

EXHIBIT B

DESIGN REVIEW APPLICATION

&

SUPPLEMENTAL MATERIALS



City of Ketchum
Planning & Building

OFFICIAL USE ONLY	
File Number	P21-064
Date Received	7-8-21
By:	MP
Pre-Application Fee Paid:	
Design Review Fee	8425.00
Approved Date:	
Denied Date:	
By:	
ADRE: Yes <input type="checkbox"/> No <input type="checkbox"/>	

Design Review Application

APPLICANT INFORMATION			
Project Name: Bluebird Village		Phone: (206) 745-3699	
Owner: GMD Development LLC., and Ketchum Community Development Corporation		Mailing Address: 520 Pike Street, Suite 1010, Seattle, WA. 98101	
Email: greg@gmddevelopment.com			
Architect/Representative: Michael Doty Associates, Architects PC		Phone: (208) 726-4228	
Email: mike@mda-arc.com		Mailing Address: PO Box 2792, Ketchum, Idaho 83340	
Architect License Number: AR-1612			
Engineer of Record: Frost Structural Engineering		Phone: (208) 227-8404	
Email: markellb@froststructural.com		Mailing Address: 1020 Lincoln Road, Idaho Falls, ID 83401	
Engineer License Number: P-11697			
All design review plans and drawings for public commercial projects, residential buildings containing more than four (4) dwelling units and development projects containing more than four (4) dwelling units shall be prepared by an Idaho licensed architect or an Idaho licensed engineer.			
PROJECT INFORMATION			
Legal Land Description: AM Lot 3A BLK 45, and Lots W 75' of 7 & 8 BLK 45			
Street Address: 480 N East Avenue			
Lot Area (Square Feet): Building A, 16,814 SF; Building B, 8,258 SF; Combined Total = 25,072 SF			
Zoning District: CC-1, Community Core-Retail Core			
Overlay District: <input type="checkbox"/> Floodplain <input type="checkbox"/> Avalanche <input type="checkbox"/> Mountain			
Type of Construction: <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Remodel <input type="checkbox"/> Other			
Anticipated Use: Mixed-Use: Retail and Community Housing Apartments		Number of Residential Units: 51	
TOTAL FLOOR AREA			
	Proposed		
Basements	N/A	Sq. Ft.	Sq. Ft.
1 st Floor (Ground)	Building A, 14,696 SF; Building B, 6,745 SF	Sq. Ft.	Combined Total, 21,411 SF
2 nd Floor	Building A, 12,516 SF; Building B, 5,311 SF	Sq. Ft.	Combined Total, 17,827 SF
3 rd Floor	Building A, 12,626 SF; Building B, 5,422 SF	Sq. Ft.	Combined Total, 18,048 SF
4th Floor	Building A, 8,349 SF; Building B, 2,742 SF	Sq. Ft.	Combined Total, 11,091 SF
Total	Building A, 48,187 SF; Building B, 20,220 SF	Sq. Ft.	Combined Total, 68,407 SF
FLOOR AREA RATIO			
Community Core: Building A, 2.87; Building B, 2.45		Tourist:	General Residential-High:
BUILDING COVERAGE/OPEN SPACE			
Percent of Building Coverage: N/A			
DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front: 0	Side: 0	Side: 0	Rear: 3' at Alley
Building Height: Building A: 50' 10" Front, 48' 7" Rear/Building B: 47' 10" Front, 48' 2" Rear			
OFF STREET PARKING			
Parking Spaces Provided: 46			
Curb Cut: N/A Sq. Ft. %			
WATER SYSTEM			
<input checked="" type="checkbox"/> Municipal Service		<input checked="" type="checkbox"/> Ketchum Spring Water	

The Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Design Review Application in which the city of Ketchum is the prevailing party, to pay the reasonable attorney fees, including attorney fees on appeal and expenses of the city of Ketchum. I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.



Signature of Owner/Representative

7-6-21

Date

DESIGN REVIEW EVALUATION STANDARDS

(May not apply to Administrative Design Review):

17.96.060: IMPROVEMENTS AND STANDARDS FOR ALL PROJECTS

A. Streets:

1. The applicant shall be responsible for all costs associated with providing a connection from an existing city streets to their development.
2. All streets designs shall be in conformance with the right-of-way standards and approved by the Public Works Director.

B. Sidewalks:

1. All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks in conformance with the right-of-way standards. Sidewalk improvements may be waived for projects that qualify as a "Substantial Improvement" which comprise additions of less than 250 square feet of conditioned space.
2. The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
3. New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.
4. The city may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the city and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the Public Works Director. Any approved in-lieu contribution shall be paid before the city issues a certificate of occupancy.

C. Drainage:

1. All storm water shall be retained on site.
2. Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
3. The Public Works Director may require additional drainage improvements as necessary, depending on the unique characteristics of a site.



July 7, 2021

City of Ketchum Planning and Zoning Commission and City Council
Attn: Planning and Building Director Suzanne Frick
P.O. Box 2315
480 East Ave. N
Ketchum, ID 83340

RE: Bluebird Village Design Review Application
Design Review Submittal

Dear Ketchum Planning Staff, Planning and Zoning Commission, Mayor and City Council:

To follow up on the May 11th, 2021 design team pre-application presentation for Bluebird Village we are pleased to submit the revised Design Review application and request final approval from the Planning and Zoning Commission. During that pre-application meeting, the design team received feedback on the project related to building mass and scale, exterior materials, creating more street level interest, the neighboring historic buildings and mitigating light impacts on neighbors among others. The design team has worked hard to add detail to the design through modifications and additions to address these comments. The resulting design has reduced the mass and scale of Building B, revised the use of external materials for a cleaner look in some areas and softened the edges of the buildings so they better relate to the surrounding neighborhood and uses. The 5th Avenue street level interest of the building and separation between the first and second level has also been significantly enhanced. Below is a summary of the changes proposed for the project as compared to the original cover letter introduction of the project. In a separate memo the design team has also considered and responded to each of the points raised in the May 12th staff memo regarding comments from the pre-application workshop with the Commission. We believe the revisions to the project have improved the overall design materially, addressed the comments from the pre-application workshop and are worth the sacrifices made in the development program goals.

To accomplish these design revisions the overall number of units has been reduced from 56 to 51 with 46 parking spaces for vehicles and enhanced bike parking for 133 bicycles in more convenient locations throughout the project. In addition, to meet certain Fair Housing Act and International Building Code standards regarding accessibility there has been the addition of a limited use / limited application ("LULA") elevator between the first and second levels of Building B. Since no ground level residential use is permitted in this zone, Building B must provide accessible access to the first floor of residential units which is on the second level. This change also impacted the unit mix with five of the one bedroom units being converted to studio units.

In response to the 4th floor text amendment language issued after the meeting, the design team has stepped back the east façade of the fourth floor of Building B, reducing the overall square footage of the building and reducing the unit count by 5.

Building Design

Starting from the southwest corner of Building A, then walking north on East Avenue and around to 5th Avenue the building design changes to Building A include:

- The stairwell has been moved back from East Avenue by 6ft 8inches to 18ft 6inches, which then provides greater screening from the adjacent trees to the south and decreases the overall 4th floor coverage of the building and reducing visibility of the fourth level from street level.
- A "green wall" of live plant growth has been added to the south wall of the stairwell to soften its relation to the property to the south.
- At street level the retail commercial space entrance frontages have been opened up with larger glass openings to promote sidewalk activation and exposure for the retail commercial use.
- Between the entrances landscaped seating areas have been added for more street level interest.
- Along 5th Avenue landscaped seating areas have also been added
- A more pronounced metal band element has also been added along 5th Avenue to ground and separate the first level brick from the upper level materials.
- External material on the stairwells has been simplified to one material, corrugated metal, and the vertical glass elements have been reduced to be more proportional.
- At the eastern end of the building at street level a "green energy window" has been added which will show the real time performance of the building's solar energy systems to create more street level interest.
- The external unit decks on levels 2-4 have been moved to the northeast and southeast corners to soften the corners of the building and reduce the perceived mass and scale of the building.
- The 3 bedroom "unit stack" has been changed to a 2 bedroom unit type on the southeast corner of the building enabling a greater 19ft 10inch corner setback on levels 2-4 from the south property line, which is a 12ft 1inch increase to the corner setback.

Building B

In addition to incorporating most of the design changes mentioned for Building A the overall square footage of Building B has been reduced:

- The applicant will no longer seek a 10 ft lot line shift in the alley which has resulted in a 10 ft reduction of the building footprint on the western side of the building.
- Four residential units have been eliminated from the 4th floor so the building steps back from the eastern border and reduces 4th floor coverage. The building now relates better to adjacent buildings with this step back and the movement of external decks to the corners of the building reducing mass and scale.
- A “green wall” of live plant material has been added to the south side of the south stairwell.

With the building design revisions residential units now range from 432 to 1,103 square feet with internal and entrances and include studios, 1BR, 2BR, and 3BR units. Residential amenities have not changed and include decks/patios, 51 generous storage lockers with shelves (one per residential unit), leasing office, more convenient bike storage locations, and community amenity spaces. The top floor of Building A has an outdoor community patio space and indoor fitness center and community space. As a tribute to the ski town heritage of Ketchum, the top floor community patio of Bluebird Village will feature one of the actual Cold Springs double chairs “#124” from the recently replaced Cold Springs chairlift, the last operating double chair on Bald Mountain.

Responding to internal stairwell lighting having external impact, the area of the vertical glass elements of the stairwells has been reduced by 50 percent. The design team will continue to work with the lighting consultant to develop a lighting design that provides safety, is externally unobtrusive and consistent. The initial thought is for a lighting plan that focuses light internally for safety yet has a dim external glow.

Landscaping has been further enhanced, especially at street level adjacent to the revised seating areas adjacent to the building and retail entrances. The roof top landscape areas have also enlarged.

Height and FAR

While some building heights have seen minor changes with the design revisions, all building heights are still within compliance for 100% community housing proposals. The most material

change being the increased height of the southwest stairwell for a better overall building design aesthetic.

The revised Bluebird Village building design continues to strive for the reduced the appearance of height, mass and scale. More building planes along 5th Avenue undulate in and out both horizontally and vertically along the facades of each story. Greater design definition between the first and second levels breaks up the building height. Wherever possible unit decks were moved to the corners of the buildings to soften the edges and reduce the mass and scale. Four units on the eastern side of the top floor of Building B have been eliminated which enables the fourth floor to step back and enable the east side of Building B to better relate to the adjacent neighborhood. The eastern side of Building B has been moved back 10 ft maintaining the existing 30 ft Block 45 alley width and reducing the overall square footage of the building.

Concurrent with this application, the City is proposing an amendment to KCC 17.12.040 to remove the 10' fourth floor setback for qualifying community housing projects. The building design revisions summarized above reduce the coverage of the 4th floor on both buildings. Considered separately, the 4th floor coverage on each building is less than the coverage allowed under the existing 4th floor 10 ft setback zoning.

The overall FAR for the project has been reduced with the reduced building square footage of the buildings, especially Building B. At the request of staff FAR is now presented gross and net, net excludes circulation and parking areas. The net FAR's of Buildings A and B are now 1.89 and 1.44 respectively. The gross FAR's of 2.87 and 2.45 for Building's A and B with parking included are now also shown on the plans.

Parking

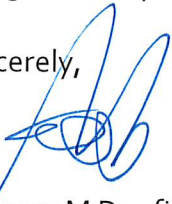
While overall vehicle parking has been reduced from 49 to 46 spaces the overall parking ratio has increased with the reduction to 51 units. The original parking study is also being updated to consider the reduced unit count, bedroom count and increased parking ratio. Bike parking has also increased to 133 and located several more convenient locations inside the parking area and along the external sidewalks.

Despite overall reduction in the size of the buildings, unit count and bedrooms the primary rent and income targeting remains the same at 50-70% of area median income. Bluebird Village is still a 100% Community Housing development with several layers of safeguards to insure its continued use as long term affordable workforce housing.

City of Ketchum
Bluebird Village Design Review Application
July 7, 2021
Page 5

Thank you for your consideration of the revisions to the Bluebird Village design. The whole development team has worked very hard to address Planning and Zoning Commission and public comments while still balancing development program needs. We believe the project revisions really benefit the overall design of Bluebird Village and integration into downtown Ketchum. We look forward your further comments and feedback as we move forward with the design review process and are hopeful for final approval as soon possible.

Sincerely,



Gregory M Dunfield
GMD Development LLC

Charles Friedman
Ketchum Community Development Corporation

Enclosure



July 7, 2021

Suzanne Frick
Planning and Building Director
City of Ketchum
480 East Ave. N
Ketchum, ID 83340

RE: Bluebird Village Design Review Application
Response to May 11th Planning and Zoning Commission Workshop Comment Memo

Dear Suzanne,

Thank you for the detailed comment memo from the May 11th meeting below are some responses to most points as appropriate:

- A large material board will be provided to the City in advance of the next meeting for the public to view. In addition, a revised rendering of the Bluebird Village buildings will be provided to be posted on the site.
- The location of the existing Idaho Power ("IP") transformer in the southwest corner of the back parcel has been confirmed and the size and dimension will not change from its existing location. This transformer on the southwest corner is shown on the plans. It has been discussed with Idaho Power that the smaller existing transformer located at the northeast corner of the back parcel will be removed. IP recognizes the need to relocate the smaller transformer and has several options to complete. As discussed with staff since the meeting we will be coordinating a conversation with the City recommended IP contacts to discuss the screening of the existing transformer on the southwest corner of the back parcel at the appropriate time.
- A letter from Clear Creek approving the trash location and enclosure is attached to this response.
- The southern border of the ground floor will have a full ground to ceiling concrete block wall bordering the parking areas thereby blocking all potential headlights, noise, and other

disturbance. Both sides of the wall will be covered in a textured acrylic finish system for a flat, consistent finish without mortar lines.

- After meeting with Seth Martin, Assistant Fire Chief / Fire Marshall, it was confirmed that the height of the skybridge soffit at 21'-8 1/2" and 21'-0" above the asphalt driving surface on the east and west alley property line edges respectively, is considerably higher than the 13'-6"ft minimum height needed for the largest fire truck. The Block 45 alley right-of-way width is not changing and will remain 30ft.
- To reduce the potential light emanating from the stairwells the window glazing has been reduced by 50% from the original application. The initial thought is for a lighting plan that focuses light internally for safety yet has a dim external glow.
- Significant new design thought regarding material differentiation has been put into the detail of the transition from the first floor to the second floor on East Ave and 5th Street, please see resubmission cover letter and revised renderings.
- The materials for the stairwell have been simplified to one material for a cleaner and simpler look. The material will be corrugated metal in a matt finish, see cover letter and revised renderings.
- Significant changes have been made to soften the project in relation to the historic building to the south including a south facing natural "green wall" on the stairwell, relocation of external decks, elimination of units to reduce 4th floor coverage. Please see cover letter and revised renderings for more detail.
- The mass and scale of Building B has been reduced with the elimination of 4 units on the 4th floor and relocation of external decks to the corners of the building to reduce the perceived scale and mass of the building. The elimination of 4th floor units and relocation of decks to the corners of Building B materially reduces the mass and scale of the building which provides for a better transition to the residential neighborhoods north and east. In addition, on the alley the building width has been reduced by 10 ft since the project will no longer be seeking a lot line shift to reduce the alley width from 30 to 20ft. In addition, the southeast corner of Building A has been set back further from the southern border on floors 2-4 with a change of unit type from 3 bedroom to 2 bedroom units in that unit stack.
- The red brick material on three stories of the East Ave. facade which wraps around on the first level for the 5th Street façade relates to the color of the Ore Wagon Museum. Also, the proposed wood siding relates to the rustic cabin behind the museum in color and texture.
- Access from resident balconies to the neighboring structure on the south border is restricted by the porch balcony railing (3'-6"ft height), a 10ft to setback and landscaped area on floors 2-4 and another 42 inch parapet wall on the second level at the south property boundary. In addition to these physical boundaries accessing the steep metal roof of the adjacent property structure would require rope and harness restraint and is extremely unlikely.
- The 5th Street elevation has been revised to eliminate blank walls, see resubmission cover letter and revised renderings.
- Regarding the office use on the ground floor of Building A we will be seeking a conditional use approval for the property management office on the ground floor which is the most

convenient/effective location to manage the property from. A conditional use permit application is included with the design review submission.

- The submission has been revised to add the parking garage area to the FAR calculation, in addition to an FAR calculation without the parking garage.
- The FAR calculations on page A 6.00 have been revised to include a gross and net FAR. The gross FAR includes all circulation and parking areas, the net excludes them per your direction.
- The site plan on Sheet PDR A1.00 has been revised to show the revised Building B which has been scaled back to fit within the property setback requirements and maintain the existing 30 ft alley right-of-way. The applicant will no longer be pursuing a lot line shift.
- The dimensions for the heights of the elevator overrun and mechanical equipment above the roofline are 4'-6" and 5'-0" respectively.
- The canopy elements and dimension for the proposed projections are discussed in the Design Review Standards document section 17.96.060 (G) (2). Projections over public right of way of up to 5ft are allowed and a Right-of-Way Encroachment Permit Application is included with the submittal.
- The area of the proposed snowmelt systems is now shown on the civil drawings. See discussion in Design Review Standards document section 17.96.060 (H) (1) (2) (3) (4).
- To easily accommodate portable self-contained air conditioning units the units will incorporate direct vent ports and an appropriate electrical outlet. These units will be self-contained fully within the unit and be provided by the resident. Only the external vent will be visible from the outside and will be covered. Specifications are included as an attachment to this document.
- The street tree wells have now been incorporated on the civil site plan (Sheet C1.02).
- The East Avenue right of way improvements now include a bulb out and is shown on the civil site plan (Sheet C1.0)
- All roof drains are internal to the buildings and hard piped to infiltrators below the parking deck.

Sincerely,



Gregory M Dunfield
GMD Development LLC

IMPROVEMENTS AND STANDARDS FOR ALL PROJECTS: 17.96.060

City Code	City Standards and <i>Applicant Comments</i>
17.96.060(A)(1) Streets	The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.
<i>Comments</i>	<i>Applicant will provide and be responsible for all costs of connections from the existing city street to the development. Applicant may request a portion of funds from KURA.</i>
17.96.060(A)(2) Streets	All street designs shall be approved by the city engineer.
<i>Comments</i>	<i>Proposed street design has been prepared by Galena Engineering. The applicant will work and coordinate with the city engineer to ensure compliance with standards at the time of final design review approval.</i>
17.96.060(B)(1)	All projects under 17.96.010(A) that qualify as a “Substantial Improvement” shall install sidewalks as required by the public works department.
	<i>The applicant shall provide new sidewalks and repair/replace existing sidewalks at East Avenue, and 5th Street, as required by the Public Works Department.</i>
17.96.060 (B)(2)	Sidewalk width shall conform to the city's right of way standards, however the city engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.
<i>Comments</i>	<i>The sidewalk improvement has been designed by Galena Engineering after consulting with city staff. 8-foot-wide sidewalks will extend the length of the property on all public street frontages.</i>
17.96.060 (B)(3)	Sidewalks may be waived if one of the following criteria is met: <ul style="list-style-type: none"> a. The project comprises an addition of less than two hundred fifty (250) square feet of conditioned space. b. The city engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.
<i>Comments</i>	<i>N/A. The applicant is not considering any options to waive requirements for sidewalk construction.</i>
17.96.060 (B)(4)	The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
<i>Comments</i>	<i>The sidewalk improvements have been designed by Galena Engineering after consulting with city staff. 8-foot-wide sidewalks will extend equal to the length of the subject property lines adjacent to all public street frontages.</i>
17.96.060 (B)(5)	New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.
<i>Comments</i>	<i>The sidewalk improvement has been designed by Galena Engineering to provide safe pedestrian access to and from the building from all street frontages. Connections to existing sidewalks to the southeast of the subject property are provided in the design.</i>
17.96.060 (B)(6)	The city may approve and accept voluntary cash contributions in-lieu of the above-described improvements, which contributions must be segregated by the city and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage

	improvements provided by a qualified contractor, plus associated engineering costs, as approved by the city engineer. Any approved in-lieu contribution shall be paid before the city issues a certificate of occupancy.
<i>Comments</i>	<i>N/A. The applicant will not pursue an in-lieu contribution to avoid sidewalk improvements. Applicant may request a portion of funds from KURA.</i>
17.96.060(C)(1)	All storm water shall be retained on site.
<i>Comments</i>	<i>On-site storm water shall be directed to internal roof drains, drain leaders, and trench drain grates and retained on site through an underground infiltration system designed by Galena Engineers.</i>
17.96.060(C)(2)	Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
<i>Comments</i>	<i>Applicant will provide drainage improvements equal to the length of the subject property lines adjacent to public streets. This includes sidewalk along East Avenue and 5th Street. Applicant may request a portion of funds from KURA.</i>
17.96.060(C)(3)	The city engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.
<i>Comments</i>	<i>Final design of drainage improvements by Galena Engineers will be coordinated at the time of final design review approval including for any improvements deemed necessary by the city engineer.</i>
17.96.060(C)(4)	Drainage facilities shall be constructed per city standards.
<i>Comments</i>	<i>Final design of drainage facilities by Galena Engineering will be coordinated at the time of final design review approval to meet and be constructed per city standards.</i>
17.96.060(D)(1)	All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
<i>Comments</i>	<i>Applicant will provide all utilities improvements necessary for the development. Applicant may request a portion of funds from KURA.</i>
17.96.060(D)(2)	Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.
<i>Comments</i>	<i>Applicant will work with utility companies to meet city standards.</i>
17.96.060(D)(3)	When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with city of Ketchum standards and at the discretion of the city engineer.
<i>Comments</i>	<i>N/A. Project needs are met without the need to extend existing utilities.</i>
17.96.060(E)(1)	The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.
<i>Comments</i>	<i>The applicant is proposing to utilize materials, colors, and signing that we believe to be complementary with the townscape, surrounding neighborhoods, and adjoining structures. A digital exterior materials board is included in the design review submission materials.</i>
17.96.060(E)(2)	Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.
<i>Comments</i>	<i>N/A</i>
17.96.060(E)(3)	Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.

<i>Comments</i>	<i>N/A</i>
17.96.060(F)(1)	Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.
<i>Comments</i>	<i>The building's ground floor street frontage is made up of retail space, office space, and the lobby entrances to the apartments above. Direct, unobstructed pedestrian access to sidewalks is provided at each storefront, office, and residential entry point. The residential entry points are clearly defined by setback alcoves clad in a contrasting accent material.</i>
17.96.060(F)(2)	The building character shall be clearly defined by use of architectural features.
<i>Comments</i>	<i>The building's material palette seeks to blend historic rustic charm with contemporary durable maintenance-free materials. The brick veneer located on the ground floor anchors the building and provides an historical context, while the wood and fiber cement cladding on the upper floors provides warmth and helps modernize the building while complementing the heavy texture brick elements. The brick along portions of the East Avenue and 5th Street façades extends to the roof, paying homage to the multi-story brick buildings found throughout downtown Ketchum. Steel and brick clad stair towers and various accents provide color blocking to help lessen the perceived scale and direct pedestrians to the various access points.</i>
17.96.060(F)(3)	There shall be continuity of materials, colors and signing within the project.
<i>Comments</i>	<i>See above. Also, the materials and color palette provide continuity in appearance with accents to add visual interest.</i>
17.96.060(F)(4)	Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.
<i>Comments</i>	<i>The building does not have accessory structures, fences, or walls. Landscaping is integral to the architecture with several rooftop landscaping areas visible from the public way below.</i>
17.96.060(F)(5)	Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
<i>Comments</i>	<i>Building planes undulate in and out both horizontally and vertically along the facades of each story. Applied canopies and cantilevered deck structures provide further undulation and textural variation.</i>
17.96.060(F)(6)	Building(s) shall orient towards their primary street frontage.
<i>Comments</i>	<i>The majority of retail frontage faces East Avenue as the main existing pedestrian corridor extends northwest from the Ketchum Town Square. Residential entries are located off of the less bustling 5th Street.</i>
17.96.060(F)(7)	Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.
<i>Comments</i>	<i>Garbage will be collected in an enclosed trash room accessed from inside the parking garage. Collection will occur through a roll-up door in the "alley" that is Alpine Lane. Individual satellite receivers will not be allowed.</i>
17.96.060(F)(8)	Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.
<i>Comments</i>	<i>All proposed roof elements are flat roofs which will be drained internally. Pedestrians will be sheltered at exterior doorways by building projections or steel canopies above.</i>

17.96.060(G)(1)	Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.
<i>Comments</i>	<i>Direct access to sidewalks is provided at each storefront, office, and residential entry point. Generous bicycle parking is provided in secured fenced areas within the parking garage under both buildings. Direct access to the garages is from Alpine Lane.</i>
17.96.060(G)(2)	Awnings extending over public sidewalks shall extend five (5') feet or more across the public sidewalk but shall not extend within two (2') feet of parking or travel lanes within the right of way.
<i>Comments</i>	<i>The entry canopy along East Avenue extends 5 feet over the sidewalk, stopping 3 feet short of the parking in the right of way.</i>
17.96.060(G)(3)	Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.
<i>Comments</i>	<i>Traffic flow to and from the site will be through alley access or internal sidewalks connecting the parking garage to public sidewalks.</i>
17.96.060(G)(4)	Curb cuts and driveway entrances shall be no closer than twenty (20') feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the Public Works Director may increase the minimum distance requirements.
<i>Comments</i>	<i>N/A. No new curb cuts or driveways are being proposed.</i>
17.96.060(G)(5)	Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.
<i>Comments</i>	<i>The applicant has coordinated requirements with Clear Creek Disposal so that the location of the trash room will not place the trash truck onto 5th Street or the sidewalk during pick-up. Emergency vehicles, snowplows, and service vehicles will have to access the site from the right-of-way and Alpine Lane.</i>
17.96.060(H)(1)	Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.
<i>Comments</i>	<i>The applicant does not propose snow storage on site. Concrete sidewalks will be snow melted with hydronic heat tubing. Parking is in covered garage and unimpacted by snow. No other hardscape areas are on site that require snow removal/storage.</i>
17.96.060(H)(2)	Snow storage areas shall be provided on-site.
<i>Comments</i>	<i>See above.</i>
17.96.060(H)(3)	A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty-five (25) square feet.
<i>Comments</i>	<i>See above.</i>
17.96.060(H)(4)	In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.
<i>Comments</i>	<i>See above. In lieu of snow storage, the site is providing for snow melt via hydronic heat tubing in concrete sidewalks.</i>
17.96.060(I)(1)	Landscaping is required for all projects.
<i>Comments</i>	<i>Street trees are proposed along the East Avenue and 5th Street frontages. Tree species will be coordinated with and approved by the City Arborist. Tree grates will be coordinated with the City Engineer. Additionally, the raised decks and</i>

	<i>roofs will have regional plantings adaptable to the site's microclimate as recommended by the landscape architect.</i>
17.96.060(I)(2)	Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.
<i>Comments</i>	<i>See above.</i>
17.96.060(I)(3)	All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.
<i>Comments</i>	<i>See above.</i>
17.96.060(I)(4)	Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.
<i>Comments</i>	<i>See above.</i>
17.96.060(J)(1)	Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall be approved by the Public Works Director prior to design review approval from the Commission.
<i>Comments</i>	<i>Bicycle racks will be installed along the street frontages in accordance with design review regulations and at the direction of the Public Works Director.</i>
17.96.060(K)(1)	Encroachments of below grade structures into required setbacks are subject to subsection 17.128.020(K) of this title and shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.
<i>Comments</i>	<i>N/A. Below grade encroachments are not being proposed.</i>
17.96.060(K)(2)	No below grade structure shall be permitted to encroach into the riparian setback. (Ord. 1186, 2018; Ord. 1148, 2016)
<i>Comments</i>	<i>N/A. Below grade encroachments are not being proposed.</i>
IMPROVEMENTS AND STANDARDS: COMMUNITY CORE (CC) PROJECTS	
In addition to the requirements of section 17.96.060, unless otherwise specified, the below standards apply to projects in the Community Core district.	
17.96.070 A(1)	Street trees, streetlights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.
<i>Comments</i>	<i>Landscape Architect and General contractor will coordinate with the Public Works Department during construction to ensure the approved design will be installed and constructed as determined by the Public Works Director.</i>
17.96.070 A(2)	Street trees with a minimum caliper size of three inches (3"), shall be placed in tree grates.
<i>Comments</i>	<i>The landscape architect will specify, and the landscape contractor will install, street trees according to City requirements and coordinate City Arborist approval.</i>
17.96.070 A(3)	Due to site constraints, the requirements of this subsection A may be modified by the Public Works Department.

<i>Comments</i>	<i>Landscape Architect and General contractor will coordinate with the Public Works Department during construction to ensure the approved design will be installed and constructed as determined by the Public Works Director.</i>
17.96.070 B(1)	Facades facing a street or alley or located more than five (5') feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials, and colors as the front façade.
<i>Comments</i>	<i>The facades facing 5th Street and East Avenue are designed with ground floor glazing to break up solid walls and invite window shopping. All facades on the upper floors have a combination of solid walls and windows for the residential apartments. Building undulation and change in materials avoid the creation of blank walls.</i>
17.96.070 B(2)	For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways.
<i>Comments</i>	<i>Storefront windows and doors will be incorporated into the lower-level showroom areas along both street frontages. Pockets of landscaping will be provided at the back edge of sidewalk.</i>
17.96.070 B(3)	For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.
<i>Comments</i>	<i>The proposed design provides floor to ceiling glass doors and glazing interspersed with brick at the facades along 5th Street and East Avenue.</i>
17.96.070 B(4)	Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.
<i>Comments</i>	<i>All proposed roof elements are flat roofs which will be drained internally. A rooftop deck accessed from the 4th floor is provided as an amenity to the residents. No reflective materials will be used in the roofing.</i>
17.96.070 B(5)	All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts.
<i>Comments</i>	<i>All proposed roof elements are flat roofs which will be drained internally.</i>
17.96.070 B(6)	Roof overhangs shall not extend more than three (3') feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Department.
<i>Comments</i>	<i>All proposed roof elements are flat roofs which will be drained internally.</i>
17.96.070 B(7)	Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials.
<i>Comments</i>	<i>The front entry walkways are simply hardscape to connect to the sidewalk. No enclosures or surrounds are proposed or contemplated.</i>
17.96.070 C(1)	Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right of way and shall be screened from public views.
<i>Comments</i>	<i>Garbage will be collected in an enclosed trash room accessed from inside the parking garage. Collection will occur through a roll-up door in the rear of the building via the "alley" that is Alpine Lane. Shipping and receiving for the retail spaces will occur through the garage, with truck loading zone located in the alley.</i>

17.96.070 C(2)	Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.
Comments	<i>Ground mounted mechanical equipment is located within dedicated mechanical rooms located at the intersection of 5th Street and Alpine Lane. Rooftop solar equipment will be screened from view.</i>
17.96.070 D(1)	When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on or off site.
Comments	<i>The applicant and landscape architect will work with the city arborist to determine if any of the existing trees removed as part of the construction of this project will be replaced, and if so, where they will be located.</i>
17.96.070 D(2)	Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree grates.
Comments	<i>Trees located within the City right-of-way pedestrian walkways on East Avenue, 5th Street, and Walnut Avenue will be placed in tree wells and covered by tree grates as approved by the City Engineer.</i>
17.96.070 D(3)	The city arborist shall approve all parking lot and replacement trees.
Comments	<i>The applicant and landscape architect will work the city arborist on the selection of replacement trees should they be required.</i>
17.96.070 E(1)	Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.
Comments	<i>N/A. The surface parking lots are fully screened from East Avenue and 5th Street. Although there is no required parking for this project, the building includes 49 vehicle parking stalls for residents in the garage.</i>
17.96.070 E(2)	Surface parking lots shall incorporate at least one (1) tree and one (1) additional tree per ten (10) onsite parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public.
Comments	<i>N/A. See above.</i>
17.96.070 E(3)	Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways.
Comments	<i>Trees located within the City right-of-way pedestrian walkways on East Avenue, 5th Street, and Walnut Avenue will be placed in tree wells and covered by tree grates as approved by the City Engineer.</i>
17.96.070 F(1)	One (1) bicycle rack, able to accommodate at least two (2) bicycles, shall be provided for every four (4) parking spaces as required by the proposed use. At a minimum, one (1) bicycle rack shall be required per development.
Comments	<i>There is no required parking for this project; however, 49 parking stalls are provided for the residents. Two (2) large bicycle parking enclosures are provided within the garage, one in each building providing storage for a total of 110 bikes and 6 e-cargo bicycles.</i>
17.96.070 F(2)	When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or greater than one-half (1/2) shall be adjusted to the next highest whole number.
Comments	<i>N/A. See above.</i>

17.96.070 F(3)	Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than fifty (50') feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest. Bicycle racks shall be located to achieve unobstructed access from the public right-of-way and not in areas requiring access via stairways or other major obstacles.
Comments	<i>In addition to the secure bicycle parking enclosures within the garages, bicycle racks will be provided as public amenities.</i>

June 30, 202

Genevieve Hale-Case
GMD Development LLC
520 Pike St. Suite 1010
Seattle, WA 98101

Re: Inquiry Concerning Electrical Service At:

Bluebird Village

Dear Genevieve:

You have inquired as to whether the property located at proposed Bluebird Village is within the certificated service territory of Idaho Power Company in the State of Idaho. This letter is to advise you that the property described above is currently located within the certificated service territory of Idaho Power Company (the Company) in the State of Idaho .

The Company will provide electrical service to the above location subject to the obtaining of any required easements, rights of way, and in compliance with the statutes of the State of Idaho and the tariffs of the Company on file with the Idaho Public Utilities Commission, in particular, the General Rules and Regulations, covering new service attachments and distribution line installations or alterations. The tariff is subject to change from time to time upon approval by the Idaho Public Utilities Commission.

To request new service, you can contact Idaho Power at 1-800-488-6151 if you are outside the Treasure Valley, or 388-2323. For additional information about new service you can go to our web site at WWW.idahopower.com/ServiceBilling.

Sincerely,

Cheryl Bennett
Senior Distribution Designer
208-788-8058
cbennett2@idahopower.com

C L E A R C R E E K D I S P O S A L

PO Box 130 • Ketchum, ID 83340 • Phone 208.726.9600 • Fax: 208.726.8041

July 5, 2021

Planning & Zoning
City of Ketchum
P O Box 2315
Ketchum, ID 83340-2315

Re: Bluebird Village

To whom it may concern,

Please allow this letter to serve that Mike Doty & Brett Simon of Michael Doty Associates, Architects PC. have engaged in conversations with me, regarding the above mentioned site. The conversations have been to the following:

This site will provide enough space for dumpster(s) for garbage and cardboard & carts for recycling. There is enough space and access to service this dumpster adequately, utilizing a "Garbage Glider" as indicated on the enclosed plan and a portion of the alley. This scenario will only work with a mechanized mode of transporting the dumpsters to the alley for servicing. (Snow, Ice, Weight) The Dumpster will be transported to the alley for servicing as per the enclosed plan.

This site when finished as per the plans will satisfy any and all concerns for the safe and efficient removal of garbage. I would like to mention that this is an example of high-quality planning that will benefit the owner(s) of this site, building, and the City. If I may be of further assistance during this process or in the future, please call.

Sincerely,



Mike Goitiandia
Clear Creek Disposal

Enclosures

CC. Mike Doty & Brett Simon

.BBI





Michael Doty Associates, Architects
371 Washington Ave. North
Ketchum, ID 83340

Re: Tree Preservation at Bluebird Village

July 16, 2021

Michael Doty Associates, Architects, have asked for guidelines concerning existing tree preservation at Bluebird Village, a project planned for 480 North East Ave in Ketchum. I have examined the large Engelmann spruce on the adjacent property at the southwest corner of the project. I am of the opinion that preservation of the tree, given the current development plan, is achievable. There are a number of guidelines that should be met in order to improve the probability that the tree can be preserved in good health. Further, there is a Silver Maple, also on the adjacent south property and east of the Engelmann Spruce, that should receive the same care.

Recommendations:

- All excavation work to be done beneath the dripline of these trees should involve air excavation and root pruning prior to any excavation with traditional machinery. Further, excavation for footings should be done vertically, rather than at any angle of repose. Soil preservation beneath the dripline must be maximized.
- Establish barrier fencing no less than $\frac{2}{3}$ the distance from the trunk to the dripline, all the way around each tree (to the extent possible), and maintain that barrier until construction is complete. We recommend a 4'-6' tall chain link fence staked in place. It should be made clear to the general contractor and to each subcontractor that no parking, storage, tool cleaning, or other activity except tree care is to take place within that fence.
- Abundantly water those trees during any warm season. While a temporary irrigation system is preferable, it may not be feasible. It will be sufficient to run a hose inside the fence.
- Place a layer of bark mulch beneath the canopy of the trees and inside the barrier fence. The mulch will aid in water retention for the trees.
- Continue soil supplement and pest management for the trees. You will need to work with the adjacent owner to the south to coordinate these services.
- Any trimming of the canopy in order to make room for planned buildings should be done under the supervision of a certified arborist.

- Hardscape improvements beneath the dripline of either tree should be done with a permeable surface, and with the minimum amount of base layer and compaction. The planned bike rack for the southwest corner of the building will accommodate this type of surface well. The permeable surface will allow for water and air penetration for the roots.

Following these guidelines should greatly improve, but not guarantee, the health and longevity of these trees during and after construction. Alpine can and will provide needed services, and can have a Certified Arborist available for all questions and work associated with the trees. Please let me know what questions you may have.

Carl Hjelm, ASCA
GM, Arborist
Alpine Tree Service

EXHIBIT C
CONDITIONAL USE PERMIT
APPLICATION
&
SUPPLEMENTAL MATERIALS



**City of Ketchum
Planning & Building**

OFFICIAL USE ONLY
File Number:
Date Received:
By:
Fee Paid:
Approved Date:
Denied Date:
By:

Conditional Use Permit Application

Submit completed application and payment to the Planning and Building Department, PO Box 2315, Ketchum, ID 83340 or hand deliver to Ketchum City Hall, 480 East Ave. N., Ketchum. If you have questions, please contact the Planning and Building Department at (208) 726-7801. To view the Development Standards, visit the City website at: www.ketchumidaho.org and click on Municipal Code.

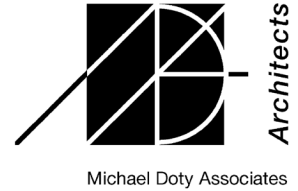
OWNER INFORMATION	
Project Name: Bluebird Village	
Name of Owner of Record: GMD Development, LLC., and Ketchum Community Development Corporation	
Physical Address: 520 Pike Street, Suite 1010, Seattle, Washington 98101	
Property Legal Description: Lot3A Block 45 and West 75' of Lots 7 and 8 in Block Ketchum Township	
Property Zoning District: Retail Core of the Community Core (CC-1)	
Contact Phone: (206) 745-3699	Contact Email: greg@gmddevelopment
PROJECT INFORMATION	
Description of Proposed Conditional Use: Four Hundred Forty-one (441) square-foot Bluebird Village Leasing / Management Office	
Description of Proposed and Existing Exterior Lighting: New construction, the office space has no proposed exterior lighting associated.	
ADDITIONAL COMMENTS	
See accompanying Architect's Memo for additional comments.	
ACCOMPANYING SUPPORTING INFORMATION REQUIRED	
<ul style="list-style-type: none"> • Existing Site Plan • Proposed Site Plan • Landscape Plan • Grading and Drainage Plan • Exterior Lighting Plan and Specifications • Other plans and studies related to the social, economic, fiscal, environmental, traffic, and other effects of the proposed conditional use, as required by the Administrator 	

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, city officials, agents and employees from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property, and losses and expenses caused or incurred by Applicant, its servants, agents, employees, guests and business invitees and not caused by or arising out of the tortuous conduct of city or its officials, agents or employees. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

Applicant Signature

8-4-21

Date



■ ARCHITECT'S MEMO

To: City of Ketchum Planning and Building
From: Michael Doty
Date: 08/02/2022
Re: Bluebird Village Conditional Use Permit Application

Locating the leasing office on the ground floor of the project will require a conditional use permit. Having a leasing office on the ground floor of the proposed project is important not only for the functionality of the project but also for the safety and security of the building residents. The building manager can be most effective when they are able to keep an eye on people coming and going from the property and also easily visible and accessible to prospective tenants.

This conditional use is reasonably compatible with the multifamily use permitted in this zoning district as it promotes the safety and security of the building's residents. The leasing office being located on the ground floor of the proposed project will not increase vehicular traffic in the neighborhood, nor will it adversely affect public services in the surrounding area.

EXHIBIT D

BLUEBIRD VILLAGE HOUSING

PARKING STUDY

PREPARED BY AECOM



AECOM
756 E Winchester Street, Ste 400
Salt Lake City, Utah 84107
aecom.com

**Project name: Bluebird Village Affordable
Housing Parking Study**

Project ref: 60654270

To: Greg Dunfield – GMD Development

From: Kordel Braley, PE, PTOE

Date: July 12, 2021

Memo

Subject: Ketchum Bluebird Village Housing Parking Study

Background

On behalf of GMD Development, AECOM has conducted this parking study for a proposed 51-unit affordable housing complex to be constructed within the block bordered by East Ave, Alpine Lane, 5th Street, and 4th Street/Sun Valley Trail in Ketchum, Idaho. The purpose of this parking study is to provide an estimate of the off-site parking demand of the current use (city hall) as well as the proposed use (affordable housing).

Based on the analysis provided in this study, the proposed development is not anticipated to have an adverse effect on on-street parking; instead it is anticipated to alleviate parking demand during peak periods. The addition of affordable housing in the downtown core could also decrease commuting trips in and out of Ketchum.

Existing Conditions

The City of Ketchum's city hall is currently located on the project site and would be replaced with the proposed development. According to data provided by the city, the building houses 15 city employees during normal business hours plus additional emergency service personnel as follows:

- Fire Department:
 - 2 Command Staff (daytime)
 - 3 Firefighters (24/7)
- Police Department:
 - 2 Police Officers and 1 Admin (daytime)
 - 2 Police Officers (24/7)

During the daytime, a total of 25 city employees can be on-site at any given time. An additional 2 walk-up patrons can also be expected at any given time. However, it's estimated that at least

4 employees may use alternate forms of transportation (bus, walking, biking, or being dropped off). The total existing peak parking demand is therefore estimated to be approximately 23 vehicles. No on-site parking is provided, so all employees and visitors that drive use on-street parking.

Proposed Conditions

According to the development team, the proposed Bluebird Village development will have 51 units that are a variety of sizes ranging from studio to three bedrooms per unit. The total number of bedrooms is 73. A total of 46 on-site parking stalls will be provided (see site plan in Appendix A). Additional travel demand management amenities include secured bike storage, an on-site vehicle share program (two vehicles), and electric bike charging stations. Furthermore, the project's location in downtown Ketchum in close proximity to retail, employment, recreation, and transit (Mountain Rides) access is likely to reduce the need for dependence on vehicle ownership and use.

Parking demand was estimated using parking rates obtained from the most recent edition of Institute of Transportation Engineers (ITE) *Parking Generation Manual*, 5th Edition (2019). The most applicable land use code is "Affordable Housing – Income Limits" (ITE Land Use Code 223).¹ Parking demand for the residential units was calculated using both total units and total bedrooms as the independent variable.

Using residential units as the independent variable, the average parking demand ranges between 36 and 50 vehicles depending on whether the average rate or a fitted curve equation is used. Using bedrooms as the independent variable, the average parking demand ranges between 39 and 40 vehicles depending on whether the average rate or a fitted curve equation is used (see parking demand calculations in Appendix B). Based on the ITE data, the 95% Confidence Interval of average parking demand per unit is between 0.89 and 1.09 which equates to 45 to 56 vehicles. In summary, the Bluebird Village development is likely to generate the need to accommodate 36 to 56 parked cars for residential land use.

With 45 on-site parking stalls provided for residential (46 total stalls less 1 for retail), the number of cars not able to be accommodated on site could range from 0 to 11. Given the project's travel demand management amenities and downtown location, this demand estimate is also likely on the conservatively high side.

While specific off-site traffic impacts were beyond the scope of this parking study, the addition of affordable housing in downtown Ketchum should decrease commuting trips in and out of the city from other nearby communities as many jobs will be within walking distance of the proposed affordable housing.

Other Affordable Housing Projects in Ketchum

Based on information provided by the development team, the only other affordable housing project in Ketchum is Northwood Place, which includes 32 units (with 58 bedrooms) and 32 parking stalls. Currently, only 27 of the of the renters own vehicles (84%), although it is unknown if any renters own multiple vehicles. This parking study for Bluebird Village assumes up to 110%

¹ ITE's description of land use 223 is as follows: "Affordable housing includes all multifamily housing that is rented at below market rate to households that include at least one employed member. Eligibility to live in affordable housing can be a function of limited household income and resident age."

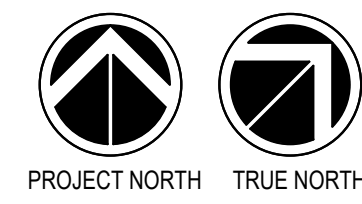
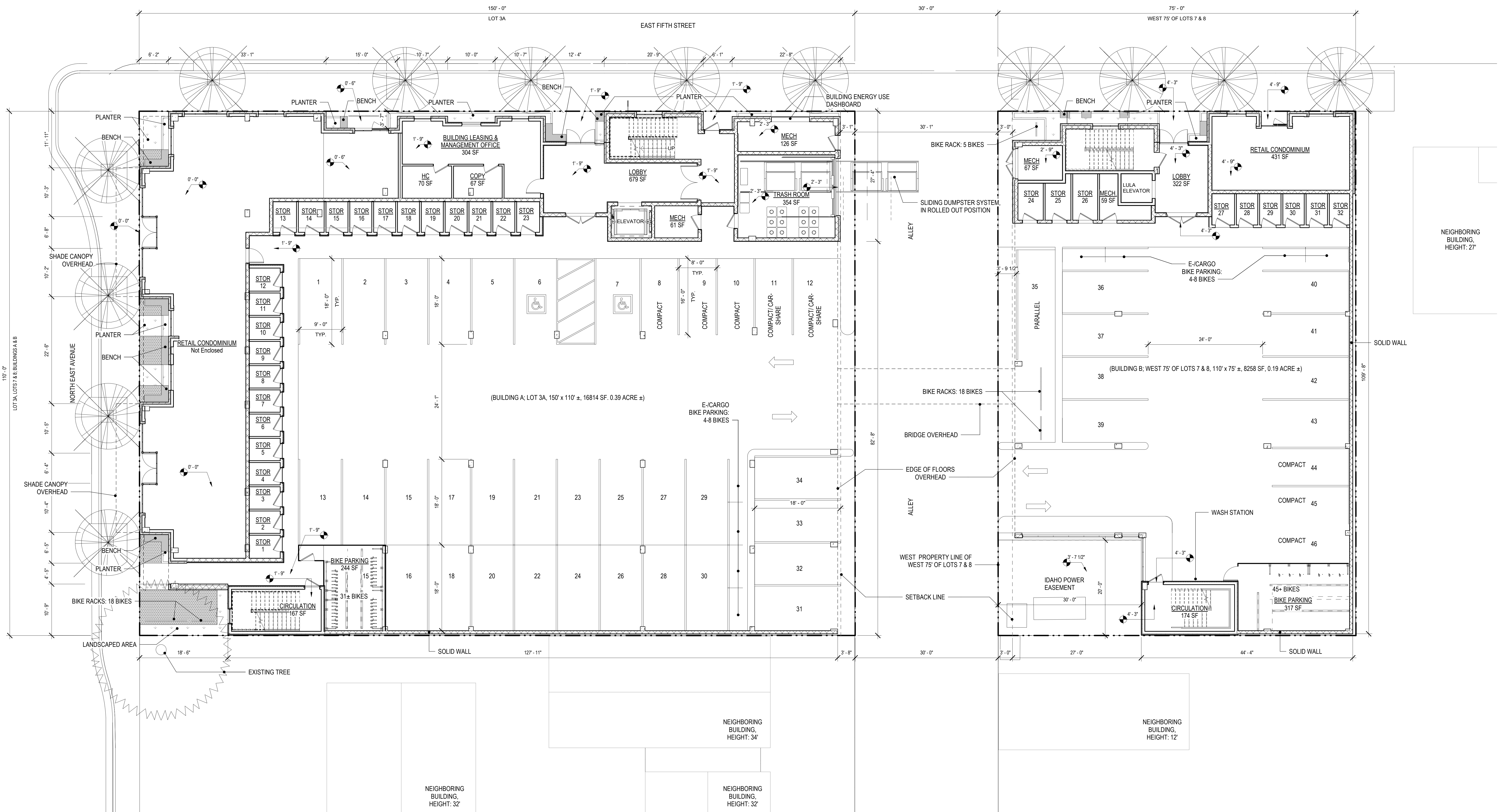
vehicle parking demand per unit (56 demand / 51 units), which is more conservative than the comparable 84% observed at the Northwood Place development.

Key Findings

The existing peak off-site parking demand for city hall is 23 vehicles. The proposed housing development will likely generate 0 to 11 off-site parked vehicles. Therefore, the proposed development will decrease the net on-street parking demand. The existing use utilizes on-street parking primarily during the daytime, whereas the peak parking demand for the residential use will occur overnight. Therefore, fewer parked cars will be observed during the daytime, but more parked cars will be observed in the overnight hours. An inventory of the existing on-street parking supply within walking distance of the proposed project was not included in the scope of this parking study. However, given the retail nature of nearby uses, the proposed change in land use is expected to decrease parking demand when the nearby retail uses utilize more parking, and increase on-street parking demand when the nearby retail uses are utilizing less on-street parking.

The proposed development is not anticipated to have an adverse effect on on-street parking; instead it is anticipated to alleviate parking demand during peak periods. The addition of affordable housing in the downtown core could also decrease commuting trips in and out of Ketchum.

APPENDIX A: Site Plan



PROPOSED ARCHITECTURAL SITE PLAN - GROUND LEVEL

SITE DIMENSIONS & AREAS

LOT 3A: 110' x 150' ± = 16814 SF
 LOTS 7 & 8: 110' x 75' ± = 8258 SF
 TOTAL: 25072 SF

USE & OCCUPANCY CLASSIFICATION

BUSINESS GROUP B
 STORAGE GROUP S-2

SNOW STORAGE CALCULATION

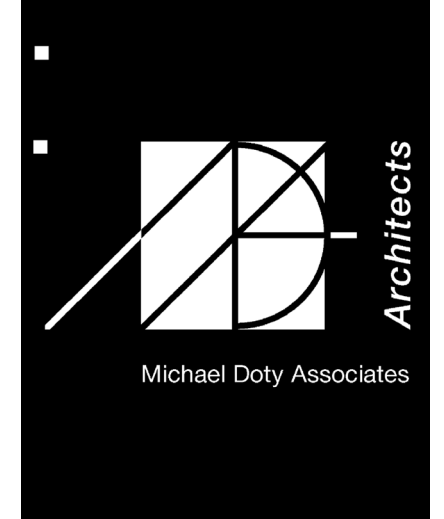
NO VIABLE ON-SITE SNOW STORAGE AREAS. SNOW MANAGEMENT TO BE ACCOMPLISHED BY SNOWMELT AND HAULING OFF-SITE.

SCALE: As Indicated
 1" = 4' 8"

BLUEBIRD VILLAGE

480 N. EAST AVE.
 KETCHUM, ID 83340

PRE-APPLICATION DESIGN REVIEW
 07/01/2021



APPENDIX B: Parking Demand Calculations

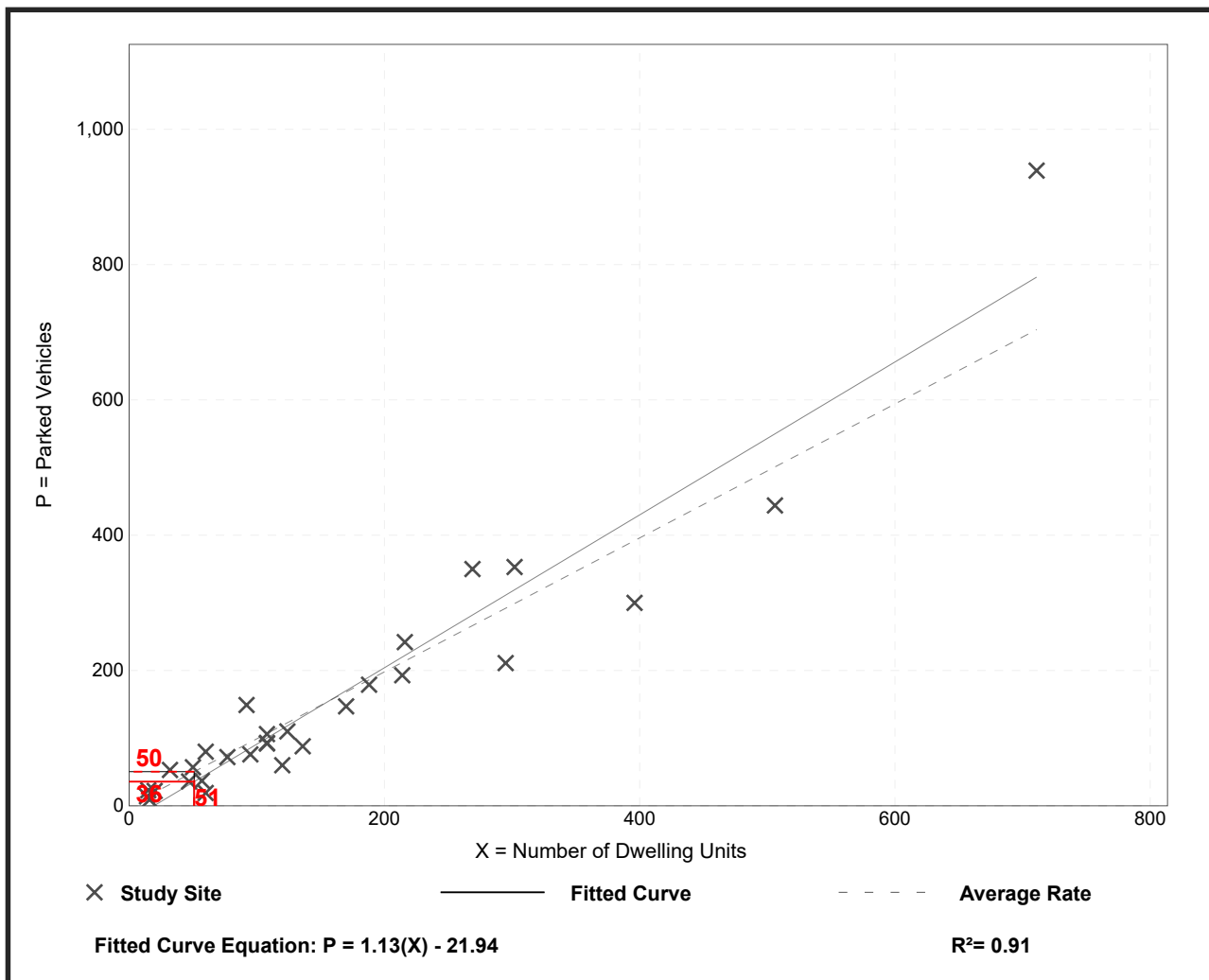
Affordable Housing - Income Limits (223)

Peak Period Parking Demand vs: Dwelling Units
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 10:00 p.m. - 5:00 a.m.
 Number of Studies: 29
 Avg. Num. of Dwelling Units: 159

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.99	0.32 - 1.66	0.85 / 1.33	0.89 - 1.09	0.27 (27%)

Data Plot and Equation



Parking Generation Manual, 5th Edition • Institute of Transportation Engineers

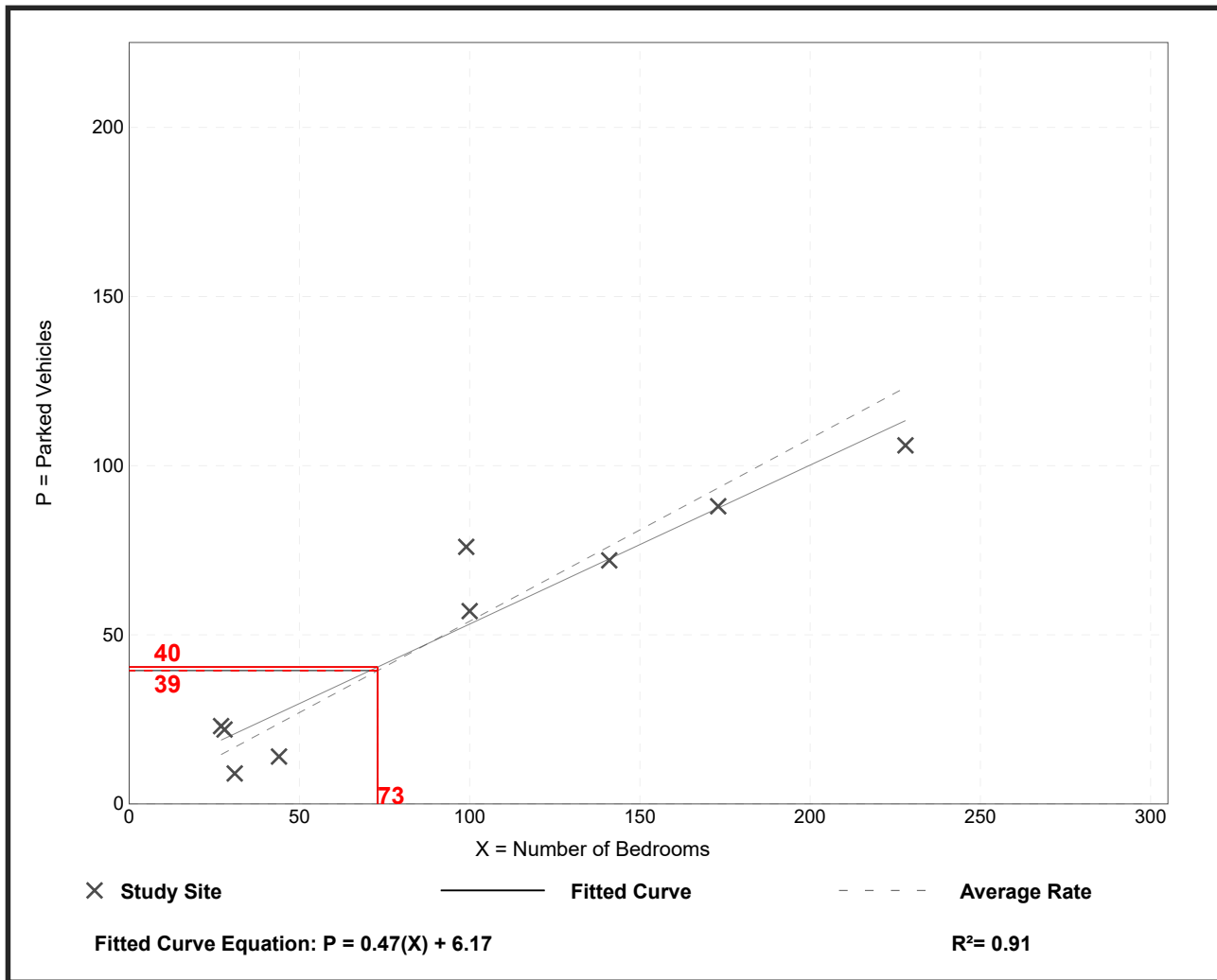
Affordable Housing - Income Limits (223)

Peak Period Parking Demand vs: Bedrooms
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 10:00 p.m. - 5:00 a.m.
 Number of Studies: 9
 Avg. Num. of Bedrooms: 97

Peak Period Parking Demand per Bedroom

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.54	0.29 - 0.85	0.48 / 0.82	***	0.14 (26%)

Data Plot and Equation



Parking Generation Manual, 5th Edition • Institute of Transportation Engineers

EXHIBIT E

KETCHUM PARKING REPORTS

City of Ketchum Parking Data Report

To: City of Ketchum
From: Dixon Resources Unlimited (DIXON)
Date: July 27, 2021
Subject: Ketchum Mobile LPR Data Collection Results for June 2021

Methodology

The City of Ketchum used Vigilant Solutions mobile license plate recognition (LPR) cameras to collect on-street parking occupancy and turnover data during the month of June 2021 within the downtown study area (Figure 1).

Mobile LPR data was collected on 17 weekdays and three Saturdays between June 3rd and June 26th. Data was recorded between 8am – 5pm on weekdays, and 10am – 4pm on Saturdays. This data was then used to calculate average parking occupancy and turnover values for weekdays and Saturdays. Parking occupancy data was organized into three time intervals on weekdays (8am – 11am, 11am – 2pm, and 2pm – 5pm), and two time intervals on Saturdays (10am – 1pm, 1pm – 4pm). Data collection times were subject to staff availability. Parking inventory information was also collected to provide accurate occupancy results. License plate information was used to calculate parking turnover values identified by average length of stay. Results for the parking study were calculated down to the block face level for assessment.

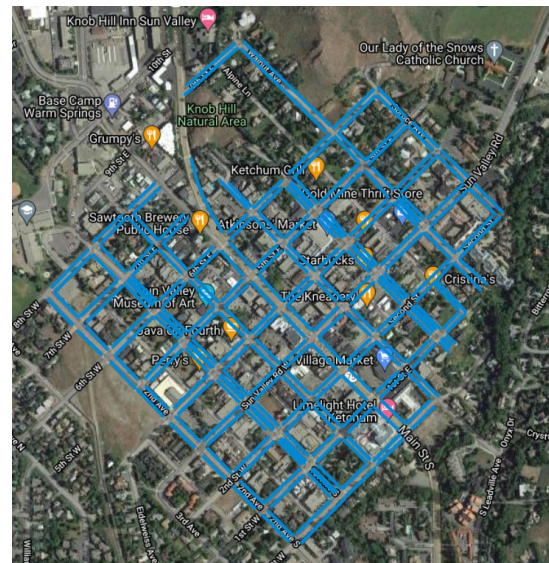


Figure 1: City of Ketchum parking study area.

When block faces reach a parking occupancy rate greater than 85% this can impact congestion and ease of finding a space, which is why the parking industry standard identifies 85% as the measure for considering policy changes.

Key Results

The results of this parking study show that, while some block faces occasionally exceeded 85% occupancy levels, overall, the parking occupancy for the study area is below the threshold. Out of a total of 1,996 on-street parking spaces across the entire study area, the weekday high occupancy rate was 54% from 11am-2pm and the Saturday high occupancy rate was 44% from 1-4pm. The parking occupancy maps in Appendix A, which display the aggregated results of the study, demonstrate that there is plenty of available on-street parking in the study area throughout the

day. The highest concentration of parking congestion in the study area occurs east of 1st Ave and west of East Ave. This area has higher levels of parking congestion from 11am-5pm on weekdays and 1-4pm on Saturdays. There are slightly lower levels of occupancy overall on Saturdays compared to weekdays.

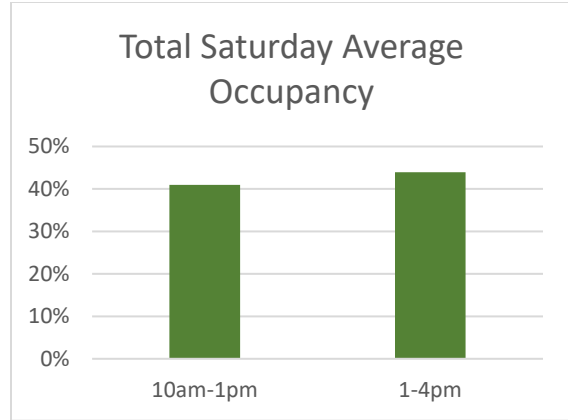
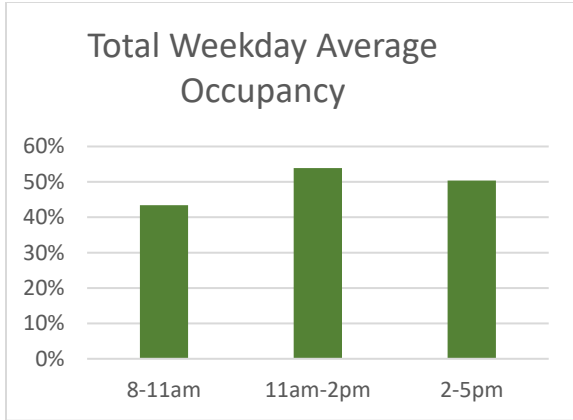
Parking turnover results show most vehicles stay less than three hours, with 77% staying less than three hours on weekdays and 94% staying less than three hours on Saturdays. Most vehicles stay between 1-3 hours, with the most common length of stay is between 2-3 hours on weekdays (40%) and 1-2 hours on Saturdays (65%).

Figure 2: Six subareas across the study area.



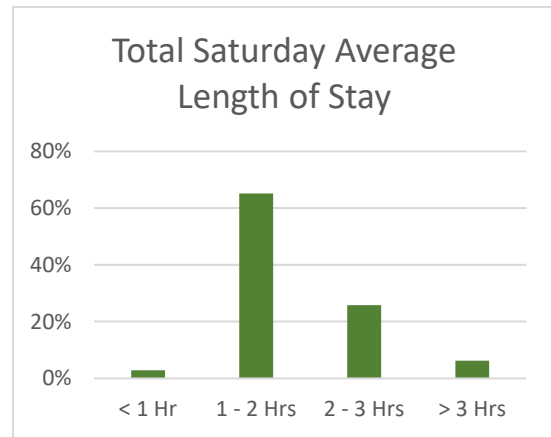
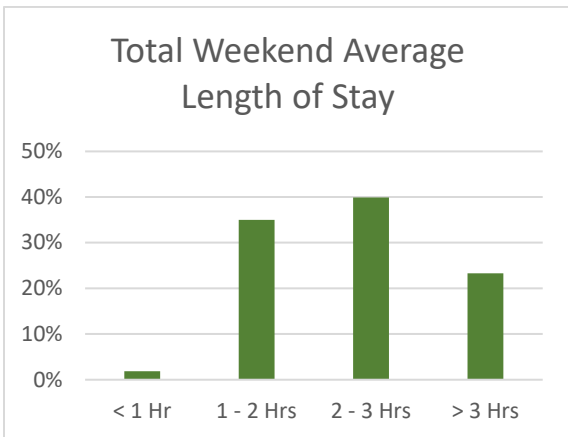
The study area was also divided into six subareas for analysis to show the spread of parking across the downtown region (see Figure 2). Subarea two had the highest average occupancy rate of all zones, with a weekday average occupancy rate of 67% between 11am-2pm, and a Saturday average occupancy rate of 57% during both time intervals between 11am-1pm and 1-4pm. Subarea six had the lowest average occupancy rate of all zones, with a weekday average occupancy rate of 35% between 8-11am, and a Saturday average occupancy rate of 27% between 10am-1pm.

Average Parking Occupancy Percentage						
Subarea	Inventory	Weekday			Saturday	
		8-11am	11am-2pm	2-5pm	10am-1pm	1-4pm
1	457	39%	49%	47%	39%	39%
2	254	52%	67%	62%	57%	57%
3	242	51%	60%	51%	48%	50%
4	307	48%	61%	56%	43%	48%
5	229	42%	48%	51%	37%	43%
6	507	35%	43%	38%	27%	28%
Total	1,996	43%	54%	50%	41%	44%



Average stay for each subarea followed the similar trends observed across the study area, with most vehicles staying less than three hours, primarily between 1-3 hours. Subarea two had the highest rate of vehicles staying between 1-3 hours with an average of 85% on weekdays and 97% on Saturdays. Subareas four, five, and six had the fewest number of vehicles staying less than one hour with an average of 1% on weekdays, while subarea one saw no block faces with an average stay of less than one hour on Saturdays. Subarea two had the fewest number of vehicles staying more than three hours with an average of 11% on weekdays and 1% on Saturdays.

Average Parking Length of Stay Percentage								
Subarea	Weekday				Saturday			
	< 1 Hr	1 - 2 Hrs	2 - 3 Hrs	> 3 Hrs	< 1 Hr	1 - 2 Hrs	2 - 3 Hrs	> 3 Hrs
1	2%	39%	37%	22%	0%	70%	22%	8%
2	4%	51%	34%	11%	2%	82%	15%	1%
3	2%	32%	43%	23%	3%	58%	33%	8%
4	1%	30%	43%	26%	4%	65%	26%	5%
5	1%	38%	39%	22%	8%	63%	25%	3%
6	1%	25%	43%	31%	2%	53%	34%	11%
Total	2%	35%	40%	23%	3%	65%	26%	6%



The Bluebird Village project is expected to replace the current City Hall site located on the corner of 5th St E and East Ave. Parking occupancy was aggregated into four categories as depicted in Figure 3: street segments immediately adjacent to the project site, street segments one block away, street segments two blocks away, and the combination of all three zones.

The average occupancy on street segments that are immediately adjacent, one block away, and two blocks away were not significantly different from each other. The average parking occupancy did not exceed 64% on adjacent blocks, 56% on segments one block away, and 59% on segments two blocks away. The highest average parking occupancy rate observed across the total of these zones was 59% between 11am-2pm on weekdays.

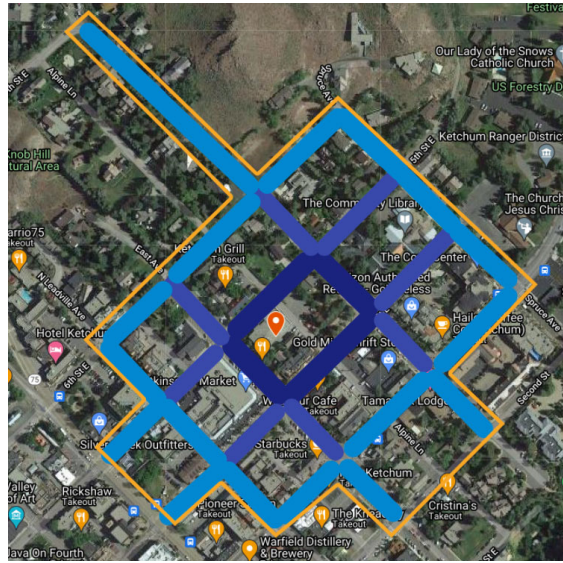
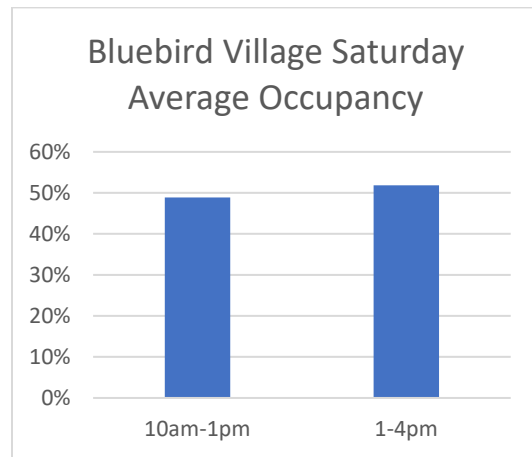
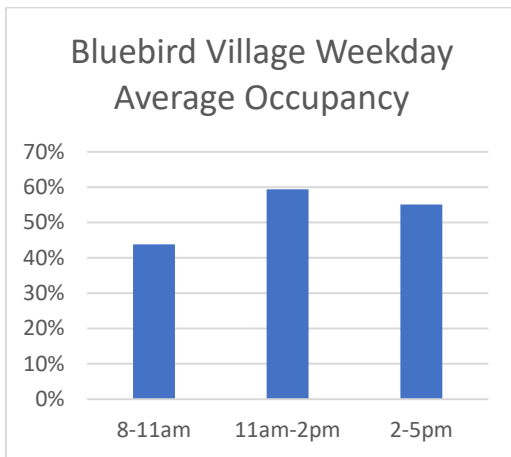


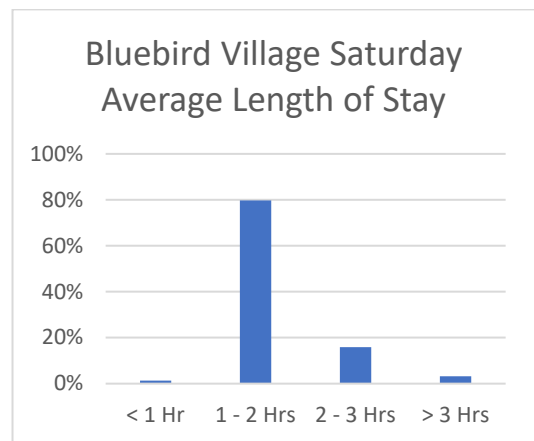
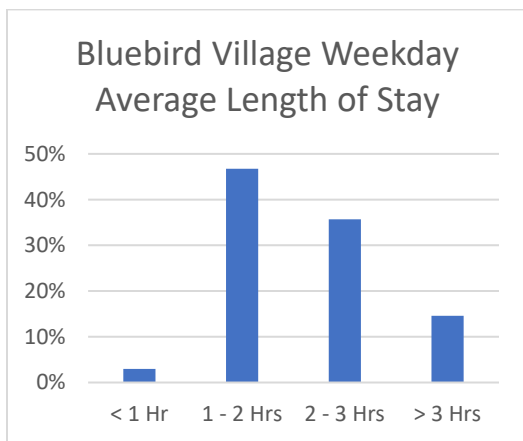
Figure 3: Bluebird Village project location with four analysis zones.

Bluebird Village Average Occupancy Percentage						
Street Segments	Inventory	Weekday			Saturday	
		8-11am	11am-2pm	2-5pm	10am-1pm	1-4pm
Immediately adjacent	79	45%	64%	61%	51%	59%
One block away	198	40%	56%	50%	44%	42%
Two blocks away	316	46%	59%	54%	52%	55%
Total	593	44%	59%	55%	49%	52%



Average length of stay results within the Bluebird Village region follows similar trends within the entire study area. On weekdays, 86% of vehicles stayed less than three hours and 83% stayed 1-3 hours. On Saturdays, 97% stayed less than three hours and 96% stayed 1-3 hours. Most vehicles stayed an average of 1-2 hours, with 47% on weekdays and 80% on Saturdays. There was not much variance in the average stay between street segments that are immediately adjacent to the current City Hall, one block away, or two blocks away.

Average Parking Length of Stay Percentage								
Street Segments	Weekday				Saturday			
	< 1 Hr	1 - 2 Hrs	2 - 3 Hrs	> 3 Hrs	< 1 Hr	1 - 2 Hrs	2 - 3 Hrs	> 3 Hrs
Immediately adjacent	2%	41%	39%	18%	0%	85%	12%	4%
One block away	5%	48%	33%	14%	2%	84%	10%	4%
Two blocks away	2%	48%	36%	14%	1%	75%	21%	2%
Total	3%	47%	36%	15%	1%	80%	16%	3%

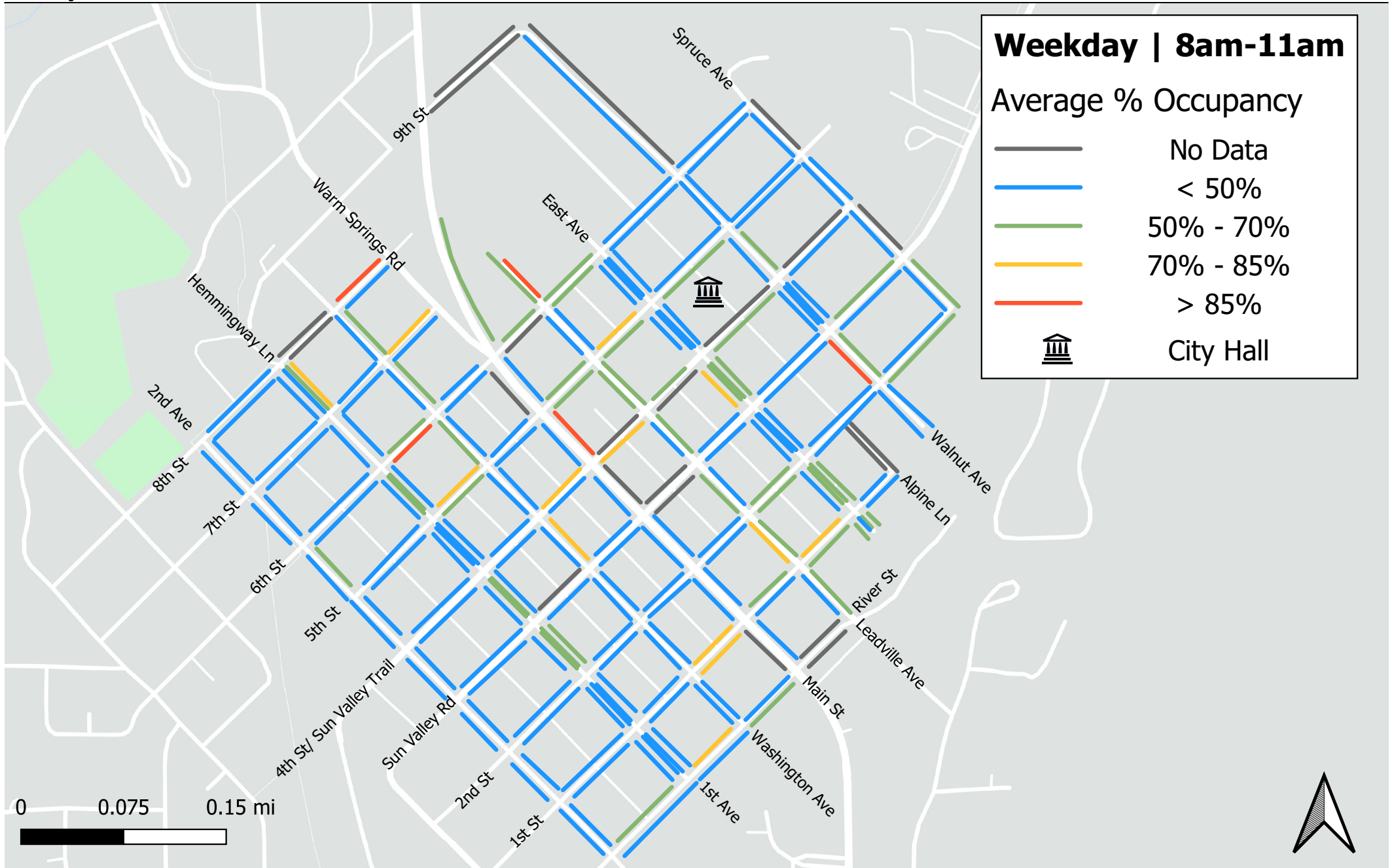


The data concisely shows ample parking available in the study area during all portions of the day. While some block faces become more congested at times, the results demonstrate that most, if not all, vehicles can park within reasonable walking distance to their destination.

Appendix A: Heat Maps

Rapid Parking Report

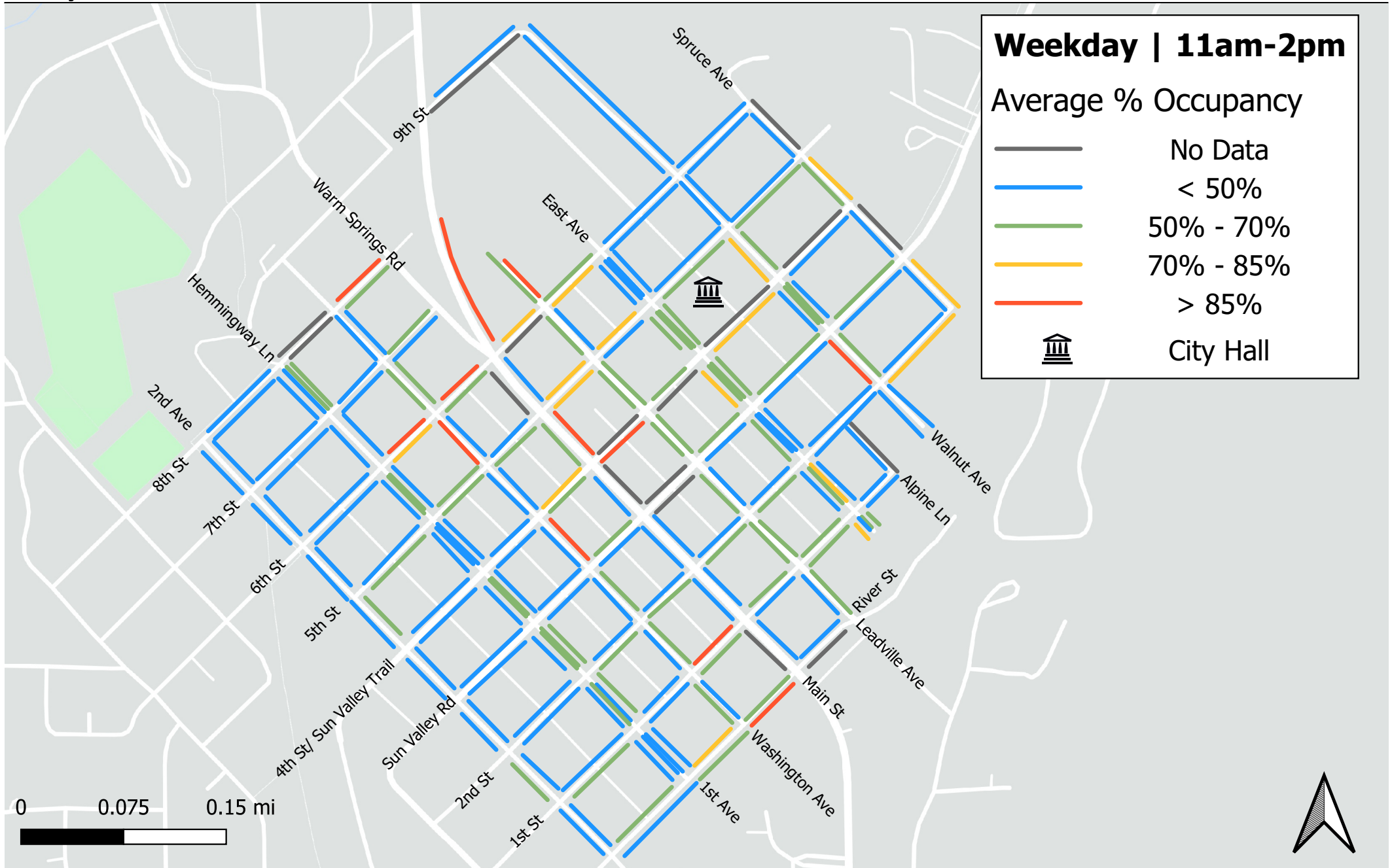
City of Ketchum



Data Collected in 2021 on 6/3, 6/4, 6/7, 6/8, 6/9, 6/10, 6/11, 6/14, 6/15, 6/16, 6/17, 6/18, 6/21, 6/22, 6/23, 6/24, and 6/25

Rapid Parking Report

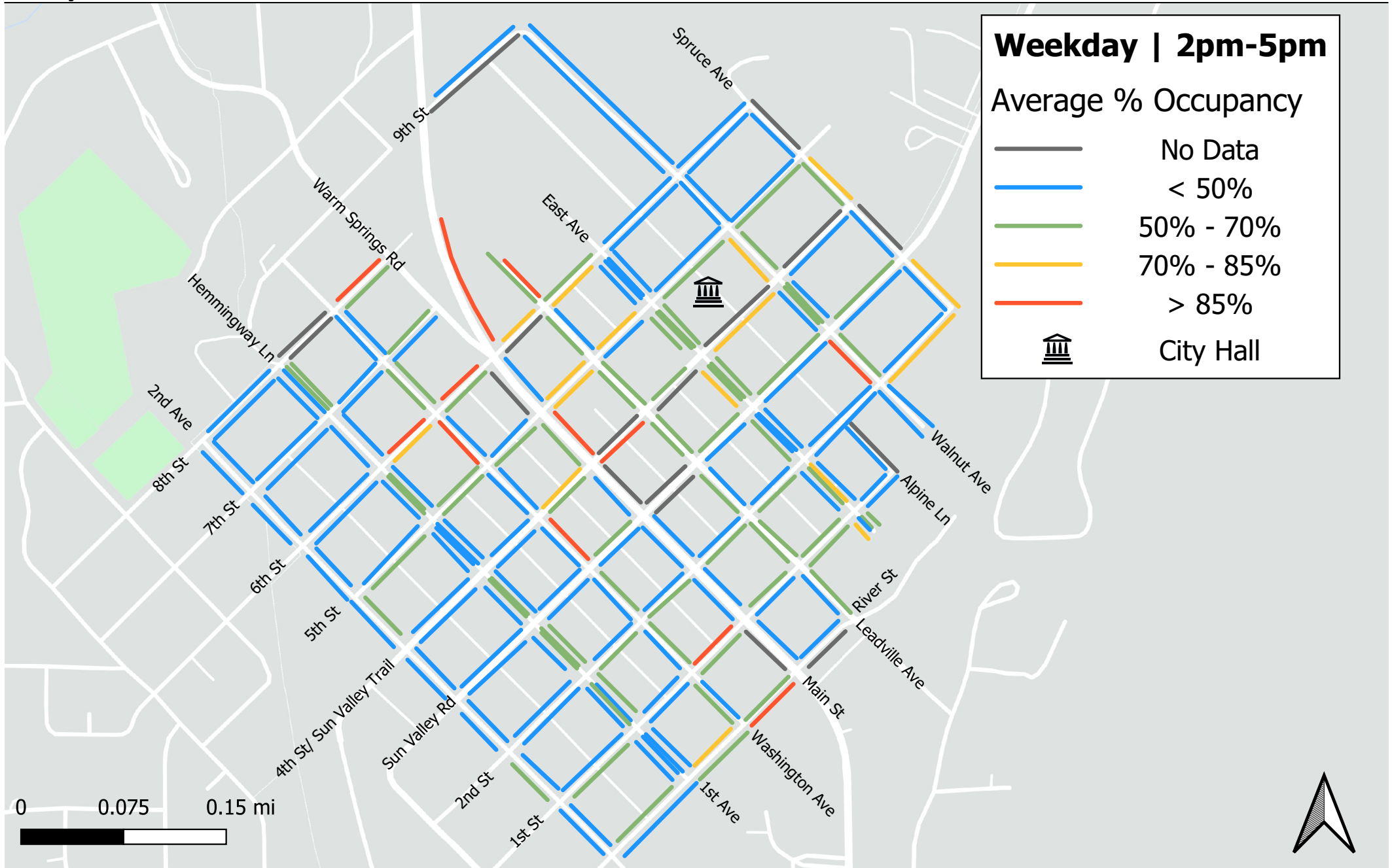
City of Ketchum



Data Collected in 2021 on 6/3, 6/4, 6/7, 6/8, 6/9, 6/10, 6/11, 6/14, 6/15, 6/16, 6/17, 6/18, 6/21, 6/22, 6/23, 6/24, and 6/25

Rapid Parking Report

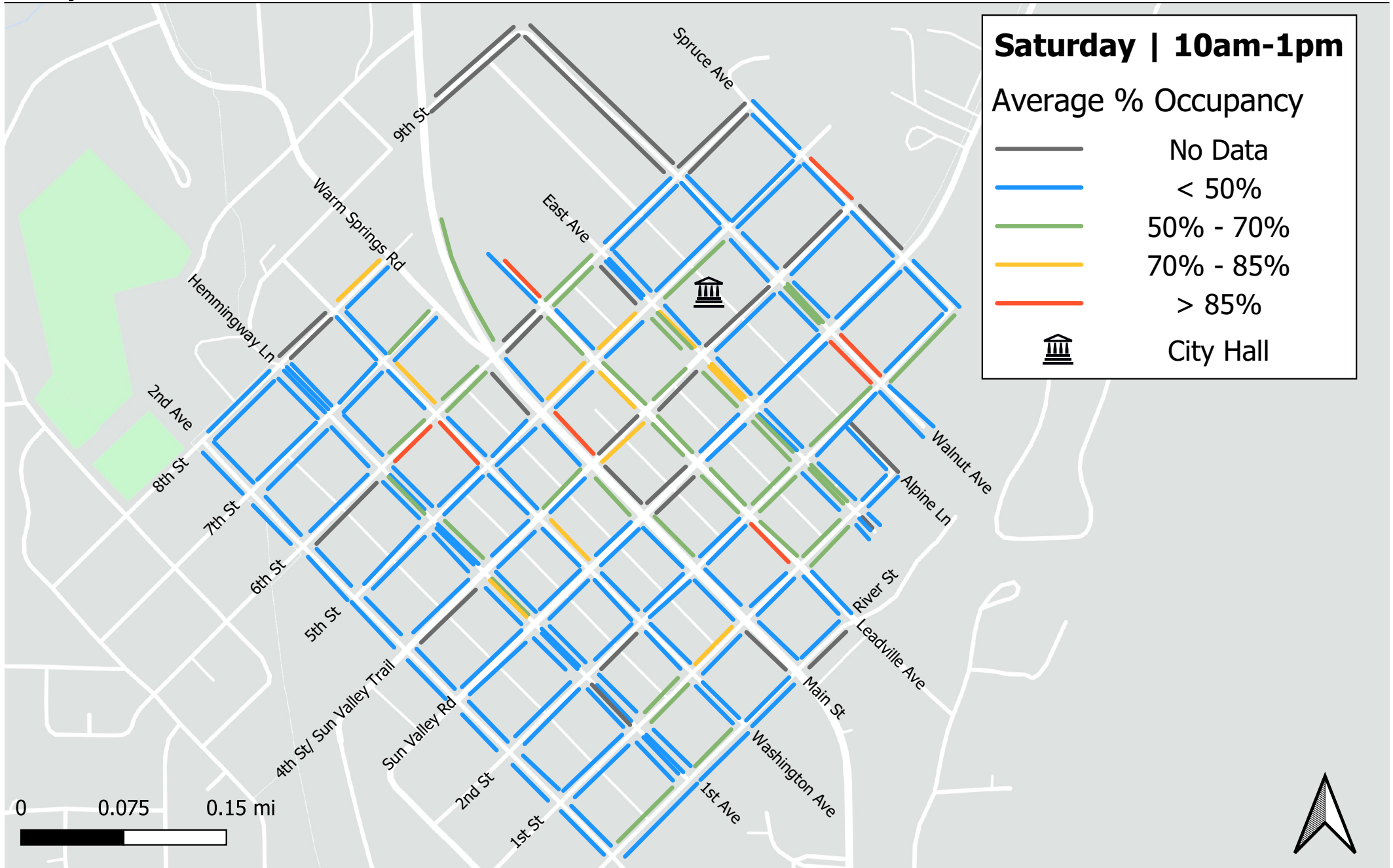
City of Ketchum



Data Collected in 2021 on 6/3, 6/4, 6/7, 6/8, 6/9, 6/10, 6/11, 6/14, 6/15, 6/16, 6/17, 6/18, 6/21, 6/22, 6/23, 6/24, and 6/25

Rapid Parking Report

City of Ketchum



Rapid Parking Report

City of Ketchum



Rapid Parking Report

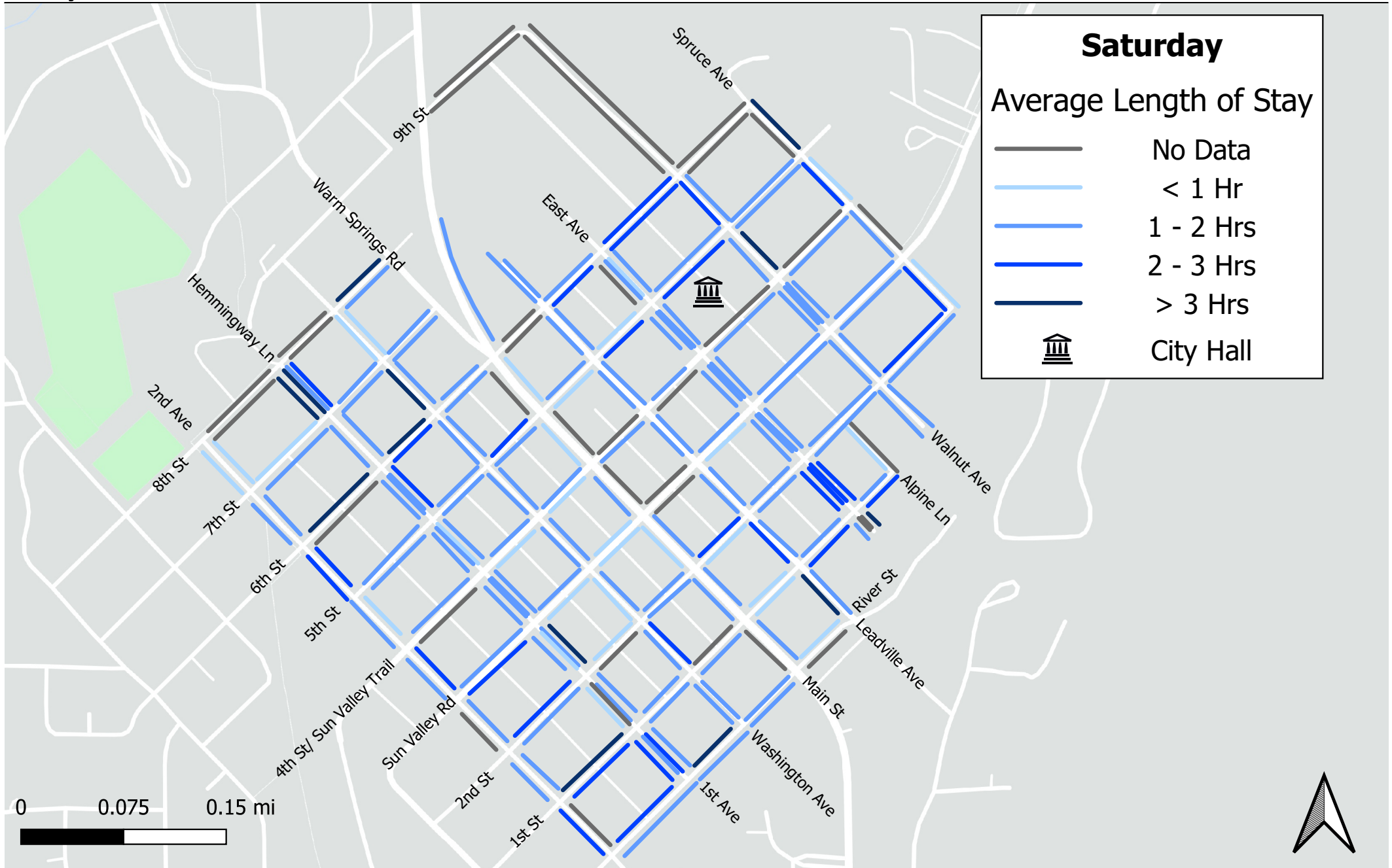
City of Ketchum



Data Collected in 2021 on 6/3, 6/4, 6/7, 6/8, 6/9, 6/10, 6/11, 6/14, 6/15, 6/16, 6/17, 6/18, 6/21, 6/22, 6/23, 6/24, and 6/25

Rapid Parking Report

City of Ketchum



Rapid Parking Report

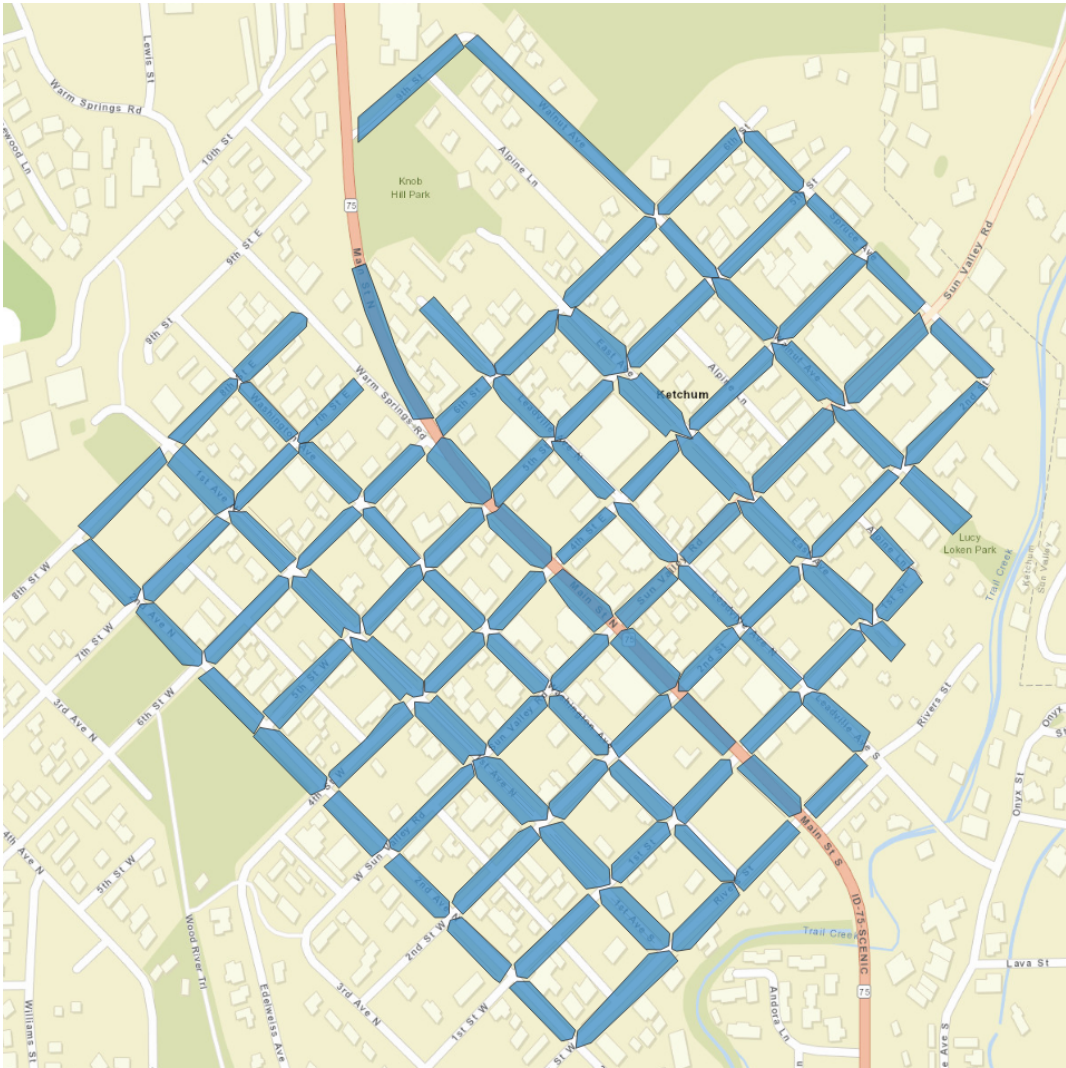
City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Map 1.1 Ketchum Region



* Blank cells represent absent data.
** Occupancy values 85% and over are highlighted.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Table 1.1 Ketchum Occupancy by Weekday vs Weekend

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm
1ST AVE N	1ST ST E LEFT-(1ST AVE N)-SECOND ST	Weekday	45%		29%		35%
		Weekend		11%		17%	
	1ST ST E-(1ST AVE N)-SECOND ST	Weekday	33%		49%		54%
		Weekend		14%		19%	
	4TH ST E LEFT-(1ST AVE N)-5TH ST W	Weekday	29%		53%		35%
		Weekend		30%		39%	
	4TH ST E-(1ST AVE N)-5TH ST W	Weekday	42%		67%		35%
		Weekend		52%		37%	
	4TH ST E-(1ST AVE N)-SUN VALLEY RD W	Weekday	21%		25%		18%
		Weekend		21%		23%	
	4TH ST E-(1ST AVE N)-SUN VALLEY RD W LEFT	Weekday	57%		69%		69%
		Weekend		70%		67%	
	5TH ST W LEFT-(1ST AVE N)-6TH ST W	Weekday	60%		70%		63%
		Weekend		48%		33%	
	5TH ST W-(1ST AVE N)-4TH ST E	Weekday	19%		48%		23%
		Weekend		33%		14%	
	5TH ST W-(1ST AVE N)-4TH ST E LEFT	Weekday	28%		50%		37%
		Weekend		26%		22%	
5TH ST W-(1ST AVE N)-6TH ST W	Weekday	32%		39%		35%	
	Weekend		25%		31%		
6TH ST W-(1ST AVE N)-5TH ST W	Weekday	29%		53%		41%	

* Blank cells represent absent data.

** Occupancy values 85% and over are highlighted.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm
1ST AVE N	6TH ST W-(1ST AVE N)- 5TH ST W	Weekend		19%		21%	
	6TH ST W-(1ST AVE N)- 5TH ST W LEFT	Weekday	60%		73%		61%
	6TH ST W-(1ST AVE N)- 7TH ST W	Weekend		59%		41%	
		Weekday	45%		50%		41%
	7TH ST W LEFT-(1ST AVE N)- 8TH ST E	Weekday	56%		54%		54%
		Weekend		22%		11%	
	7TH ST W-(1ST AVE N)- 6TH ST W	Weekday	24%		33%		35%
		Weekend		8%		8%	
	7TH ST W-(1ST AVE N)- 8TH ST E	Weekday	70%		68%		51%
		Weekend		33%		29%	
	8TH ST E-(1ST AVE N)- 7TH ST W	Weekday	43%		39%		25%
		Weekend		33%		50%	
	8TH ST E-(1ST AVE N)- 7TH ST W LEFT	Weekday	20%		21%		18%
		Weekend		30%		33%	
	SECOND ST LEFT-(1ST AVE N)- SUN VALLEY RD W	Weekday	60%		72%		58%
		Weekend		30%		22%	
	SECOND ST-(1ST AVE N)- 1ST ST E	Weekday	17%		23%		33%
		Weekend		14%		43%	
	SECOND ST-(1ST AVE N)- 1ST ST E LEFT	Weekday	41%		52%		52%
		Weekday	57%		68%		59%
SECOND ST-(1ST AVE N)- SUN VALLEY RD W	Weekend		31%		33%		

* Blank cells represent absent data.

** Occupancy values 85% and over are highlighted.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm
1ST AVE N	SUN VALLEY RD W LEFT-(1ST AVE N)-4TH ST E	Weekday	64%		79%		61%
		Weekend		52%		59%	
	SUN VALLEY RD W-(1ST AVE N)-4TH ST E	Weekday	15%		42%		35%
		Weekend		31%		31%	
	SUN VALLEY RD W-(1ST AVE N)-SECOND ST	Weekday	29%		44%		39%
		Weekend		24%		21%	
SUN VALLEY RD W-(1ST AVE N)-SECOND ST LEFT	Weekday	52%		71%		66%	
	Weekend		22%		33%		
1ST AVE S	1ST ST W-(1ST AVE S)-RIVER ST E	Weekday	24%		23%		30%
		Weekend		23%		31%	
	1ST ST W-(1ST AVE S)-RIVER ST E LEFT	Weekday	28%		21%		22%
		Weekend		26%		22%	
	RIVER ST E LEFT-(1ST AVE S)-1ST ST W	Weekday	33%		31%		27%
		Weekend		44%		44%	
RIVER ST E-(1ST AVE S)-1ST ST W	Weekday	32%		48%		48%	
	Weekend		44%		33%		
1ST ST E	1ST AVE S-(1ST ST E)-WASHINGTON AVE	Weekday	50%		44%		47%
		Weekend		61%		100%	
	ALPINE LN-(1ST ST E)-EAST AVE	Weekday	37%		47%		39%
		Weekend		39%		39%	
	EAST AVE-(1ST ST E)-ALPINE LN	Weekday	40%		54%		43%
		Weekend		33%		22%	

* Blank cells represent absent data.

** Occupancy values 85% and over are highlighted.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm
1ST ST E	EAST AVE-(1ST ST E)-N LEADVILLE AVE	Weekday	79%		76%		66%
		Weekend		52%		71%	
	N LEADVILLE AVE-(1ST ST E)-EAST AVE	Weekday	64%		70%		61%
		Weekend		52%		57%	
	N LEADVILLE AVE-(1ST ST E)-N MAIN ST	Weekday	63%		69%		56%
		Weekend		25%		67%	
	N MAIN ST-(1ST ST E)-N LEADVILLE AVE	Weekday	32%		46%		47%
		Weekend		43%		57%	
	N MAIN ST-(1ST ST E)-WASHINGTON AVE	Weekday	80%		96%		100%
		Weekend		75%		50%	
	WASHINGTON AVE-(1ST ST E)-1ST AVE S	Weekday	33%		23%		40%
		Weekend		60%		40%	
WASHINGTON AVE-(1ST ST E)-N MAIN ST	Weekday	83%		91%		65%	
	Weekend		50%		100%		
1ST ST W	1ST AVE S-(1ST ST W)-2ND AVE	Weekday	49%		51%		47%
		Weekend		17%		17%	
	2ND AVE-(1ST ST W)-1ST AVE S	Weekday	43%		45%		58%
		Weekend		31%		33%	
2ND AVE	1ST ST W-(2ND AVE)-2ND ST W	Weekday	45%		51%		38%
		Weekend		44%		21%	
	1ST ST W-(2ND AVE)-RIVER ST W	Weekday	39%		44%		44%
		Weekend		29%		29%	

* Blank cells represent absent data.

** Occupancy values 85% and over are highlighted.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm
2ND AVE	2ND ST W-(2ND AVE)-1ST ST W	Weekday	43%		62%		53%
		Weekend		15%		8%	
	2ND ST W-(2ND AVE)-SUN VALLEY RD W	Weekday	50%		49%		40%
		Weekend		33%		33%	
	5TH ST W-(2ND AVE)-6TH ST W	Weekday	51%		66%		43%
		Weekend		29%		29%	
	5TH ST W-(2ND AVE)-SUN VALLEY TRAIL	Weekday	24%		46%		46%
		Weekend		13%		31%	
	6TH ST W-(2ND AVE)-5TH ST W	Weekday	31%		44%		38%
		Weekend		13%		13%	
	6TH ST W-(2ND AVE)-7TH ST W	Weekday	19%		21%		30%
		Weekend		13%		20%	
	7TH ST W-(2ND AVE)-6TH ST W	Weekday	27%		29%		33%
		Weekend		19%		11%	
	7TH ST W-(2ND AVE)-8TH ST W	Weekday	38%		42%		35%
		Weekend		14%		12%	
	8TH ST W-(2ND AVE)-7TH ST W	Weekday	15%		22%		17%
		Weekend		22%			
	RIVER ST W-(2ND AVE)-1ST ST W	Weekday	33%		39%		33%
		Weekend		10%			
SUN VALLEY RD W-(2ND AVE)-2ND ST W	Weekday	25%		24%		12%	
	Weekend		8%		33%		

* Blank cells represent absent data.

** Occupancy values 85% and over are highlighted.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm
2ND AVE	SUN VALLEY RD W-(2ND AVE)-SUN VALLEY TRAIL	Weekday	36%		56%		38%
		Weekend		30%		30%	
	SUN VALLEY TRAIL-(2ND AVE)-5TH ST W	Weekday	34%		70%		51%
		Weekend		29%		47%	
	SUN VALLEY TRAIL-(2ND AVE)-SUN VALLEY RD W	Weekday	25%		29%		31%
		Weekend		17%		14%	
2ND ST W	1ST AVE N-(2ND ST W)-2ND AVE	Weekday	31%		26%		23%
		Weekend		29%		17%	
	2ND AVE-(2ND ST W)-1ST AVE N	Weekday	25%		25%		21%
		Weekend		21%		26%	
4TH ST E	1ST AVE N-(4TH ST E)-WASHINGTON AVE	Weekday	45%		52%		50%
		Weekend		42%		38%	
	EAST AVE-(4TH ST E)-N LEADVILLE AVE	Weekday	51%		77%		55%
		Weekend		67%		67%	
	N MAIN ST-(4TH ST E)-N LEADVILLE AVE	Weekday	80%		90%		92%
		Weekend		83%		78%	
	N MAIN ST-(4TH ST E)-WASHINGTON AVE	Weekday	78%		77%		83%
		Weekend		67%		78%	
	WASHINGTON AVE-(4TH ST E)-1ST AVE N	Weekday	50%		51%		46%
		Weekend		46%		58%	
	WASHINGTON AVE-(4TH ST E)-N MAIN ST	Weekday	33%		77%		58%
		Weekend		50%		67%	

* Blank cells represent absent data.

** Occupancy values 85% and over are highlighted.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm
5TH ST E	1ST AVE N-(5TH ST E)- WASHINGTON AVE	Weekday	62%		74%		56%
		Weekend		17%		50%	
	EAST AVE-(5TH ST E)-N LEADVILLE AVE	Weekday	78%		79%		78%
		Weekend		83%		58%	
	EAST AVE-(5TH ST E)- WALNUT AVE	Weekday	62%		70%		52%
		Weekend		60%		90%	
	N LEADVILLE AVE-(5TH ST E)-EAST AVE	Weekday	53%		48%		44%
		Weekend		50%		50%	
	N LEADVILLE AVE-(5TH ST E)-N MAIN ST	Weekday	56%		79%		79%
		Weekend		78%		78%	
	N MAIN ST-(5TH ST E)-N LEADVILLE AVE	Weekday	67%		55%		71%
		Weekend		50%		67%	
	N MAIN ST-(5TH ST E)- WASHINGTON AVE	Weekday	40%		46%		49%
		Weekend		33%		67%	
	SPRUCE AVE-(5TH ST E)- WALNUT AVE	Weekday	24%		34%		32%
		Weekend		17%		10%	
	WALNUT AVE-(5TH ST E)- EAST AVE	Weekday	29%		35%		32%
		Weekend		18%		27%	
	WALNUT AVE-(5TH ST E)- SPRUCE AVE	Weekday	50%		63%		55%
		Weekend		15%		12%	
WASHINGTON AVE-(5TH ST E)-1ST AVE N	Weekday	71%		88%		69%	
	Weekend		22%		22%		

* Blank cells represent absent data.

** Occupancy values 85% and over are highlighted.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm
5TH ST E	WASHINGTON AVE-(5TH ST E)-N MAIN ST	Weekday	29%		53%		57%
		Weekend		36%		19%	
5TH ST W	1ST AVE N-(5TH ST W)-2ND AVE	Weekday	28%		47%		26%
		Weekend		47%		22%	
	2ND AVE-(5TH ST W)-1ST AVE N	Weekday	47%		70%		52%
		Weekend		39%		30%	
6TH ST E	1ST AVE N-(6TH ST E)-WASHINGTON AVE	Weekday	89%		83%		75%
		Weekend		100%		87%	
	EAST AVE-(6TH ST E)-N LEADVILLE AVE	Weekday	64%		66%		58%
		Weekend		67%		58%	
	EAST AVE-(6TH ST E)-WALNUT AVE	Weekday	44%		63%		44%
		Weekend		33%		59%	
	N LEADVILLE AVE-(6TH ST E)-EAST AVE	Weekday	64%		71%		71%
		Weekend		57%		52%	
	N LEADVILLE AVE-(6TH ST E)-N MAIN ST	Weekday	58%		58%		75%
		Weekend				50%	
	N MAIN ST-(6TH ST E)-WASHINGTON AVE	Weekday	25%		73%		93%
		Weekend		61%		94%	
	SPRUCE AVE-(6TH ST E)-WALNUT AVE	Weekday	7%		20%		18%
	WALNUT AVE-(6TH ST E)-EAST AVE	Weekday	41%		44%		35%
		Weekend		20%		13%	
	WALNUT AVE-(6TH ST E)-SPRUCE AVE	Weekday	21%		29%		24%

* Blank cells represent absent data.

** Occupancy values 85% and over are highlighted.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm
6TH ST E	WASHINGTON AVE-(6TH ST E)-1ST AVE N	Weekday	59%		82%		88%
		Weekend		58%		67%	
	WASHINGTTON AVE-(6TH ST E)-N MAIN ST	Weekday	31%		55%		55%
		Weekend		61%		33%	
6TH ST W	1ST AVE N-(6TH ST W)-2ND AVE	Weekday	38%		52%		40%
		Weekend		9%		9%	
	2ND AVE-(6TH ST W)-1ST AVE N	Weekday	44%		46%		42%
		Weekend				8%	
7TH ST E	1ST AVE N-(7TH ST E)-WASHINGTON AVE	Weekday	37%		43%		48%
		Weekend		38%		25%	
	WARM SPRING RD-(7TH ST E)-WASHINGTON AVE	Weekday	70%		79%		61%
		Weekend		62%		67%	
	WASHINGTON AVE-(7TH ST E)-1ST AVE N	Weekday	44%		51%		37%
		Weekend		28%		39%	
	WASHINGTON AVE-(7TH ST E)-WARM SPRING RD	Weekday	25%		38%		47%
		Weekend		21%		50%	
7TH ST W	1ST AVE N-(7TH ST W)-2ND AVE	Weekday	31%		31%		26%
		Weekend		8%		8%	
	2ND AVE-(7TH ST W)-1ST AVE N	Weekday	21%		20%		21%
		Weekend		17%		25%	
8TH ST E	WARM SPRING RD-(8TH ST E)-WASHINGTON AVE	Weekday	96%		100%		97%
		Weekend		83%		92%	

* Blank cells represent absent data.

** Occupancy values 85% and over are highlighted.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm
8TH ST E	WASHINGTON AVE-(8TH ST E)-WARM SPRING RD	Weekday	43%		55%		68%
		Weekend		17%		44%	
8TH ST W	1ST AVE N-(8TH ST W)-2ND AVE	Weekday	15%		19%		19%
		Weekend		8%		8%	
	2ND AVE-(8TH ST W)-1ST AVE N	Weekday	21%		22%		25%
		Weekend		25%			
9TH ST E	WALNUT AVE-(9TH ST E)-N MAIN ST	Weekday			8%		8%
ALPINE LN	SECOND ST-(ALPINE LN)-1ST ST E	Weekday			25%		13%
		Weekend		31%		17%	
EAST AVE	1ST ST E LEFT-(EAST AVE)-SECOND ST	Weekday	70%		84%		75%
		Weekend		54%		58%	
	1ST ST E-(EAST AVE)-END	Weekday	69%		79%		82%
		Weekend		44%		50%	
	1ST ST E-(EAST AVE)-END LEFT	Weekday	23%		33%		19%
		Weekend		11%		11%	
	1ST ST E-(EAST AVE)-SECOND ST	Weekday	53%		58%		48%
		Weekend		39%		67%	
	4TH ST E LEFT-(EAST AVE)-5TH ST E	Weekday	48%		67%		62%
		Weekend		70%		78%	
	4TH ST E-(EAST AVE)-5TH ST E	Weekday	36%		63%		65%
		Weekend		44%		67%	
	5TH ST E LEFT-(EAST AVE)-6TH ST E	Weekday	27%		50%		29%

* Blank cells represent absent data.

** Occupancy values 85% and over are highlighted.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm
EAST AVE	5TH ST E LEFT-(EAST AVE)-4TH ST E	Weekend		17%		11%	
	5TH ST E-(EAST AVE)-4TH ST E	Weekday	39%		64%		64%
	5TH ST E-(EAST AVE)-4TH ST E LEFT	Weekend		70%		64%	
		Weekday	46%		81%		68%
	5TH ST E-(EAST AVE)-6TH ST E	Weekday	15%		56%		42%
		Weekend		14%		17%	
	6TH ST E-(EAST AVE)-5TH ST E	Weekday	22%		64%		43%
		Weekend				45%	
	6TH ST E-(EAST AVE)-5TH ST E LEFT	Weekday	21%		49%		39%
		Weekend		26%		33%	
	END LEFT-(EAST AVE)-1ST ST E	Weekday	58%		83%		67%
	END-(EAST AVE)-1ST ST E	Weekday	58%		54%		53%
		Weekend		25%		38%	
	SECOND ST LEFT-(EAST AVE)-SUN VALLEY RD	Weekday	30%		62%		45%
		Weekend		44%		41%	
	SECOND ST-(EAST AVE)-1ST ST E	Weekday	44%		53%		47%
		Weekend		33%		31%	
	SECOND ST-(EAST AVE)-1ST ST E LEFT	Weekday	65%		84%		66%
		Weekend		52%		44%	
	SECOND ST-(EAST AVE)-SUN VALLEY RD	Weekday	32%		55%		43%
Weekend			50%		69%		

* Blank cells represent absent data.

** Occupancy values 85% and over are highlighted.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm	
EAST AVE	SUN VALLEY RD LEFT-(EAST AVE)-SUN VALLEY TRAIL	Weekday	53%		68%		66%	
		Weekend		70%		67%		
	SUN VALLEY RD-(EAST AVE)-SECOND ST	Weekday	29%		61%		56%	
		Weekend		53%		50%		
	SUN VALLEY RD-(EAST AVE)-SECOND ST LEFT	Weekday	25%		57%		43%	
		Weekend		56%		74%		
	SUN VALLEY RD-(EAST AVE)-SUN VALLEY TRAIL	Weekday	54%		72%		62%	
		Weekend		49%		56%		
	SUN VALLEY TRAIL-(EAST AVE)-SUN VALLEY RD	Weekday	77%		79%		73%	
		Weekend		67%		63%		
	SUN VALLEY TRAIL-(EAST AVE)-SUN VALLEY RD LEFT	Weekday	55%		69%		61%	
		Weekend		78%		63%		
	MAIN ST S	RIVER ST E-(MAIN ST S)-1ST ST E	Weekday	43%		55%		24%
			Weekend		21%		33%	
N LEADVILLE AVE	1ST ST E-(N LEADVILLE AVE)-SECOND ST	Weekday	53%		69%		62%	
		Weekend		58%		44%		
	4TH ST E-(N LEADVILLE AVE)-5TH ST E	Weekday	61%		74%		59%	
		Weekend		52%		48%		
	4TH ST E-(N LEADVILLE AVE)-SUN VALLEY RD	Weekday	45%		62%		63%	
		Weekend		67%		50%		
	5TH ST E-(N LEADVILLE AVE)-4TH ST E	Weekday	58%		63%		55%	
		Weekend		71%		57%		

* Blank cells represent absent data.

** Occupancy values 85% and over are highlighted.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm
N LEADVILLE AVE	5TH ST E-(N LEADVILLE AVE)-6TH ST E	Weekday	40%		61%		42%
		Weekend		41%		52%	
	6TH ST E-(N LEADVILLE AVE)-5TH ST E	Weekday	44%		60%		63%
		Weekend		52%		33%	
	6TH ST E-(N LEADVILLE AVE)-END	Weekday	100%		100%		100%
		Weekend		100%		100%	
	END-(N LEADVILLE AVE)-6TH ST E	Weekday	58%		57%		53%
		Weekend		35%		35%	
	SECOND ST-(N LEADVILLE AVE)-1ST ST E	Weekday	76%		68%		58%
		Weekend		89%		56%	
	SECOND ST-(N LEADVILLE AVE)-SUN VALLEY RD	Weekday	48%		67%		32%
		Weekend		63%		41%	
	SUN VALLEY RD-(N LEADVILLE AVE)-4TH ST E	Weekday	50%		71%		69%
		Weekend		52%		43%	
SUN VALLEY RD-(N LEADVILLE AVE)-SECOND ST	Weekday	66%		49%		51%	
	Weekend		69%		28%		
N MAIN ST	1ST ST E-(N MAIN ST)-SECOND ST	Weekday	40%		39%		36%
		Weekend		44%		25%	
	4TH ST E-(N MAIN ST)-5TH ST E	Weekday	100%		100%		100%
		Weekend		100%		100%	
	4TH ST E-(N MAIN ST)-SUN VALLEY RD	Weekday	33%		37%		44%
		Weekend		62%		43%	

* Blank cells represent absent data.
** Occupancy values 85% and over are highlighted.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm
N MAIN ST	5TH ST E-(N MAIN ST)- 4TH ST E	Weekday	46%		69%		53%
		Weekend		50%		44%	
	5TH ST E-(N MAIN ST)- 6TH ST E	Weekday	19%		29%		34%
		Weekend		29%		19%	
	6TH ST E-(N MAIN ST)- 9TH ST E	Weekday	64%		92%		92%
		Weekend		63%		75%	
	SECOND ST-(N MAIN ST)- 1ST ST E	Weekday	32%		37%		35%
		Weekend		38%		13%	
	SECOND ST-(N MAIN ST)- SUN VALLEY RD	Weekday	21%		33%		39%
		Weekend		63%		83%	
	SUN VALLEY RD-(N MAIN ST)-SECOND ST	Weekday	22%		30%		29%
		Weekend		37%		22%	
RIVER ST E	1ST AVE S-(RIVER ST E)- WASHINGTON AVE	Weekday	45%		43%		56%
		Weekend		37%		44%	
	MAIN ST S-(RIVER ST E)- WASHINGTON AVE	Weekday	42%		36%		60%
		Weekend		43%		50%	
	S LEADVILLE AVE-(RIVER ST E)-MAIN ST S	Weekday			25%		25%
		Weekend		38%		42%	
	WASHINGTON AVE- (RIVER ST E)-1ST AVE S	Weekday	79%		75%		74%
		Weekend		58%		100%	
	WASHINGTON AVE- (RIVER ST E)-MAIN ST S	Weekday	66%		77%		92%
		Weekend		50%		29%	

* Blank cells represent absent data.

** Occupancy values 85% and over are highlighted.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm
RIVER ST W	1ST AVE S-(RIVER ST W)- 2ND AVE S	Weekday	67%		48%		68%
		Weekend		67%		83%	
	2ND AVE S-(RIVER ST W)- 1ST AVE S	Weekday	36%		47%		37%
		Weekend		21%		31%	
S LEADVILLE AVE	1ST ST E-(S LEADVILLE AVE)-RIVER ST E	Weekday	43%		50%		46%
		Weekend		36%		39%	
	RIVER ST E-(S LEADVILLE AVE)-1ST ST E	Weekday	54%		70%		64%
		Weekend		26%		41%	
SECOND ST	1ST AVE N-(SECOND ST)- WASHINGTON AVE	Weekday	38%		43%		50%
		Weekend				14%	
	EAST AVE-(SECOND ST)-N LEADVILLE AVE	Weekday	68%		67%		50%
		Weekend		58%		75%	
	EAST AVE-(SECOND ST)- WALNUT AVE	Weekday	33%		40%		39%
		Weekend		33%		30%	
	N LEADVILLE AVE- (SECOND ST)-EAST AVE	Weekday	51%		69%		60%
		Weekend		53%		60%	
	N LEADVILLE AVE- (SECOND ST)-N MAIN ST	Weekday	41%		58%		43%
		Weekend		50%		38%	
	N MAIN ST-(SECOND ST)- N LEADVILLE AVE	Weekday	47%		48%		51%
		Weekend		48%		43%	
	N MAIN ST-(SECOND ST)- WASHINGTON AVE	Weekday	25%		38%		43%
		Weekend		33%		42%	

* Blank cells represent absent data.

** Occupancy values 85% and over are highlighted.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm
SECOND ST	SPRUCE AVE-(SECOND ST)-WALNUT AVE	Weekday	21%		33%		27%
		Weekend		12%		16%	
	WALNUT AVE-(SECOND ST)-EAST AVE	Weekday	42%		52%		45%
		Weekend		55%		45%	
	WALNUT AVE-(SECOND ST)-SPRUCE AVE	Weekday	63%		60%		75%
		Weekend		56%		17%	
	WASHINGTON AVE-(SECOND ST)-1ST AVE N	Weekday	35%		31%		28%
		Weekend		23%			
WASHINGTON AVE-(SECOND ST)-N MAIN ST	Weekday	40%		57%		55%	
	Weekend		50%		67%		
SPRUCE AVE	4TH ST E-(SPRUCE AVE)-5TH ST E	Weekday	50%		83%		75%
		Weekend		100%		100%	
	4TH ST E-(SPRUCE AVE)-SUN VALLEY RD	Weekday	20%		32%		39%
		Weekend		10%		23%	
	5TH ST E-(SPRUCE AVE)-4TH ST E	Weekday	41%		49%		55%
		Weekend		33%		40%	
	5TH ST E-(SPRUCE AVE)-6TH ST E	Weekend		11%		11%	
	6TH ST E-(SPRUCE AVE)-5TH ST E	Weekday	39%		30%		44%
		Weekend		25%			
	SECOND ST-(SPRUCE AVE)-SUN VALLEY RD	Weekday	63%		71%		75%
		Weekend		17%		17%	
	SUN VALLEY RD-(SPRUCE AVE)-SECOND ST	Weekday	17%		17%		23%

* Blank cells represent absent data.

** Occupancy values 85% and over are highlighted.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm
SPRUCE AVE	SUN VALLEY RD-(SPRUCE AVE)-SPRUCE ST	Weekend		8%		8%	
SUN VALLEY RD	EAST AVE-(SUN VALLEY RD)-N LEADVILLE AVE	Weekday	46%		48%		67%
		Weekend		42%		58%	
	EAST AVE-(SUN VALLEY RD)-WALNUT AVE	Weekday	28%		60%		35%
		Weekend		33%		61%	
	N LEADVILLE AVE-(SUN VALLEY RD)-EAST AVE	Weekday	47%		46%		45%
		Weekend		33%		40%	
	SPRUCE AVE-(SUN VALLEY RD)-WALNUT AVE	Weekday	56%		42%		54%
		Weekend		48%		52%	
	WALNUT AVE-(SUN VALLEY RD)-EAST AVE	Weekday	32%		45%		54%
		Weekend		36%		39%	
WALNUT AVE-(SUN VALLEY RD)-SPRUCE AVE	Weekday	25%		28%		36%	
	Weekend		30%		47%		
SUN VALLEY RD W	1ST AVE N-(SUN VALLEY RD W)-2ND AVE	Weekday	41%		46%		32%
		Weekend		37%		50%	
	1ST AVE N-(SUN VALLEY RD W)-WASHINGTON AVE	Weekday	21%		32%		28%
		Weekend		17%		33%	
	2ND AVE-(SUN VALLEY RD W)-1ST AVE N	Weekday	26%		36%		37%
		Weekend		37%		20%	
	N MAIN ST-(SUN VALLEY RD W)-WASHINGTON AVE	Weekday	42%		70%		56%
		Weekend		20%		53%	
	WASHINGTON AVE-(SUN VALLEY RD W)-1ST AVE N	Weekday			31%		35%

* Blank cells represent absent data.

** Occupancy values 85% and over are highlighted.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm
SUN VALLEY RD W	WASHINGTON AVE-(SUN VALLEY RD W)-1ST AVE N	Weekend		13%		17%	
	WASHINGTON AVE-(SUN VALLEY RD W)-N MAIN ST	Weekday	38%		48%		47%
		Weekend		42%		50%	
SUN VALLEY TRAIL	1ST AVE N-(SUN VALLEY TRAIL)-2ND AVE	Weekday	34%		49%		49%
		Weekend		33%		42%	
	2ND AVE-(SUN VALLEY TRAIL)-1ST AVE N	Weekday	49%		41%		25%
		Weekend					
	EAST AVE-(SUN VALLEY TRAIL)-WALNUT AVE	Weekday	63%		60%		75%
		Weekend		50%		50%	
WALNUT AVE-(SUN VALLEY TRAIL)-SPRUCE AVE	Weekday	31%		47%		44%	
	Weekend		36%		39%		
WALNUT AVE	4TH ST E-(WALNUT AVE)-5TH ST E	Weekday	57%		71%		56%
		Weekend		39%		25%	
	4TH ST E-(WALNUT AVE)-SUN VALLEY RD	Weekday	24%		25%		31%
		Weekend		38%		29%	
	4TH ST E-(WALNUT AVE)-SUN VALLEY RD LEFT	Weekday	37%		52%		66%
		Weekend		59%		56%	
	5TH ST E-(WALNUT AVE)-4TH ST E	Weekday	30%		63%		71%
		Weekend		33%		59%	
	5TH ST E-(WALNUT AVE)-6TH ST E	Weekday	23%		35%		41%
		Weekend		13%		17%	
	6TH ST E-(WALNUT AVE)-5TH ST E	Weekday	17%		31%		26%
		Weekend		15%		12%	

* Blank cells represent absent data.
** Occupancy values 85% and over are highlighted.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm
WALNUT AVE	6TH ST E-(WALNUT AVE)-9TH ST E	Weekday					24%
	9TH ST E-(WALNUT AVE)-6TH ST E	Weekday	4%		4%		6%
	SECOND ST-(WALNUT AVE)-SUN VALLEY RD	Weekday	60%		87%		70%
		Weekend		100%		89%	
	SUN VALLEY RD LEFT-(WALNUT AVE)-4TH ST E	Weekday	28%		56%		60%
		Weekend		67%		48%	
	SUN VALLEY RD-(WALNUT AVE)-4TH ST E	Weekday	30%		58%		50%
		Weekend		43%		39%	
SUN VALLEY RD-(WALNUT AVE)-SECOND ST	Weekday	100%		100%		100%	
	Weekend		100%		100%		
WALNUT AVE S	END-(WALNUT AVE S)-SECOND ST	Weekday	21%		29%		24%
		Weekend		8%		22%	
	SECOND ST-(WALNUT AVE S)-END	Weekday	38%		44%		40%
		Weekend		33%		13%	
WASHINGTON AVE	1ST ST E-(WASHINGTON AVE)-SECOND ST	Weekday	34%		48%		56%
		Weekend		38%		54%	
	1ST ST W-(WASHINGTON AVE)-RIVER ST E	Weekday	30%		39%		55%
		Weekend		21%		86%	
	4TH AVE E-(WASHINGTON AVE)-SUN VALLEY RD W	Weekday	14%		48%		41%
		Weekend		26%		29%	
4TH ST E-(WASHINGTON AVE)-5TH ST E	Weekday	26%		56%		45%	
	Weekend		25%		31%		

* Blank cells represent absent data.

** Occupancy values 85% and over are highlighted.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm
WASHINGTON AVE	5TH ST E-(WASHINGTON AVE)-4TH ST E	Weekday	32%		68%		50%
		Weekend		42%		28%	
	5TH ST E-(WASHINGTON AVE)-6TH ST E	Weekday	12%		37%		36%
		Weekend		13%		50%	
	6TH ST E-(WASHINGTON AVE)-5TH ST E	Weekday	70%		82%		86%
		Weekend		100%		50%	
	6TH ST E-(WASHINGTON AVE)-7TH ST E	Weekday	50%		63%		63%
		Weekend		75%		50%	
	7TH ST E-(WASHINGTON AVE)-6TH ST E	Weekday	37%		54%		51%
		Weekend		37%		63%	
	7TH ST E-(WASHINGTON AVE)-8TH ST E	Weekday	54%		51%		33%
		Weekend		22%		17%	
	8TH ST E-(WASHINGTON AVE)-7TH ST E	Weekday	38%		38%		48%
		Weekend		14%		21%	
	RIVER ST E- (WASHINGTON AVE)-1ST ST W	Weekday	31%		34%		45%
		Weekend		44%		13%	
	SECOND ST- (WASHINGTON AVE)-1ST ST E	Weekday	11%		19%		26%
		Weekend		9%		18%	
	SECOND ST- (WASHINGTON AVE)- SUN VALLEY RD W	Weekday	25%		51%		52%
		Weekend		22%		50%	
SUN VALLEY RD W- (WASHINGTON AVE)-4TH AVE E	Weekday	80%		96%		100%	
	Weekend		75%		100%		

* Blank cells represent absent data.

** Occupancy values 85% and over are highlighted.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm
WASHINGTON AVE	SUN VALLEY RD W- (WASHINGTON AVE)- SECOND ST	Weekday	12%		37%		44%
		Weekend		22%		29%	

* Blank cells represent absent data.
** Occupancy values 85% and over are highlighted.

Rapid Parking Report

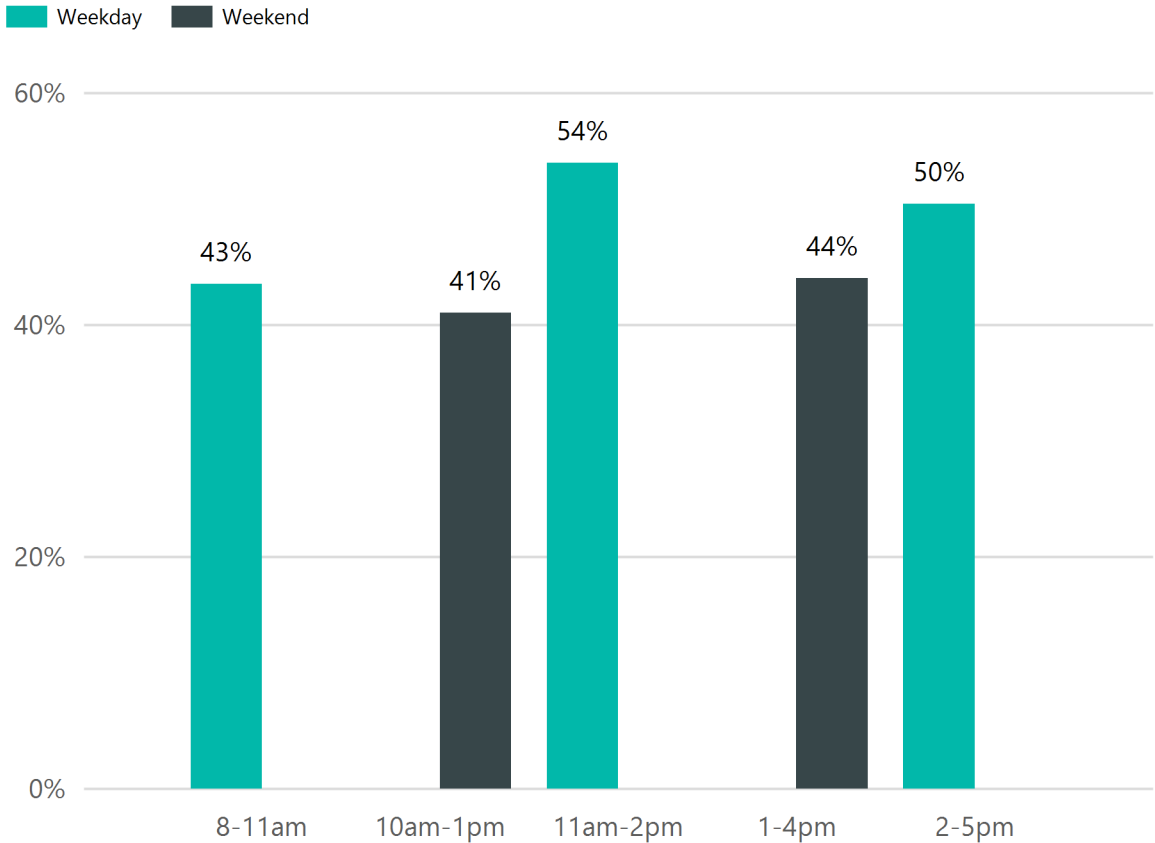
City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Chart 1.1 Ketchum Occupancy by Weekday vs Weekend



* Blank cells represent absent data.
** Occupancy values 85% and over are highlighted.

Rapid Parking Report

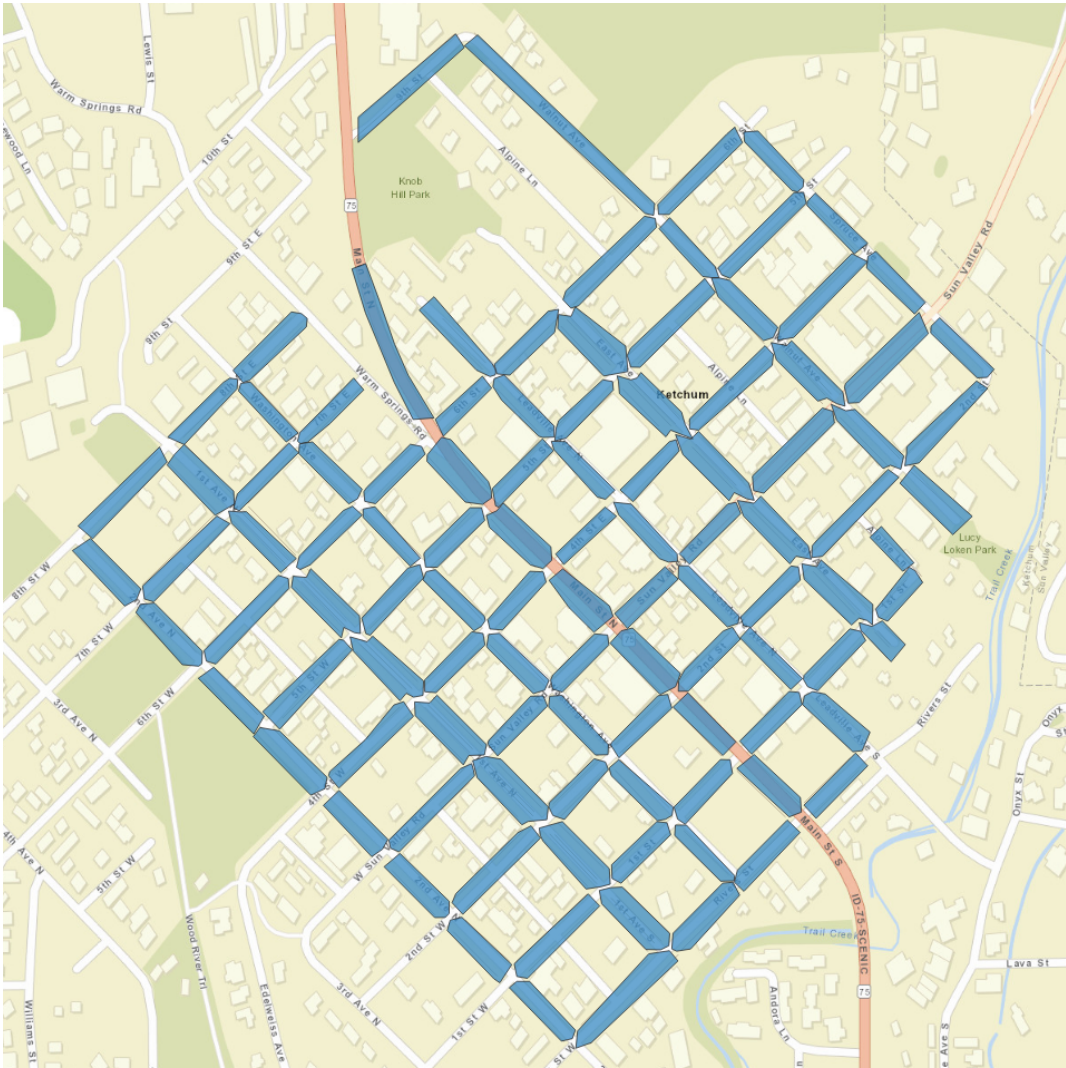
City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Map 1.1 Ketchum Region



* Blank cells represent absent data.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Table 1.1 Ketchum Collections by Weekday vs Weekend

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm	Total
1ST AVE N	1ST ST E LEFT-(1ST AVE N)-SECOND ST	Weekday	13		17		6	36
		Weekend		1		2		3
	1ST ST E-(1ST AVE N)-SECOND ST	Weekday	16		18		11	45
		Weekend		3		3		6
	4TH ST E LEFT-(1ST AVE N)-5TH ST W	Weekday	7		16		8	31
		Weekend		4		2		6
	4TH ST E-(1ST AVE N)-5TH ST W	Weekday	12		18		9	39
		Weekend		5		3		8
	4TH ST E-(1ST AVE N)-SUN VALLEY RD W	Weekday	15		16		10	41
		Weekend		4		3		7
	4TH ST E-(1ST AVE N)-SUN VALLEY RD W LEFT	Weekday	17		16		10	43
		Weekend		4		3		7
	5TH ST W LEFT-(1ST AVE N)-6TH ST W	Weekday	16		17		10	43
		Weekend		3		2		5
	5TH ST W-(1ST AVE N)-4TH ST E	Weekday	16		17		10	43
		Weekend		5		2		7
	5TH ST W-(1ST AVE N)-4TH ST E LEFT	Weekday	12		17		9	38
		Weekend		3		2		5
5TH ST W-(1ST AVE N)-6TH ST W	Weekday	16		18		10	44	
	Weekend		5		3		8	
6TH ST W-(1ST AVE N)-5TH ST W	Weekday	13		17		9	39	

* Blank cells represent absent data.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm	Total
1ST AVE N	6TH ST W-(1ST AVE N)- 5TH ST W	Weekend		4		1		5
	6TH ST W-(1ST AVE N)- 5TH ST W LEFT	Weekday	17		17		10	44
		Weekend		4		3		7
	6TH ST W-(1ST AVE N)- 7TH ST W	Weekday	15		17		8	40
		Weekend		5		3		8
	7TH ST W LEFT-(1ST AVE N)-8TH ST E	Weekday	16		18		10	44
		Weekend		3		1		4
	7TH ST W-(1ST AVE N)- 6TH ST W	Weekday	15		17		10	42
		Weekend		4		2		6
	7TH ST W-(1ST AVE N)- 8TH ST E	Weekday	17		17		10	44
		Weekend		4		3		7
	8TH ST E-(1ST AVE N)- 7TH ST W	Weekday	14		14		7	35
		Weekend		5		1		6
	8TH ST E-(1ST AVE N)- 7TH ST W LEFT	Weekday	16		17		10	43
		Weekend		4		2		6
	SECOND ST LEFT-(1ST AVE N)-SUN VALLEY RD W	Weekday	16		18		10	44
		Weekend		3		1		4
	SECOND ST-(1ST AVE N)-1ST ST E	Weekday	14		17		10	41
Weekend			3		2		5	
SECOND ST-(1ST AVE N)-1ST ST E LEFT	Weekday	14		16		9	39	
SECOND ST-(1ST AVE N)-SUN VALLEY RD W	Weekday	16		19		10	45	
	Weekend		5		3		8	

* Blank cells represent absent data.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm	Total	
1ST AVE N	SUN VALLEY RD W LEFT-(1ST AVE N)-4TH ST E	Weekday	15		18		10	43	
		Weekend		4		3		7	
	SUN VALLEY RD W-(1ST AVE N)-4TH ST E	Weekday	15		18		10	43	
		Weekend		5		1		6	
	SUN VALLEY RD W-(1ST AVE N)-SECOND ST	Weekday	14		16		9	39	
		Weekend		5		3		8	
	SUN VALLEY RD W-(1ST AVE N)-SECOND ST LEFT	Weekday	17		17		10	44	
		Weekend		4		3		7	
		Total		384	99	443	57	245	1,228
	1ST AVE S	1ST ST W-(1ST AVE S)-RIVER ST E	Weekday	16		19		9	44
			Weekend		5		3		8
		1ST ST W-(1ST AVE S)-RIVER ST E LEFT	Weekday	15		17		8	40
Weekend				4		2		6	
RIVER ST E LEFT-(1ST AVE S)-1ST ST W		Weekday	7		11		9	27	
		Weekend		1		1		2	
RIVER ST E-(1ST AVE S)-1ST ST W		Weekday	15		18		11	44	
		Weekend		5		3		8	
		Total		53	15	65	9	37	179
1ST ST E		1ST AVE S-(1ST ST E)-WASHINGTON AVE	Weekday	14		14		13	41
	Weekend			3		1		4	
	ALPINE LN-(1ST ST E)-EAST AVE	Weekday	5		10		6	21	
		Weekend		3		5		8	

* Blank cells represent absent data.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm	Total
1ST ST E	EAST AVE-(1ST ST E)-ALPINE LN	Weekday	8		9		7	24
		Weekend		1		5		6
	EAST AVE-(1ST ST E)-N LEADVILLE AVE	Weekday	11		9		11	31
		Weekend		3		5		8
	N LEADVILLE AVE-(1ST ST E)-EAST AVE	Weekday	12		10		11	33
		Weekend		3		4		7
	N LEADVILLE AVE-(1ST ST E)-N MAIN ST	Weekday	8		9		9	26
		Weekend		2		5		7
	N MAIN ST-(1ST ST E)-N LEADVILLE AVE	Weekday	8		10		11	29
		Weekend		2		4		6
	N MAIN ST-(1ST ST E)-WASHINGTON AVE	Weekday	10		15		11	36
		Weekend		2		1		3
	WASHINGTON AVE-(1ST ST E)-1ST AVE S	Weekday	6		8		7	21
		Weekend		1		1		2
	WASHINGTON AVE-(1ST ST E)-N MAIN ST	Weekday	9		12		10	31
		Weekend		1		2		3
Total			91	21	106	33	96	347
1ST ST W	1ST AVE S-(1ST ST W)-2ND AVE	Weekday	14		16		13	43
		Weekend		2		2		4
	2ND AVE-(1ST ST W)-1ST AVE S	Weekday	14		16		13	43
		Weekend		5		2		7
	Total			28	7	32	4	26

* Blank cells represent absent data.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm	Total
2ND AVE	1ST ST W-(2ND AVE)- 2ND ST W	Weekday	16		15		9	40
		Weekend		3		3		6
	1ST ST W-(2ND AVE)- RIVER ST W	Weekday	12		16		9	37
		Weekend		5		3		8
	2ND ST W-(2ND AVE)- 1ST ST W	Weekday	15		17		11	43
		Weekend		2		2		4
	2ND ST W-(2ND AVE)- SUN VALLEY RD W	Weekday	16		16		10	42
		Weekend		4		3		7
	5TH ST W-(2ND AVE)- 6TH ST W	Weekday	16		16		9	41
		Weekend		2		2		4
	5TH ST W-(2ND AVE)- SUN VALLEY TRAIL	Weekday	14		19		10	43
		Weekend		4		3		7
	6TH ST W-(2ND AVE)- 5TH ST W	Weekday	15		17		8	40
		Weekend		4		3		7
	6TH ST W-(2ND AVE)- 7TH ST W	Weekday	9		11		6	26
		Weekend		4		2		6
	7TH ST W-(2ND AVE)- 6TH ST W	Weekday	12		16		7	35
		Weekend		3		1		4
	7TH ST W-(2ND AVE)- 8TH ST W	Weekday	15		17		10	42
		Weekend		2		3		5
8TH ST W-(2ND AVE)- 7TH ST W	Weekday	6		8		2	16	
	Weekend		2				2	

* Blank cells represent absent data.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm	Total
2ND AVE	RIVER ST W-(2ND AVE)- 1ST ST W	Weekday	16		17		10	43
		Weekend		2				2
	SUN VALLEY RD W- (2ND AVE)-2ND ST W	Weekday	10		15		4	29
		Weekend		1		1		2
	SUN VALLEY RD W- (2ND AVE)-SUN VALLEY TRAIL	Weekday	17		20		10	47
		Weekend		5		2		7
	SUN VALLEY TRAIL- (2ND AVE)-5TH ST W	Weekday	15		18		10	43
		Weekend		4		3		7
	SUN VALLEY TRAIL- (2ND AVE)-SUN VALLEY RD W	Weekday	15		17		10	42
		Weekend		4		3		7
Total			219	51	255	34	135	694
2ND ST W	1ST AVE N-(2ND ST W)- 2ND AVE	Weekday	14		17		12	43
		Weekend		3		3		6
	2ND AVE-(2ND ST W)- 1ST AVE N	Weekday	13		17		13	43
		Weekend		5		3		8
	Total			27	8	34	6	25
4TH ST E	1ST AVE N-(4TH ST E)- WASHINGTON AVE	Weekday	11		19		9	39
		Weekend		5		1		6
	EAST AVE-(4TH ST E)-N LEADVILLE AVE	Weekday	11		15		10	36
		Weekend		3		5		8
	N MAIN ST-(4TH ST E)- N LEADVILLE AVE	Weekday	5		7		9	21
		Weekend		2		3		5

* Blank cells represent absent data.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm	Total
4TH ST E	N MAIN ST-(4TH ST E)-WASHINGTON AVE	Weekday	6		19		10	35
		Weekend		4		3		7
	WASHINGTON AVE-(4TH ST E)-1ST AVE N	Weekday	14		17		10	41
		Weekend		5		3		8
	WASHINGTON AVE-(4TH ST E)-N MAIN ST	Weekday	5		10		4	19
		Weekend		3		1		4
Total			52	22	87	16	52	229
5TH ST E	1ST AVE N-(5TH ST E)-WASHINGTON AVE	Weekday	14		15		9	38
		Weekend		2		1		3
	EAST AVE-(5TH ST E)-N LEADVILLE AVE	Weekday	10		14		12	36
		Weekend		6		4		10
	EAST AVE-(5TH ST E)-WALNUT AVE	Weekday	12		18		13	43
		Weekend		4		2		6
	N LEADVILLE AVE-(5TH ST E)-EAST AVE	Weekday	11		15		10	36
		Weekend		3		5		8
	N LEADVILLE AVE-(5TH ST E)-N MAIN ST	Weekday	10		15		10	35
		Weekend		5		6		11
	N MAIN ST-(5TH ST E)-N LEADVILLE AVE	Weekday	6		10		8	24
		Weekend		2		3		5
	N MAIN ST-(5TH ST E)-WASHINGTON AVE	Weekday	14		18		10	42
		Weekend		4		3		7
SPRUCE AVE-(5TH ST E)-WALNUT AVE	Weekday	10		14		11	35	

* Blank cells represent absent data.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm	Total
5TH ST E	SPRUCE AVE-(5TH ST E)-WALNUT AVE	Weekend		4		1		5
	WALNUT AVE-(5TH ST E)-EAST AVE	Weekday	11		17		12	40
		Weekend		3		3		6
	WALNUT AVE-(5TH ST E)-SPRUCE AVE	Weekday	11		15		11	37
		Weekend		4		3		7
	WASHINGTON AVE-(5TH ST E)-1ST AVE N	Weekday	14		17		8	39
		Weekend		3		3		6
	WASHINGTON AVE-(5TH ST E)-N MAIN ST	Weekday	9		18		9	36
Weekend			3		3		6	
	Total		132	43	186	37	123	521
5TH ST W	1ST AVE N-(5TH ST W)-2ND AVE	Weekday	15		19		11	45
		Weekend		5		3		8
	2ND AVE-(5TH ST W)-1ST AVE N	Weekday	14		18		10	42
		Weekend		4		3		7
		Total		29	9	37	6	21
6TH ST E	1ST AVE N-(6TH ST E)-WASHINGTON AVE	Weekday	15		17		8	40
		Weekend		5		3		8
	EAST AVE-(6TH ST E)-N LEADVILLE AVE	Weekday	18		16		14	48
		Weekend		5		3		8
	EAST AVE-(6TH ST E)-WALNUT AVE	Weekday	15		19		12	46
		Weekend		3		5		8
	N LEADVILLE AVE-(6TH ST E)-EAST AVE	Weekday	13		16		10	39

* Blank cells represent absent data.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm	Total
6TH ST E	N LEADVILLE AVE-(6TH ST E)-EAST AVE	Weekend		3		5		8
	N LEADVILLE AVE-(6TH ST E)-N MAIN ST	Weekday	6		7		4	17
		Weekend				1		1
	N MAIN ST-(6TH ST E)-WASHINGTON AVE	Weekday	10		16		10	36
		Weekend		5		3		8
	SPRUCE AVE-(6TH ST E)-WALNUT AVE	Weekday	3		1		4	8
	WALNUT AVE-(6TH ST E)-EAST AVE	Weekday	20		20		16	56
		Weekend		5		4		9
	WALNUT AVE-(6TH ST E)-SPRUCE AVE	Weekday	8		5		6	19
		Weekend						
	WASHINGTON AVE-(6TH ST E)-1ST AVE N	Weekday	15		18		10	43
Weekend			5		3		8	
WASHINGTON AVE-(6TH ST E)-N MAIN ST	Weekday	12		18		9	39	
	Weekend		4		3		7	
Total			135	35	153	30	103	456
6TH ST W	1ST AVE N-(6TH ST W)-2ND AVE	Weekday	15		17		10	42
		Weekend		5		2		7
	2ND AVE-(6TH ST W)-1ST AVE N	Weekday	14		18		10	42
		Weekend				1		1
	Total			29	5	35	3	20
7TH ST E	1ST AVE N-(7TH ST E)-WASHINGTON AVE	Weekday	13		18		8	39
		Weekend		2		2		4

* Blank cells represent absent data.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm	Total
7TH ST E	WARM SPRING RD-(7TH ST E)-WASHINGTON AVE	Weekday	15		18		11	44
		Weekend		5		3		8
	WASHINGTON AVE-(7TH ST E)-1ST AVE N	Weekday	15		19		9	43
		Weekend		2		2		4
	WASHINGTON AVE-(7TH ST E)-WARM SPRING RD	Weekday	10		16		8	34
		Weekend		3		2		5
Total			53	12	71	9	36	181
7TH ST W	1ST AVE N-(7TH ST W)-2ND AVE	Weekday	14		18		10	42
		Weekend		2		1		3
	2ND AVE-(7TH ST W)-1ST AVE N	Weekday	12		9		7	28
		Weekend		4		2		6
	Total			26	6	27	3	17
8TH ST E	WARM SPRING RD-(8TH ST E)-WASHINGTON AVE	Weekday	17		19		8	44
		Weekend		5		3		8
	WASHINGTON AVE-(8TH ST E)-WARM SPRING RD	Weekday	13		18		10	41
		Weekend		4		3		7
	Total			30	9	37	6	18
8TH ST W	1ST AVE N-(8TH ST W)-2ND AVE	Weekday	15		16		9	40
		Weekend		1		1		2
	2ND AVE-(8TH ST W)-1ST AVE N	Weekday	10		9		5	24
		Weekend		2				2
	Total			25	3	25	1	14

* Blank cells represent absent data.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm	Total
9TH ST E	WALNUT AVE-(9TH ST E)-N MAIN ST	Weekday			2		1	3
	Total				2		1	3
ALPINE LN	SECOND ST-(ALPINE LN)-1ST ST E	Weekday			2		1	3
		Weekend		2		4		6
	Total			2	2	4	1	9
EAST AVE	1ST ST E LEFT-(EAST AVE)-SECOND ST	Weekday	14		14		14	42
		Weekend		5		3		8
	1ST ST E-(EAST AVE)-END	Weekday	12		15		13	40
		Weekend		5		3		8
	1ST ST E-(EAST AVE)-END LEFT	Weekday	9		14		13	36
		Weekend		1		1		2
	1ST ST E-(EAST AVE)-SECOND ST	Weekday	14		14		14	42
		Weekend		4		3		7
	4TH ST E LEFT-(EAST AVE)-5TH ST E	Weekday	14		15		17	46
		Weekend		5		3		8
	4TH ST E-(EAST AVE)-5TH ST E	Weekday	13		15		18	46
		Weekend		5		3		8
	5TH ST E LEFT-(EAST AVE)-6TH ST E	Weekday	10		18		15	43
		Weekend		4		2		6
	5TH ST E-(EAST AVE)-4TH ST E	Weekday	14		17		13	44
		Weekend		5		3		8

* Blank cells represent absent data.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm	Total
EAST AVE	5TH ST E-(EAST AVE)- 4TH ST E LEFT	Weekday	14		17		13	44
		Weekend		5		3		8
	5TH ST E-(EAST AVE)- 6TH ST E	Weekday	13		18		15	46
		Weekend		4		4		8
	6TH ST E-(EAST AVE)- 5TH ST E	Weekday	13		23		16	52
		Weekend				3		3
	6TH ST E-(EAST AVE)- 5TH ST E LEFT	Weekday	9		19		14	42
		Weekend		3		2		5
	END LEFT-(EAST AVE)- 1ST ST E	Weekday	4		5		3	12
	END-(EAST AVE)-1ST ST E	Weekday	12		15		12	39
		Weekend		2		2		4
	SECOND ST LEFT-(EAST AVE)-SUN VALLEY RD	Weekday	9		13		14	36
		Weekend		5		3		8
	SECOND ST-(EAST AVE)-1ST ST E	Weekday	14		15		13	42
		Weekend		5		3		8
	SECOND ST-(EAST AVE)-1ST ST E LEFT	Weekday	14		15		13	42
		Weekend		5		3		8
	SECOND ST-(EAST AVE)-SUN VALLEY RD	Weekday	10		14		14	38
		Weekend		4		3		7
	SUN VALLEY RD LEFT- (EAST AVE)-SUN VALLEY TRAIL	Weekday	14		14		15	43
Weekend			5		3		8	
SUN VALLEY RD-(EAST AVE)-SECOND ST	Weekday	14		16		13	43	

* Blank cells represent absent data.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm	Total
EAST AVE	SUN VALLEY RD-(EAST AVE)-SECOND ST	Weekend		5		3		8
	SUN VALLEY RD-(EAST AVE)-SECOND ST LEFT	Weekday	12		15		14	41
		Weekend		5		3		8
	SUN VALLEY RD-(EAST AVE)-SUN VALLEY TRAIL	Weekday	13		15		15	43
		Weekend		5		3		8
	SUN VALLEY TRAIL-(EAST AVE)-SUN VALLEY RD	Weekday	15		18		12	45
		Weekend		5		5		10
	SUN VALLEY TRAIL-(EAST AVE)-SUN VALLEY RD LEFT	Weekday	14		17		13	44
Weekend			5		3		8	
Total			294	97	371	67	326	1,155
MAIN ST S	RIVER ST E-(MAIN ST S)-1ST ST E	Weekday	2		10		8	20
		Weekend		3		4		7
	Total		2	3	10	4	8	27
N LEADVILLE AVE	1ST ST E-(N LEADVILLE AVE)-SECOND ST	Weekday	6		9		8	23
		Weekend		4		3		7
	4TH ST E-(N LEADVILLE AVE)-5TH ST E	Weekday	14		14		15	43
		Weekend		5		3		8
	4TH ST E-(N LEADVILLE AVE)-SUN VALLEY RD	Weekday	14		13		15	42
		Weekend		5		3		8
	5TH ST E-(N LEADVILLE AVE)-4TH ST E	Weekday	15		14		15	44
		Weekend		5		3		8
5TH ST E-(N LEADVILLE AVE)-6TH ST E	Weekday	15		14		13	42	

* Blank cells represent absent data.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm	Total
N LEADVILLE AVE	5TH ST E-(N LEADVILLE AVE)-5TH ST E	Weekend		5		3		8
	6TH ST E-(N LEADVILLE AVE)-5TH ST E	Weekday	16		13		14	43
		Weekend		5		3		8
	6TH ST E-(N LEADVILLE AVE)-END	Weekday	14		13		14	41
		Weekend		5		3		8
	END-(N LEADVILLE AVE)-6TH ST E	Weekday	14		14		14	42
		Weekend		5		3		8
	SECOND ST-(N LEADVILLE AVE)-1ST ST E	Weekday	14		12		15	41
		Weekend		5		3		8
	SECOND ST-(N LEADVILLE AVE)-SUN VALLEY RD	Weekday	13		12		13	38
		Weekend		5		3		8
	SUN VALLEY RD-(N LEADVILLE AVE)-4TH ST E	Weekday	15		13		13	41
		Weekend		5		3		8
SUN VALLEY RD-(N LEADVILLE AVE)-SECOND ST	Weekday	11		11		13	35	
	Weekend		5		3		8	
Total			161	59	152	36	162	570
N MAIN ST	1ST ST E-(N MAIN ST)-SECOND ST	Weekday	13		16		13	42
		Weekend		3		3		6
	4TH ST E-(N MAIN ST)-5TH ST E	Weekday	1		7		5	13
		Weekend		1		3		4
	4TH ST E-(N MAIN ST)-SUN VALLEY RD	Weekday	12		15		11	38
		Weekend		5		4		9

* Blank cells represent absent data.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm	Total	
N MAIN ST	5TH ST E-(N MAIN ST)- 4TH ST E	Weekday	9		16		14	39	
		Weekend		3		3		6	
	5TH ST E-(N MAIN ST)- 6TH ST E	Weekday	7		15		13	35	
		Weekend		4		4		8	
	6TH ST E-(N MAIN ST)- 9TH ST E	Weekday	11		18		14	43	
		Weekend		2		2		4	
	SECOND ST-(N MAIN ST)-1ST ST E	Weekday	7		16		12	35	
		Weekend		2		1		3	
	SECOND ST-(N MAIN ST)-SUN VALLEY RD	Weekday	8		14		17	39	
		Weekend		4		5		9	
	SUN VALLEY RD-(N MAIN ST)-SECOND ST	Weekday	4		16		8	28	
		Weekend		4		3		7	
	Total			72	28	133	28	107	368
	RIVER ST E	1ST AVE S-(RIVER ST E)- WASHINGTON AVE	Weekday	15		16		15	46
Weekend				5		1		6	
MAIN ST S-(RIVER ST E)-WASHINGTON AVE		Weekday	12		13		13	38	
		Weekend		4		2		6	
S LEADVILLE AVE- (RIVER ST E)-MAIN ST S		Weekday			2		1	3	
		Weekend		2		4		6	
WASHINGTON AVE- (RIVER ST E)-1ST AVE S		Weekday	14		18		14	46	
		Weekend		5		3		8	
WASHINGTON AVE- (RIVER ST E)-MAIN ST S		Weekday	14		17		13	44	

* Blank cells represent absent data.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm	Total
RIVER ST E	WASHINGTON AVE-(RIVER ST E)-MAIN ST S	Weekend		5		3		8
	Total		55	21	66	13	56	211
RIVER ST W	1ST AVE S-(RIVER ST W)-2ND AVE S	Weekday	14		18		12	44
		Weekend		5		3		8
	2ND AVE S-(RIVER ST W)-1ST AVE S	Weekday	17		21		15	53
		Weekend		5		2		7
	Total		31	10	39	5	27	112
S LEADVILLE AVE	1ST ST E-(S LEADVILLE AVE)-RIVER ST E	Weekday	14		12		15	41
		Weekend		5		3		8
	RIVER ST E-(S LEADVILLE AVE)-1ST ST E	Weekday	14		12		15	41
		Weekend		4		3		7
	Total		28	9	24	6	30	97
SECOND ST	1ST AVE N-(SECOND ST)-WASHINGTON AVE	Weekday	13		15		11	39
		Weekend				3		3
	EAST AVE-(SECOND ST)-N LEADVILLE AVE	Weekday	10		12		6	28
		Weekend		3		5		8
	EAST AVE-(SECOND ST)-WALNUT AVE	Weekday	12		13		10	35
		Weekend		3		5		8
	N LEADVILLE AVE-(SECOND ST)-EAST AVE	Weekday	13		12		12	37
		Weekend		5		4		9
	N LEADVILLE AVE-(SECOND ST)-N MAIN ST	Weekday	8		12		12	32

* Blank cells represent absent data.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm	Total
SECOND ST	N LEADVILLE AVE-(SECOND ST)-N MAIN ST	Weekend		2		4		6
	N MAIN ST-(SECOND ST)-N LEADVILLE AVE	Weekday	13		12		12	37
		Weekend		4		4		8
	N MAIN ST-(SECOND ST)-WASHINGTON AVE	Weekday	10		17		13	40
		Weekend		5		2		7
	SPRUCE AVE-(SECOND ST)-WALNUT AVE	Weekday	12		13		11	36
		Weekend		3		3		6
	WALNUT AVE-(SECOND ST)-EAST AVE	Weekday	12		13		11	36
		Weekend		5		4		9
	WALNUT AVE-(SECOND ST)-SPRUCE AVE	Weekday	12		12		12	36
		Weekend		4		2		6
	WASHINGTON AVE-(SECOND ST)-1ST AVE N	Weekday	11		15		13	39
		Weekend		4				4
WASHINGTON AVE-(SECOND ST)-N MAIN ST	Weekday	13		17		11	41	
	Weekend		5		3		8	
Total			139	43	163	39	134	518
SPRUCE AVE	4TH ST E-(SPRUCE AVE)-5TH ST E	Weekday	2		3		4	9
		Weekend		1		2		3
	4TH ST E-(SPRUCE AVE)-SUN VALLEY RD	Weekday	8		13		10	31
		Weekend		1		4		5
	5TH ST E-(SPRUCE AVE)-4TH ST E	Weekday	7		8		10	25
		Weekend		4		4		8

* Blank cells represent absent data.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm	Total
SPRUCE AVE	5TH ST E-(SPRUCE AVE)-6TH ST E	Weekend		2		2		4
	6TH ST E-(SPRUCE AVE)-5TH ST E	Weekday	7		5		6	18
		Weekend		1				1
	SECOND ST-(SPRUCE AVE)-SUN VALLEY RD	Weekday	10		13		12	35
		Weekend		1		3		4
	SUN VALLEY RD-(SPRUCE AVE)-SECOND ST	Weekday	11		11		10	32
		Weekend		1		2		3
Total			45	11	53	17	52	178
SUN VALLEY RD	EAST AVE-(SUN VALLEY RD)-N LEADVILLE AVE	Weekday	12		12		11	35
		Weekend		5		3		8
	EAST AVE-(SUN VALLEY RD)-WALNUT AVE	Weekday	6		13		8	27
		Weekend		2		4		6
	N LEADVILLE AVE-(SUN VALLEY RD)-EAST AVE	Weekday	13		14		10	37
		Weekend		4		3		7
	SPRUCE AVE-(SUN VALLEY RD)-WALNUT AVE	Weekday	13		12		11	36
		Weekend		5		3		8
	WALNUT AVE-(SUN VALLEY RD)-EAST AVE	Weekday	10		14		13	37
		Weekend		4		3		7
	WALNUT AVE-(SUN VALLEY RD)-SPRUCE AVE	Weekday	11		14		13	38
		Weekend		4		3		7
	Total			65	24	79	19	66

* Blank cells represent absent data.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm	Total
SUN VALLEY RD W	1ST AVE N-(SUN VALLEY RD W)-2ND AVE	Weekday	12		18		11	41
		Weekend		5		2		7
	1ST AVE N-(SUN VALLEY RD W)-WASHINGTON AVE	Weekday	4		14		11	29
		Weekend		1		2		3
	2ND AVE-(SUN VALLEY RD W)-1ST AVE N	Weekday	13		19		10	42
		Weekend		4		2		6
	N MAIN ST-(SUN VALLEY RD W)-WASHINGTON AVE	Weekday	9		17		11	37
		Weekend		4		3		7
	WASHINGTON AVE-(SUN VALLEY RD W)-1ST AVE N	Weekday			15		9	24
		Weekend			4		3	7
WASHINGTON AVE-(SUN VALLEY RD W)-N MAIN ST	Weekday	12		11		9	32	
	Weekend			3		3	6	
	Total		50	21	94	15	61	241
SUN VALLEY TRAIL	1ST AVE N-(SUN VALLEY TRAIL)-2ND AVE	Weekday	14		20		9	43
		Weekend		5		3		8
	2ND AVE-(SUN VALLEY TRAIL)-1ST AVE N	Weekday	5		7		4	16
	EAST AVE-(SUN VALLEY TRAIL)-WALNUT AVE	Weekday	10		16		9	35
		Weekend		4		3		7
	WALNUT AVE-(SUN VALLEY TRAIL)-SPRUCE AVE	Weekday	8		15		10	33
Weekend				5		3	8	
	Total		37	14	58	9	32	150
WALNUT AVE	4TH ST E-(WALNUT AVE)-5TH ST E	Weekday	15		16		14	45

* Blank cells represent absent data.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm	Total
WALNUT AVE	4TH ST E-(WALNUT AVE)-5TH ST E	Weekend		4		4		8
	4TH ST E-(WALNUT AVE)-SUN VALLEY RD	Weekday	6		16		13	35
		Weekend		5		3		8
	4TH ST E-(WALNUT AVE)-SUN VALLEY RD LEFT	Weekday	11		17		14	42
		Weekend		5		3		8
	5TH ST E-(WALNUT AVE)-4TH ST E	Weekday	14		16		14	44
		Weekend		4		4		8
	5TH ST E-(WALNUT AVE)-6TH ST E	Weekday	13		16		17	46
		Weekend		4		3		7
	6TH ST E-(WALNUT AVE)-5TH ST E	Weekday	13		17		15	45
		Weekend		3		2		5
	6TH ST E-(WALNUT AVE)-9TH ST E	Weekday					2	2
	9TH ST E-(WALNUT AVE)-6TH ST E	Weekday	3		4		9	16
	SECOND ST-(WALNUT AVE)-SUN VALLEY RD	Weekday	14		15		13	42
		Weekend		5		4		9
	SUN VALLEY RD LEFT-(WALNUT AVE)-4TH ST E	Weekday	11		16		13	40
		Weekend		5		3		8
	SUN VALLEY RD-(WALNUT AVE)-4TH ST E	Weekday	14		16		15	45
		Weekend		6		4		10
	SUN VALLEY RD-(WALNUT AVE)-SECOND ST	Weekday	14		15		14	43
	Weekend		5		4		9	
	Total		128	46	164	34	153	525

* Blank cells represent absent data.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm	Total
WALNUT AVE S	END-(WALNUT AVE S)- SECOND ST	Weekday	12		13		10	35
		Weekend		4		3		7
	SECOND ST-(WALNUT AVE S)-END	Weekday	9		12		13	34
		Weekend		6		1		7
	Total		21	10	25	4	23	83
WASHINGTON AVE	1ST ST E- (WASHINGTON AVE)- SECOND ST	Weekday	13		18		10	41
		Weekend		5		3		8
	1ST ST W- (WASHINGTON AVE)- RIVER ST E	Weekday	10		11		6	27
		Weekend		4		1		5
	4TH AVE E- (WASHINGTON AVE)- SUN VALLEY RD W	Weekday	11		18		10	39
		Weekend		5		3		8
	4TH ST E- (WASHINGTON AVE)- 5TH ST E	Weekday	14		19		11	44
		Weekend		5		3		8
	5TH ST E- (WASHINGTON AVE)- 4TH ST E	Weekday	12		19		10	41
		Weekend		3		3		6
	5TH ST E- (WASHINGTON AVE)- 6TH ST E	Weekday	13		17		10	40
		Weekend		4		3		7
	6TH ST E- (WASHINGTON AVE)- 5TH ST E	Weekday	15		19		11	45
		Weekend		2		3		5
	6TH ST E- (WASHINGTON AVE)- 7TH ST E	Weekday	12		16		10	38
Weekend			4		2		6	
7TH ST E- (WASHINGTON AVE)- 6TH ST E	Weekday	15		18		11	44	

* Blank cells represent absent data.

Rapid Parking Report

City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Street	Block Face	Day of the Week	8-11am	10am-1pm	11am-2pm	1-4pm	2-5pm	Total
WASHINGTON AVE	7TH ST E- (WASHINGTON AVE)- 7TH ST E	Weekend		5		3		8
	7TH ST E- (WASHINGTON AVE)- 8TH ST E	Weekday	13		16		8	37
		Weekend		3		2		5
	8TH ST E- (WASHINGTON AVE)- 7TH ST E	Weekday	13		15		9	37
		Weekend		1		2		3
	RIVER ST E- (WASHINGTON AVE)- 1ST ST W	Weekday	10		13		5	28
		Weekend		3		1		4
	SECOND ST- (WASHINGTON AVE)- 1ST ST E	Weekday	12		18		9	39
		Weekend		1		2		3
	SECOND ST- (WASHINGTON AVE)- SUN VALLEY RD W	Weekday	13		18		10	41
		Weekend		5		3		8
	SUN VALLEY RD W- (WASHINGTON AVE)- 4TH AVE E	Weekday	5		15		11	31
		Weekend		3		3		6
	SUN VALLEY RD W- (WASHINGTON AVE)- SECOND ST	Weekday	10		19		10	39
Weekend			5		2		7	
Total			191	58	269	39	151	708

* Blank cells represent absent data.

Rapid Parking Report

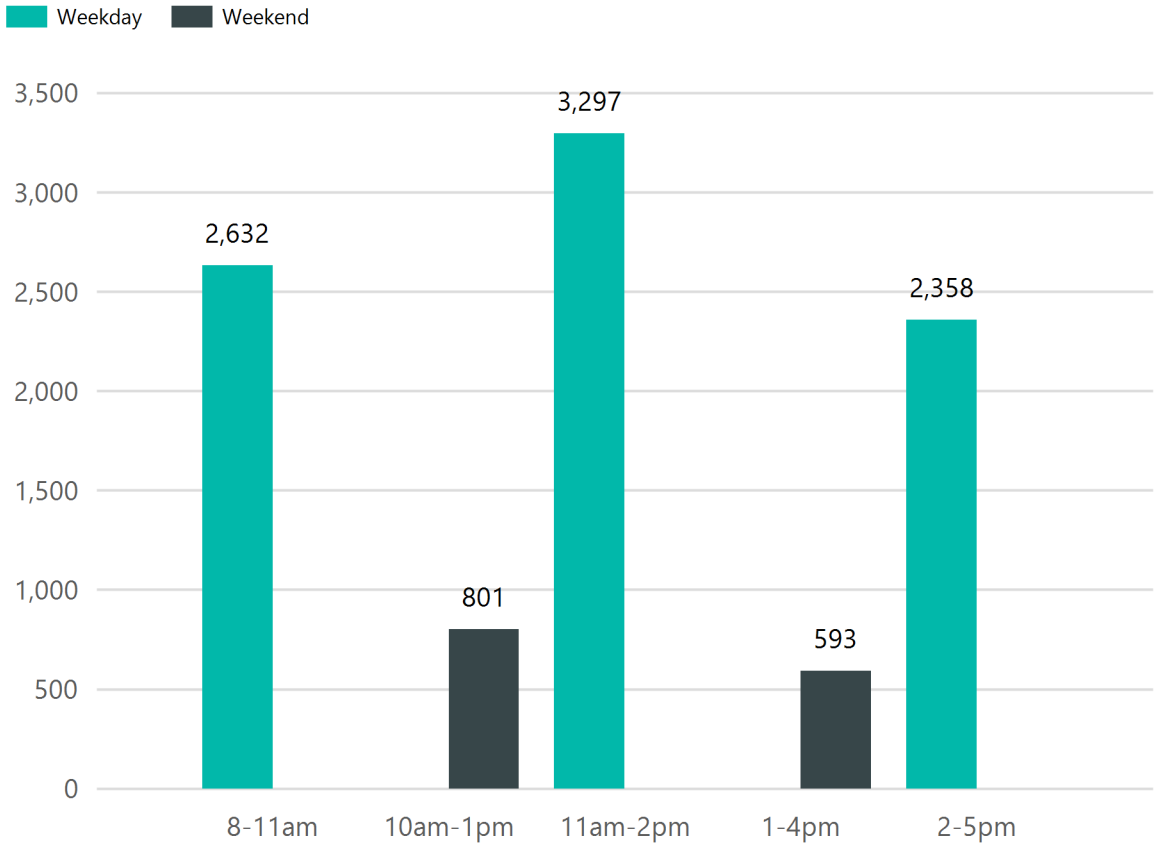
City of Ketchum



Parking Area: Downtown Ketchum

Collection Range:
June 3, 2021 - June 26, 2021

Chart 1.1 Ketchum Collections by Weekday vs Weekend



* Blank cells represent absent data.

EXHIBIT F
STAFF ANALYSIS



BLUEBIRD VILLAGE COMMUNITY HOUSING PROJECT
EXHIBIT F1: CITY DEPARTMENT COMMENTS

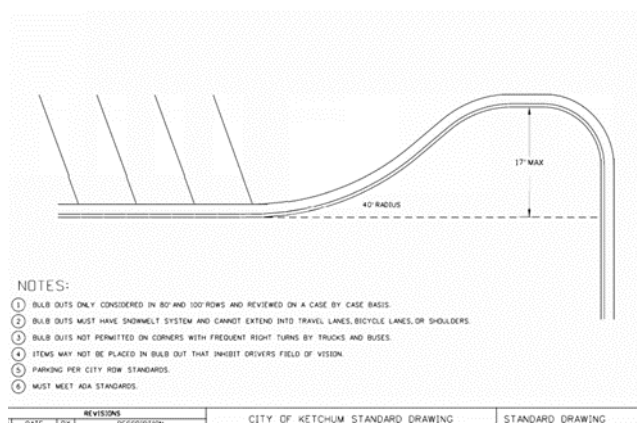
City Department Comments
<p><i>Note: City Department comments are preliminary. All City Departments shall review and approve the project through the Building Permit application process. All comments pertaining to the Design Review drawings are subject to change. All right-of-way improvements shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project. All City Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.</i></p>
<p>Fire Department:</p> <ul style="list-style-type: none"> • It is the General Contractor’s responsibility to understand and adhere to all Fire Protection Ordinance #1217 requirements in addition to all City of Ketchum requirements in effect at the time of Building Permit issuance. Failure to comply with all local ordinances and codes may result in project work stoppage as well as criminal penalties. • The above project shall meet all 2018 International Fire Code requirements in addition to specific City Building and Fire Ordinances. • An approved automatic fire sprinkler system shall be installed throughout the building per City of Ketchum Ordinance #1217 (www.ketchumfire.org) and the National Fire Protection Association Standard 13. An approved fire sprinkler flow bell, Knox box and Fire Department Connection shall be installed in an approved location visible to approaching firefighters. Water service lines to structures shall be hydraulically calculated for size to meet fire sprinkler flow requirements. Fire sprinkler systems shall be annually tested and maintained per NFPA 25. An approved fire department connection and flow bell shall be installed in a location approved by the fire department and the system shall be supervised by an approved alarm system. NOTE: One electronic set of fire sprinkler system plans must be submitted to the Ketchum Fire Department as well as the State Fire Marshals office and a Ketchum Fire Department Permit must be obtained prior to installation of fire sprinkler systems. Inspections of fire sprinkler systems by the Fire Chief or an appointee are required. Inspections must be scheduled at least 48 hours in advance. • An approved Class I Standpipe system is required to be installed in every stairwell at every floor level above and below grade, including roofs and rooftop gardens. Fire hose connections shall be located in at an intermediate floor level landing between floors. Fire hose connections to the standpipe system in the stairwells shall be gated 2 ½ inch NHT male couplings. The standpipe system shall be installed by the same contractor that installs the fire sprinkler system and shall meet the requirements of the latest edition of NFPA Standard 14. • An approved fire detection system shall be installed per City of Ketchum Ordinance #1217 (www.ketchumfire.org) and the requirements of NFPA 72. Two (2) sets of alarm system plans shall be submitted to the Ketchum Fire Department for approval and a permit is required prior to installation of alarm systems. Inspections of fire detection systems by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance. • An approved monitored fire sprinkler alarm system shall be installed per City of Ketchum Ordinance #1217 (www.ketchumfire.org) and the requirements of NFPA 72. Two (2) sets of alarm system plans shall be submitted to the Ketchum Fire Department for approval and a permit is required prior to installation of alarm systems. Inspections of fire detection systems by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance. • Approved address numbers shall be placed in such a position to be plainly visible and legible from the road fronting the property. Numbers and letters shall be a minimum of four (4) inches tall, have a minimum ½” brush stroke, contrast with their background, and be positioned a minimum of forty-eight (48) inches above final grade. • Vehicle parking and material storage during construction shall not restrict or obstruct public streets or access to any building. A minimum twenty-foot travel lane for emergency vehicle access shall be maintained clear and unobstructed at all times. All required Fire Lanes, including within 15 feet of fire hydrants, shall be maintained clear and unobstructed at all times. • An approved access roadway per 2018 International Fire Code Appendix D (www.ketchumfire.org) shall be installed prior to any combustible construction on the site. The road shall be a minimum of twenty (20) feet in width and capable of supporting an imposed load of at least 75,000 pounds. The road must be an all-weather driving surface maintained free, clear, and unobstructed at all times. Grades shall not exceed 7%. Dead end access roadways exceeding 150 feet in length shall be provided with an approved turnaround. Gates, if installed, are required to be siren activated for emergency vehicle access. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. • Fire extinguishers shall be installed and maintained per 2018 IFC Section 906 both during construction and upon occupancy of the building. During construction fire extinguishers shall be placed in a conspicuous, easy to access, unobstructed location that is less than 75’ travel distance to any combustibles on site, 30’ to any hot work. Upon completion of project every single-family residence shall have a minimum of one extinguisher per garage and one extinguisher per kitchen area. Extinguishers shall be mounted in a conspicuous, easy to access, unobstructed location. • Spark arresters are required on all solid fuel burning appliance chimneys to reduce potential fires from burning embers. A minimum 10’ separation from all chimneys to combustible vegetation and tree crowns shall be maintained at all times. • An approved key box shall be installed, with the appropriate keys, for emergency fire department access in a location approved by the fire department. The key box shall be a Knox box brand and sized to accommodate keys to every door of the project. Where possible a Master Key system will be used. • This project shall comply with the City of Ketchum Fire Protection and defensible space characteristics. All exterior windows shall be glazed, and all exterior doors shall be solid core construction, or have a fire rating of not less than 20 minutes. All exterior vents shall be designed and approved to prevent flame or ember penetration and all exterior mesh shall have openings that do not exceed 1/8”. Gutters and downspouts shall be non-combustible and shall be

provided with an approved means to prevent the accumulation of leaves and debris. All materials within 12" vertical of finished grade shall be 1 hour rated, non-combustible, or covered with minimum 28-gauge flashing. The area 12" horizontal from the base of a wall shall be finished in a way to prevent any vegetation growing, and for vegetative debris to be easily removed. Tree crowns extending to within 10 feet of any structure shall be pruned to maintain a minimum horizontal clearance of 10 feet. Tree crowns within 30 feet of any structure shall be pruned to remove limbs located less than 6 feet above the ground surface adjacent to the trees. Non-fire resistive vegetation or growth shall be kept clear of buildings and structures, in such a manner as to provide a clear area for fire suppression operations. All vegetation in rooftop gardens will be fire resistive and free of landscape bark, peatmoss, or other combustible ground covers.

- Roof-top mounted solar photovoltaic arrays shall comply with the 2018 International Solar Energy Provisions (ISEP) as well as 2018 IFC, chapter 12, and shall provide for approved pathways through and around the installed array.
- Per 2018 IFC, §510.1, new buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building.
- Rooftop gardens and landscaped roofs shall be installed and maintained in accordance with 2018 IFC, §317. Portable outdoor fireplaces shall not be operated within 15 feet of a structure or combustible material.
- Roof access shall be provided in accordance with 2018 IFC Chapter 10, §1011.
- Fire emergency guides shall be provided for Group R-2 occupancies. A fire emergency guide shall describe the location, function and use of fire protection equipment and appliances available for use by residents, including fire alarm systems, smoke alarms and portable fire extinguishers. Guides shall include an emergency evacuation plan for each dwelling unit. Emergency guides shall be reviewed and approved by the fire code official. A copy of the emergency guide shall be given to each tenant prior to initial occupancy. Separate plans shall be established for assembly occupancies within the project.
- An 8 ½ by 11 color coded site map of this project shall be provided on paper and electronically to the fire department. This site map shall show the locations of gas shut-offs, power shut-offs, fire sprinkler riser rooms, fire department connections, alarm panels, Knox boxes, access doors, egress windows, stairways and any additional fire department requirements. Exact details for color coded "On-Sites" can be found at www.ketchumfire.org.
- Final inspections of all fire department permit required installations by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance. A Final Inspection Checklist can be found at www.ketchumfire.org.
- Note: Additional requirements may be added upon final plan review.

City Engineer & Streets Department:

- Pursuant to KMC §17.96.060.C1, all storm water drainage shall be retained on site, including water from any roof drains. All roof drain locations will need to be shown on the project plans submitted with the Building Permit application.
- Drainage improvements shall be equal to the length of the subject property lines adjacent to any public street or private street (KMC §17.96.060.C).
- Existing drywell on 5th will need to be reconstructed to meet current standards (hdpe liner due to proximity to KSW water line).
- The project qualifies as a substantial improvement and the applicant is required to install 8-foot-wide sidewalks along 5th Street and East Avenue to City Standards. The curbs should 6-inch rolled curb. The civil drawings indicate a reverse curb along East Avenue. Where will the water drain? The curb should be consistent 6-inch rolled curb along 5th Street.
- The bulb out shall meet City ROW standards as shown below.



- All lighting within the ROW shall meet City ROW standards. (see Right-of-Way Standards, Commercial Category) on both East Avenue and 5th Street. Per City ROW standards a lighting study will need to be provided to ensure project meets city illumination standards for sidewalks. Consistent with the standards of the Dark Sky Society, the footcandles illuminating the sidewalk shall be an average of 0.2 fc and shall not exceed 5 fc. Streetlights shall be hardwired and placed at the back of the sidewalk and are not permitted within the sidewalk ramp transitions. The applicant shall submit an illumination plan for the ROW adjacent to the project to confirm light locations and quantities prior to issuance of a building permit for the project.
- The project requires a Right-of-Way (ROW) Encroachment Permit for the snowmelt system proposed to be installed for the sidewalks along East Avenue and 5th Street, the walkway connecting the two buildings over the alleyway, the metal awnings framing the retail units along East Avenue, and window shades slightly projecting from the west façade along East Avenue. The City Council has the authority to review and approval all permanent encroachments within the public right-of-way associated with a development project pursuant to Ketchum Municipal Code §17.96.030.C. The City Council must review and approve the proposed encroachments and an associated ROW Encroachment Agreement prior to issuance of a building permit for the project.
- Street trees cannot be located within ramp transitions. The proposed street tree within the bulb out will need to meet all ADA clearances. Dimensions shall be shown on the civil drawings to demonstrate that the placement of the proposed street tree complies with ADA requirements.
- All construction for the project must comply with the standards set forth in Ketchum Municipal Code, Chapter 15.06 Construction Activity Standards. The applicant shall submit a Construction Activity Plan addressing all applicable

activities including excavation, material storage and deliveries, screening, and site clean-up (KMC §15.06.030) to be reviewed and approved by the Building Department prior to issuance of a Building Permit for the project. Pursuant to KMC §15.06.030.A.2, the applicant shall provide notice of the project, construction schedule, and general contractor's contact information to all neighbors with properties adjacent to the project site. The construction management plan should address: (a) how materials will be off loaded at the project site, (b) the plan for coordinating with neighbors on temporary closures, (c) temporary traffic control, and (d) construction fence with screening.

- The building design and construction drawings shall meet all applicable sections of Chapter 12 of Ketchum Municipal Code.
- The applicant shall submit a Street and Alley Digging, Excavation, and Trenching ("DIG") Permit application with an associated traffic control plan for all construction work within the City right-of-way to be reviewed and approved by the Streets Department. The use of City right-of-way for construction including the closure of adjacent streets or sidewalks requires a Temporary Use of Right-of-Way Permit ("TURP").
- City Engineer & Streets Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.

Utilities:

- The applicant will be responsible for installing connections to the water and sewer system.
- The utilities plan shows that Building B connecting to an existing sewer service line that connects to the public sewer main line within the centerline of 5th Street. After conducting extensive dye testing, the Utilities Department has confirmed that this sewer line doesn't exist in the location shown on the sewer system maps. The appropriate connection point for Building B's sewer service line will need to be confirmed by the Wastewater Division Supervisor.
- The fire hydrant noted as Sheet C07 on the civil drawings is connected the Ketchum Springs Line which will be abandoned this Fall. The applicant shall replace the existing hydrant with a new WB67-250 mountain-style hydrant. The fire line will require its own 6-inch line and connect to the municipal water main at East Avenue. An additional 6-inch domestic line, separate from the fire line, will be required for the project.
- The private fire and domestic water lines should be relocated from underneath the buildings for long term maintenance and repair.
- Requirements and specifications for the water and sewer connections will be verified, reviewed, and approved by the Utilities Department prior to issuance of a Building Permit for the project.

Building:

- The building must meet the 2018 International Building Code and Title 15 Buildings and Construction of Ketchum Municipal Code.
- Building Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a building permit for the project.

Planning and Zoning:

Comments are denoted throughout the Staff Report and Exhibits F1, F2, F3, F4, and F5.



BLUEBIRD VILLAGE COMMUNITY HOUSING PROJECT
EXHIBIT F2: Community Core Dimensional Standards (KMC §17.12.040)

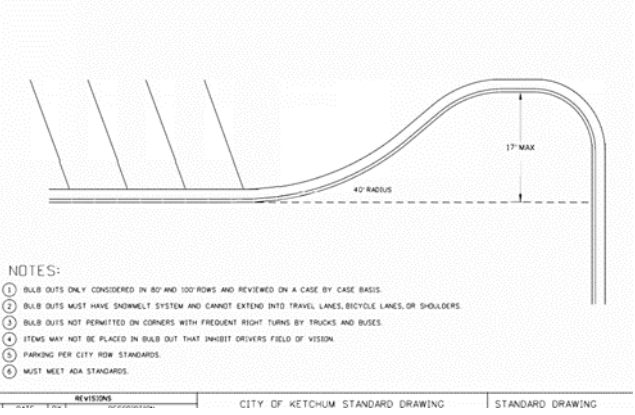
Zoning and Dimensional Standards Analysis				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	<p>Minimum Lot Area</p> <p>Required: 5,500 square feet minimum</p> <p>Site Dimensions & Areas Lot 3A: 16,814 square feet West 75 feet of Lots 7 & 8: 8,258 square feet Block 45 Alley: 1,092 square feet Total Site Area: 26,164 square feet</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.040	<p>Floor Area Ratios and Community Housing</p> <p>Permitted Gross FAR in Community Core Subdistrict 1(CC-1): 1.0 Gross FAR with for deed-restricted community housing projects may exceed 2.25 subject to design review approval.</p> <p>KMC §17.124.040.B3: In the CC Zone, the maximum floor area incentive applies to buildings up to 3 stories in height. Buildings above 3 stories may exceed the 2.25 FAR maximum only in accordance with the pertinent code provisions allowing for a fourth floor (for example, hotels, PUDs and 100 percent community housing project, etc).</p> <p>Proposed <u>Total Bluebird Village Community Housing Project (Buildings A & B)</u> The gross floor area calculations are indicated on Sheet A6.00 of the project plans. Total Gross Floor Area: 68,407 gross square feet Site Area: 25,072 square feet Total FAR Proposed: 2.73 (60,038 gross sq ft/26,164 sq ft site area)</p> <p><u>Building A on Lot 3A (City Hall)</u> Total Gross Floor Area: 48,187 gross square feet Lot 3A Area: 16,814 square feet Building A FAR Proposed: 2.87 (48,187 gross sq ft/25,072 sq ft Lot 3A area)</p> <p><u>Building B on Ketchum Townsite: Block 45: W 75' Lots 7 & 8 (Parking Lot)</u> Total Gross Floor Area: 20,220 gross square feet Ketchum Townsite: Block 45: W 75' Lots 7 & 8 Area: 8,258 square feet Building A FAR Proposed: 2.45 (20,220 gross sq ft/ 8,258 sq ft Lot 3A area)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	<p>Minimum Building Setbacks</p> <p>Required Front & Street Side: 0' Rear Side Adjacent to an Alleyway: 3' Interior Side: 0' Cantilevered decks and overhangs: 0' Setbacks for 4th floor: 10' Non-habitable Structures/Fixed Amenities/Solar and Mechanical Equipment Affixed to the Roof from all Building Facades: 10'</p> <p>Proposed The applicant has indicated the proposed setbacks on the Architectural Site Plan (Sheet A1.00) attached as Exhibit A to the Staff Report.</p> <p><i>Building A</i> Front (East Avenue/west): 0' Rear Adjacent to Alley: 3' Interior Side (south): 0' Street Side (north): 0'</p> <p><i>Building B</i> Front (5th Street/north): 0' Alley Side (west): 3' Rear (interior/south): 0' Interior Side (west): 0'</p> <p><i>Roof Setbacks</i> Elevator Overrun: 19'-5" minimum to 97'-5" feet maximum</p>

				<p>Air System: 47'-9" minimum to 90'-2" maximum</p> <p>Solar Panels: The solar panels are flush-mounted and not subject to setbacks</p> <p><u>Fourth-Floor Setback</u> The City has proposed a zoning code text amendment for projects that dedicate all residential use to community housing to modify the fourth-floor setback requirement. This proposed modification is to require that the fourth floor be setback an average of 10 feet from the ground-floor building façade for community housing projects. Should the Commission approve the design of the proposed project, staff recommends the approval is contingent on adoption of the proposed text amendment.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.12.040</p> <p>Staff Comments</p>	<p>Maximum Building Heights</p> <p>Permitted 100% Community Housing Building Height: 52 feet</p> <p>Footnote 1: For the purposes of this section, a project in the Retail Core (CC-1) that provides 100% community housing above the first floor and complies with the ground floor street frontage uses of the Retail Core, shall be considered a 100% community housing project.</p> <p>Footnote 2: All buildings greater than 48 feet in height or that contain a 4th or 5th floor shall require final approval from the City Council.</p> <p>Non-Habitable Structures Located on Building Rooftops: 10 feet</p> <p><i>KMC §17.08.020: HEIGHT OF BUILDING/CC DISTRICT: The greatest vertical distance of a building in the Community Core District measured by determining the average elevation of the front property line and rear property line. Draw a line from the average front or rear elevation up to the maximum building height allowed, and then draw a line at that height parallel to the front or rear property line. The resulting line establishes the highest elevation of the front or rear facade. The front or rear facade shall not extend above this line. Side facades may be stepped up or down to transition from the highest elevation of the front facade height to the highest elevation of the rear facade. One or multiple steps along the side facades are allowed, except no step shall occur within 40 feet of the front elevation or within 35 feet of the rear facade.</i></p> <p><u>Average Elevations at Property Lines</u></p> <p><i>Building A</i> Average Elevation at Front Property Line (East Avenue): 5856' Average Elevation at Rear Property Line (Alley): 5858'-2"</p> <p><i>Building B</i> Average Elevation at Front Property Line (5th Street): 5860'-6" Average Elevation at Rear Property Line (south/interior): 5860'-1"</p> <p>Proposed</p> <p><i>Building A</i> Proposed Building Height at Front Elevation: 50'-10" Proposed Building Height at Rear Elevation (Alley): 48'-8"</p> <p><i>Building B</i> Proposed Building Height at Front Elevation (5th Street): 47'-10" Proposed Building Height at Rear Elevation (south/interior): 48'-3"</p> <p>Height of Elevator Overrun: The elevator overrun enclosure is 4.5 feet above the top of Building A's roof.</p> <p>The Bluebird Village project exceeds 48 feet in height and has a fourth floor. Pursuant to Ketchum Municipal Code §17.12.040 Footnote 2, all building greater than 48 feet or that contain a fourth floor require final review and approval from the City Council.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>17.125.030H</p> <p>Staff Comments</p>	<p>Curb Cut</p> <p>Required KMC §17.125.030.H Street Frontage: A total of 35% of the linear footage of any street frontage can be devoted to access to off street parking. Corner lots that front two or more streets may select either or both streets as access but shall not devote more than 35% of the total linear footage of street frontage to access off street parking.</p> <p>KMC §17.125.030.I Alley Access:</p> <ol style="list-style-type: none"> Off-street parking spaces may be located directly off the alley if the width of the alley can adequately accommodate ingress and egress to the parking spaces. No parking space shall project into an alley, sidewalk, or street. All alleys used as access to loading areas and/or to an off-street parking space or spaces shall be surfaced with asphalt or cement concrete. <p>Proposed</p>

				The parking spaces are accessed from the Block 45 alleyway. No curb cuts or driveway accesses along East Avenue or 5 th Street are proposed with this project. The proposed width of the Block 45 alleyway is 30 feet. The Block 45 alleyway will be surfaced with asphalt.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.040	<p>Parking Spaces</p> <p>Required</p> <p>KMC §17.125.040.A Computation Rules: The following rules apply when computing off street parking and loading requirements:</p> <ol style="list-style-type: none"> 1. Multiple Uses: Lots containing more than one use shall provide parking and loading in an amount equal to the total of the requirements for all uses, unless a use is exempted by this chapter or a reduction is approved through a shared parking plan or Parking Demand Analysis in compliance with this chapter. 2. Fractions: When measurements of the number of required spaces result in fractions, any fraction of 0.49 or less shall be disregarded and any fraction of 0.50 or more shall be rounded upward to the next highest whole number. <p>KMC §17.125.040.A3b Non-Residential: Unless otherwise specifically noted, non-residential parking requirements for all square footage based parking and loading standards are to be computed on the basis of gross floor area.</p> <p>KMC §17.125.040.B Off-Street Parking Calculations Non-Residential: 1 parking space per 1,000 gross square feet</p> <p>KMC §17.125.040.C Exemptions in CC Zone:</p> <ul style="list-style-type: none"> • Community Housing • The first 5,500 gross square feet of retail trade <p>Project Parking Demand</p> <p>51 Total Community Housing Units: Exempt Retail (2,658 square feet): Exempt Property Management Office (304 square feet/1,000 square feet = 0.31): 0</p> <p>Proposed</p> <p>46 total parking spaces are provided on the project site. 16 of the parking spaces are arranged in a tandem configuration. 8 of the parking spaces are compact. 2 of the compact spaces will be designated for car share.</p>



BLUEBIRD VILLAGE COMMUNITY HOUSING PROJECT
EXHIBIT F3: DESIGN REVIEW IMPROVEMENTS AND STANDARDS (KMC §17.96.060)

Design Review Improvements and Standards (KMC §17.96.060)				
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.A1 Streets	The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.
			Staff Comments	The project site has street frontage along East Avenue and 5 th Street. The off-street parking will be accessed from the Block 45 alley. Pursuant to KMC §17.96.060.G3, vehicle, bicycle, and pedestrian traffic shall flow safely within the project and onto adjacent streets. Prior to issuance of a building permit for the project, the City Engineer and Streets Department shall review the civil drawings to ensure adequate sight distances and proper signage for the project's circulation design.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.A2 Streets	All street designs shall be approved by the City Engineer.
			Staff Comments	No changes to the lanes of travel or the street design are proposed with this project. The project's circulation design is indicated on Sheet C1.0 of the project plans. Prior to issuance of a building permit for the project, the City Engineer and Streets Department shall review the civil drawings to ensure adequate sight distances and proper signage for the project's circulation design. The circulation design shall be indicated on civil drawings stamped by an Idaho-licensed engineer (KMC §12.04.020.C.3) included with the project plans submitted with the building permit application for final review and approval by the City Engineer and Streets Department prior to issuance of a building permit for the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.B1 Sidewalks	All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks as required by the Public Works Department.
			Staff Comments	The project qualifies as a substantial improvement project. The project's sidewalk design is indicated on Sheet PDR C1.02 of the project plans. 8-foot-wide sidewalks are provided along East Avenue and 5 th Street. As part of the public improvements, a bulb out will be required at the SE corner of East Avenue and 5 th Street. The proposed bulb out shall meet City ROW standards as shown below.  Final civil drawings for all associated ROW improvements shall be submitted with the Building Permit application to be verified, reviewed, and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.B2 Sidewalks	Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.
			Staff Comments	The applicant will improve the sidewalks to City ROW standards along both East Avenue and 5 th Street. Sheet C1.0 indicates 8-foot-wide concrete sidewalks, which is the required width for 100-foot-wide (East Avenue) and 60-foot-wide (5 th Street) rights-of-way. The sidewalks will include a snowmelt system. The project requires a Right-of-Way (ROW) Encroachment Permit for the snowmelt system proposed to be installed for the sidewalks along East Avenue and 5 th Street, the walkway connecting the two buildings over the alleyway, the metal awnings framing the retail units along East Avenue, and window shades slightly projecting from the west façade along East Avenue. The City Council has the authority to review and approval all permanent encroachments within the public right-of-way associated with a development project pursuant to Ketchum Municipal Code §17.96.030.C. The City Council must review and approve the proposed encroachments and an associated ROW Encroachment Agreement prior to issuance of a building permit for the project.

				Final civil drawings for all associated ROW improvements shall be submitted with the Building Permit application to be verified, reviewed, and approved by the City Engineer and Streets Department.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B3 Sidewalks	<p>Sidewalks may be waived if one of the following criteria is met:</p> <ol style="list-style-type: none"> The project comprises an addition of less than 250 square feet of conditioned space. The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.
			Staff Comments	N/A. The project qualifies as a substantial improvement and sidewalks are required to be provided.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.B4 Sidewalks	The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
			Staff Comments	<p>The proposed sidewalk improvements are equal to the length of property's frontage along East Avenue and 5th Street.</p> <p>Final civil drawings for all associated ROW improvements shall be submitted with the Building Permit application to be verified, reviewed, and approved by the City Engineer and Streets Department.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.B5 Sidewalks	New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.
			Staff Comments	The proposed sidewalk design connects with existing sidewalks. The project's circulation design indicated on Sheet C1.0 includes crosswalks to connect to the sidewalks along East Avenue and 5 th Street. The sidewalk along 5 th Street is designed to connect to future sidewalks to the east along 5 th Street.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B6 Sidewalks	The City may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in-lieu contribution shall be paid before the City issues a certificate of occupancy.
			Staff Comments	N/A. Staff does not recommend a voluntary cash contribution in-lieu of improvements for this project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C1 Drainage	All storm water shall be retained on site.
			Staff Comments	<p>All storm water is proposed to be retained on site, including storm water from roof drains. Roof drain locations and specifications must be indicated the project plans submitted with the Building Permit application for review and approval by the City Engineer. Drainage improvements shall be equal to the length of the subject property lines adjacent to any public street or private street.</p> <p>Prior to issuance of a Building Permit for the project, the applicant shall submit a final drainage plan indicating grading, catch basins, piping, and drywells (KMC §17.96.040.C.2b & KMC §17.96.060.C.1-4) prepared by a civil engineer licensed in the state for review and approval by the City Engineer and Streets Department.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C2 Drainage	Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
			Staff Comments	<p>Drainage improvements shall be equal to the length of the property lines along East Avenue and 5th Street. See above analysis for Ketchum Municipal Code §17.96.060.C1. All drainage improvements are required to be constructed City standards.</p> <p>The existing drywell on 5th will need to be reconstructed to meet current standards (hdpe liner due to proximity to KSW water line).</p> <p>Final civil drawings for all drainage improvements shall be submitted with the Building Permit application to be verified, reviewed, and approved by the City Engineer and Streets Department.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C3 Drainage	The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.
			Staff Comments	The City Engineer will determine if the drainage improvements are sufficient after reviewing the final civil drawings submitted with the Building Permit application. The City Engineer may require additional drainage improvements if necessary.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C4 Drainage	Drainage facilities shall be constructed per City standards.
			Staff Comments	All drainage facilities within the project site and the public right-of-way shall meet City standards. Final drainage specifications must be included with the civil drawings submitted with the Building Permit application to be reviewed and approved by the City Engineer & Streets Department.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D1 Utilities	All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
			Staff Comments	All utilities necessary for the project shall be improved and installed at the sole expense of the applicant. Requirements and specifications for the water and sewer connections will be verified, reviewed, and approved by the Utilities Department prior to issuance of a building permit for the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D2 Utilities	Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.
			Staff Comments	The project plans show an existing transformer located within the Idaho Power easement located at the southwest corner of the parking lot parcel that is proposed to remain in its existing location. Building B is proposed to encroach over the Idaho Power easement (Instrument No. 613194) located at the northeast corner of the parking lot parcel. This easement contains an existing transformer that will need to be removed and relocated. The applicant will coordinate with the City and Idaho Power to determine the appropriate location for the relocated transformer and sufficient screening that complies with both Design Review standards and Idaho Power's clearance requirements for the development's electrical infrastructure. The applicant will be required to provide the City with written confirmation that Idaho Power consents to Building B's encroachment over the easement area at the northeast corner of the parking lot parcel prior to issuance of a building permit for the project. Details for the proposed elevator overrun and air system on top of the roof are specified on the project plans. The solar panels are flush-mounted and do not require screening. All roof and ground mounted mechanical, electrical, and plumbing equipment must be screened from public view.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D3 Utilities	When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with city of Ketchum standards and at the discretion of the City Engineer.
			Staff Comments	The subject property is served by high-speed internet. If an extension is needed, then the applicant will work with the City Engineer to identify the location of a fiber line to serve the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.E1 Compatibility of Design	The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.
			Staff Comments	Downtown's Retail Core borders the development site extending to the south, west, and northwest. The Retail Core transitions to the Knob Hill residential neighborhood to the northeast. The surrounding neighborhood has an eclectic mix of diverse building types and uses reflecting Ketchum's incremental growth through time. The surrounding area is developed with historic buildings that are smaller in size as well as larger-scale developments like Atkinson's Market and the mixed-use building at the corner of 4th Street and East Avenue. The development site is adjacent to: (a) the Ore Wagon Museum, Bonning Cabin, and Little Park to the north across 5th Street, (b) Atkinson's Market to the west across East Avenue, (c) Girl Friday to the south along East Avenue, (d) the George Castle Cabin located across the Block 45 alley to the south, and (e) an existing, non-conforming single-family residence that is used as a vacation rental to the east. The buildings' exterior materials and colors are specified on Sheet A9.00 of the project plans. The proposed exterior materials and finishes include red brick veneer, gray fiber cement panels, weathered-wood vertical siding, dark gray corrugated metal vertical siding, block metal panels, storefront windows and doors, patio sliding doors, and beige gray stucco. Light blue fiber cement panes introduce a fun pop of color animating the 5th Street façade. The exterior elevations on Sheets A2.01, A2.02, A2.03 of the project plans (Exhibit A) indicate each façade's exterior materials. The exterior materials are fabricated to resemble natural and traditional materials with earth tones and textures. Building A's red brick along the East Avenue façade wraps around the corner along the first level of the 5th Street. The red brick will complement the color of the adjacent Ore Wagon Museum to the north and nods to traditional material utilized in repurposed historic buildings in downtown Ketchum like the Lane Mercantile. The weathered-wood siding matches the color and texture of the Bonning Cabin. The project's master signage plan is indicated on Sheet AA6.01 of the project plans. The development's signage includes both awning and wall signs. The face of all signs will be black, oxidized-carbon steel. The copy on the signs is patinated or powder-

				coated blue. The blue animates the signage echoing the blue panels on the 5th Street facade. Following approval of the project's master signage plan, separate sign permits will be required for all new signs prior to installation (KMC §17.127.030.B).
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.E2 Compatibility of Design	Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.
			Staff Comments	N/A. No significant landmarks of historical or cultural importance have been identified on the property.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.E3 Compatibility of Design	Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.
			Staff Comments	N/A This standard does not apply because the existing City Hall building will be demolished.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F1 Architectural	Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.
			Staff Comments	Entrances to Building B's retail unit and residential lobby area are provided along 5 th Street. Entrances to Building's A residential lobby is provided along 5 th Street. An additional entrance to Building A's interior circulation to access the residential units is provided at the southwest corner of the property along East Avenue. The retail spaces within Building A include storefront window, glass doors, awnings, and signage that define the entrances. The building entrances provided unobstructed pedestrian access to the sidewalks along 5 th Street and East Avenue.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F2 Architectural	The building character shall be clearly defined by use of architectural features.
			Staff Comments	The two buildings within the Bluebird Village development area characterized by modern design elements like rectangular building forms and flat roofs. Building bulk is broken up into distinct one-, two-, and three- story masses that are distinguished through exterior material variation, fenestration, vertical wall setbacks, and horizontal floor setbacks. These masses are softened through the incorporation of landscaping. Live roofs planted with perennials soften the horizontal floor setbacks on the second level. Landscaped planters frame the rooftop deck within the fourth level setback area. Exterior material differentiation defines the ground-level façades along 5th Street and East Avenue visually separating the first-floor retail areas and the residential units on the upper level. The stairwell design has been refined. Window glazing has been reduced by 50% to reduce the amount of light emanating from the stairwells. The remaining windows are framed by corrugated-metal vertical siding at the upper levels. This forms a vertical, 3-story element that integrating the residential floor levels within the development. The retail storefronts' glass doors and windows as well as landscaped seating areas along East Avenue and 5th will engage pedestrians welcoming residents and tourists into these spaces. These features create an activated, pedestrian-friendly streetscape that will enliven Ketchum's dynamic downtown by facilitating social connections that build community.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F3 Architectural	There shall be continuity of materials, colors and signing within the project.
			Staff Comments	The buildings' exterior materials and colors are specified on Sheet A9.00 of the project plans. The proposed exterior materials and finishes include red brick veneer, gray fiber cement panels, weathered-wood vertical siding, dark gray corrugated metal vertical siding, block metal panels, storefront windows and doors, patio sliding doors, and beige gray stucco. Light blue fiber cement panes introduce a fun pop of color animating the 5th Street façade. The exterior elevations on Sheets A2.01, A2.02, A2.03 of the project plans (Exhibit A) indicate each façade's exterior materials. The exterior materials are fabricated to resemble natural and traditional materials with earth tones and textures. Building A's red brick along the East Avenue façade wraps around the corner along the first level of the 5th Street. The red brick will complement the color of the adjacent Ore Wagon Museum to the north and nods to traditional material utilized in repurposed historic buildings in downtown Ketchum like the Lane Mercantile. The weathered-wood siding matches the color and texture of the Bonning Cabin. The project's master signage plan is indicated on Sheet AA6.01 of the project plans. The development's signage includes both awning and wall signs. The face of all signs will be black, oxidized-carbon steel. The copy on the signs is patinated or powder-coated blue. The blue animates the signage echoing the blue panels on the 5th Street facade. Following approval of the project's master signage plan, separate sign permits will be required for all new signs prior to installation (KMC §17.127.030.B).

				The same materials and colors are proposed to be used on all four facades of the two buildings. The consistent use of the same materials across all elevations ties the horizontal and vertical patterns arranged in one-, two-, three-, and four-story elements into one cohesive project design.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F4 Architectural	Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.
			Staff Comments	<p>The project does not propose any fences or accessory structures.</p> <p>The development's landscaping is indicated on Sheets L1, L2, L3, and L4 of the project plans.</p> <p>Landscape features soften the mass of building and provide visual relief to the vertical wall planes. 4 street trees are proposed along East Avenue and 7 street trees are proposed along 5th Street. The trees soften the mass of the building and enhance the streetscape to create a walkable environment. At-grade planters along East Avenue and 5th Street define the building entrances.</p> <p>As indicated on the south elevation on Sheet A2.02 of the project plans (Exhibit A), the applicant has incorporated a trellis to support vines along the stairwell's south wall. The rendering on Sheet A9.06 demonstrates how this living, green wall will help soften the four-level rectangular mass by adding texture and color to the stairwell's south elevation.</p> <p>The floor setbacks at levels 2 and 4 are proposed to be living roof vegetated with perennials. Trees and native shrubs will screen the rooftop deck.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F5 Architectural	Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
			Staff Comments	<p>Bluebird Village is proportional in size and scale to other large-scale downtown developments like the Argyros Theater, the Colonnade, and the new mixed-use development currently under construction at the corner of 4th Street and Walnut Avenue. The design combines exterior material changes with wall setbacks that move the building in and out from the property lines. Exterior materials change concurrently with shifts in building mass. This design breaks up the building into defined components that visually break up the mass of the building. The composition and proportion of exterior materials provides visual interest to the facades facing East Avenue and 5th Street.</p> <p>The fourth floor is setback 37 feet 11inches from the property line along East Avenue. This setback not only accommodates the rooftop deck, but also reduces the appearance of building mass along East Avenue. The placement of red brick forms two, prominent three-story columns along the East Avenue façade that ground and integrate the three levels of the building to the project site. The brick detailing at the top of the third level as well as the projecting awnings and pop-out picture windows animate the East Avenue façade.</p> <p>The applicant has reduced the Building B's mass and scale by eliminating four community housing units. Both buildings comply with the 3-foot setback from alley property lines required in the Community Core Zone (KMC §17.12.040). The external balconies have been relocated to the building corners. This subtraction of mass at the corners reduces the building's rectangular bulk softening the development as it transitions to neighboring buildings.</p> <p>The applicant has setback Building A's stairwell 12 feet further than setback shown on the project's Pre-Application plans. The project plans submitted with the final Design Review application (Exhibit A) show the stairwell is setback 18 feet 6 inches from the property line along East Avenue. This extended setback and the existing, mature trees to the south will reduce and screen the perceived building mass at the street level. As indicated on the south elevation on Sheet A2.02 of the project plans (Exhibit A), the applicant has incorporated a trellis to support vines along the stairwell's south wall. The rendering on Sheet A9.06 demonstrates how this living, green wall will help soften the four-level rectangular mass by adding texture and color to the stairwell's south elevation.</p> <p>Unlike existing developments that cover the length of an entire Ketchum Townsite block, Bluebird incorporates an elevated walkway over the alley to connect the two main buildings. This subtractive massing accommodates space for light and air to move through building mass enhancing the development's transparency. The walkway creates a unique urban spatial experience that will visually engage pedestrians and activate the streetscape.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F6 Architectural	Building(s) shall orient towards their primary street frontage.

			Staff Comments	The two buildings orient toward their primary street frontages along 5 th Street and East Avenue.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F7 Architectural	Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.
			Staff Comments	The garbage storage area is proposed to be located within Building A and will be accessed from the alley. The applicant has submitted letter from Clear Creek Disposal confirming their approval of the proposed garbage disposal configuration.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F8 Architectural	Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.
			Staff Comments	The building design includes weather protection that prevents water from dripping or snow from sliding onto areas where pedestrians gather and circulate and onto adjacent properties. The recession created by the wall setbacks at the building entrances will provide weather protection. The flat roof design will include internal drains providing weather protection to prevent water from dripping or snow from sliding onto circulation areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G1 Circulation Design	Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.
			Staff Comments	This standard has been met by the proposed sidewalk improvements. The sidewalks will connect to the existing sidewalks downtown.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G2	Awnings extending over public sidewalks shall extend five (5') feet or more across the public sidewalk but shall not extend within two (2') feet of parking or travel lanes within the right of way.
			Circulation Design	Metal canopies at the building entrances along East Avenue overhang 5 feet into the right-of-way past the property line. These canopies will final review and approval from the City Engineer as well as a Right-of-Way Encroachment Agreement.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G3 Circulation Design	Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.
			Staff Comments	Vehicle access to the project's off-street parking is provided from the Block 45 alleyway. This circulation configuration complies with the Ketchum Traffic Authority's recommendation that no curb cuts be permitted if there is alley access available to serve the development. No curb cuts are proposed along 5 th Street or East Avenue, which enhances safety as driveways intersecting sidewalks may increase congestion and create safety hazards for pedestrians and bicyclists. Prior to issuance of a Building Permit for the project, the City Engineer and Streets Department shall review the civil drawings to ensure adequate sight distances and proper signage for the proposed driveway access.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.G4 Circulation Design	Curb cuts and driveway entrances shall be no closer than twenty (20') feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.
			Staff Comments	N/A as no curb cuts or driveway entrances are proposed along 5 th Street or East Avenue.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G5 Circulation Design	Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.
			Staff Comments	Unobstructed access for emergency vehicles, snowplows, and garbage trucks is provided from the Block 45 alley, 5 th Street, and East Avenue. The height of walkway's soffit is 21 feet above the asphalt. This complies with Fire Department standards for access and the Federal Highway Administration's standards for vertical clearance under overhead structures.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H1 Snow Storage	Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.
			Staff Comments	The applicant proposes to snowmelt or haul snow off-site, which is permitted as an alternative to providing a snow storage area by KMC §17.96.060.H4. The sidewalks along East Avenue And 5 th Street include a snowmelt system.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H2 Snow Storage	Snow storage areas shall be provided on-site.
			Staff Comments	The applicant proposes to snowmelt or haul snow off-site, which is permitted as an alternative to providing a snow storage area by KMC §17.96.060.H4. The sidewalks along East Avenue And 5 th Street include a snowmelt system.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H3 Snow Storage	A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty-five (25) square feet.
			Staff Comments	The applicant has proposed snowmelt and snow hauling in lieu of providing any snow storage areas on site.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H4 Snow Storage	In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.
			Staff Comments	The sidewalks along East Avenue And 5th Street include a snowmelt system. The applicant is required to obtain a ROW Encroachment Permit for the snowmelt system within the public right-of-way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I1 Landscaping	Landscaping is required for all projects.
			Staff Comments	The development's landscaping is indicated on Sheets L1, L2, L3, and L4 of the project plans.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I2 Landscaping	Landscaping materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.
			Staff Comments	The proposed landscaping is complementary to the buildings and surrounding downtown area. Landscape features soften the mass of building and provide visual relief to the vertical wall planes. 4 street trees are proposed along East Avenue and 7 street trees are proposed along 5th Street. The trees soften the mass of the building and enhance the streetscape to create a walkable environment. Landscaped seating areas along East Avenue and 5th Street define the building entrances. The landscape plan has been prepared by a professional landscape architect and is understood to meet requirements for microclimate, soil conditions, orientation and aspect.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I3 Landscaping	All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.
			Staff Comments	All trees, shrubs, grasses, and perennials shall be drought tolerant. Native plants are recommended. The landscape plan indicates that all vegetation will be drip irrigated.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I4 Landscaping	Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.
			Staff Comments	As indicated on the south elevation on Sheet A2.02 of the project plans (Exhibit A), the applicant has incorporated a trellis to support vines along the stairwell's south wall. The rendering on Sheet A9.06 demonstrates how this living, green wall will help soften the four-level rectangular mass by adding texture and color to the stairwell's south elevation.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.J1 Public Amenities	Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.
			Staff Comments	The applicant has provided bicycle racks at the southwest corner of the site and landscaped seating areas along 5 th Street and East Avenue.



BLUEBIRD VILLAGE COMMUNITY HOUSING PROJECT
EXHIBIT F4: COMMUNITY CORE DESIGN REVIEW STANDARDS (KMC §17.96.070)

IMPROVEMENTS AND STANDARDS: 17.96.070 - Community Core (CC) Projects				
Yes	N o	N/ A	Ketchum Municipal Code Section	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070A(1)	Street trees, street lights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.
			Staff Comments	The project's street improvements are indicated on Sheet C1.0 and L1. Street improvements include new 8-foot-wide heated, concrete sidewalks along 5 th Street and East Avenue, street trees, landscaped seating areas, and streetlights. Final civil drawings for all associated right-of-way and street improvements shall be submitted with the building permit application to be verified, reviewed, and approved by the City Engineer and Streets Department.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(A)(2) Streets	Street trees with a minimum caliper size of three (3") inches, shall be placed in tree grates.
			Staff Comments	Specifications for the proposed street trees are included on Sheet PDR L1 of the project plans. The notes indicate that trees will be a minimum caliper size of 3 inches and will be placed tree wells. Streetscape improvements must be indicated on civil plans with the Building Permit application for final review and approval by the City Engineer and Streets Department.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(A)(3)	Due to site constraints, the requirements if this subsection 17.96.070(A) may be modified by the Public Works Department.
			Staff Comments	Modification to the requirements of KMC §17. 96.070(A) may be recommended by the City Engineer and Streets Department following review of the civil drawings submitted with the building permit application. Preliminary plans submitted with Design Review are reviewed by the City Engineer and Streets Department in concept only. The final civil drawings including the streetscape, sidewalk, utilities, and drainage plans shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a building permit for the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(1)	Facades facing a street or alley or located more than five (5') feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials, and colors as the front façade.
			Staff Comments	The buildings' exterior materials and colors are specified on Sheet A9.00 of the project plans. The proposed exterior materials and finishes include red brick veneer, gray fiber cement panels, weathered-wood vertical siding, dark gray corrugated metal vertical siding, block metal panels, storefront windows and doors, patio sliding doors, and beige gray stucco. Light blue fiber cement panes introduce a fun pop of color animating the 5th Street façade. The exterior elevations on Sheets A2.01, A2.02, A2.03 of the project plans (Exhibit A) indicate each façade's exterior materials. The design combines exterior material changes with wall setbacks that move the building in and out from the property lines. Exterior materials change concurrently with shifts in building mass. This design breaks up the building into defined components that visually break up the mass of the building. The composition and proportion of exterior materials provides visual interest to the facades facing East Avenue and 5th Street. The fourth floor is setback 37 feet 11inches from the property line along East Avenue. This setback not only accommodates the rooftop deck, but also reduces the appearance of building mass along East Avenue. The placement of red brick forms two, prominent three-story columns along the East Avenue façade that ground and integrate the three levels of the building to the project site. The brick detailing at the top of the third level as well as the projecting awnings and pop-out picture windows animate the East Avenue façade. As indicated on the south elevation on Sheet A2.02 of the project plans (Exhibit A), the applicant has incorporated a trellis to support vines along the stairwell's south wall. The rendering on Sheet A9.06 demonstrates how this living, green wall will help soften the four-level rectangular mass by adding texture and color to the stairwell's south elevation.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(2)	For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways.

			Staff Comments	The ground-floor street frontage on East Avenue is defined through brick façade broken up by large storefront windows and glass doors. Revisions to the 5 th Street frontage should be considered.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(3)	For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.
			Staff Comments	The retail storefronts' glass doors and windows as well as landscaped seating areas along East Avenue and 5th will engage pedestrians welcoming residents and tourists into these spaces. These features create an activated, pedestrian-friendly streetscape that will enliven Ketchum's dynamic downtown by facilitating social connections that build community.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(4)	Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.
			Staff Comments	Flat roofs at varying height and projecting canopy elements define the building. The two buildings within the Bluebird Village development area characterized by modern design elements like rectangular building forms and flat roofs. Building bulk is broken up into distinct one-, two-, and three- story masses that are distinguished through exterior material variation, fenestration, vertical wall setbacks, and horizontal floor setbacks. These masses are softened through the incorporation of landscaping. Live roofs planted with perennials soften the horizontal floor setbacks on the second level.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(B)(5)	All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts.
			Staff Comments	N/A as no pitched roofs are proposed for the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(6)	Roof overhangs shall not extend more than three (3') feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Department.
			Staff Comments	Metal canopies at the building entrances along East Avenue overhang 5 feet into the right-of-way past the property line. These canopies will final review and approval from the City Engineer as well as a Right-of-Way Encroachment Agreement.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(B)(7)	Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials.
			Staff Comments	No front porches or stoops are proposed with the Bluebird Village project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(C)(1)	Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right of way and shall be screened from public views.
			Staff Comments	The garbage storage area is proposed to be located within Building A and will be accessed from the alley. The applicant has submitted letter from Clear Creek Disposal confirming their approval of the proposed garbage disposal configuration.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(C)(2)	Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.
			Staff Comments	The project plans show an existing transformer located within the Idaho Power easement located at the southwest corner of the parking lot parcel that is proposed to remain in its existing location. Building B is proposed to encroach over the Idaho Power easement (Instrument No. 613194) located at the northeast corner of the parking lot parcel. This easement contains an existing transformer that will need to be removed and relocated. The applicant will coordinate with the City and Idaho Power to determine the appropriate location for the relocated transformer and sufficient screening that complies with both Design Review standards and Idaho Power's clearance requirements for the development's electrical infrastructure. The applicant will be required to provide the City with written confirmation that Idaho Power consents to Building B's encroachment over the easement area at the northeast corner of the parking lot parcel prior to issuance of a building permit for the project. Details for the proposed elevator overrun and air system on top of the roof are specified on the project plans. The solar panels are flush-mounted and do not require screening. All roof and ground mounted mechanical, electrical, and plumbing equipment must be screened from public view.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(D)(1)	When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on or off site.
			Staff Comments	Sheet L1.0 shows that 10 total trees will be removed from the project site. The street trees proposed along East Avenue and 5th Street satisfy the requirement to replace all healthy and mature trees removed from a project site. 4 street trees are proposed along East Avenue and 9 street trees are proposed along 5th Street. Sheet L1.0 shows 4 existing deciduous trees straddling the interior east side property line are proposed to be removed to accommodate the proposed development. The removal of these trees requires the applicant and adjacent property owner to come to an agreement on the tree removal. Staff has added a recommended condition of approval that prior to issuance of a building permit, the applicant provide documentation that the tree removal issue is resolved.

				The landscape plan shows an existing evergreen tree located to the south of Building A along 5th Street on the adjacent property located at 440 N East Avenue proposed to be preserved throughout the duration of construction. The applicant has submitted a tree preservation plan prepared by a certified arborist.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(D)(2)	Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree grates.
			Staff Comments	Specifications for the proposed street trees are included on Sheet L1.0 of the project plans. The notes indicate that trees will be a minimum caliper size of 3 inches and will be placed tree wells. Streetscape improvements must be indicated on civil plans with the Building Permit application for final review and approval by the City Engineer and Streets Department.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(D)(3)	The city arborist shall approve all parking lot and replacement trees.
			Staff Comments	Sheet L1.0 shows that 10 total trees will be removed from the project site. The street trees proposed along East Avenue and 5th Street satisfy the requirement to replace all healthy and mature trees removed from a project site. 4 street trees are proposed along East Avenue and 9 street trees are proposed along 5th Street. The City Engineer and City Arborists shall review and approval trees proposed to be installed along the sidewalks within the public right-of-way.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(E)(1)	Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.
			Staff Comments	N/A. No surface parking lot is proposed with the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(E)(2)	Surface parking lots shall incorporate at least one (1) tree and one (1) additional tree per ten (10) onsite parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public.
			Staff Comments	N/A. The project does not include a surface parking lot.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(E)(3)	Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways.
			Staff Comments	Landscaped seating areas along East Avenue and 5th Street create an inviting environment that will engage pedestrians and activate the streetscape. This seating areas are landscaped with perennial planter beds. Street trees will be installed to City right-of-way standards and include street trees.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(F)(1)	One (1) bicycle rack, able to accommodate at least two (2) bicycles, shall be provided for every four (4) parking spaces as required by the proposed use. At a minimum, one (1) bicycle rack shall be required per development.
			Staff Comments	N/A as no parking is required for the development per Ketchum Municipal Code §17.125.040. Bike racks accommodating parking for 18 bikes are provided at the southwest corner of the project site along East Avenue. Bike storage areas are also provided within the garages of both buildings. Building A's bike storage area accommodates 31 bikes. Building B's bike storage area accommodates 45 bikes.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(F)(2)	When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or greater than one-half (1/2) shall be adjusted to the next highest whole number.
			Staff Comments	N/A as no parking is required for the development per Ketchum Municipal Code §17.125.040.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(F)(3)	Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than fifty (50') feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest. Bicycle racks shall be located to achieve unobstructed access from the public right-of-way and not in areas requiring access via stairways or other major obstacles.
			Staff Comments	N/A as no parking is required for the development per Ketchum Municipal Code §17.125.040. Bike racks accommodating parking for 18 bikes are provided at the southwest corner of the project site along East Avenue.

Attachment G Public Comment

July 21, 2021 to August 5, 2021

[https://www.ketchumidaho.org/sites/default/files/fileattachments/planning_amp_building/project/43741/comments from 7-21-2021 to 8-5-2021.pdf](https://www.ketchumidaho.org/sites/default/files/fileattachments/planning_amp_building/project/43741/comments_from_7-21-2021_to_8-5-2021.pdf)

May 12, 2021 to July 20, 2021

[https://www.ketchumidaho.org/sites/default/files/fileattachments/planning_amp_building/project/43741/comments from 5-11-2021 to 7-20-2021.pdf](https://www.ketchumidaho.org/sites/default/files/fileattachments/planning_amp_building/project/43741/comments_from_5-11-2021_to_7-20-2021.pdf)