

On Dec 11, 2022, at 4:35 PM, David Anderson <andhowbow@gmail.com> wrote:

My wife and I have been residents in Ketchum since 1998 (and skiers going back to the 1970's). We are ready to give up the problems of home ownership and reside at the Harriman Appellation Hotel as our retirement home. We are investors in the Harriman Ketchum Hotel LLC and have reserved one of the top floor residences. We had hoped to move in last year after 8 years of waiting and hope to still be alive when it opens in 2025.

When I reviewed the staff report for this project, I shared some of their concerns about the changes in the exterior design and materials. Ketchum is, after all, a mountain town and too many of the recent commercial developments have been too contemporary, cold and sterile. This is not Omaha.

Since reviewing the revised exterior details, I have less concerns. However, I do agree with staff that some softening of the exterior elevations could enhance the appearance of the hotel. Wood and stone evoke a warm and appealing ambiance; concrete and steel evoke a cold and sterile appearance. The original exteriors contained more wood and stone, so I am hoping that ambiance can be continued with these adjustments to the extent feasible. Some of the exterior renderings appear to have a white stucco appearance; however, more detail indicates the use of a sand colored granite exterior. Not sure which is correct. I would encourage more use of rough stone rather than granite, but I do not want to delay in any way the start of construction!!

1. **Highway 75/Main Street Façade:** This is the entrance to Ketchum and the hotel needs to provide an ambiance that sets the tone for the community. Unfortunately, the proposed state improvements to the highway create severe limitations on the original landscaping design. However, I do believe that this façade could be improved along the lines as suggested by staff. Hanging evergreen plants could extend down the side of the retaining wall, and trees if properly installed in vaults could exist along that façade. We all want the appearance of the hotel to be inviting and engaging, so hopefully the landscaping can be adjusted to provide more green space year-round.
2. **Patio Expansion:** I do not believe that any guest would want to sit on the patio of the guest rooms on Level O and watch the traffic climbing the hill into town (not to mention the noise and pollution). I would encourage the applicants to rethink this change and reduce the patio areas so that adequate landscaping could be installed.
3. **Architectural Features:** This will be a significant visual entrance to Ketchum, and we all agree that it needs to set a high standard for its appearance. I do not support use of metal paneling. I do agree that wood railings and window frames require a huge investment in maintenance, so black metal framing is acceptable

if the other colors are warm and inviting. Stacked stone veneer is better looking than “grey blocky veneer.” Not certain why these changes are proposed other than cost reductions.

I am enthusiastically supportive of getting this project under construction and completed. Ketchum/Sun Valley has a deficit in top quality restaurants to meet the demands of residents and guests during peak periods (as demonstrated by fact that no one can get a reservation for dinner anywhere the last two weeks of December this year). The Harriman Appellation Hotel will provide both top quality and casual dining opportunities for residents and visitors – and most importantly, it will anchor the ability to attract more business during slack periods. PLEASE, reconcile these exterior materials issues quickly so that construction can begin as scheduled!

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From: Sandra Flattery <ssflattery@aol.com>
Sent: Wednesday, December 14, 2022 7:07 PM
To: Heather Nicolai <HNicolai@ketchumidaho.org>
Cc: johntflattery@aol.com; sjpassovoy@icloud.com
Subject: P&Z Meeting re: the Appellation Hotel

Dear Heather,

Thank you so much for your time today hearing my husband and my comments on the Appellation review.

Here are our comments for the record and to pass on to the Developer and Architect.

Both the P&Z Commission, the Developer and the Architect did a good job with their respective Presentations.

EXTERIOR

1. Soften the color scheme to not be such a harsh gray and white and black
The large corner white corner exteriors are too bright white and bulky
The overall look is too bulky and boxy and appears very large and overwhelming coming into Ketchum from the south
The color scheme should better reflect our mountain esthetic
2. Make sure the balcony railings do not rust immediately (like the Limelight - they look really bad now)
Use a non rust material, as a coating does not last either
3. The butterfly roofs are a nice addition. Try to incorporate more wood elements on the exterior
4. Removing the stone elements is a good improvement. Stone looks dated now. And with the very busy stone application on the
Limelight across the street it would be too much for that corner.
5. What are the individual patios on the Main Street ground level for? What purpose do they serve?
6. An 11 foot retaining wall is too high. 5 feet plus large mature evergreen shrubbery would go a long way to soften the look
7. Yes to larger windows on the lower level Event space facing Leadville Ave.

PLAZA

1. No one is going to sit in that large cut off patio with a small fire pit and a far away bench and no easy access except going around
the corner into the porte-cochere entry. The patio needs to be accessed from the Main Street sidewalk with a few stairs or if it has
to be ADA compliant, with a gently sloped entry. (if going around the corner to the hotel entry will suffice with ADA compliance
I would go with a few stairs) If no need for the small patios, there is room to widen the sidewalk and add more landscaping.

2. There needs to be a bicycle rack or several small ones
3. Increased landscape buffer on the Main Street side with tall mature evergreen shrubbery
4. An art piece instead of a fire pit only to be used occasionally would be a better alternative
5. Does the Hotel restaurant plan on putting tables and chairs in the Plaza space?

OBSERVATORY

We understand that the hotel project needs to have a public amenity, but why an Observatory? There is so much light pollution in that location with street lights, etc, that an evening visitor would not be able to view a dark sky with stars.

And it is too tall and just sticks up from the roofline - a bit of an oddity. It doesn't go with the contemporary look of the Hotel

What about a public space, patio and benches down by Trail Creek? You have the path to it already in place with access from Main Street and Leadville Avenue.

Thank you for your consideration of our comments. We welcome the Hotel to our Community and look forward to its completion. We need this project to go forward and sincerely hope the financing is finally in place and construction can begin this coming Spring.

It has been an embarrassment to have the "hole in the ground" as the entry to Ketchum for so many years.

Best,
Sandra and John Flattery
Neighbors living at 341 S. Leadville Ave. #201

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