



# 121 E. CATHERINE

## FOURTH & CATHERINE PARKING LOT

# WELCOME!



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**WE ARE HERE TO  
ANSWER ANY  
QUESTIONS AND  
FACILITATE  
DISCUSSION**



# 121 E CATHERINE

## EXISTING CONDITIONS & CONTEXT

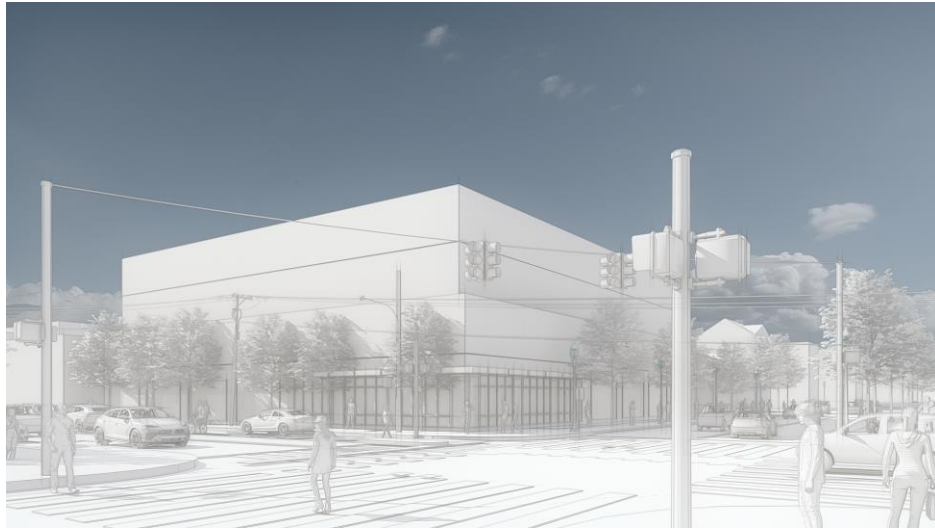
### ZONING REQUIREMENTS

- 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.)



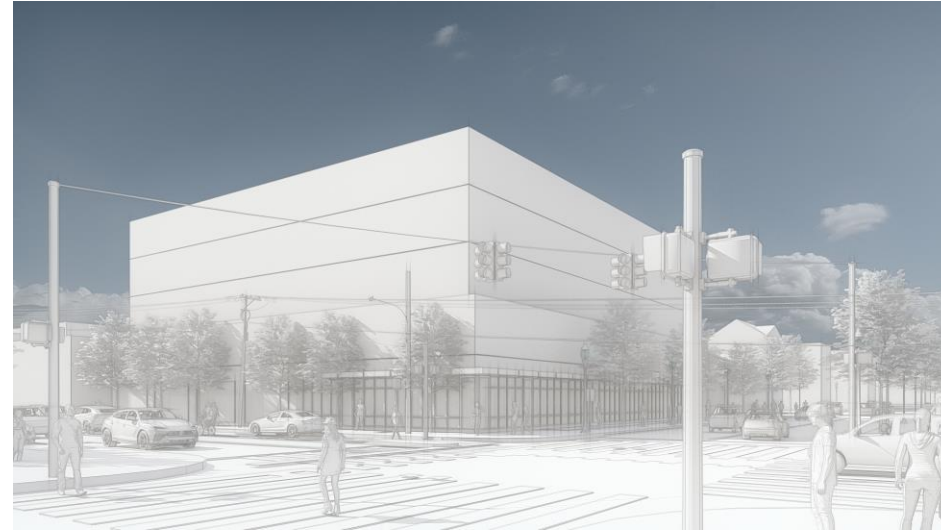
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## MASSING OPTIONS



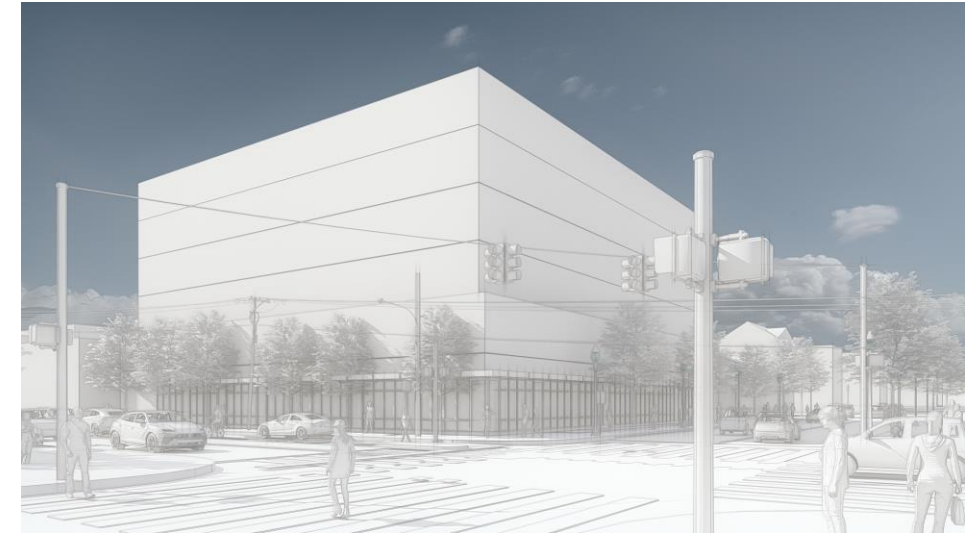
### OPTION 1: 4-STORY

- +/- 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

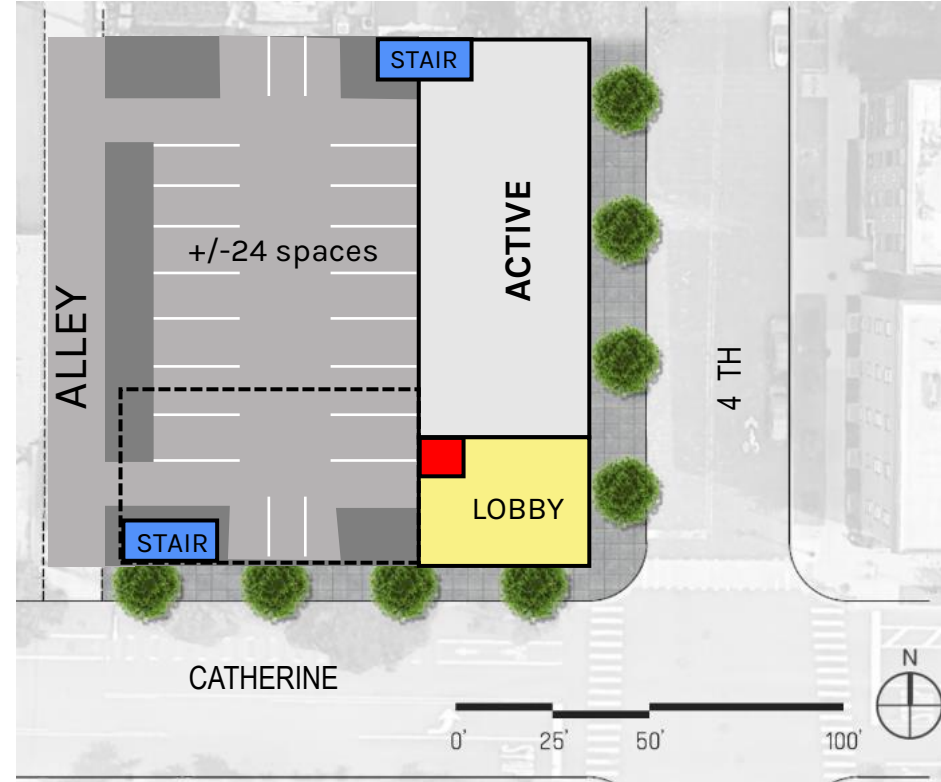
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## PARKING OPTIONS



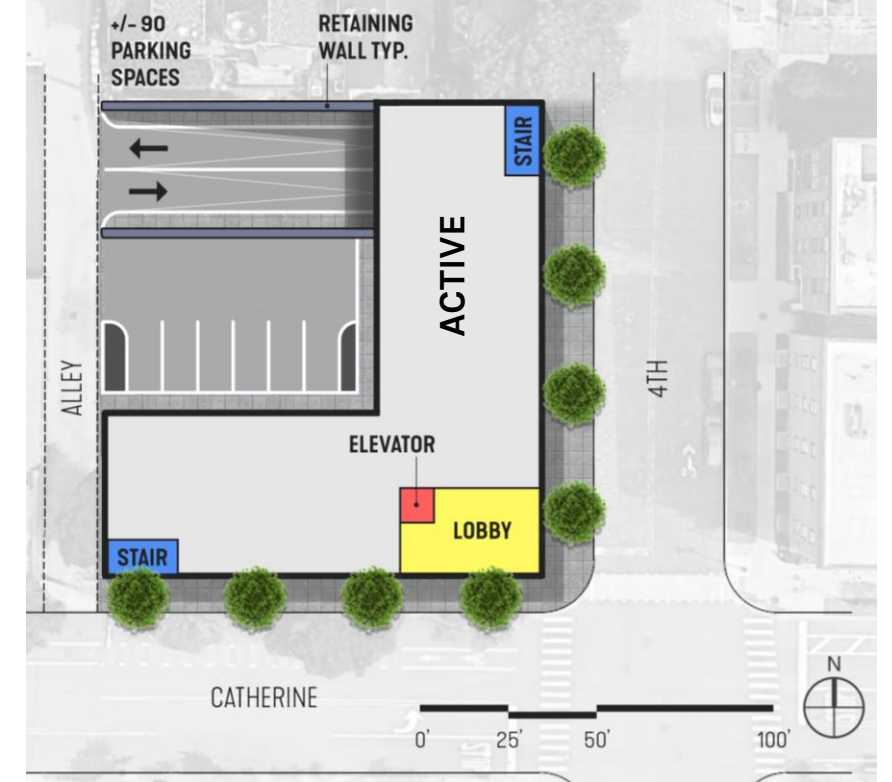
### OPTION 1:

- 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)