



**City of Ketchum  
Planning & Building**

**STAFF REPORT  
KETCHUM PLANNING AND ZONING COMMISSION  
REGULAR MEETING OF JANUARY 13, 2020**

**PROJECT:** 4<sup>th</sup> and Main Mixed-Use Building

**FILE NUMBER:** P 20-002

**APPLICATION TYPE:** Pre-Application Design Review

**ARCHITECT:** Peter Paulos, PH Architects

**OWNER:** Chris Ensign, Solstice Development (400 North Main LLC & Formula Investment LLC per Blaine County Assessor's Office Database)

**REQUEST:** Pre-Application Design Review for the development of a new four-story, 59,130 sq ft mixed-use building

**LOCATION:** West Half of Block 5 adjacent to Main Street between 4<sup>th</sup> & 5<sup>th</sup> Streets (Ketchum Townsite: Block 5: Lots 1, 2, 3, & 4)

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

**OVERLAY:** None

**NOTICE:** Notice is not required for Pre-Application Design Review. Notice will be mailed to all adjacent property owners a minimum of 10 days prior to the public hearing for the final Design Review application.

**REVIEWER:** Abby Rivin, Associate Planner

**BACKGROUND & ANALYSIS**

The subject Pre-Application Design Review is for the development of a new mixed-use building located on four Ketchum Townsite lots along Main Street between 4<sup>th</sup> and 5<sup>th</sup> streets within the Retail Core of the Community Core (CC-1). The mixed-use building includes retail units fronting Main Street, an underground parking garage with 16 total parking spaces and a bike storage area, six community housing units with private entrances accessed from the alleyway, and 12 two- and three-bedroom condominium units with associated private balconies and rooftop terraces.

Pursuant to Ketchum Municipal Code (KMC) §17.96.010.A4, Design Review is required for the development of new mixed-use buildings. The project is subject to Pre-Application Design Review per Ketchum Municipal Code (KMC) §17.96.010.C.1. The purpose of Pre-Application Design Review is to allow the Commission to exchange ideas and give direction to the applicant on the preliminary design concept in relation to all Design Review criteria and evaluation standards (KMC §17.96.060). A complete analysis of each evaluation standard will be included in the Staff Report for the final Design Review application.

Comprised of four Ketchum Townsite lots with a total area of 21,989 sq ft, the development site is characterized by topographical challenges including a falling slope to the west towards Main Street as well as a cross slope from north to south—the grade falls approximately 6 ft (~6%) from the alley to the front property line and slopes downhill approximately 5 ft (~2%) from 4<sup>th</sup> Street north. An existing retaining wall separates the existing development on lots 3 and 4 from the natural topography of lots 1 and 2. Within an iconic A-frame that was originally the Ketchum post office, Formula Sports is located on combined lots 3 and 4. While undeveloped, the southern half of the development site is the summer home of Irving's Red Hots, an iconic hot dog stand serving Ketchum locals and tourists delicious dogs for over 30 years.

Maximizing the development permitted on the project site, the mixed-use building as proposed has a total Floor Area Ratio of 2.23. While the front façade extends to the property line at Main Street (the building is setback 6'' from the front property line), the building footprint is setback just over 4.5 ft from the side property lines at 4<sup>th</sup> and 5<sup>th</sup> streets. Utilizing the site's sloping grade, the building steps up the hillside towards the alleyway in accordance with the maximum building height standards for structures within the Community Core as specified in 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 forty feet (40') of the front elevation or within thirty five feet (35') of the rear facade.*

As indicated on Sheets A2.0 and A2.1 of the drawings, the maximum building height from the average front elevation is 35'-8'' and the maximum building height from the average rear elevation is 41'-11''. The maximum building height from the front average elevation (5837.5') to the fourth-floor roof (5885') is 47.5'. The length of the front façade spans 210'-4'' along Main Street. While the retail-space entryways are recessed (Sheet A1.0), the design of the front façade requires more articulation to reduce the flat mass of the vertical wall plane (Sheet A2.0).

At the north end of the Block 5 alleyway, an Idaho Power transformer with associated retaining and screening walls impede vehicular circulation. The applicant has proposed access to the underground parking garage from 5<sup>th</sup> Street. While Ketchum Municipal Code §17.96.070 and §17.125.030 require that surface parking lots be accessed from the alley and located in the rear of a building or lot, underground parking garages are not subject to the same standard. However, the Ketchum Traffic Authority recommends that no curb cuts should be permitted if there is alley access available to serve the development. The Ketchum Traffic Authority has provided the following policy recommendation pertaining to alley access versus street access:

In the downtown core and tourist zone, no curb cuts should be permitted if there is alley access. The reasons:

- Having multiple curb cuts creates safety and congestion issues. When a curb cut is off the street, people tend to stop traffic to make left turns into the driveway. Couple this with traffic accessing projects from the alley, it presents safety and congestion issues.
- Driveways intersecting sidewalks create a safety hazard for pedestrians and bicyclists. It was noted one of the highest rates of pedestrian and vehicle collisions take place at driveways. Cars making left turns into driveways typically speed up while entering a driveway because of the limited gaps in on-coming traffic. Cars turning right or left out of the driveway do not think to look for pedestrians and bicyclists.
- Mid-block driveways are counter to creating a safe and engaging pedestrian downtown.

- Driveways that traverse the sidewalk present ADA challenges. Because driveways typically have sloped aprons, this conflicts with the requirement of a maximum 2% slope for sidewalks. Driveways also break-up the elevation of the sidewalk presenting an uneven surface for people with disabilities.
- Driveways remove on-street parking that support local businesses.

Staff recommends the Planning & Zoning Commission consider the Ketchum Traffic Authority's recommendation that no curb cuts be permitted if there is alley access available to serve the development as well as the applicant's presentation of the site design and determine whether the proposed curb cut along 5<sup>th</sup> Street is appropriate for the proposed development.

#### **RECOMMENDATION**

Staff recommends that the Commission consider the Pre-Application Design Review submittal attached as Exhibit A, the applicant's presentation, and any public comment received, deliberate, provide feedback to the applicant, and move to either:

- (a) Continue the Pre-Application Design Review to a date certain and request that the applicant submit specific drawings, renderings, or information to assist in the Commission's understanding of the project and the design concept; or
- (b) Advance the 4<sup>th</sup> and Main Mixed-Use Building to final Design Review.

#### **EXHIBITS:**

- A. 4<sup>th</sup> and Main Mixed-Use Building Pre-Application Design Review Submittal

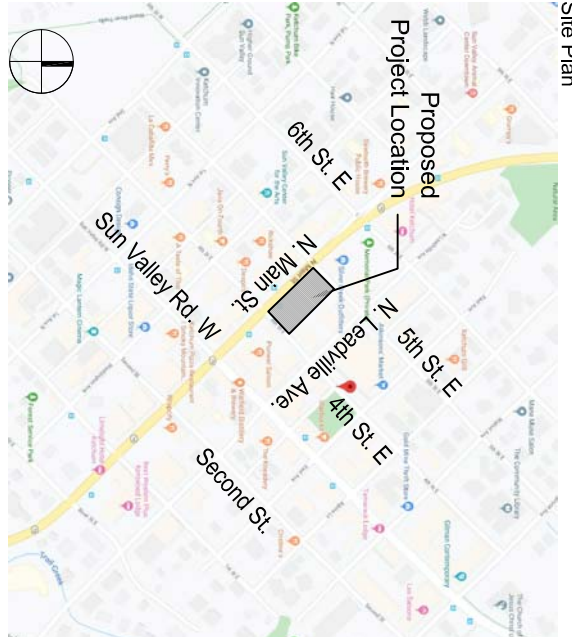
Exhibit A:  
4th and Main  
Mixed-Use Building  
Pre-Application  
Design Review  
Submittal



4TH & MAIN ST.  
KETCHUM, BLAINE COUNTY,  
IDAHO 84117

SOLSTICE DEVELOPMENT  
4686 HIGHLAND DR. #224  
MILLCREEK, UT 84117

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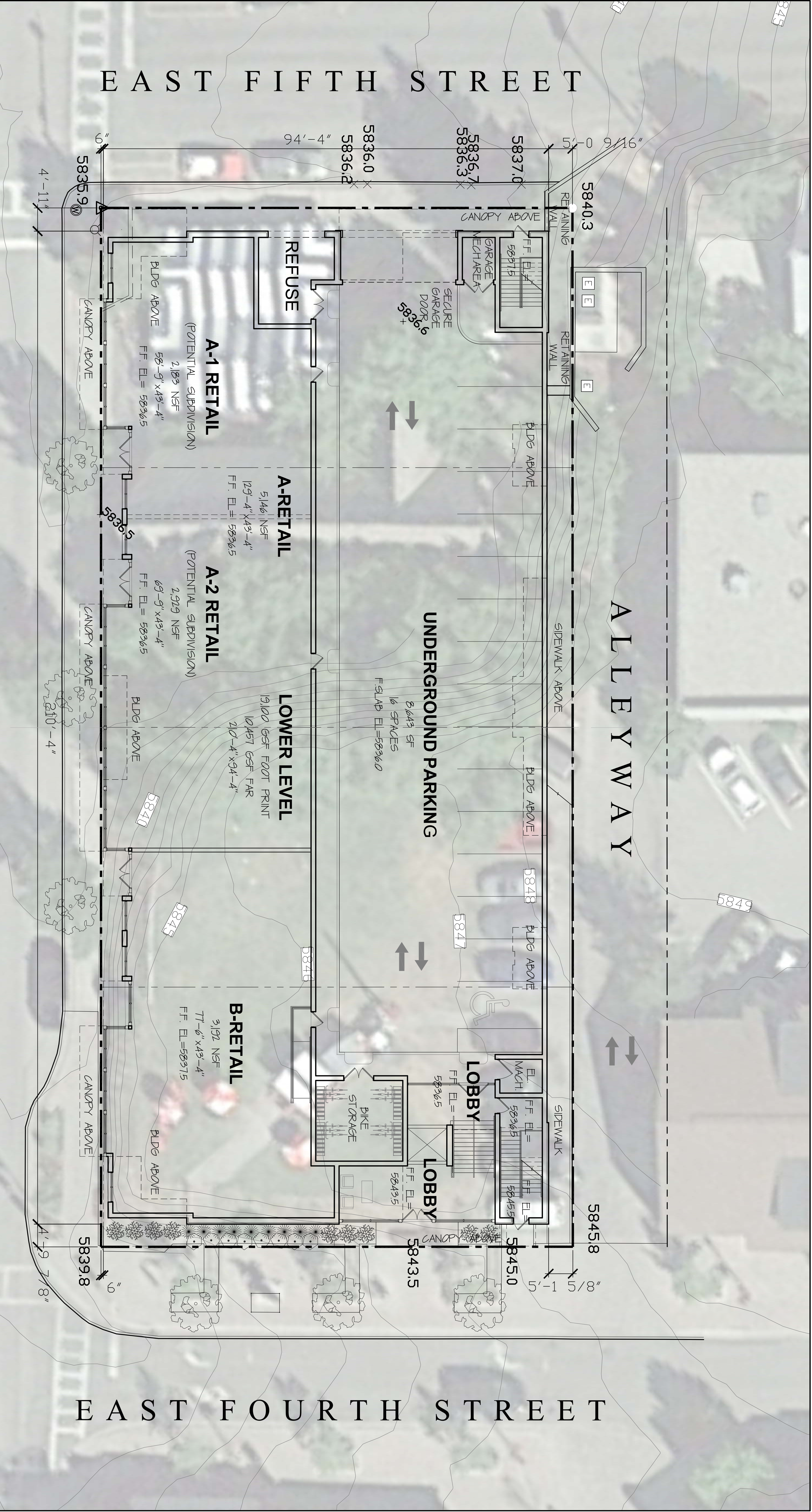
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Date: 2000/01/08 Project No.: 20000000

zqs	...
sbz	...

base-floor  
Checked

PH ARCHITECTS, LLC



FIRST FLOOR  
SCALE: 3/32"=1'-0"  
A/D

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DEVELOPMENT

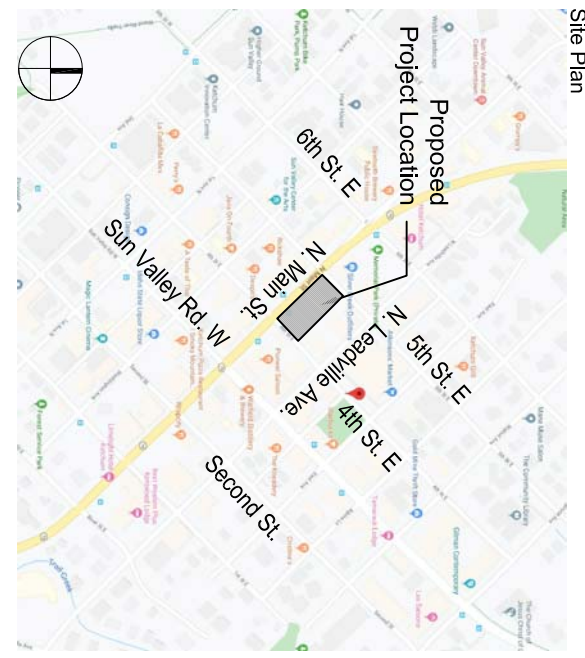
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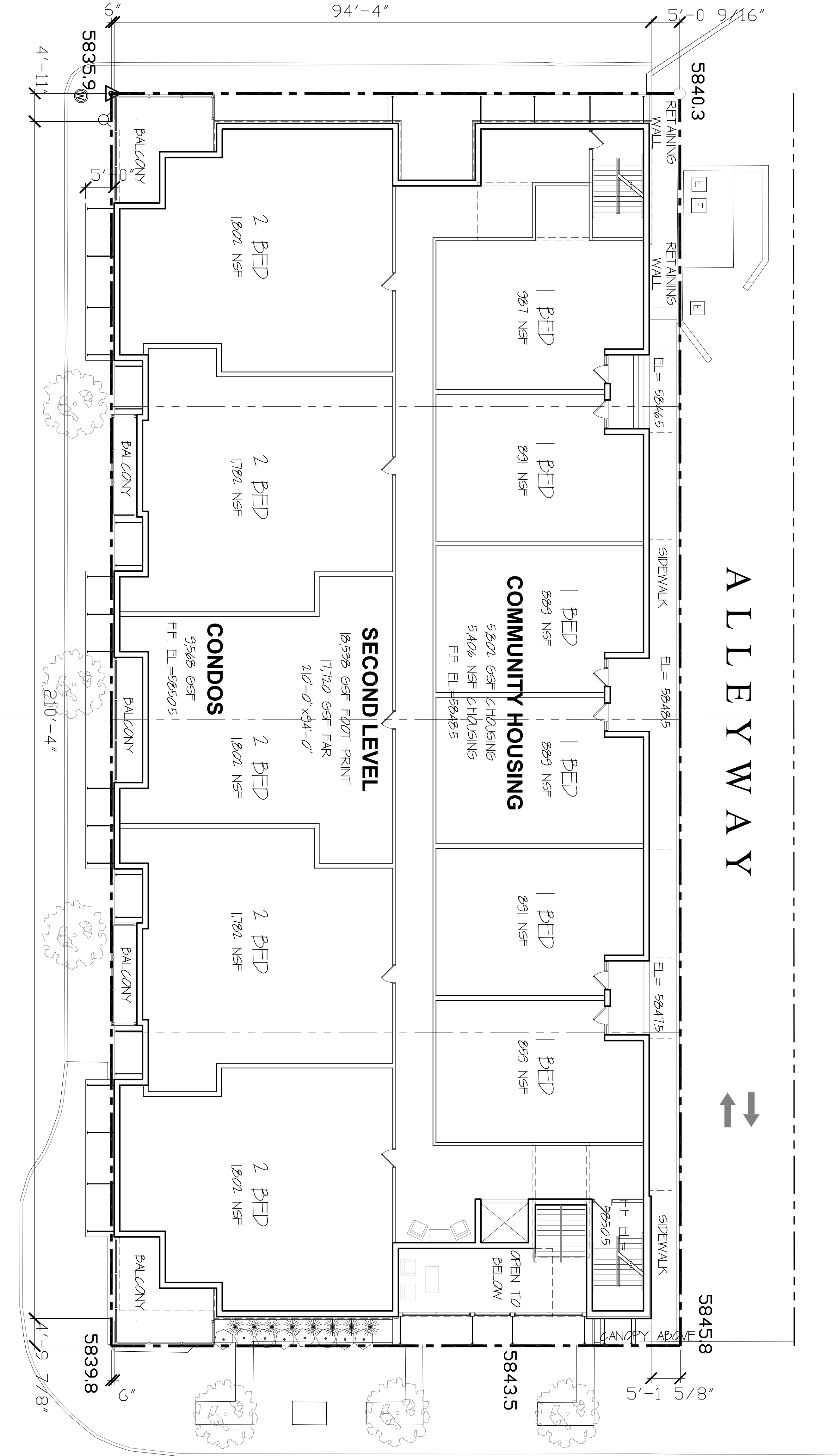
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EAST FOURTH STREET

EAST FIFTH STREET



SECOND FLOOR PLAN

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SECOND FLOOR PLAN

Revisions		
No.	Date	Issue

Date: 10/10/19 Project No.: 10-201  
Scale: 3/32"=1'-0" base-floor plan  
Design: SBZ  
Sheet No.: Check:

A1.1

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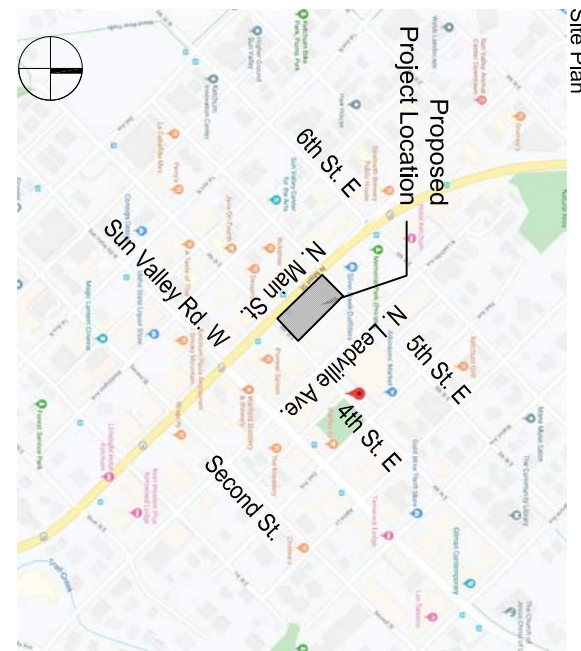
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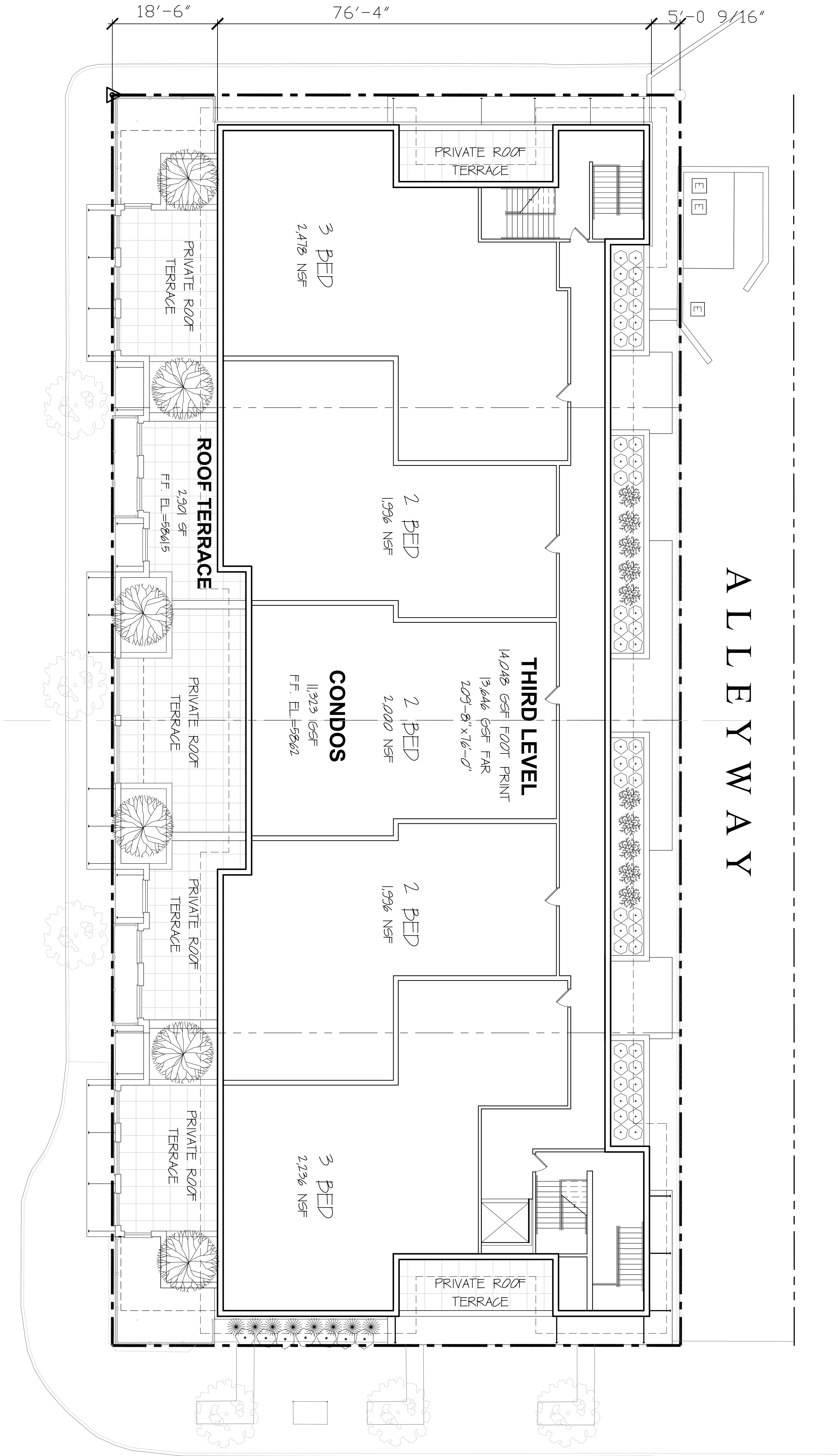
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1 THIRD FLOOR PLAN  
SCALE: 3/32"=1'-0"

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THIRD FLOOR PLAN

Revisions		
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Seal

Date: 10/10/19 Project No.: 10-201

Scale: 3/32"=1'-0" base-floor plan

Design: SBZ Check: CAD

Sheet No.:

A1.2

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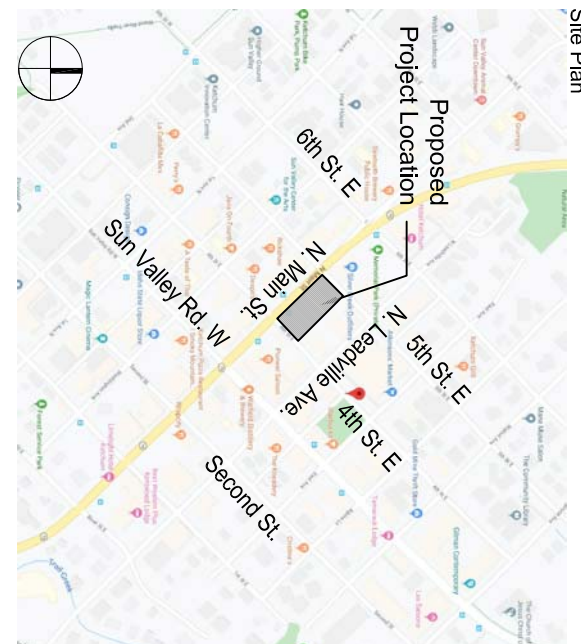
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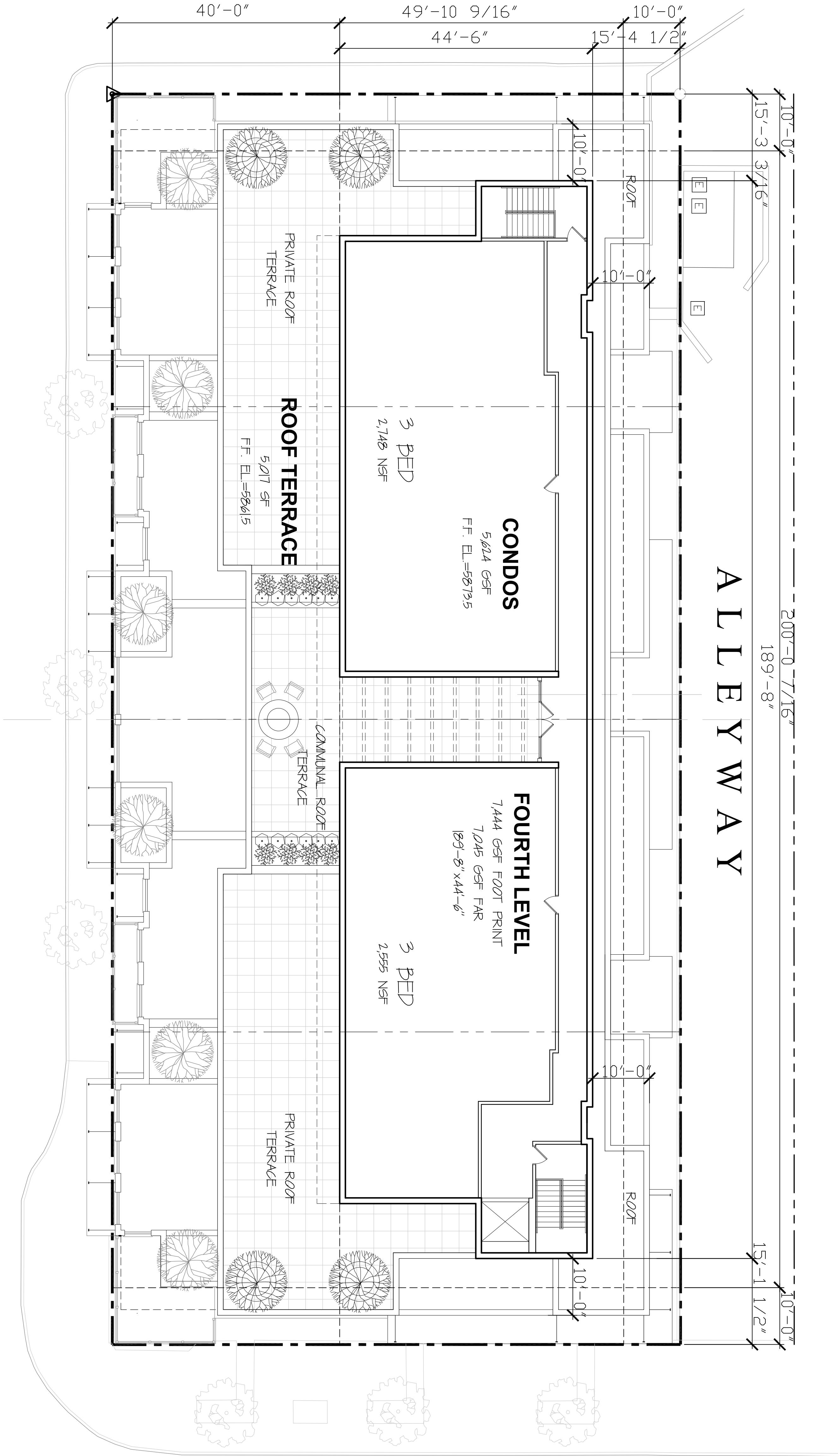
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FOURTH FLOOR PLAN

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Scale:	3/32"=1'-0"	base-floor plan	
Design:	SBZ	Checked:	
Sheet No.:			

A1.3



FOURTH FLOOR PLAN  
SCALE: 3/32"=1'-0"

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Seal

Revisions	No.	Date	Issue

EMERGENCY VEHICLE ACCESS

Date:	10/10/17	Project No.:	10-201
Scale:	1/16"=1'-0"	base-floor plan	
Design:	SDZ	Checked:	
Sheet No.:			

A1.4



EMERGENCY VEHICLE ACCESS

SCALE: 1/16"=1'-0"

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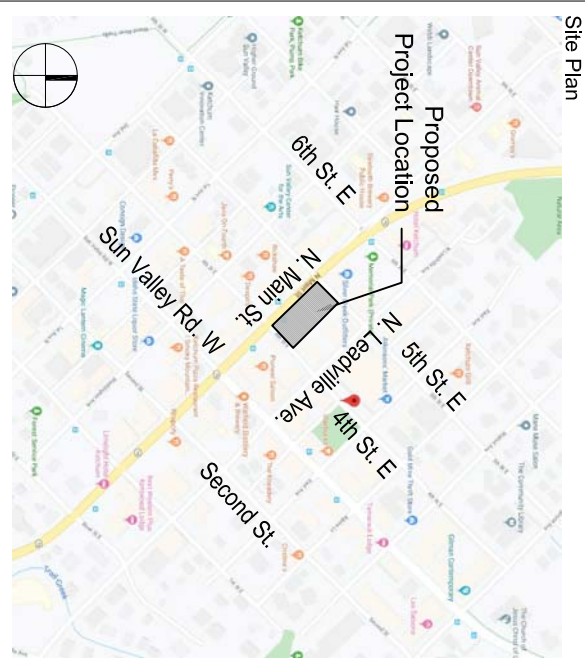
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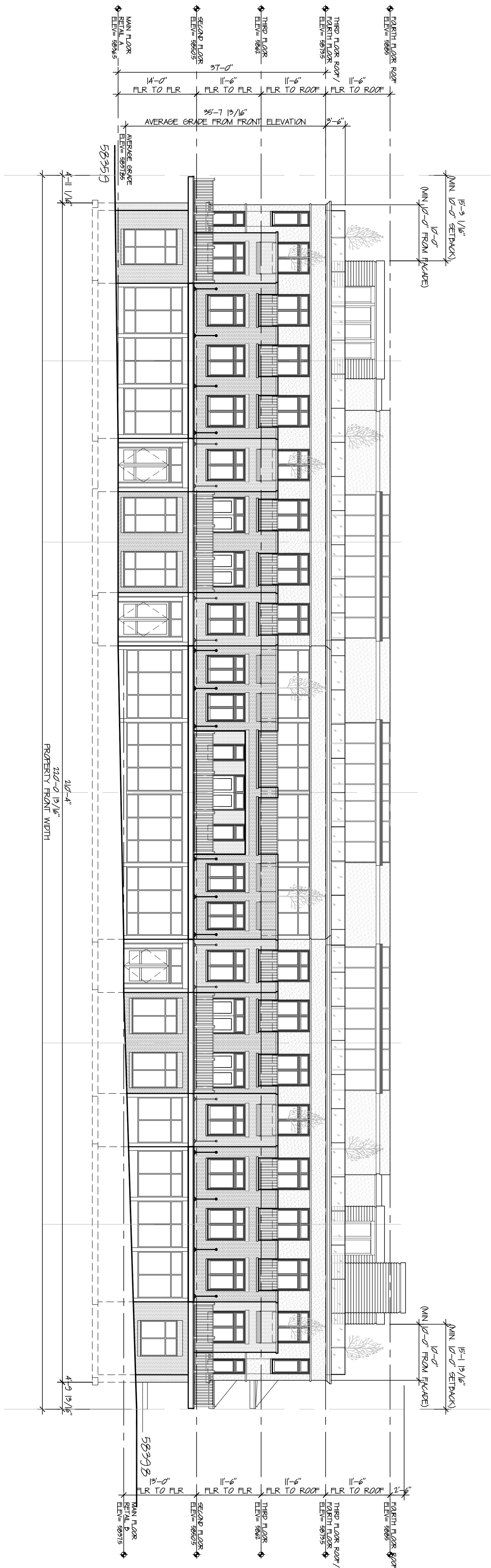
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FRONT & SIDE  
EXTERIOR ELEVATIONS

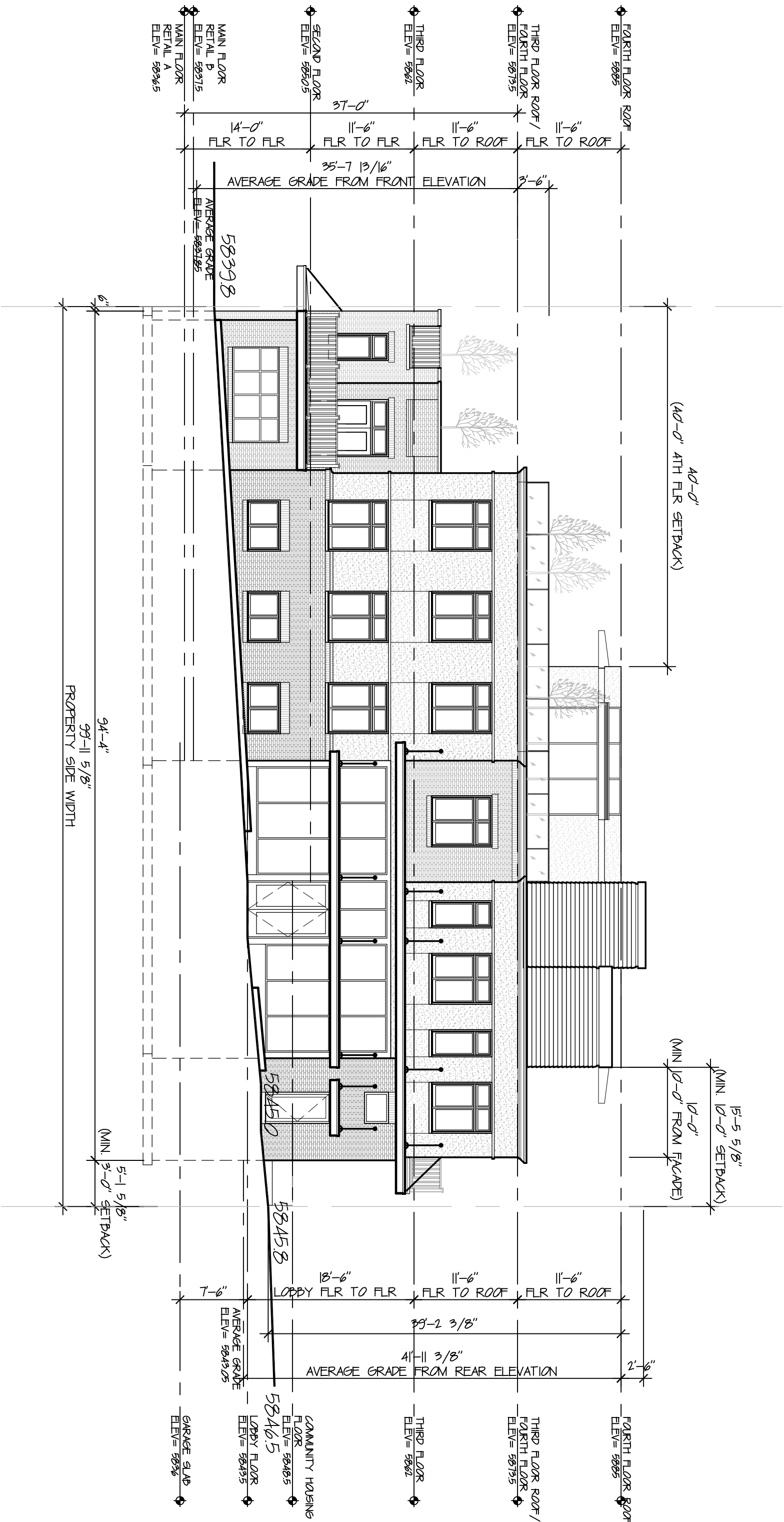
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A2.0



FRONT EXTERIOR ELEVATION

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



SIDE EXTERIOR ELEVATION (SOUTH)

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

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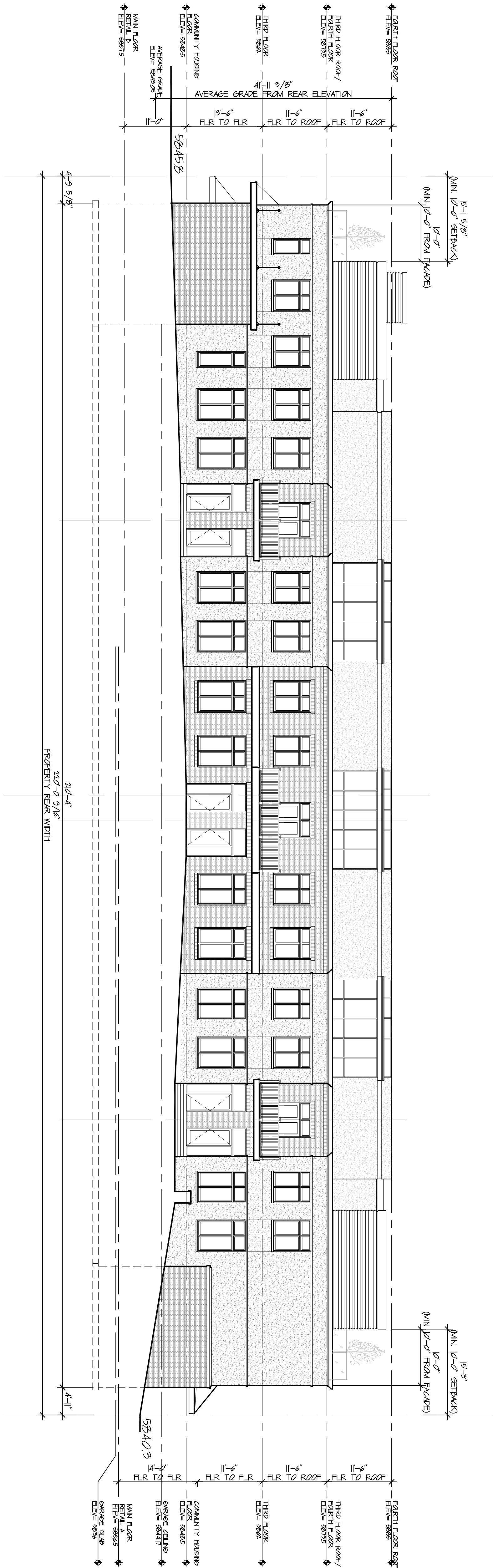
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REAR & SIDE  
EXTERIOR ELEVATIONS

Date:	10/10/01/01	Project No.:	10-001
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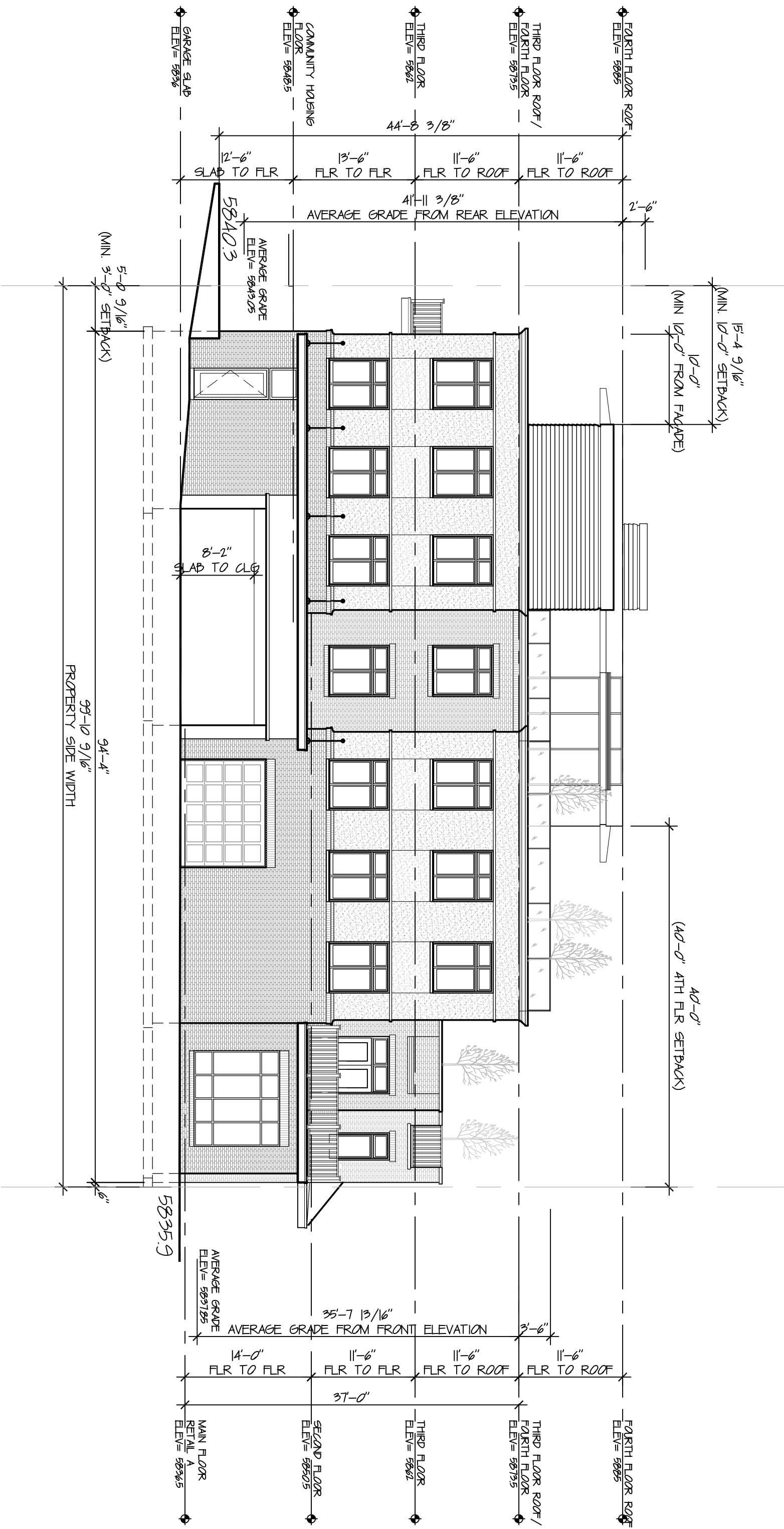
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REAR EXTERIOR ELEVATION

A1

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



SIDE EXTERIOR ELEVATION (NORTH)

A1

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

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This architectural section drawing illustrates a multi-story building with various levels and spaces. The drawing is oriented vertically, with the ground level at the bottom. The building's structure is defined by a thick blue line representing the walls and floor slabs. The interior spaces are shown in white, while the exterior walls and roof are in gray. The drawing includes the following labels and dimensions:

- Dimensions (from top to bottom):**
  - 9'-6" (from BOTTOM OF CEILING to TOP OF FLOOR)
  - 9'-6" (from TOP OF FLOOR to BOTTOM OF CLG.)
  - 9'-6" (from TOP OF FLOOR to BOTTOM OF CLG.)
  - 11'-6" (from TOP OF FLOOR to BOTTOM OF CLG.)
  - 4'-0" (from TOP OF FLOOR to BOTTOM OF CLG.)
  - 8'-2" (from TOP OF FLOOR to BOTTOM OF CLG.)
  - 12'-0" (from TOP OF FLOOR to BOTTOM OF CLG.)
- Rooms and Spaces:**
  - HALL** (multiple locations)
  - CONDOMINIUM** (multiple locations)
  - COMMUNITY HOUSING**
  - ROOFTOP TERRACE** (multiple locations)
  - UNDERGROUND PARKING** (at the bottom)
  - RETAIL A** (at the bottom right)
- Other Features:**
  - A car is shown in the underground parking area.
  - A person is shown in the retail area.
  - Trees are shown in the rooftop terrace area.

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Date: <u>2010/1/1</u>	Project No.:
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Sheet No.:	

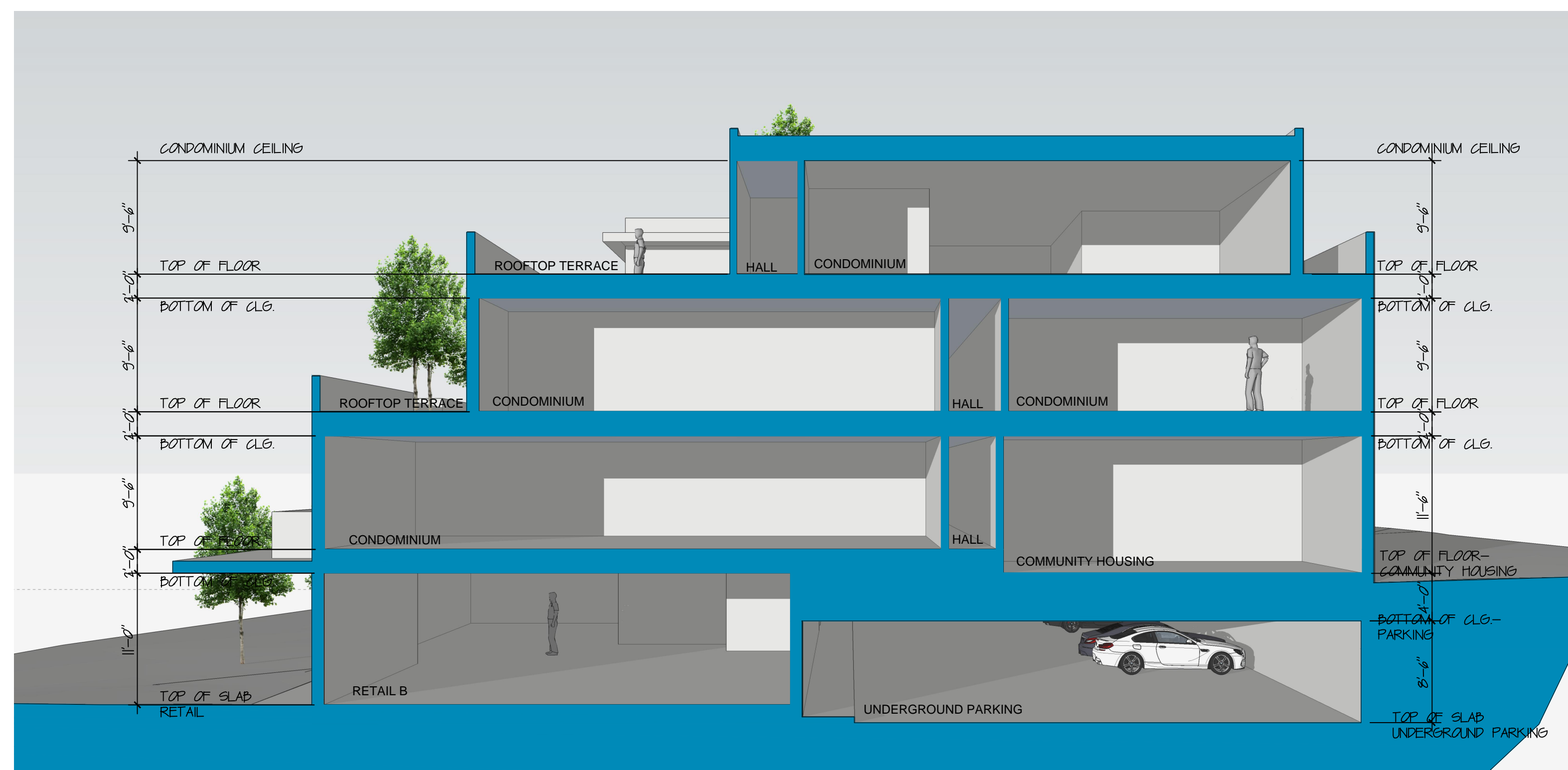
A3.0



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1 BUILDING SECTION-RETAIL B  
A3.1 SCALE: 1/8" = 1'-0"

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## BUILDING SECTIONS

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sheet No.:	

### A3.1



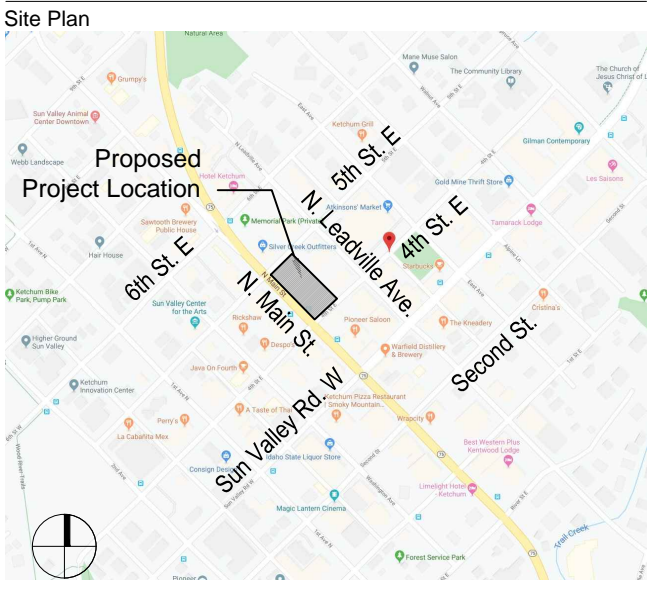
MIXED USE  
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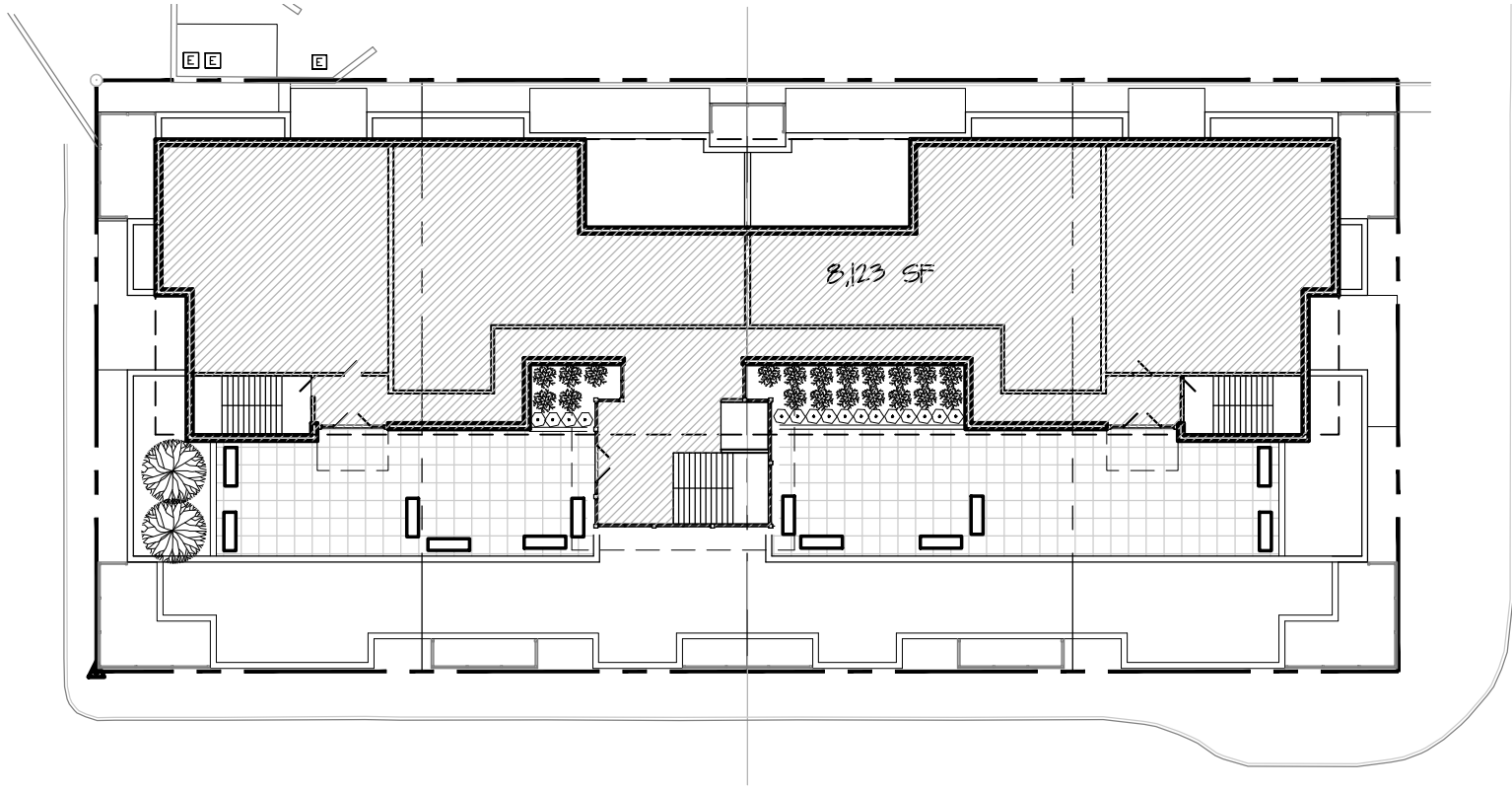
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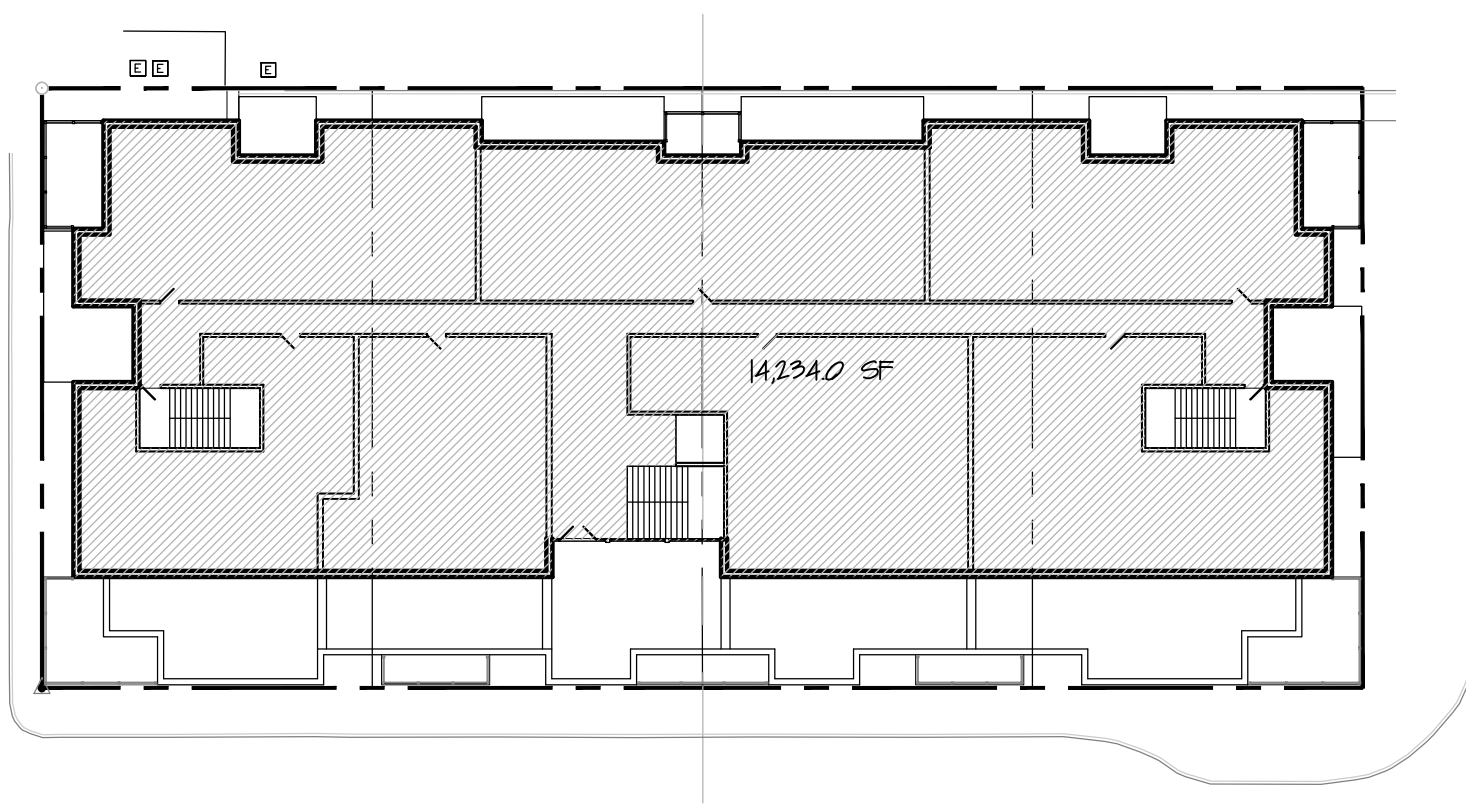
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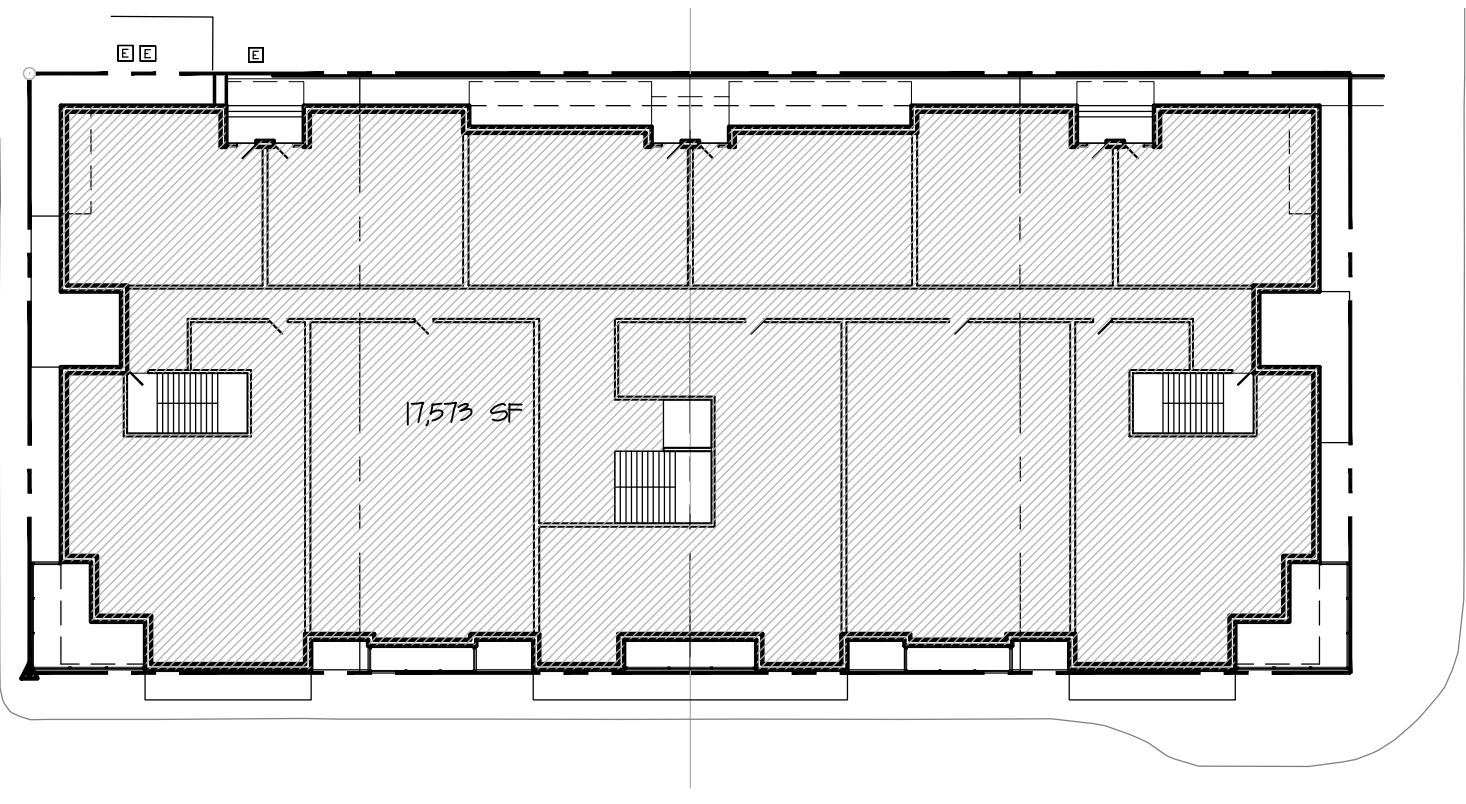
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(203) 426-6503 fax



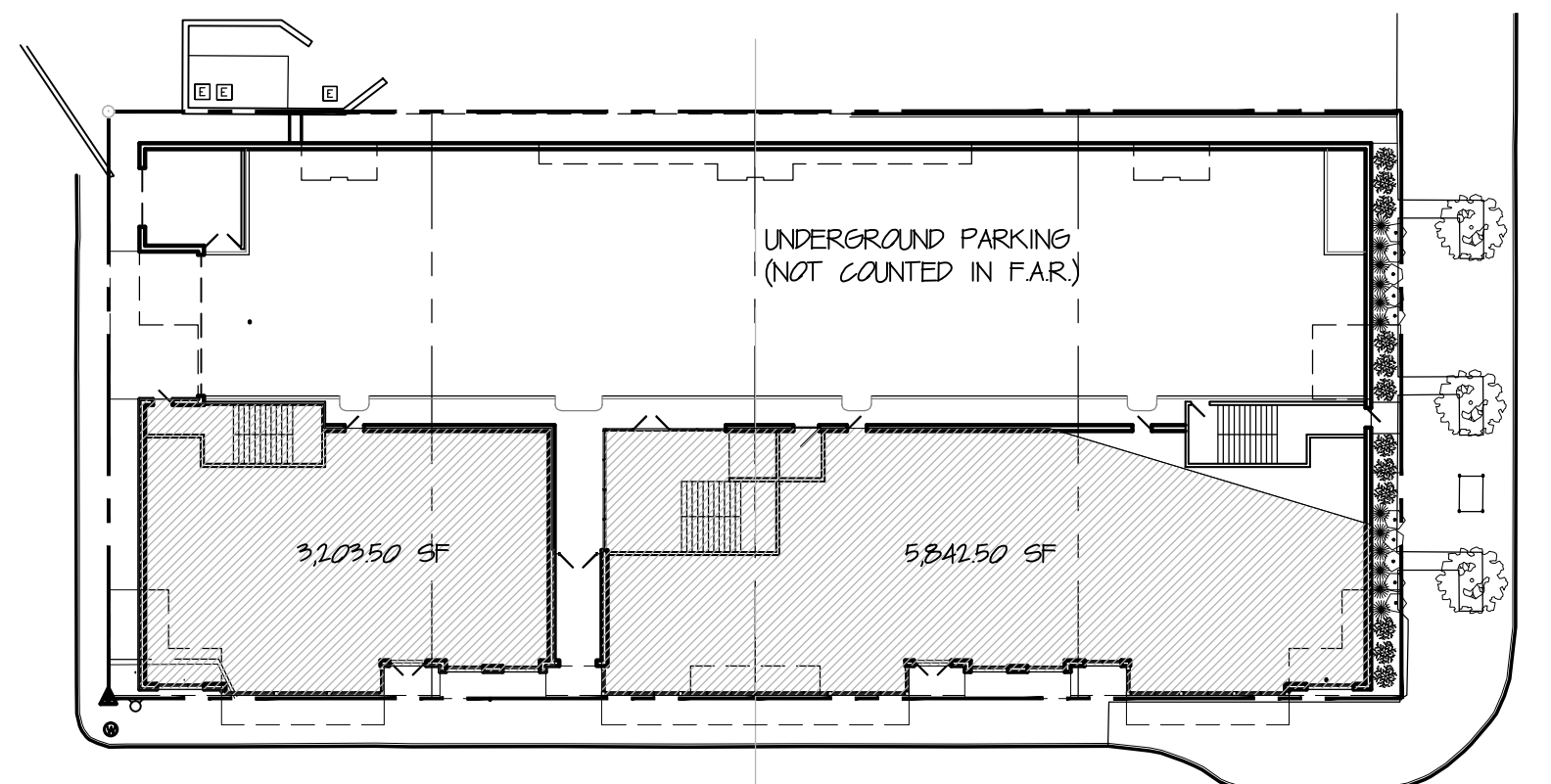
6 FOURTH FLOOR F.A.R.  
SCALE: 1/32"=1'-0"



5 THIRD FLOOR F.A.R.  
SCALE: 1/32"=1'-0"



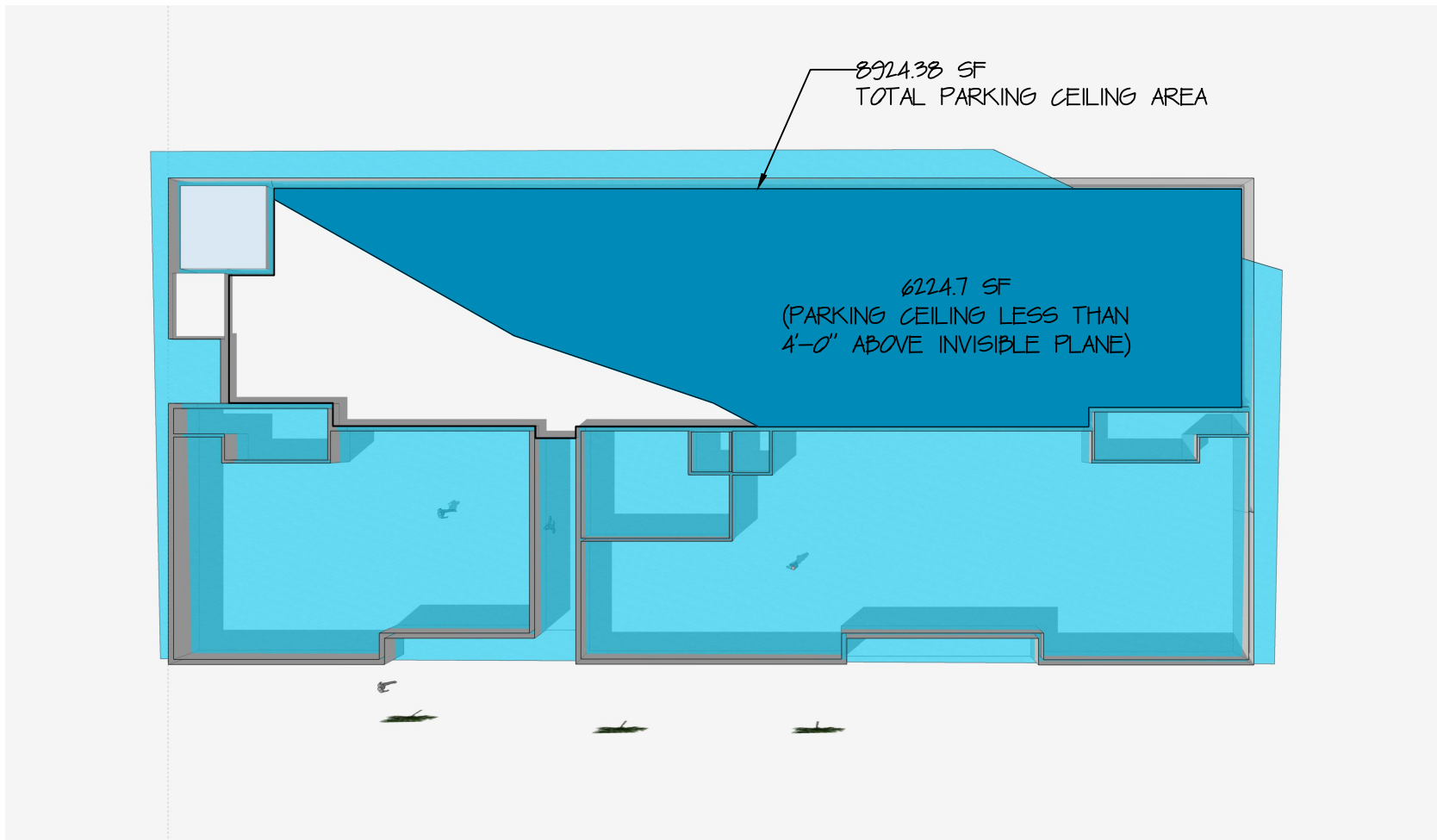
4 SECOND FLOOR F.A.R.  
SCALE: 1/32"=1'-0"



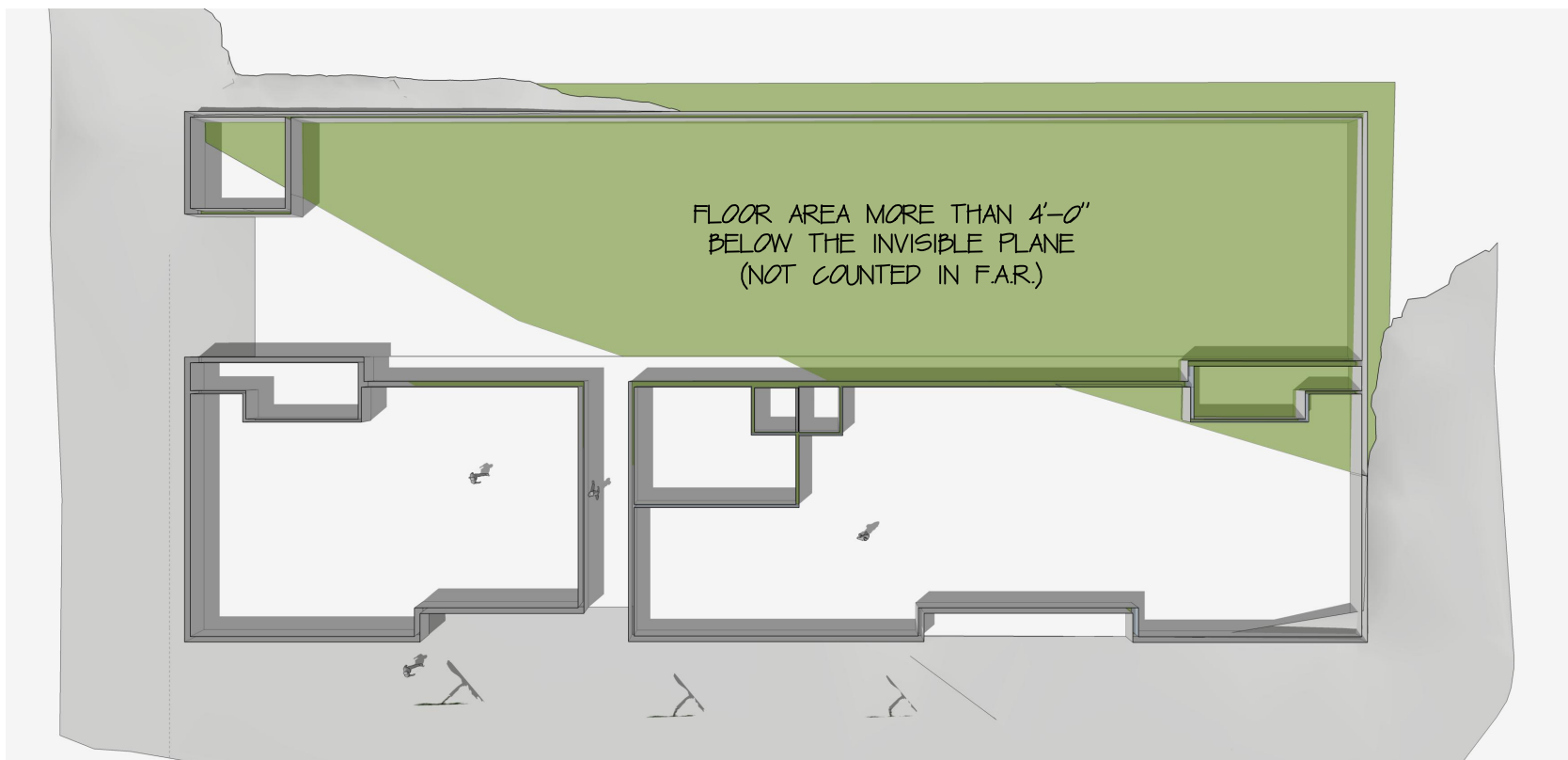
3 FIRST FLOOR F.A.R.  
SCALE: 1/32"=1'-0"

31,035 GSF RETAIL A  
5,842 GSF RETAIL P  
17,573 GSF SECOND FLOOR  
14,134 GSF THIRD FLOOR  
8,123 GSF FOURTH FLOOR  
48,976 GSF TOTAL FLOOR AREA

48,976 GSF TOTAL FLOOR AREA = 2.23 F.A.R. < 2.5 ALLOWED  
21,369 SF LOT AREA



2 UNDERGROUND PARKING DIAGRAM  
SCALE: 1/32"=1'-0"



1 BASEMENT AREA DIAGRAM  
SCALE: 1/32"=1'-0"

$\frac{62,147 \text{ SF}}{89,143 \text{ SF}} = .7159 = 71.59\% \text{ LESS THAN } 4'-0" \text{ ABOVE INVISIBLE PLANE}$   
PARKING MEETS UNDERGROUND PARKING DEFINITION (NOT INCLUDED IN F.A.R. AREA)

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DO NOT SCALE THE DRAWINGS.

VERIFY ALL DIMENSIONS IN THE FIELD. REPORT DISCREPANCIES.

Seal

Revisions		
No.	Date	Issue

F.A.R. CALCULATIONS

Date: 2/19/2020 Project No.:  
Scale: 1/16"=1'-0" CAD File Name:  
Design: sbz Checked:  
Sheet No.:

A4.0  
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