



City of Ketchum
Planning & Building

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

PROJECT: Ketchum Fire Station

FILE NUMBER: P 20-005

APPLICATION TYPE: Pre-Application Design Review

REPRESENTATIVE: Stan Cole, Cole Architects

OWNER: City of Ketchum

REQUEST: Pre-Application Design Review

LOCATION: City-owned dirt lot north of the YMCA (Portion of Tax Lot 6689: Sec 12 & 13 4N 17E)

ZONING: Tourist (T)

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 the new Ketchum Fire Station located on the City-owned dirt lot north of the YMCA within the Tourist (T) Zoning District. On November 5th, 2019, voters in the City of Ketchum approved the ballot question regarding the \$11.5 million bond for the construction of a new fire station. The Ketchum City Council reviewed the new fire station plans on January 6th, 2020 and authorized the submission of the Design Review application to the Planning & Zoning Commission.

Pursuant to Ketchum Municipal Code (KMC) §17.96.010.A.2, Design Review is required for the development of new public or semi-public use buildings. As the fire station is new nonresidential construction, the project is subject to Pre-Application Design Review per 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.

The new 4-bay fire station is permitted as public use within the Tourist Zone (KMC §17.12.020). Fulfilling Fire Department operational needs, the two-story facility includes bays for fire apparatus including ambulance vehicles, a turnout locker-room, rescue and technical gear storage, decontamination facilities, a maintenance shop work area, and a SCBA fill station (Level 01 Floor Plan, Page 05). Administrative elements are

accommodated on the first floor and include offices for Fire Department staff as well as a public meeting room (Level 01 Plans, Page 05). Firefighter living quarters and work areas are located on the second floor and include six dorms, laundry facilities, and a common room with an open floor plan the accommodates the kitchen, dining area, sitting room, and lockers (Level 02 Floor Plan, Page 06).

Meeting the programmatic needs of the Fire Department, the dirt lot north of the YMCA provides enough area for drive-through apparatus bays, on-site housing, and adequate parking. In 2017, a committee including police and fire personnel, real estate and development professionals, and residents of Ketchum evaluated 22 potential sites including publicly and privately owned land. The City-owned 0.67 acre lot on Saddle Road was deemed the best available by the committee of community members and City staff due to its size, ideal location with direct access to main routes, and no cost to the taxpayers associated with purchasing land. Neighboring Highway 75, Saddle Road, and Warm Springs Road, the site is centrally located with easy access to main routes to all service delivery areas. In order to evaluate any potential impacts to vehicular, bike, and pedestrian traffic, the City has engaged AECOM, a leading traffic engineering firm, to prepare an analysis assessing potential impacts to circulation and recommend measures to mitigate any issues if necessary.

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 advance the Ketchum Fire Station to final Design Review by adopting the following motion:

"I move to advance the Ketchum Fire Station to final Design Review."

EXHIBIT:

- A. Ketchum Fire Station Pre-Application Design Review Submittal

Exhibit A:
Ketchum Fire Station
Pre-Application
Design Review
Submittal

January 9, 2020 January 7, 2020

Abby Rivin
Planner
City of Ketchum
PO Box 2315
Ketchum, Idaho 83340

RE: Design Review Submittal for Ketchum Fire Station

Abby and Planning and Zoning Commission:

This letter is in support of our Design Review application for the new Ketchum Fire Station. The Ketchum fire station is a new building that will replace the existing antiquated fire station facility in Ketchum. The existing facility is outdated in its functional use, is not code compliant and does not provide fire station staff a safe and healthy environment to work in.

The new fire station facility will be located at Saddle Road south of the existing work force housing complex. The site location will provide visibility for pedestrians and vehicular traffic as first responders are exiting the facility. Our project will include traffic engineering studies to assess traffic issues and safety, and to provide signalization design if deemed necessary.

The program for the new approximately 16,000 square foot 2 story facility will include the following elements: support facilities for decontamination, shop and work space, turnout and lockers, fire riser room and storage. Administrative items will include offices, public meeting and community room, restrooms, mechanical/electrical, radio room and elevator. The vehicle storage bay area is located between the service and administrative areas and will house fire trucks, brush trucks and ambulance vehicles. Dorms, dayroom, kitchen and fire fighter work areas are located on the second floor above the administrative functions.

The overall design concept is modern with durable materials. Our concept is based on clean and simple geometric forms that respond to the building program. Exterior materials will be a dark masonry at the vehicle bay area, and warm colored metal siding at the service and administrative areas with accent metal siding representing wood at service and entrance areas. The building design will blend with the work force housing to the North and YMCA to the South.

The modern design will be enhanced with flat roofs with parapet walls that will screen mechanical units. Mechanical units will be carefully placed to take advantage of the parapet walls. metal shading devises will provide sun shade and add an additional design element.

Parking for staff will be provided on site within a car port structure at the Southeast corner of the site. Additional parking for guests will be provided in a shared parking arrangement at the adjacent parking area directly to the South of the site area (currently used as park and ride lot).

Landscaping will be provided at the perimeter of the building, parking areas and at green wall areas at specific locations around the building. An enclosed trash screen wall is located on the SE corner of the site and will be accessed from the adjacent site.

Exterior lighting will follow dark sky standards and will be directed downward. Lighting design will complement the overall building design.

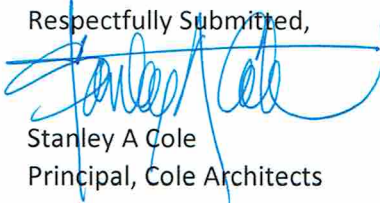
A 6'-0" fence will be constructed to screen the south parking area. The fence will be constructed as a landscape element to introduce additional landscaping. Adjacent to the parking area will be an outdoor patio that will be paved. The patio will provide an outdoor amenity for BBQ, seating, bike storage and dog walk.

The new fire station facility will be provided with a snow melt system to allow a safer site area for guests and vehicle ingress and egress.

In conclusion we feel that the new fire station 1 for Ketchum will provide a much needed public facility for the citizens of Ketchum, and that the building will provide an aesthetically pleasing design enhanced with durable materials

Thank you for the opportunity to submit our Design Review application. We are excited to assist the City of Ketchum with this project and to see the project move forward into construction. Please don't hesitate to contact us with any questions.

Respectfully Submitted,

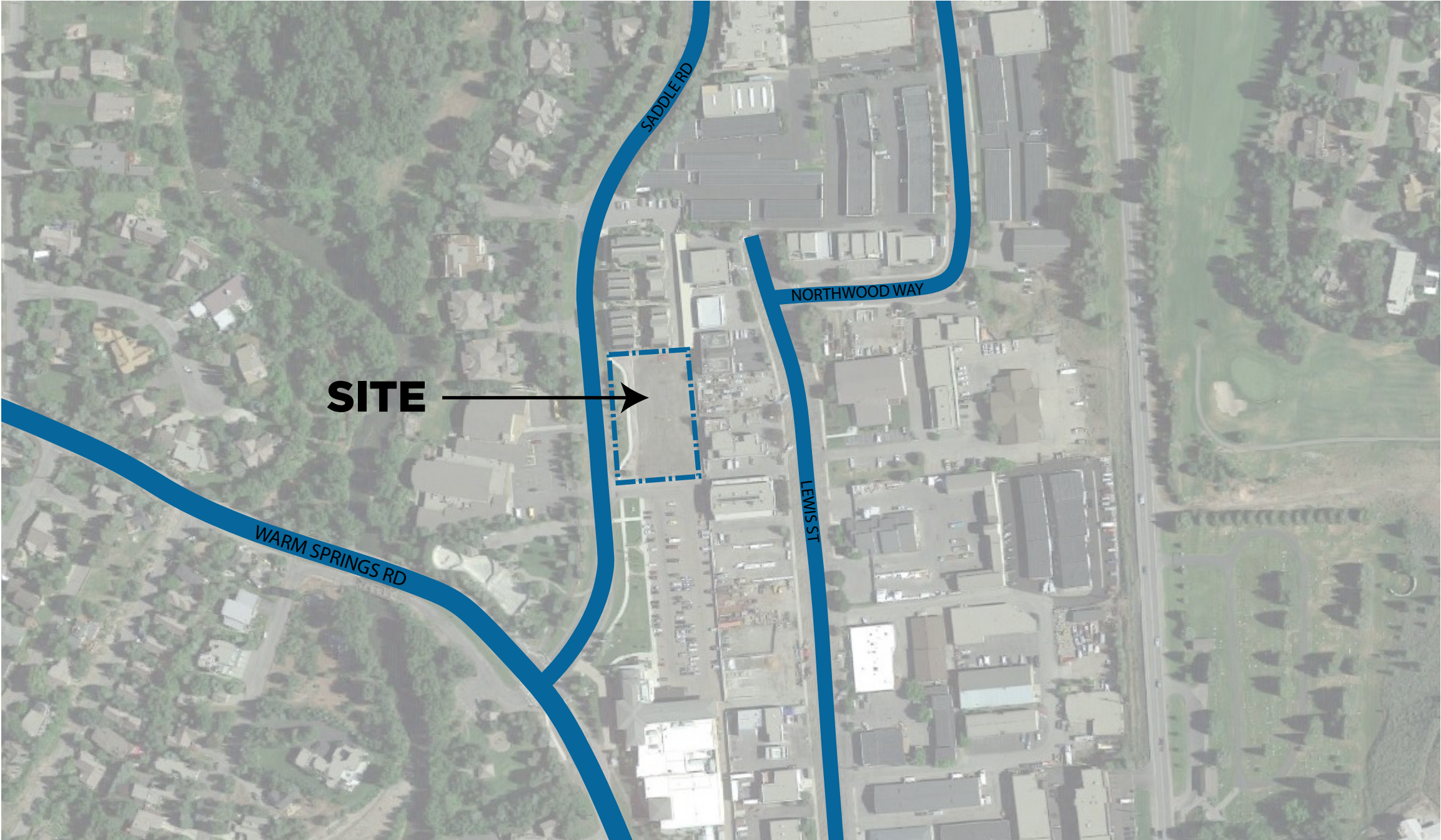


Stanley A Cole
Principal, Cole Architects

KETCHUM FIRE STATION
SADDLE ROAD, KETCHUM IDAHO

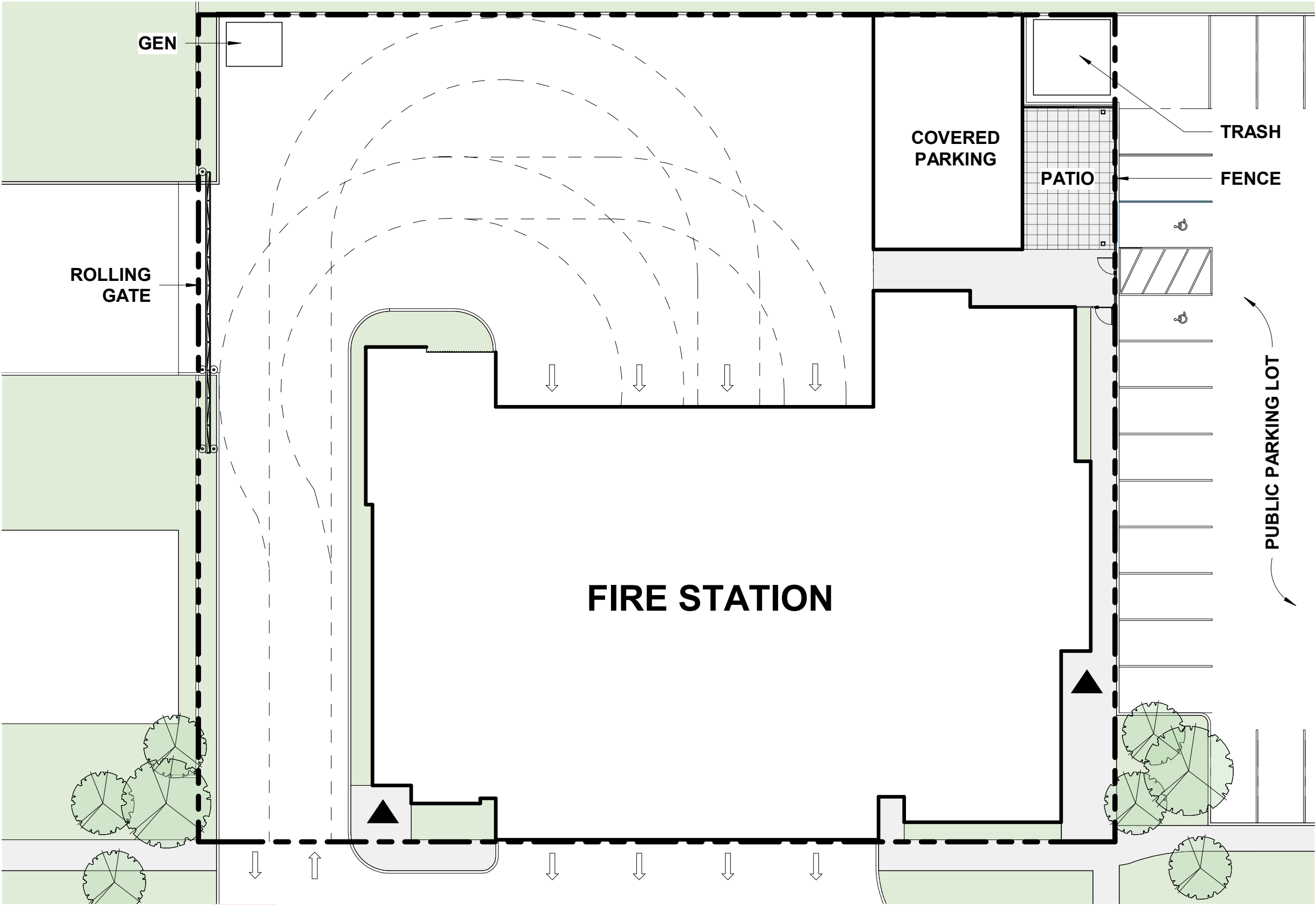
JANUARY 2, 2020

PLANS/

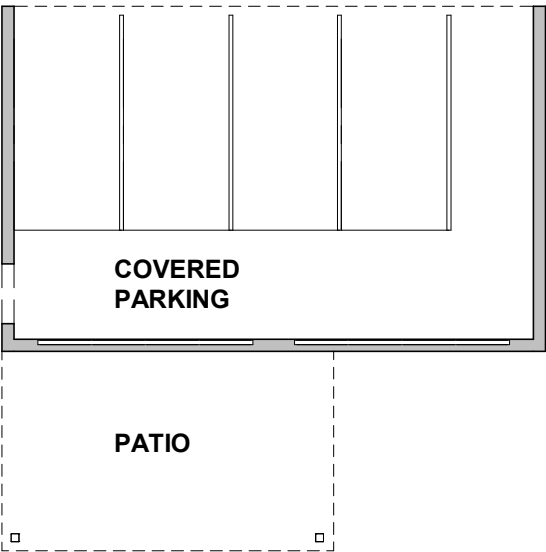
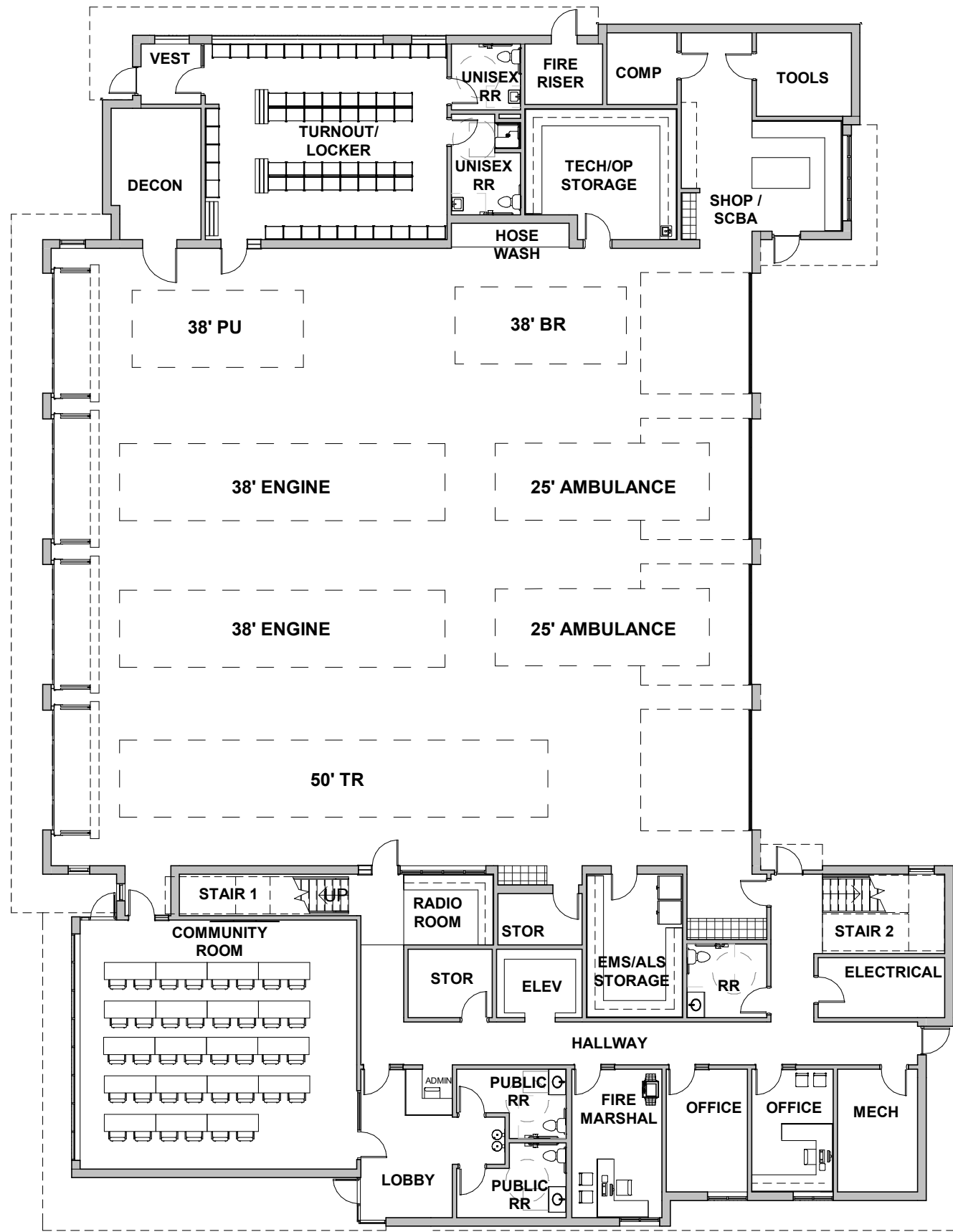


PLANS/ SITE PLAN

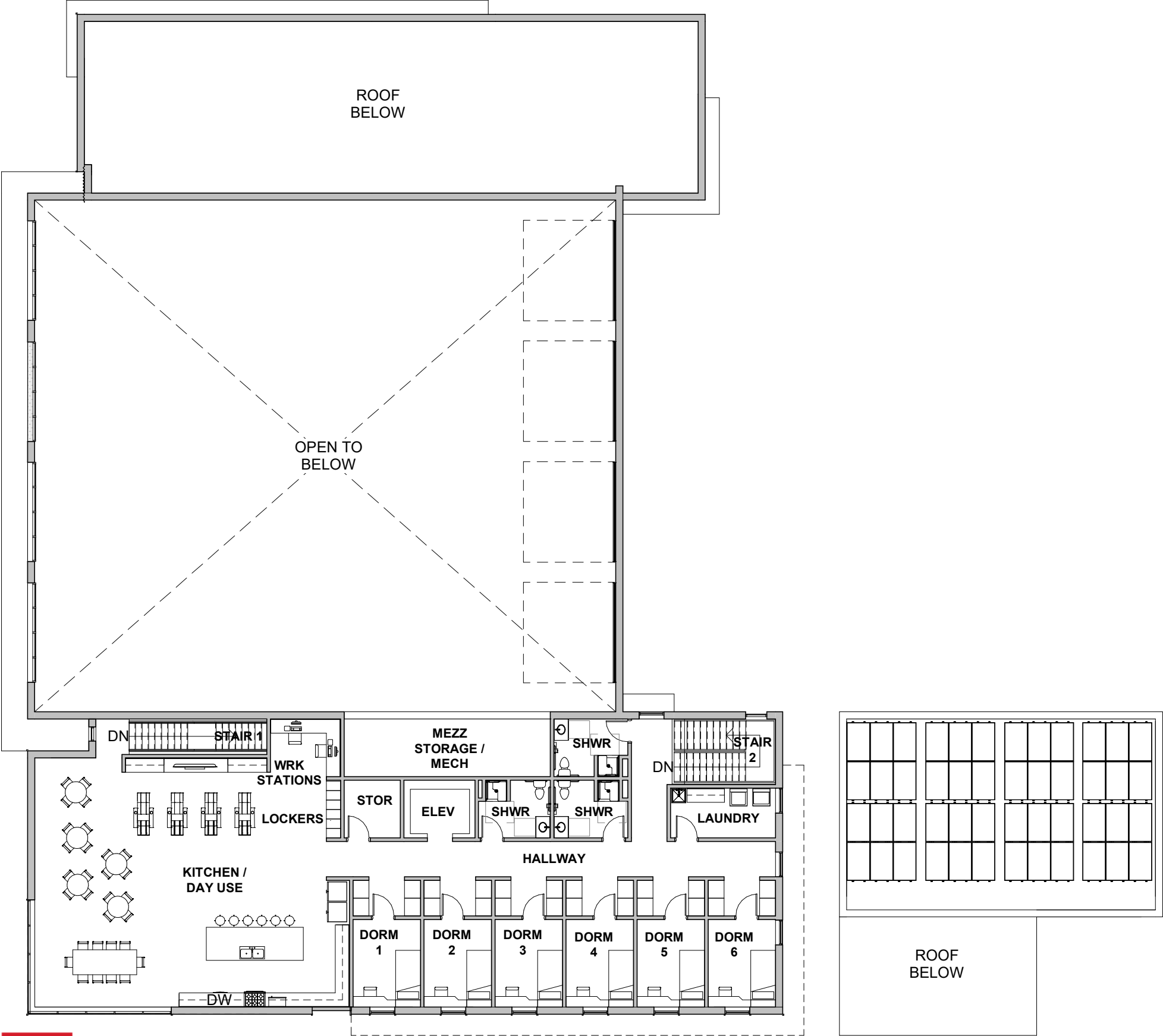
SCALE: 1" = 20'-0"



PLANS/ LEVEL 01
SCALE: 1/16" = 1'-0"



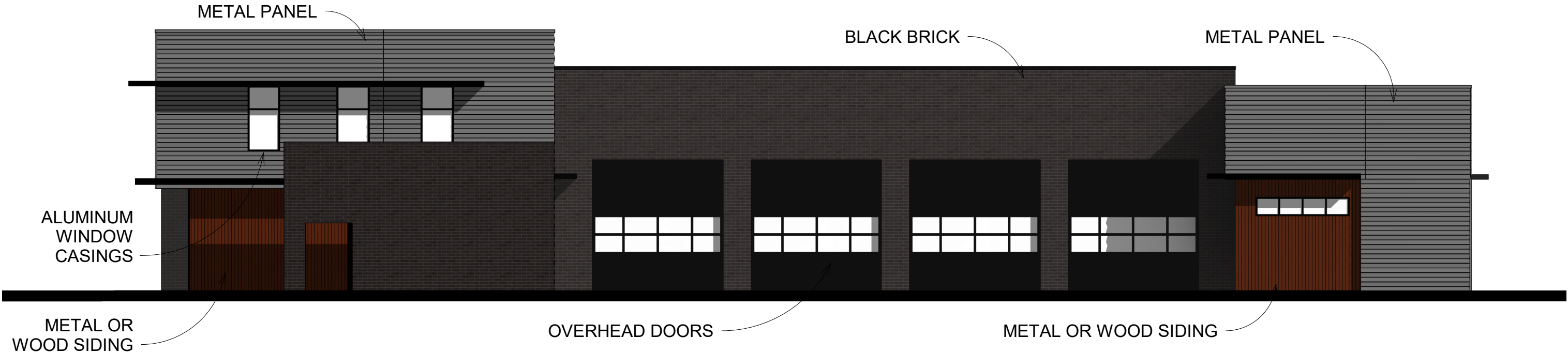
PLANS/ LEVEL 02
SCALE: 1/16" = 1'-0"



EXTERIOR ELEVATIONS/

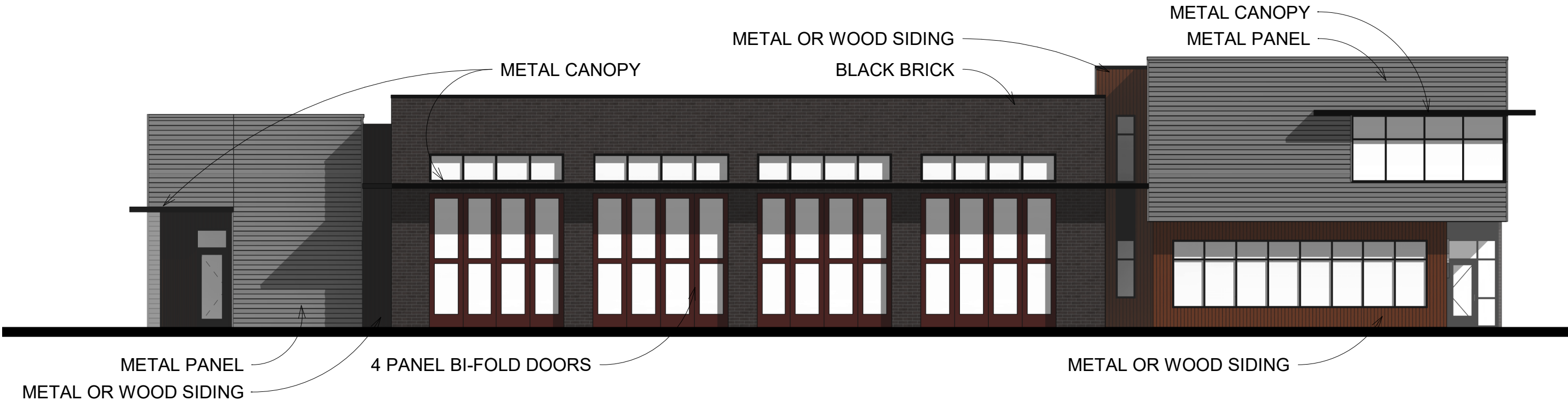
EXTERIOR ELEVATIONS/ EAST

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



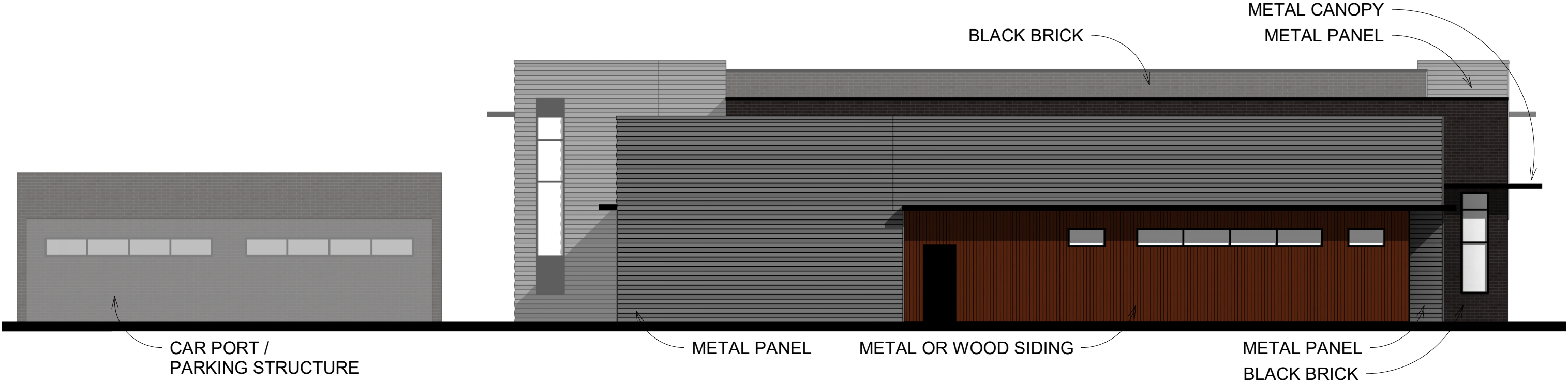
EXTERIOR ELEVATIONS/ WEST

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



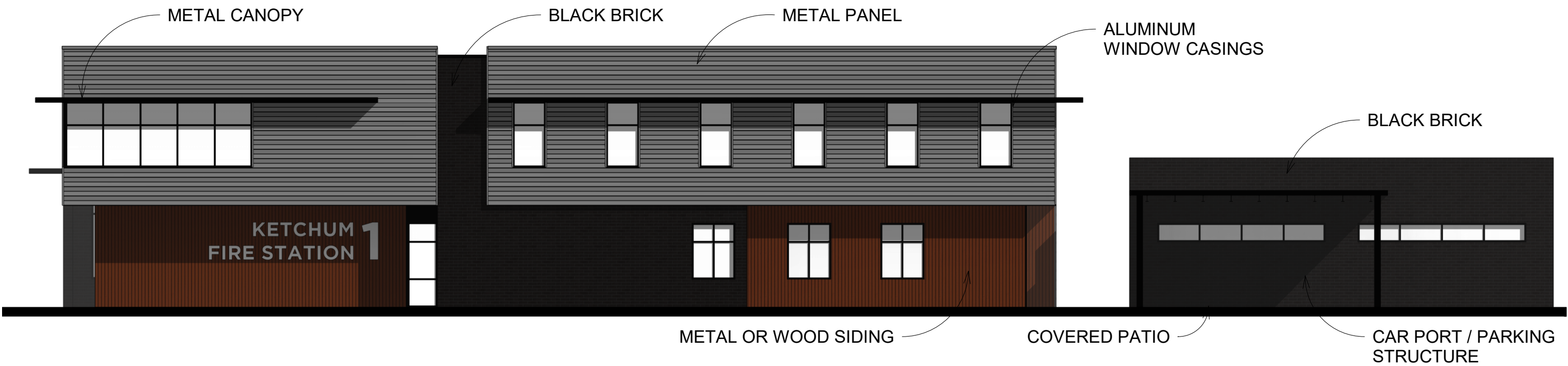
EXTERIOR ELEVATIONS/ NORTH

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



EXTERIOR ELEVATIONS/ SOUTH

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



EXTERIOR PERSPECTIVES/

EXTERIOR PERSPECTIVE/ VIEW FROM SW



THANK YOU/



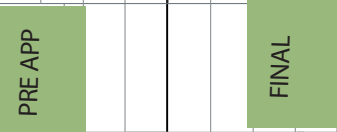
2020

NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEP	OCT	NOV	DEC
1 8 15 22 29	6 13 20 27	6 10 17 24 31	7 14 21 28	6 13 20 27	3 10 17 24	1 8 15 22 29	5 12 19 26	3 10 17 24 31	7 14 21 28	4 11 18 25	2 9 16 23	9 16 20 27	7 14 21 28

Design Phase



Design Review



Permitting



Construction



JAN 13th
Pre App.
Meeting with
Ketchum

Feb 24th
DR Hearing
with Ketchum