	

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