



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF MARCH 9th, 2020

PROJECT: 4th & Walnut Avenue Mixed-Use Building

FILE NUMBER: P 20-024

APPLICATION TYPE: Pre-Application Design Review

ARCHITECT: Graham Whipple, Resin Architecture

PROPERTY OWNER: Walnut & Fourth LLC (Representative: Ryan Kirkham)

REQUEST: Pre-Application Design Review for the development of a new 27,316 square-foot, two-story mixed-use building

LOCATION: 371 & 391 N Walnut Avenue (Ketchum Townsite: Block 44: Lots 7 & 8)

ZONING: Retail Core of the Community Core (CC-1)

REVIEWER: Abby Rivin, Associate Planner

NEW MIXED-USE BUILDING ON WALNUT AVENUE

This Pre-Application Design Review is for the development a new 27,316 square-foot, two-story mixed-use building located on two lots at the southwest corner of the intersection of Walnut Avenue and 4th Street. The first floor of the mixed-use building will contain five retail units—two along 4th Street, two along the alley, and one that extends from Walnut Avenue to a loading dock at the back of the building. The corner of the building at Walnut Avenue & 4th Street will feature a coffee shop with a circular staircase that leads to a second-level mezzanine. This

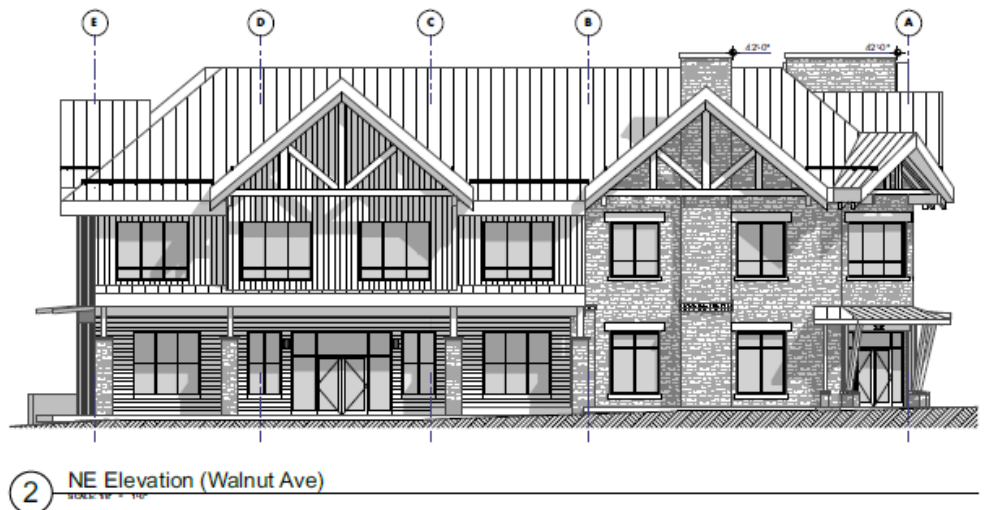


Figure 1: Project Plans, NE Elevation (Walnut Ave), Sheet A-201

mezzanine opens to an art gallery on the second floor. The second level also includes eight office spaces and two, 1,800 square-foot, two-bedroom penthouse residential units. The basement will contain two apartments that will be reserved for employees as community housing units. Four parking spaces, including one ADA space, are provided on-site and accessed from the alley.

DESIGN REVIEW MAINTAINS THE CHARACTER OF OUR MOUNTAIN COMMUNITY

The Pre-Application facilitates an iterative and collaborative process between the Planning & Zoning Commission, developers and their design teams, and the community. This preliminary review allows the Commission to identify design issues, offer constructive advice, and highlight opportunities to improve project. The Commission's feedback helps developers produce high-quality buildings and projects that enhance the character of downtown Ketchum.

Before granting Design Review approval, the Planning & Zoning Commission must determine that applications meet two criteria: (1) the project doesn't jeopardize the health, safety, or welfare of the public, and (2) the project conforms to all Design Review standards and zoning regulations (KMC 17.96.050.A). Design Review safeguards the well-being of our mountain community.

PROJECT LOCATION

The new mixed-use building will be located on two lots at the southwest corner of the intersection of Walnut Avenue and 4th Street within the Retail Core of the Community Core (CC-1). Prior to issuance of a Building Permit for the project, the applicant must receive approval of a Lot Line Shift application to remove the boundary separating the two lots. The total area of the two combined lots will be 16,371 square feet. The lots are developed with existing buildings, which the developer will demolish. These buildings are currently occupied by Maude's Coffee Shop, Premier Cleaners Laundry Services, and business offices. The neighboring buildings are occupied by Gold Mine Thrift Store and Michel's. The Colonnade building is across Walnut Avenue to the east.

HOW BIG IS THE BUILDING?

The 27,316-square-foot mixed-use building has a total Floor Area Ratio of 1.67. The building is 42-feet in height from the average elevation at Walnut Avenue to the top of chimneys. Buildings may extend all the way to the property line along streets in the CC-1 Zone, but the architect has set the building back on all sides. The mixed-use building is setback 5 feet along Walnut Avenue and 4th Street. The building will span ~100 feet along Walnut Avenue and ~138 feet along 4th Street.

PROJECT COMPLIES WITH DESIGN REVIEW STANDARDS

Architectural

Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness (Ketchum Municipal Code §17.96.060.F5).

The building design creates one- and two-story visual elements through the placement and pattern of materials to define the building and reduce the appearance of bulk and flatness. The building is further defined through projected elements, including the pitched roof, cantilevered decks, and awning overhangs, as well as windows and doors. The façades fronting Walnut Avenue and 4th Street incorporate material patterns that visually separate the building into two unique masses—one half of the façade is defined by stone that extends vertically up and down both floors the building and the other half of the façade is characterized by one-story elements defined by the horizontal and vertical placement of siding.

The building character shall be clearly defined by use of architectural features (Ketchum Municipal Code §17.96.060.F2).

The building character is defined by features that complement Ketchum's vernacular architecture. The design includes aesthetic and functional elements that ground the building within our mountain town. These elements

include pitched roofing forms and bold structural columns to shed and withstand snow loads. The use of natural materials like the stone complements the surrounding mountain landscape.

Compatibility of Design

The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures (Ketchum Municipal Code §17.96.060.E1).

The project plans include perspective renderings showing the building within the context of this vibrant Walnut Avenue corridor in downtown Ketchum. While bigger than the neighboring buildings occupied by Gold Mine Thrift Store and Michel's, the mixed-use building is similar in size and scale to the Colonnade building across Walnut Avenue. The final Design Review application must include a materials and colors sample board showing all exterior materials used on the façade of the structure (KMC §17.96.040.C.2i).



Figure 2: Project Plans, 4th and Walnut Perspective, Sheet AS-102

RECOMMENDATION

After considering the Pre-Application Design Review submittal attached as Exhibit A, the applicant's presentation, and any public comment received, Staff recommends the Commission provide feedback to the applicant and move to advance the 4th and Walnut Mixed-Use Building to final Design Review.

EXHIBITS:

- A. 4th and Walnut Mixed-Use Building Pre-Application Design Review Submittal

Exhibit A:

4th and Walnut Mixed-Use
Building Pre-Application Design
Review Submittal

4th & Walnut Ave.
Commercial Development
"TBD" Ketchum Idaho 83340



Cover Sheet	G-1	COVER SHEET
Civil	C-1	SITE PLAN
Architectural Site Plans	AS-101	ARCHITECTURAL SITE PLAN
	AS-102	ARCHITECTURAL VICINITY MAP
	AS-103	CONSTRUCTION MANAGMENT PLAN
Floor Plans	A-101	BASEMENT FLOOR PLAN
	A-102	FIRST FLOOR PLAN
	A-103	SECOND FLOOR PLAN
Elevations	A-201	ELEVATIONS

COVER SHEET

3/4/20

4th & Walnut Ave.
Commercial Development

Preliminary Design Review March 9 2020

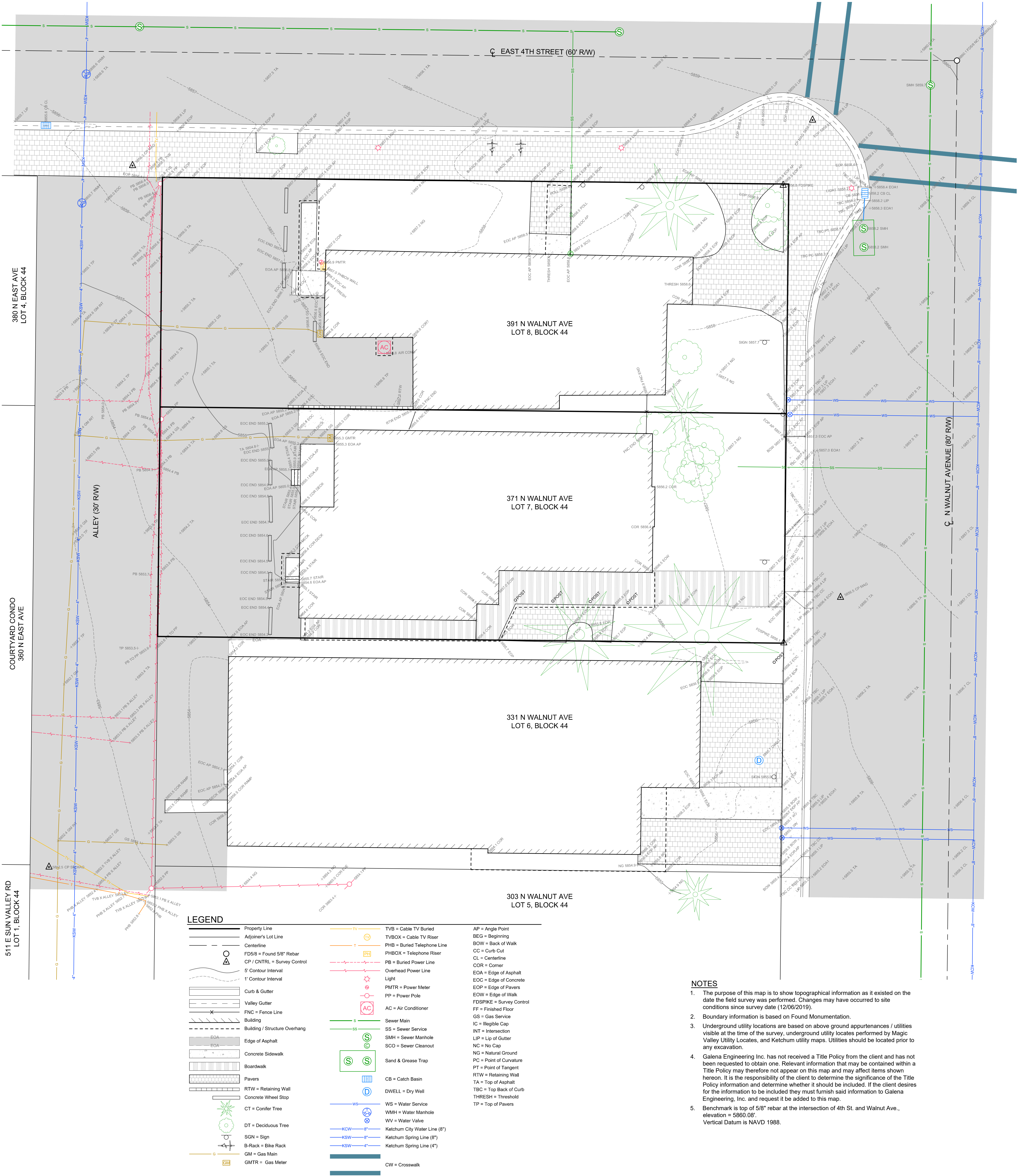
G-1



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REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any project or extension of this project except by agreement in writing with Galena Engineering, Inc.



GALENA
ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Hailey, Idaho 83433
email: galena@galena-engineering.com

DESIGNED BY
CT
DRAWN BY
SMF
CHECKED BY

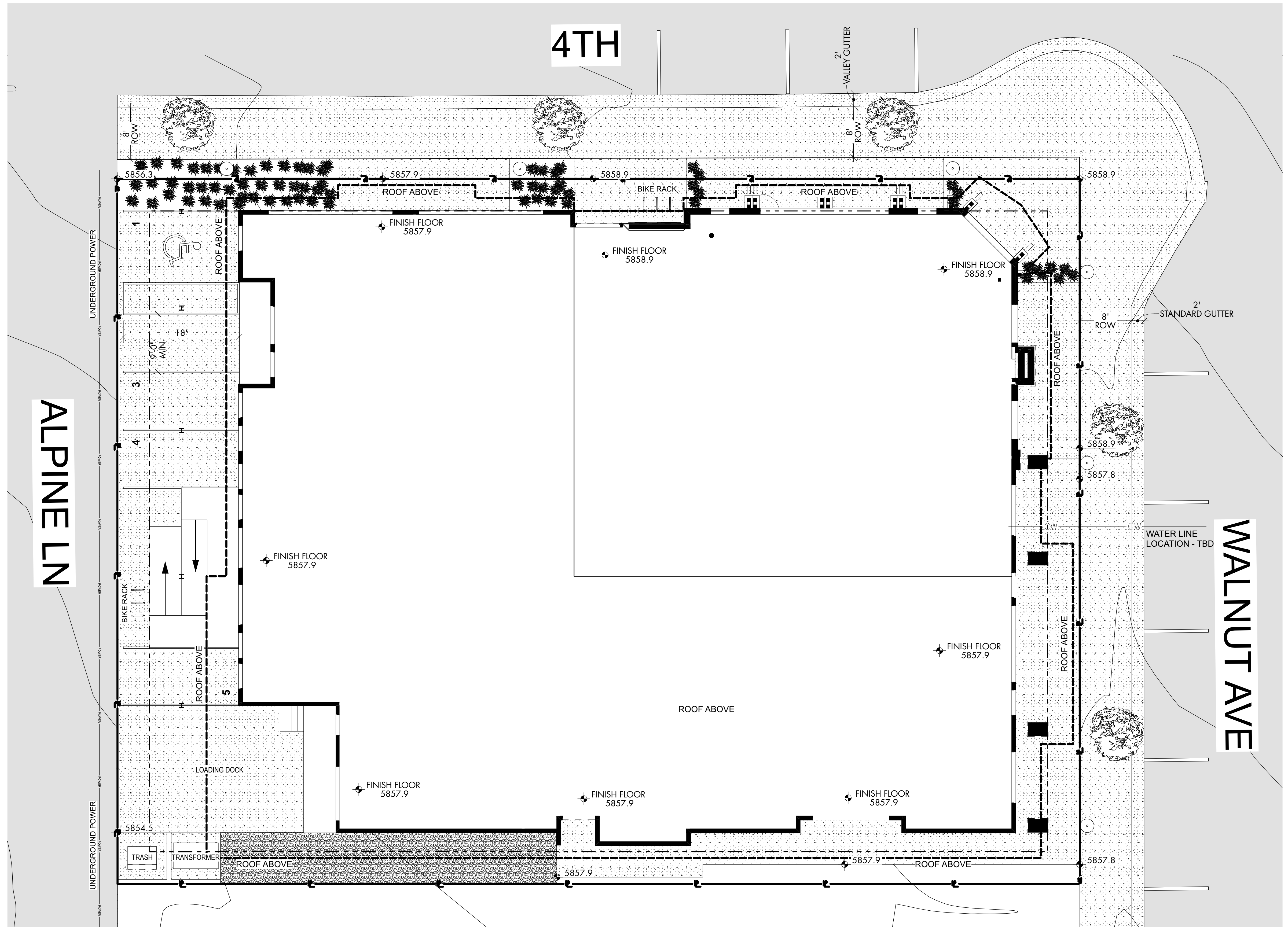
PRELIMINARY

PROJECT INFORMATION
371 N. Walnut Avenue
Ketchum, Idaho 83433
12/16/19 12:08:16 PM

A TOPOGRAPHIC MAP SHOWING
371 AND 391 N. WALNUT AVENUE
LOTS 7 AND 8, BLOCK 44, KETCHUM TOWNSITE
LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR RESIN ARCHITECTURE, LLC

PURPOSE:
NO. DATE BY REVISIONS

TOPO



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ARCHITECTURAL SITE PLAN

3/4/20

4th & Walnut Ave.

Commercial Development

Preliminary Design Review March 9 2020 AS-101



2 4th and Walnut Perspective
SCALE: 1/32" = 1'-0"



3 Walnut Perspective
SCALE: 1/32" = 1'-0"

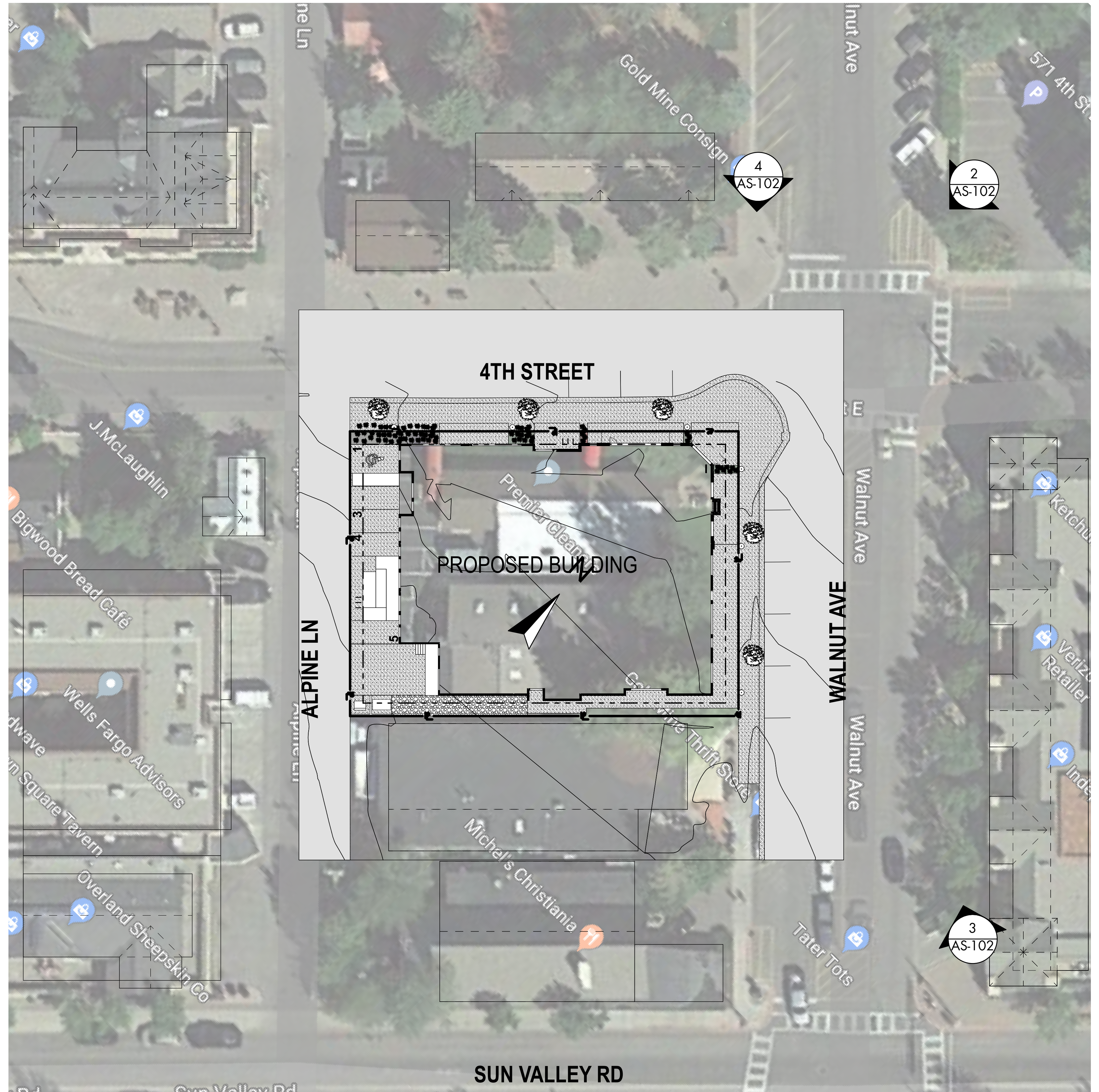


4 4th Perspective
SCALE: 1/32" = 1'-0"



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1 ARCHITECTURAL SITE VICINITY
SCALE: 1:288

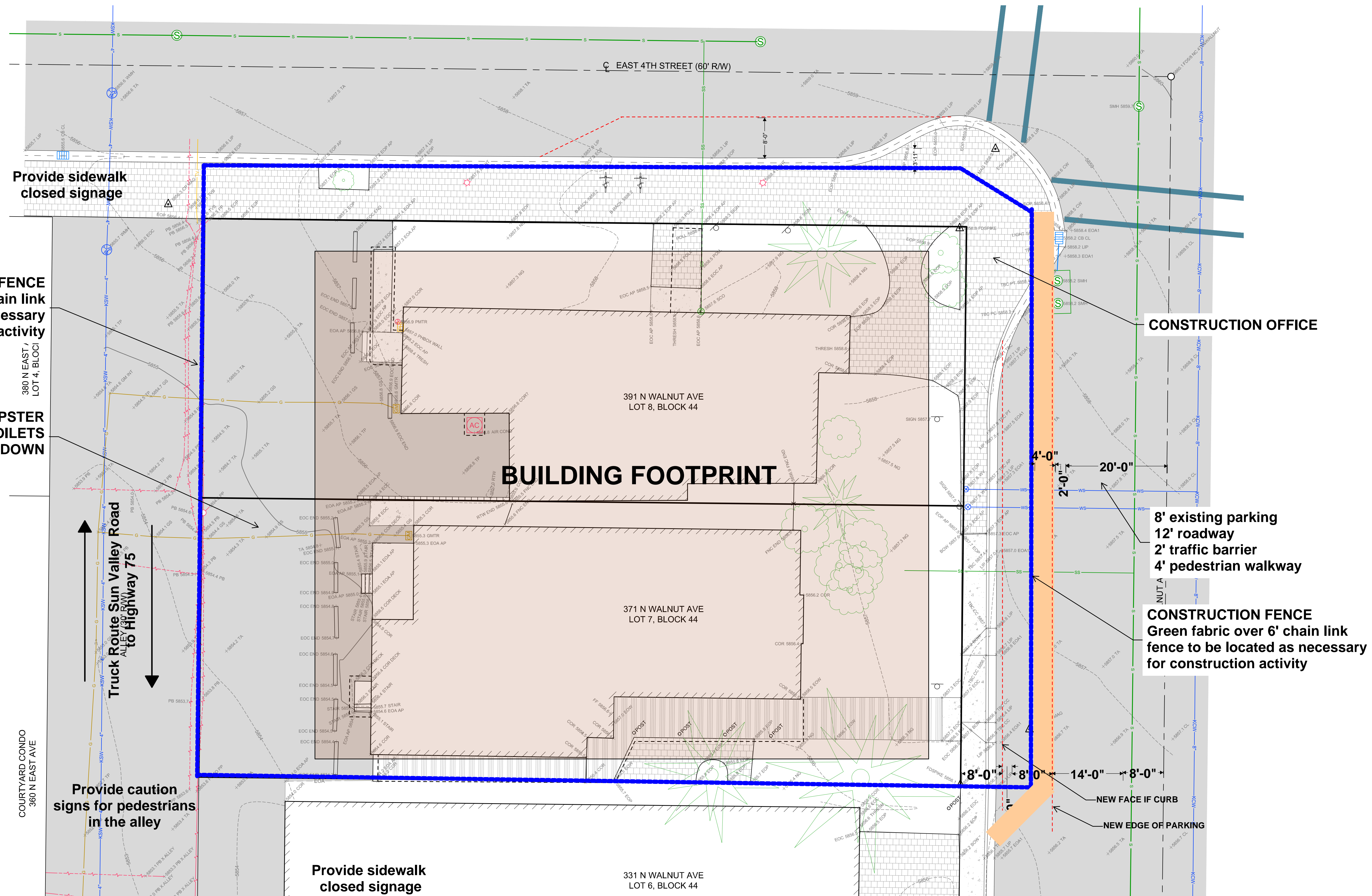
ARCHITECTURAL VICINITY MAP

3/4/20

4th & Walnut Ave.

Commercial Development

Preliminary Design Review March 9 2020 AS-102



- Contractor Parking will be provided
1. Onsite
 2. Public parking lot at the east end of 4th Street
 3. Public parking lot on Washington Street with shuttle

CONSTRUCTION MANAGMENT
PLAN

3/4/20

4th & Walnut Ave.
Commercial Development

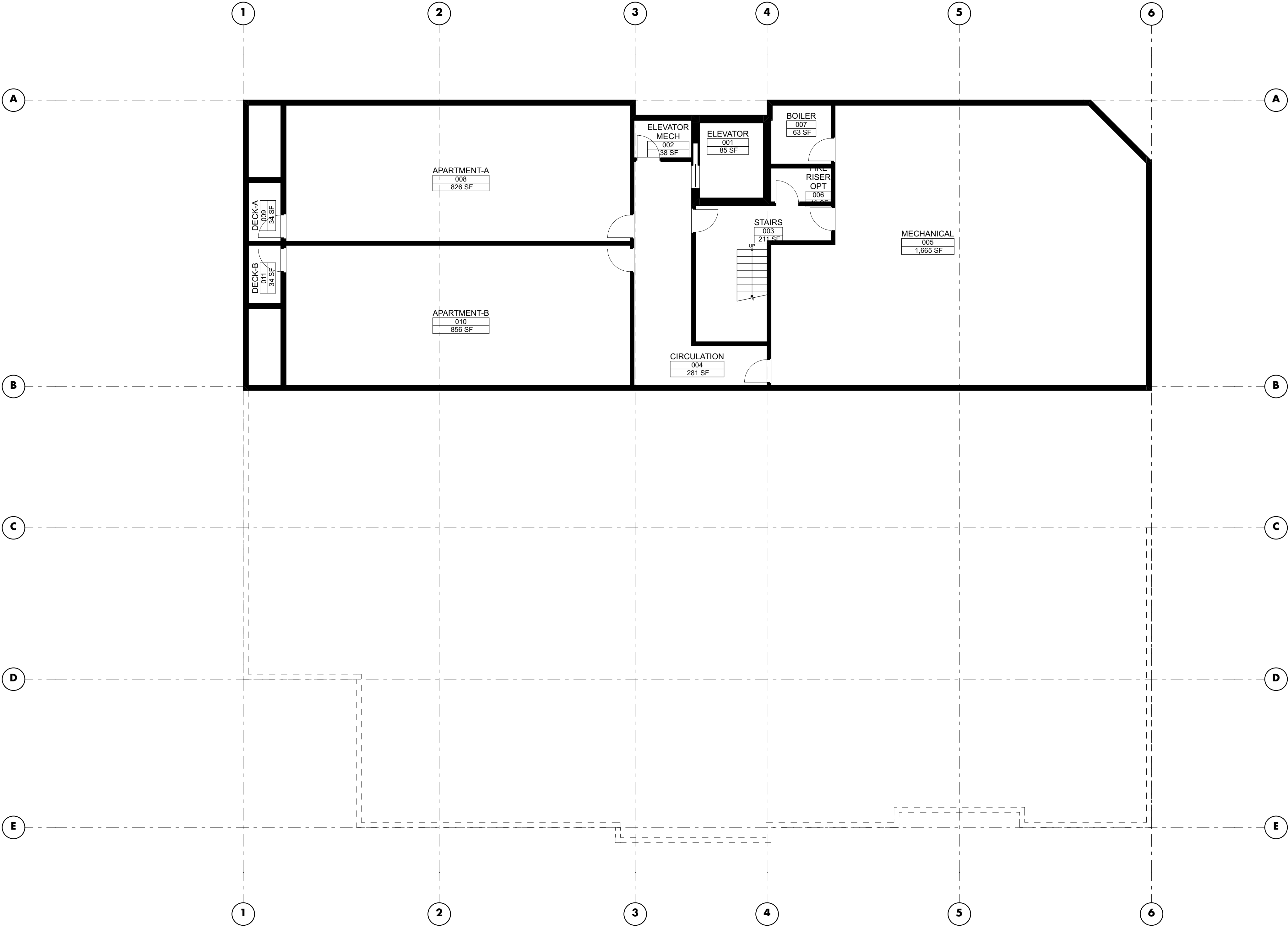
Preliminary Design Review March 9 2020 AS-103



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Net Square Footage			
Level	Zone Number	Name	Area
BASEMENT			
	001	ELEVATOR	85.00
	002	ELEVATOR MECH	38.33
	003	STAIRS	211.45
	004	CIRCULATION	281.25
	005	MECHANICAL	1,665.29
	006	FIRE RISER OPT	40.00
	007	BOILER	62.67
	008	APARTMENT-A	825.79
	009	DECK-A	33.85
	010	APARTMENT-B	856.24
	011	DECK-B	33.58
NET TOTAL			4,133.45 sq ft

Gross Square Footage			
Level	Zone Number	Name	Area
BASEMENT			
	001	ELEVATOR	115.50
	002	ELEVATOR MECH	46.06
	003	STAIRS	237.71
	004	CIRCULATION	320.48
	005	MECHANICAL	1,762.24
	006	FIRE RISER OPT	44.00
	007	BOILER	67.67
	008	APARTMENT-A	870.29
	009	DECK-A	42.40
	010	APARTMENT-B	915.09
	011	DECK-B	44.58
GROSS TOTAL			4,466.02 sq ft



1 BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



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BASEMENT FLOOR PLAN

3/4/20

4th & Walnut Ave.

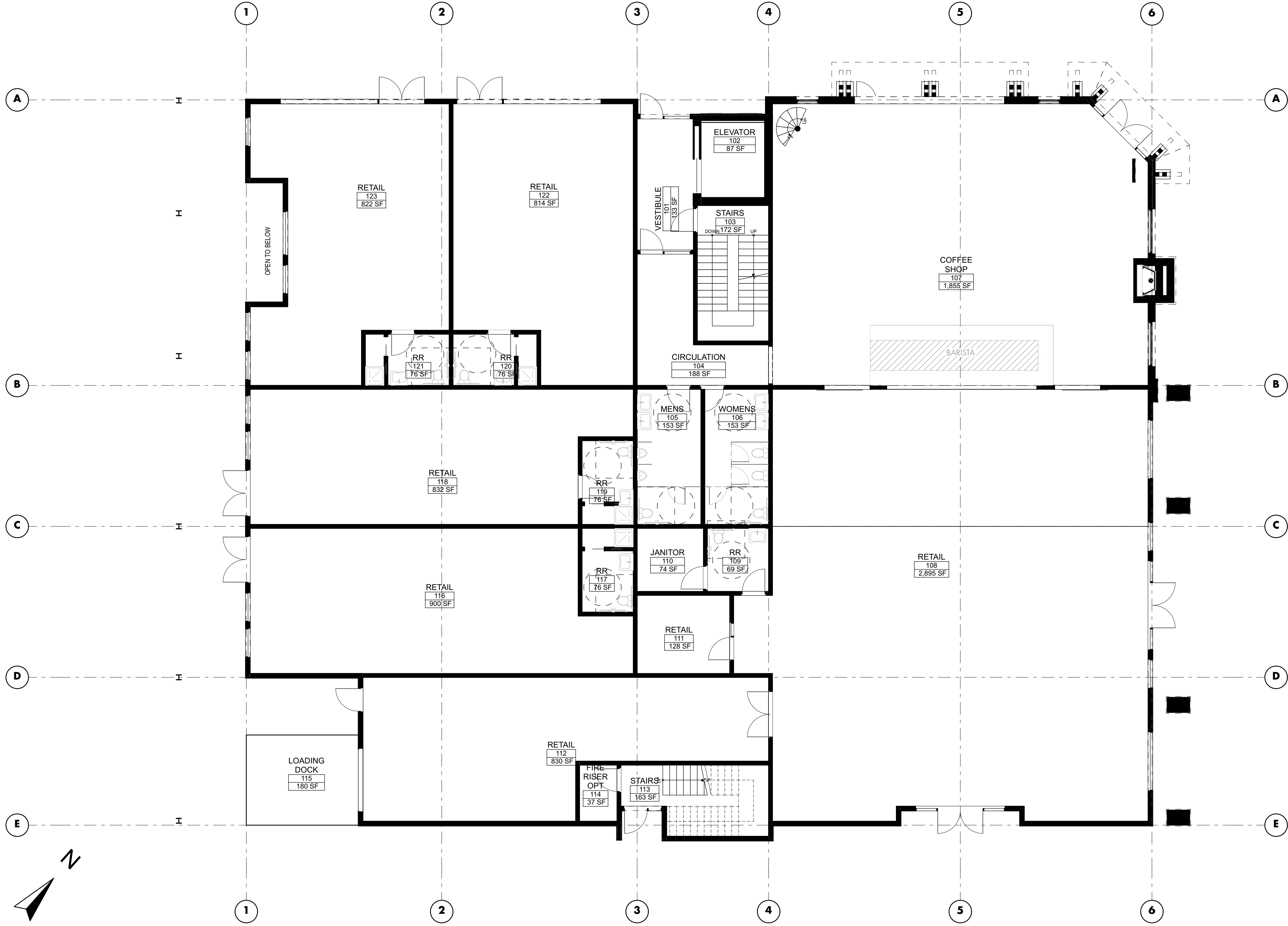
Commercial Development

Preliminary Design Review March 9 2020

A-101

Net Square Footage			
Level	Zone Number	Name	Area
FIRST FLOOR			
	101	VESTIBULE	132.99
	102	ELEVATOR	86.78
	103	STAIRS	171.79
	104	CIRCULATION	187.92
	105	MENS	153.00
	106	WOMENS	153.00
	107	COFFEE SHOP	1,854.82
	108	RETAIL	2,894.82
	109	RR	68.74
	110	JANITOR	74.35
	111	RETAIL	128.47
	112	RETAIL	830.16
	113	STAIRS	162.50
	114	FIRE RISER OPT	37.44
	115	LOADING DOCK	180.00
	116	RETAIL	900.43
	117	RR	76.31
	118	RETAIL	832.44
	119	RR	76.31
	120	RR	76.31
	121	RR	76.31
	122	RETAIL	814.44
	123	RETAIL	822.11
NET TOTAL			10,791.44 sq ft

Gross Square Footage			
Level	Zone Number	Name	Area
FIRST FLOOR			
	101	VESTIBULE	140.44
	102	ELEVATOR	125.50
	103	STAIRS	185.83
	104	CIRCULATION	196.67
	105	MENS	162.00
	106	WOMENS	162.00
	107	COFFEE SHOP	1,911.59
	108	RETAIL	2,969.44
	109	RR	77.28
	110	JANITOR	83.22
	111	RETAIL	152.22
	112	RETAIL	876.38
	113	STAIRS	179.33
	114	FIRE RISER OPT	44.01
	115	LOADING DOCK	180.00
	116	RETAIL	967.43
	117	RR	79.72
	118	RETAIL	850.69
	119	RR	76.31
	120	RR	85.56
	121	RR	81.89
	122	RETAIL	876.94
	123	RETAIL	877.30
GROSS TOTAL			11,341.75 sq ft



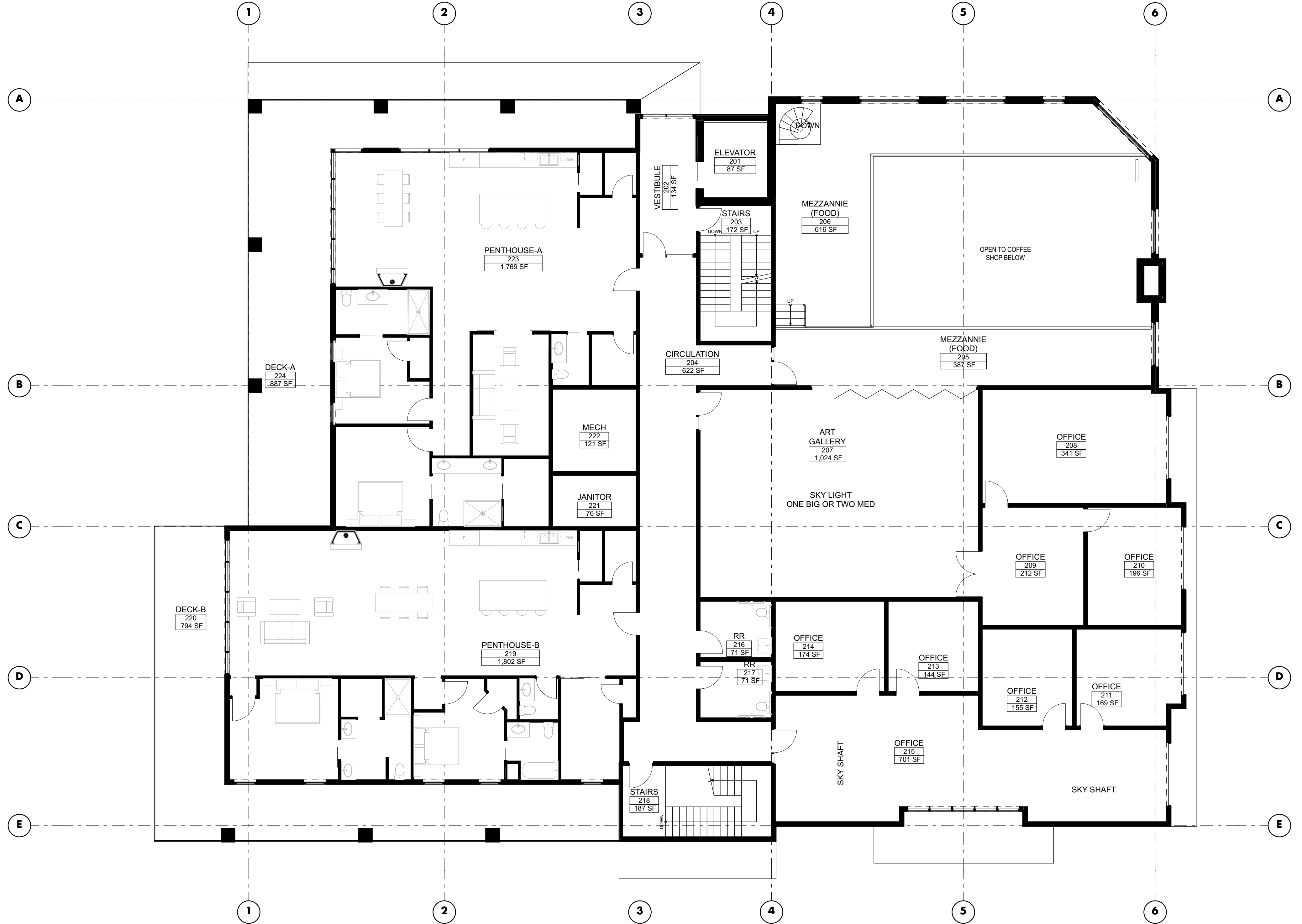
1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



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Net Square Footage			
Level	Zone Number	Name	Area
SECOND FLOOR			
	201	ELEVATOR	87.48
	202	VESTIBULE	134.38
	203	STAIRS	171.79
	204	CIRCULATION	622.17
	205	MEZZANNIE (FOOD)	387.48
	206	MEZZANNIE (FOOD)	615.82
	207	ART GALLERY	1,023.68
	208	OFFICE	341.26
	209	OFFICE	212.06
	210	OFFICE	196.35
	211	OFFICE	168.58
	212	OFFICE	154.50
	213	OFFICE	144.00
	214	OFFICE	174.00
	215	OFFICE	700.82
	216	RR	71.25
	217	RR	71.25
	218	STAIRS	186.84
	219	PENTHOUSE-B	1,801.87
	220	DECK-B	794.12
	221	JANITOR	75.74
	222	MECH	121.31
	223	PENTHOUSE-A	1,769.20
	224	DECK-A	887.49
NET TOTAL			10,913.44 sq ft
Gross Square Footage			
Level	Zone Number	Name	Area
SECOND FLOOR			
	201	ELEVATOR	126.00
	202	VESTIBULE	151.34
	203	STAIRS	185.83
	204	CIRCULATION	673.71
	205	MEZZANNIE (FOOD)	420.73
	206	MEZZANNIE (FOOD)	651.23
	207	ART GALLERY	1,070.35
	208	OFFICE	379.16
	209	OFFICE	233.92
	210	OFFICE	217.21
	211	OFFICE	181.85
	212	OFFICE	160.94
	213	OFFICE	156.25
	214	OFFICE	187.50
	215	OFFICE	775.89
	216	RR	84.00
	217	RR	84.00
	218	STAIRS	206.67
	219	PENTHOUSE-B	1,845.68
	220	DECK-B	794.12
	221	JANITOR	84.95
	222	MECH	132.57
	223	PENTHOUSE-A	1,816.81
	224	DECK-A	887.49
GROSS TOTAL			11,508.20 sq ft



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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SECOND FLOOR PLAN

3/4/20

4th & Walnut Ave.

Commercial Development

Preliminary Design Review March 9 2020

A-103



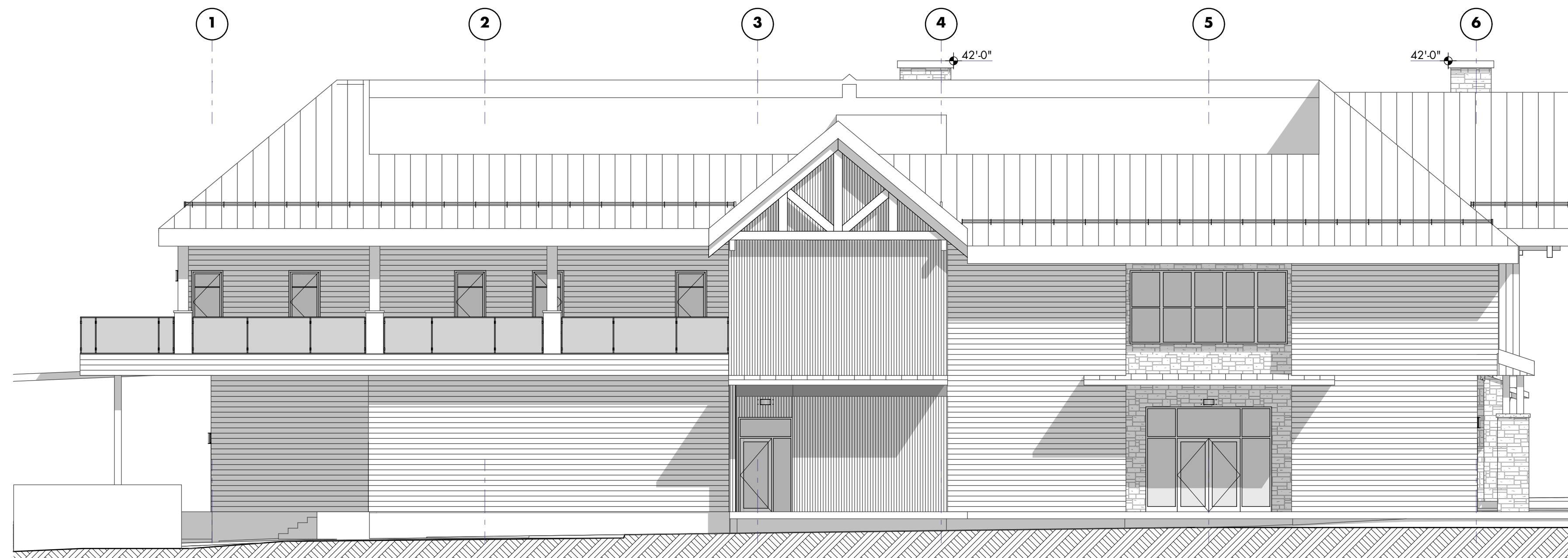
2 NE Elevation (Walnut Ave)
SCALE: 1/8" = 1'-0"



1 NW Elevation (4th St)
SCALE: 1/8" = 1'-0"



2 SW Elevation (Alley)
SCALE: 1/8" = 1'-0"



1 SE Elevation
SCALE: 1/8" = 1'-0"