



**CITY OF KETCHUM, IDAHO**

SPECIAL MEETING – CITY COUNCIL AND PLANNING AND ZONING COMMISSION

Tuesday, January 25, 2022, 4:30 PM

191 5th Street West, Ketchum, Idaho

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**Agenda**

**PUBLIC PARTICIPATION INFORMATION**

Public information on this meeting is posted outside City Hall.

**We welcome you to watch Planning and Zoning Meetings via live stream.**

You will find this option on our website at [www.ketchumidaho.org/meetings](http://www.ketchumidaho.org/meetings).

**If you would like to participate in the meeting, 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/85779721230>

Webinar ID: 857 7972 1230

2. Address the Council / Commission in person at City Hall (*masks are required in Community Meeting Room and seating has been arranged per the required social distance of 6'*).

3. Submit your comments in writing at [participate@ketchumidaho.org](mailto:participate@ketchumidaho.org) (*by noon the day of the meeting*).

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

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**CALL TO ORDER:** By Mayor Neil Bradshaw and Neil Morrow

**ROLL CALL:**

**NEW BUSINESS:**

1. Joint Work Session – Community Core Design Guidelines

**ADJOURNMENT:**

# KETCHUM COMMUNITY CORE DESIGN GUIDELINES

January 20, 2021

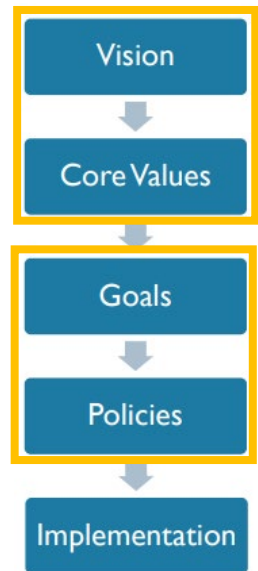
## 2014 Ketchum Comprehensive Plan Vision, Goals, and Policies for the Ketchum Community Core:

### VISION AND CORE VALUES

The comprehensive plan contains the community's vision for Ketchum and sets goals and policies to guide future development. This vision is shaped by 10 core values identified by Ketchum residents as important to consider for all future land use decision. The community's core values include enhancing downtown vibrancy and protecting Ketchum's character.

**VIBRANT DOWNTOWN** - Our downtown core is critical to the economic health and well-being of Ketchum. It functions as both an economic engine and the symbolic "heart and soul" of the City. We will preserve this vibrant commercial area as a place where local businesses can thrive and where people can congregate. Downtown must be a place that people can reach easily by foot, bike, and transit. We will continue to reinforce the downtown as the City's primary business district, retail core, and key gathering place for residents and visitors for shopping, dining, and entertainment. Enhancements and efforts to support events, the arts, and Ketchum's history and culture will make downtown an even greater community asset.

**COMMUNITY CHARACTER**- Protecting and enhancing the visual character of our community gateways, the undeveloped hillsides, and night skies is a priority. Geographically, downtown is a focal point and plays a key role in how our community looks and feels to locals and visitors. People value the opportunity to come together in the city's well-defined community spaces.



### GOALS AND POLICIES

The comprehensive plan narrates opportunities and challenges, and sets goals and policies to guide future development and decision making to achieve the community's vision. Below are key statements listed verbatim from the 2014 Comprehensive Plan that speak to actions the community should take to achieve the vision for downtown.

- The City will adopt and implement more specific standards for high-quality site planning and building design of residential, commercial, and activity areas. Standards should address transitions or setbacks between different land uses, landscaping, quality of architecture and building materials, and pedestrian amenities.
- Protect and support our architectural heritage through appropriate historic preservation standards and guidelines.
- Encourage new development to be designed to fit in with Ketchum's character as a small mountain town.
- The City should encourage the private sector to preserve and rehabilitate buildings and sites through local landmark designation, public improvements, guidelines, and other tools.

- Infill and redevelopment projects should be contextually appropriate to the neighborhood and development in which they will occur. Context refers to the natural and manmade features adjoining a development site; it does not imply a certain style.
- New development should convey a positive image for the community— particularly through high quality design of residential and commercial buildings and resort accommodations.
- Each new project should be well-designed and attractive, and should complement surrounding land uses and existing neighborhood character.
- New public buildings should be attractive and well-located to serve the public. They also should meet the highest performance standards for energy and water conservation, and provide public amenities such as outdoor gathering spaces.
- New structures in existing mixed-use areas should be oriented to streets and sidewalks and contain a mix of activities.
- Future development in the downtown should continue the traditional lot and block pattern, oriented around sidewalks and pedestrian-friendly places.

## IMPLEMENTATION

Every new infill and redevelopment project is an opportunity to achieve the community's vision for downtown Ketchum. The comprehensive plan sets a goal for the City to adopt and implement more specific standards for high-quality site planning and building design of residential, commercial, and activity areas that address transitions or setbacks between different land uses, landscaping, quality of architecture and building materials, and pedestrian amenities. The purpose of these Design Guidelines is to create a downtown built on high quality design, pedestrian friendly streets, and a mix of uses contributing towards a vibrant community-oriented environment. To accomplish this, the following design goals have been developed:

### Design Goal 1

Integrate new development into the surrounding natural and built environment with buildings that blend into the site's topography, complement the neighborhood context, respond to the existing scale, and mass of adjacent buildings, and respect the traditional lot and block pattern of development in downtown Ketchum.

### Design Goal 2

Strengthen the downtown pedestrian experience by creating a walkable environment with buildings that are welcoming to pedestrians, that provide a strong relationship between the building and the street, and that are oriented towards pedestrians with detail and interest.

### Design Goal 3

Promote human scale design with building variation that breaks down large facades into smaller components, massing that respects the rhythm and pattern of the existing downtown and building articulation in both plan and profile to break up the building mass.

### Design Goal 4

Complement the unique visual character of the surrounding built environment and enhance downtown's textured urban fabric. New projects should provide an integrated palette of high quality, durable materials that add visual interest to the pedestrian environment through scale, color, texture, pattern, and architectural details.

**Design Goal 5**

Create inviting gathering spaces for residents and visitors that encourage the community to meet and spend time together.

**Design Goal 6**

Support Ketchum's history through the reuse of historic buildings that bridge from the past to the future.



## Community Core Design Guidelines

Community Work Session | January 25, 2022

# Agenda

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- ❖ Process overview
- ❖ What we've heard
- ❖ Comprehensive Plan vision
- ❖ Proposed approach to design guidelines
- ❖ Design goals
- ❖ Next steps

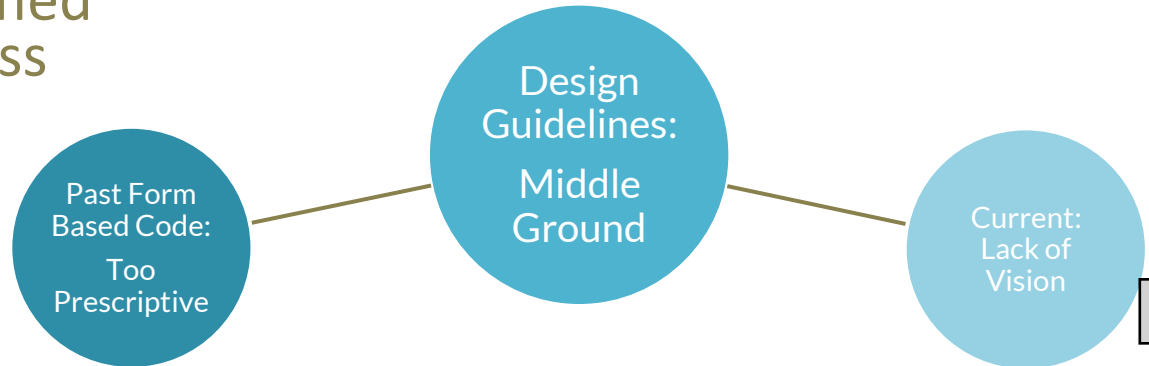
# How it All Began

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- ❖ Accelerated amount of development in the Core
- ❖ Recent development applications not meeting desired aesthetic
- ❖ Community and developers requesting clarity on City design expectations

# Where We are Today

- ❖ Design Review process in place since 1979
- ❖ Form Based Code was eliminated – not right tool
- ❖ City staff and Planning & Zoning Commission do not currently have tools to achieve desired outcomes
- ❖ Design Guidelines address issue that the community and developers identified early in the process





# What We Heard From You

Current elements of the Community Core that people like:



- ❖ Wood, brick, and stone
- ❖ One to three story building height
- ❖ Upper floor step backs
- ❖ A mix of flat and pitched roofs

# What We Heard From You

## Design concepts that didn't resonate with the community:



- ❖ Too much glass
- ❖ Cold, stark materials and colors
- ❖ Lacking in landscape elements
- ❖ Too modern and “big city”

- ❖ Uniform design and monotonous environment
- ❖ Uninterrupted facades and tall blank walls
- ❖ Dominating mass

# What We Heard From You

## Design concepts that did resonate with the community:



- ❖ Spaces for pedestrian gathering, both at ground level and rooftops
- ❖ Wood and brick materials
- ❖ Landscaping, especially trees
- ❖ Pedestrian-oriented signage
- ❖ A balance of glass and other building materials
- ❖ Definition at the roofline
- ❖ Mining town, Basque culture, sheep herding, ski heritage, and outdoor vibe
- ❖ Building height at street no more than three stories
- ❖ Creative use of architecture and spaces, authentic design

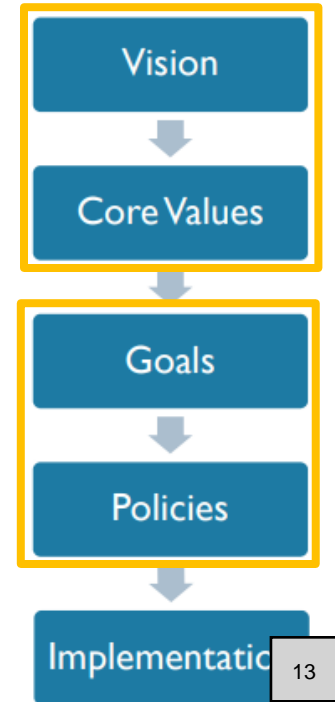
# What We Heard From You

## Input on the initial draft Design Guidelines:

- ❖ Document is a good tool to drive collaboration
- ❖ Ensure we are not specifying a distinct style
- ❖ Seems to achieve the desired goal, not too restrictive
- ❖ Concern about homogenizing downtown
- ❖ What to ensure that document is too subjective
- ❖ Need to get something in place – something is better than nothing
- ❖ Concern about how they will be administered at the staff review level
- ❖ Applicants who have seen the draft really appreciate the overall guidance
- ❖ Good to have clearly stated goals but let designers come up with the creative solution
- ❖ Describes good design that architects should already be doing, keep it aspirational, less prescriptive
- ❖ Current format reads like a checklist

# Guidance from Comprehensive Plan

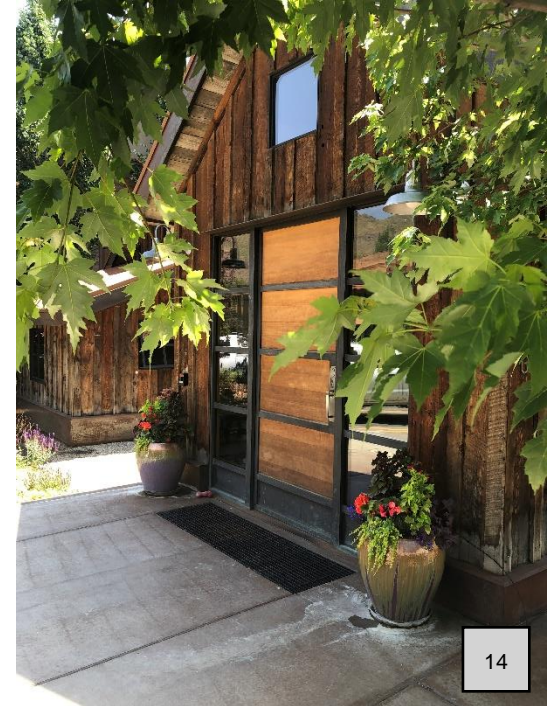
- ❖ Vision for future development in Ketchum
- ❖ Ten core values including:
  - Vibrant Downtown
  - Community Character
- ❖ Key elements of goals and policies:
  - Adapt and Implement Specific standards for high quality design
  - Protect architectural heritage
  - Ensure new development fits in with Ketchum's character as a small town
  - Ensure new buildings are well-located to serve the public
  - Ensure new structures are oriented to activate downtown



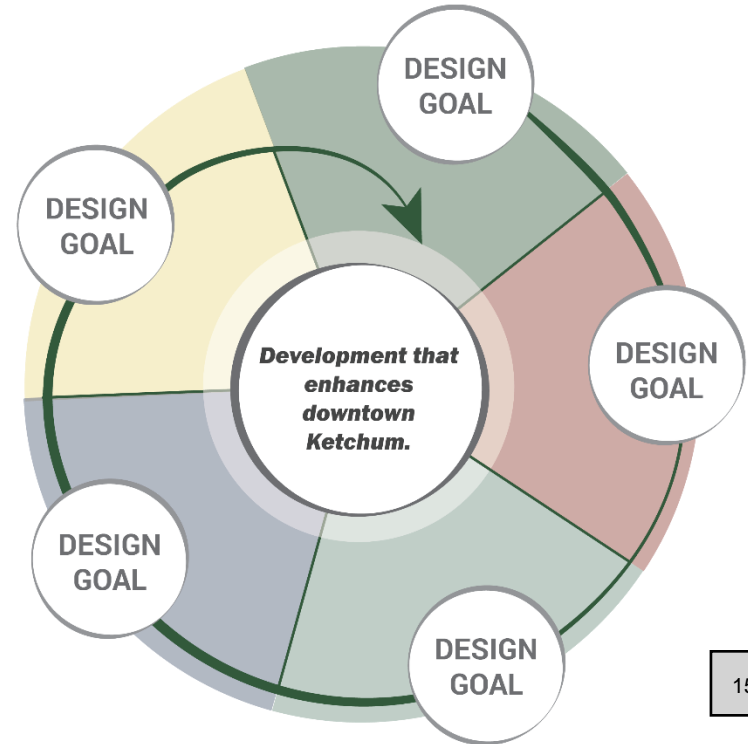
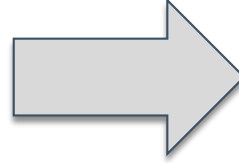
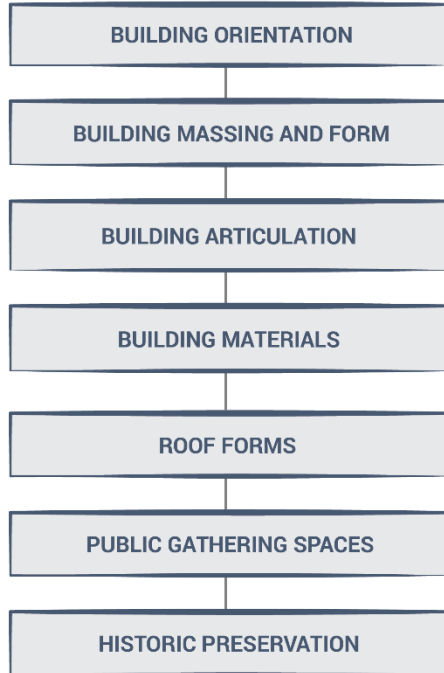


# Implementation of Comprehensive Plan

- ❖ Design Guidelines build on guidance from Comprehensive Plan to define a vision for development in the Community Core
- ❖ Include guidance for achieving high-quality design, pedestrian friendly streets, and mix of uses for a vibrant downtown
- ❖ Preserve the cultural heritage of the Community Core while allowing for flexibility and creativity in design



# Document Reorganization



# Community Core Design Goals

**Design Goal 1:** Integrate new development into the surrounding natural and built environment with buildings that blend into the site's topography, complement the neighborhood context, respond to the existing scale, and mass of adjacent buildings, and respect the traditional lot and block pattern of development in downtown Ketchum.

**Design Goal 2:** Strengthen the downtown pedestrian experience by creating a walkable environment with buildings that are welcoming to pedestrians, that provide a strong relationship between the building and the street, and that are oriented towards pedestrians with detail and interest.

**Design Goal 3:** Promote human scale design with building variation that breaks down large facades into smaller components, massing that respects the rhythm and pattern of the existing downtown and building articulation in both plan and profile to break up the building mass.



# Community Core Design Goals

**Design Goal 4:** Complement the unique visual character of the surrounding built environment and enhance downtown's textured urban fabric by providing an integrated palette of high quality, durable materials that add visual interest to the pedestrian environment through scale, color, texture, pattern, and architectural details.

**Design Goal 5:** Create inviting gathering spaces for residents and visitors that encourage the community to meet and spend time together.

**Design Goal 6:** Support Ketchum's history through the reuse of historic buildings that bridge from the past to the future.

# Next Steps

- ❖ Reformat document
- ❖ Additional community engagement
- ❖ Check back in with Planning and Zoning Commission and City Council

