

Dawn Hofheimer

From: Lynndee Marin <lynndee.marin@gmail.com>
Sent: Wednesday, December 10, 2025 9:43 AM
To: Participate
Subject: Concerning 140 & 180 N Leadville Ave ARCH Affordable Housing Project

City of Ketchum
Planning and Zoning Commission

I think we all agree that there is a serious need for affordable housing in Ketchum and this project is another step in that direction and yes, does meet those needs. The plan from that standpoint is good and welcome. I do however believe you can and must do better on the design.

If you were to push the mass back to the alley. There still can be the units planned. It just reduces the front two apartment buildings to two stories on Leadville and the three stories are pushed to the back of the lot... Everyone will have views.

Also it seems that the siding and facades need to be more in line with the historic building next to the proposed units. The new architecture isn't integrated in any manner with the other home. The design is not representative at all of old historic Ketchum. Color is only one component. I implore you to reconsider the current proposed plan and design something that would compliment the neighborhood rather than building a shoe box polar opposite on the site. Please consider a design review. It is an eye sore and will be there for a long time. Please... It doesn't need to look like affordable housing?!

Lynndee Marin