

**City of Ketchum** Planning & Building

### STAFF REPORT KETCHUM PLANNING AND ZONING COMMISSION REGULAR MEETING OF JANUARY 24, 2023

- **PROJECT:** Appellation Hotel (formerly Harriman Hotel)
- FILE NUMBER: P22-059 and P22-059A
- APPLICATION TYPE: Design Review (P22-059A) Development Agreement Amendment (P22-059)
- **PROPERTY OWNER:** Harriman Ketchum Hotel, LLC (formerly Trail Creek Fund, LLC)
- **REQUEST:** Request for an amendment to Design Review approval 08-007 and amendment to the Amended and Restated Development Agreement and subsequent development agreement amendments
- LOCATION: 300 E. River Street (Ketchum Replat Blk 83 Lot 2)
- **ZONING:** Tourist (T)
- **OVERLAY:** Floodplain/Waterways
- **REVIEWER:** Morgan Landers, AICP Senior Planner
- NOTICE: The first public hearing on the application was held on December 13, 2022. A public hearing notice for that date was mailed to all owners of property within 300 feet of the project site and all political subdivisions on October 14, 2022. The public hearing notice for that date was published in the Idaho Mountain Express the on October 19, 2022. A notice for that date was posted on the project site and the city's website on October 19, 2022. At the December 13, 2022 meeting, the Planning and Zoning Commission continued the hearing to January 10, 2023. The January 10, 2023 hearing was continued to January 24, 2023 to allow the applicant additional time to prepare revised application materials.

### ATTACHMENTS

- A. Applicant Memorandum Dated January 18, 2023
- B. Revised Design Review Plan Set Dated January 18, 2023
- C. Additional Exterior Renderings
- D. Public Comment

### **EXECUTIVE SUMMARY**

The applicant, Harriman Ketchum Hotel, LLC, represented by managing member Jack E. Bariteau, has applied for an amendment to the 2008 Design Review approval and an amendment to the 2015 Amended and Restated Development Agreement for the hotel development located at 300 E River Street in Ketchum (the "subject property"). The subject property is located at the southeast corner of River Street and Main Street (Hwy 75) just south of the Best Western Kentwood Hotel. The proposed development is referred to as the Appellation Hotel which is a 147,820 gross square foot hotel including 73 hotel rooms, 12 condominium residential units (6 with lock-offs), two levels of underground parking, spa/fitness center, conference facility, restaurant and bar, outdoor plaza with pool and jacuzzi, and observatory. The now proposed uses were included in the original approved development, however, square foot allocations of each use have adjusted as the hotel program has shifted over time. The project does not exceed the previously approved gross floor area, building height, or setbacks nor is the applicant requesting further waivers to these limitations.

At their regular meeting on December 13, 2022, the Planning and Zoning Commission (the "Commission") reviewed the requested amendments to the Design Review and Development Agreement applications and provided feedback to the applicant based on various concerns raised by staff. The full staff report and attachments as referenced in the staff report can be found by clicking the links below:

- Staff Report
- Attachments A and C
- <u>Attachment B</u>
- Attachment D
- <u>Attachments E-L</u>
- Attachments M-Q

The recording of the December 13, 2022 hearing can be found by clicking <u>HERE</u>. At the conclusion of the discussion, the Commission continued the hearing to January 10, 2023, to allow for the applicant to make revisions to the project in response to comments. Due to the holiday work schedule and availability of various team members, the applicant requested additional time to prepare revised materials. At the January 10, 2023 meeting, the Commission continued the application to January 24, 2023.

The applicant has provided a detailed cover letter included as Attachment A that outlines all the proposed changes in response to comments from staff and the Commission in December. The applicant has submitted a revised design review plan set that can be found as Attachment B to this report. Additional renderings have also been provided in Attachment C.

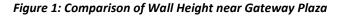
Staff believes most of staff and the Commission's comments have been addressed with the revisions. However, additional discussion may be warranted regarding the Gateway Plaza area, the wall sizes along Hwy 75, the pedestrian access and landscaping along Trail Creek, balconies, and the roof overhang on the fourth floor of the west side of the building. The staff report below provides an analysis of these specific pieces. Staff has also provided a discussion of the elevator/staircase overrun on the east side of the building as new information is provided regarding this item.

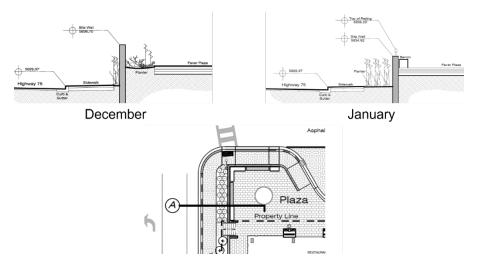
### ANALYSIS

### Gateway Plaza Area and Wall Sizes on Hwy 75

As noted in the Hornberger memo and the revised project plans, the applicant has made a variety of changes to the Gateway Plaza, landscaping, and walls along Hwy 75. On the north end, toward River Street, the sidewalk along Hwy 75 has been narrowed to 6 feet and the walls along the Gateway Plaza and restaurant patio have been moved back 2 feet. These changes allow for additional landscaping to occur between the walls and the sidewalk which was a recommendation of staff and the Commission in December. Figure 1 below shows a cross section comparison between the December proposal and what is currently being proposed. A stair entrance to the plaza from the Hwy 75 side has been added, which encourages direct access by the public into the plaza from the sidewalk. The firepits have been removed to allow for an art installation that can be enjoyed year-round. Staff believes these adjustments to be positive.

In December, staff noted that the plaza area seemed closed off to the public and was more of an amenity for hotel guests than the community. One of the reasons for this comment was the extent and height of the wall around the plaza. Figure 1 below shows a cross section comparison of the December proposal and what is proposed today. At this location of the cross section, the height has been reduced by 2 feet from approximately 8 feet to 6 feet. The current proposal does include a 12+ inch railing along the top of the wall. At the corner of Hwy 75 and River Street, the wall is approximately 4.5 feet tall.



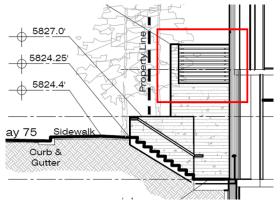


Staff believes the reduction in wall height is positive, however, staff is still concerned with the closed off nature of the plaza due to the use of concrete board form walls. The city engineer has also raised concerns about the wall height at the corner and site distance visibility. Staff acknowledges that the height of the wall is a function of the finished floor elevation of the paver patio and requirements for fall protection. Staff does not recommend adjustments to the finished floor elevation of the patio, but does recommend a more transparent wall/railing configuration from the finished floor of the paver plaza to the necessary fall protection height surrounding the Gateway Plaza. This could be

an open metal or wood railing or strategic placement of landscape planters with open railing in between.

In December, staff also expressed concern related to the material proposed and the height of the wall adjacent to the restaurant. In the December submittal, the furthest south end of this wall was over 11ft from the sidewalk. The applicant has made revisions to this area by moving the access staircase further south and adjusted the south facing portion of the wall to be wood slats rather than concrete as shown in Figure 2. The wall height has also been reduced from the previous 11+ feet to 9.75 feet on





the southern end. Sheet L4.0 of the project plans shows the cross section of the wall height at the mid-block stair. Figure 3 below shows the rendering of the Hwy 75 elevation showing the wall and vegetation proposed.

Figure 3: Hwy 75 Elevation

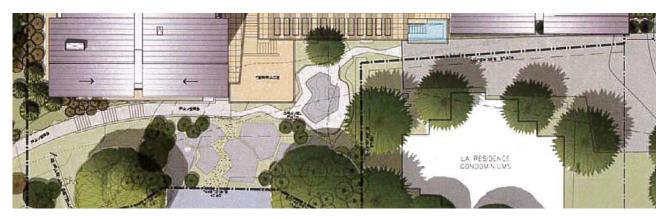


Staff's concerns regarding the height of the wall remain. The applicant expressed desire to provide a comfortable space for the patrons of the restaurant that will sit outside and proposed the concrete wall as it holds some sound dampening qualities and a feeling of protection/buffer from Hwy 75. Staff acknowledges this desire and believes that alternative materials/treatments can be used for a similar effect. Staff recommends the applicant utilize a transparent railing from the finished floor upward or implement a combination of wall and transparent railing to break up the upper portion of the wall.

### Pedestrian Access and Landscaping along Trail Creek

For the December 13, 2022 meeting, staff raised concerns related to the design and program of the space adjacent to the riparian area along Trail Creek and the adjusted layout of the proposed pool deck area adjacent to the residential property to the south. Below are a series of images that show the original 2008 Approval, the 2022 proposal presented at the December meeting, and the current proposal.

### Figure 4: 2008 Design Review Approval



### Figure 5: December 2022 Proposal

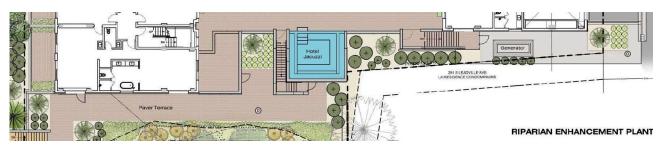
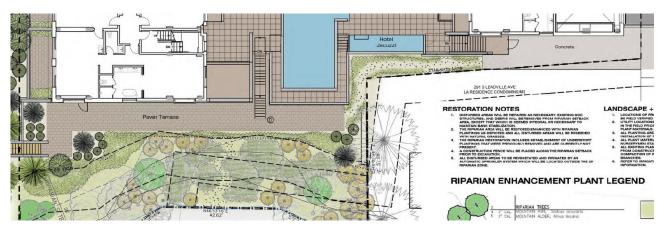


Figure 6: January 2023 Proposal



In December, staff raised concerns related to:

- Buffer between the jacuzzi/pool deck and the adjacent property
- Landscape buffer between the paver terrace and riparian area
- Location of the pedestrian entrance to the building

As shown on Sheet L3.0 of Attachment B, the current proposal has reworked the pool deck including a rotation of the pool 90 degrees and relocated the jacuzzi. The size of the jacuzzi has reduced and is in a similar area of the pool deck as the original approval. A landscape buffer has been reintroduced between the pool deck and the adjacent property to the east, although the buffer is much smaller than originally approved in 2008 as shown in Figure 4 above. As dimensioned on Sheet L1.1 of Attachment B, the current proposal sets the pool deck 6.5 feet from the property line to the

east allowing for some low-lying landscaping and a gravel walking path which provides egress to Leadville Ave. Staff believes this configuration is an improvement from the initial proposal in December and is supportive of the change. Staff does recommend consideration of creeping vines or other wall vegetation along the walls facing the adjacent residential property to provide relief and screening of the hard surface. Design Review Criteria #26 states *"Substantial landscaping is to be provided, which is in scale with the development and which provides relief from and screening of hard surfaces. Total building surface area and street frontage will be considered when determining whether substantial landscape is being provided. (Landscape shall be defined as trees, shrubs, planters, hanging plants, ground cover, and other living vegetation)".* 

The applicant has not made changes to the paver terrace along the riparian area but has moved the stair location further to the west than proposed in December, which was a staff concern expressed. Staff's primary concern related to the paver terrace is the type of landscaping proposed along the end of the terrace as it transitions to the riparian area. The riparian area should be buffered in a way to protect against trash and debris and additional social trail development. Trash receptacles and a landscaped hedge which focused foot traffic onto the designated path could serve to address these concerns.

### **Balconies**

As mentioned in the December staff report, one of the primary design elements in the original approval that served to minimize the bulk and flatness of the buildings were the balconies on the exterior facades. The original approval included standard balconies for almost all guestrooms on Levels 2 and 3 of the hotel. The applicant has retained some standard balconies, changed some balconies to Juliet forms, and removed some balconies on each of the exterior facades. Per the memo in Attachment A, the purpose is to vary the façade and syncopate (shorten) the elevation massing.

The current proposal is to retain standard balconies at the corners of River St/Hwy 75 and River St/Leadville Ave as shown in the floorplans for Levels 2 and 3 on Sheets A2.02 and A2.03 respectively of Attachment B. Balcony forms and locations are also shown on the elevations on Sheets A3.01 through A3.04 and renderings on Sheets A3.24-A3.25 of Attachment B and renderings in Attachment C. In general, staff believes the selective application of the various balcony treatments are effective on the Hwy 75 and River Street facades. However, the Leadville façade could benefit from additional Juliet balconies on the southern end of the building where the metal paneling is, as the height of the building is accentuated in this location due to the slope of the property and the tall nature of the garage and loading bay entrances at the street.

### Roof Overhang on Southwest Corner of Level 4

The applicant is requesting an extension of the roof overhang on Level 4 at the southwest side of the building from the 6 feet approved in 2008 to 18 feet to "provide privacy and weather protection" per the memo in Attachment A. In the December staff report, staff expressed concerns related to any extension of approved roof overhangs. Design Review criteria #2 states "The structure shall be compatible with the townscape and surrounding neighborhoods with respect to height, bulk, setbacks, and relationship to the street" and criteria #11 states "Building walls shall provide undulation/relief thus reducing the appearance of bulk and flatness". For both design review criteria, the setback of the building on Level 4, and the corresponding roof overhang, were critical

to the building's conformance with the standards according to the 2008 Findings of Fact for the Design Review approval.

The Gateway Area Mass and Scale Study contemplated a four-story building with a step back of the fourth floor towards Trail Creek as shown in Figure 7 below.

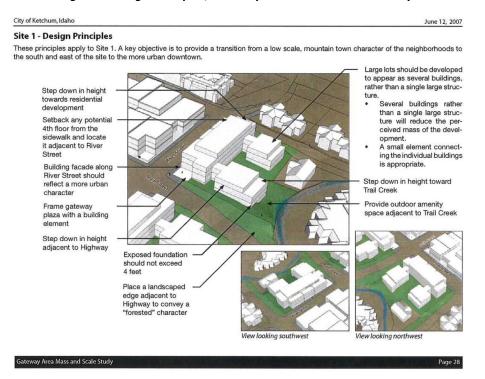
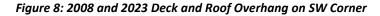


Figure 7: Design Principles, Gateway Area Mass and Scale Study

Figure 8 below shows the approved overhang in 2008 (6 ft) on the left compared to the proposed overhang on the right. The solid red line is the edge of the building façade and the dashed red line is the edge of the overhang. The green line is the edge of the deck.





It is important to note that not only has the roof overhang extended, but the deck has also extended towards the south. Staff did not raise concerns about the patio extension as it does not impact the perceived bulk and mass of the building, however, the roof overhang extension does. Figure 9 below is the rendering of the southwest corner of the building as proposed (18 ft overhang) on Sheet A3.25 of Attachment B. The dashed red line is the approximate location of where the roof would end under the 2008 approval.





Additional renderings of the roof overhang can be found in Attachment C. Design review criteria #10 states "Building walls exposed to the street shall be in scale with the pedestrian". Although the proposed roof overhang still provides some wedding cake effect, the step back of the fourth-floor facade is less obvious because of the extent of the roof overhang. The roof is such a prominent feature that the eye is drawn to the roof, not the façade wall below. In 2016, when the building permit application was filed with the city for the Auberge project, staff at that time administratively approved an extension of the 6-foot overhang to 10 feet. With a building of this size, an additional few feet may not be noticeable, but staff believes an 18 roof overhang in this location diminishes the goals of the design review criteria.

### Elevator and Staircase Overrun

As discussed at the December meeting, an additional ingress/egress to the roof is required per the currently adopted building codes. As such, as additional elevator/staircase overrun has been added to the east side of the building. During the December meeting, the Commission requested the applicants try to reduce the overrun as much as possible. The applicant has been successful in reducing the overrun as indicated on Sheet A3.11 of the project plans. Staff also asked the applicant to provide renderings of the building from the street level and 2<sup>nd</sup> floor levels along Hwy 75, River Street, and Leadville Ave. The purpose of this request was to determine if the mechanical system overruns for elevators and staircases to the roof can be seen and to what extent. These renderings are provided in a Penthouse View Study included as pages 29-34 of Attachment B. For clarity, the

overruns are referred to as a "penthouse", not to be confused with a residential penthouse. There is no habitable space within the mechanical overrun areas. As shown in the study, the new overrun on the east side of the building is not visible from the street or the second level of adjacent properties. Staff does not have a concern with the additional overrun and believe the intent of the 2008 design review approval is maintained with the change.

### STAFF RECOMMENDATION

As outlined above, staff believes most comments raised by staff and the Commission have been addressed with the revised application materials. Staff believes the outstanding items for resolution are:

- Wall material/transparency around the Gateway Plaza and restaurant patio
- Roof overhand on southwest corner
- Balcony addition on southern end of the Leadville Ave façade

Staff requests the Commission review the materials, presentation by the applicant, and public comment. Following that review, the Commission could proceed with one of the following actions:

- Provide feedback to the applicant and request additional changes to the application materials for review at a future meeting
- Provide feedback to the applicant and recommend conditions of approval to address necessary changes for staff review and approval

If the Commission proceeds with the second option above, staff would proceed with development of the Findings of Fact and conditions of approval for review and approval at a future meeting.



City of Ketchum

### ATTACHMENT A: Applicant Memorandum – Dated January 18, 2023

### MEMORANDUM

TO:	Morgan Landers / City of Ketchum Jack Bariteau/ HH LLC
FROM:	John C. Davis
DATE:	January 11, 2023/Updated January 18, 2023
SUBJECT:	Design Review Comments Response Appellation/Sun Valley Hotel Ketchum, Idaho

Following up our December 13, 2022 Planning and Zoning Hearing and in response to the Planning Staff Report comments presented at that meeting, we are hereby forwarding drawing exhibits in draft form for your review to address and respond to those comments.

This January 17 update to the earlier January 11 DRAFT submission incorporates comments from Morgan Landers at our January 13 virtual meeting. Those updates are noted here in in italics.

It is our intent to formalize these exhibits for presentation at the upcoming scheduled Planning and Zoning Hearing Meeting on January 24, 2023.

Following is a description of our responses as reflected in updates and changes to the Design Documents.

### 1.0 Landscape and Site Scape Issues

- 1.1 Highway 75 Edge and Landscaping
  - Sidewalk has been reduced to a uniform 6 foot width (as we L3.0 understand is okay with Planning and Zoning). A1.00
  - Guest terrace walls have been moved back 1 foot and been lowered A3.04 in height by 1 foot
  - West exit stair and adjacent walls have been re-planned to gain more landscape frontage.
  - Northwest terrace wall has been moved back 2 feet, lowered and articulated with "railing" detail; proposed steps added from sidewalk to Plaza.
  - Landscaping along entire edge is wider and more landscaping has been proposed and planned.
  - The Setback Dimensions along the Highway 75 site have been L1.1 corrected to show 12 feet at the northwest and 11 feet at the southwest corner (the glass line at the northwest corner is set back to the 12 foot distance).

### Hornberger + Worstell

- Architects and Planners
- The Site Sections Sheet has been included showing updated Site Sections along Highway 75 reflecting the above revisions.
- 1.2 Northwest Gateway Plaza
  - Steps and lowered walls described above are open to Plaza to be more welcoming.
  - · Fire Pit eliminated; providing location for an object of visual interest; to be determined.
- Trail Creek 1.3
  - Site plan updated to show revised Pool and Pool Deck Plan; opens L3.0 up riparian buffer zone.
  - Landscape Plan updated to show more developed landscaping in buffer area and Trail Creek access feature.
- Leadville Street 1.4
  - Low planter walls have been reintroduced near north corner of L3.0 Leadville; more robust landscaping proposed and planned A3.02
  - Open railing detail similar to the northwest Plaza has been proposed at the north east plaza walls.

### 2.0 Architectural Design Issues

- 2.1 Building Plans:
  - At City request, the Building Floor Plans have been reissued showing the property lines and north arrow designation (no other plan changes have been made).
  - At City request, a Roof Plan has been added and included superimposed on the Site Plan, also indicating properly lines.
- 2.2 Overall Exterior Materials:
  - Palette has been changed to a warmer ensemble of materials; refer Materials to revised materials palette boards and as reflected on colored Boards elevations and renderings.

A3.01 to A3.04

- Materials are shown as more "textured" and patterned to accentuate scale and warmth.
- 2.3 Roof Area Modifications
  - · East Penthouse structure has been significantly reduced in massing and height due to replanning of mechanical spaces; color/tone are warmer, blending better.

Memorandum re Design Review Comments Response January 18, 2023 Update Appellation Hotel, Ketchum, Idaho

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### Hornberger + Worstell

Architects and Planners

- Butterfly roof overhangs have been reduced at south facing elevations from 10 feet to 6 feet, still providing ample shading to south facades.
- Butterfly roof overhangs along west and east sides have also been reduced by 2 feet to respect setbacks.
- Note: Residence 406 overhang is revised in this Submittal to a requested depths of 18 feet to provide privacy and weather protection; to be reviewed.

### 2.4 River Street Elevation

- Observatory Tower detail refined as shown for slot window; A3.01 warmer "vertical skin" more visually composed. A3.11
- Glass windows have been reduced at "slots" to provide more "warm wood" expression and articulation.
- At butterfly roof, recessed notches have been pulled back/widened to provide more undulation in upper roof forms.
- Material detail is more articulated with proposed wood banding and stone banding as shown.
- 2.5 Leadville Elevation
  - Northeast corner elevation is more articulated; stone banding A3.02 pattern, extension of "brow" element, addition of window open to A3.12 banquet/meeting spaces.
  - Levels 3 and 4 parapets are lowered with a more articulated railing composition and "glass slot" openings.
  - Note roof overhangs have been pulled back.
  - Proposed selective application of Juliet balconies to vary and syncopate elevation massing.

### 2.6 South Elevation

- Center bay design at back has been revised to indicate material A3.03 changes, more articulation and interest. A3.13
- Parapets and stone patterning at west and east wing ends have been more developed and detailed.
- Proposed selective application of Juliet balconies to vary and syncopate elevation massing.
- Updated pool edge elevation is indicated.

Memorandum re Design Review Comments Response January 18, 2023 Update Appellation Hotel, Ketchum, Idaho

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### 2.7 West/Highway 75 Elevation

Note: Terrace walls shown are lower and more articulated. A3.04

A4.14

- Levels 3 and 4 parapets railing detail and articulation is similar to Leadville.
- Roof overhangs have been pulled back. (See note above.)
- Proposed selective application of Juliet balconies, similar to Leadville.

### 2.8 Perspective Renderings

- Perspective Rendering views have been updated adding landscaping to conform to new landscape plans and entourage of people, vehicles, etc.
- 2.9 Penthouse View Studies
  - At Staff request, we have added and included a series of perspective views from important view points to demonstrate the lack of public view of the proposed mechanical penthouses.

We look forward to your comments in preparation for our presentation at the January 24 Planning and Zoning meeting.

John C. Davis, AIA, NCARB Executive Vice President

cc: S. Pedapenki/HWI B. Miller/HWI 14695.1.6.1

Memorandum re Design Review Comments Response January 18, 2023 Update Appellation Hotel, Ketchum, Idaho

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City of Ketchum

### ATTACHMENT B: Revised Design Review Plan Set – Dated January 18, 2023

# Appellation | Sun Valley

### KETCHUM, IDAHO

### DESIGN REVIEW REVISIONS/REFINEMENTS: UPDATE January 18, 2023

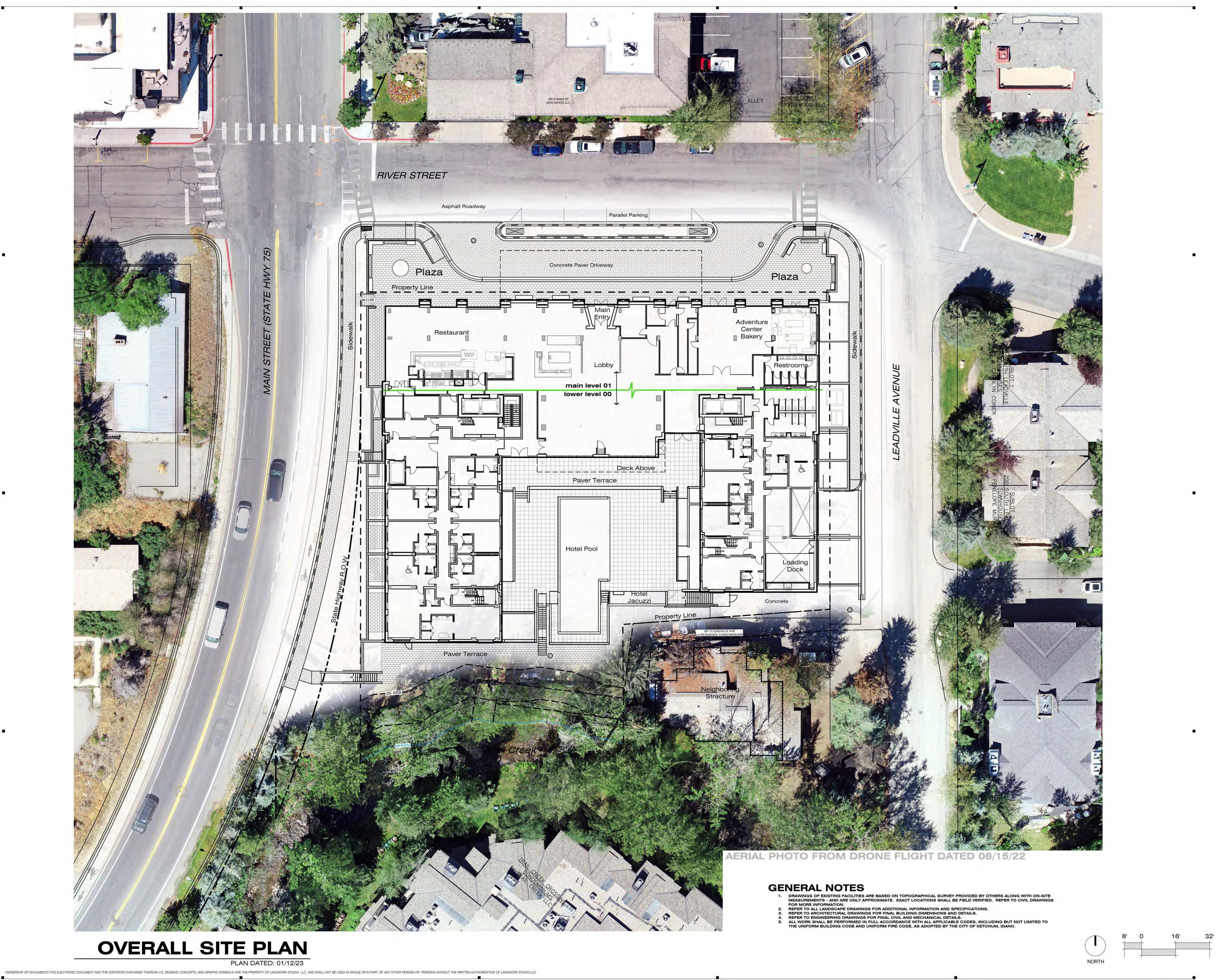
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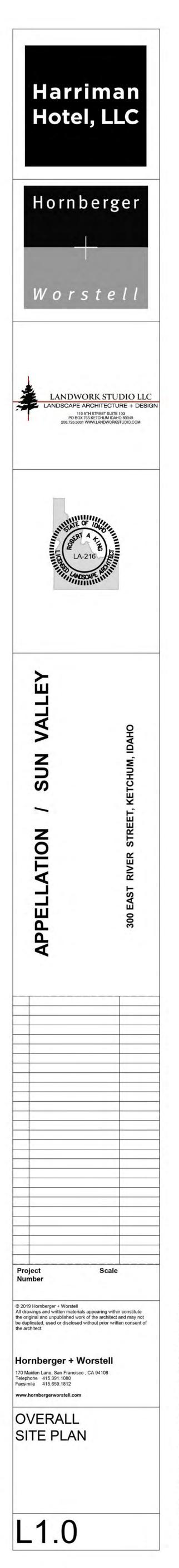
**Architects and Planners** 170 Maiden Lane San Francisco, CA 94108

415.391.1080

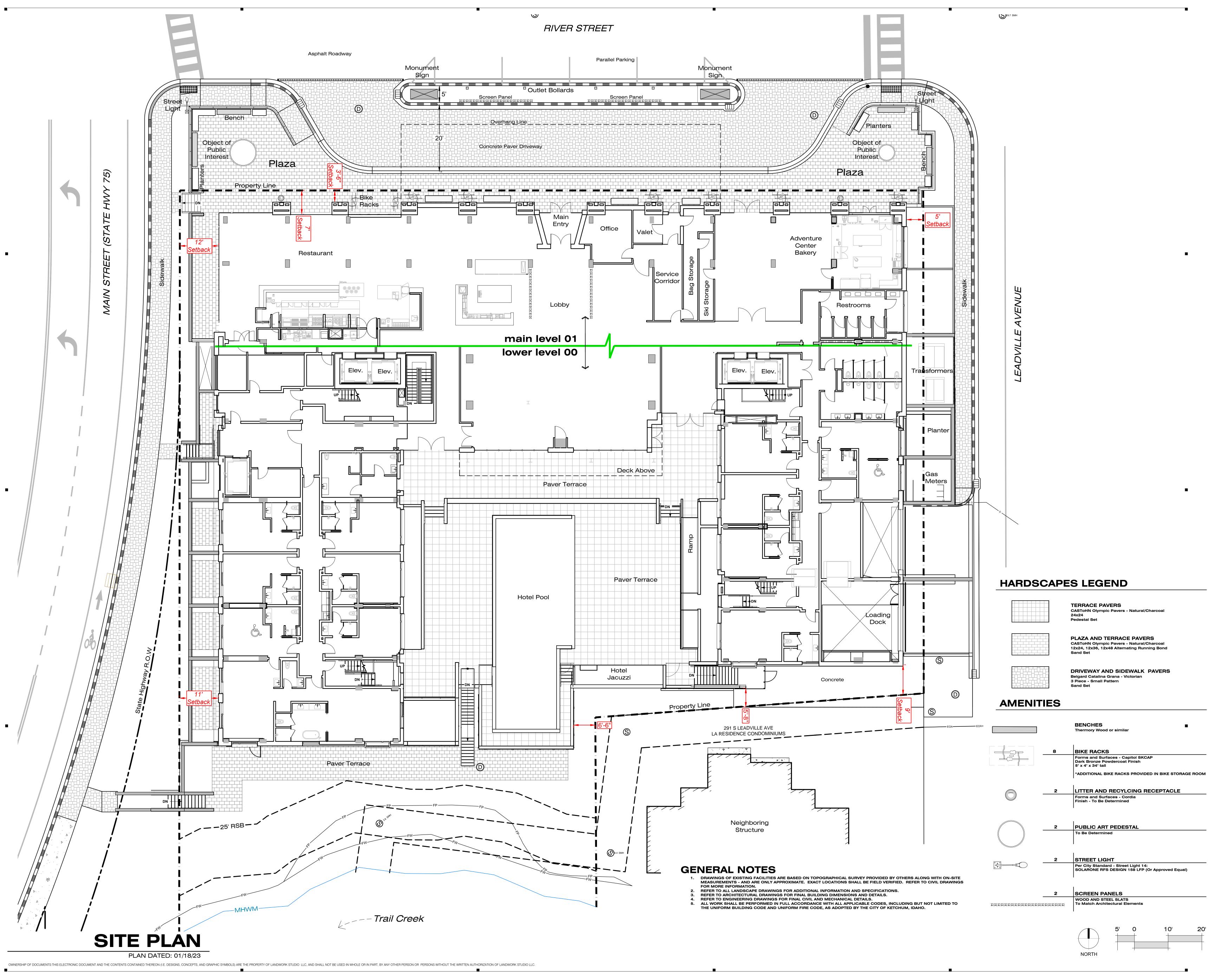
design@hwiarchitects.com

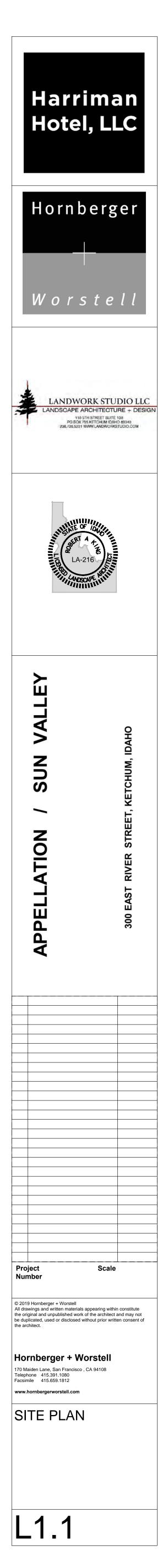
Prepared for: Harriman Ketchum Hotel LLC Sun Valley, Idaho



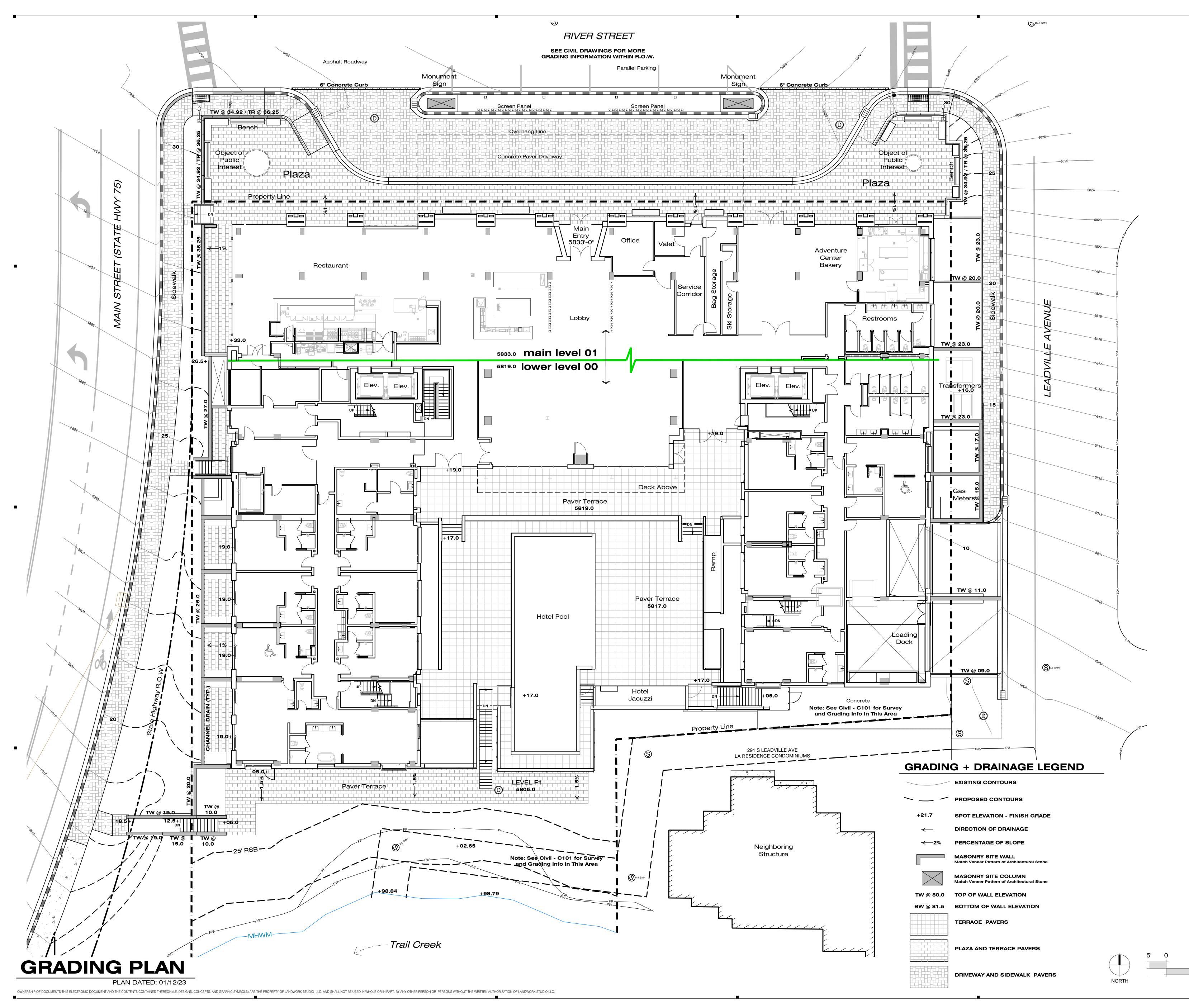


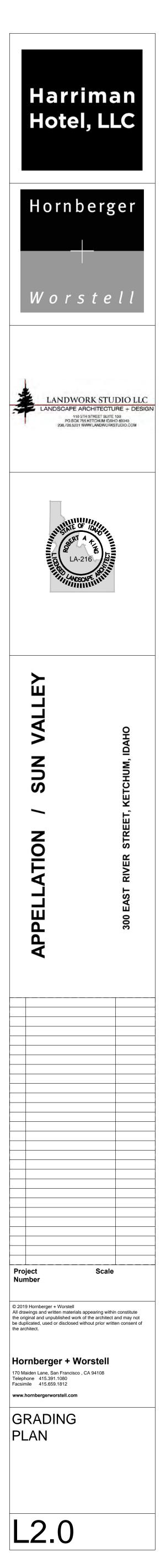
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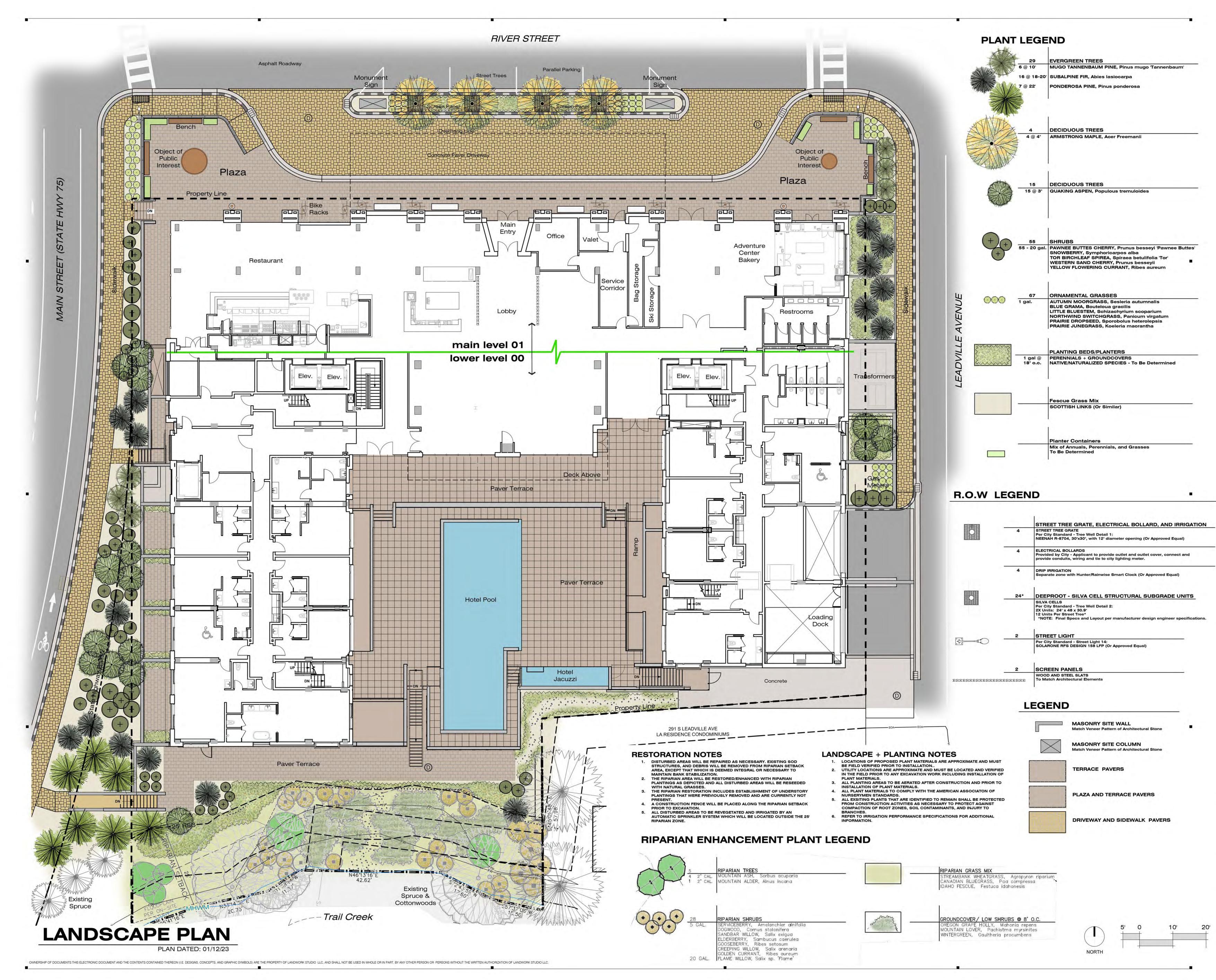
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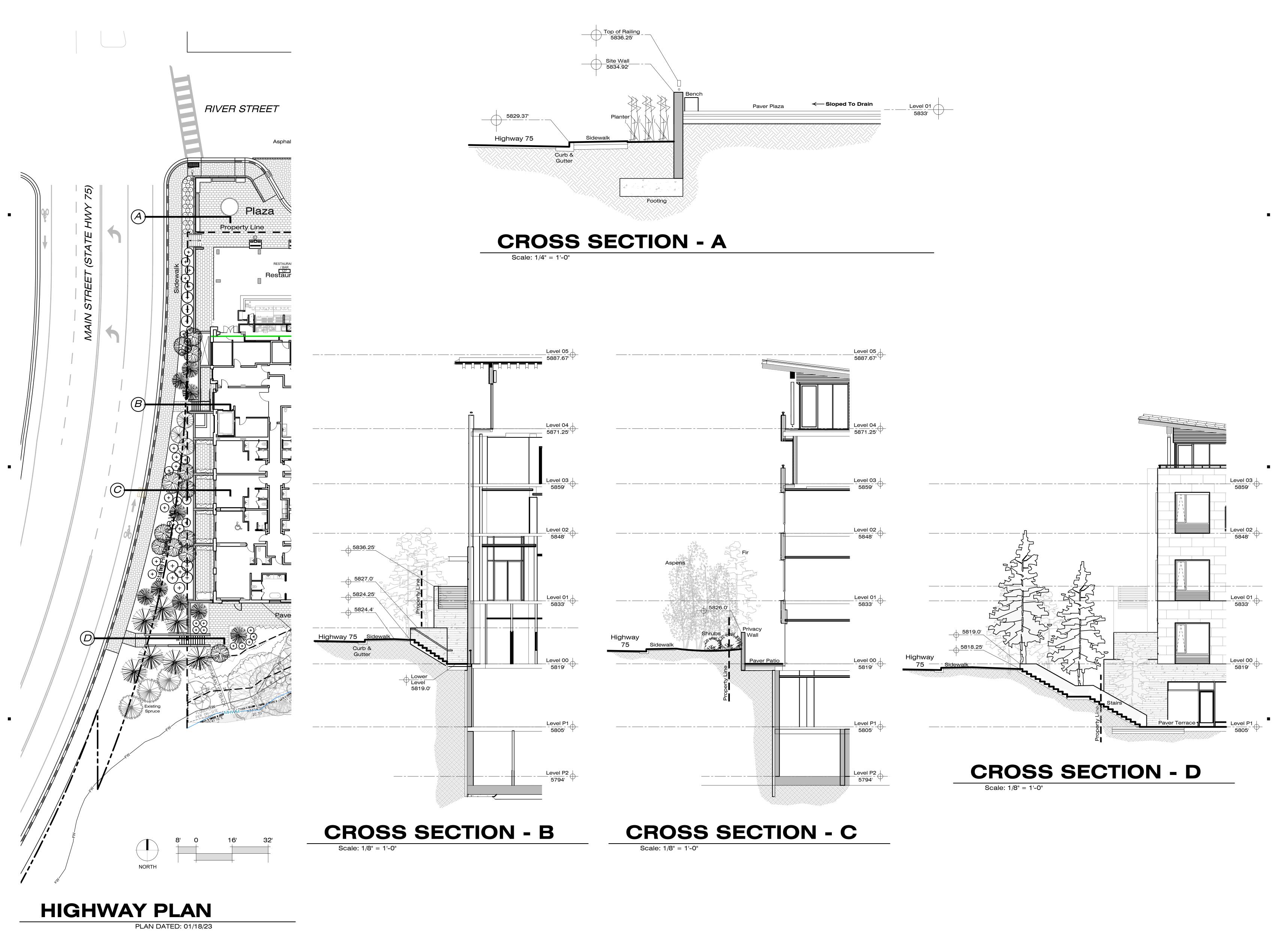
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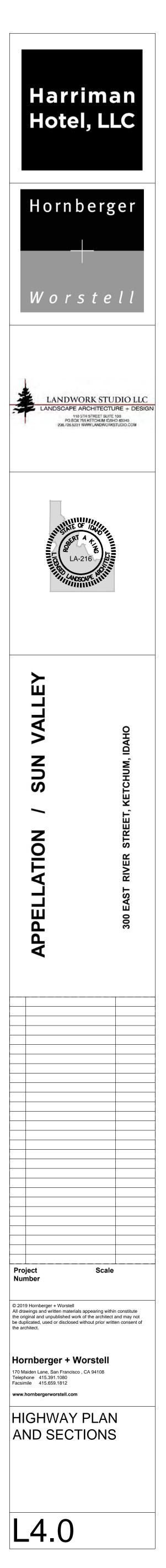
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	DRK STUDIO LLC RCHITECTURE + DESIGN IN STREET SUITE 103 IS KETCHUM IDAHO 83340 WWW.LANDWORKSTUDIO.COM
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APPELLATION / SUN VALLEY	300 EAST RIVER STREET, KETCHUM, IDAHO
Project Number  2 2019 Hornberger + Worstell Ul drawings and written materials ne original and unpublished work e duplicated, used or disclosed w ne architect.  Hornberger + Wo 70 Maiden Lane, San Francisco, elephone 415.391.1080 acsimile 415.659.1812 www.hornbergerworstell.com  ANDSCAF	of the architect and may not thout prior written consent of <b>DrStell</b> CA 94108

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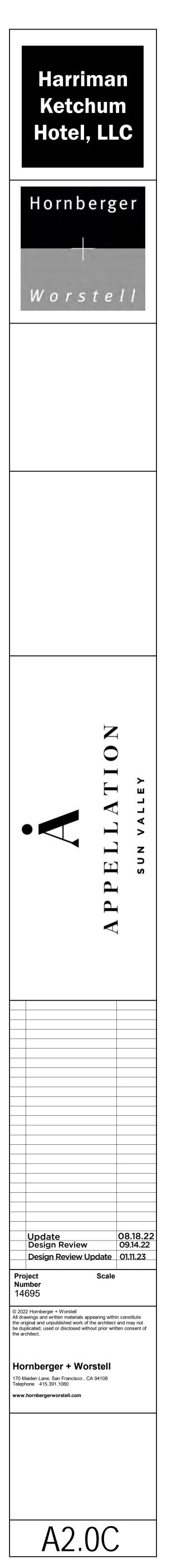
# Level P2/P3 Plan



	Level P2/P3 Plan		NSF	GSF	KEYS	OCCUPANCY
	Color Code	Program Space Name				
1		Parking	18,300		67 Spaces	S2
2		Mechanical, Telecom	2,479			S2
3		Owner Storage	1,392			S2
4		Service Lobby				
5		Storage	479			S2
6		Back of House	550			S2
7		Circulation	740			
8		Telecom				S2
-		TOTAL AREA	23,940	26,165		

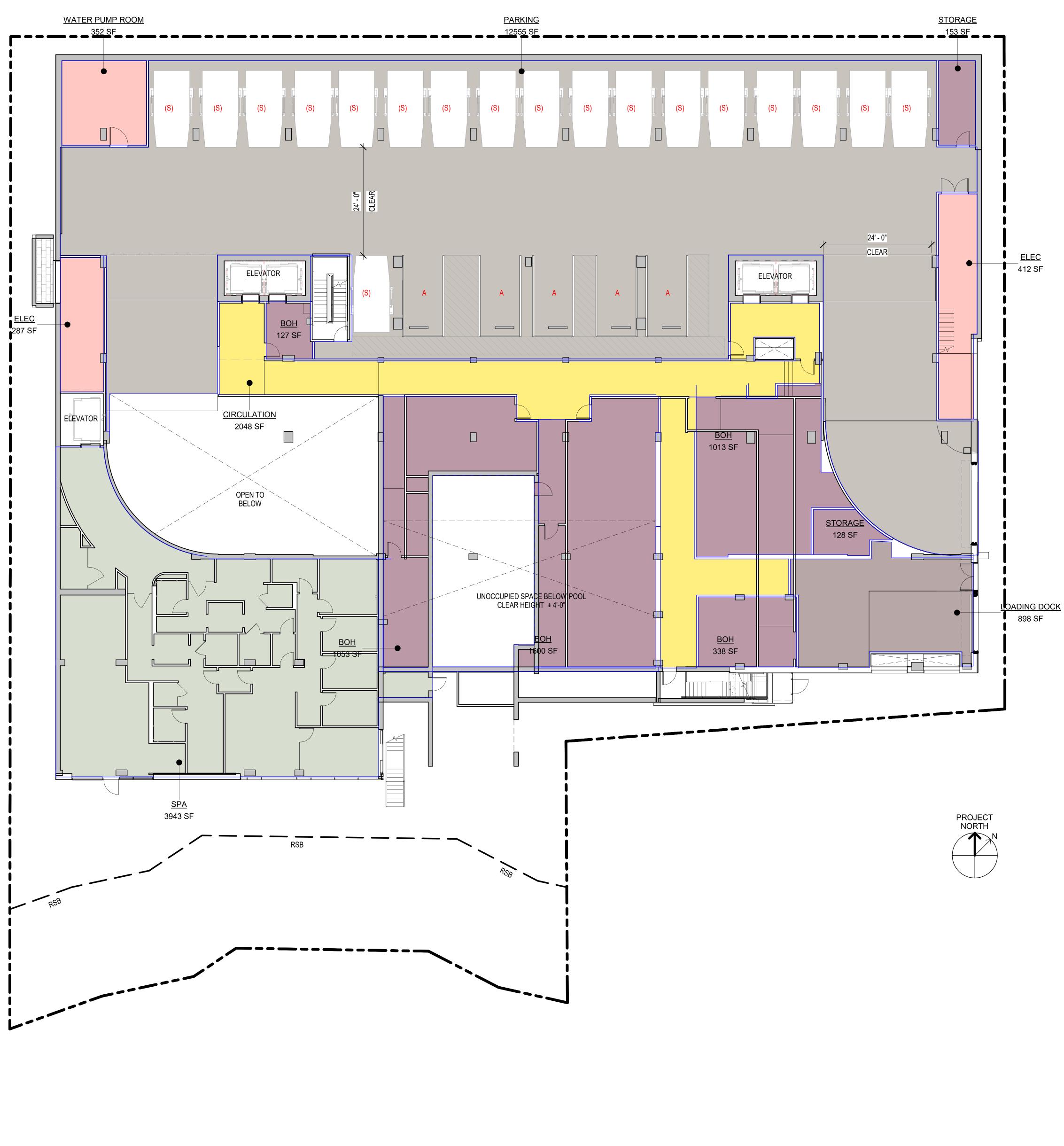
LEVEL P3 PARKING SCHEDULE					
ACCESSIBLE	0				
COMPACT	1				
STANDARD	2				
STACKERS (25 X 2 )	50				
VALET	0				
TOTAL PARKING	53				
LEVEL P2 PARKING SCHEDULE					
PARKING SC	HEDULE				
PARKING SC ACCESSIBLE	HEDULE 0				
PARKING SC ACCESSIBLE COMPACT	0 0				
PARKING SC ACCESSIBLE COMPACT STANDARD	0 0 11				

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# Level P1 Plan

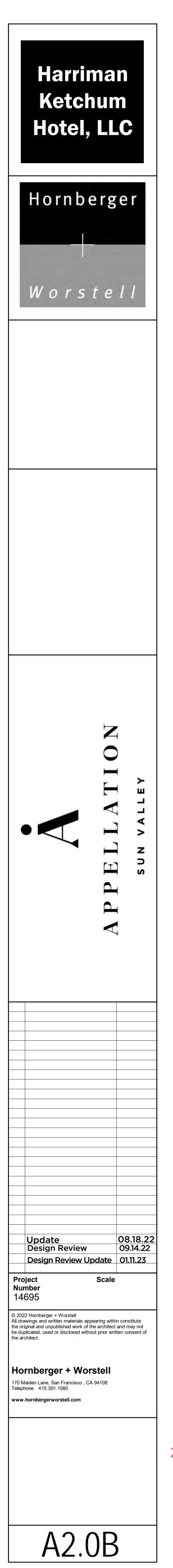


Level P1 P	Level P1 Plan		GSF	KEYS	OCCUPANCY
Color Code	Program Space Name				
1	Parking	12,555		39 Spaces	S2
2	Mechanical, Electrical, Telecom	1,051			S2
3	Passenger Elevator				
4	Service Elevator				
5	Circulation	1,936			
6	Spa/Fitness	3,874			A3
7	Back of House	3,698			S1/S2
8	Loading Dock	898			S2
9	Storage	281			S2
	TOTAL AREA	24,293	25,934		

24293 SF \_\_\_\_\_

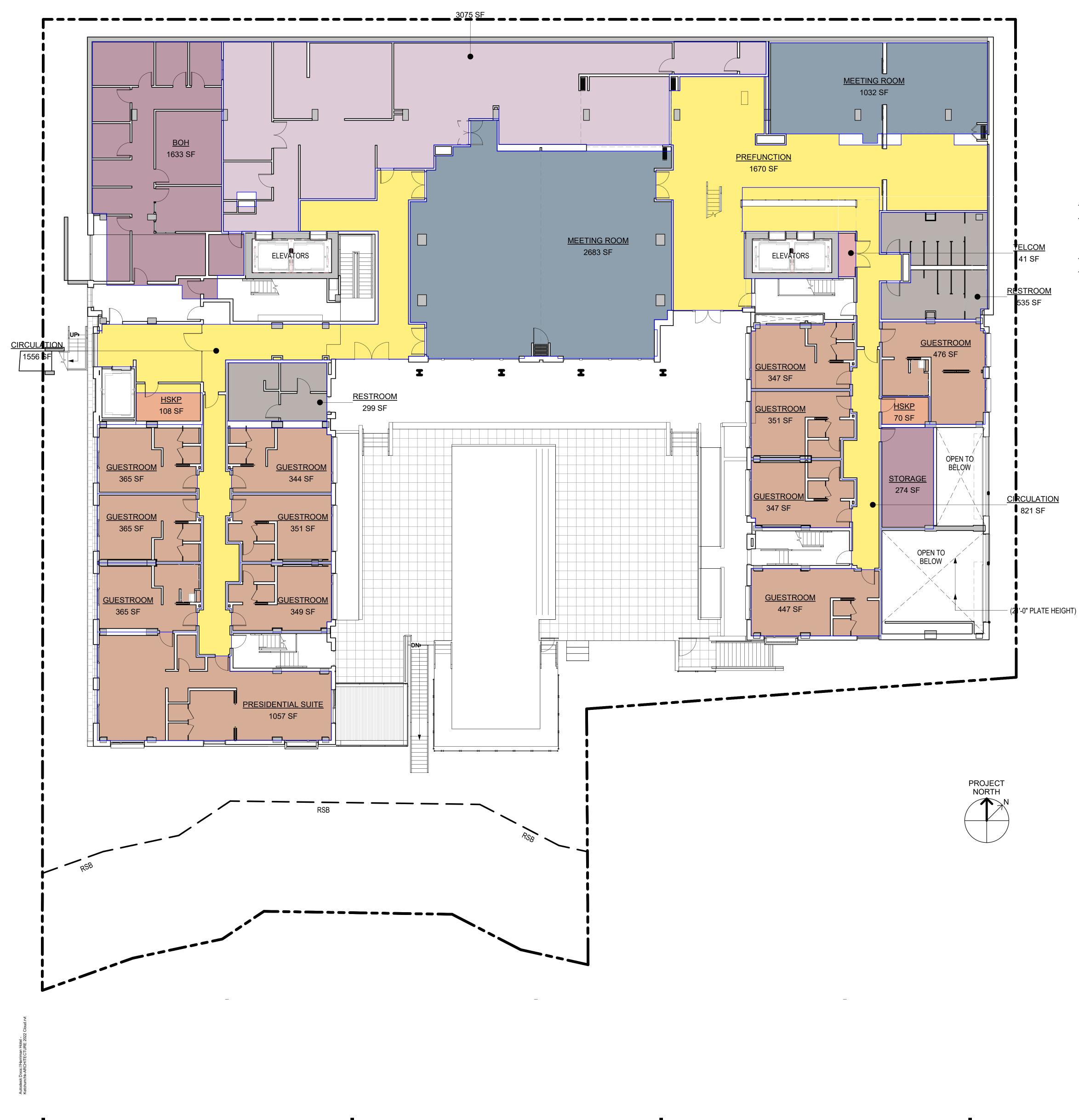
LEVEL P1 PARKING SCHEDULE					
ACCESSIBLE	5				
COMPACT	0				
STANDARD	0				
STACKERS (18 X 2 )	36				
VALET 0					
TOTAL PARKING	41				

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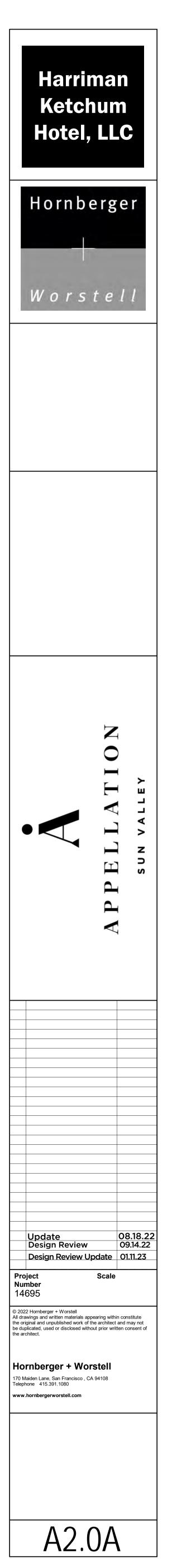
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# Level O Plan



Level 0 Pla	Level 0 Plan		GSF	KEYS	OCCUPANCY
Color Code	Program Space Name				
1	Meeting Room	3,715			A2
2	Mens + Womens Bathrooms	835			
3	Passenger Elevator				
4	Service Elevator				
5	Storage	274			S2
6	Circulation	2,377			
7	Prefunction	1,676			
8	Housekeeping	178			S2
9	Back of House	1,633			S2
0	Telecom	41			S2
1	Kitchen	3,075			В
Color Code	Guestroom Type				
2	Guestroom	4,107		11	R1
3	Presidential Suite	1,057		1	R1
	TOTAL AREA + KEYS	18,968	21,528	12	

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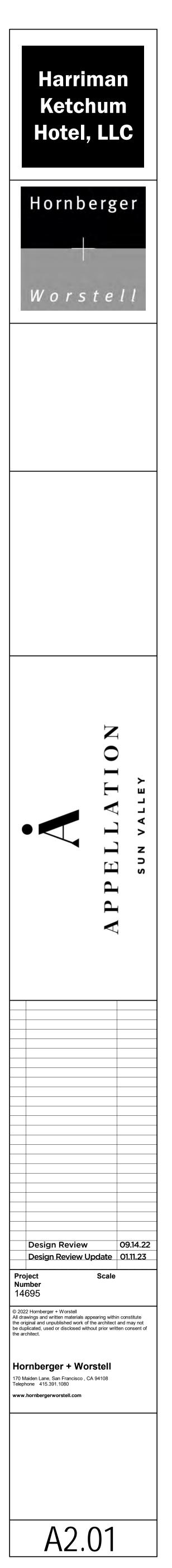


# Level 1 Plan



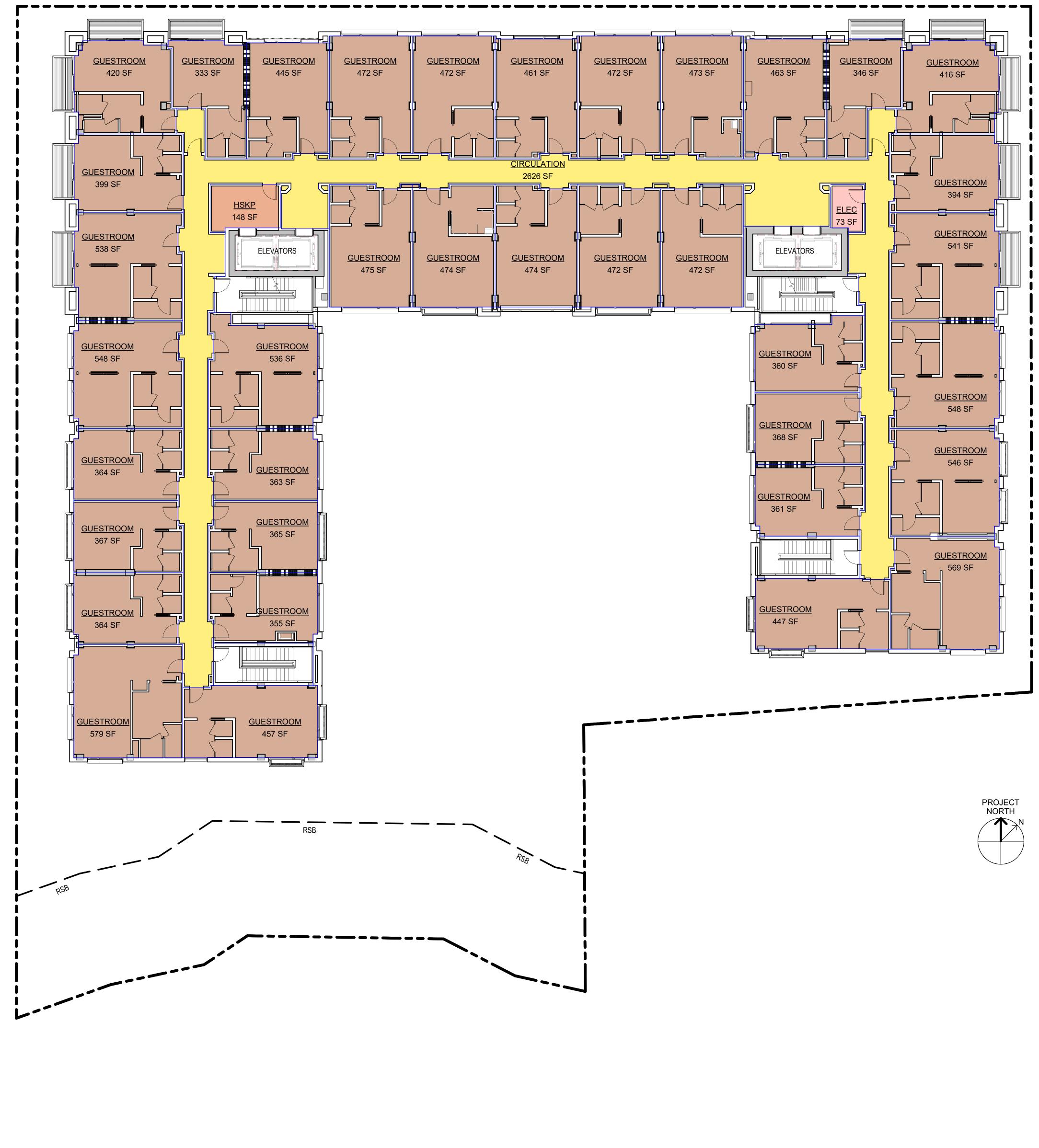
Level 1 Pla	Level 1 Plan		GSF	KEYS	OCCUPANCY
Color Code	Program Space Name				
1	Restaurant (Bar+Seating)	2,668			A2
2	Kitchen	1,121			В
3	Kitchen/Bar/Bakery	656			В
4	Mens + Womens Bathrooms	387			
5	Circulation	2,163			
6	Back of House	552			В
7	Lobby/Living Room	2,704			
8	Bag & Skies Storage	290			S2
9	Adventure Center	1,000			В
10	Passenger Elevator				
11	Service Elevator				
12	Mechanical				
13	Telecom				S2
14	Exit Stairs				
Color Code	Guestroom Type				
15	Guestroom	7,832		18	R1
	TOTAL AREA + KEYS	19,373	20,402	18	

0 10 20 40





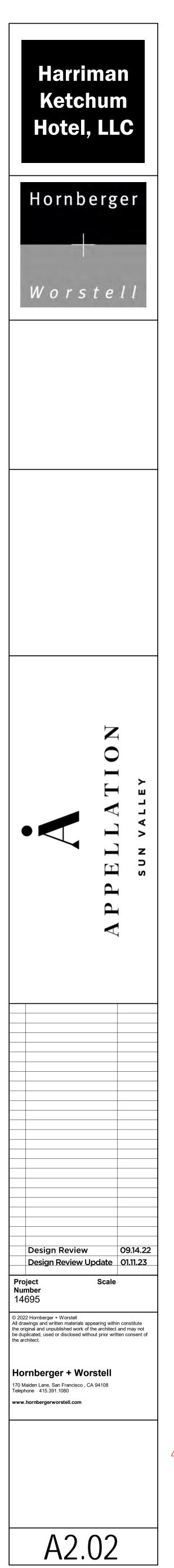
# Level 2 Plan



todesk Docs://Harriman Hotel tchum/hk-ARCHITECTURE 2

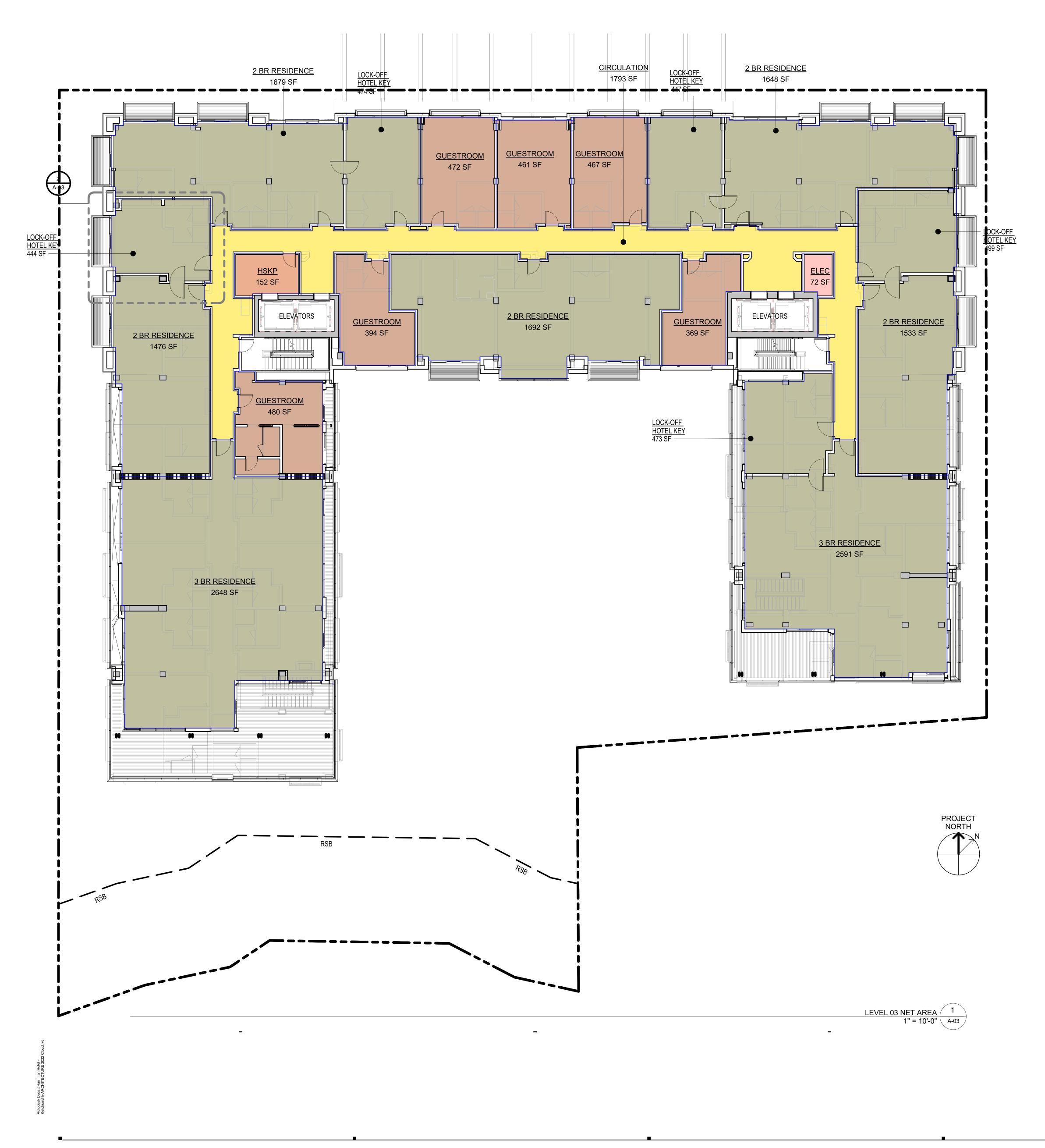
	Level 2 Plan		NSF	GSF	KEYS	OCCUPANCY
	Color Code	Program Space Name				
1		Circulation	2,626			
2		Housekeeping	148			S2
3		Passenger Elevator				
4		Service Elevator				
5		Electrical				S1
6		Exit Stairs				
-		TOTAL HOTEL SERVICES	2,774			
	Color Code	Guestroom Type				
7		Guestroom	16,509		37	R1
		TOTAL AREA + KEYS	19,283	20,093	37	

0 10 20 40



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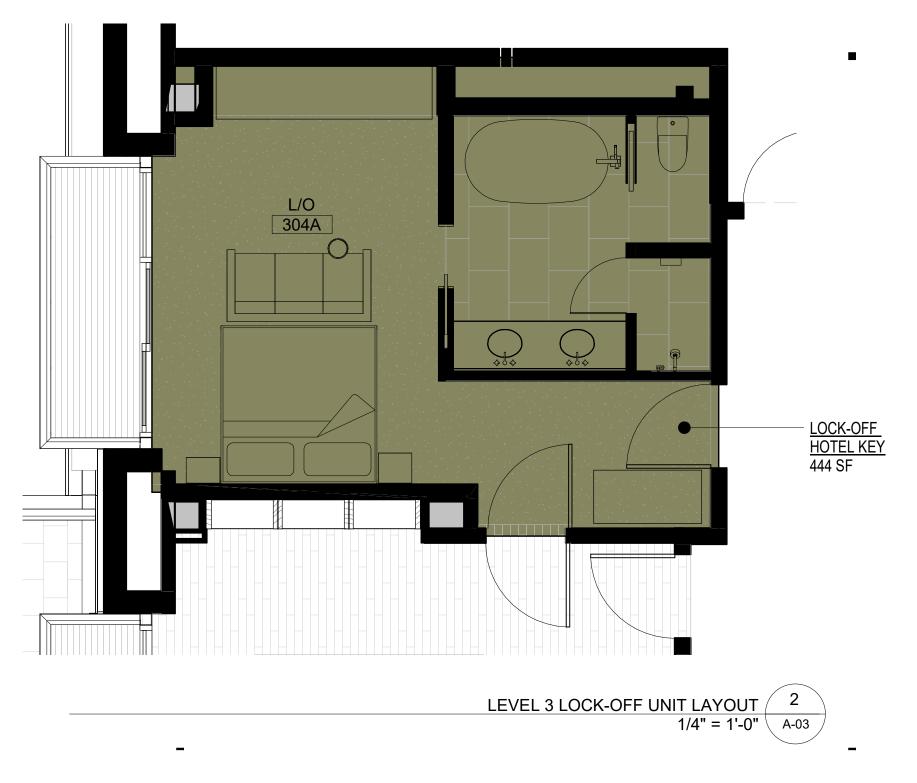
# Level 3 Plan



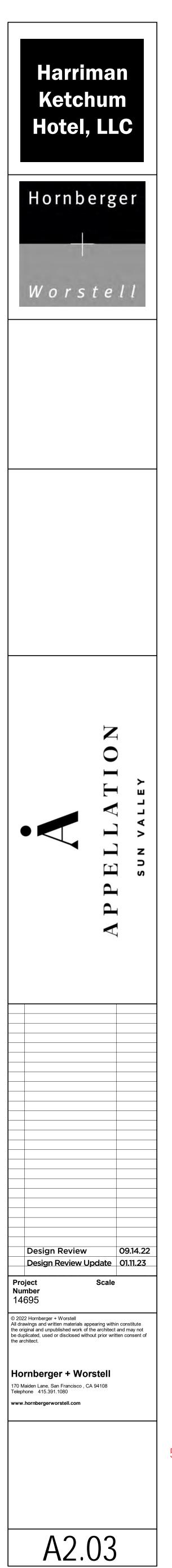
Level 3 Plan		GSF	KEYS	OCCUPANCY
Program Space Name				
Circulation	1,793			
Housekeeping	152			S2
Passenger Elevator				
Service Elevator				
Mechanical				S2
Exit Stairs				
TOTAL HHOTEL SERVICES	1,945			
Guestroom Type				
Guestroom	2,643		6	R1
Lock-Off Hotel Keys	2,337		5	
TOTAL HOTEL KEYS			11	
Condominium Type				
2 Bedroom	8,028		5	R2
3 Bedroom	5,239		2	R2
TOTAL AREA + KEYS	13,267	18,709	7	
	Program Space NameCirculationHousekeepingPassenger ElevatorService ElevatorMechanicalExit StairsTOTAL HHOTEL SERVICESGuestroom TypeGuestroomLock-Off Hotel KeysTOTAL HOTEL KEYSCondominium Type2 Bedroom3 Bedroom	NSFProgram Space NameCirculation1,793Housekeeping152Passenger Elevator152Passenger Elevator152Service Elevator10Mechanical10Exit Stairs10TOTAL HHOTEL SERVICES1,945Guestroom TypeGuestroom2,643Lock-Off Hotel Keys2,337TOTAL HOTEL KEYS10Z Bedroom8,0283 Bedroom5,239	NSFGSFProgram Space Name1.793Circulation1.793Housekeeping152Passenger Elevator1Service Elevator1Service Elevator1Mechanical1Exit Stairs1TOTAL HHOTEL SERVICES1,945Guestroom Type2,643Guestroom2,643Lock-Off Hotel Keys2,337TOTAL HOTEL KEYS1Condominium Type12 Bedroom8,0283 Bedroom5,239	NSFGSFKEYSProgram Space Name1.793

NOTE:

"LOCK-OFF" AREA INCLUDED IN THE AREA SHOWN FOR EACH RESIDENCE.

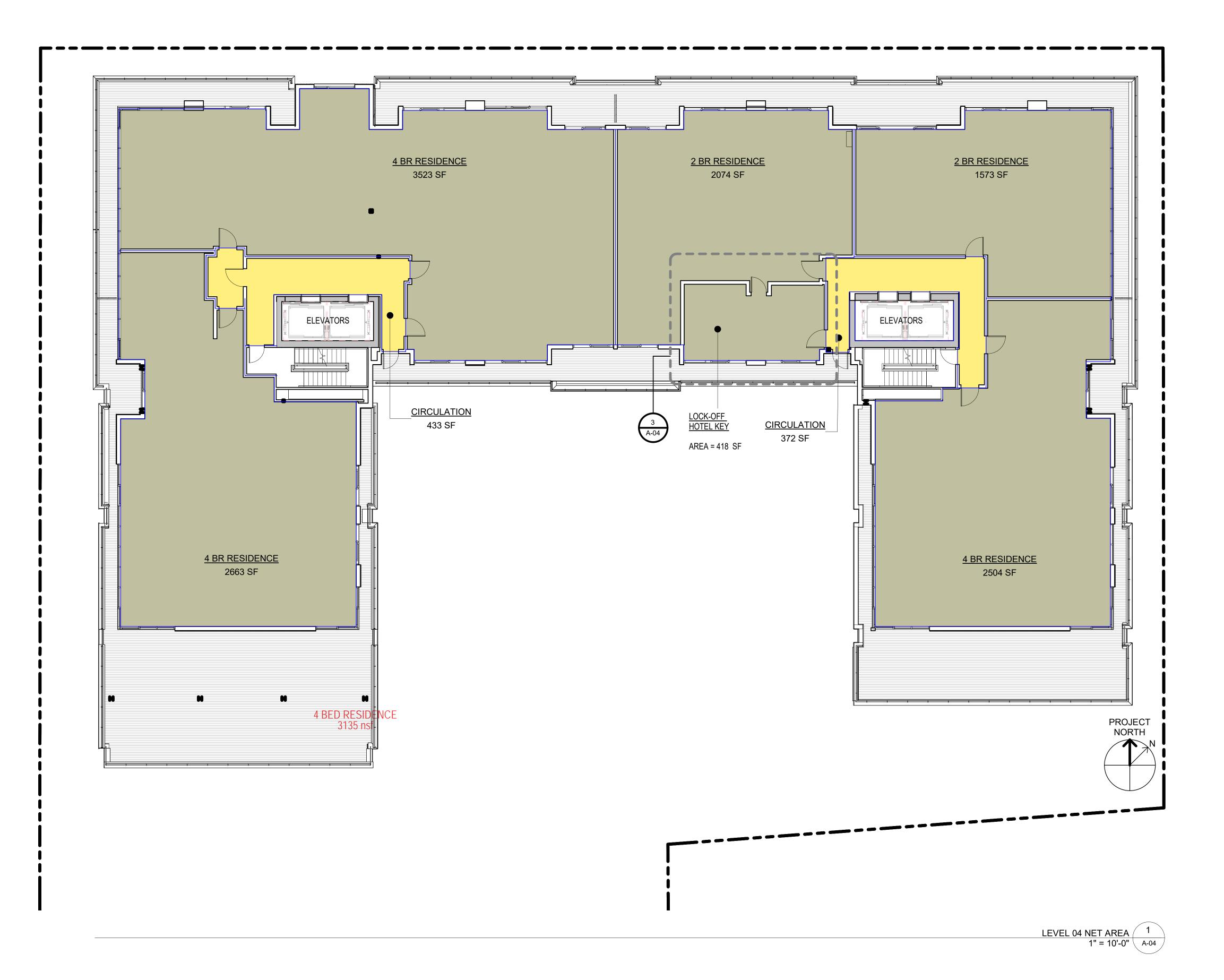


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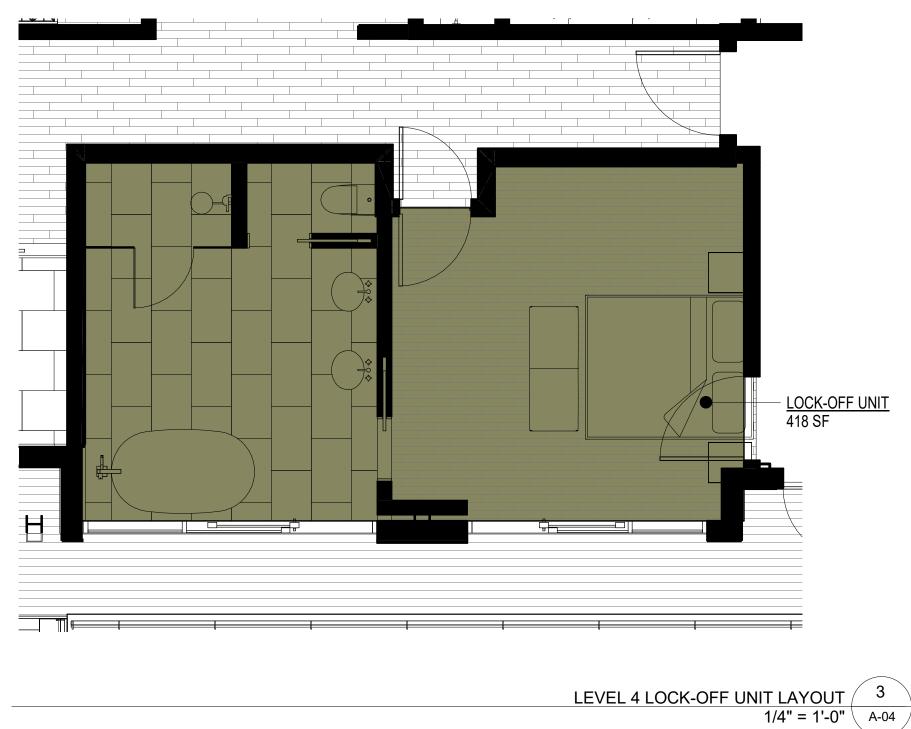
### Level 4 Plan



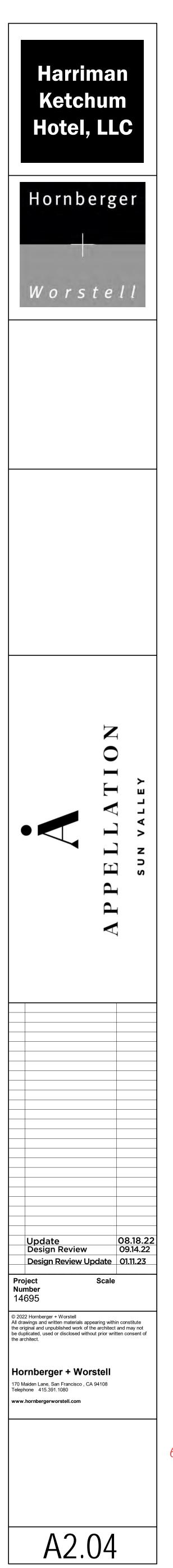
Level 4 Plan		NSF	GSF	KEYS	OCCUPANCY
Color Code	Program Space Name				
	Circulation	805			
	Passenger Elevator				
	Service Elevator				
	Exit Stairs				
Color Code	Guestroom Type				
	Lock-Off Hotel Keys	418		1	
	TOTAL HOTEL KEYS			1	
Color Code	Condominium Type				
	Two Bedrooms	3,647		2	R2
	Four Bedrooms	8,690		3	R2
	TOTAL AREA + KEYS	12,337	13,676	5	

NOTE:

"LOCK-OFF" AREA INCLUDED IN THE AREA SHOWN FOR EACH RESIDENCE.

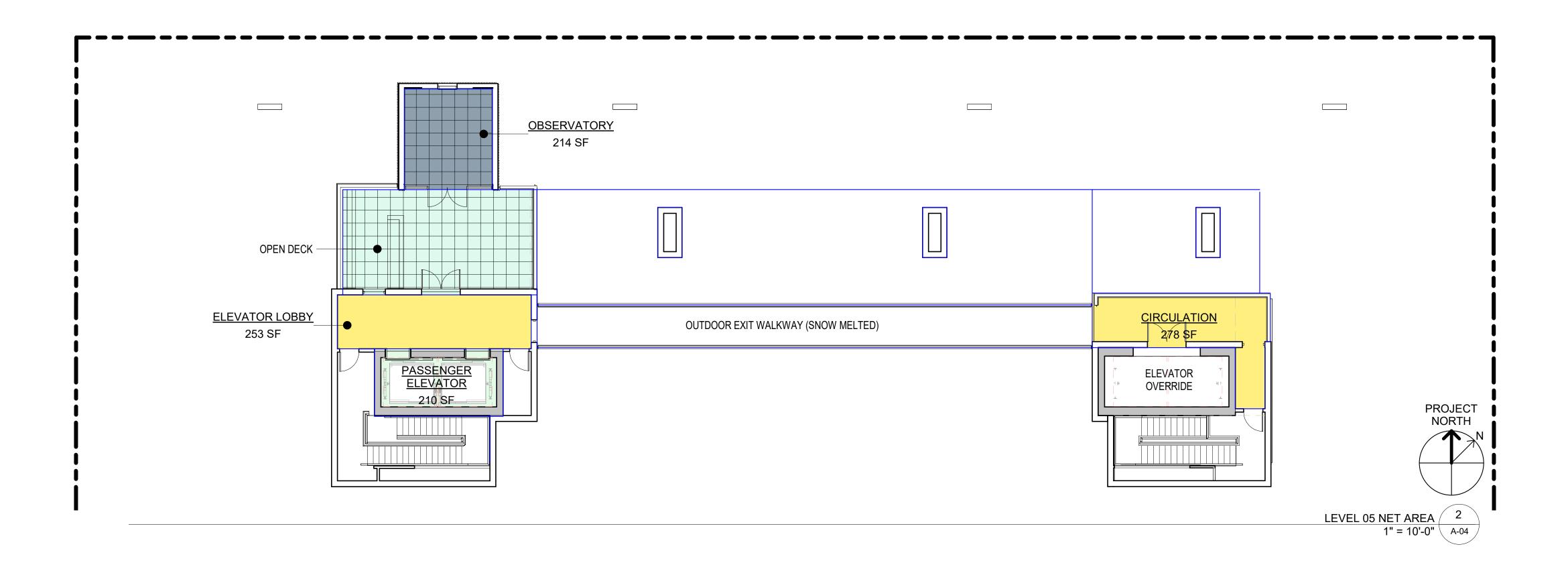


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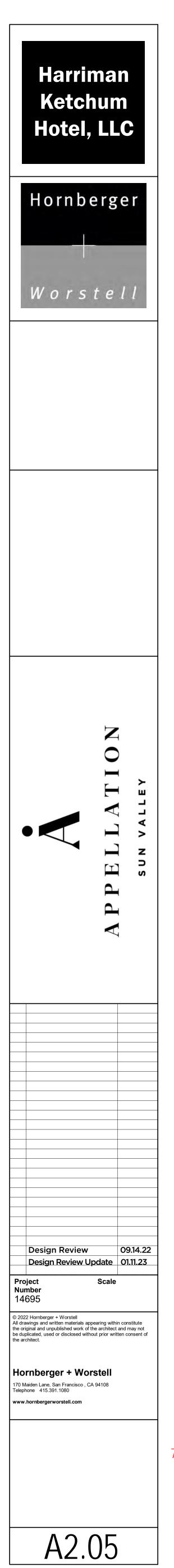
NOT FOR CONSTRUCTION

# Level 5 Plan



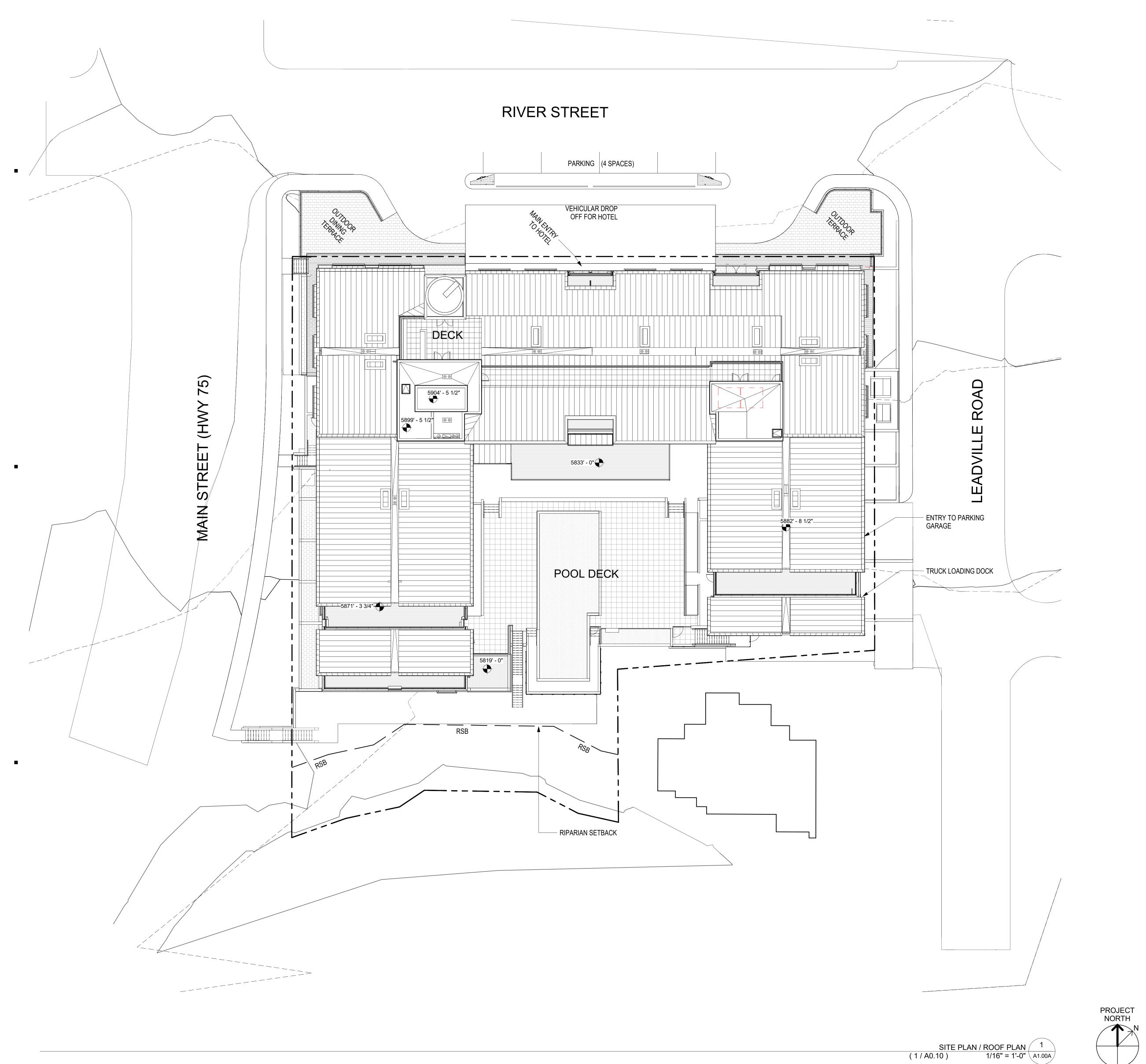
Level 5 Plan		NSF	GSF	KEYS	OCCUPANCY
Color Code	Program Space Name				
	Passenger Elevator				
	Service Elevator				
	Elevator Lobby/Circulation	512			
	Observatory	214			A3
	Open Deck				A3
	Exit Stairs				
	TOTAL AREA + KEYS	726	1,110	0	

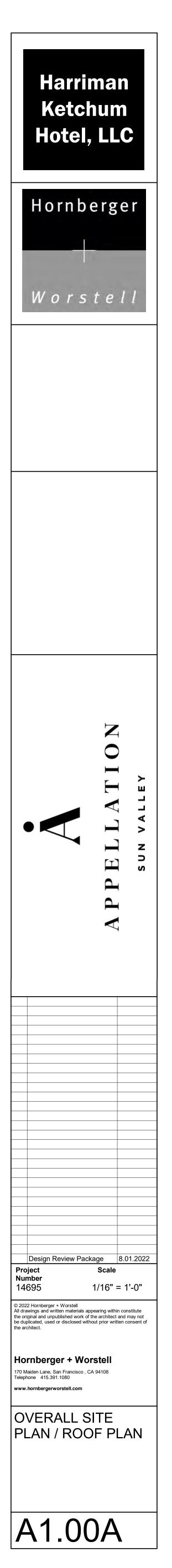
0 10 20 40



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# Roof Plan/Site Plan









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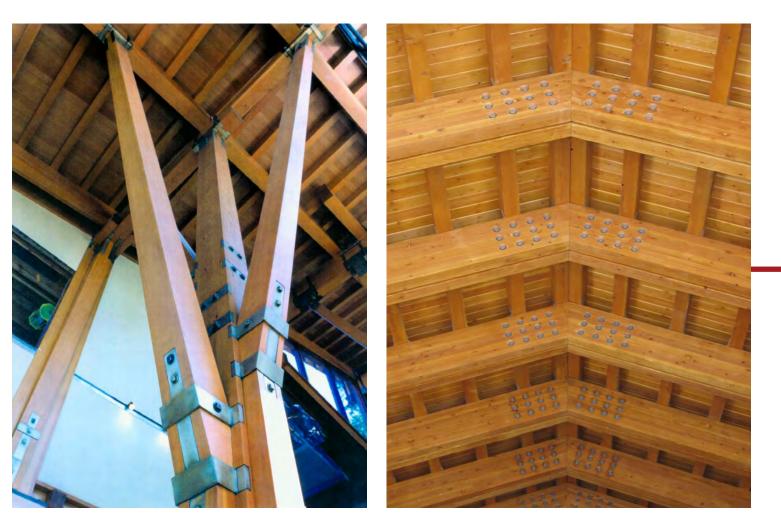
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### Materials and Colors Sample Board | Design Review Revisions

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HEAVY TIMBER GLULAM BEAMS, RAFTERS AND COLUMNS with painted galvanized structural steel knife-plate connections. Fasteners to be recessed galvanized steel or stainless steel. Clear heart Western Red Cedar heavy timber purlins and T&G decking with resawn finish. Wood clear coat stain.

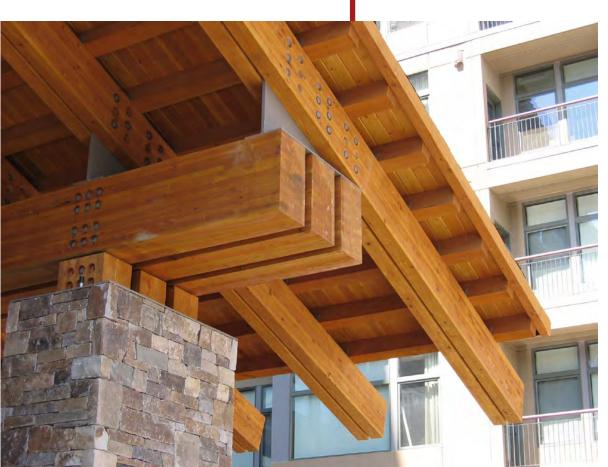




**ALUMINUM PANELS** with colored and textured FEVE resin-based powder coating system. Basis of Design: Pure + FreeForm coated aluminum panels with Vintage Steel #FA049 / Color Family: Rust finish.



STONE VENEER - 4" thick natural stone with varying height. Dry-stack lay-up with stainless steel masonry anchor system.



HEAVY TIMBER GLULAM BEAMS, RAFTERS AND COLUMNS with painted galvanized structural steel knife-plate connections. Fasteners to be recessed galvanized steel or stainless steel. Clear heart Western Red Cedar heavy timber purlins and T&G decking with resawn finish. Wood clear coat stain.

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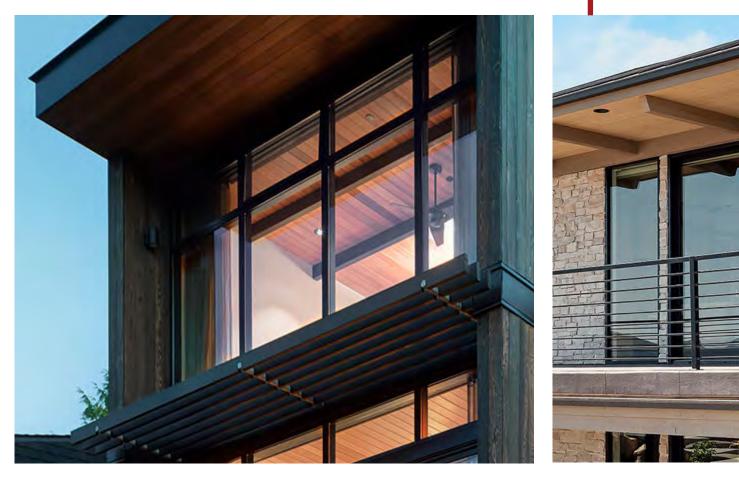


WOOD CLADDING - clear heart Western Red Cedar, resawn finish with clear coat or semi-transparent stain.



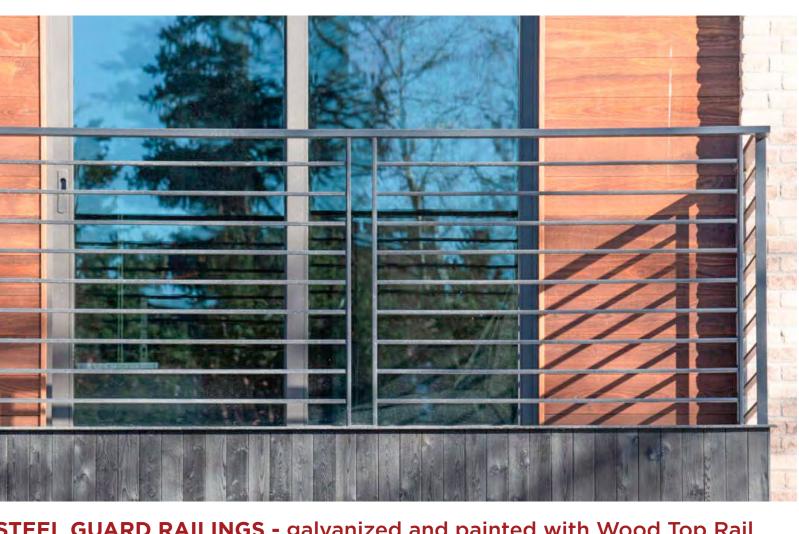


**Partial North Elevation** 



ALUMINUM WINDOWS AND DOORS - powder coated extruded aluminum with Low "E" insulated glass. Basis of Design: Vistaluxe Collection AL Line – Kolbe Windows and Doors. Basis of Design: Reynaers CP155LS Monorail System.

### Materials and Colors Sample Key | Design Review Revisions



STEEL GUARD RAILINGS - galvanized and painted with Wood Top Rail.

**CEMENT PLASTER -** 3-coat system, hard-troweled finish with 100% acrylic topcoat finish.



**Perspective - Building Massing** 





**BOARD-FORMED CONCRETE -** cast-in-place and stained.

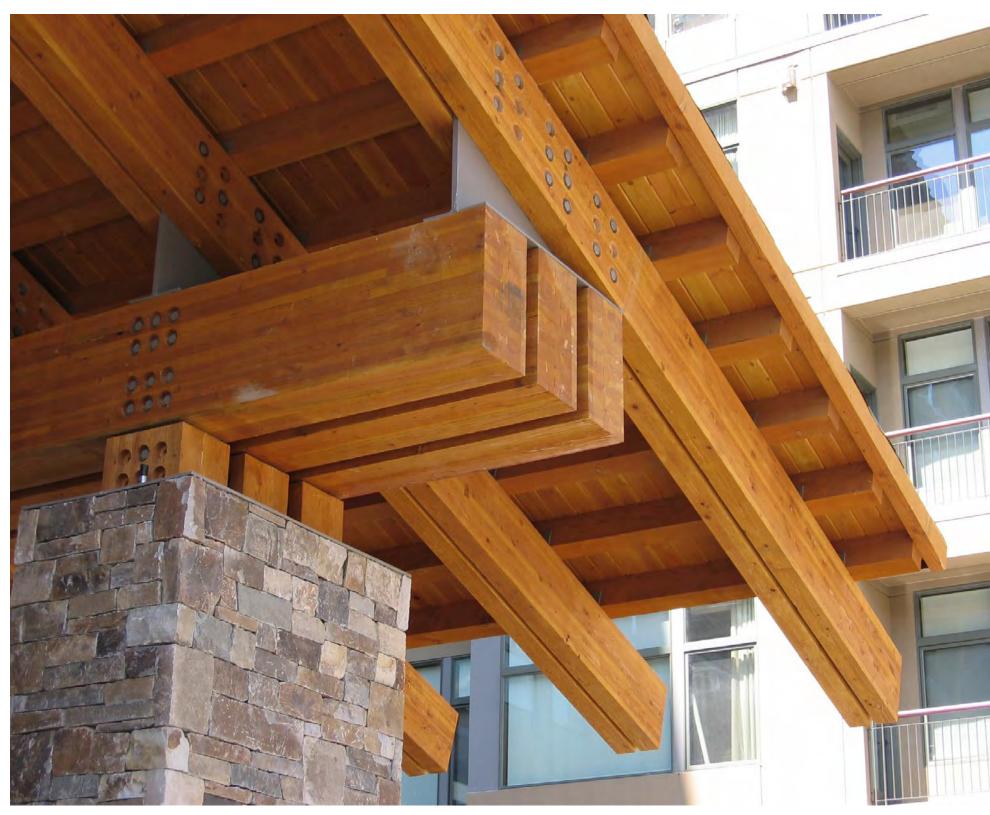








HEAVY TIMBER GLULAM BEAMS, RAFTERS AND COLUMNS with painted galvanized structural steel knife-plate connections. Fasteners to be recessed galvanized steel or stainless steel. Clear heart Western Red Cedar heavy timber purlins and T&G decking with resawn finish. Wood clear coat stain.



HEAVY TIMBER GLULAM BEAMS, RAFTERS AND COLUMNS with painted galvanized structural steel knife-plate connections. Fasteners to be recessed galvanized steel or stainless steel. Clear heart Western Red Cedar heavy timber purlins and T&G decking with resawn finish. Wood clear coat stain.

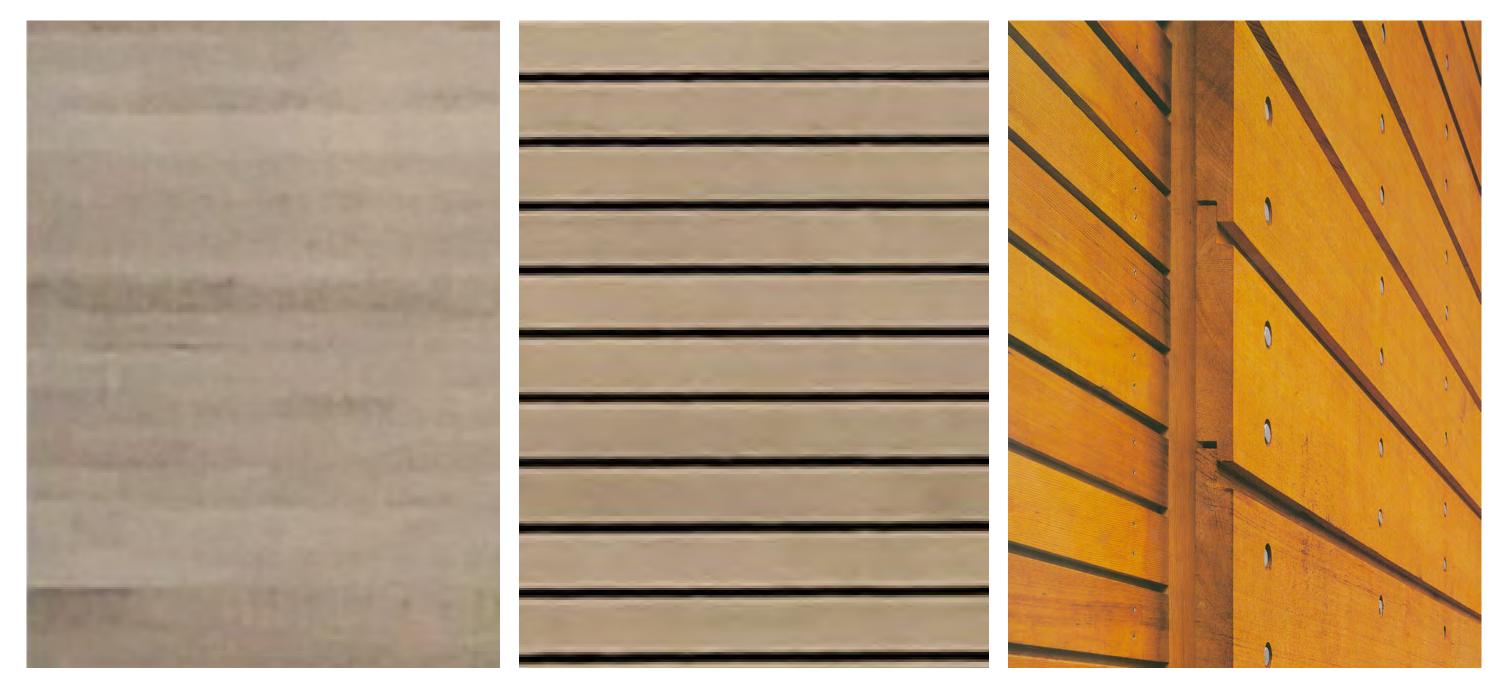




**STONE VENEER -** 4" thick natural stone with varying height. Dry-stack lay-up with stainless steel masonry anchor system.

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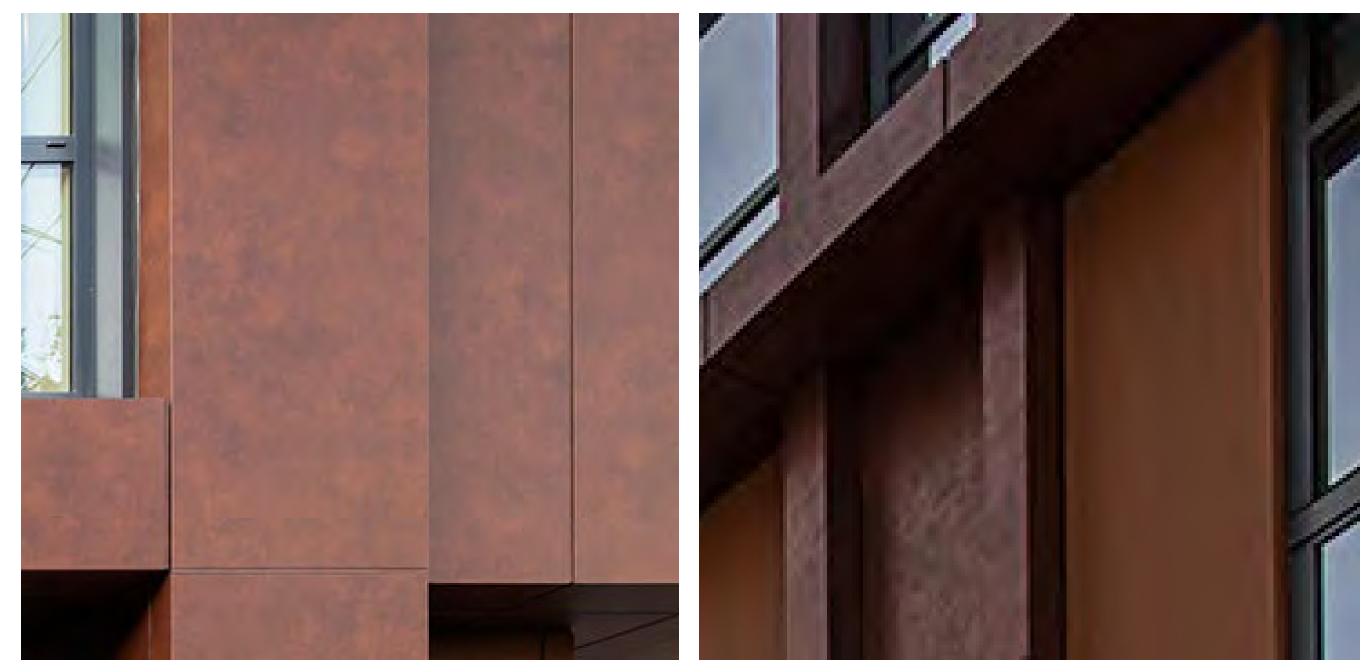
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WOOD CLADDING - clear heart Western Red Cedar, resawn finish with clear coat or semi-transparent stain. Basis of Design: James Hardie, Artisan Lap Siding System.



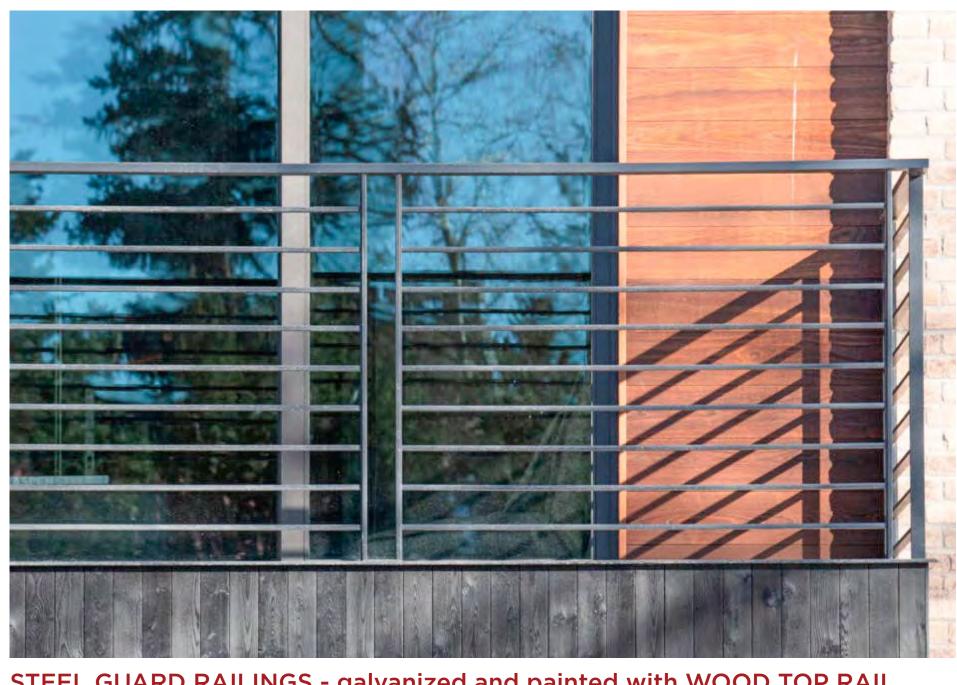
ALUMINUM WINDOWS AND DOORS - powder coated extruded aluminum with Low "E" insulated glass. Basis of Design: Vistaluxe Collection AL Line – Kolbe Windows and Doors. Basis of Design: Reynaers CP155LS Monorail System.



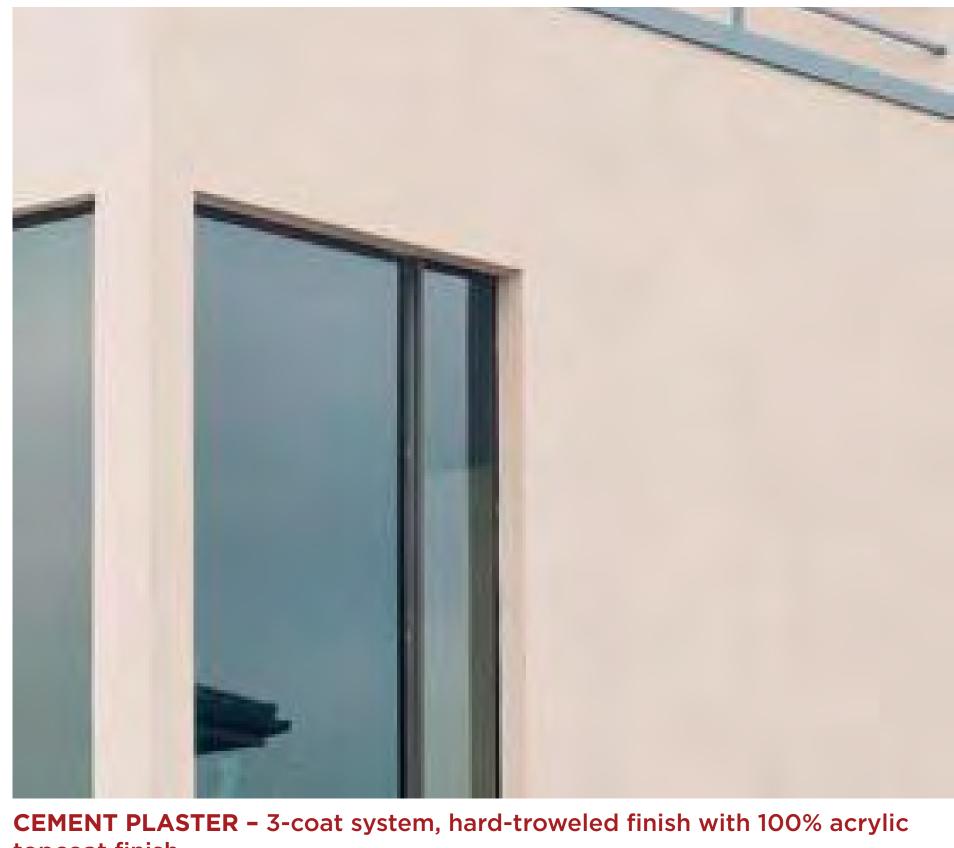
ALUMINUM PANELS with colored and textured FEVE resin-based powder coating system. Basis of Design: Pure + FreeForm coated aluminum panels with Vintage Steel #FA049 / Color Family: Rust finish.

### Materials and Colors Sample Board | Design Review Revisions

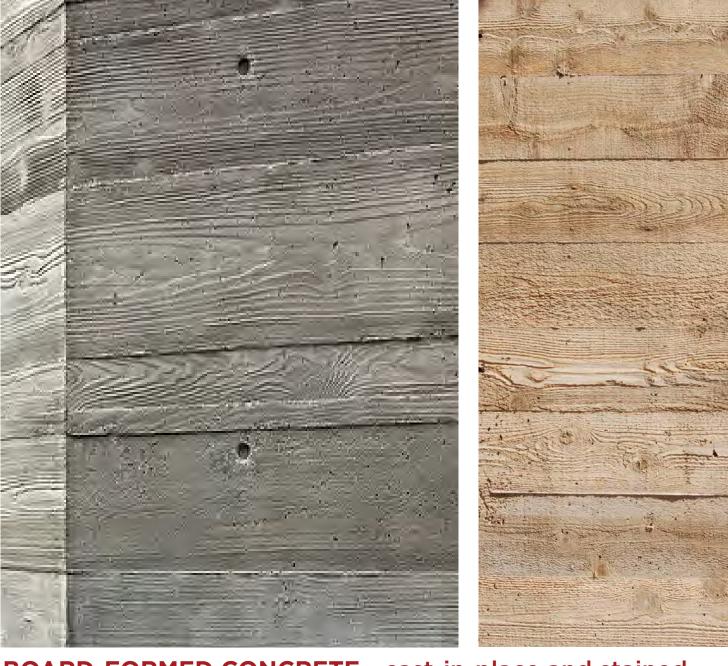
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STEEL GUARD RAILINGS - galvanized and painted with WOOD TOP RAIL.



topcoat finish.



**BOARD-FORMED CONCRETE -** cast-in-place and stained.

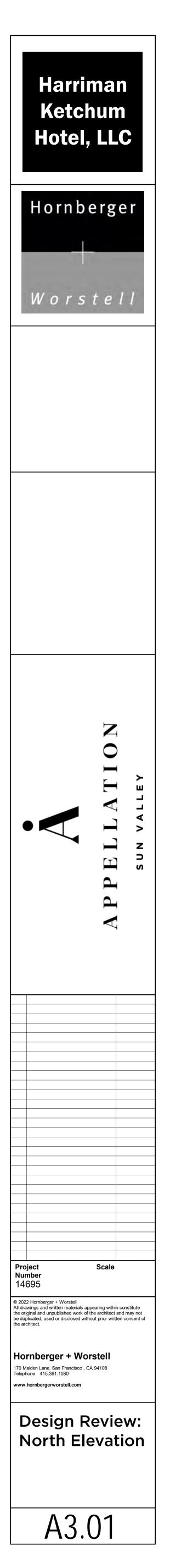
### 01.18.2023





# North Elevation

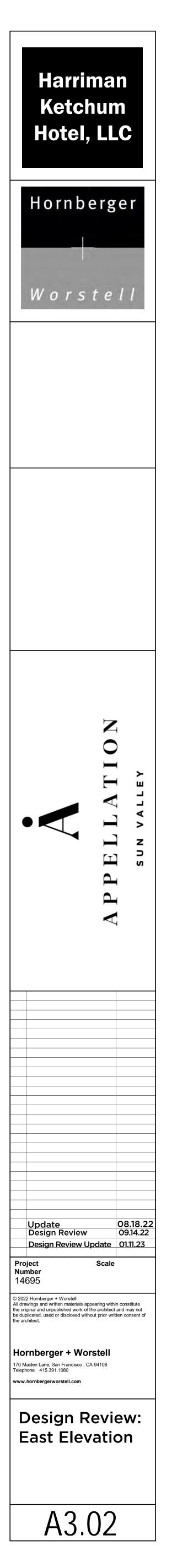






# East Elevation



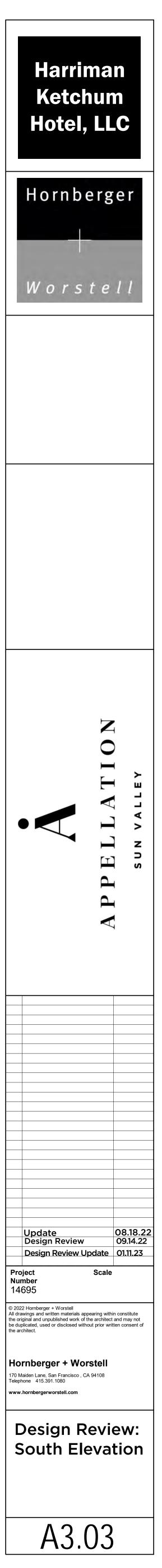


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# South Elevation



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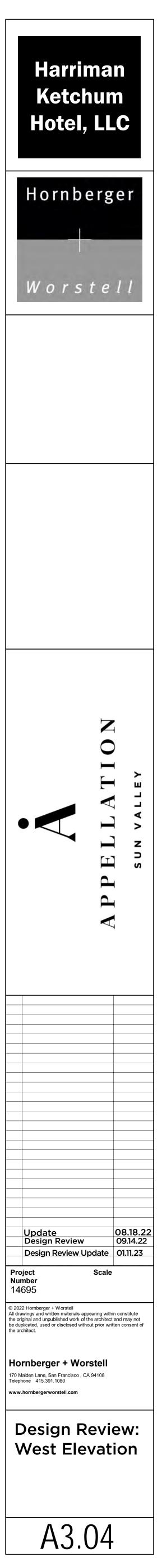




# West Elevation

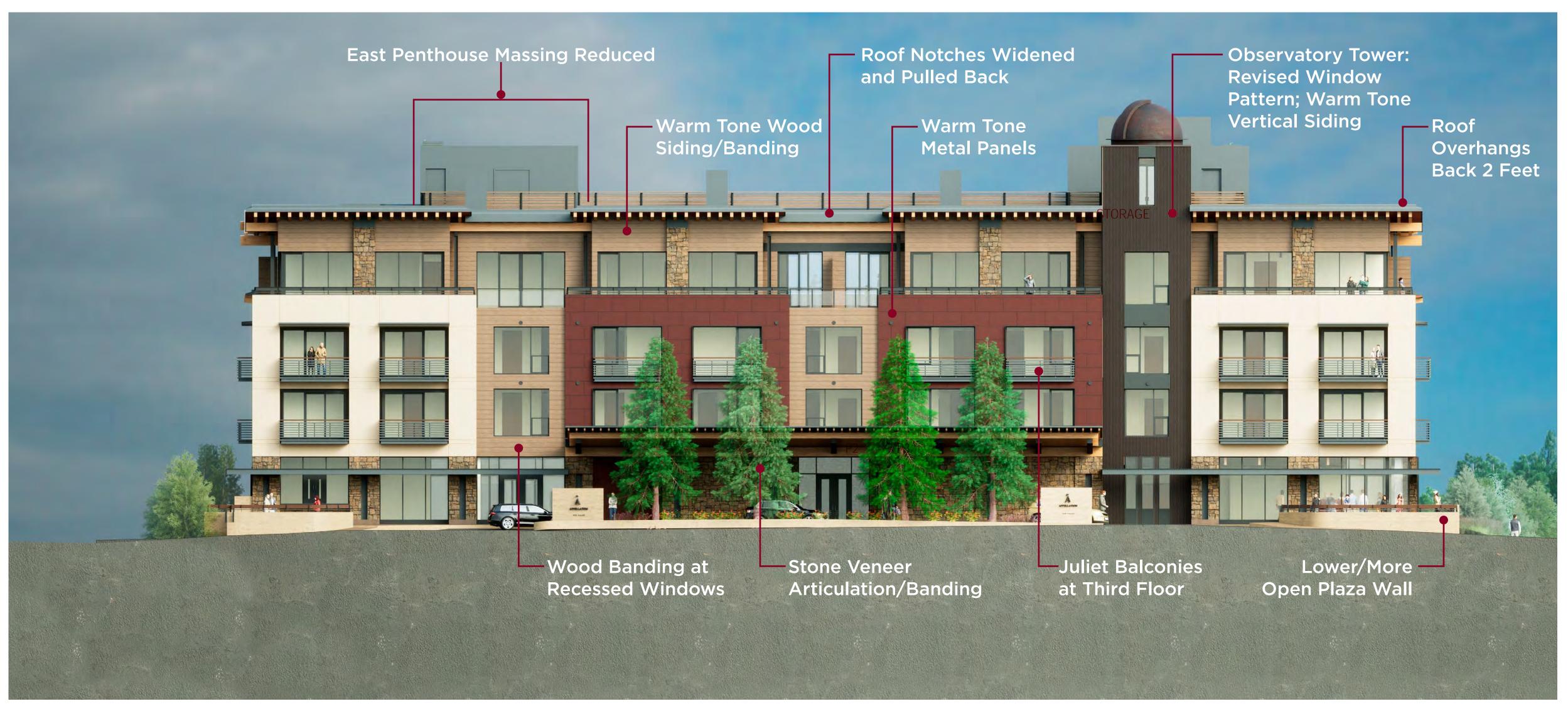


Autodesk Docs://Harriman Hotel -





# Building Elevation Comparison - North

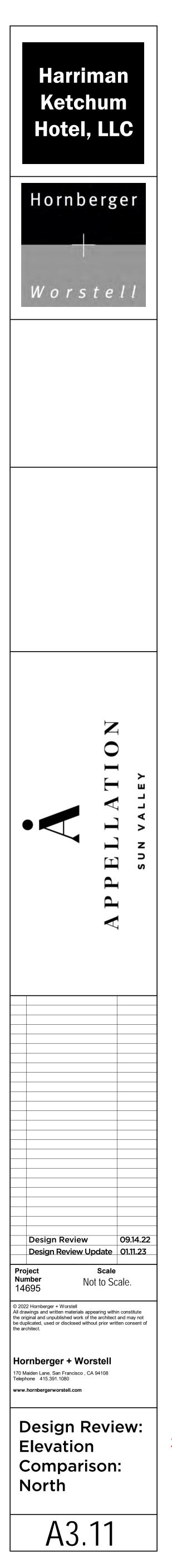




#### 2023 DESIGN

**PROPOSED 2022 APPELLATION DESIGN** 





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# Building Elevation Comparison - East

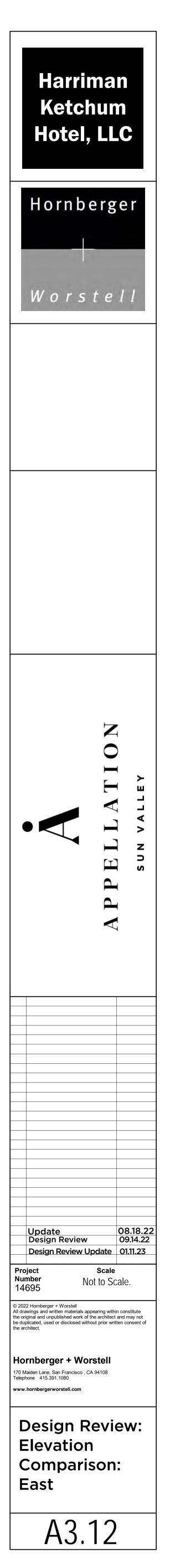




Autodesk Doos://Harriman Hotel -K atchim/hk-ARCHITECTIIRE 2022 Cloud rut 2023 DESIGN

**PROPOSED 2022 APPELLATION DESIGN** 





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# Building Elevation Comparison - South

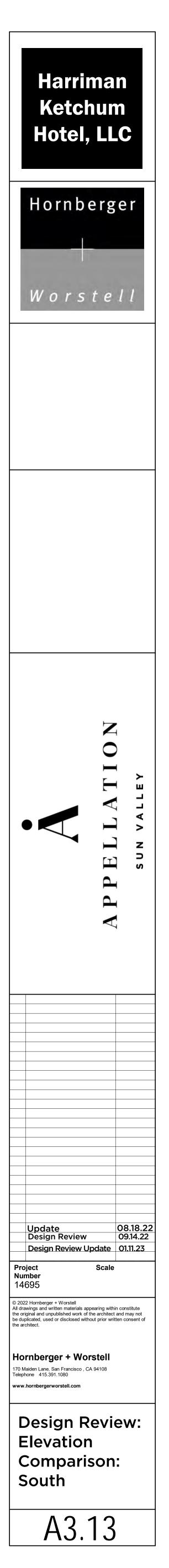




2023 DESIGN

**PROPOSED 2022 APPELLATION DESIGN** 







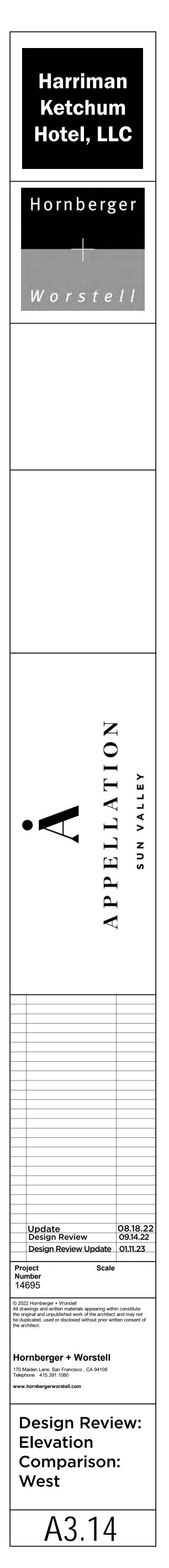




### **PROPOSED 2022 APPELLATION DESIGN**

#### 2023 DESIGN

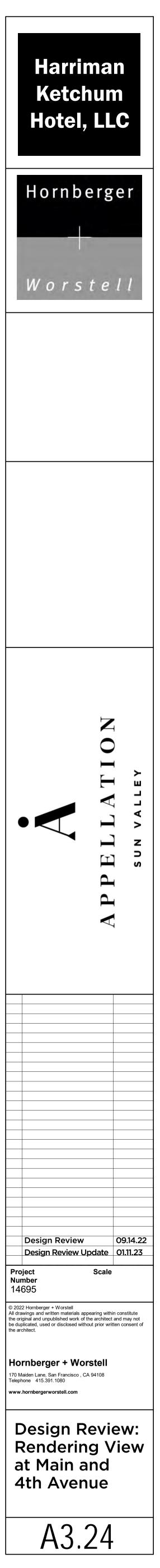
# Building Elevation Comparison - West



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# Main Street at River Street



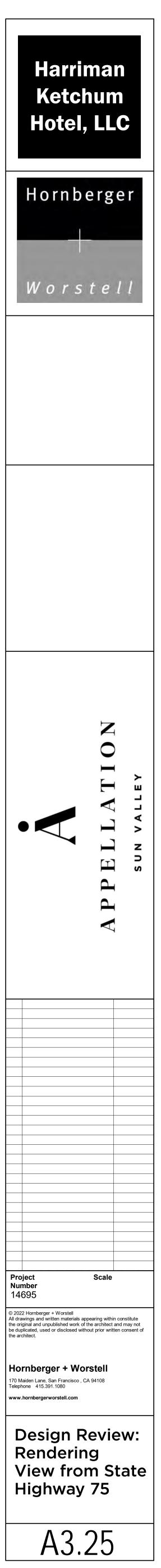




# Approaching from Highway 75

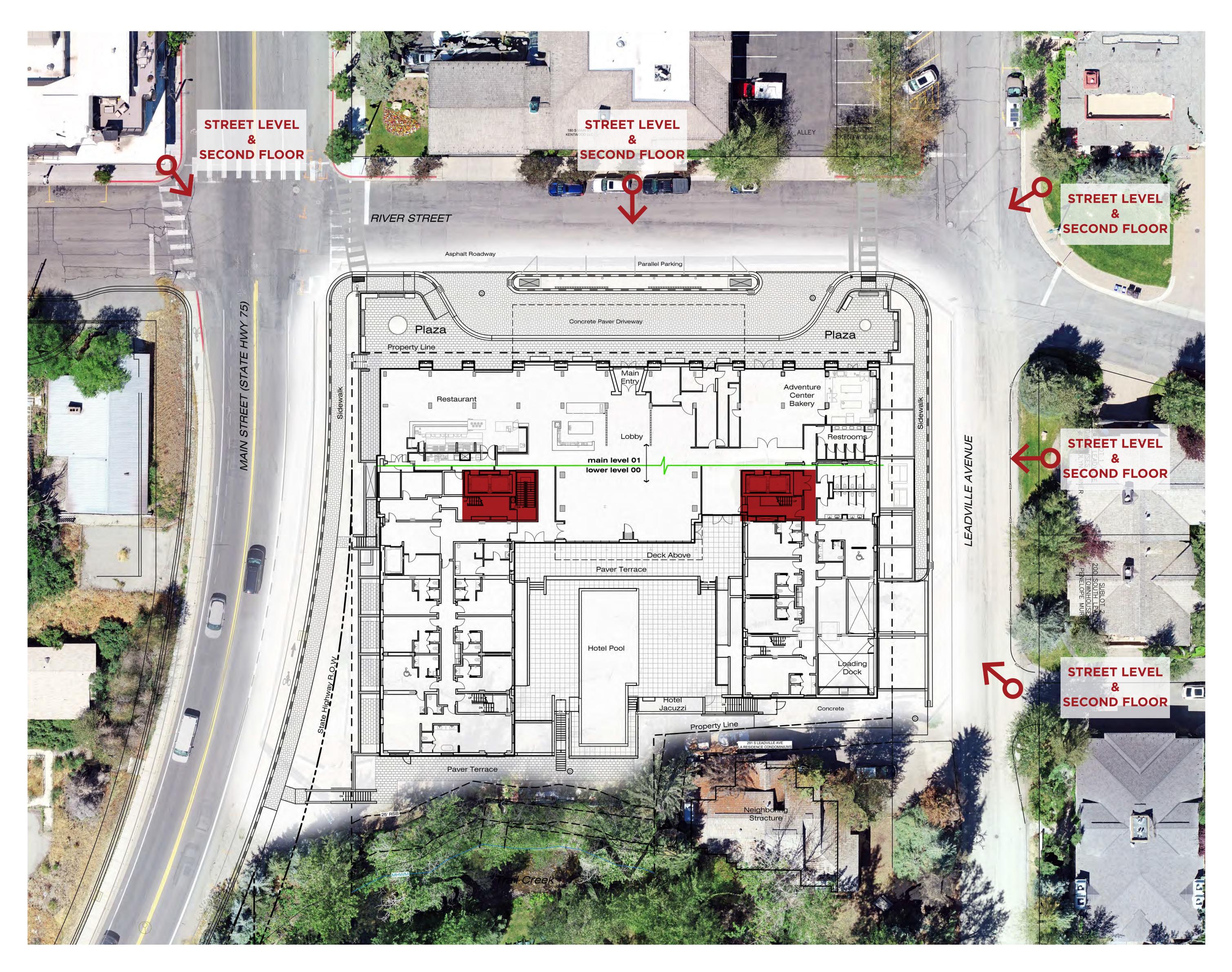


Autodesk Docs://Harriman Hotel -Ketchim/hk-ARCHITECTLIRE 2022 Clour



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# Penthouse View Studies - Key Plan



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### Penthouse View Studies | Design Review Revisions

### 01.18.2023



# Penthouse View Studies MAIN AND RIVER STREET VIEW



Hornberger + Worstell

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# STREET LEVEL VIEW

## Penthouse View Studies | Design Review Revisions

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# SECOND FLOOR VIEW

#### 01.18.2023



# Penthouse View Studies RIVER STREET VIEW



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### STREET LEVEL VIEW

## Penthouse View Studies | Design Review Revisions

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# Penthouse View Studies LEADVILLE AND RIVER STREET VIEW



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# STREET LEVEL VIEW

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## Penthouse View Studies | Design Review Revisions

# SECOND FLOOR VIEW

#### 01.18.2023



# Penthouse View Studies LEADVILLE STREET VIEW LOOKING WEST



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# STREET LEVEL VIEW

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#### 01.18.2023

# Penthouse View Studies LEADVILLE STREET VIEW LOOKING NORTHWEST



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# STREET LEVEL VIEW

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# SECOND FLOOR VIEW

#### 01.18.2023





**City of Ketchum** 

## ATTACHMENT C: Additional Exterior Renderings



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#### RIVER AND MAIN



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#### RIVER AND MAIN - EVENING VIEW



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#### WEST ELEVATION VIEW



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#### HIGHWAY75 APPROACH



City of Ketchum

# ATTACHMENT D: Public Comment

January 17, 2023

To: Heather Nicolai/ City of Ketchum and the Planning and Zoning Commission <u>HNicolai@ketchumidaho.org</u>

From: The Onyx Condominium Board of Directors

Re: The Appellation Hotel revised conditions for Approval

We, the Directors, upon consensus with our condo residents, would like to make a request to the Developers of the Appellation Hotel and the City of Ketchum that the parking on South Leadville Avenue between River Street and Onyx Street be restricted to a maximum of 2 hours permanently. South Leadville Avenue is a narrow street (particularly during the winter months) in a residential area filled with children and dog walkers. We would like this restriction to apply during the construction period and apply to Hotel employees and the general public.

David Lafitte, President PJ McGovern Director Angelo Brunacini, Director