



121 E. CATHERINE

FOURTH & CATHERINE PARKING LOT

121 E CATHERINE

EXISTING CONDITIONS & CONTEXT

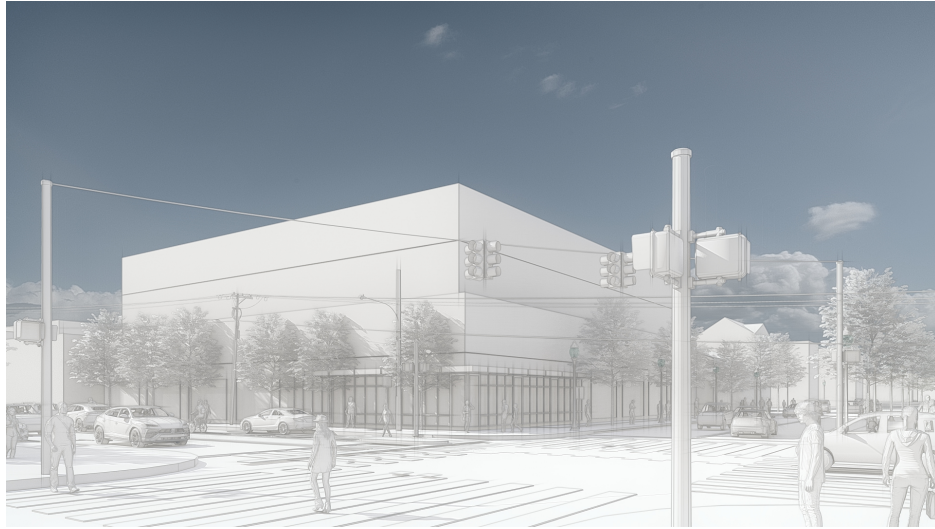
ZONING REQUIREMENTS

- 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.)



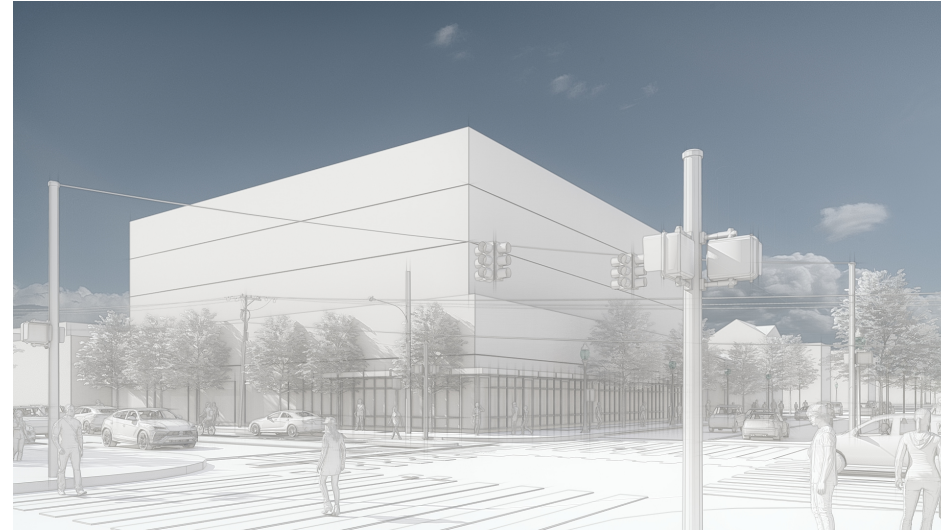
121 E CATHERINE

MASSING OPTIONS



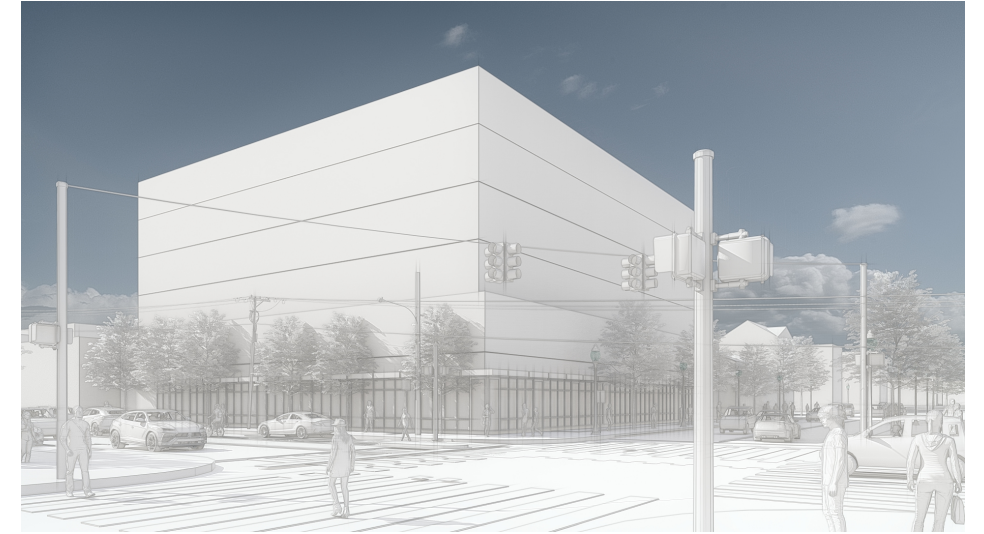
OPTION 1: 4-STORY

- +/- 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

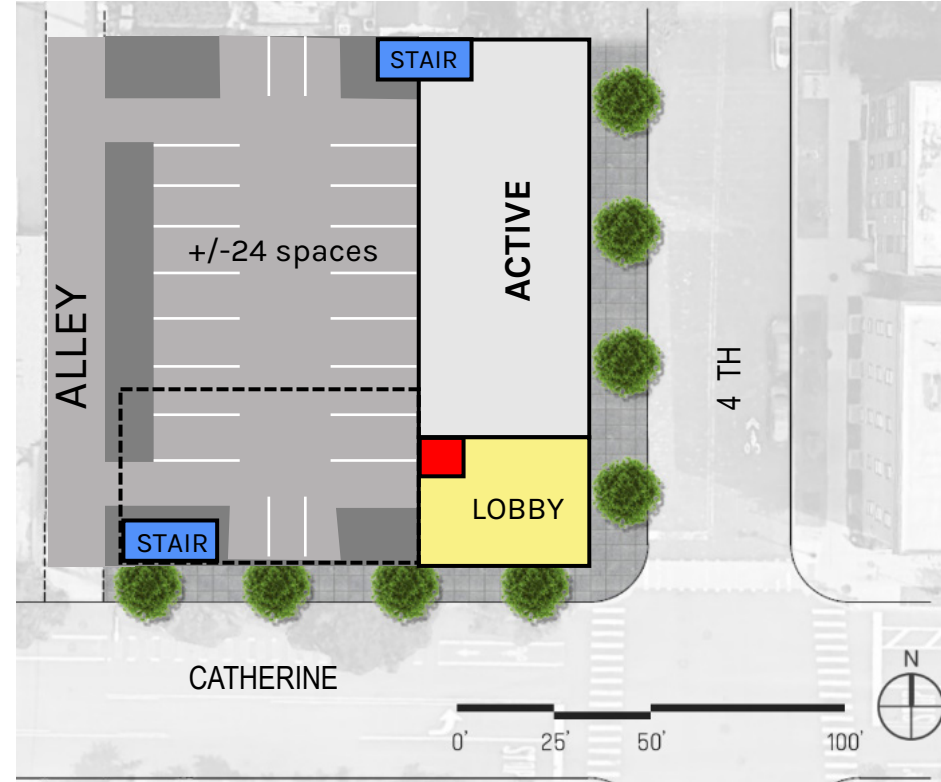
121 E CATHERINE

PARKING OPTIONS



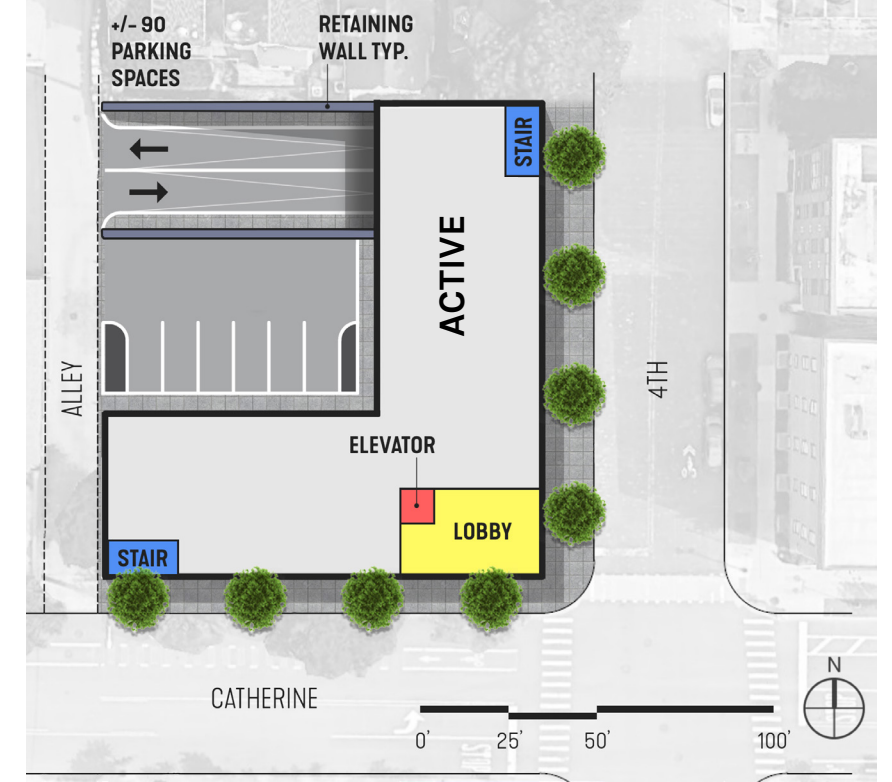
OPTION 1:

- 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

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



*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

OPTION 1: 4-STORY

STREET VIEW



BIRDS EYE VIEW



GROUND FLOOR



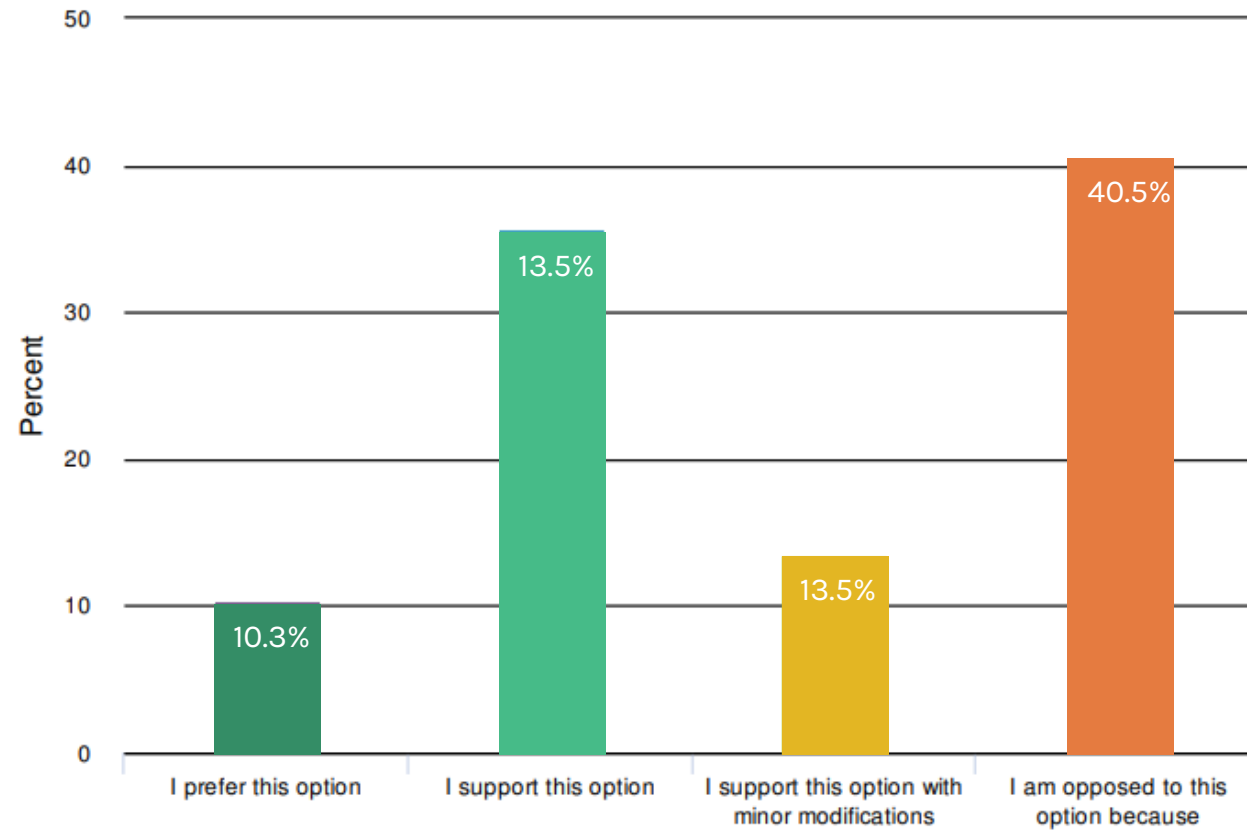
DESCRIPTION

- 4-story L-shaped building, 2 story streetwall
- Residential lobby at the corner of Fourth and Catherine
- Maximize surface parking for public use, approximately 40 spaces)

ASSUMPTION

- Stick-built, concrete podium (3 over 1). Building height is limited to 60'.
- Loading/service is provided off the alley.
- Building height includes rooftop mechanicals (not visible from street level).

SURVEY RESULTS



*Survey results as of 11/4/2020

This is what we've heard:

Likes:

- Downtown location
- Appropriate scale
- Affordable housing units

Improvements:

- Active ground floor
- Less parking
- Increase density



OPTION 2: 5-STORY

OPTION 2: 5-STORY

STREET VIEW



BIRDS EYE VIEW



GROUND FLOOR



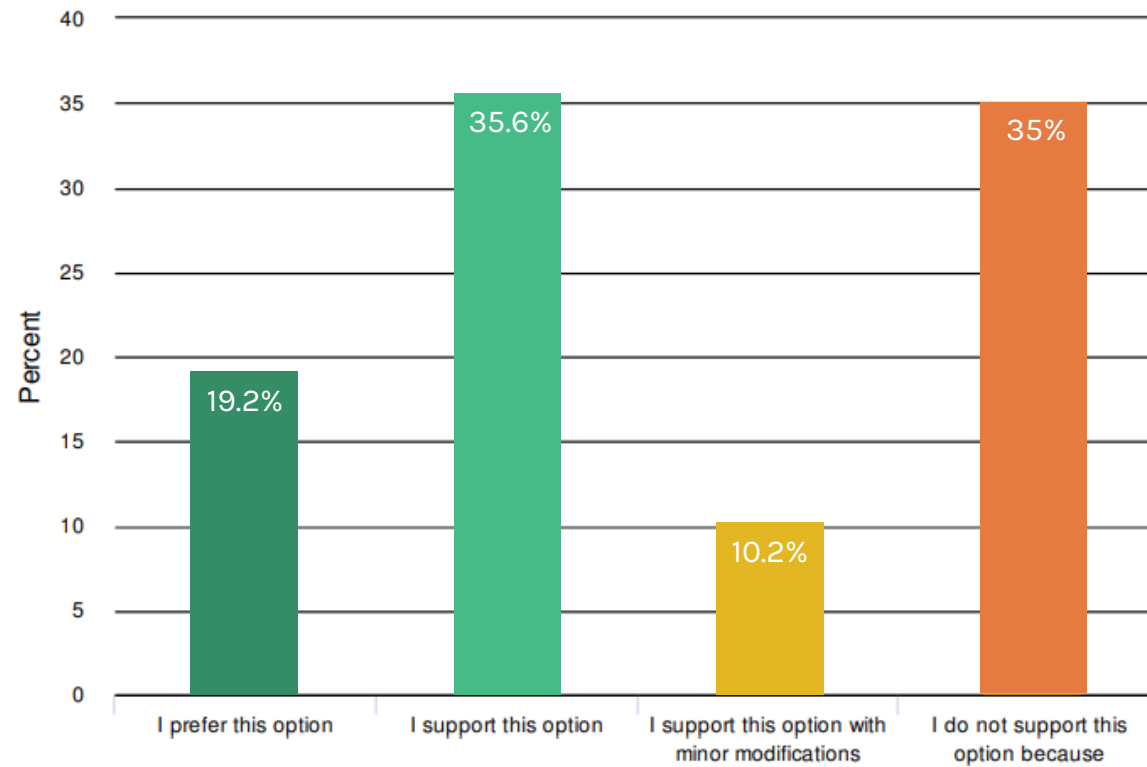
DESCRIPTION

- 5-story L-shaped building, 2 story streetwall.
- Active ground floor along Fourth.
- Residential lobby at the corner of Fourth and Catherine.
- Retains some surface parking for public use (approximately 24 spaces).

ASSUMPTION

- Stick-built, concrete podium (4 over 1). Building height is limited to 60'.
- Loading/service is provided off the alley.
- Building height includes rooftop mechanicals (not visible from street level).

SURVEY RESULTS



*Survey results as of 11/4/2020

This is what we've heard:

Likes:

- Active ground floor
- Maximizes affordable units
- 100% affordable units
- More housing, less parking

Improvements:

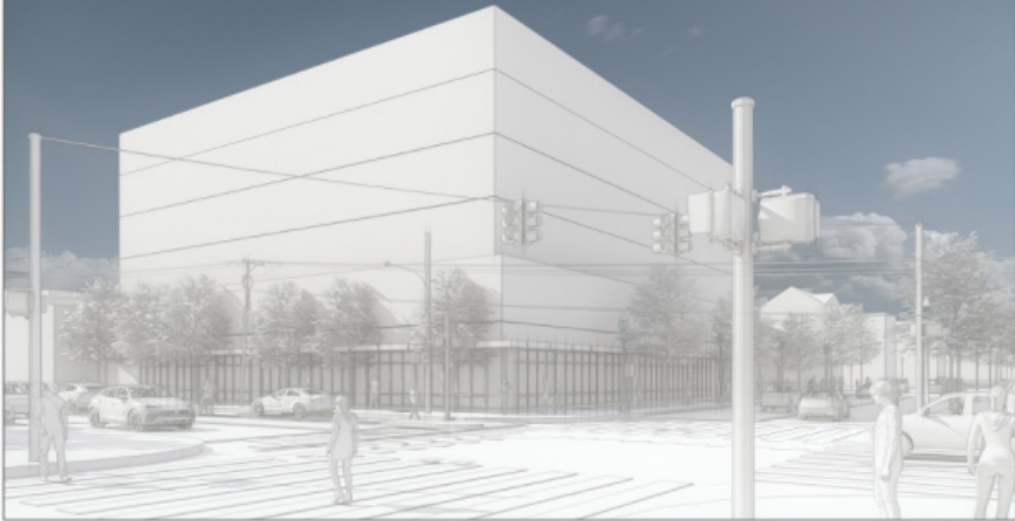
- Increase in height, with building setback on top story
- Outdoor space



OPTION 3: 6-STORY

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STREET VIEW



BIRDS EYE VIEW



GROUND FLOOR



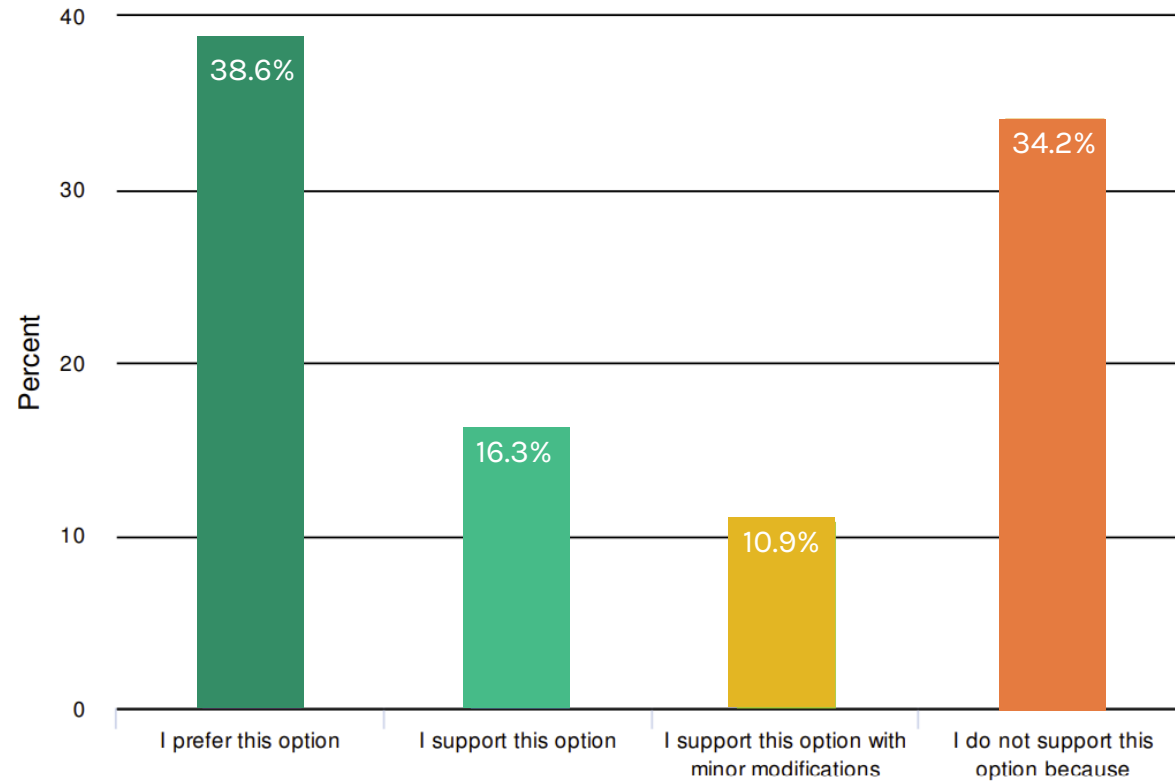
DESCRIPTION

- 6-story L-shaped building with step back from Braun Court, 2 story streetwall.
- Active ground floor along Catherine and Fourth.
- Residential lobby at the corner of Fourth and Catherine.
- Underground parking for public use (approximately 90 spaces).

ASSUMPTION

- Stick-built, concrete podium (5 over 1). Building height may exceed 60' limit.
- Loading/service is provided off the alley.
- Building height includes rooftop mechanicals (not visible from street level).
- Assumes 3 floors of underground parking. Parking would need to be publicly funded. Cost is approximately \$8.1 million.

SURVEY RESULTS



*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

