



AGENDA

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If you would like to comment on a public hearing agenda item, please select the best option for your participation:

1. Join us via Zoom (*please mute your device until called upon*).
Join the Webinar: <https://ketchumidaho-org.zoom.us/j/81765914920>
Webinar ID: 817 6591 4920
2. Address the Commission in person at City Hall.
3. Submit your comments in writing at participate@ketchumidaho.org (*by noon the day of the meeting*).

This agenda is subject to revisions. All revisions will be underlined.

CALL TO ORDER:

ROLL CALL:

COMMUNICATIONS FROM COMMISSIONERS:

CONSENT CALENDAR

1. ACTION ITEM: Recommendation to Approve July 26, 2022 Minutes
2. ACTION ITEM: Recommendation to Approve August 16, 2022 Minutes

NEW BUSINESS:

3. Presentation and Discussion on Warm Springs Preserve Master Plan
4. ACTION ITEM: Recommendation to Review and Provide Direction to Staff and the Applicant on the Pre-Application Design Review Application for the Perry Building located at 131 4th Street and 471 & 431 N 1st Avenue

ADJOURNMENT:



CITY OF KETCHUM
MINUTES OF THE SPECIAL MEETING
PLANNING AND ZONING COMMISSION
Tuesday, July 26, 2022

CALL TO ORDER: (00:00:25 in video)

Commissioner Brenda Moczygemba called the meeting to order at 4:33 p.m.

Roll Call:

Tim Carter
Spencer Cordovano
Brenda Moczygemba
Neil Morrow – Absent
Mattie Mead - Absent

COMMUNICATIONS FROM COMMISSIONERS:

Commissioner Moczygemba stated she had visited the sites on the agenda.

CONSENT AGENDA: (00:00:58 in video)

1. Action Item: Minutes of June 14, 2022

Motion to approve Minutes of June 14, 2022.

Motion made by Tim Carter; Seconded by Spencer Cordovano

Ayes: Tim Carter, Spencer Cordovano, Brenda Moczygemba

Nays: None

PUBLIC HEARING: (00.01.29: in video)

2. Recommendation to Consider and Provide Direction to Staff on Conditional Use Permit P22-033 to Amend the Pines PUD to Permit an Addition to 402 Evergreen Lane.

Public Comment:

Applicant Junior Sealy addressed the Commission.

Jim Biondi, neighbor (00:25:14)

Mary Ann Rivera, neighbor (00:30:29)

Motion to continue with a request from the Commission to show a Landscaping Plan which meets the intent of the PUD and allows the applicant to re-design the addition to be more compatible with the design elements of the Pines.

Motion made by Tim Carter; Seconded by Spencer Cordovano

Ayes: Tim Carter, Spencer Cordovano, Brenda Moczygemba

Nays: None

PUBLIC HEARING: (01:06:32 in video)

3. Recommendation to Review and Approve Conditional Use Permit P22-022, and Adopt the Findings of Fact and Conclusions of Law, and Decision for an Assembly Space at 180 N 1st Ave. known as the Extra Credit Event Space.

Public Comment:

Diana Fraser, neighbor (01:20:47)

Brian, Warm Springs resident (01:27:19) off-topic

Jamie Levine, applicant (01:33:21)

Matt Stevenson, resident (01:24:34)

Rick Kessler, Magic Lantern Owner (01:35:45)

Motion to approve the Extra Credit Event Space Conditional Use Permit with Conditions 1-10, and adopt the Findings of Fact, Conclusions of Law and Decision.

Motion made by Tim Carter; Seconded by Spencer Cordovano

Ayes: Tim Carter, Spencer Cordovano, Brenda Moczygemba

Nays: None

NEW BUSINESS: (01.43.28: in video)

4. Review and Approval of Findings of Fact, Conclusions of Law, and Decision and Outdoor Pool Determination for Mountain Overlay Design Review Permit P22-002 for 600 Walnut Street.

Motion to Approve the Findings of Fact and Conclusions of Law on the McDermott Residence

Motion made by Tim Carter; Seconded by Brenda Moczygemba

Ayes: Tim Carter, Spencer Cordovano, Brenda Moczygemba

Nays: None

ADJOURNMENT: (01.47.48: in video)

Motion to adjourn at 6:20 pm.

Motion made by Spencer Cordovano; seconded by Tim Carter.

Ayes: Tim Carter, Spencer Cordovano, Brenda Moczygemba

Nays: None

Acting Chair
Commissioner Brenda Moczygemba

Lisa Enourato, Interim City Clerk
City of Ketchum



CITY OF KETCHUM
MINUTES OF THE SPECIAL MEETING
PLANNING AND ZONING COMMISSION
Tuesday, August 16, 2022

CALL TO ORDER: (00:00:25 in video)

Chairman Neil Morrow called the meeting to order at 4:30 p.m.

Roll Call:

Tim Carter
Spencer Cordovano
Brenda Moczygemba
Neil Morrow

COMMUNICATIONS FROM COMMISSIONERS:

None

PUBLIC HEARING: (00:02:55 in video)

1. ACTION ITEM: Recommendation to conduct a Public Hearing, review, and take action on a proposed interim ordinance to amend Titles 16 and 17 of the Ketchum Municipal Code. Senior Planner Morgan Landers gave a recap of the Emergency Ordinance.

Public Comment:

Perry Boyle (00:45:45 in video)
Jim Laski (00:53:50 in video)

The Commission noted the following changes:

Section 1: Current Pre-Application Design Review applications deemed complete would not be subject to the interim ordinance with an expiration date to be determined.

Section 10: Modify to permit a limited number of community housing units allowed in the basement if more than 2 community housing units are provided in the project.

Section 12: Clarify language from “not exempt from “ to “subject to”. Provide the Council with information on the rational and legal analysis why the Comprehensive Plan may be used as an evaluation standard.

Motion to advance the proposed interim ordinance to City Council for their consideration, with changes as noted.

Motion made by Tim Carter; Seconded by Spencer Cordovano

Ayes: Tim Carter, Spencer Cordovano, Neil Morrow

Nays: Brenda Moczygemba

COMMUNICATIONS FROM STAFF

Commissioner Cordovano requested a discussion of ADU's to help address housing availability

ADJOURNMENT: *(02:50:15 in video)*

Motion to adjourn at 7:17 pm.

Motion made by Neil Morrow; seconded by **Spencer Cordovano**.

Ayes: Tim Carter, Spencer Cordovano, Brenda Moczygemba, Neil Morrow

Nays: None

Chair Neil Morrow

Lisa Enourato, Interim City Clerk
City of Ketchum



Warm Springs Preserve Master Plan

August 23, 2022



Warm Springs Preserve

Master Planning Timeline

- May 2022 – retained design team for Master Plan
- September - November 2022 – conduct public engagement opportunities
 - **September 12th – Open House on site**
 - **September 13th – Joint Council/P&Z meeting**
- January - April 2023 – Submit for final approval and permitting
- Summer - Fall 2023 – Phase I improvements (donor wall, signage, benches)
- 2023+ – Phase II: public restroom & maintenance building, new irrigation system, revegetation, and trail, flood & stream restoration



Warm Springs Preserve Master Planning Team

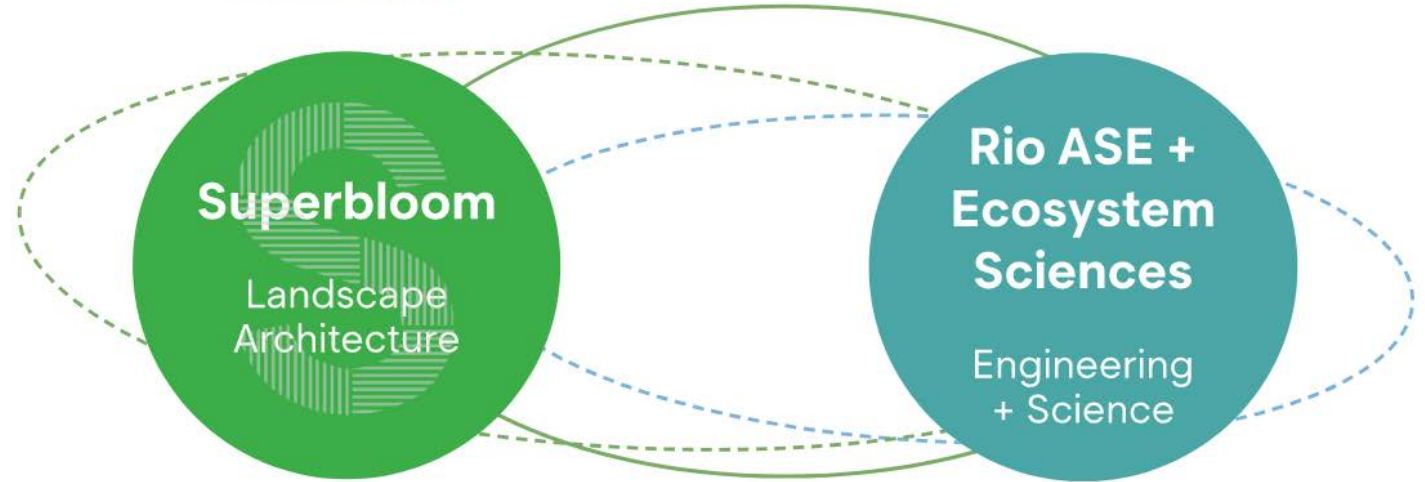


SUPERBLOOM



WOOD RIVER LAND TRUST
Protecting the Heart of the Valley  *Now and for the Future*

TEAM LEAD



KEY ROLES

- Lead & Manage All Phases
- Support City Outreach
- Community Engagement
- Programming
- Landscape Architecture
- Graphics + Vision Book

KEY ROLES

- Ecological + Hydrological Design
- Ecological Systems
- Operational Frameworks
- Cost Estimating



Warm Springs Preserve

Existing Project Commitments

Warranty Deed:

- (1+) 10-ft w pedestrian trail for walking/skiing
- (1) pump house
- (1) public restroom
- (1) storage building (1000sf max)
- Floodplain restoration
- (24) parking stalls

Campaign 'Promises':

- New irrigation system that reduces water use
- Flood mitigation
- Restoration of riparian zone & floodplain adjacent to Warm Springs Creek
- Creek & habitat restoration
- Passive park for open space in perpetuity
- Off-leash dog access
- Informal activities (frisbee golf, dog walking, etc.)
- Informal gathering space (picnic tables, etc.)
- Nordic trails
- Public restroom



Warm Springs Preserve

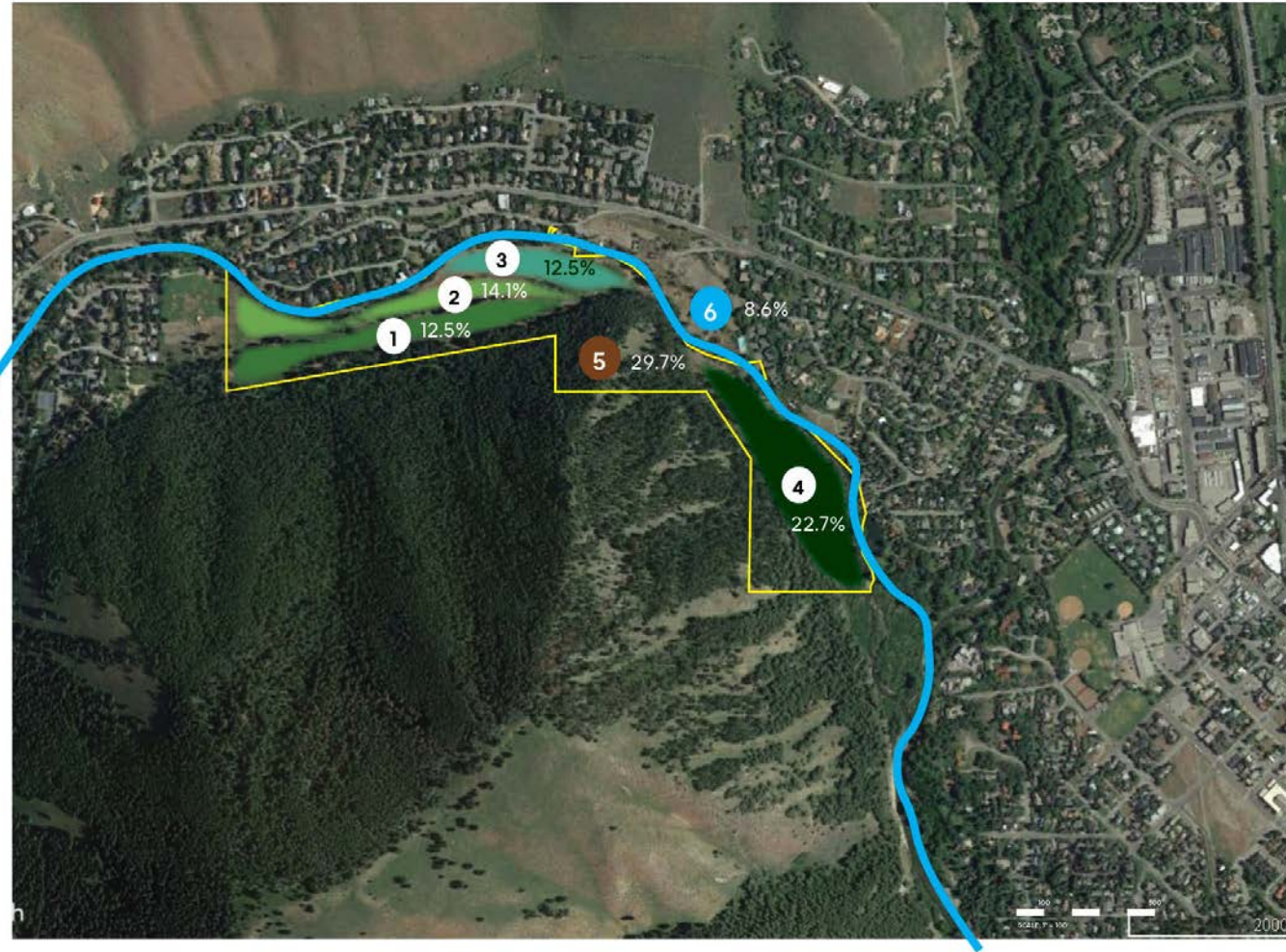
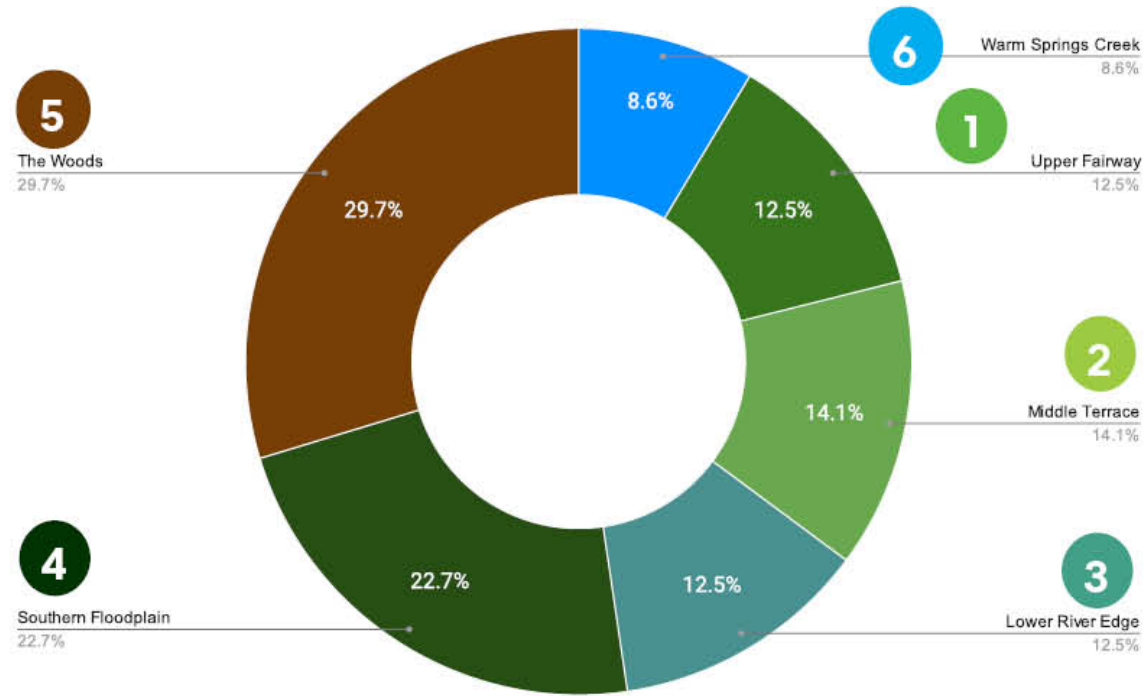
What is the Nature of the Warm Springs Preserve?

DRAFT Project Principles:

- Create a Preserve that is Connected and Accessible to All
- Design for Success over Time
- Support All-Season Multi-Functional Use
- Celebrate & Educate about the Past, Present and Future of the Preserve
- Demonstrate Leadership through regeneration of Healthy Ecosystems for People, Plants & Animals
- Amplify Natural Systems



Warm Springs Preserve By the Numbers





Warm Springs Preserve

Next Steps

- Week of September 5th – Staff to share {DRAFT} concept design
- September 12th – WSP Open House / walking tours
 - Superbloom/Rio/WRLT on site
- September 13th – Joint Council/P&Z meeting; purpose:
 - Staff to provide a summary of public feedback
 - Set direction regarding concept design
 - Staff to incorporate feedback



Discussion/Questions?

www.projectketchum.org/warm-springs-preserve



STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
SPECIAL MEETING OF AUGUST 23rd, 2022

PROJECT:	The Perry Building
FILE NUMBER:	P22-045
APPLICATION:	Pre-Application Design Review
PROPERTY OWNER:	The Perry Building LLC
DEVELOPERS:	Carson Palmer and Broderick Smith
ARCHITECT:	Tiina Ritval, GGLO
LOCATION:	131 W 4th Street and 471 & 431 N 1st Avenue (Ketchum Townsite: Block 56: Lots 2, 3A, and 4A)
ZONING:	Mixed-Use Subdistrict of the Community Core (CC-2)
OVERLAY:	None
REVIEWER:	Abby Rivin, Senior Planner

The Perry Building Pre-Application Design Review

The applicant, developers Carson Palmer and Broderick Smith represented by architect Tiina Ritval, has submitted a Pre-Application Design Review for the development of a new mixed-use building at the northwest corner of 1st Avenue and 4th Street within the Mixed-Use Subdistrict of the Community Core (CC-2 Zone). The mixed-use building will contain a parking garage, 4 retail units on the ground-floor with frontage along 4th Street and 1st Avenue, 7 community housing units, and 16 market-rate residential units. The project plans are attached as Exhibit A to the Staff Report.

The project is subject to Pre-Application Design Review pursuant to Ketchum Municipal Code §17.96.010.C.1. Pre-Application Design Review is an opportunity for the Planning and Zoning Commission to give the applicant feedback on the proposed project. This preliminary review allows the Commission to ask questions, identify code compliance issues or design concerns, and provide recommendations to the applicant.

Design Review is required for the development of new mixed-use buildings pursuant to Ketchum Municipal Code §17.96.010.A4. In addition to Design Review, the project will require a lot consolidation preliminary plat as well as a condominium subdivision preliminary plat. The project includes a variance request to exclude the parking garage from the development's gross floor area calculation. The two subdivision applications for the lot consolidation and condominium preliminary

plats as well as variance request will be reviewed by the Planning and Zoning Commission concurrently with the final Design Review application for the project.

Analysis

The following analysis provides an overview of the project, identifies code compliance issues that must be resolved prior to final Design Review, and summarizes design concerns for the Commission to consider discussing with the applicant.

Project Location

The Perry Building project site is comprised of 3 lots located at the northwest corner of 1st Avenue and 4th Street (See Figure 1). Corner Lot 4A is developed with an existing building that will be demolished to accommodate the new mixed-use development. Lot 3A and Lot 2 are both vacant and undeveloped. The project site is adjacent to: (a) the Westside Office Condominiums to the north, (b) the post office across the alley to the west, and (c) the Gail Severn Gallery building across 1st Avenue to the east. The 1st & 4th Mixed-Use Building is currently under construction south of the project site across 4th Street.



Figure 1: Project Location

The project proposes to consolidate 3 lots that were created by Ketchum's original townsite plat map and are part of downtown's grid system. Blocks within the original townsite were historically platted into 55-foot-wide lots oriented towards the avenue rights-of-way that run north to south. The configuration of these townsite lots enriches Ketchum's urban fabric by providing opportunities to diversify the buildings along a block. This variety in building type, age, design and size contribute to Ketchum's authentic vibes and enhance vibrancy downtown. The urban pattern created by the original townsite plat map is changing as Ketchum continues to grow and properties redevelop. The proposed lot consolidation will contribute to this change. The consolidated lot will have a total area of 24,723 square feet with 165 feet of frontage along 1st Avenue and 150 feet of frontage along 4th Street. The development site is characterized by site constraints and topographical challenges that are exacerbated by the lot consolidation. The site has significant slopes and cross-slopes—the grade drops 8 feet down from the street corner north along 1st Avenue and 12 feet down from the street corner west along 4th Street.

Variance Request

The proposed project includes a variance request to exclude the underground parking garage from the gross floor area calculation. Pursuant to Ketchum Municipal Code §17.08.020, underground parking garages may be excluded from the gross floor area calculation provided that a minimum of 75% of the ceiling surface area of the floor level is not more than 4 feet above the basement invisible plane. The Perry Building parking garage does not meet this required standard to qualify as an underground parking garage. The parking garage falls 8'-10" below grade at the street corner and rises 8'-6" above grade at the northwest corner of the property along the alley. Lowering the proposed parking level further below the basement invisible plane in order to qualify as an underground parking garage would require significant excavation. Additional framing would also be required to raise the main level up to meet the sidewalk grade (See Figure 2). Staff recommends the Commission review the applicant's variance request detailed on pages 38, 39, and 40 of the project plans and provide feedback to the applicant.

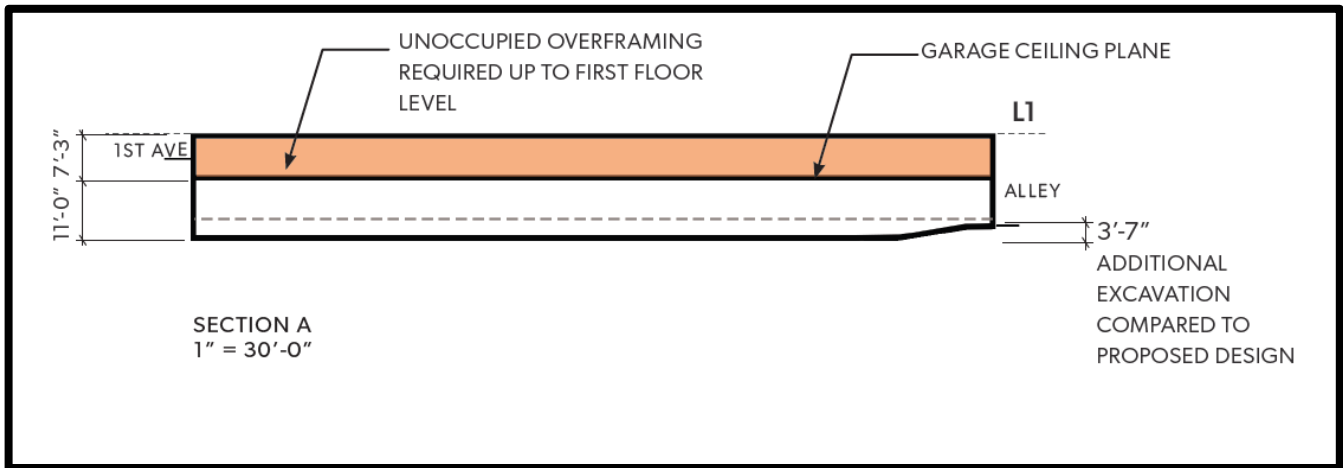


Figure 2: Section A (Project Plans Page 39)

Compliance with Zoning & Dimensional Standards

The gross floor area of the mixed-use building with the variance request is 51,177 square feet. By discounting the underground parking garage from the gross floor area calculation, the proposed floor area ratio (FAR) is 2.07. The required community housing contribution for the FAR exceedance is 4,496 square feet. The applicant has proposed to provide 7 community housing units on the main level of the mixed-use building. The units range in size from 623 to 976 square feet. The total floor area of all 7 community housing units is 5,012 square feet.

Buildings in the CC-2 Zone must be setback an average of 5 feet from front and street side property lines pursuant to Ketchum Municipal Code §17.12.040. The applicant has provided the front and street side setback calculations on page 10 of the project plans. All three levels of the mixed-use building are setback a minimum of 5 feet from the front and street side property lines along 1st Avenue and 4th Street. The second and third floors that cantilever over the interior courtyard along the 1st Avenue elevation are setback 15 feet from the property line. The site plan on page 15 specifies that the building is setback 3'-4" from the rear property line along the alley. A 10-foot-wide setback has been provided from the interior north side property line to the 3 above-grade floors of the mixed-use building.

Maximum building height dimensions are provided on pages 25 and 26 of the project plans. The maximum height of the 1st Avenue and alley rear façades as measured from the average grade at the

front (1st Avenue) and rear (alley) property lines is 42 feet. The stairwell and elevator shaft by 4th Street extends 8'-10" above the flat roof surface. The elevator shaft further north closer to the interior side property line extends 5'-5" above the roof surface. The mechanical equipment extends a maximum of 5 feet above the roof surface. The nonhabitable access structures and mechanical equipment meet the minimum required 10-foot setback from all building facades.

32 parking spaces are provided within the underground parking garage accessed from the alley. The market-rate dwelling units generate a total parking demand of 23 spaces. The first 5,500 square feet of retail is exempt from providing parking pursuant to Ketchum Municipal Code §17.125.040.C1c. One of the four commercial units within the mixed-use building is designated as retail/office. If this unit is designated as retail, then 1 parking space would be required to be provided to satisfy the commercial parking demand. If this unit will be an office, then 2 parking spaces would be required to be provided to satisfy the commercial parking demand. The applicant has provided 7 more parking spaces on-site than are required by Ketchum Municipal Code §17.125.040.

Code Compliance Issues

Drainage

Pursuant to Ketchum Municipal Code §17.96.060.C1, all stormwater must be retained on site. This standard pertains not only to stormwater that flows over streets, sidewalks, and other impervious hardscape improvements but also runoff from roofs, canopies, and overhangs. Detail A on page 10 of the project plans shows drainage arrows along the 4th Street frontage that direct drainage towards the public right-of-way. The applicant must revise the grading and drainage plan so that all stormwater is retained on site. The roof plan on page 24 does not show the proposed drainage system. The roof drainage system must be specified on the revised project plans submitted with the final Design Review application. Additionally, the revised project plans submitted with the final Design Review application must address how drainage from the proposed roof overhangs will be collected and retained on site.

Right-of-Way Improvement Comments

The applicant is proposing to construct new heated paver sidewalks that are 8 feet wide along 1st Avenue and 12 feet wide along 4th Street as well as a bulb out at the street corner. Certain right-of-way improvements shown on the preliminary project plans, including the streetlight placement, raised planters, and grading, do not comply with the City's right-of-way standards. Staff will work with the applicant to resolve these issues as the project plans are revised for the final Design Review application. All right-of-way improvements must be reviewed and approved by the City Engineer, Streets, Utilities, Fire, and Planning departments. The project will require a Right-of-Way Encroachment Permit for the proposed sidewalk pavers and snowmelt system as well as the roof overhangs that extend over the public right-of-way. The associated Right-of-Way Encroachment Agreement must be reviewed and approved by the Ketchum City Council prior to issuance of a building permit for the project.

Issues for Planning & Zoning Commission Consideration

Staff recommends the Planning and Zoning Commission consider the following issues for discussion with the applicant.

Stairwell & Elevator Shaft Overrun

The mixed-use building's interior stairwell at the east elevation is setback 10 feet from the 4th Street façade and is distinguished with large rectangular windows and board-formed concrete walls. This

design accentuates the stairwell as a unique architectural feature that contributes to the visual character of the mixed-use building. The interior stairwell connecting the 3 above-grade floor levels successfully breaks up the mass of the building along 4th Street (See Figure 3).



Figure 3: 4th Street Rendering (Project Plans Page 34)

The portion of the stairwell and elevator shaft that extends above the flat roof surface, however, is large and out of scale with the design elements that characterize the mixed-use development (See Figure 4). The mass of the rooftop access structure dominates the 4th Street façade disrupting the visual harmony and symmetry of the mixed-use building. Staff recommends that the applicant modify the design this feature by reducing its size to complement the scale of the mixed-use development.



Figure 4: Stairwell & Elevator Shaft Extending Above Roof Surface

Roof Overhangs

Roof overhangs may extend a maximum of 3 feet over a public sidewalk pursuant to Ketchum Municipal Code §17.96.070.B6. Page 15 of the project plans specifies that the roof overhangs extend across the front property line along 1st Avenue and encroach 2'-7" into the public right-of-way. These projections serve as roof coverings for the third-floor balconies. The upper-level balconies create horizontal floor setbacks that reduce the building's boxy bulk and soften its corners. The proposed roof overhangs diminish the building-mass-reduction and building-corner-softening provided by the upper-level balconies. These projections appear disproportionately heavy at the top and exacerbate the visual appearance of building bulk and mass (See Figure 5). Staff recommends that the applicant evaluate different roof forms or architectural treatments to reduce the size and overbearing appearance of the overhangs.



Figure 5: 1st Avenue Rendering (Project Plans Page 23)

Monolithic Wall

The west elevation on page 30 of the project plans shows a board-formed concrete wall that borders the interior side property line. This 15-foot-tall-wall appears flat and monolithic (See Figure 6). Staff recommends that the applicant modify the design of this wall to soften its appearance and add visual interest.

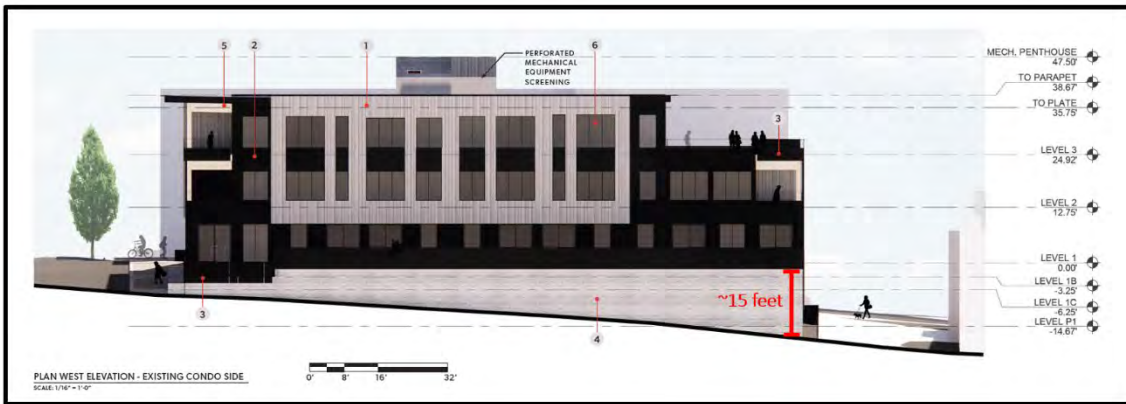


Figure 6: Tall Wall (Project Plans Page 30)

Staff Recommendation

After considering the project plans attached as Exhibit A, the applicant's presentation, and any public comment received, Staff recommends the Commission provide feedback to the applicant and move to advance The Perry Building project to final Design Review.

Exhibit:

- A. The Perry Building Pre-Application Design Review Project Plans

Exhibit A

The Perry Building

Pre-Application Design Review

Project Plans

THE PERRY
Ketchum, ID

GGLO
The Perry Building LLC
Design Pre Application
August 15, 2022





SILENTWATER
REAL ESTATE

Carson Palmer & Broderick Smith
The Perry Building LLC

THE PERRY
131 4TH STREET WEST
KETCHUM, ID, 83340

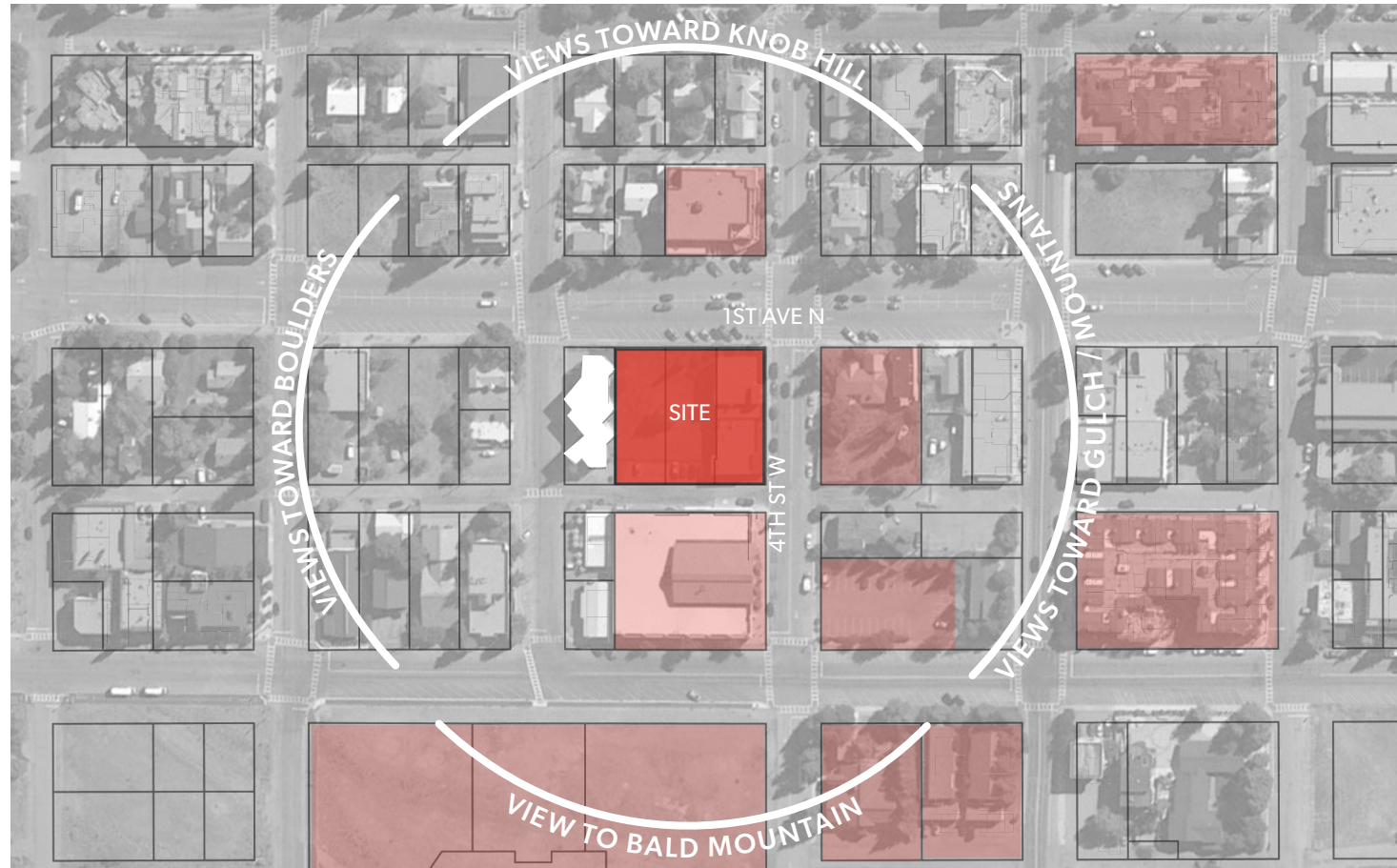
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- 01 SITE + ZONING
- 02 DESIGN CONCEPT
- 03 SITE PLANS
- 04 FLOOR PLANS
- 05 ELEVATIONS AND MATERIALITY
- 06 PERSPECTIVES
- 07 SUSTAINABILITY GOALS
- 08 MASSING
- 09 ZONING VARIANCE

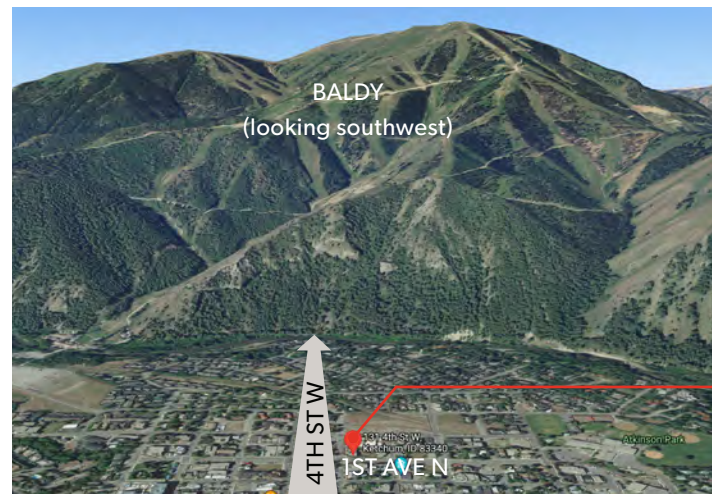


VICINITY PLAN



PROJECT SITE

The site is located in the Community Core of Ketchum, a mountain region primarily accessed via HWY-75. Prominent views of Bald Mountain to the West, and Griffin Butte and Boulder Mountains to the North. The project site is directly bounded by an existing condo to the NW. The town's Post Office is adjacent SW of the site, directly across the Alley.



SURROUNDING SITE CONTEXT

- Prominent views of Bald Mountain directly southwest
- Big Wood River runs north-south, west of the site
- Views of surrounding mountain ranges are seen towards The Gulch to the southeast
- Additional mountain ranges and peek-a-boo views of Boulder Mountain to the North

SITE



SITE



SITE



1ST AVE N & 4TH ST W (S CORNER) LOOKING NORTH

SITE ADJACENCIES

- Site slopes to the south. High point is located at 1st Ave N and 4th St W.
- The Post Office is located adjacent southwest across the Alley.
- Existing Condo on the northwest end of the project site.
- Mildest existing grade at Alley



ALLEY & 4TH ST W (W CORNER) LOOKING EAST



1ST AVE N & 5TH ST W (E CORNER) LOOKING WEST



5TH ST W & ALLEY (N CORNER) LOOKING SOUTH

PROJECT KEY GOALS



Residential Refuge with Focus on Views and Light

The residences will be designed with a focus on views to the surrounding mountain ranges. The experience is one of retreat and privacy, although the residences are situated in proximity to the town core activity, they will offer close respite.



Celebration of Indoor and Outdoor living

Mountain town lifestyle encourages a connection to the immediate outdoors. The interior will explore the ideas of seamless threshold, biophilic design strategies, and a celebration of private, climate comfortable outdoor spaces.



Contribution to Community Core

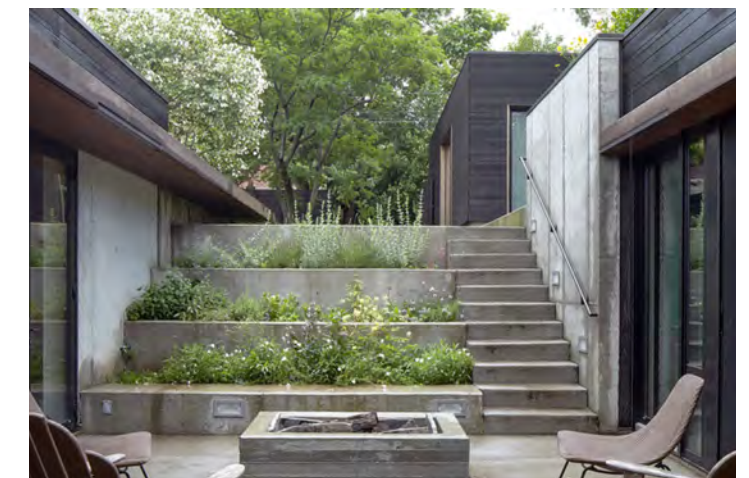
The unique offerings of the project: In-town residences, Workforce housing, and Activated Commercial and Retail all combine to offer a micro community focused on longevity and a purpose of feeding the community core.



Contextually Positive Design

The design seeks to distill an architecture and site design that is rooted in historical and cultural understanding, but focused on creating the future context.

PROJECT DESIGN LANGUAGE



Biophilic Properties

Strong vertical rhythm, slender members of wood or metal create infill for the larger more expansive timber structural grid. Properties of this language are distilled from the characteristics of Aspen groves.

Large vision glass creates a connection with the view that brings the serenity of the mountain context inside.

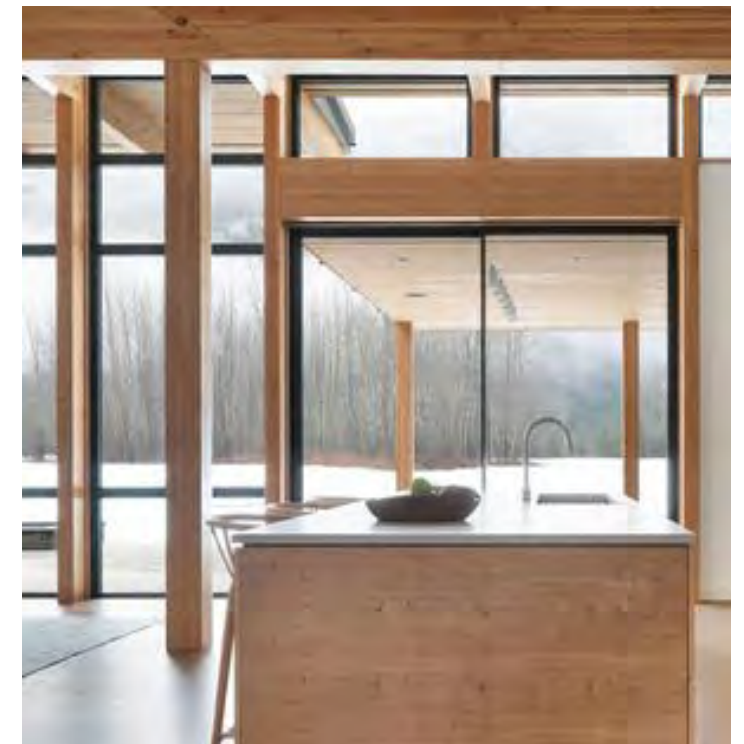
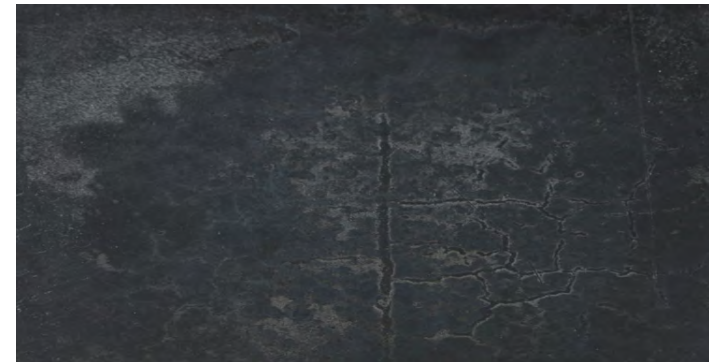
Emphasis on Primary Structural Members

Heavy structural members are expressed through Mass Timber building techniques. The local vernacular of cross span bridges inform the language of the building. Slim secondary members create a lattice support.

Site Response

Responding to the natural slope of the site creates more individualized experiences.

ARCHITECTURAL MATERIALS



Wood

Wood patinas softly and evenly to a beautifully neutral expression of wood siding.

Mass Timber has inherent finish properties that create a warm glow of the interior that can be seen from the street.

Board Form Concrete

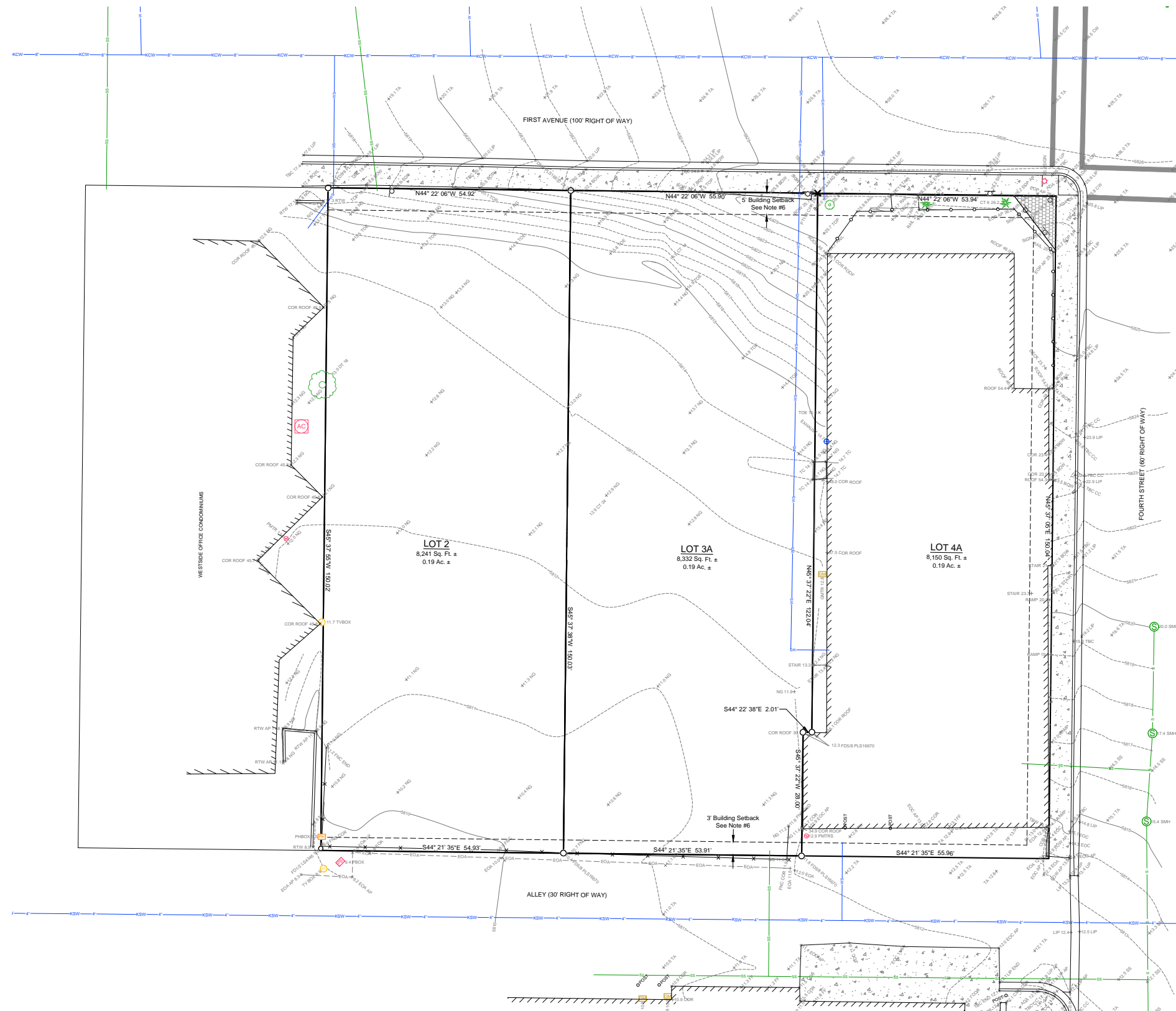
Board form concrete with punched openings, and blackened steel accents.

Blackened Steel Metal Panels and Cable Rail

Blackened steel panel exterior accent panels, and cable rail railings that allow for a more unobstructed view to the surrounding mountains.

Aluminum Storefront and Large, Operable Windows

A mix of high-performance window wall, operable/tilt-turn windows, and multi-panel sliding glass doors with a focus on views from the residences, and a seamless indoor outdoor experience.



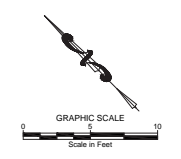
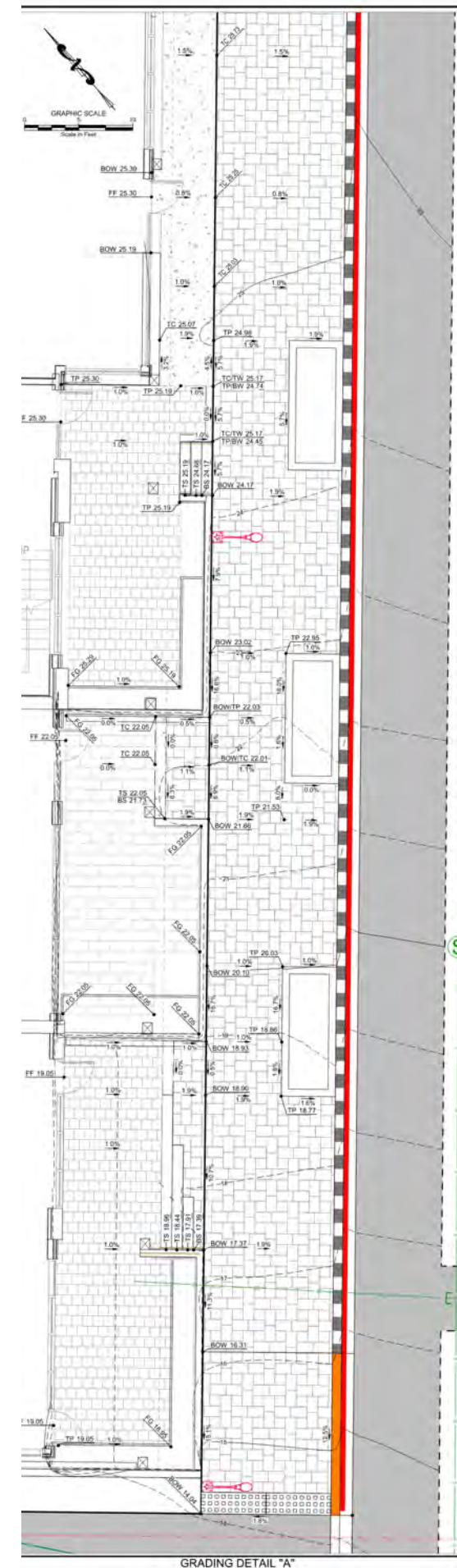
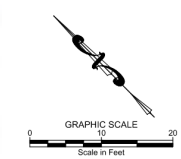
LEGEND

	Property Line
	Adjoiner's Lot Line
	Building Setback
	FNC = Fence Line
	EOA = Edge of Asphalt
	BOW = Back of Walk
	Guardrail / Handrail
	5' Contour Interval
	1' Contour Interval
	Retaining Wall
	Curb & Gutter
	Concrete
	Pavers
	Building
	CW = Crosswalk
	KCW = Ketchum City Water
	KSW = Ketchum SpringLine Water
	W = Water Service
	S / SM= Sewer Main
	SS = Sewer Service
	FD1/2 = Found 1/2" Rebar
	FD 5/8 = Found 5/8" Rebar
	Found Magnail w/ Washer
	Bollard
	CT = Coniferous Tree
	DT = Deciduous Tree
	GMTR = Gas Meter
	TVBOX = Cable TV Riser
	PHBOX = Telephone Riser
	PBOX = Power Box
	PMTR = Power Meter
	Water Valve
	Sewer Manhole
	SGN = Sign
	Exhaust Vent
	Air Conditioning unit
	DWELL = Dry Well
	Light
	AP = Angle Point
	CC = Curb Cut
	EOC = Edge of Concrete
	EOP = Edge of Pavers
	EOW = Edge of Walk
	FF = Finished Floor
	LIP = Lip of Gutter
	NG = Natural Ground
	TA = Top of Asphalt
	TBC = Top Back of Curb
	TOC = Top of Slope
	TW = Top of Wall

- NOTES**
- The purpose of this map is to show topographical information as it existed on the date the field survey was performed. Changes may have occurred to site conditions since survey date (08/24/2021).
 - Boundary information is based on Found and Set Monumentation as recorded on that certain Record of Survey by Phillips recorded as Instrument Number 678114, Blaine County, Idaho records. Refer to the Plat Notes, Conditions, Covenants, and Restrictions on Original Plat of Ketchum Townsite.
 - Underground utility locations are based on above ground appurtenances / utilities visible at the time of the survey and City maps. Utilities should be located prior to any excavation.
 - Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires for the information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.
 - Benchmark is top of Magnetic Nail with Washer stamped LS16670, located at the Eastern-most corner of Lot 3A, elevation = 5826.2'. Vertical Datum is NAVD 1988. Point elevations shown are truncated (i.e. 19.2 is 5819.2).
 - Setbacks shown hereon are per City of Ketchum Code: 17.12.040, CC District, Subdistrict 2.

GRAPHIC SCALE
Scale in Feet

MARK E. PHILLIPS, P.L.S. 16670

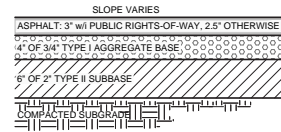


- SITE IMPROVEMENT KEY NOTES**
- S01 SAWCUT EXISTING ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE.
 - S02 CONSTRUCT ASPHALT ROADWAY / ASPHALT REPAIR. SEE DETAIL 1 / C1.10.
 - S03 CONSTRUCT CONCRETE CURB AND GUTTER
 - a. 6" ROLLED C&G PER DETAIL 2a / C1.10.
 - b. CURB TRANSITION FROM 6" ROLLED TO ZERO REVEAL PER DETAIL 2b / C1.10.
 - c. CURB TRANSITION FROM 6" VERTICAL TO 6" ROLLED.
 - d. ZERO REVEAL CURB AND GUTTER PER DETAIL 2b / C1.10.
 - e. 24" WIDE CONCRETE VALLEY GUTTER PER DETAIL 2c / C1.10.
 - S04 CONSTRUCT SIDEWALK. WIDTH AS SHOWN HEREON.
 - a. PAVER SIDEWALK. SEE DETAIL 4 / C1.10.
 - b. ADA COMPLIANT RAMPS. SEE DETAIL 3 / C1.10.
 - c. FLAT WORK. SEE DETAIL 3 / C1.10.
 - **NOTE: ALL SIDEWALK WITHIN RIGHT-OF-WAY IS HEATED.
 - S05 INSTALL CITY OF KETCHUM APPROVED CAST IRON TRUNCATED DOME DETECTABLE WARNING INSERT. SEE DETAIL 7 / C1.10.
- UTILITY IMPROVEMENT KEY NOTE**
- U01 INSTALL 4" PVC SEWER SERVICE WITH CLEANOUT. CONNECT TO 8" CONCRETE SEWER MAIN. SEE DETAIL 8 / C1.10 FOR TRENCHING.
 - U02 REMOVE AND DISPOSE OF EXISTING WATER SERVICE AT WATER MAIN. TURN OFF CORP STO.
 - U03 INSTALL GAS SERVICE. CONTRACTOR TO COORDINATE ACTIVITY WITH UTILITY FRANCHISE.
 - PB U04 INSTALL NEW POWER BOX BY OTHERS. WORK TO BE COORDINATED WITH IDAHO POWER COMPANY.
 - U05 INSTALL 6" DOMESTIC WATER SERVICE. SEE DETAIL 6 / C1.10 FOR TRENCHING STANDARDS.
 - U06 INSTALL 6" FIRE SERVICE. SEE DETAIL 6 / C1.10 FOR TRENCHING STANDARDS.

PROFESSIONAL ENGINEER
REGISTERED
12497
STATE OF IDAHO
SEAN M. FLINN

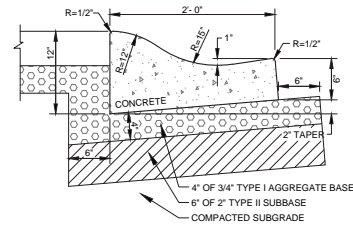
DESIGNED BY _____
 CT
 DRAWN BY _____
 SMF
 CHECKED BY _____

GALENA
 ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 317 N. River Street
 Ketchum, ID 83433
 (208) 786-1100
 email: galena@galena-engineering.com



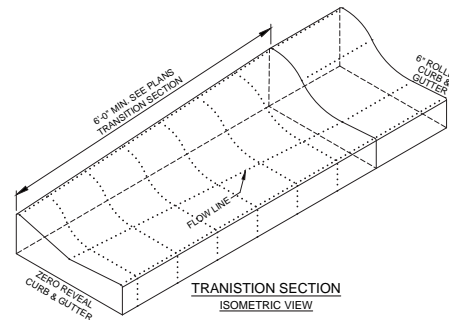
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISWVC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

1
C1.10 **TYPICAL STREET ASPHALT SECTION**
N.T.S.



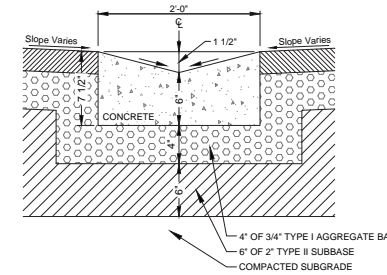
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISWVC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
 - 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
 - CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET WISDEWALK).

2a
C1.10 **6" CONCRETE ROLLED CURB & GUTTER**
N.T.S.



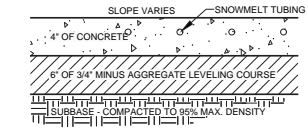
- NOTES:**
- 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
 - CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS TO MATCH SIDEWALK WITH 10-FEET MAXIMUM SPACING.
 - MATERIALS SHALL CONFORM WITH CURRENT ISWVC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.

2b
C1.10 **TYPICAL ROLLED CURB TRANSITION DETAIL**
N.T.S.



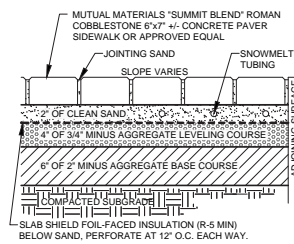
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISWVC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
 - 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
 - CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET WISDEWALK).

2c
C1.10 **24" WIDE CONCRETE VALLEY GUTTER**
N.T.S.

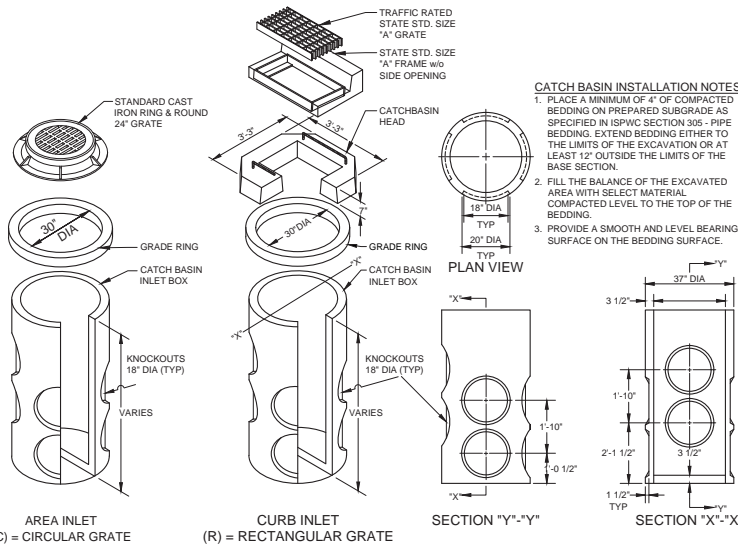


- NOTES:**
- 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
 - CONTINUOUS PLACEMENT PREFERRED. SCORE AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING.
 - 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS.
 - MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISWVC SPECIFICATIONS.

3
C1.10 **TYPICAL CONCRETE SIDEWALK SECTION**
N.T.S.

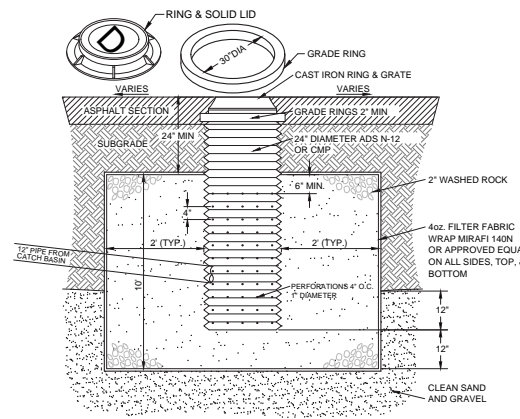


4
C1.10 **PAVER DETAIL**
N.T.S.



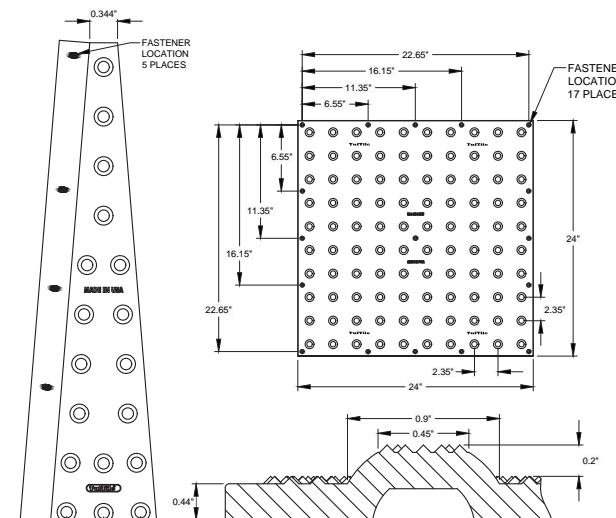
- CATCH BASIN INSTALLATION NOTES:**
- PLACE A MINIMUM OF 4" OF COMPACTED BEDDING ON PREPARED SUBGRADE AS SPECIFIED IN ISWVC SECTION 305 - PIPE BEDDING. EXTEND BEDDING EITHER TO THE LIMITS OF THE EXCAVATION OR AT LEAST 12" OUTSIDE THE LIMITS OF THE BASE SECTION.
 - FILL THE BALANCE OF THE EXCAVATED AREA WITH SELECT MATERIAL COMPACTED LEVEL TO THE TOP OF THE BEDDING.
 - PROVIDE A SMOOTH AND LEVEL BEARING SURFACE ON THE BEDDING SURFACE.

5
C1.10 **30" DIAMETER CATCH BASIN**
N.T.S.



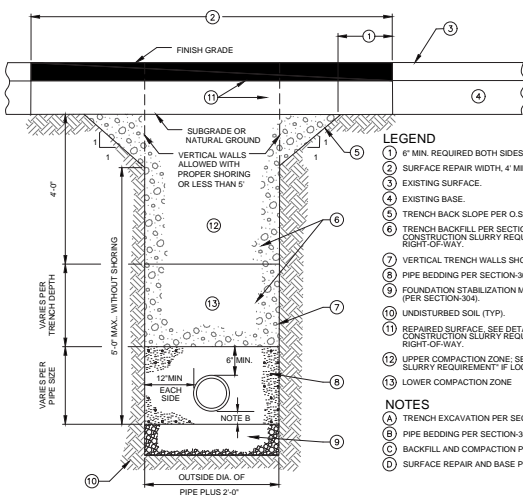
- NOTES:**
- THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL.
 - MAXIMUM DEPTH SHALL NOT EXCEED 12 FEET.
 - IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER.
 - GRATE OR SOLID LID AS APPROVED BY CITY OF KETCHUM.

6
C1.10 **DRYWELL DETAIL (6' Ø)**
N.T.S.



- NOTES:**
- DETECTABLE WARNING TILES SHALL BE TUFTILE (CAST IRON & WET SET) OR APPROVED EQUAL.
 - REFER TO DETAIL 8.
 - COLOR TO BE PATINA (NO FINISH).

7
C1.10 **DETECTABLE WARNING PLATE**
N.T.S.



- LEGEND**
- 6" MIN. REQUIRED BOTH SIDES. SAWCUT REQUIRED.
 - SURFACE REPAIR WIDTH 4" MINIMUM.
 - EXISTING SURFACE.
 - EXISTING BASE.
 - TRENCH BACK SLOPE PER O.S.H.A. OR SUITABLE SHORING.
 - TRENCH BACKFILL PER SECTION-306 OR SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
 - VERTICAL TRENCH WALLS SHORING PER O.S.H.A.
 - PIPE BEDDING PER SECTION-305 (SEE SD-302).
 - FOUNDATION STABILIZATION MAY VARY PER SOIL TYPE AND STABILITY (PER SECTION-304).
 - UNDISTURBED SOIL (TYP).
 - REPAIRED SURFACE. SEE DETAILS 1 AND 2. SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
 - UPPER COMPACTION ZONE; SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
 - LOWER COMPACTION ZONE.
- NOTES**
- TRENCH EXCAVATION PER SECTION-301.
 - PIPE BEDDING PER SECTION-305.
 - BACKFILL AND COMPACTION PER SECTION-306.
 - SURFACE REPAIR AND BASE PER DETAIL 3C20.

KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT
IN AREAS WHERE IT IS NECESSARY TO CUT THE ASPHALT PAVEMENT AND DIG A TRENCH FOR BURIAL OF CONDUIT CABLE OR OTHER CITY UTILITY, THE TRENCH SHALL BE BACKFILLED WITH A LEAN CONCRETE MIX TO THE BOTTOM OF FINISH SURFACE MATERIAL WITH THE FOLLOWING PROPORTIONS OF MATERIALS:

COARSE AGGREGATE (1/2" MINUS)	2 800 LBS
SAND	800 LBS
PORTLAND CEMENT	94 LBS
WATER	11 GAL (MAX.)

WATER CONTENT IS MAXIMUM AND MAY BE REDUCING DOWNWARD. CARES SHALL BE TAKEN TO ASSURE THAT EXCESS WATER IS NOT PRESENT IN THE MIXING DRUM PRIOR TO CHARGING THE MIXER WITH MATERIALS. THOROUGH MIXING WILL BE REQUIRED PRIOR TO DISCHARGE.

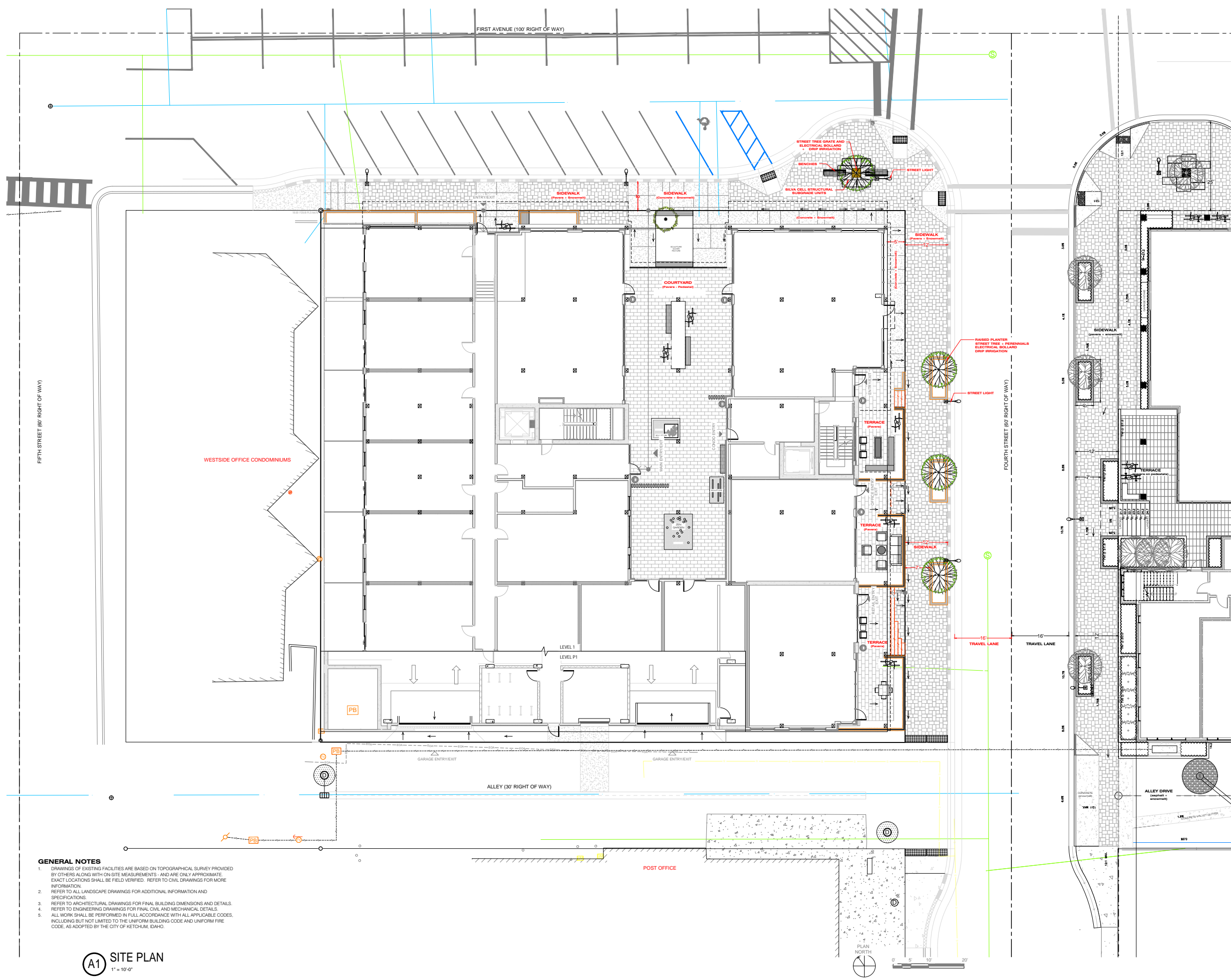
NO COMPACTION, VIBRATION OR FINISHING IS REQUIRED. THE LEAN CONCRETE MIX SHALL BE STRUCK OFF AT OR BELOW THE ELEVATION OF THE PLANT MIX SURFACING WITH A SQUARE-NOSE SHOVEL OR SIMILAR HAND TOOL. THE BACKFILL MIX SHALL BE ALLOWED TO SET FOR A MINIMUM OF 2 HOURS BEFORE THE PERMANENT PLANT MIX SURFACING IS PLACED TO COMPLETE THE TRENCH REPAIR. TEMPORARY PLACEMENT OF ASPHALT COAL MIX SURFACING MAY BE NECESSARY TO ACCOMMODATE TRAFFIC WITHIN THE FIRST 2 HOURS OF BACKFILL PLACEMENT PRIOR TO COMPLETING THE PERMANENT REPAIR.

8
C1.10 **TYPICAL TRENCH SECTION**
N.T.S.

DESIGNED BY
DRAWN BY
CHECKED BY

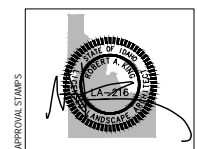
GALENA ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Ketchum, Idaho 83333
email: galena@galena-engineering.com

PROFESSIONAL ENGINEER
REGISTERED
12497
STATE OF IDAHO
SEAN M. FINN



- GENERAL NOTES**
1. DRAWINGS OF EXISTING FACILITIES ARE BASED ON TOPOGRAPHICAL SURVEY PROVIDED BY OTHERS ALONG WITH ON-SITE MEASUREMENTS - AND ARE ONLY APPROXIMATE. EXACT LOCATIONS SHALL BE FIELD VERIFIED. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION.
 2. REFER TO ALL LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.
 3. REFER TO ARCHITECTURAL DRAWINGS FOR FINAL BUILDING DIMENSIONS AND DETAILS.
 4. REFER TO ENGINEERING DRAWINGS FOR FINAL CIVIL AND MECHANICAL DETAILS.
 5. ALL WORK SHALL BE PERFORMED IN FULL ACCORDANCE WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO THE UNIFORM BUILDING CODE AND UNIFORM FIRE CODE, AS ADOPTED BY THE CITY OF KETCHUM, IDAHO.

A1 SITE PLAN
1" = 10'-0"



GRADING + DRAINAGE LEGEND

- PROPOSED CONTOURS
- FFE 00.00 FINISH FLOOR ELEVATION
- GSE 00.00 GARAGE SLAB ELEVATION
- +00.00 SPOT ELEVATION - FINISH GRADE
- TW 00.00 TOP OF WALL ELEVATION
- BW 00.00 BOTTOM OF WALL ELEVATION
- ↘ PERCENTAGE OF SLOPE
- ← DIRECTION OF DRAINAGE

*Refer to Civil Plans and Specifications for additional information and details.

HARDSCAPES LEGEND

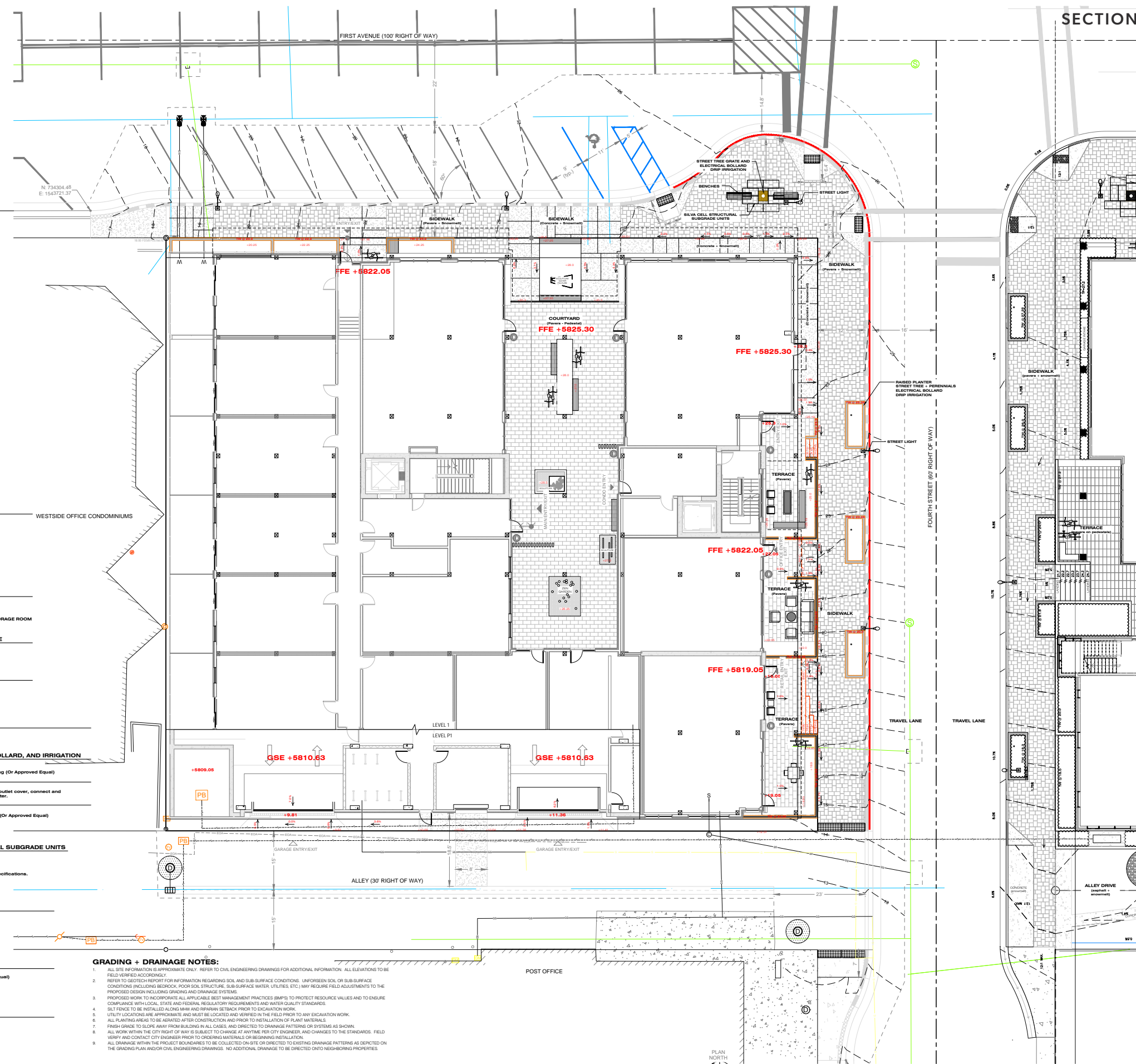
- CONCRETE PLANTERS/CURBS
Architectural Concrete - Board Form
 - STEEL PLANTERS
Blackened Steel Patina - Dimensions Vary
 - SCULPTURE/ZEN GARDENS
Blackened Steel Patina - Dimensions Vary
Decorative Gravel - TBD
 - TERRACE PAVERS
Stepstone Large Scale Calac - Gray
12x24, 12x36, Alternating Running Bond
Pedestal Set
 - SIDEWALK PAVERS - 4TH Street and 1st Ave
Belgard Catalina Grene - Victorian
3 Piece - Small Pattern
Sand Set
 - CONCRETE PAVING AND STAIRS
 - ALLEY DRIVE
Asphalt + Concrete Pads
Refer to Civil for Additional Information and Details.
- *All Paving Surfaces to be Snowmelted.

AMENITIES

- BENCHES
Timberly Wood or similar
- WOOD SLAT SCREENS
To Match Architectural Wood Elements
- BIKE RACKS
Forms and Surfaces - Capitol BKCAP
Dark Bronze Powdercoat Finish
5' x 4' x 34" tall
*ADDITIONAL BIKE RACKS PROVIDED IN BIKE STORAGE ROOM
- LITTER AND RECYCLING RECEPTACLE
Forms and Surfaces - Cordia
Finish - To Be Determined
- SITE FURNITURE
To Be Determined

R.O.W LEGEND

- 1 STREET TREE GRATE, ELECTRICAL BOLLARD, AND IRRIGATION
STREET TREE GRATE
Per City Standard - Tree Well Detail 1:
NEENAH R-4704, 30"x30", with 12" diameter opening (Or Approved Equal)
- 4 ELECTRICAL BOLLARDS
Provided by City - Applicant to provide outlet and outlet cover, connect and provide conduits, wiring and tie to city lighting meter.
- 4 DRIP IRRIGATION
Separate zone with Hunter/Rainwise Smart Clock (Or Approved Equal)
- 12 DEEPROOT - SILVA CELL STRUCTURAL SUBGRADE UNITS
SILVA CELLS
Per City Standard - Tree Well Detail 2:
12 Units: 24" x 48" x 20"
12 Units for Street Tree on 1st Ave.
Final layout per manufacturer design engineer specifications.
- 3 RAISED PLANTERS
5' x 12' o.d.
Architectural Concrete - Board Form
- 4 STREET LIGHT
Per City Standard - Street Light 14:
SOLAARNE R18 DESIGN 158 LFP (Or Approved Equal)
- 2 BENCH
Per City Standard

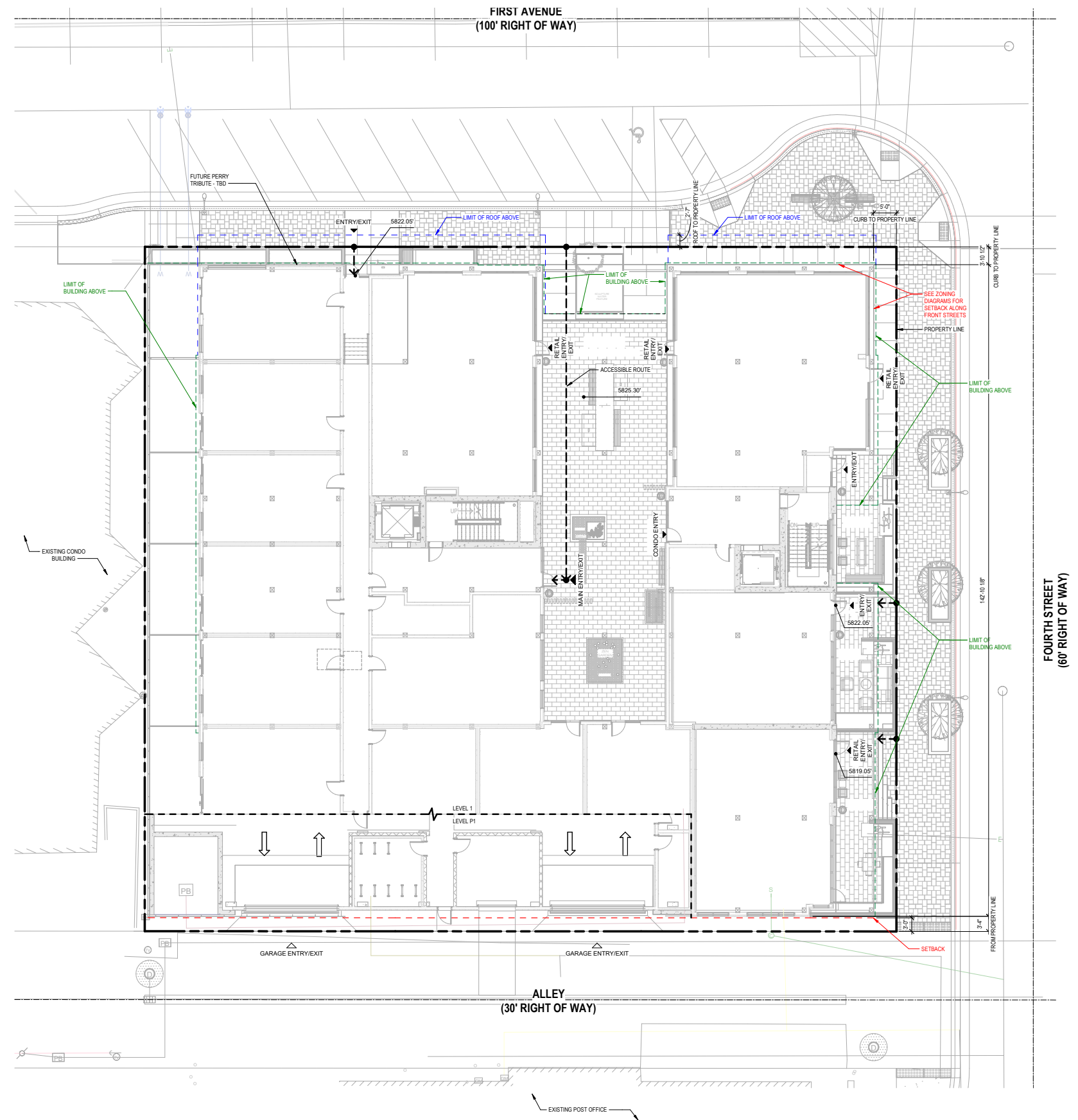


GRADING + DRAINAGE NOTES:

1. ALL SITE INFORMATION IS APPROXIMATE ONLY. REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION. ALL ELEVATIONS TO BE FIELD VERIFIED ACCORDINGLY.
2. REFER TO GEOTECH REPORT FOR INFORMATION REGARDING SOIL AND SUB-SURFACE CONDITIONS. UNFORSEEN SOIL OR SUB-SURFACE CONDITIONS INCLUDING BEDROCK, POOR SOIL STRUCTURE, SUB-SURFACE WATER UTILITIES, ETC. MAY REQUIRE FIELD ADJUSTMENTS TO THE PROPOSED DESIGN INCLUDING GRADING AND DRAINAGE SYSTEMS.
3. PROPOSED WORK TO INCORPORATE ALL APPLICABLE BEST MANAGEMENT PRACTICES (BMPs) TO PROTECT RESOURCE VALUES AND TO ENSURE COMPLIANCE WITH LOCAL, STATE AND FEDERAL REGULATORY REQUIREMENTS AND WATER QUALITY STANDARDS.
4. SILT FENCE TO BE INSTALLED ALONG MW AND RRPARAN SETBACK PRIOR TO EXCAVATION WORK.
5. UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE LOCATED AND VERIFIED IN THE FIELD PRIOR TO ANY EXCAVATION WORK.
6. ALL PLANTING AREAS TO BE SEPARATED AFTER CONSTRUCTION AND PRIOR TO INSTALLATION OF PLANT MATERIALS.
7. FINISH GRADE TO SLOPE AWAY FROM BUILDING IN ALL CASES, AND DIRECTED TO DRAINAGE PATTERNS OR SYSTEMS AS SHOWN.
8. ALL WORK WITHIN THE CITY RIGHT OF WAY IS SUBJECT TO CHANGE AT ANYTIME PER CITY ENGINEER, AND CHANGES TO THE STANDARDS. FIELD VERIFY AND CONTACT CITY ENGINEER PRIOR TO ORDERING MATERIALS OR BEGINNING INSTALLATION.
9. ALL DRAINAGE WITHIN THE PROJECT BOUNDARIES TO BE COLLECTED ON-SITE OR DIRECTED TO EXISTING DRAINAGE PATTERNS AS DEPICTED ON THE GRADING PLAN AND/OR CIVIL ENGINEERING DRAWINGS. NO ADDITIONAL DRAINAGE TO BE DIRECTED ONTO NEIGHBORING PROPERTIES.

(A1) GRADING PLAN
1" = 10'-0"





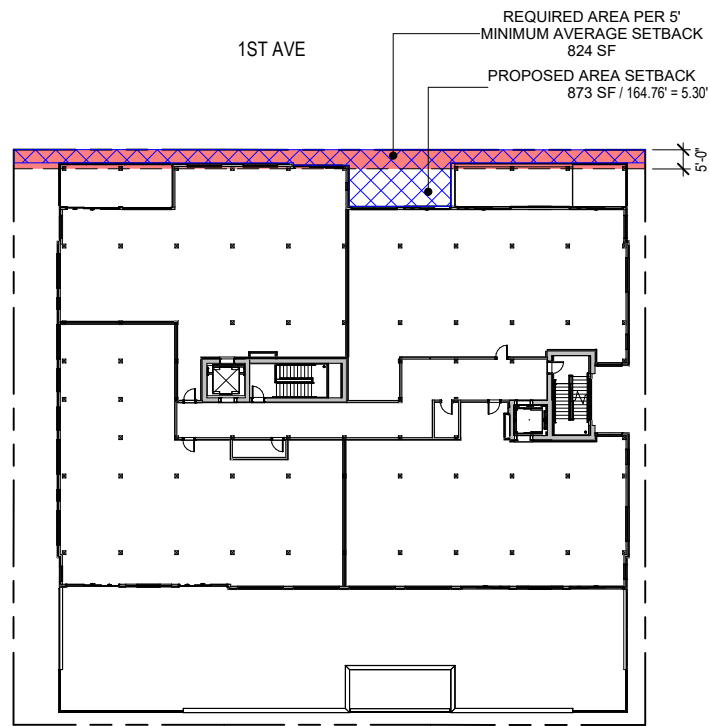
A1 SITE PLAN
1" = 10'-0"



SECTION 04 | FLOOR PLANS

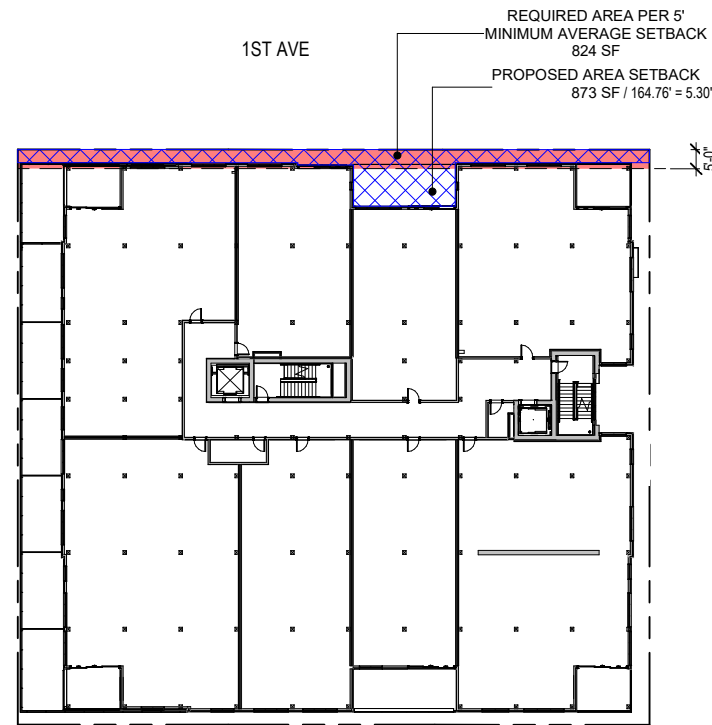
SETBACK: THE MINIMUM HORIZONTAL DISTANCE BETWEEN A SPECIFIED LOT LINE (FRONT, SIDE, REAR), MEASURED ALONG A STRAIGHT LINE AND AT A RIGHT ANGLE TO SUCH LOT LINE, AND THE NEAREST POINT OF AN ABOVE GRADE OR BELOW GRADE BUILDING OR STRUCTURE; BELOW GRADE STRUCTURES MAY ENCROACH INTO REQUIRED SETBACKS SUBJECT TO SUBSECTION 17.128.020.K OF THIS TITLE.

SETBACK ZONE: THE AREA OF A LOT THAT MUST REMAIN OPEN AND CANNOT BE BUILT OVER WITH A STRUCTURE.



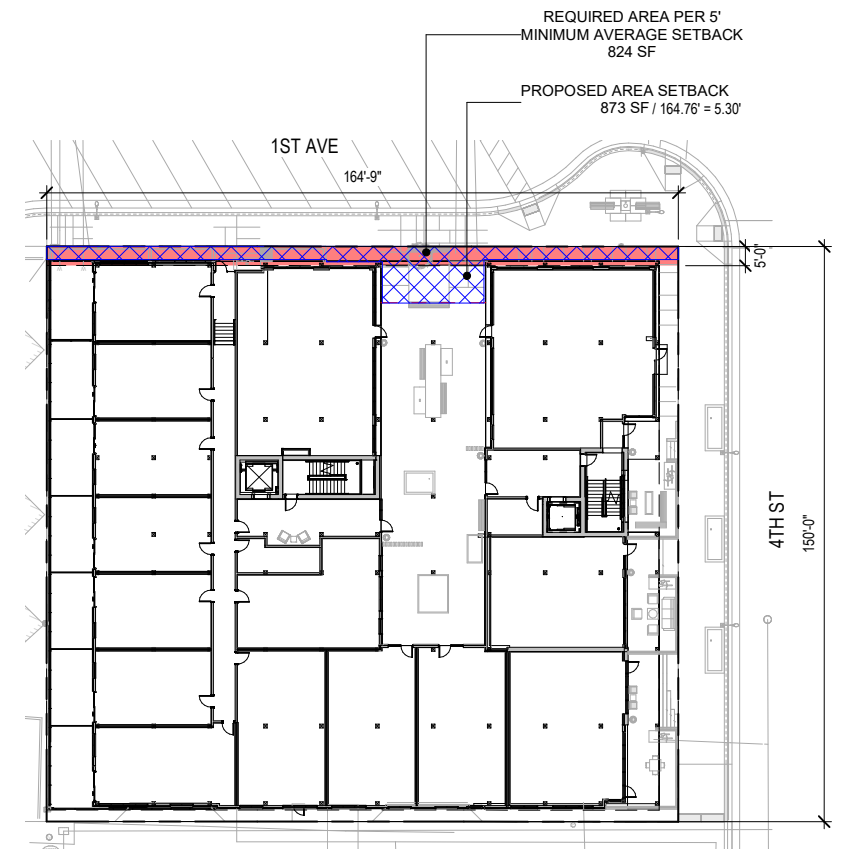
ZONING DIAGRAM- 1ST AVE AVG SETBACK- L3

SCALE: 1" = 50'-0"



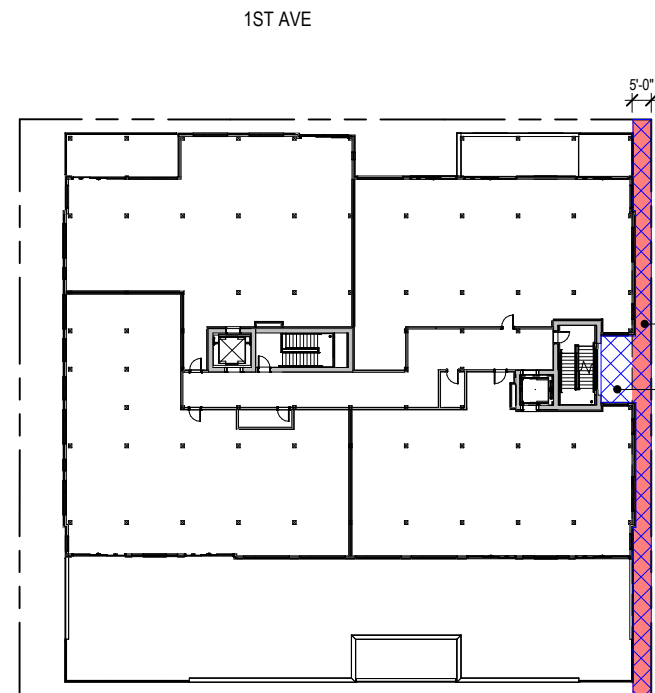
ZONING DIAGRAM- 1ST AVE AVG SETBACK- L2

SCALE: 1" = 50'-0"



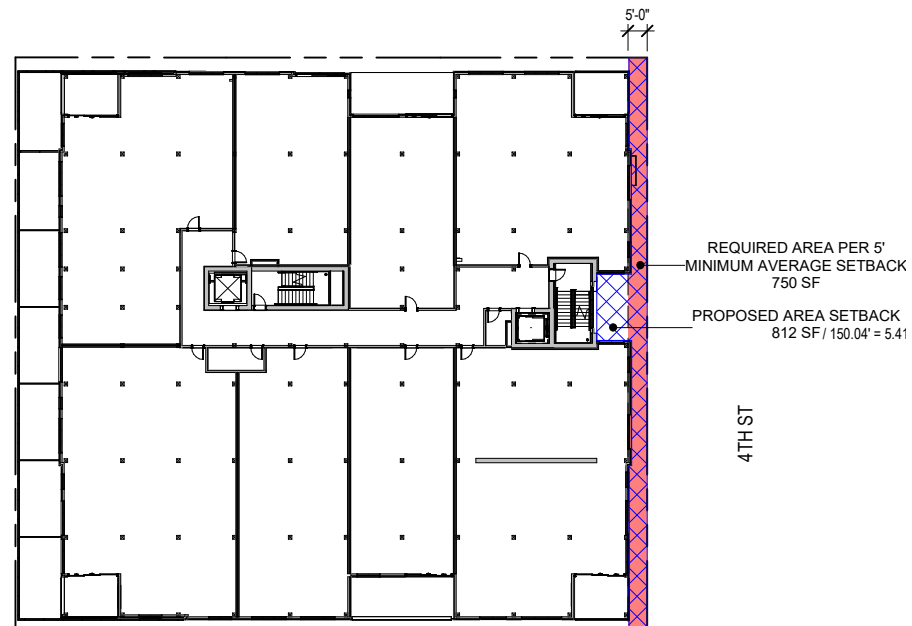
ZONING DIAGRAM- 1ST AVE AVG SETBACK- L1

SCALE: 1" = 50'-0"



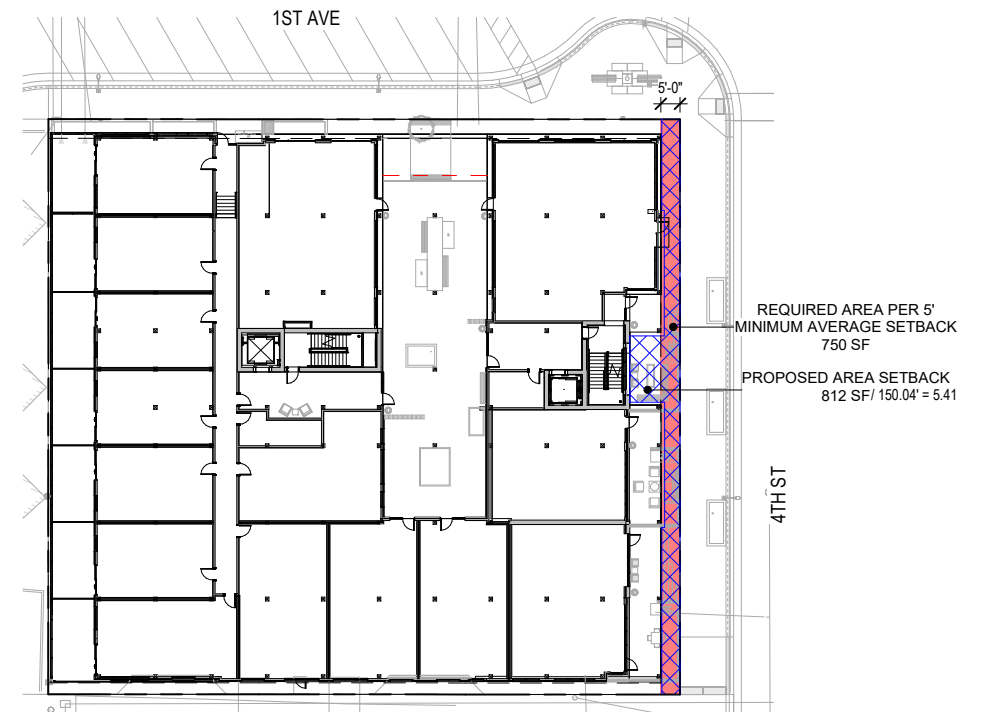
ZONING DIAGRAM- 4TH ST AVG SETBACK- L3

SCALE: 1" = 50'-0"



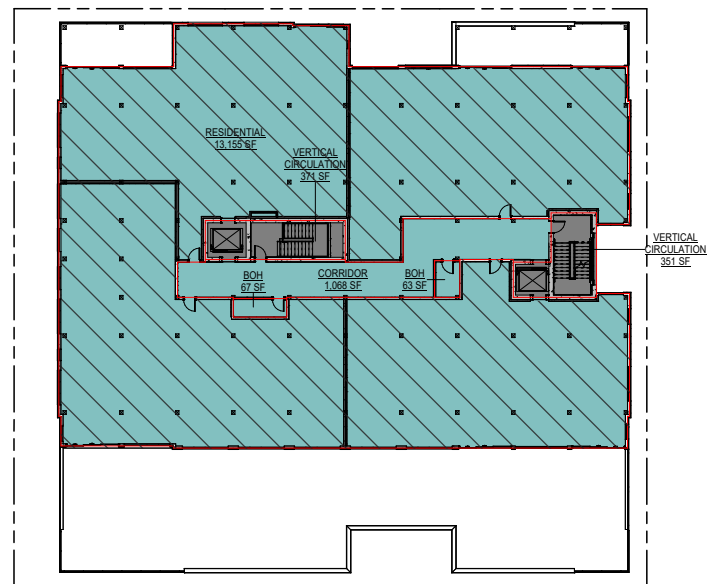
ZONING DIAGRAM- 4TH ST AVG SETBACK- L2

SCALE: 1" = 50'-0"



ZONING DIAGRAM- 4TH ST AVG SETBACK- L1

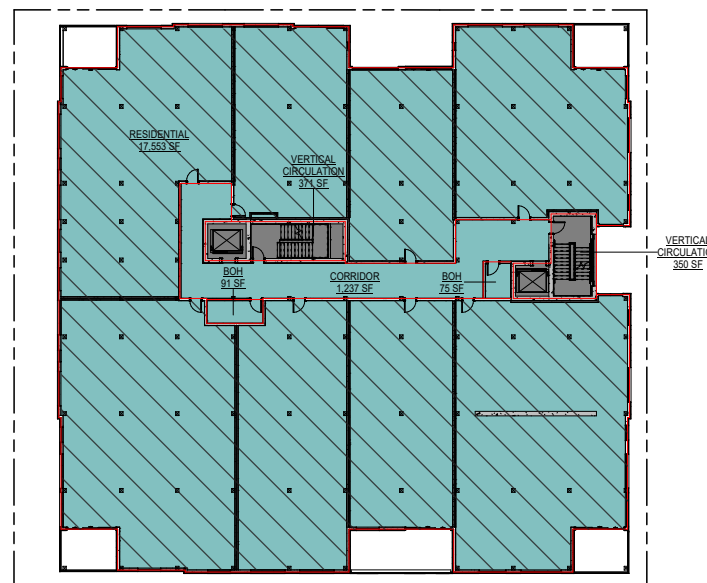
SCALE: 1" = 50'-0"



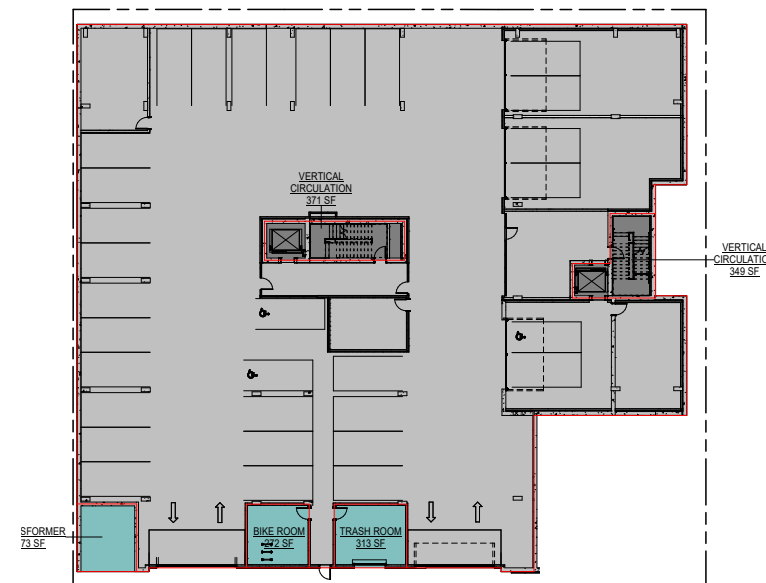
LEVEL 3
SCALE: 1" = 50'-0"



LEVEL 1
SCALE: 1" = 50'-0"



LEVEL 2
SCALE: 1" = 50'-0"



LEVEL P1
SCALE: 1" = 50'-0"

FLOOR AREA LEGEND

- FAR EXEMPT
- FAR EXEMPT SHAFT
- FAR INCLUDED (GROSS FLOOR AREA)
- NET FLOOR AREA

FLOOR AREA, GROSS (KETCHUM ZONING ORDINANCE)

The sum of the horizontal area of the building measured along the outside walls of each floor of a building or portion of a building, including stair towers and elevators on the ground floor only, [...], but not including basements, UNDERGROUND PARKING AREAS or open unenclosed decks.

FLOOR AREA, NET (KETCHUM ZONING ORDINANCE)

The sum of the horizontal areas of all floors in a building including basements but not including open unenclosed decks, interior or exterior circulation, mechanical equipment rooms, parking areas, common areas, public bathrooms or storage areas in basements.

FLOOR AREA RATIO (FAR) (KETCHUM ZONING ORDINANCE)

(GROSS) FLOOR AREA OR (NET) FLOOR AREA / LOT AREA = FAR

GROSS FAR CALCULATED TO:

- Exterior Face of Framing
- Corridor Face of Framing
- Centerline of Demising Wall

GROSS FLOOR AREA

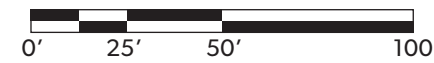
Level 3:	14,353 SF
Level 2:	18,955 SF
Level 1:	17,011 SF
Level P1:	858 SF
TOTAL:	51,177 SF

NET FLOOR AREA

Level 3:	13,155 SF
Level 2:	17,553 SF
Level 1:	14,459 SF
Level P1:	N/A
TOTAL:	45,167 SF

FAR CALCULATION

Site Area:	24,732 SF
Gross Floor Area:	51,177 SF
FAR	2.07
(With underground parking / basement variance approval)	



NET FLOOR AREA

	AREA	PERCENT	UNITS	PERCENT
Retail	6,050 SF	13.4%	4	14.8%
Residential	39,117 SF			
L1 Workforce	5,010 SF	11.1%	7	25.9%
L1 Market Rate	3,399 SF	7.5%	4	14.8%
L2 Market Rate	17,553 SF	38.9%	8	29.6%
L3 Market Rate	13,155 SF	29.1%	4	14.8%
TOTAL:	45,167 Net SF	100%	27	100%

UNIT BREAKDOWN

	UNITS	PERCENT	AVG SF
WORKFORCE			
1 Bed	6	26.1%	683 SF
2 Bed	1	4.3%	912 SF
Total Workforce:	7		
MARKET RATE			
1 Bed	8	34.8%	1,255 SF
2 Bed	1	4.3%	2,144 SF
3 Bed	6	26.1%	3,028 SF
4 Bed	1	4.3%	3,758 SF
Total Market Rate:	16		
Total Units:	23	100%	

ADDITIONAL BUILDING METRICS

BUILDING CONSTRUCTION	
Level P1	Type 1A
Level 1-Level 3	Type VA

OCCUPANCY	
Residential	R-2
Office and Retail	M
Parking Garage, Service, and Storage Rooms	S-2

NUMBER OF UNITS	
Workforce	7 units
Market Rate	16 units
Total	23 units

PARKING STALLS	
Onsite	32 stalls
Street Parking	11 stalls
Total	43 stalls

COMMERCIAL	
AREA TYPE	GROSS AREA
LEVEL 1	
RETAIL	1,786 SF
RETAIL	1,902 SF
OFFICE/RETAIL	1,806 SF
RETAIL	1,279 SF
TOTAL: 6,052 SF	

UNITS BY LEVEL		
UNIT NO.	NAME	NET RENTABLE SF

LEVEL 1		
U101	1 BED	650 SF
U102	1 BED - WORKFORCE	625 SF
U103	1 BED - WORKFORCE	625 SF
U104	1 BED - WORKFORCE	623 SF
U105	1 BED - WORKFORCE	627 SF
U106	2 BED - WORKFORCE	912 SF
U107	1 BED - WORKFORCE	624 SF
U108	1 BED	783 SF
U109	1 BED - WORKFORCE	976 SF
U110	1 BED	979 SF
U111	1 BED	987 SF

LEVEL 1: 11 8,409 SF

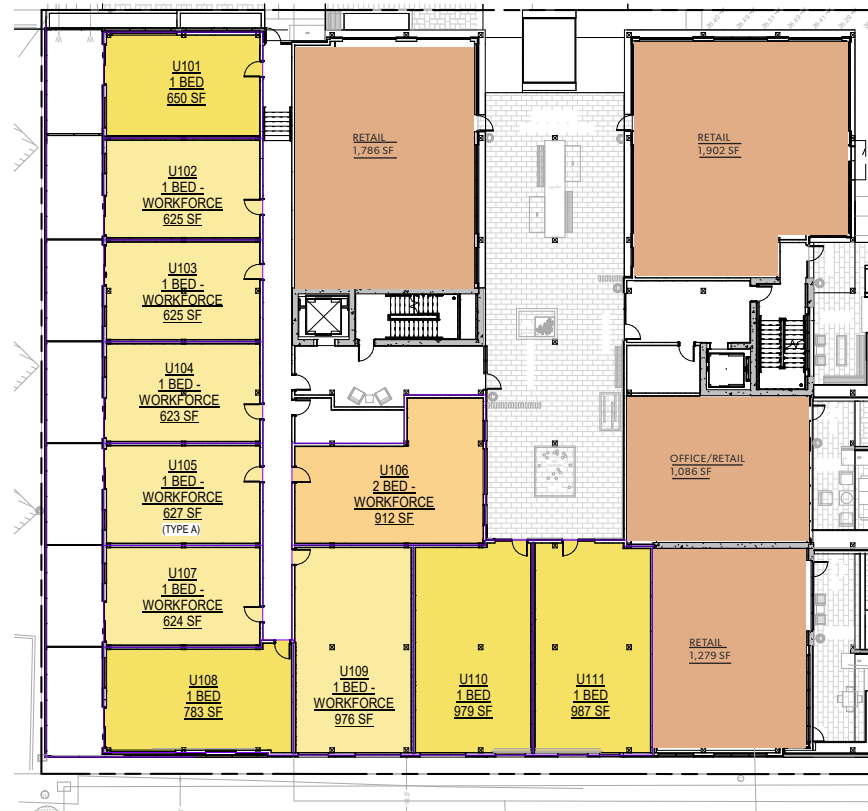
LEVEL 2		
U201	3 BED PLUS	2,635 SF
U202	3 BED PLUS	3,050 SF
U203	1 BED PLUS	1,534 SF
U204	1 BED PLUS	2,032 SF
U205	1 BED PLUS	1,417 SF
U206	1 BED PLUS	1,657 SF
U207	2 BED PLUS	2,144 SF
U208	3 BED PLUS	3,082 SF

LEVEL 2: 8 17,550 SF

LEVEL 3		
U301	3 BED PLUS	3,292 SF
U302	4 BED PLUS	3,758 SF
U303	3 BED PLUS	3,059 SF
U304	3 BED PLUS	3,046 SF

LEVEL 3: 4 13,155 SF

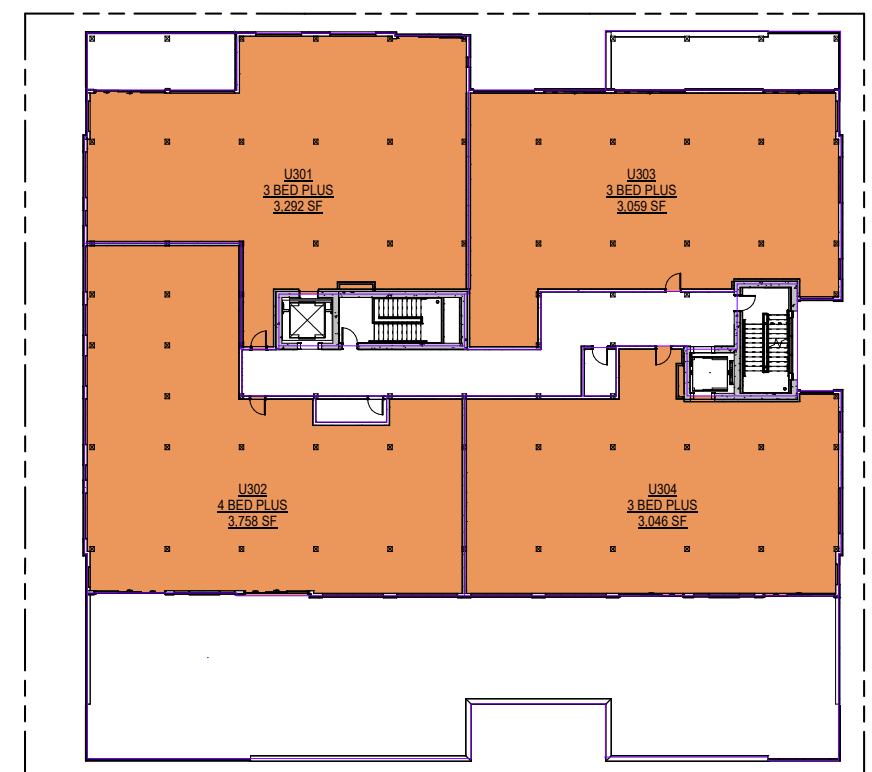
TOTAL UNITS: 23 39,114 SF



LEVEL 1
NOT TO SCALE



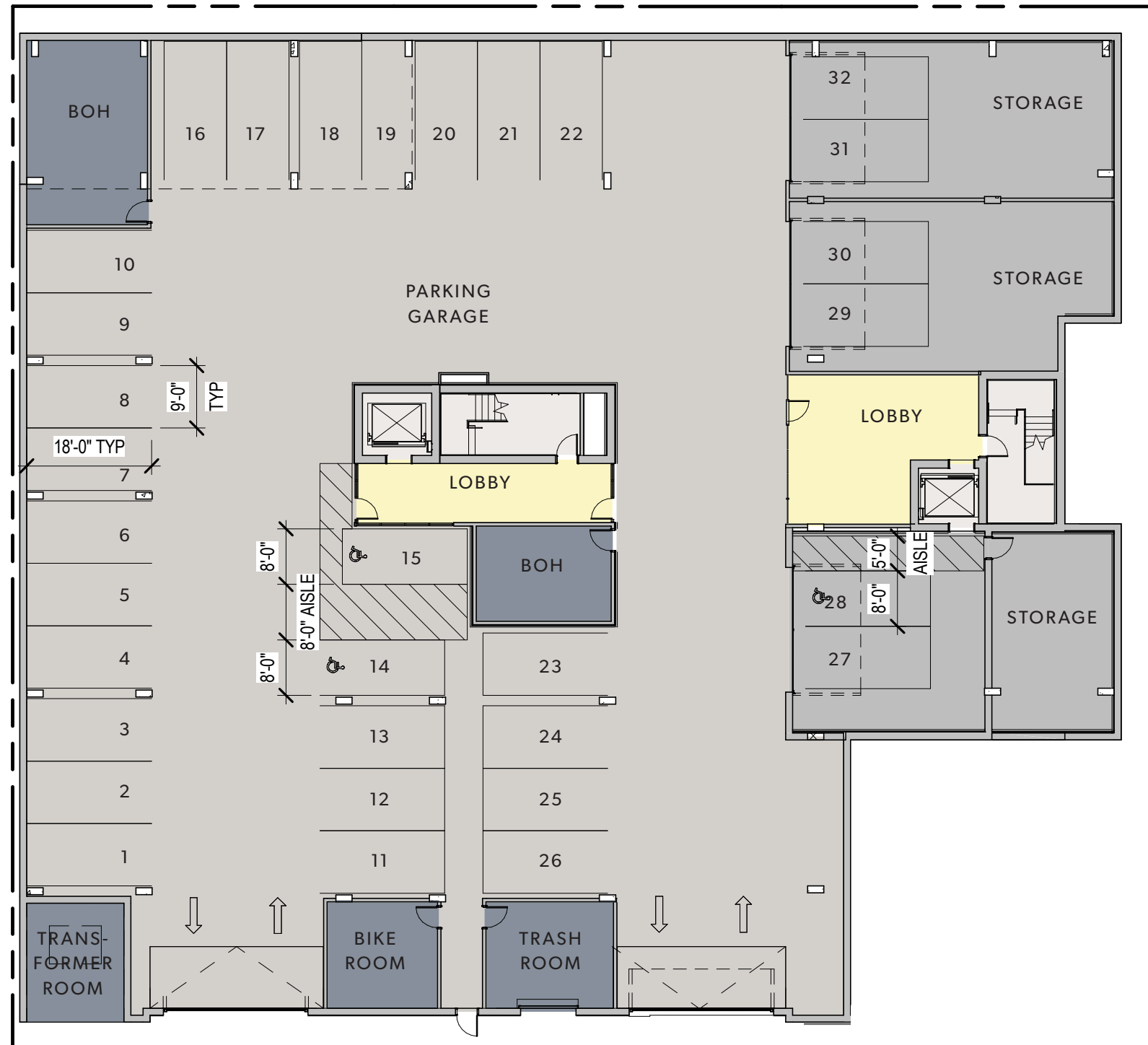
LEVEL 2
NOT TO SCALE



LEVEL 3
NOT TO SCALE

NOTE:
UNIT MIX AREA CALCULATED BY:
EXTERIOR FACE OF FRAMING
CORRIDOR FACE OF FRAMING
CENTERLINE OF DEMISING WALL
REFERENCE SHEET G-010 FOR AREA SUMMARIES

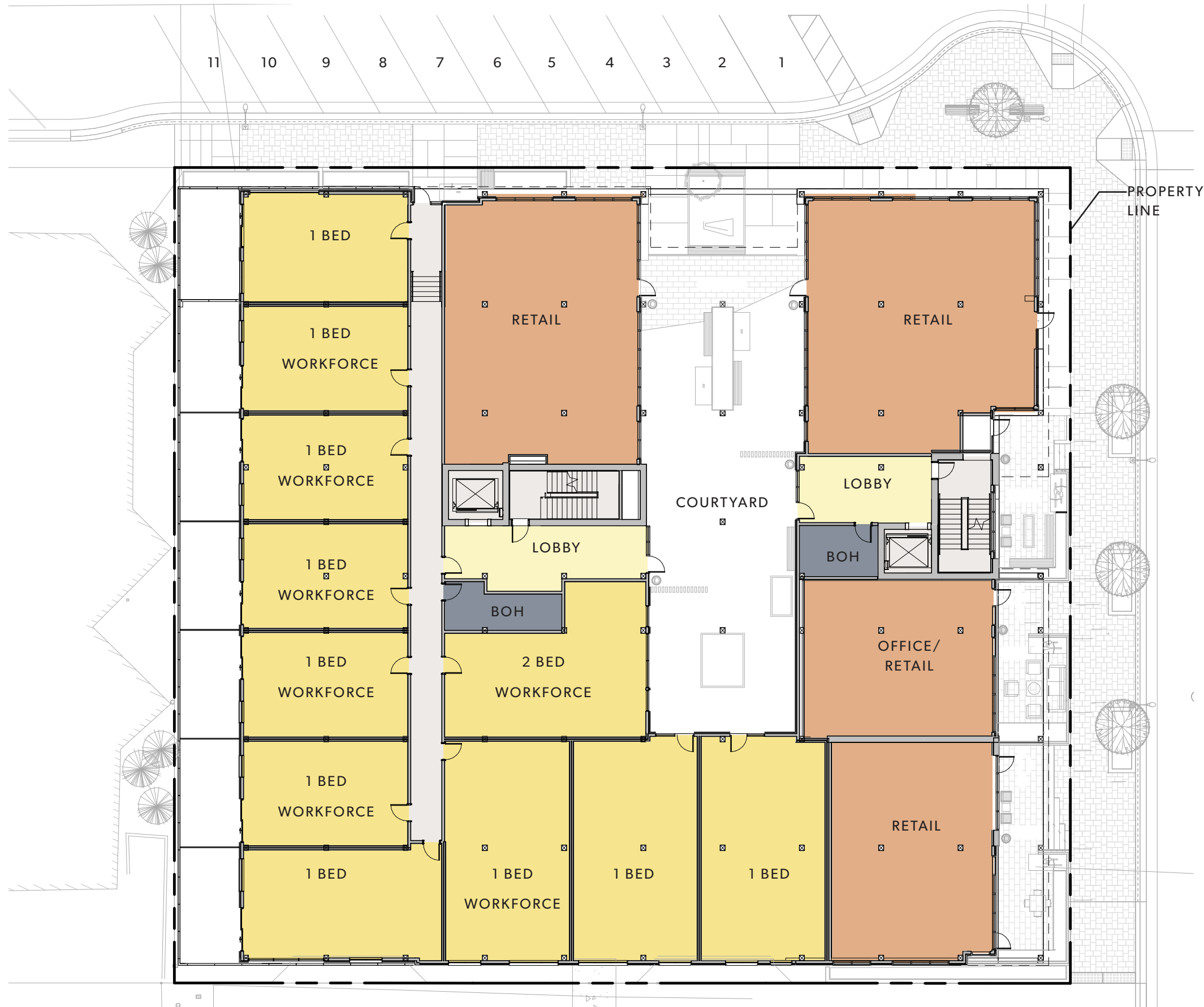
- 1 BED - WORKFORCE
- 1 BED
- 1 BED PLUS
- 2 BED - WORKFORCE
- 2 BED PLUS
- 3 BED PLUS
- COMMERCIAL/RETAIL



LEVEL P1
SCALE: 1" = 20'-0"



LICENSED ARCHITECT
AR-987252
TIINA I RITVAL
STATE OF IDAHO
Tina I. Ritval



LEVEL 1
SCALE: 1" = 20'-0"



LICENSED ARCHITECT
AR-987252

TINA I RITVAL
STATE OF IDAHO
Tina Ritval

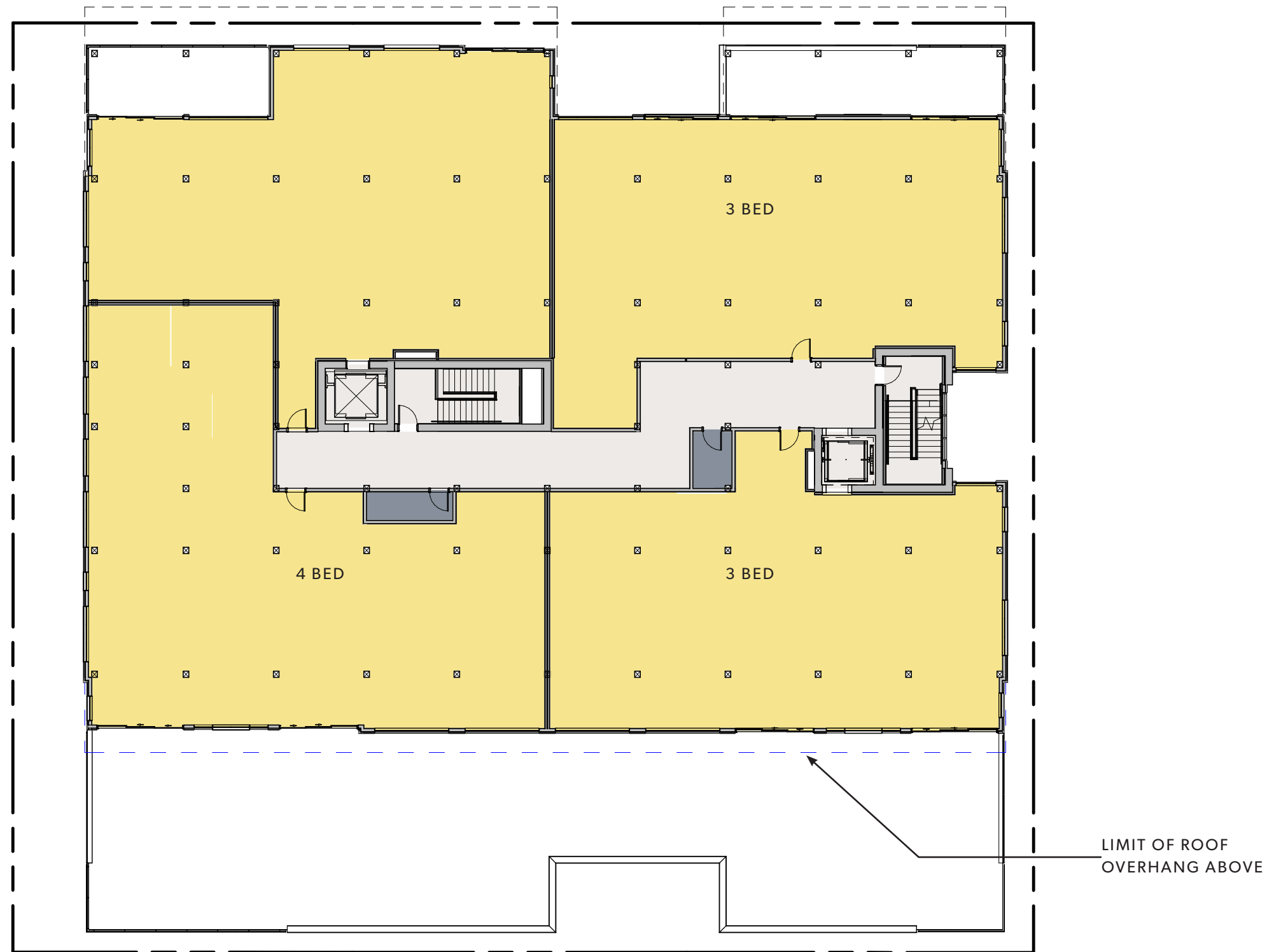


LEVEL 2
SCALE: 1" = 20'-0"



LICENSED
ARCHITECT
AR-987252

TIINA I RITVAL
STATE OF IDAHO
Tiina I. Ritval

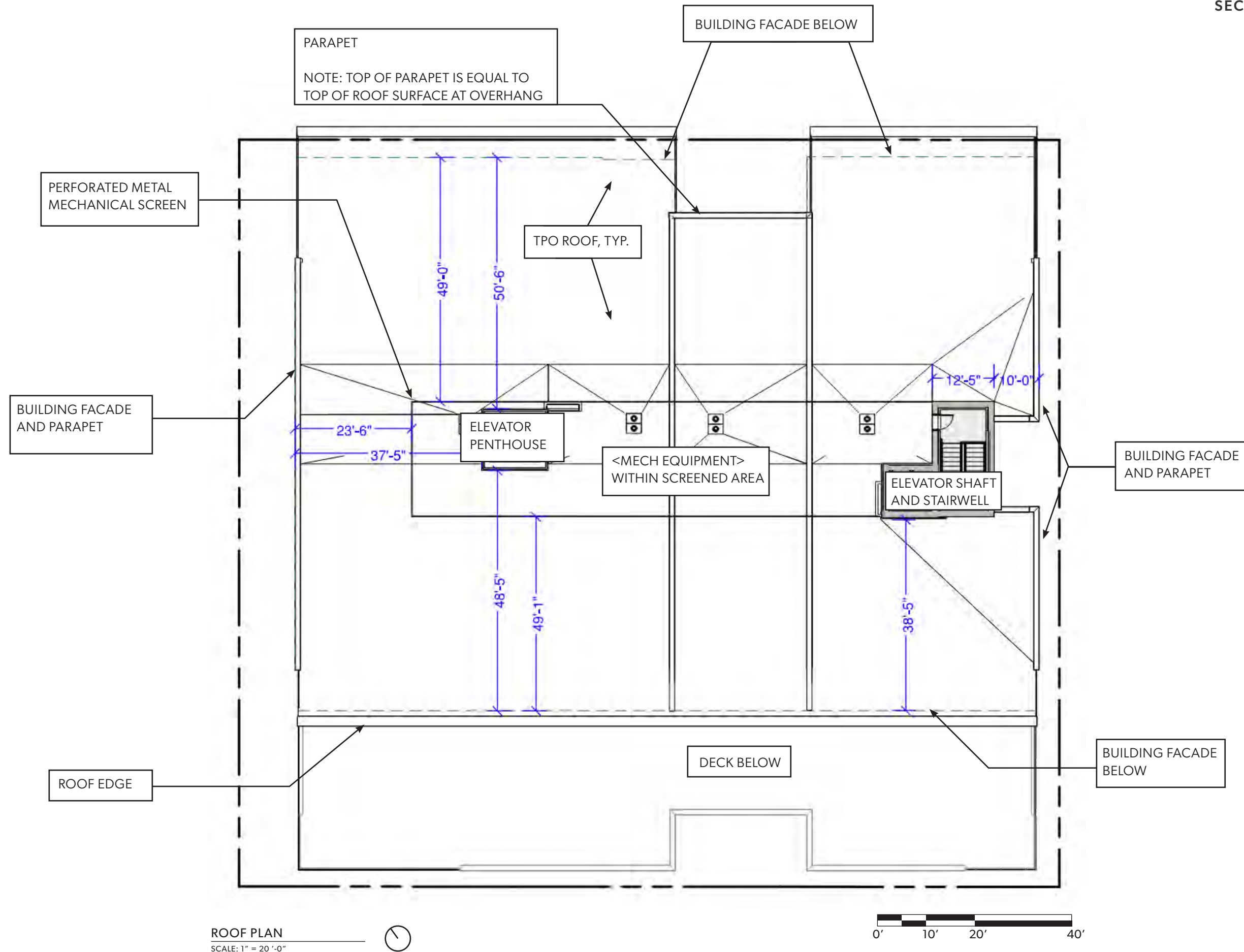


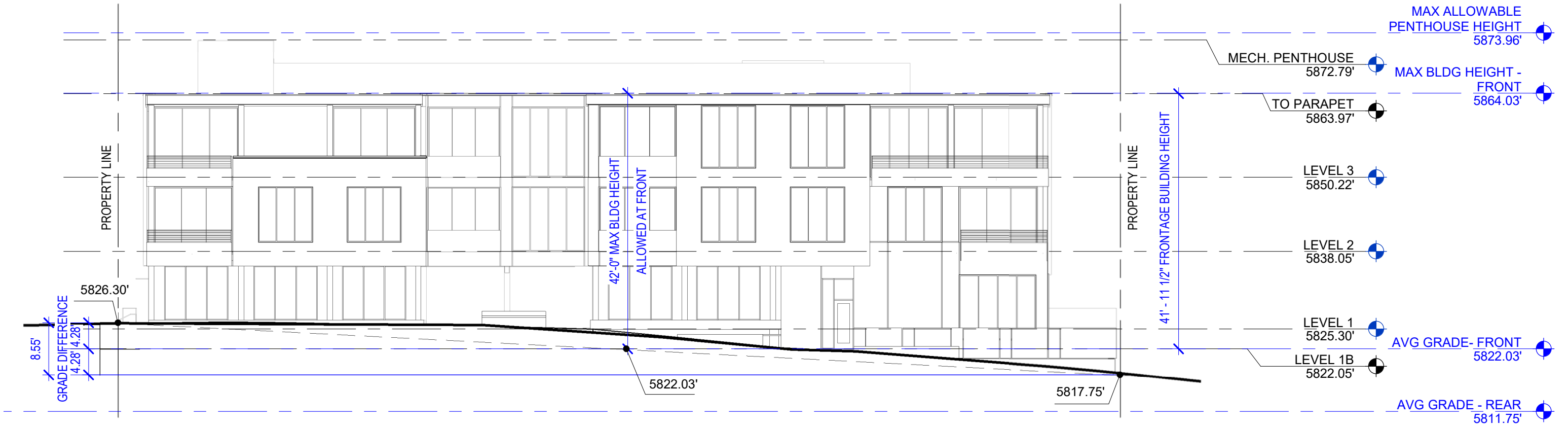
LEVEL 3
SCALE: 1" = 20'-0"



LIMIT OF ROOF
OVERHANG ABOVE



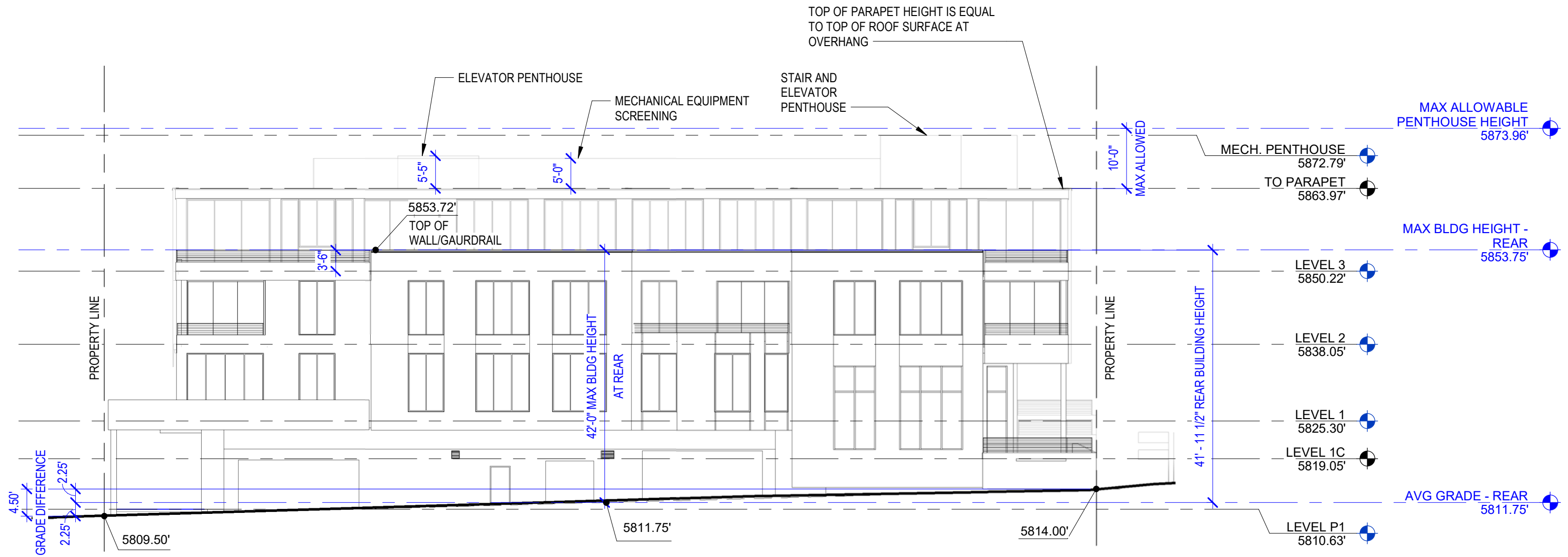




PLAN NORTH ELEVATION - MAX BUILDING HEIGHT ALONG FRONTAGE

SCALE: 1/16" = 1'-0"

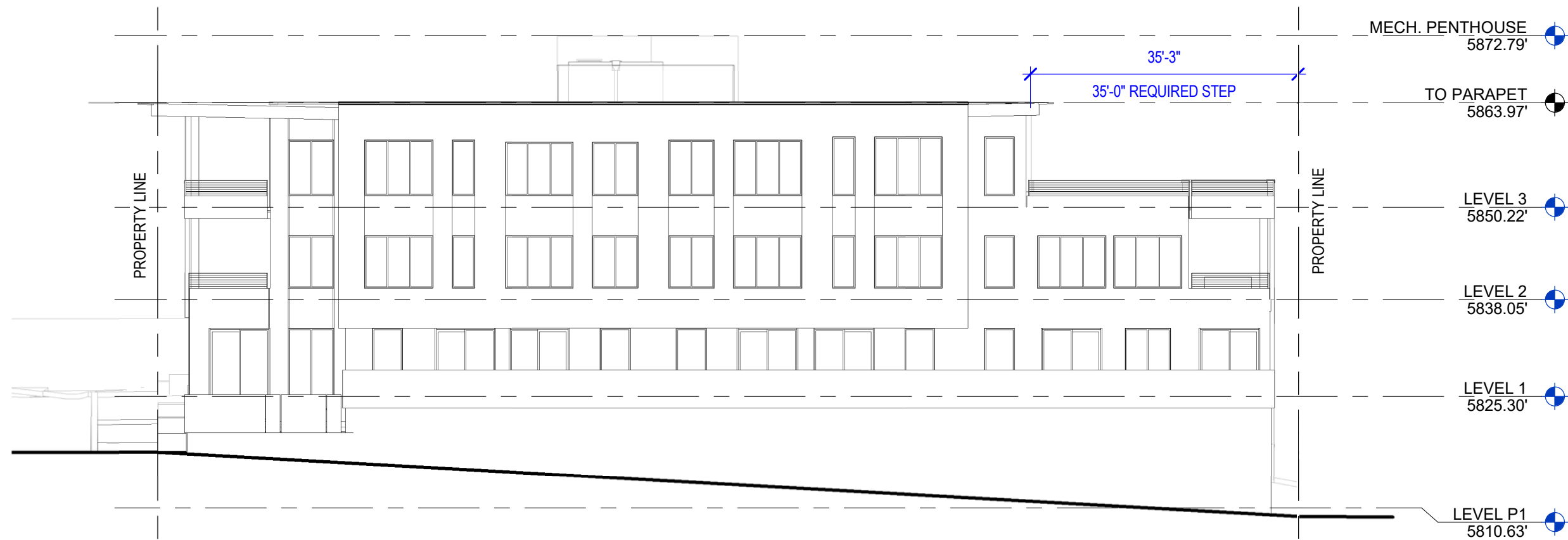




PLAN SOUTH ELEVATION DIAGRAM- MAX BUILDING HEIGHT ALONG REAR

SCALE: 1/16" = 1'-0"





PLAN WEST ELEVATION - BUILDING STEP COMPLIANCE

SCALE: 1/16" = 1'-0"


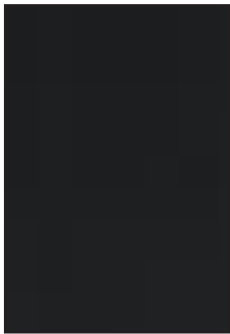
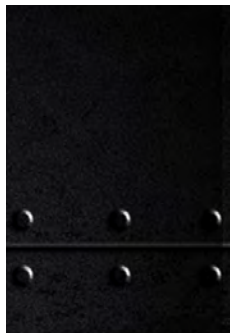




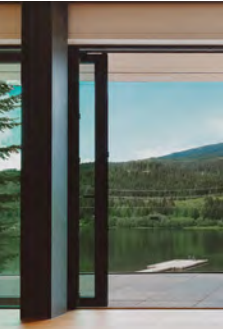




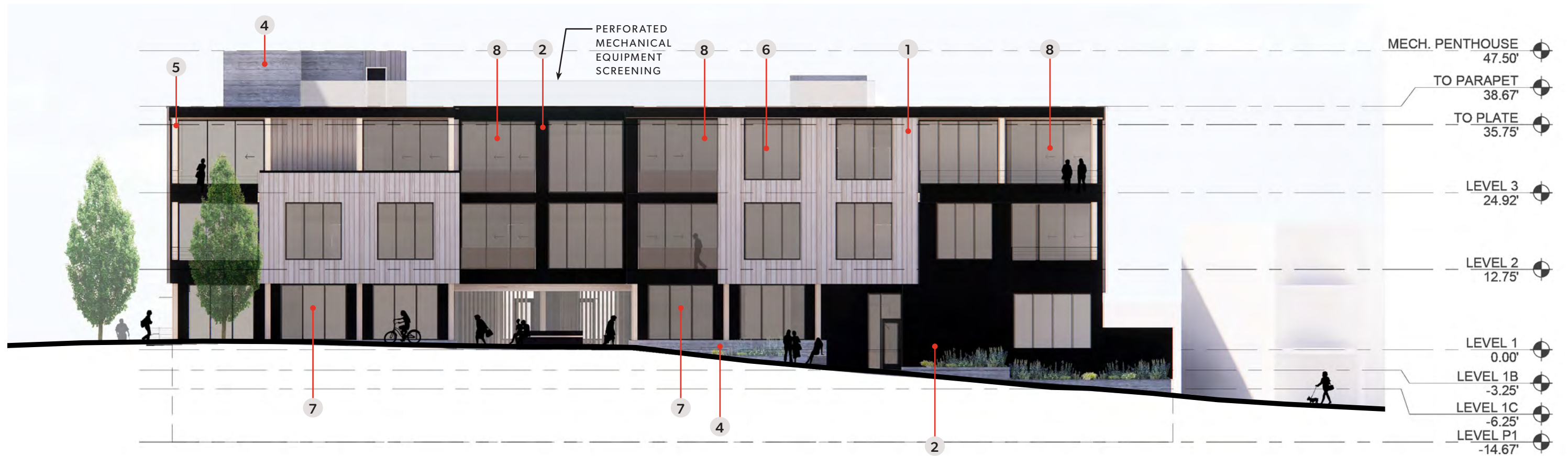
PLAN EAST ELEVATION - 4TH ST

SCALE: 1/16" = 1'-0"




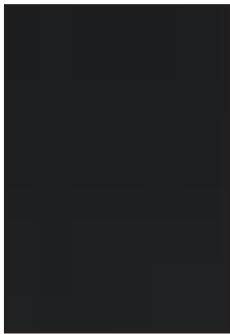
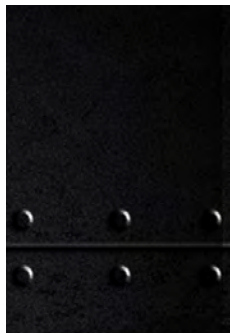





- 
1 WOOD CLADDING
- 
2 PRE-FINISHED METAL PANEL CLADDING
- 
3 PAINTED STEEL PLATE RAILING WITH RIVET DETAILS
- 
4 BOARD FORM CONCRETE
- 
5 EXPOSED CLT STRUCTURE
- 
6 WINDOWS
- 
7 ALUMINUM STOREFRONT
- 
8 MULTI-PANEL SLIDING GLASS DOORS (OPERABLE WALL)

LICENSED ARCHITECT AR-987252
 TIINA I RITVAL
 STATE OF IDAHO
Tiina Ritval



PLAN NORTH ELEVATION - 1ST AVE
SCALE: 1/16" = 1'-0"

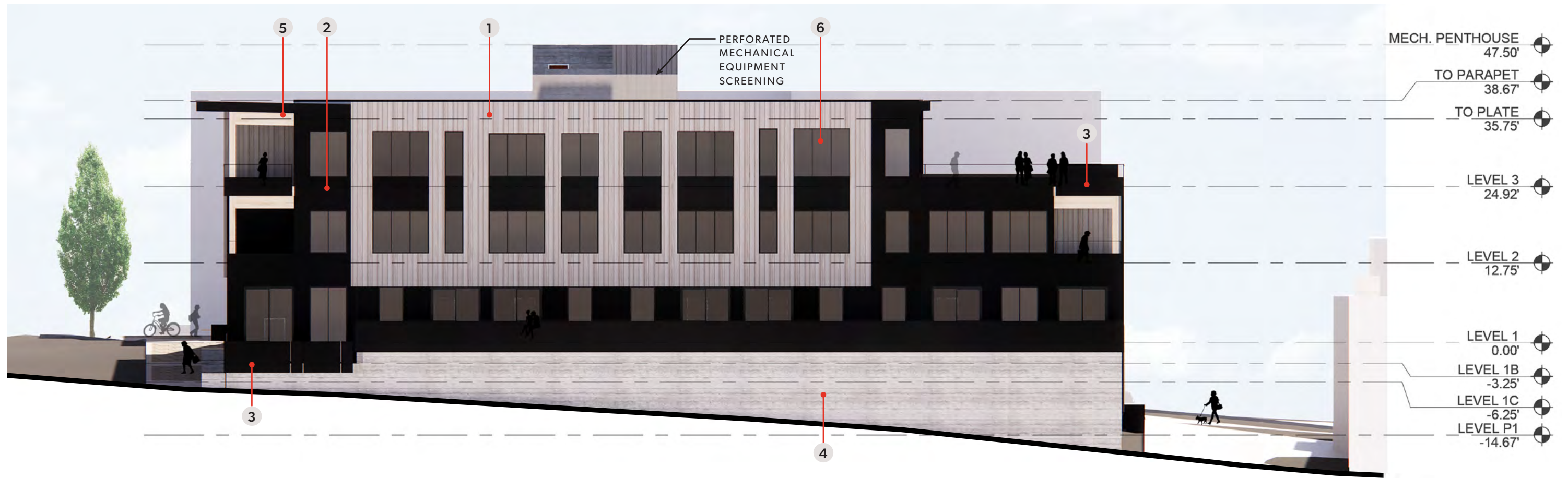


- 
1 WOOD CLADDING
- 
2 PRE-FINISHED METAL PANEL CLADDING
- 
3 PAINTED STEEL PLATE RAILING WITH RIVET DETAILS
- 
4 BOARD FORM CONCRETE
- 
5 EXPOSED CLT STRUCTURE
- 
6 WINDOWS
- 
7 ALUMINUM STOREFRONT
- 
8 MULTI-PANEL SLIDING GLASS DOORS (OPERABLE WALL)


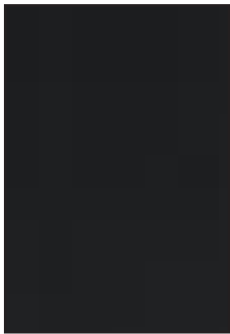
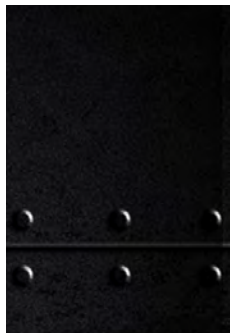





LICENSED ARCHITECT
AR-987252

TIINA I RITVAL
STATE OF IDAHO

Ums-I. Pitum



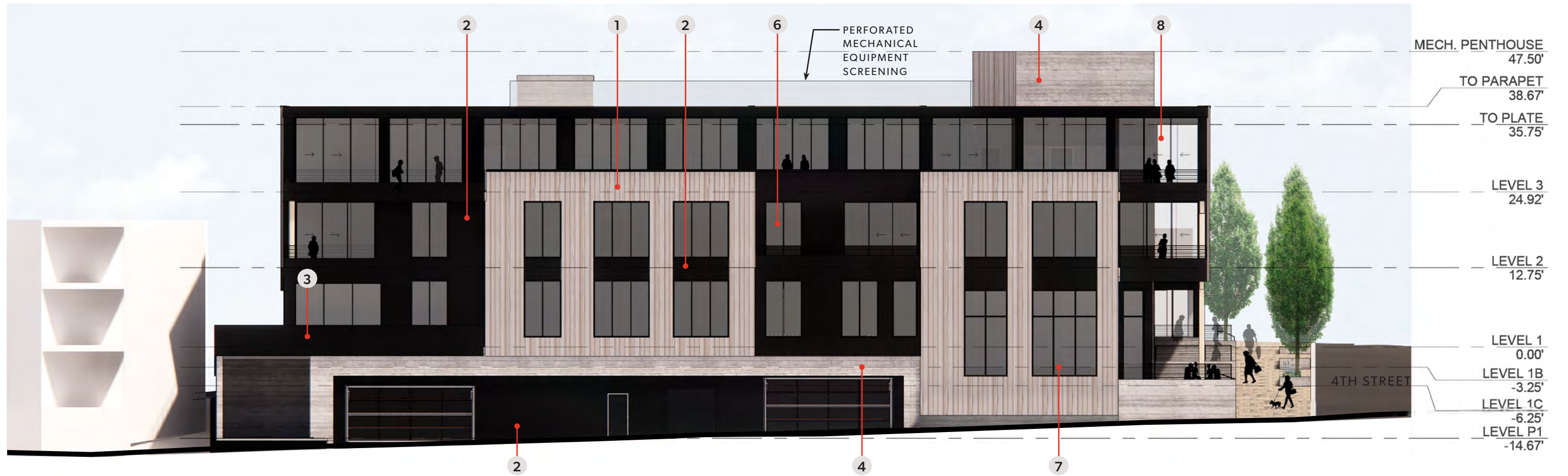
PLAN WEST ELEVATION - EXISTING CONDO SIDE
SCALE: 1/16" = 1'-0"

- 
1 WOOD CLADDING
- 
2 PRE-FINISHED METAL PANEL CLADDING
- 
3 PAINTED STEEL PLATE RAILING WITH RIVET DETAILS
- 
4 BOARD FORM CONCRETE
- 
5 EXPOSED CLT STRUCTURE
- 
6 WINDOWS
- 
7 ALUMINUM STOREFRONT
- 
8 MULTI-PANEL SLIDING GLASS DOORS (OPERABLE WALL)

LICENSED ARCHITECT
AR-987252


TIINA I RITVAL
STATE OF IDAHO
Um... P...m

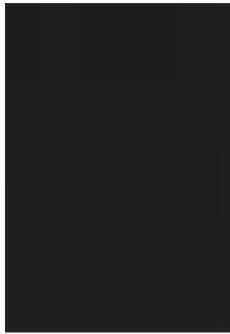
WEST ELEVATION
SCALE: 1" = 16'




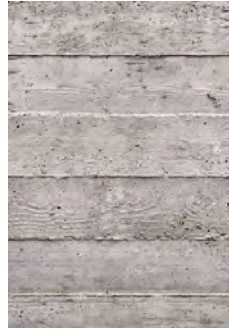
PLAN SOUTH ELEVATION - ALLEY


SCALE: 1/16" = 1'-0"


- 


1 WOOD CLADDING
- 

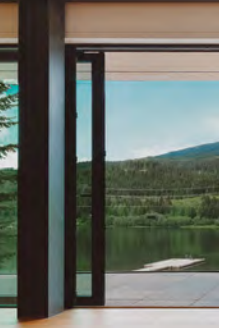
2 PRE-FINISHED METAL PANEL CLADDING
- 

3 PAINTED STEEL PLATE RAILING WITH RIVET DETAILS
- 

4 BOARD FORM CONCRETE
- 

5 EXPOSED CLT STRUCTURE
- 

6 WINDOWS
- 

7 ALUMINUM STOREFRONT
- 

8 MULTI-PANEL SLIDING GLASS DOORS (OPERABLE WALL)

LICENSED ARCHITECT
AR-987252

TIINA I RITVAL
STATE OF IDAHO

Umsi. P. P. P.









SUSTAINABILITY GOALS

HIGH QUALITY AND HIGH PERFORMING SPACES



Providing high performance, thermal comfort, and low energy costs in spaces that are high quality.

Well crafted thermal envelope for optimal occupant thermal comfort and energy efficiency as well as savings.

VRF HVAC system

Well daylit

High efficiency LED lighting

Low Flow fixtures and recirculating pumps for water conservation

High efficiency appliances for low energy use

CLIMATE RESPONSIBLE BUILDING MATERIALS



Proposed use of high quality materials that speak to performance and aesthetics.

CLT STRUCTURE

Carbon sequestering, sustainably harvested and processed in Montana. Material can be reused at life and is biodegradable.

HIGH PERFORMANCE GLAZING

Balancing high performing U-Value, SHGC (solar heat gain coefficient), thermal bridging, and aesthetics. Taking advantage of low winter sun but providing protection from excessive summer sun heat gain.

WELL COATED//FINISHED AND MAINTAINED WOOD CLADDING

Locally harvested and processed, circular as a renewable and biodegradable material, sequesters carbon, non-toxic and ultra low VOC.

DURABLE, WEATHER RESISTANT, AND WELL DETAILED METAL SIDING

Recyclable and reusable material at end of life. High recycled content as well as long life and low maintenance.

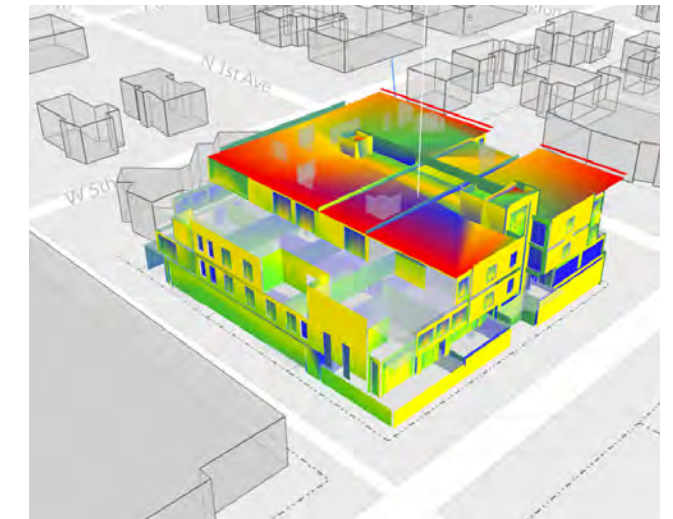
SITE

77

Walk Score®
Very Walkable

79

Bike Score®
Very Bikeable



Taking advantage of the existing site conditions and optimizing them to create an efficient and site responsive design.

WALKABILITY

Project site is highly walkable and bikeable area, giving occupants the opportunity to access all the amenities Ketchum has to offer.

SOLAR STRATEGY

Maximize southern facade exposure
Incorporate deep overhangs
(Gain low winter sun and block high summer sun)
Setback to the Post office side is more hospitable for solar exposure

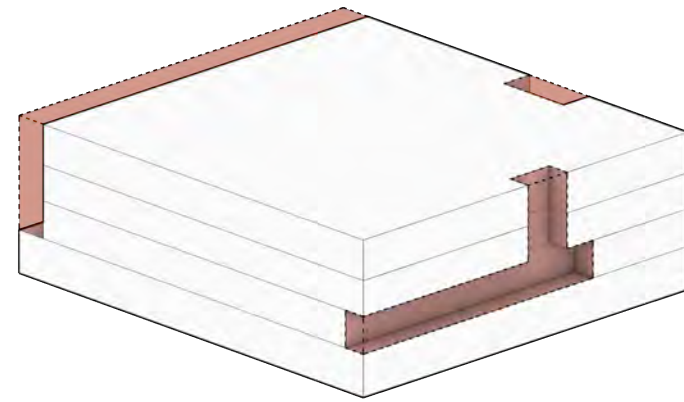
WIND STRATEGY

Outdoor decks are protected from cold northern winter winds
Provide protected courtyard space
Unit decks tucked in to protect from cold northern winter winds

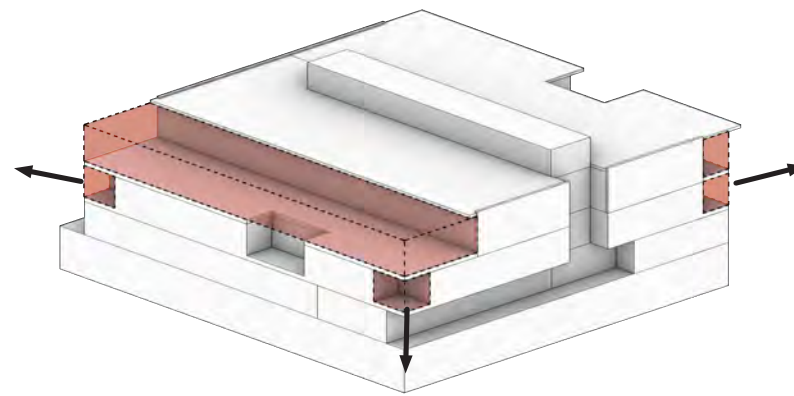
VIEWS

Quality views maximized with analysis to design

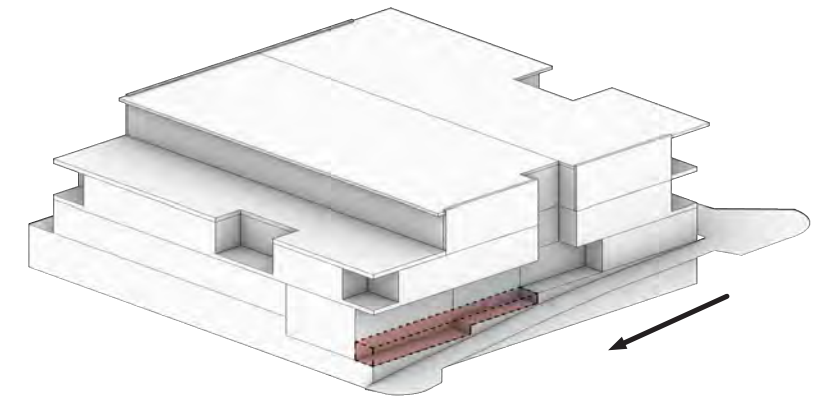
MASSING REDUCTIONS AND MODULATIONS



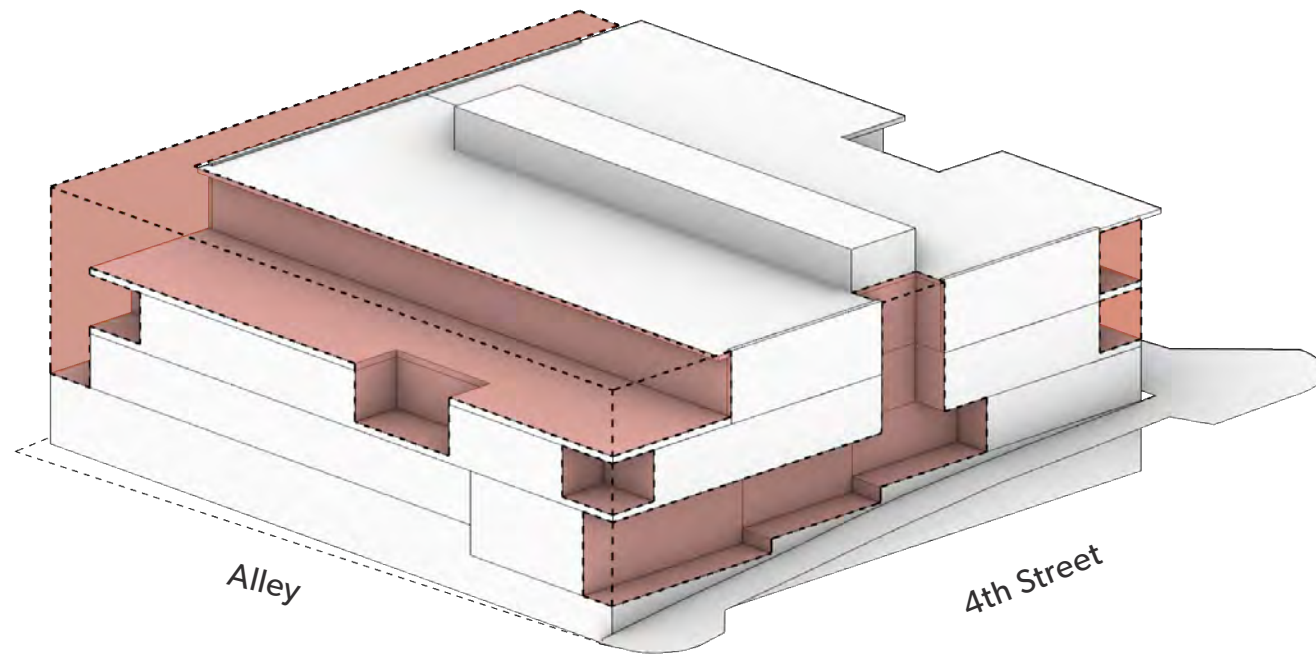
CARVE FOR DAYLIGHT



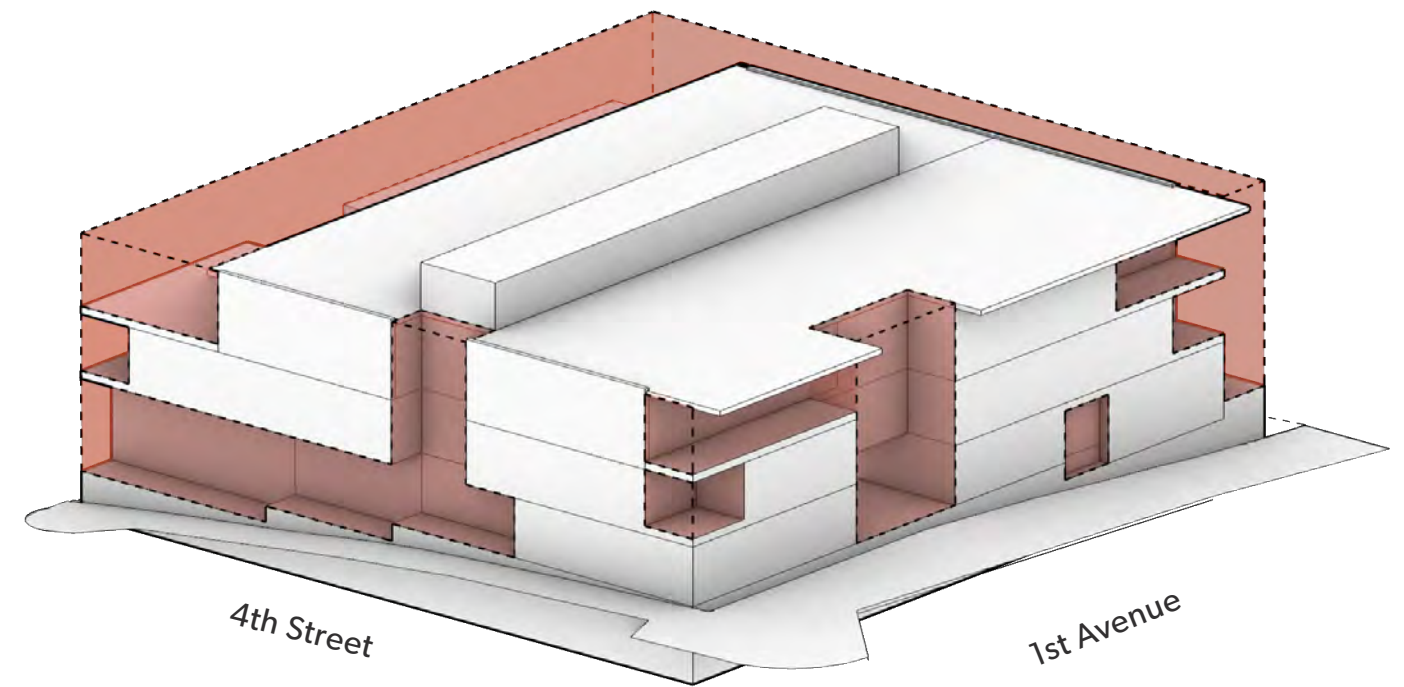
DECKS / OVERHANGS AT CORNERS



RESPOND TO TOPOGRAPHY SLOPE



AXON ALONG ALLEY AND 4TH STREET



AXON ALONG 1ST AND 4TH STREET

UNDERGROUND PARKING - DEVIATION FROM ZONING

DEFINITIONS FROM CODE OF ORDINANCES CITY OF KETCHUM, IDAHO 17.08.020

FLOOR AREA, GROSS

The horizontal area of the building measured along the outside walls of each floor of a building or portion of a building, including stair towers and elevators on the ground floor only, but not including basements or underground parking areas (see definition following). Parking areas covered by a roof or portion of the building and enclosed on three or more sides by building walls are included.

UNDERGROUND PARKING

An enclosed off street parking area within the lowest floor of a building; provided, that a minimum of 75 percent of the ceiling surface area of such floor is not more than four feet above the basement invisible plane

Seeking variance to:

1. Exceed 75 percent of ceiling surface area.
2. Exclude underground parking from FAR

No visual difference between Code Compliant version and Variance version from anywhere along the street

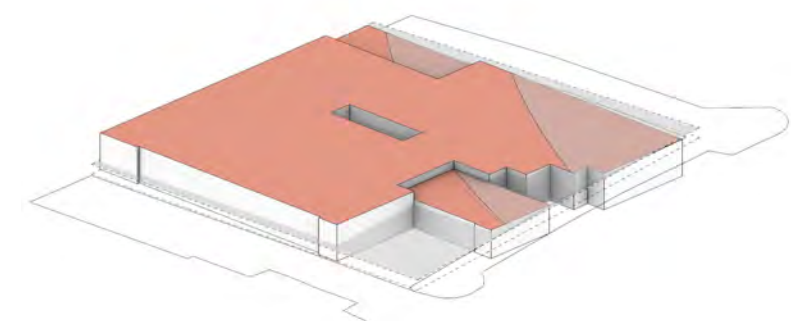
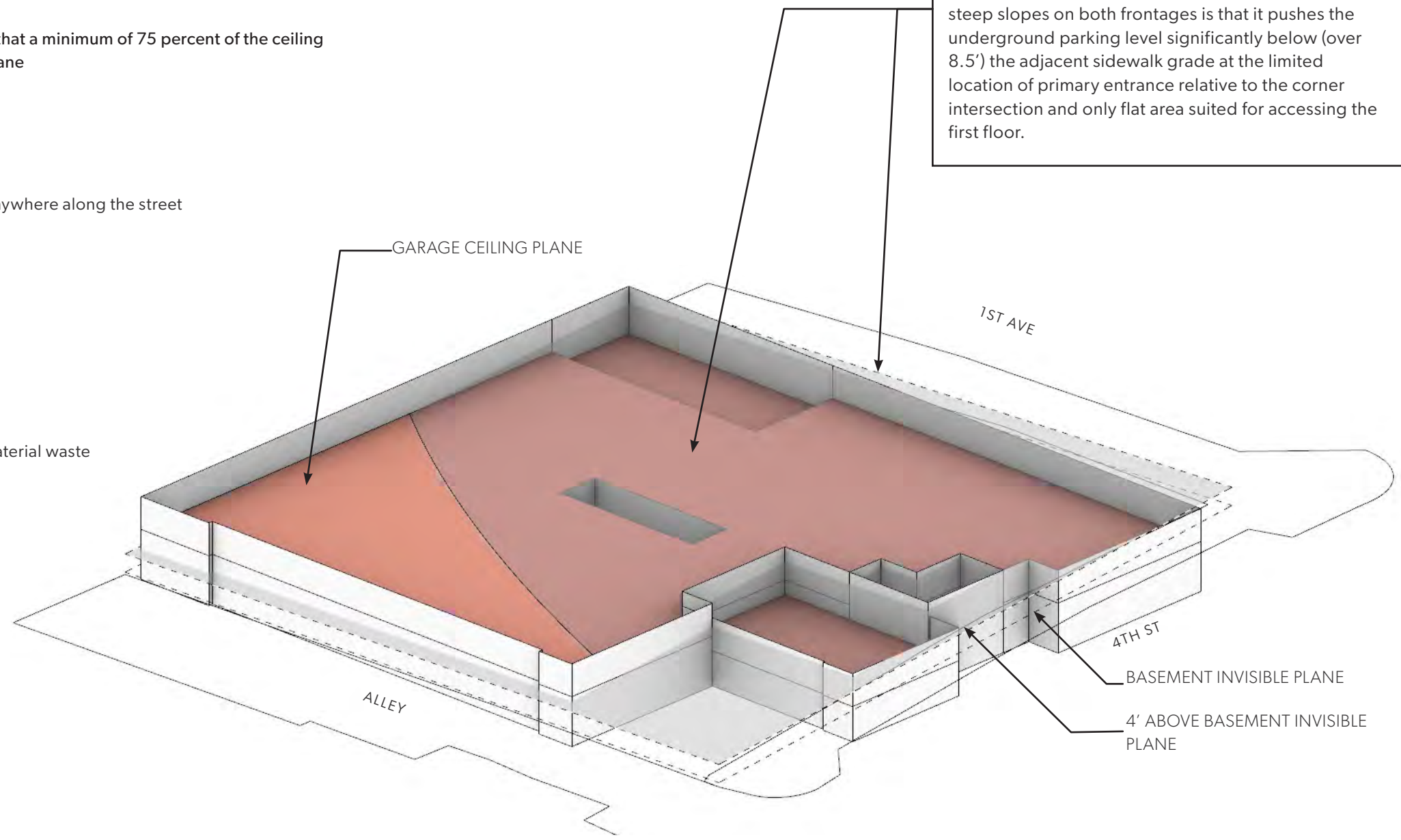
CODE COMPLIANT OPTION:

- **Less parking** provided on site
- **extended duration** of excavation
- **increased number of dump truck loads** for soil removal
- unnecessary construction of additional overframing to accessible entrance

PROPOSED DESIGN WITH VARIANCE:

- **Minimizes** impact at grade at 1st Ave N. & 4th St.
- **Reduce** accessible route issues
- **Reduce** excavation at parking (to meet vertical clearances) and construction material waste
- Maintain height clearance in parking garage
- No dangerous precedent set due to unique site topography

Zoning code excludes underground parking from FAR, provided the underground parking meets the definition by being located at least 75% below the basement plane. The unique result of meeting this dimensional definition on this particular site with steep slopes on both frontages is that it pushes the underground parking level significantly below (over 8.5') the adjacent sidewalk grade at the limited location of primary entrance relative to the corner intersection and only flat area suited for accessing the first floor.

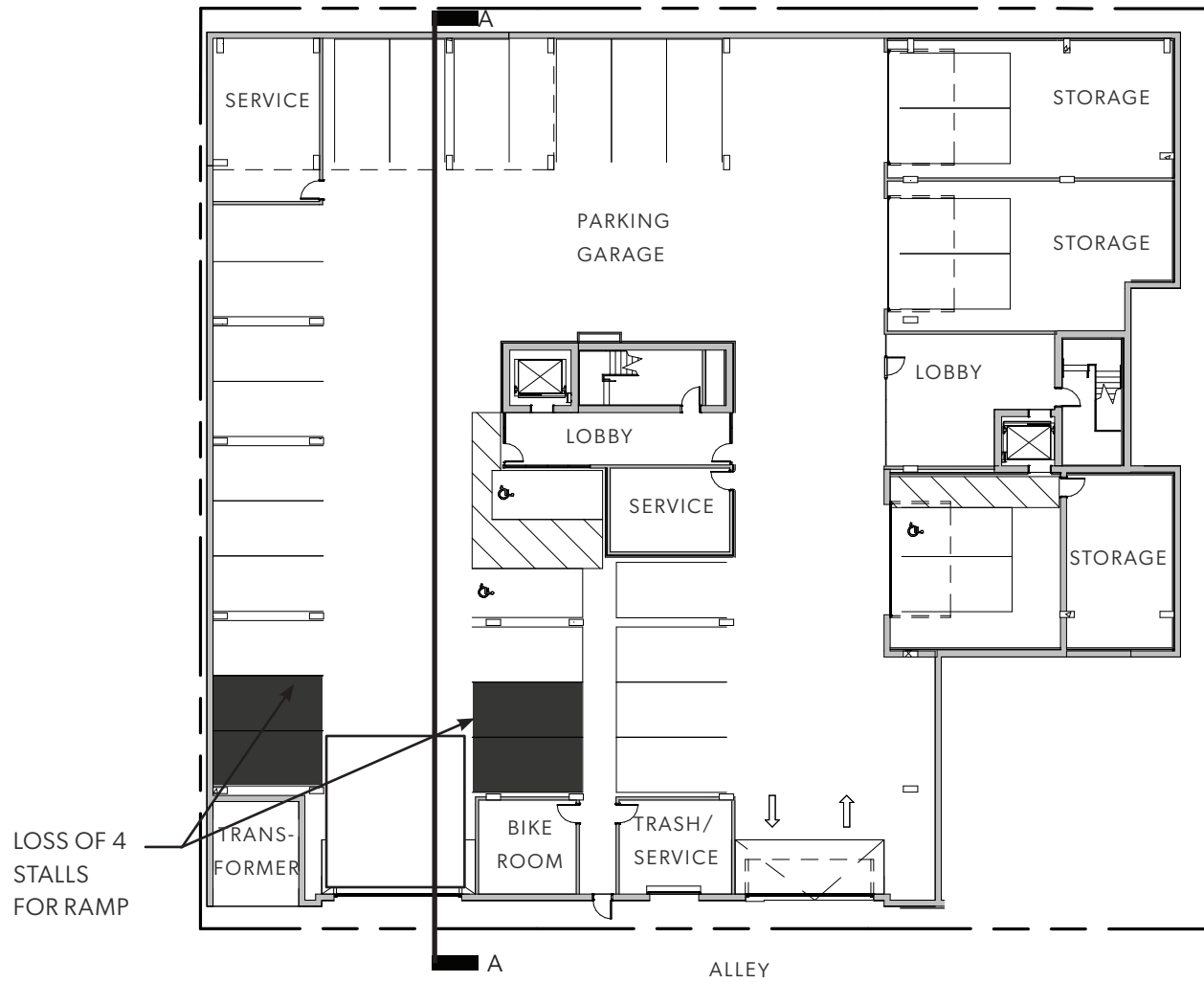


PROPOSED DESIGN

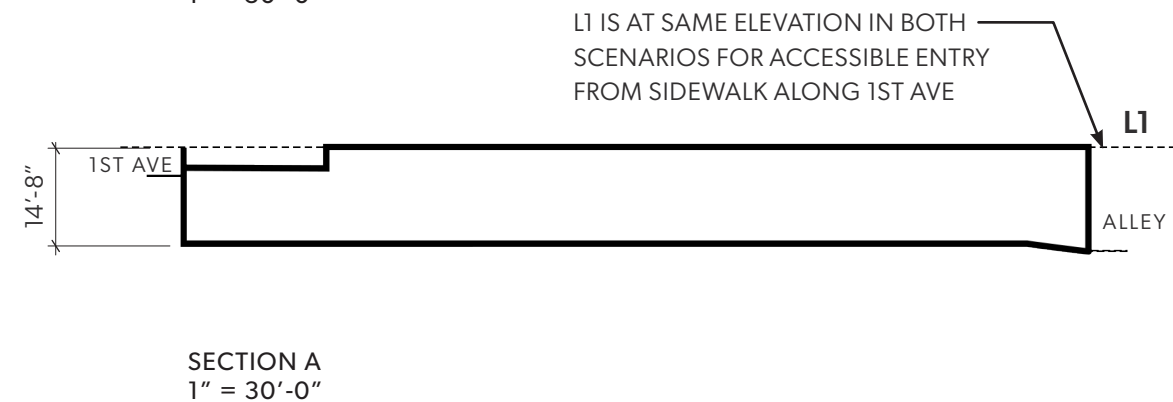
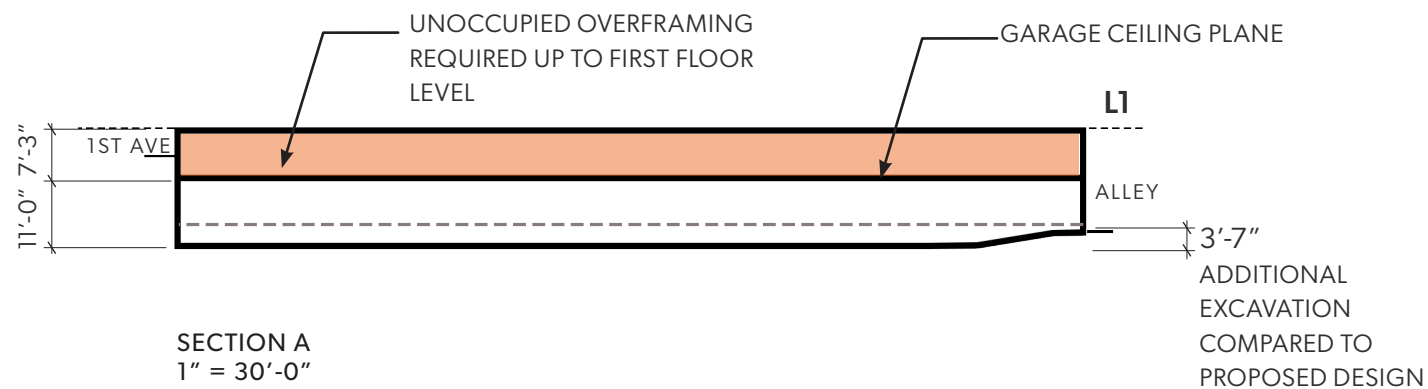
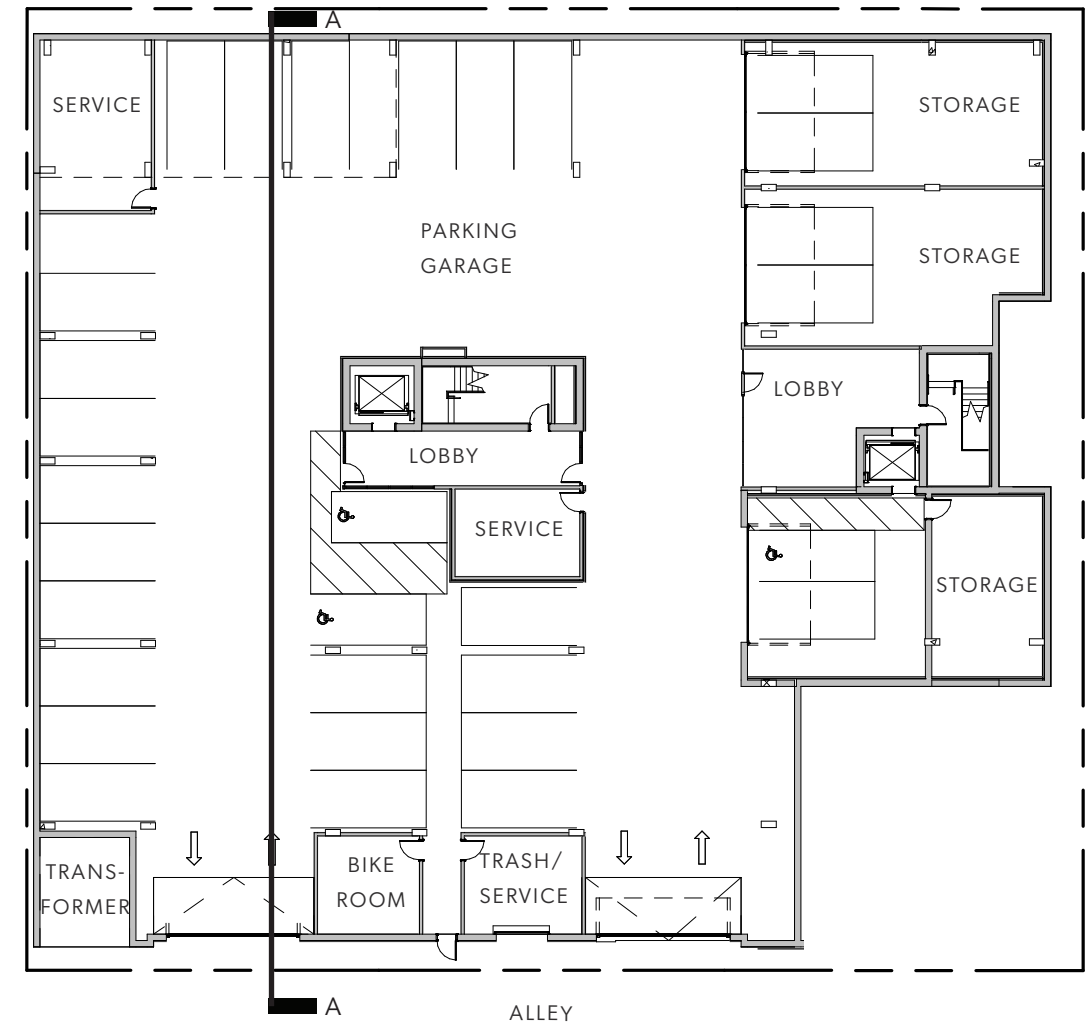
CODE COMPLIANT DESIGN

UNDERGROUND PARKING - DEVIATION FROM ZONING

CODE COMPLIANT DESIGN



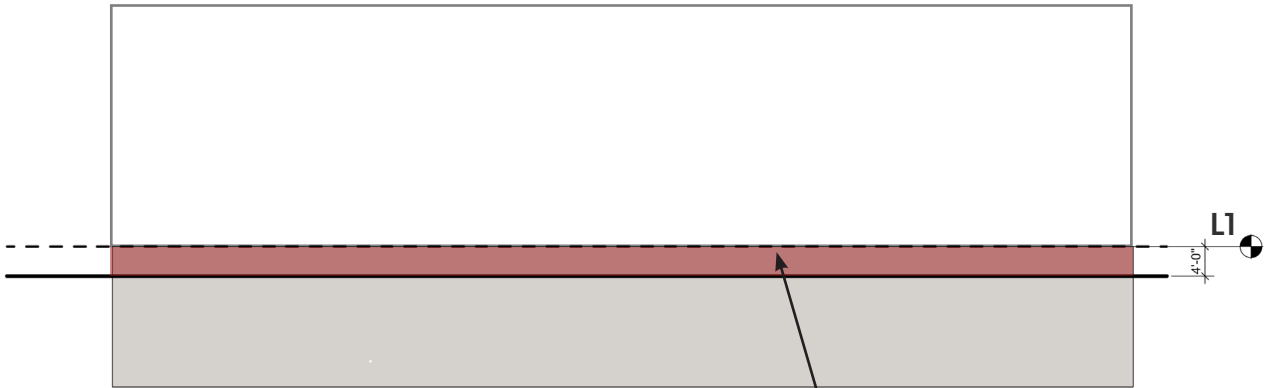
PROPOSED DESIGN



UNDERGROUND PARKING - DEVIATION FROM ZONING

CODE COMPLIANT DESIGN

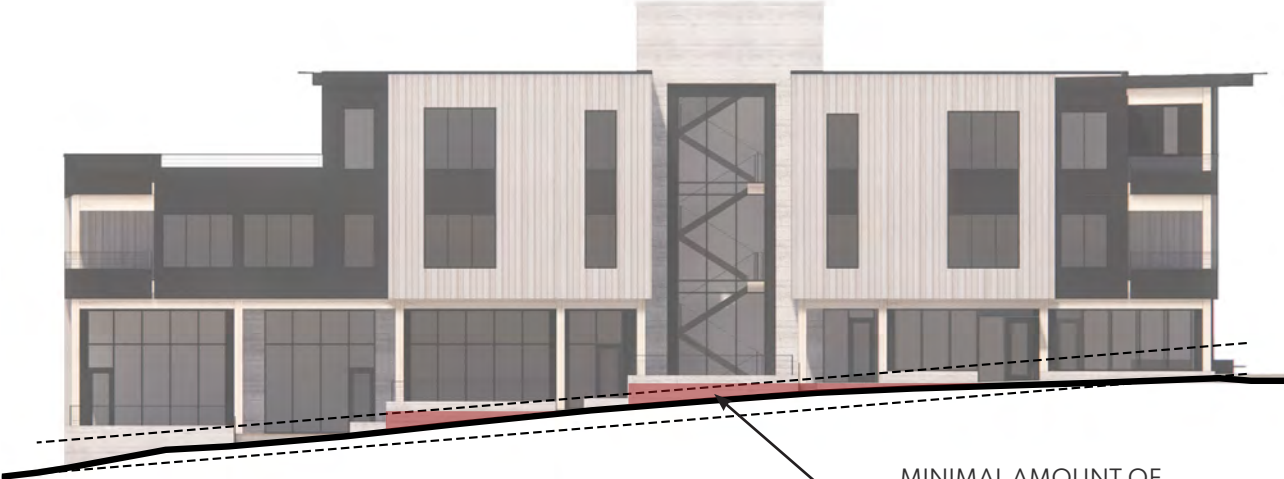
ON A TYPICAL FLAT OR MODERATELY SLOPED SITE THE UNDERGROUND PARKING DEFINITION ALLOWS 4 FEET (UP TO 33%) OF THE PARKING LEVEL BE VISIBLE ABOVE THE SIDEWALK GRADE AND CONTRIBUTE TO BULK OF STRUCTURE WHICH FAR RESTRICTIONS ARE INTENDED TO LIMIT.



ELEVATION ALONG 4TH STREET

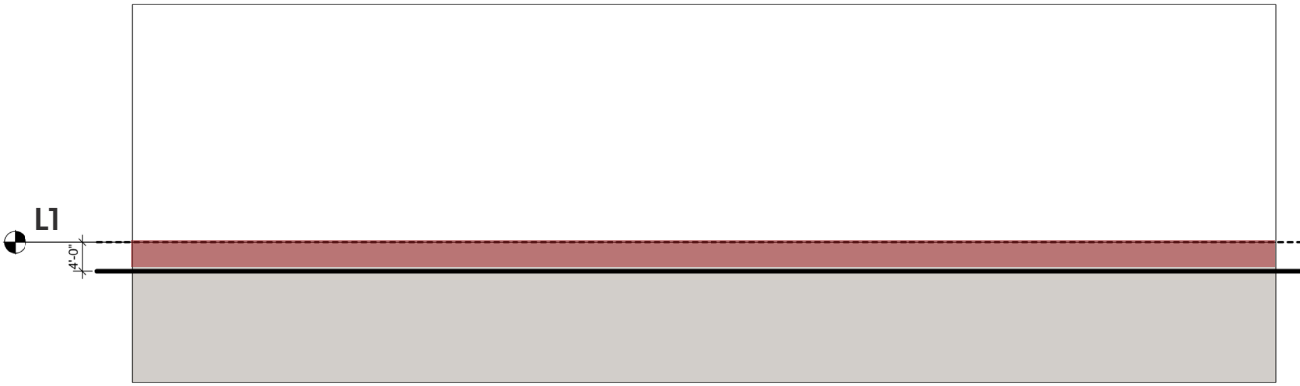
LARGE AMOUNT OF BASEMENT WALL VISIBLE FROM THE STREET, AND WOULD BE ALLOWED PER CODE ON A FLAT SITE

PROPOSED DESIGN



ELEVATION ALONG 4TH STREET

MINIMAL AMOUNT OF BASEMENT WALL VISIBLE FROM THE STREET



ELEVATION ALONG 1ST AVE



ELEVATION ALONG 1ST AVE



From: [Participate](#)
To: [Suzanne Frick](#); [Abby Rivin](#)
Subject: FW: The Perry Building Preapplication Design Review Public Comment
Date: Tuesday, August 23, 2022 11:26:22 AM

Public comment.

LISA ENOURATO | CITY OF KETCHUM

Public Affairs & Administrative Services Manager

P.O. Box 2315 | 191 Fifth St. W. | Ketchum, ID 83340

o: 208.726.7803 | f: 208.726.7812

lenourato@ketchumidaho.org | www.ketchumidaho.org

From: Caleb Spangenberger <Caleb@williams-partners.com>
Sent: Tuesday, August 23, 2022 11:20 AM
To: Participate <participate@ketchumidaho.org>
Subject: The Perry Building Preapplication Design Review Public Comment

I would like to express my full support for the Perry Building.

The proposed design is an elegant solution that provides welcomed residential units to a City with a demonstrable shortage. It is my opinion that the building will be a great contribution to the fabric of the City. I encourage the Commission to advance the project to final Design Review.

Thank you,

Caleb Spangenberger AIA, NCARB

Partner

Williams Partners Architects, P.C.

120 Second Avenue, Suite 102

PO Box 4373

Ketchum, Idaho 83340

208.726.0020

www.williams-partners.com

From: [Participate](#)
To: [Suzanne Frick](#); [Abby Rivin](#)
Subject: FW: The Perry Building
Date: Tuesday, August 23, 2022 11:26:09 AM

Public comment.

LISA ENOURATO | CITY OF KETCHUM

Public Affairs & Administrative Services Manager

P.O. Box 2315 | 191 Fifth St. W. | Ketchum, ID 83340

o: 208.726.7803 | f: 208.726.7812

lenourato@ketchumidaho.org | www.ketchumidaho.org

From: Home <perrys@sunvalleynet.com>
Sent: Tuesday, August 23, 2022 11:06 AM
To: Participate <participate@ketchumidaho.org>
Cc: Broderick Smith <broderick@silentwater.com>
Subject: The Perry Building

Dear Commissioners,

Keith and Paula wanted to comment in person on the proposed development at Fourth Street and First Avenue, but Keith is scheduled to work tonight. As owner/operators of Perrys Restaurant for 37 years, the site has great sentimental value to us. We are also residents who live one block from the site.

As a member of the earlier Ketchum Housing Authority in the 1980's, Keith took part in making proposals to the then City Council, at that time to include small housing units in all the large buildings. Our proposals were rejected as not necessary or not legally enforceable.

The current proposal before you includes 5,000 square feet of workforce housing which as everyone knows now is a critical need. Keith, as a new member of the Blaine County Housing Authority, believes that no one project is going to solve or lessen the problem sufficiently. What we need is to attack this problem with multiple projects and different solutions. This project will help us reach our goals.

The project also includes multiple market rate units with a large range of sizes. Hopefully, this will allow some locals who have lived here and bought into real estate in prior years to be able to afford to buy units in this project.

As small business owners, we have observed others having difficulty finding a place to start businesses. The addition of significant retail space is also needed.

As close residents of the project, we like the look and design. To achieve our goals we need to allow density in the city core.

Lastly, we have worked for over a year with Broderick and Carson. Besides selling our building, we also gave up a long term lease. During all of our negotiations and agreements they were a pleasure

to work with. A lot of these were complicated arrangements and most were accomplished as verbal handshake deals. I can tell you that they were easy to work with and they are men of their word.

Both Carson and Broderick are living and raising families here and are great additions to our community.

Keith and Paula Perry

Keith and Paula Perry
Perry's Restaurant
PO Box 902
Ketchum, ID 83340
perrys@sunvalley.net

Hosted by weknowcomputers. <http://www.wkcsv.com>

From: [Participate](#)
To: [Suzanne Frick](#); [Abby Rivin](#)
Subject: FW: Letter of Support - The Perry
Date: Tuesday, August 23, 2022 11:24:24 AM

Public comment.

LISA ENOURATO | CITY OF KETCHUM

Public Affairs & Administrative Services Manager

P.O. Box 2315 | 191 Fifth St. W. | Ketchum, ID 83340

o: 208.726.7803 | f: 208.726.7812

lenourato@ketchumidaho.org | www.ketchumidaho.org

From: Tyler@johnsoncarr.com <tyler@johnsoncarr.com>
Sent: Tuesday, August 23, 2022 9:42 AM
To: Participate <participate@ketchumidaho.org>
Cc: Neil Bradshaw <NBradshaw@ketchumidaho.org>; Neil Morrow <nmorrow@ketchumidaho.org>; Tim Carter <tcarter@ketchumidaho.org>; Brenda Moczygemba <BMoczygemba@ketchumidaho.org>; Matthew Mead <mmead@ketchumidaho.org>; Spencer Cordovano External <scpowexplorer@gmail.com>
Subject: Letter of Support - The Perry

Hello,

As a resident in Ketchum, I am writing to support the proposed Perry mixed-use development based on the following important criteria:

- DESIGN: The project incorporates a thoughtful use of high-end materials that align with the Ketchum Community Design Guidelines – the project is well-designed and attractive while complementing the surrounding structures and existing neighborhood character.
- DESIGN: The project brings a very inviting, energizing streetscape design to Ketchum’s heritage corridor on 4th Street. The project will significantly strengthen the downtown pedestrian experience with a more walkable, enjoyable experience along 1st Ave north.
- DESIGN: The project utilizes carving, modulation, setbacks, and different material palettes to reduce the appearance of bulk and flatness.
- SUSTAINABILITY: The building strives to achieve the highest performance standards for energy and water conservation via NGBS Silver designation. Additionally, the project is being constructed utilizing a Cross Laminated Timber structure – according to Climate Trust, producing one ton of concrete emits nearly one ton of carbon dioxide into the atmosphere, while sustainable wood production (CLT) actually sequesters carbon.
- WORK FORCE HOUSING: The Perry provides over 5,000 SF of Work Force Housing for our downtown community. This is 30% of the residential units in the building. These units are located on the ground floor (not in a basement) and feature high ceilings, livable design, and over 70% of the units even have their own private decks.
- RETAIL: The project is delivering over 6,000 SF of retail fronting 4th Street and 1st Avenue

North. These 4 units vary in size and will provide additional opportunities for both new and expanding businesses to establish a presence in this flourishing 'arts district'.

- **PARKING:** The project is constructing a 30-stall underground parking garage, a very rare but much needed feature in downtown Ketchum.
- **MIDDLE MARKET HOUSING:** The addition of 23 diverse market rate housing units, which range in size from 650 SF up to 3,800 SF, will alleviate some of the unprecedented housing demand. Without this additional supply, this demand will continue to raise prices in the Valley.
- **DEVELOPERS:** Carson and Broderick (partners in Silent Water) are both local full time residents raising their families in the Ketchum Community.

I look forward to seeing this project come to fruition.

Regards,

Tyler

Tyler Carr

JOHNSON & CARR, INC

From: [Participate](#)
To: [Suzanne Frick](#); [Abby Rivin](#)
Subject: FW: The Perry Building Design Meeting
Date: Tuesday, August 23, 2022 11:24:11 AM

Public comment.

LISA ENOURATO | CITY OF KETCHUM

Public Affairs & Administrative Services Manager

P.O. Box 2315 | 191 Fifth St. W. | Ketchum, ID 83340

o: 208.726.7803 | f: 208.726.7812

lenourato@ketchumidaho.org | www.ketchumidaho.org

From: Greg Smith <Greg@urbanvisions.com>
Sent: Tuesday, August 23, 2022 9:07 AM
To: Participate <participate@ketchumidaho.org>
Cc: Neil Bradshaw <NBradshaw@ketchumidaho.org>; Tim Carter <tcarter@ketchumidaho.org>; Brenda Moczygemba <BMoczygemba@ketchumidaho.org>; Matthew Mead <mmead@ketchumidaho.org>; Spencer Cordovano External <scpowexplorer@gmail.com>; Neil Morrow <nmorrow@ketchumidaho.org>
Subject: The Perry Building Design Meeting

Dear Members:

We would like to offer my strong support for The Perry mixed-use development application proposed by Silent Water Real Estate. Carson Palmer and Broderick Smith are experienced real estate professionals, and notably local full time members of Ketchum with a deep respect and understanding of the Ketchum community. We have reviewed the Ketchum Community Design Guidelines as [outlined in the following document](#) – this project meets or exceeds the outlined guidelines and should be pushed forward as proposed.

The project will result in the much needed redevelopment of a ¾ block in downtown Ketchum, (much of which has sat vacant for decades, the other of which houses a pink dilapidated building) and provide 8 work force housing bedrooms, 6,000 SF of commercial space, and 23 additional market rate housing units to alleviate residential pricing pressure for wood river valley residents. We look forward to watching this project come to fruition.

Thank you.

Greg and Monica Smith
Homeowners
11 Eagle Creek Rd

From: [Participate](#)
To: [Suzanne Frick](#); [Abby Rivin](#)
Subject: FW: Support The Perry mixed use building
Date: Tuesday, August 23, 2022 11:22:32 AM

Public comment.

LISA ENOURATO | CITY OF KETCHUM

Public Affairs & Administrative Services Manager

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lenourato@ketchumidaho.org | www.ketchumidaho.org

From: Jason Buck <jason@svassociates.com>
Sent: Monday, August 22, 2022 2:01 PM
To: Participate <participate@ketchumidaho.org>
Cc: Neil Bradshaw <NBradshaw@ketchumidaho.org>; Neil Morrow <nmorrow@ketchumidaho.org>; Tim Carter <tcarter@ketchumidaho.org>; Brenda Moczygemba <BMoczygemba@ketchumidaho.org>; Matthew Mead <mmead@ketchumidaho.org>; Spencer Cordovano External <scpowexplorer@gmail.com>
Subject: Support The Perry mixed use building

Hello,

I am a resident of Ketchum and would like you to please consider this email in support of the proposed Perry development in downtown Ketchum. The project incorporates a thoughtful use of high-end materials that align with the Ketchum Community Design Guidelines – the project is well-designed and attractive while complementing the surrounding structures and existing neighborhood character. The Perry project will also provide over 5,000 SF of Work Force Housing for our downtown community. This is 30% of the residential units in the building. These units are located on the ground floor (not in a basement) and feature high ceilings, livable design, and over 70% of the units have their own private decks.

Thank you.

Jason

TO: participate@Ketchumidaho.org

CC: nbradshaw@ketchumidaho.org

nmorrow@ketchumidaho.org

tcarter@ketchumidaho.org

bmoczygemba@ketchumidaho.org

mmead@ketchumidaho.org

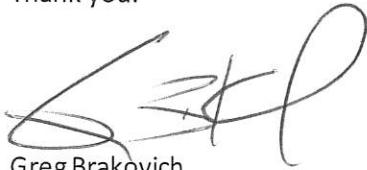
scpowexplorer@gmail.com

Dear Planning & Zoning Commission,

Please consider this letter of support for the proposed Perry development in downtown Ketchum. The building design compliments the City of Ketchum's desire for a vibrant livable community by providing a great mix of underground parking, ground floor commercial space, abundant HIGH QUALITY WORK FORCE HOUSING, and market rate residential units. I appreciate the materiality, and especially how the design is set back in certain areas to provide relief along 1st & 4th Avenue. Most importantly, this team is providing at least 5,000 SF of MUCH NEEDED WORK FORCE HOUSING IN THE DOWNTOWN KETCHUM CORE. I understand that these WFH units have high ceilings, and most of them also have private outdoor decks.

I have known the principals involved in this project for a long time and seen and discussed their vision. Carson & Broderick are local residents and are committed long term to this community.

Thank you.



Greg Brakovich

430 Wood River Dr.

Ketchum

From: [Participate](#)
To: [Suzanne Frick](#); [Abby Rivin](#)
Subject: FW: The Perry Mixed Use Building - Development Application Support
Date: Tuesday, August 23, 2022 11:21:55 AM

Public comment.

LISA ENOURATO | CITY OF KETCHUM

Public Affairs & Administrative Services Manager

P.O. Box 2315 | 191 Fifth St. W. | Ketchum, ID 83340

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lenourato@ketchumidaho.org | www.ketchumidaho.org

From: Bryan McNamara <Bryan@freestonebg.com>
Sent: Monday, August 22, 2022 11:38 AM
To: Participate <participate@ketchumidaho.org>
Cc: Neil Bradshaw <NBradshaw@ketchumidaho.org>; Neil Morrow <nmorrow@ketchumidaho.org>; Tim Carter <tcarter@ketchumidaho.org>; Brenda Moczygemba <BMoczygemba@ketchumidaho.org>; Matthew Mead <mmead@ketchumidaho.org>; Spencer Cordovano External <scpowexplorer@gmail.com>
Subject: The Perry Mixed Use Building - Development Application Support

Members of the City of Ketchum Planning and Zoning Commission:

I would like to offer my strong support for The Perry mixed-use development application proposed by Silent Water Real Estate. Carson Palmer and Broderick Smith are experienced real estate professionals, and notably local full time members of Ketchum with a deep respect and understanding of the Ketchum community. I have reviewed the Ketchum Community Design Guidelines as [outlined in the following document](#) – this project meets or exceeds the outlined guidelines and should be pushed forward as proposed.

The project will result in the much needed redevelopment of a ¾ block in downtown Ketchum, (much of which has sat vacant for decades, the other of which houses a pink dilapidated building) and provide 8 work force housing bedrooms, 6,000 SF of commercial space, and 23 additional market rate housing units to alleviate residential pricing pressure for wood river valley residents. I look forward to watching this project come to fruition.

Lastly, I feel this project is a perfect example of a responsible community core development that increases the number of diverse downtown residential units including prime commercial space to ensure the future vibrancy of Ketchum. I have extreme confidence in the development and design team for this project, this team has the highest level of diligence and execution abilities to provide Ketchum with another landmark building for our community needs.

Thank you for your time.

Sincerely,
Bryan

Bryan McNamara
Freestone Building Group
208-720-8711

From: [Participate](#)
To: [Suzanne Frick](#); [Abby Rivin](#)
Subject: FW: The Perry downtime Ketchum
Date: Tuesday, August 23, 2022 11:21:22 AM

Public comment.

LISA ENOURATO | CITY OF KETCHUM

Public Affairs & Administrative Services Manager

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lenourato@ketchumidaho.org | www.ketchumidaho.org

From: Rick Miller <Rickm@roguevp.com>
Sent: Monday, August 22, 2022 8:49 AM
To: Participate <participate@ketchumidaho.org>
Cc: Neil Bradshaw <NBradshaw@ketchumidaho.org>; Neil Morrow <nmorrow@ketchumidaho.org>; Tim Carter <tcarter@ketchumidaho.org>; Brenda Moczygemba <BMoczygemba@ketchumidaho.org>; Matthew Mead <mmead@ketchumidaho.org>; Spencer Cordovano External <scpowexplorer@gmail.com>
Subject: The Perry downtime Ketchum

I would like to offer my strong support for The Perry mixed-use development application proposed by Silent Water Real Estate in downtown Ketchum.

My wife and I moved, and became full time residents of Ketchum two years ago with our two younger daughters. We consider it an honor to live in such a vibrant, friendly, active, and safe community.

I am in support of the planned Perry Building for the following reasons:

WORK FORCE HOUSING

There is an obvious need for affordable housing. Many of our valuable work force have been forced to live and commute from a considerable distance due to a lack of affordable local housing. The development team shares this concern. The Perry Building provides about 5,000 SF of much needed, well designed, work force housing in the downtown Ketchum core.

PARKING

The Perry Building includes much needed parking with a 30-stall underground parking garage; a relatively rare feature, from what I have observed, in downtown Ketchum.

MIDDLE MARKET HOUSING

The Perry Building, as currently designed, offers 23 diverse market rate housing units, which range in size from 650 SF up to 3,800 SF.

SUSTAINABILITY

The Perry Building is responsibly designed to achieve high performance standards for energy and water conservation, resulting in what I understand to qualify as an NGBS Silver designation.

DEVELOPERS

Last, I think it is important to support local developers. Like us, Carson and Broderick are local full time residents raising their families in the Ketchum Community.

For these reasons, and many more, I believe the The Perry Building is a great fit for our community. I hope you will join me in supporting this thoughtful, beautifully designed, much needed project. Thank you.

Rick Miller

From: [Participate](#)
To: [Suzanne Frick](#); [Abby Rivin](#)
Subject: FW: Planning & Zoning Agenda - SVED Comments on the Perry
Date: Tuesday, August 23, 2022 11:20:45 AM

Public comment.

LISA ENOURATO | CITY OF KETCHUM

Public Affairs & Administrative Services Manager

P.O. Box 2315 | 191 Fifth St. W. | Ketchum, ID 83340

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lenourato@ketchumidaho.org | www.ketchumidaho.org

From: Harry Griffith <harry@sunvalleyeconomy.org>
Sent: Sunday, August 21, 2022 4:36 PM
To: Participate <participate@ketchumidaho.org>
Subject: Planning & Zoning Agenda - SVED Comments on the Perry

SVED supports the proposed mixed-use building planned for 131 W 4th in Ketchum.

The applicant has consulted extensively with City staff about use mix, parcel consolidation, design and massing for the last 9 months. They have modified their initial architectural plans several times to accommodate Ketchum staff recommendations. The current development plans reflect an appropriate balance of ground floor retail, restaurant, affordable and market rate housing on challenging parcels.

SVED encourages expediting approval of this development to maximize fees to the city and adding to the tax role which can help towards funding implementation of the Ketchum Housing Plan.

Harry Griffith

Executive Director, Sun Valley Economic Development

www.SunValleyEconomy.org

To: participate@ketchumidaho.org

Cc: nbradshaw@ketchumidaho.org

nmorrow@ketchumidaho.org

tcarter@ketchumidaho.org

bmoczygemba@ketchumidaho.org

mmead@ketchumidaho.org

scpowexplorer@gmail.com

Dear Planning & Zoning Commission,

Please consider this letter of support for the proposed Perry development in downtown Ketchum. The building design compliments the City of Ketchum's desire for a vibrant livable community by providing a great mix of underground parking, ground floor commercial space, abundant high quality work force housing, and market rate residential units. I appreciate the materiality, and especially how the design is set back in certain areas to provide relief along 1st & 4th Avenue. Most importantly, this team is providing at least 5,000 SF of much needed work force housing in the downtown Ketchum core. I understand that these WFH units have high ceilings, as well as, private outdoor decks.

Carson & Broderick are local residents and are committed long term to this community. Based upon my understanding they will build a high quality property that would be a positive to our community.

Thank you,



Phil Belling

530 Wood River Dr.

Ketchum

From: [Participate](#)
To: [Suzanne Frick](#); [Abby Rivin](#)
Subject: FW: Support of The Perry project
Date: Tuesday, August 23, 2022 11:20:06 AM

Public comment.

LISA ENOURATO | CITY OF KETCHUM

Public Affairs & Administrative Services Manager

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lenourato@ketchumidaho.org | www.ketchumidaho.org

From: thatcher marsted <tmarsted@yahoo.com>

Sent: Friday, August 19, 2022 4:36 PM

To: Participate <participate@ketchumidaho.org>; Spencer Cordovano External <scpowexplorer@gmail.com>; nbradshaw@ketchumidaho.com; Tim Carter <tcarter@ketchumidaho.org>; nmead@ketchumidaho.org; Brenda Moczygemba <BMoczygemba@ketchumidaho.org>; Neil Morrow <nmorrow@ketchumidaho.org>

Subject: Support of The Perry project

As a 22 year resident of the wood river valley, I am writing to support the proposed Perry mixed-use development. While I will miss my TBP special and Perry's lunches on Silver Creek guide trips, I support the project based on the following important criteria:

DESIGN: The project brings a very inviting, energizing streetscape design to Ketchum's heritage corridor on 4th Street. The project will significantly strengthen the downtown pedestrian experience with a more walkable, enjoyable experience along 1st Ave north. We are on the verge of creating a vibrant retail corridor along 4th avenue. Maude's has brought a great influx of pedestrians to the area and this project will continue the expansion of our downtown core.

SUSTAINABILITY: The building strives to achieve the highest performance standards for energy and water conservation via NGBS Silver designation. Additionally, the project is being constructed utilizing a Cross Laminated Timber structure – according to Climate Trust, producing one ton of concrete emits nearly one ton of carbon dioxide into the atmosphere, while sustainable wood production (CLT) actually sequesters carbon.

WORK FORCE HOUSING: The Perry provides over 5,000 SF of Work Force Housing for our downtown community. This is 30% of the residential units in the building.

These units are located on the ground floor (not in a basement) and feature high ceilings, livable design, and over 70% of the units even have their own private decks. We have seen many projects slide in the affordable housing units in the basement of projects. We can't expect all of the units to have decks, so 70% seems like a fair addition.

RETAIL: The project is delivering over 6,000 SF of retail fronting 4th Street and 1st Avenue North. These 4 units vary in size and will provide additional opportunities for both new and expanding businesses to establish a presence in this flourishing 'arts district'. Other businesses like Open Room and both galleries will benefit from the added businesses in this area.

PARKING: The project is constructing a 30-stall underground parking garage, a very rare but much needed feature in downtown Ketchum. Underground parking comes at a major expense to developers. This shows that Silent Water has good intentions and are not profit minded.

MIDDLE MARKET HOUSING: The addition of 23 diverse market rate housing units, which range in size from 650 SF up to 3,800 SF, will alleviate some of the unprecedented housing demand. Without this additional supply, this demand will continue to raise prices in the Valley.

DEVELOPERS: Carson and Broderick (partners in Silent Water) are both local full time residents raising their families in the Ketchum Community. These gentlemen are very involved in the community and have proven on the project that they want to do what's right for Ketchum. While they will obviously profit from their endeavors, they contribute to this community in many ways. Raising 3 kids in the valley requires one to buy goods at many local retailers in our area. These developers will keep their earnings local and pay it forward in dividends..

Thank you your time in reading my letter in support of The Perry.

Kind Regards,

Thatcher Marsted
540 Robin Hood Drive
Hailey, ID 83333

From: [Participate](#)
To: [Suzanne Frick](#); [Abby Rivin](#)
Subject: FW: Letter of support - The Perry downtown Ketchum
Date: Tuesday, August 23, 2022 11:18:56 AM

Public comment.

LISA ENOURATO | CITY OF KETCHUM

Public Affairs & Administrative Services Manager

P.O. Box 2315 | 191 Fifth St. W. | Ketchum, ID 83340

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lenourato@ketchumidaho.org | www.ketchumidaho.org

From: Frank Dulcich <FDulcich@pacificseafood.com>
Sent: Thursday, August 18, 2022 7:42 PM
To: Participate <participate@ketchumidaho.org>
Cc: Neil Bradshaw <NBradshaw@ketchumidaho.org>; Neil Morrow <nmorrow@ketchumidaho.org>; Tim Carter <tcarter@ketchumidaho.org>; Brenda Moczygemba <BMoczygemba@ketchumidaho.org>; Matthew Mead <mmead@ketchumidaho.org>; Spencer Cordovano External <scpowexplorer@gmail.com>
Subject: Letter of support - The Perry downtown Ketchum

As a resident in Ketchum, I am writing to support the proposed Perry mixed-use development based on the following important criteria:

- DESIGN: The project incorporates a thoughtful use of high-end materials that align with the Ketchum Community Design Guidelines – the project is well-designed and attractive while complementing the surrounding structures and existing neighborhood character.
- DESIGN: The project brings a very inviting, energizing streetscape design to Ketchum’s heritage corridor on 4th Street. The project will significantly strengthen the downtown pedestrian experience with a more walkable, enjoyable experience along 1st Ave north.
- DESIGN: The project utilizes carving, modulation, setbacks, and different material palettes to reduce the appearance of bulk and flatness.
- SUSTAINABILITY: The building strives to achieve the highest performance standards for energy and water conservation via NGBS Silver designation. Additionally, the project is being constructed utilizing a Cross Laminated Timber structure – according to Climate Trust, producing one ton of concrete emits nearly one ton of carbon dioxide into the atmosphere, while sustainable wood production (CLT) actually sequesters carbon.
- WORK FORCE HOUSING: The Perry provides over 5,000 SF of Work Force Housing for our downtown community. This is 30% of the residential units in the building. These units are located on the ground floor (not in a basement) and feature high ceilings, livable design, and over 70% of the units even have their own private decks.
- RETAIL: The project is delivering over 6,000 SF of retail fronting 4th Street and 1st Avenue North. These 4 units vary in size and will provide additional opportunities for both new and expanding businesses to establish a presence in this flourishing ‘arts district’.
- PARKING: The project is constructing a 30-stall underground parking garage, a very rare but

much needed feature in downtown Ketchum.

- MIDDLE MARKET HOUSING: The addition of 23 diverse market rate housing units, which range in size from 650 SF up to 3,800 SF, will alleviate some of the unprecedented housing demand. Without this additional supply, this demand will continue to raise prices in the Valley.
- DEVELOPERS: Carson and Broderick (partners in Silent Water) are both local full time residents raising their families in the Ketchum Community.

Sincerely,

Frank Dulcich