121 E CATHERINE
EXISTING CONDITIONS & CONTEXT

ZONING REQUIREMENTS

- Zoning District: D2 (Medium Density)
- Character Overlay District: Kerrytown
- Lot Area: 16,368 SF
- Floor Area Ratio (FAR): 200% or 400% w/ Planned Project Affordable Housing Premium
- Max. Building Height: 60’ or 69’ w/ Planned Project Affordable Housing Premium
- Streetwall: 3 stories (max.) or 2 stories (min.)
121 E CATHERINE
MASSING OPTIONS

OPTION 1: 4-STORY
- +/- 50-60 units
- FAR: 239%

OPTION 2: 5-STORY
- +/- 70-80 units
- FAR: 309%

OPTION 3: 6-STORY
- +/- 85-95 units
- FAR: 400%

*All options can accommodate an active ground floor and/or on-site parking
121 E CATHERINE

PARKING OPTIONS

OPTION 1:
- Commercial/retail: No
- Maximizes surface parking (~40 spaces)

OPTION 2:
- Commercial/retail: Partial
- Retains some surface parking (~24 spaces)

OPTION 3: 6-STORY
- Commercial/retail: Yes
- Assumes underground parking (~90 spaces, parking alone ~$8 Million)
# Survey Results

## Objectives

<table>
<thead>
<tr>
<th>Item</th>
<th>Overall Rank</th>
<th>Rank Distribution</th>
<th>Score</th>
<th>No. of Rankings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximize affordable housing units for 60% Area Median Income (AMI) households on site</td>
<td>1</td>
<td></td>
<td>907</td>
<td>191</td>
</tr>
<tr>
<td>Activate the ground floor for public benefit</td>
<td>2</td>
<td></td>
<td>805</td>
<td>190</td>
</tr>
<tr>
<td>Develop a mix of housing unit types and prices</td>
<td>3</td>
<td></td>
<td>701</td>
<td>186</td>
</tr>
<tr>
<td>Provide parking on site</td>
<td>4</td>
<td></td>
<td>636</td>
<td>186</td>
</tr>
<tr>
<td>Maintain some city ownership/control</td>
<td>5</td>
<td></td>
<td>558</td>
<td>180</td>
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<tr>
<td>Maximize market rate residential</td>
<td>6</td>
<td></td>
<td>395</td>
<td>174</td>
</tr>
</tbody>
</table>

*Survey results as of 11/4/2020

What objective is NOT needed?
- Parking (about 43%)
- Maximize market rate residential (about 20%)
- Maintain city ownership (about 11%)
OPTION 1: 4-STORY

This is what we've heard:

Likes:
- Downtown location
- Appropriate scale
- Affordable housing units

Improvements:
- Active ground floor
- Less parking
- Increase density

SURVEY RESULTS

*Survey results as of 11/4/2020
OPTION 2: 5-STORY

Likes:
• Active ground floor
• Maximizes affordable units
• 100% affordable units
• More housing, less parking

Improvements:
• Increase in height, with building setback on top story
• Outdoor space

SURVEY RESULTS

*Survey results as of 11/4/2020
OPTION 3: 6-STORY

*Survey results as of 11/4/2020

This is what we've heard:

Likes:
- Activated ground floor
- Maximizes affordable units
- Underground parking

Improvements:
- Reduce parking
- Building setbacks on top 2 floors