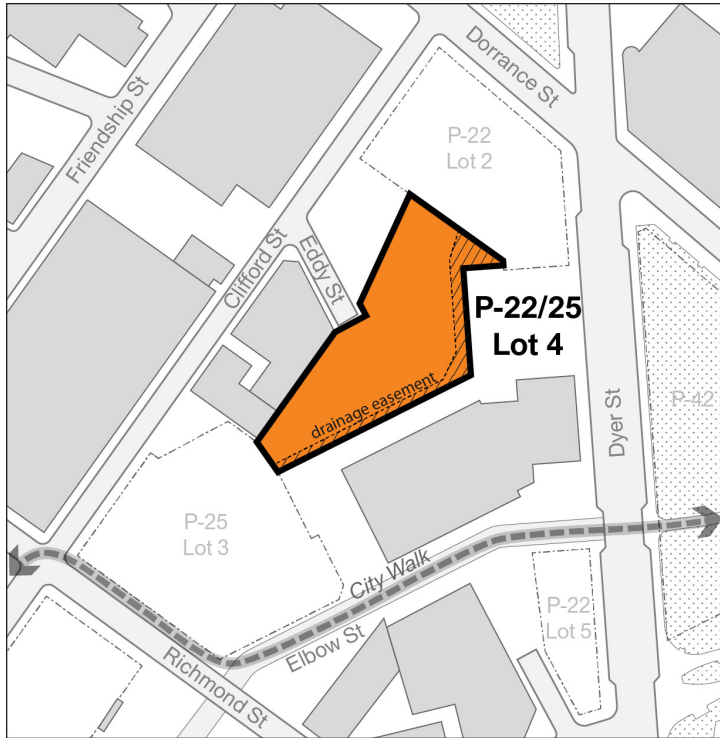


Parcel 22/25 Lot 4



Parcel Specifications	
Parcel Area	0.80 ac.
District	West Side Riverfront District
Minimum Building Height	3 stories
Minimum Ground Floor Height	18' for non-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"> Residential uses are not permitted. A pedestrian connection should be provided from Eddy Street and Clifford Street to the existing plaza adjacent to 225 Dyer Street. Landscape and ground floor uses should be planned to encourage public use of this pedestrian corridor and activate the plaza. 	

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