



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

No formal action is requested. Staff is requesting general direction regarding draft request for proposals (RFP) for South YMCA and Lift Tower Lodge properties.

Reasons for Recommendation:

- Goal 1 of Ketchum's Housing Action Plan is to create and preserve housing and includes the action of facilitating community housing development on city owned parcels.
- City retained independent architectural resource to review key city owned properties to determine suitability for future community housing units.
- Staff and consultant team previously presented to the City Council (Sept 2024) initial findings. Council directed staff to seek community input, outline process and timeline, and draft a request for proposal (RFP) for South YMCA and Lift Tower properties.

Policy Analysis and Background (non-consent items only):

RFP PROCESS

- February 2025: Collect community feedback
- February 2025: Issue RFP within week of Council approval to identify qualified developers/plans
- April 2025: Review and recommend top RFP proposal
- May 2025: Public hearing, then City Council approval of top RFP proposal
- June/July 2025: Prepare funding application for Idaho Housing and Finance Association

WHAT WE HEARD

Staff facilitated two open houses on February 11th and 12th, with about 55 people in attendance in person and online. A physical and online survey was also provided to attendees and is now available online. As of Thursday, February 13th, the survey had 24 responses. Thus far, responses have been generally positive. There are a few common themes to responses for the two recommended sites:

South YMCA

- Varied comments on size, with adequate parking
- Design street frontage and greenery in a way that is integrated in the neighborhood feel
- Emphasize bike, pedestrian, bus, and amenity proximity
- Incorporate safe, thoughtful intersections for foot, bike, and vehicle traffic

Lift Tower Lodge

- Varied comments on size, with adequate parking
- Importance of the design, given that it is the gateway and entrance to town
- Incorporate and highlight the lift tower
- Incorporate safe, thoughtful intersections for foot, bike, and vehicle traffic

PROPOSED GOALS

Outlining goals in the RFP provides parameters for developers to consider during the creation of their application. The following is derived from the survey and open house feedback, conversations with the YMCA Board and Sun Valley company, and staff analysis.

South YMCA

- **Goal 1:** Provide community housing for a mix of families and small local households, primarily for households earning less than 80% of the area median income.
- **Goal 2:** Provide adequate car and bike parking and storage for anticipated households.
- **Goal 3:** Retain green street frontages and protect buffer for bike path.
- **Goal 4:** Create a site plan, design, and programming that integrates with the surrounding neighborhood, including the YMCA garden and structure.

Lift Tower Lodge

- **Goal 1:** Provide community housing for a mix of families and small local households across income levels, while accounting for transition of current tenants.
- **Goal 2:** Enhance entrance to town by integrating the historic lift tower and maintaining Bald Mountain view from Highway 75.
- **Goal 3:** Provide adequate car and bike parking and storage for anticipated households.
- **Goal 4:** Create a site plan, design, and programming that integrates with the adjacent neighborhood and improves highway vehicle, bike and pedestrian access.

RECOMMENDED HOUSING TYPES

To create recommendations on housing types, staff analyzed a variety of sources, including the following:

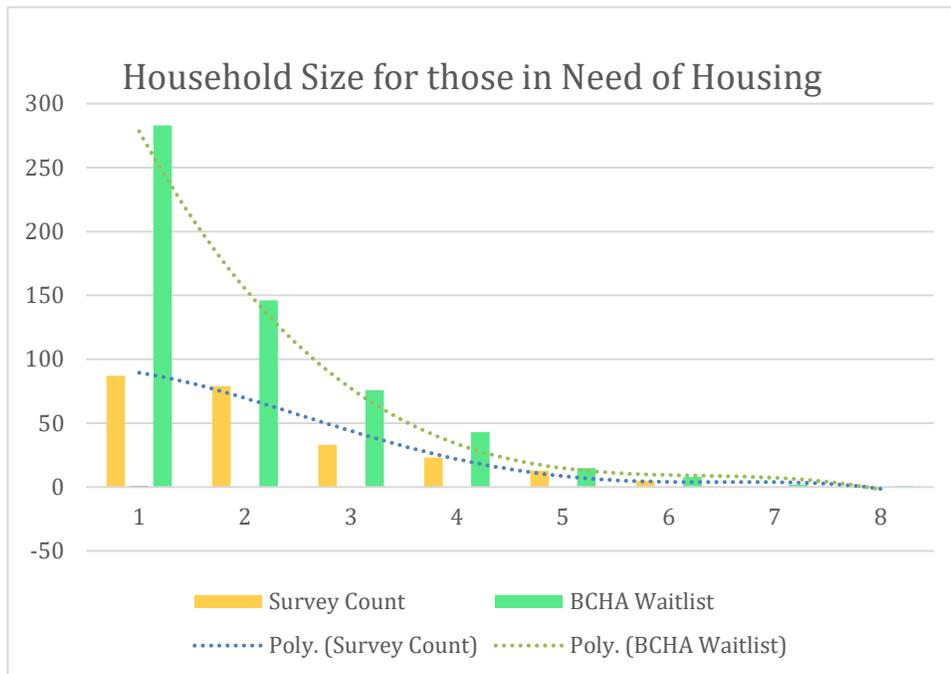
- the Housing Needs Assessment, 2022
- 2023 Housing Needs and Preferences Survey
- BCHA's waitlist (December 2024)
- Existing community housing inventory
- Community housing inventory since May 2022
- General goals as described in previously adopted and the newly drafted Ketchum's Comprehensive Plan

At a high level, staff recommend taking a portfolio approach by reviewing gaps and diversifying offerings for our community members in need. To that end, a unit size, income level, and tenure type found at one site would impact what is recommended on the other site.

Unit Sizes:

Neither the Ketchum Housing Needs Assessment in 2022, nor Blaine County's in 2024, quantified need by unit size (nor household size). However, BCHA's current waitlist and the 2023 housing preferences survey

provide information on households in need of housing or expecting to need housing in the next two years. This data can tell us the size of households in need of housing and, by extension, which unit sizes could meet their needs.



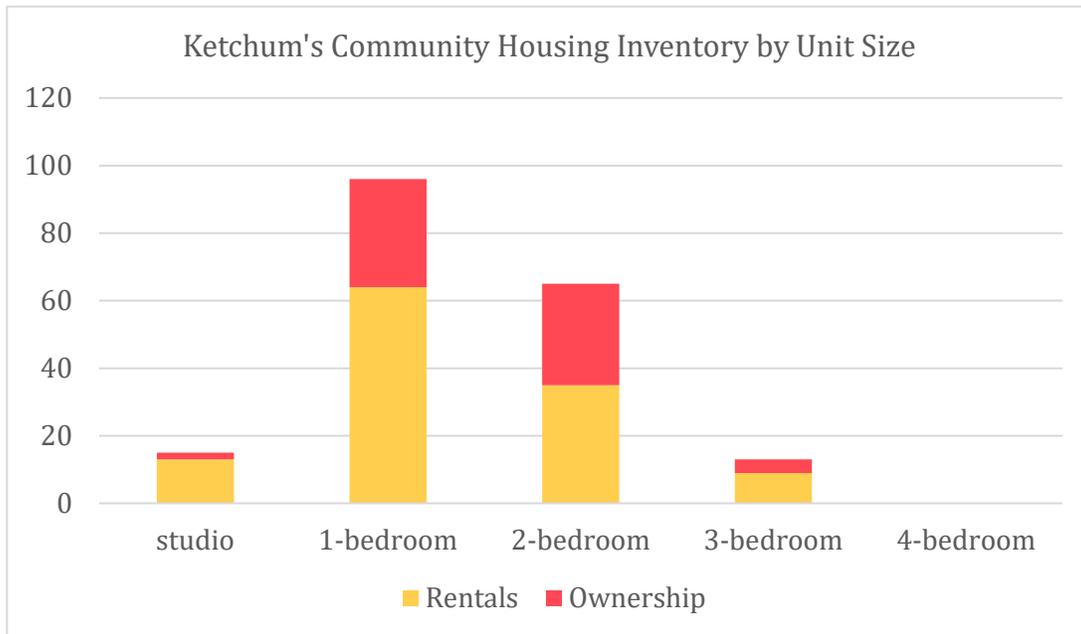
As the graph above demonstrates, BCHA’s waitlist is more heavily weighted toward smaller households than the respondents to the 2023 survey. This might be a result of perceptions from the general public about the types and sizes of housing units offered by BCHA, which may impact who elects to join the waitlist. Since the purpose of these affordable and community housing programs is to provide safe, stable, affordable housing to the greatest number of people without overcrowding, occupancy standards are applied.

Every housing program that restricts by income and price, that staff know of nationwide, applies occupancy standards. The maximum number of people allowed in a unit is derived from HUD’s definition of “under-housed”, which means that the occupants of the unit are determined to be overcrowded and to not have enough housing for their household size. The minimum is also industry standard: if there isn’t at least one person per bedroom, then the household is “over-housed”, i.e. they have more housing than they need.

# of bedrooms	# of people in the Applicant household
studio	1 person
1 bedroom	1 to 3 people
2 bedroom	2 to 5 people
3 bedroom	3 to 7 people
4 bedroom	4 to 9 people

Applying occupancy standards to the existing BCHA waitlist results in a target number of units by bedroom size, with a range depending on minimum and maximum occupancy standards. Using this analysis, considerations such as individualized preference and need should balance. However, there are community goals and broader preferences and needs, and staff recommend adjusting the target proportions. For example, studios are difficult to market for permanent housing, especially as ownership. Housing location also influences community goals – so for housing adjacent to the parks, schools, and extracurricular activities, staff recommend increasing the proportion of 3- and 4-bedroom units.

Further, Ketchum’s inventory of community housing by unit size provides insight of gaps and underserved household types: For example, there are very few three-bedroom community housing units, and zero four-bedroom units. 1-2 person households make up 75% of BCHA’s waitlist and 69% of 2023 survey respondents: While that is a significant need that’s also the community housing size that we have the most of. This is an opportunity to also meet some of the growing and larger households needs that are likely underrepresented by BCHA’s waitlist. The current community housing stock signifies limits families access to stable, affordable housing. This has real impact on the composition and nature of the community.

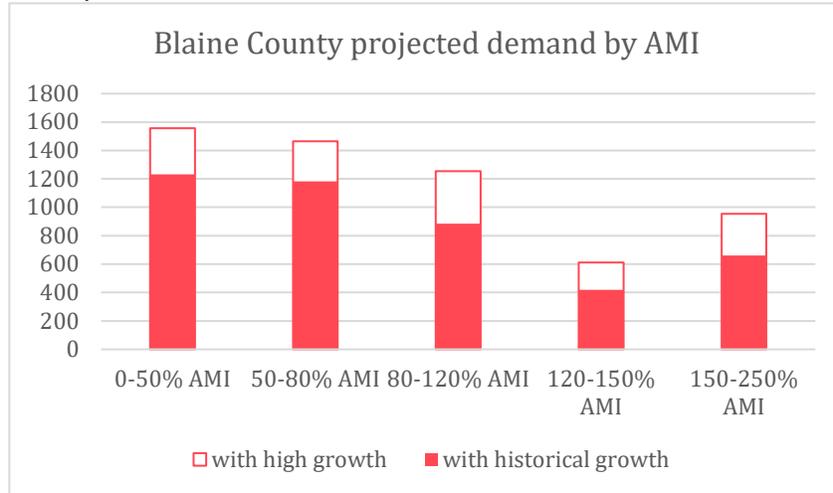


The 2023 preference survey provides insight in where locals would ideally live, and adjusts for their future plans such as growing their family or downsizing. Even though this preference survey suggests more people want two-bedrooms than one, our waitlist has more households that would fit the one-bedroom occupancy standard. Staff’s recommendations balance present day needs with future preferences, and adjust for other considerations like location and community composition. The following is a scenario where 75% of the YMCA unit mix is 3- and 4-bedroom households, to accommodate families on the site closest to family-oriented amenities. The unit sizes at Lift Tower Lodge are then derived from remaining units needed to meet the target.

	Ideal Unit Size, 2023 survey	Recommended Target	CH Units Built since May 2022	Example, Adjusted Target YMCA	Example, Adjusted Target LTL
studio	12%	15%	15	0%	12%
1-bedroom	24%	30%	48	15%	4%
2-bedroom	32%	25%	19	15%	40%
3-bedroom	22%	20%	3	45%	25%
4-bedroom	10%	10%	0	25%	18%
Estimated Units			85	21	41

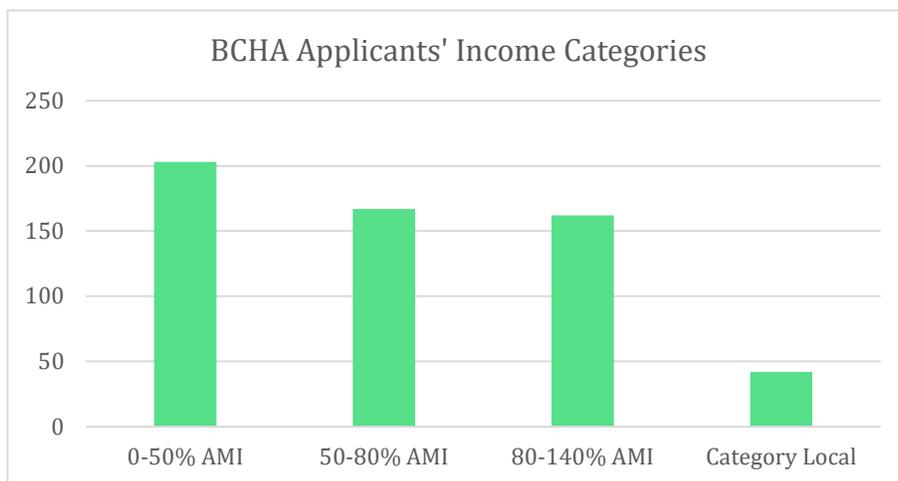
Income levels:

There is need in Ketchum and Blaine County for community housing across income levels, as this graph shows. At a high level, staff recommend taking a portfolio approach by reviewing gaps and diversifying offerings for our community members in need.

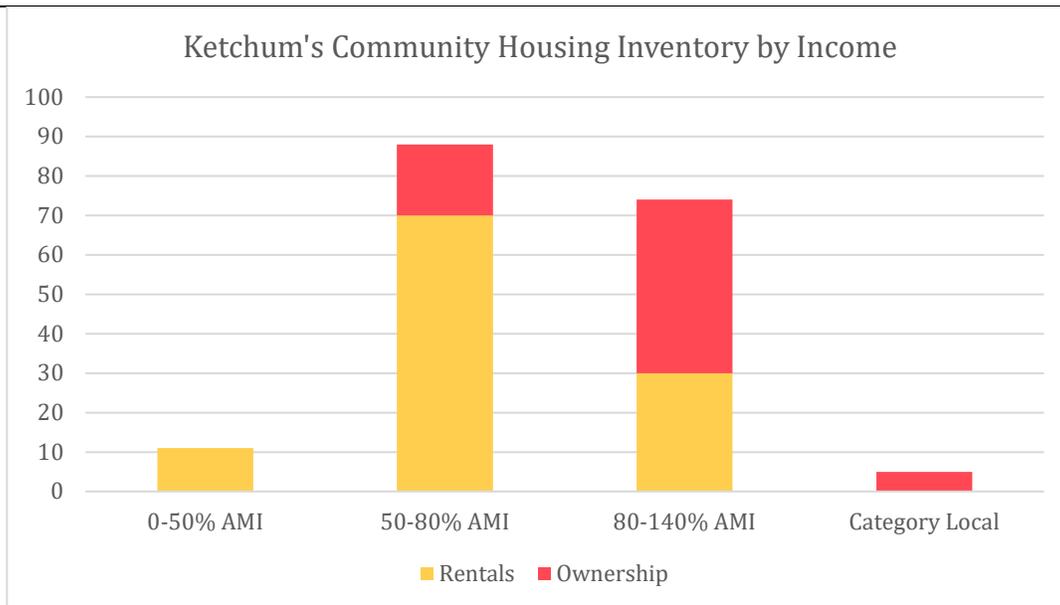


The above graph demonstrates housing need primarily by households already living here who are cost burdened. This does not include the lost rental units nor households with verbal and month to month leases. For Ketchum, the total need by 2032 is a minimum of 660 – without accounting for the 300+ long-term rentals lost since 2010.

An additional datapoint exists to analyze need across income levels: BCHA’s waitlist, which follows the similar, unsurprising trend where households with the less income have a higher need than households with the more income. It is important to note that BCHA’s waitlist composition is informed by community perception of what type of housing BCHA provides, so it only represents a component of overall need. Regardless, the BCHA waitlist offers insight into current households actively in need of stable, affordable housing.



This overall need is not fulfilled by existing community housing inventory. However, for context of which portions of the population Ketchum is serving, this graph shows Ketchum’s Community Housing Inventory by Income level:



Certain income levels are disproportionately served but still experience extreme need. For example, about 40% of the population earns less than 80% AMI and represents over half of the need. Staff recommend distributing efforts across income levels in the same, more-or-less linear fashion as need, with 50-65% of units designated for households earning 80% AMI and below. The comparison of BCHA’s waitlist and the Housing Needs Assessment provides a recommended proportional distribution of new units by income. Staff recommend slightly increasing the proportion of category Local over the 80-140% income range given that the latter is served by new units from the density bonus program.

	Recommended Target	Waitlist	Needs Assessment
0-50% AMI	31%	35%	24%
50-80% AMI	27%	29%	23%
80-140% AMI	24%	28%	26%
Category Local	18%	7%	18%

Financing options suited for each site also help determine how to allocate income designations. For example, the South YMCA lot would likely score well in a 9% low-income housing tax credit application, with limited to no additional funding needed from the City of Ketchum. In this scenario, the Pro Housing grant would likely not be needed at the South YMCA and would be available for the Lift Tower Lodge site. This gap funding could facilitate the construction of units <80% AMI, alongside a 4% tax-exempt bond / tax credit. Lift Tower Lodge is also of a size that could include a wide range of incomes, either through phased development or two buildings (and likely developers) that address different income levels. Here is an example of how the recommended target would be met under this financing scenario:

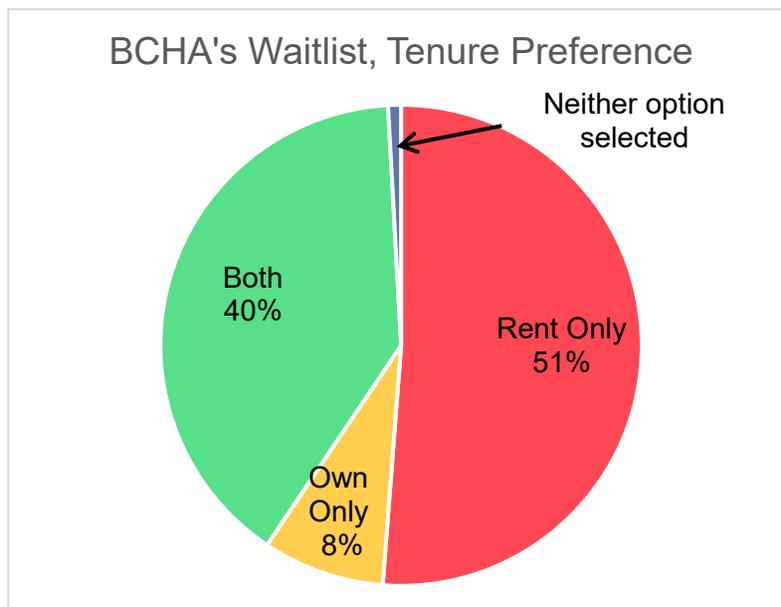
	South YMCA Example	Lift Tower Lodge Example
0-50% AMI	45% or more	35%
50-80% AMI	45% or more	5%
80-140% AMI	10% or less	10%
Category Local	0%	50%

Tenure Type:

BCHA's waitlist and the 2023 preference survey provide details on preferred tenure type by income level. Unsurprisingly, the lower income levels prefer renting while the higher incomes prefer owning.



BCHA's waitlist provides more nuance, in that a larger proportion of higher income households in need of housing prefer to own, most of those interested in owning are also open to renting:



Staff do not recommend ownership for households under 80% AMI. For units with deed covenants managed by BCHA, the BCHA Board can review exception requests for households that say, have an abnormally large amount of savings for their income level. Staff recommend the following tenure type apportionment by income level:

	Ownership	Rental	Supportive or Transitional
0-50% AMI	0%	95%	5% or more
50-80% AMI	0%	98%	2% or less
80-140% AMI	60% or less	40% or more	0%
Category Local	75% or less	25% or more	0%

EVALUATION CRITERIA

Direction on the goals and housing types will provide staff with adequate data to finalize evaluation criteria for reviewing the proposals. Staff are not recommending requesting site plans, renderings, or other design material, since the criteria and details are highly influenced by other factors that will not be decided or known until after developer selection. Staff recommend the following review criteria framework, which will be adjusted for each site based on approved goals:

- Development team experience, ensure portfolio and resume align with development specifics and goals
- Financial feasibility and legal structure
- Community housing meets target number of units, unit types, and income categories
- 1-1 car and bike parking, and adequate storage
- Scale, site plan, and programming integrates with the neighborhood and designated goals
- Sustainability/green building

Financial Impact:

None OR Adequate funds exist in account:	Adequate fund in Housing Department budget
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Attachments:

<ol style="list-style-type: none"> 1. Survey Results as of 2pm on Friday, February 14, 2025 2. Open House presentation, February 11 and 12, 2025
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As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?

Go big!

Trees, greenery, and a 'small town traffic scale'. Let's NOT turn this into something that looks like a corporate 'office park' / concrete jungle. . Keep the heights low.

Go big!

Go big!

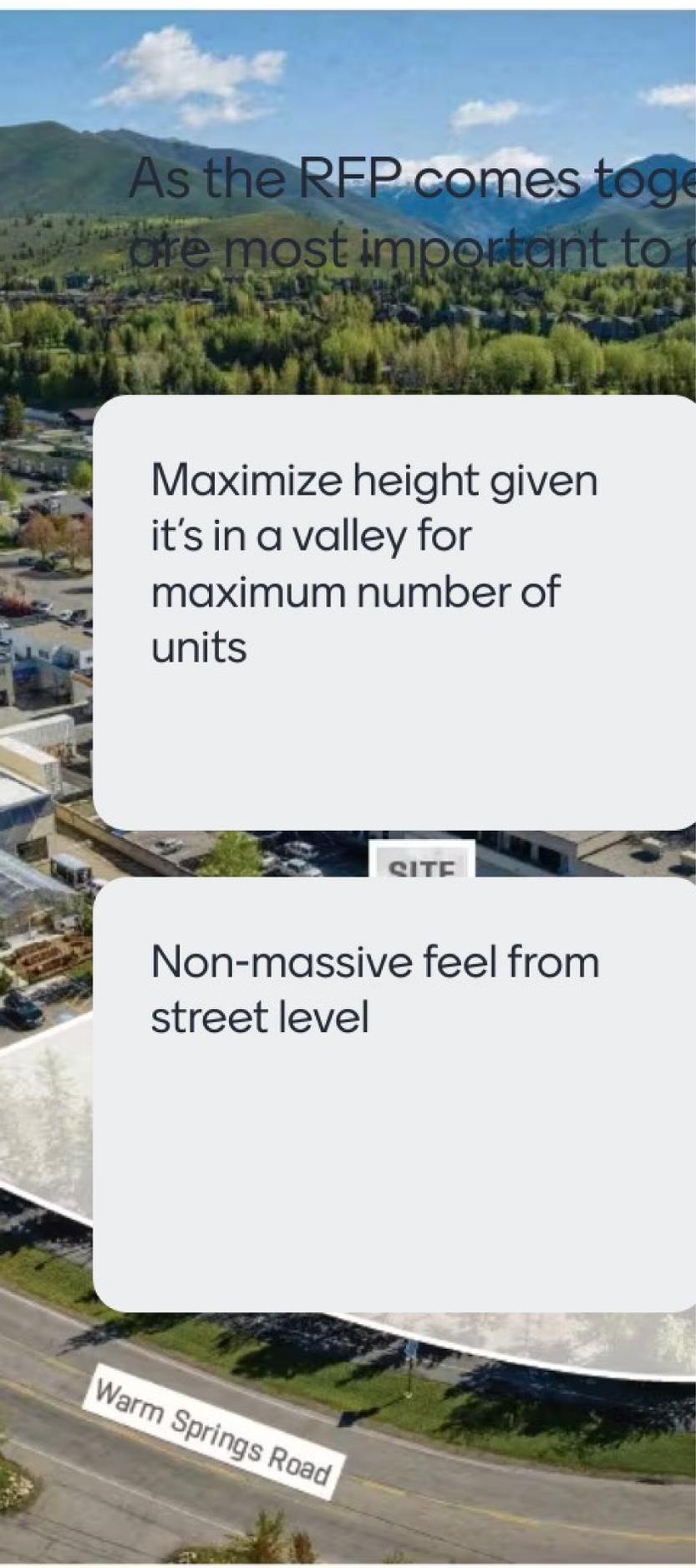
The front of Warm Springs road, existing sidewalk and Bike Path.

Parking for each unit is a must

Neighborhood feel

Keeping some trees and landscaping

Warm Springs Road



As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?

Maximize height given it's in a valley for maximum number of units

Maximize the number of housing units. Kansas City Chiefs did not think that be possible. Make sure there's adequate parking to service the development.

Number of units (higher amount is better). Mix of income if applicable.

The greenscape along Warm Springs should be protected/preserved. There should be a sense of continuity in the architecture that blends in with existing surrounding buildings.

Non-massive feel from street level

A buffer along Warm Springs road would be nice but build as many housing units as possible

Proximity to services, less site work(cost) and potential delay, no existing housing will be impacted

This is a good location for workforce housing. Let's focus on not overbuilding the site. No more tall and massive. Let's get some great looking architecture respectful of Ketchum's hist. Vernacular

As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?

Walk/bikeability and access to public transportation.

Walk/bike-ability and access to bus.

Access to bus, bike infrastructure and walkability

The bike path.

The bike path

The path used cyclists and pedestrians should be protected and enhanced with appropriate landscaping, while maintaining ample visibility of the crosswalks for safety reasons

The landscaped area along warm springs road

Protect the existing trees .

Warm Springs Road

Are there any features or characteristics of the YMCA SOUTH LOT evaluation that are missing or worth additional consideration?

I need more clarity on the demographic of who would be living here. What would they be paying? Which industries would they be working in?

YMCA should have to help with parking too. Our obligation to them should be moderate release

The funding. Federal funding isn't the best for our town. It is too restrictive.

I didn't hear anything on how the increased number of cars exiting and entering the south parking would be managed

N/A

No

Assume mix of unit sizes is based on applicant pool. Like wood facade.

Has an exploration of a land swap with Simplot or some other landowner been explored in order for the City to obtain a much nicer/larger/easier to develop property in the Ketchum city limits?

Are there any features or characteristics of the YMCA SOUTH LOT evaluation that are missing or worth additional consideration?

I think you are headed in the right direction

None

No

No

Increased traffic flow and circulation in that area could present an increased danger to bikers and pedestrians . It's already somewhat dangerous with drivers ignoring pedestrians in the crosswalks

Snow removal consideration?

As the RFP comes together for the LIFT TOWER LODGE, which features or characteristics of the site are most important to protect or enhance?

Trees and low profile, and keeping traffic mellow/safe

The second option is the better option as it provides parking and plans for the future. We understand it is more expensive but it will cost more in the future.

Blending in with the current neighborhood is a must. It is the entrance to our town and should look unpretentious.

As a gateway to town limiting the height above the hwy would be good because as one drives north the height / views quickly changes as one approaches the hotels.

Maintaining a small town vibe since it is near the entrance to town

Underground parking which would eradicate snow removal needs and would look more aesthetically pleasing and ensure enough parking

Traffic flow on 2nd

Ensure sidewalk and bikepath connectivity works well. But also go big.

As the RFP comes together for the LIFT TOWER LODGE, which features or characteristics of the site are most important to protect or enhance?

Again, maximize the amount of housing units that are produced. Having adequate parking is also important. Therefore would strongly favor the plan with podium parking.

Entrance on S 2nd Ave. Higher number of units. View of Baldy. Ability to do the 2 projects if funding is available.

Somehow incorporate the actual 'lift tower' into the new project. This is an important entrance to Ketchum...attention needs to be paid to architectural design and not only to maximum density.

Non-massive feel from street level

Ensuring access to the highway doesn't impede traffic on the highway and the view corridor to Baldy be preserved

Walking to town and mountain. Bike ability in the summer. Historic look of lift tower lodge

It will be the first thing people see when they enter Ketchum.

The lift tower . It's an iconic piece of history and is representative of Ketchum's quirky character

As the RFP comes together for the LIFT TOWER LODGE, which features or characteristics of the site are most important to protect or enhance?

Make sure there are parking spots for each tenant



Are there any features or characteristics of the LIFT TOWER LODGE property evaluation that are missing or worth additional consideration?

Probably. But don't know more until we get deeper in.

Not at this time.

Not that come to mind.

Traffic if more people are living there and can they safely access highway 75 without lines building up

Consideration for aesthetics with parking and traffic flow

No

Either at the Y location or Lift Tower, can the city look at a car share?

Watch for comments about the value of these properties. Isn't there a sheep right of way on the west side of the property?

Are there any features or characteristics of the LIFT TOWER LODGE property evaluation that are missing or worth additional consideration?

Again, a potential land swap with another landowner in the Ketchum city limits? A less problematic property, with more housing potential?

I think you are headed in the right direction.

None

No

No

This is a good site for housing, providing it is completely parked.

Landscaping- trees that fit in with the view



Is there any other feedback you'd like to provide to the city as we move forward?

Thank you for continuing this housing process.

Good presentation

Both seems like great options

Rezoning LI to accommodate housing and grocery store makes a lot of sense.

Fuck the NIMBYs, we are in triage mode! Go big

Like your timeline for moving forward. The center we have a chance to analyze in detail details RFPs the better.

I worry about delays especially in an election year. In our county, over 2,000 households are rent burdened, causing insecurity.

Nice meeting and good information. We have made progress as a community in the last 5 years and still more to do.



Is there any other feedback you'd like to provide to the city as we move forward?

I feel strongly that these sites are opportunities for housing, however we should 'leave no stone unturned' of potentially leveraging these properties for something bigger and better in Ketchum proper

I appreciate the effort to build community housing. I think these two sites make tremendous sense.

Please work to develop as many of these sites as possible with affordable housing as we need every bit of it

No

Thank you for taking the need for housing so seriously.

Large scale housing projects should be fully parked and located in areas where the scale doesn't overwhelm the surrounding properties or change the character of a neighborhood.

Traffic flow and its impact on pedestrians and cyclists needs to be carefully considered

I'm in favor of these 2 projects, they are in great locations. (I'm opposed to the 1st and washington project.) Maybe have an idea how many people match up with the proposed units and adjust to the ne

Is there any other feedback you'd like to provide to the city as we move forward?

adjust the unit size and numbers to the demands of the people who want them.



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POTENTIAL NEW COMMUNITY HOUSING DEVELOPMENTS

February 2025



TODAY'S GOALS

PURPOSE OF STUDY

- Review key city properties for potential future community housing development sites
- Transparency to community regarding future housing developments

TODAY'S OUTCOMES

- Presentation – background and quick overview of analysis completed
- Q&A
- Review the boards, chat with staff, and **TAKE THE SURVEY**



NEXT STEPS

WE ARE HERE



Collect community feedback

Mid-February 2025



- Present feedback to City Council (public hearing)
- Issue RFP to identify qualified developers/plans

April 2025



Review and recommend top RFP proposal

May 2025



City Council approval of top RFP proposal and public hearing

June/July 2025



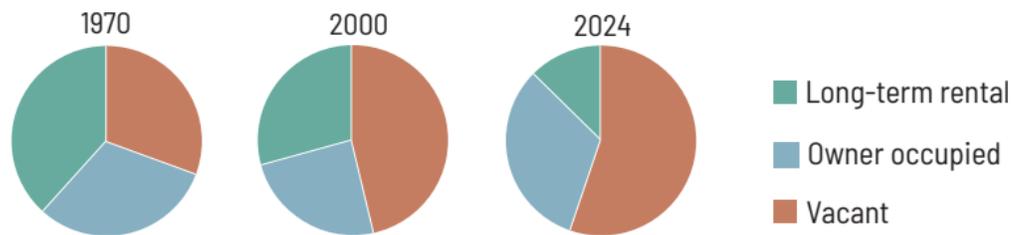
Prepare application for funding to Idaho Housing and Finance Association



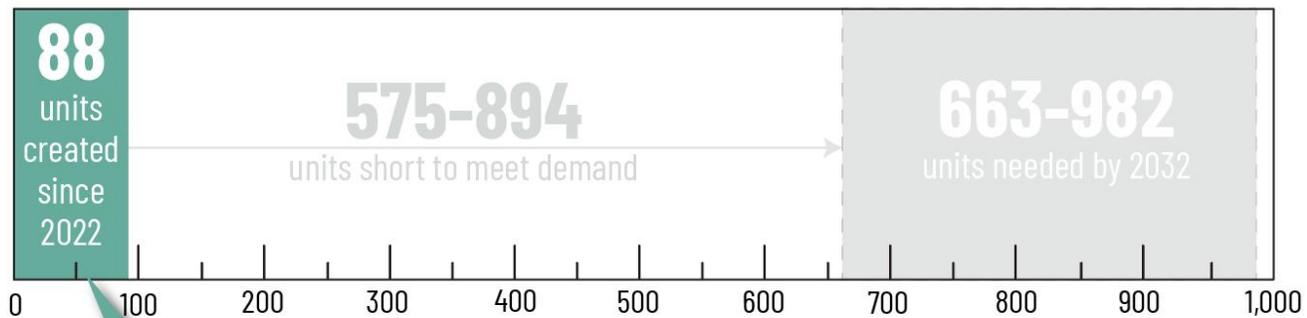


STATE OF COMMUNITY HOUSING

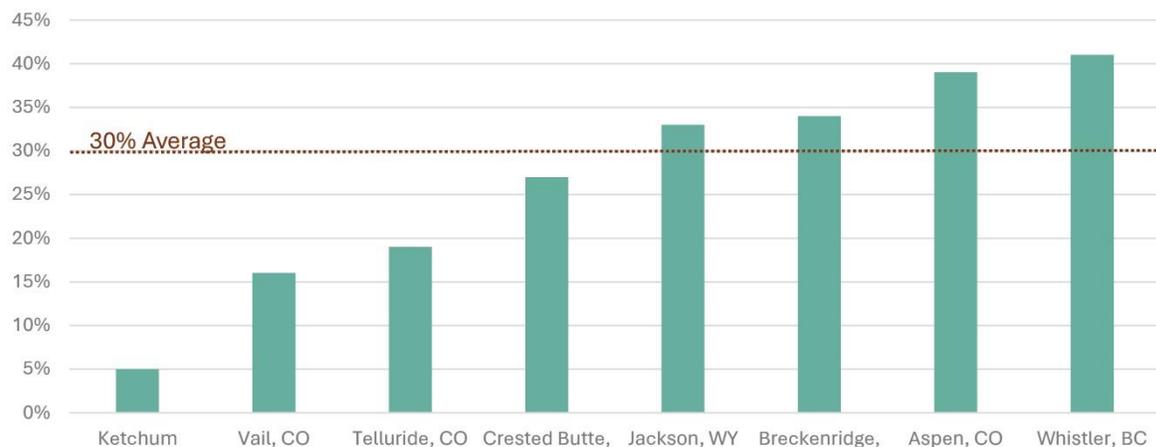
Number of long-term housing units



Long-term housing units needed



% of housing inventory comprised of Community Housing units



SOURCES OF UNITS CREATED/PRESERVED

DEVELOPMENTS

- Bluebird Village

51
UNITS

DENSITY BONUS/ OWNERSHIP & PRESERVATION PROGRAMS

- Units throughout Ketchum

28
UNITS

LIFT TOWER LODGE

9
UNITS



HOUSING PLAN IN ACTION

GOAL 1: Produce & Preserve Community Housing

- **Immediate** actions
 - Lease to Locals
 - Lift Tower Lodge
 - Silver Creek Living (Hailey)
- **Permanent** solutions
 - Preservation of existing units
 - Deed Restriction Program (OPP) – available for individual sellers or buyers
 - 2nd Ave/Sun Valley Road Property (3 units immediate, up to 5 in the future)





HOUSING PLAN IN ACTION

- Permanent solutions, cont.
 - Construction of new units
 - Leveraging publicly owned property
 - Bluebird
 - First & Washington
 - Purchasing new property
 - Partnering with private landowners (Simplot, Albertson) in Ketchum
 - Evaluating property outside of town for purchase





INCOMES SERVED

88

created units of the
663-982 needed

CATEGORY LOCAL (150%+ AMI)

\$132,840 + (2-person household)

120%-150% AMI

\$103,320 (2-person household)

80%-120% AMI

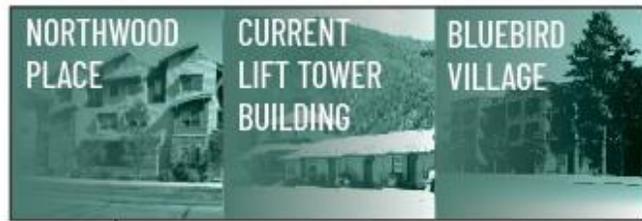
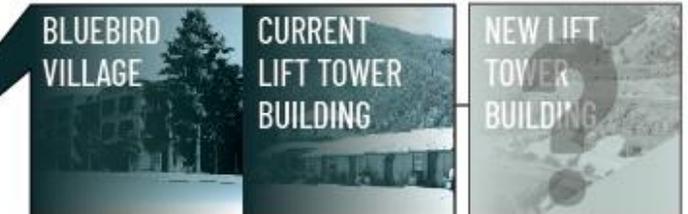
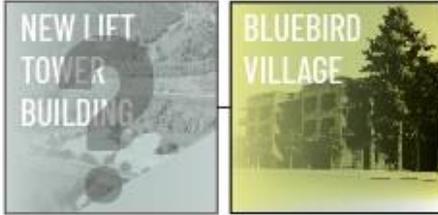
\$73,000-\$88,560 (2-person household)

50%-80% AMI

\$44,280-\$59,040 (2-person household)

50% OR LESS AMI

\$36,900 or less (2-person household)





PROPERTIES CONSIDERED

Evaluation: “How would development...”

- Benefit the community
- Be affected by land use and zoning restrictions
- Be achieved based on characteristics & limitations
- Provide the best overall cost benefit

The Lift Tower Lodge and south YMCA parking lot locations provided the largest benefits with fewest limitations.



YMCA SOUTH



LIFT TOWER



LEWIS STREET



6TH & LEADVILLE



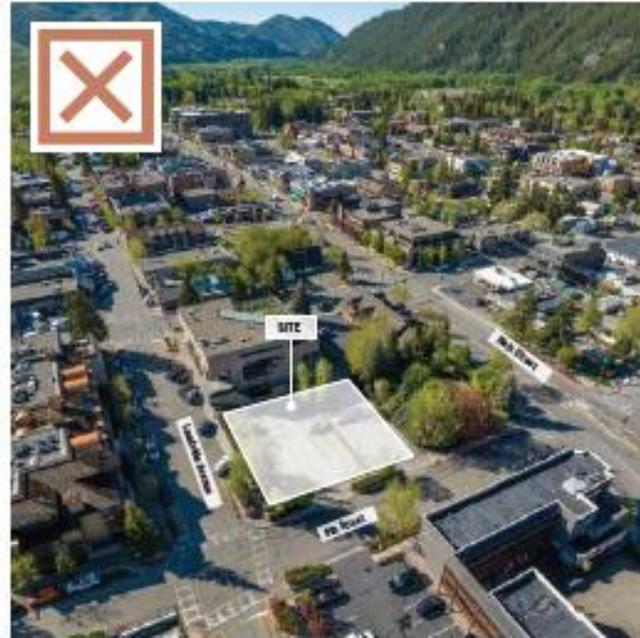
YMCA NORTH



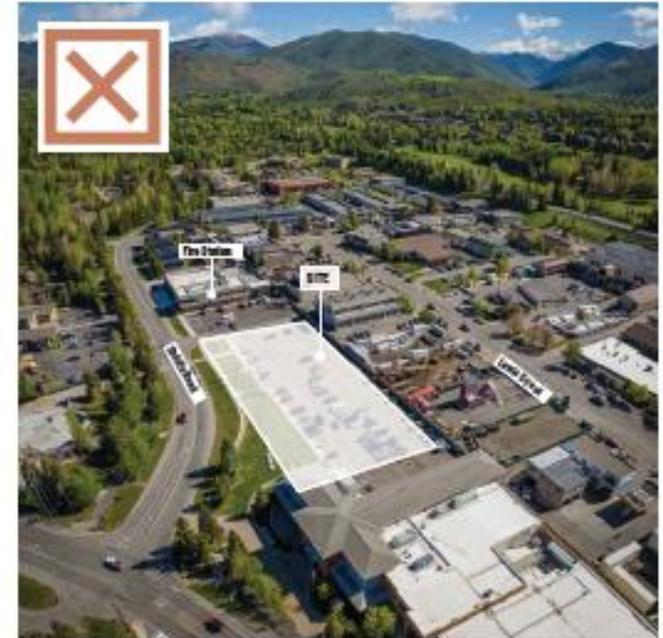
PROPERTIES NOT RECOMMENDED



LEWIS STREET



6TH & LEADVILLE

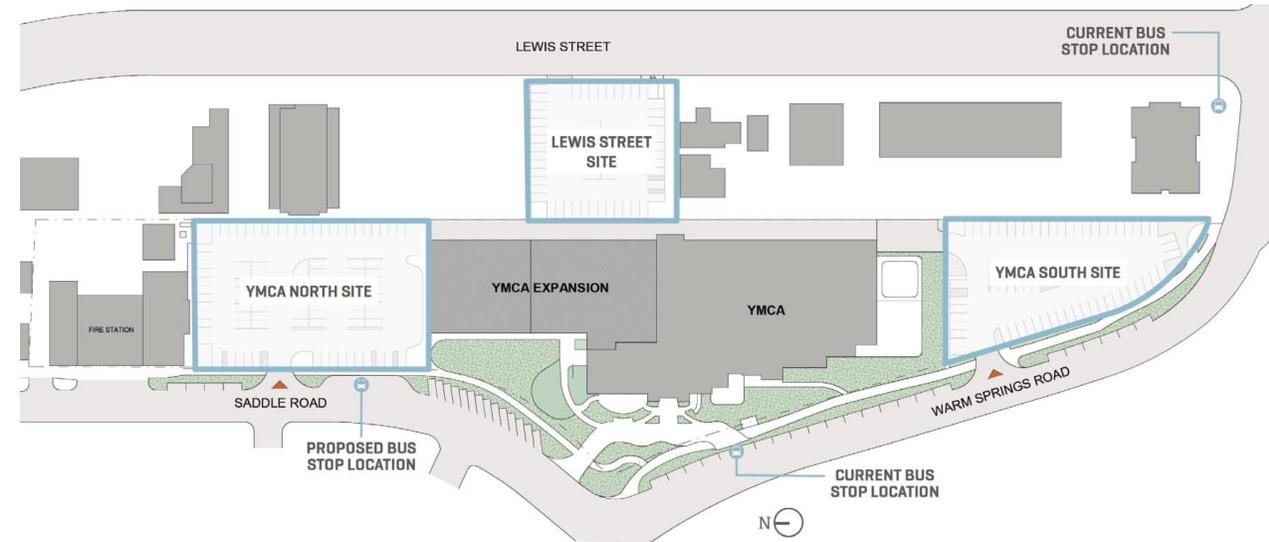


YMCA NORTH



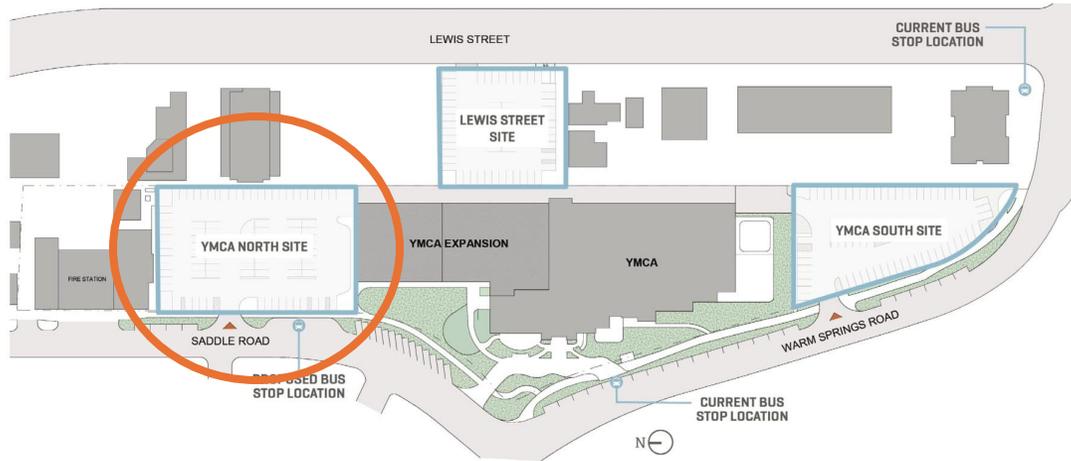
YMCA GOALS

- Set up YMCA expansion for success
- **Ensure parking agreement is met for current and future conditions**
 - **at time of YMCA expansion, city to provide 200 public parking stalls, 150 of which to be on-site**
- Housing development schemes to provide min 1:1 parking (per key community stakeholders)
- Consider both short-term and long-term development solutions
- Retain green street frontages and protective buffer for bike path





YMCA NORTH



DETAILS

- **OWNERSHIP:** City owned (master lease/parking agreement with the YMCA)
- **AREA:** 1.1 Acres
- **MAX HEIGHT:** 35' or 44' with sloped roof (both shorter than the YMCA)

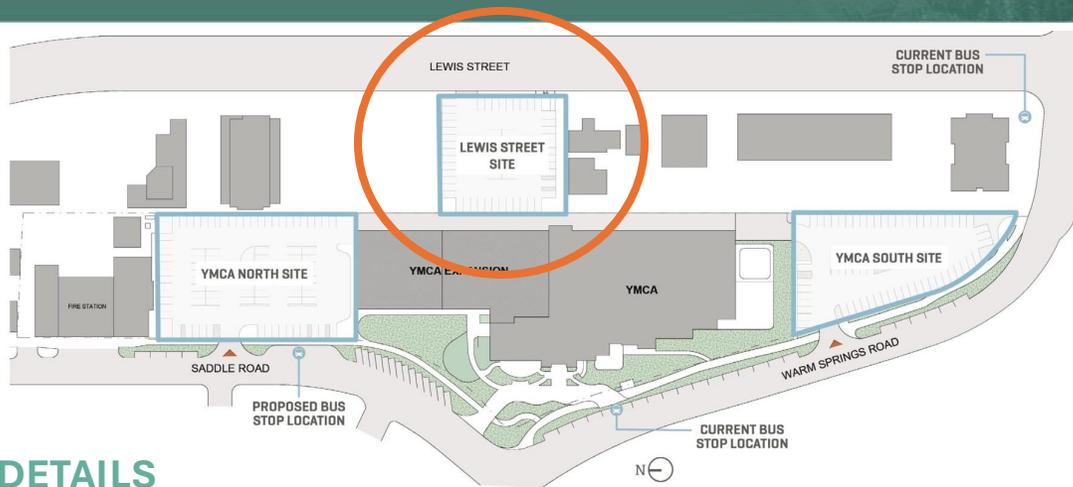
CONS

- Conflicts with YMCA expansion plan / parking impact
- Expensive podium construction type likely required





LEWIS STREET

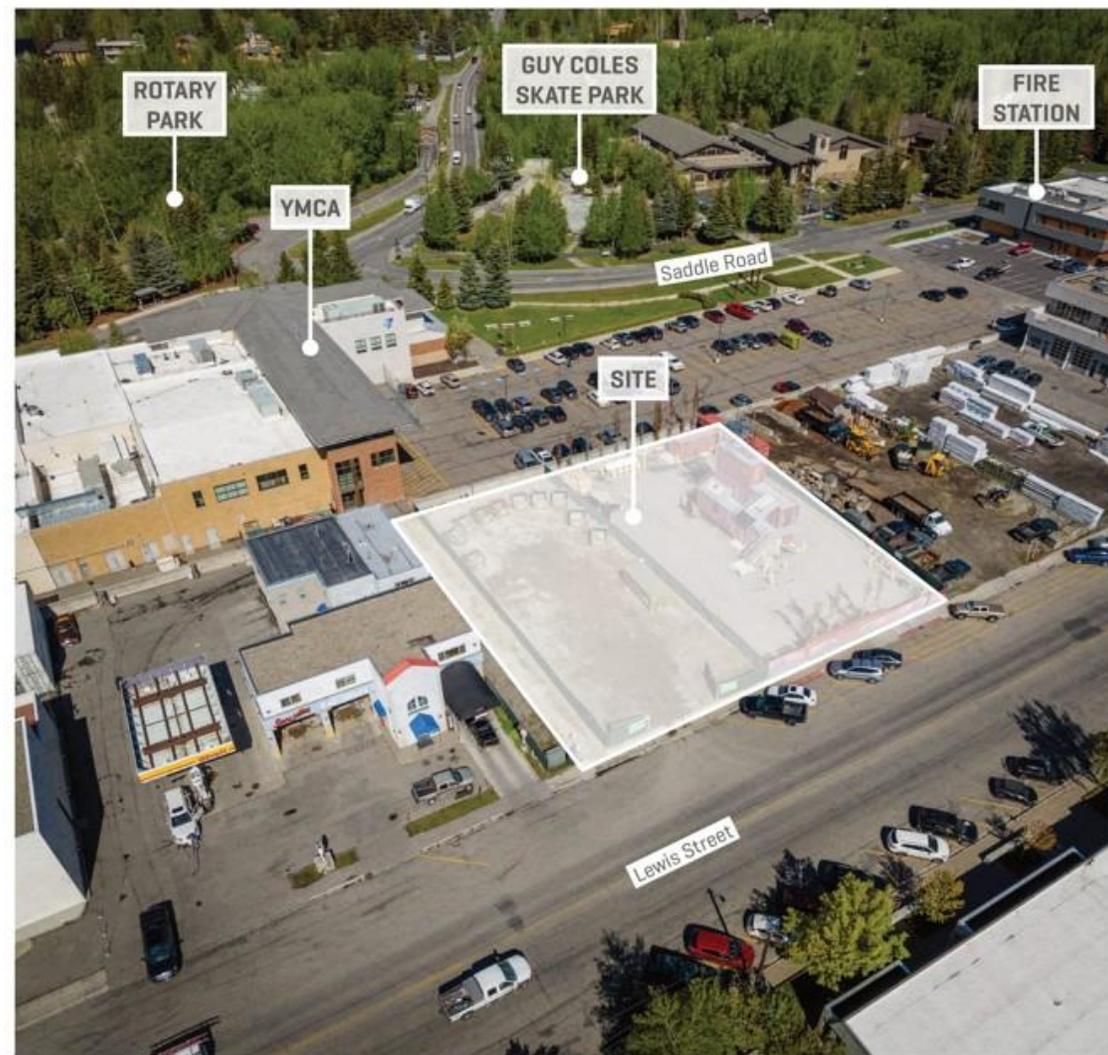


DETAILS

- **OWNERSHIP:** City owned (master lease/parking agreement with the YMCA)
- **AREA:** 1.37 Acres;
- **UNIT COUNT:** 10 to 12
- **MAX HEIGHT:** 35' base or 40' with qualifying ground floor
- **MINIMUM OPEN SPACE REQUIREMENTS:** 0%

CONS

- Required light industrial component per zoning
- Low unit yield with limited vehicle parking
- Would require relocation of fire tower





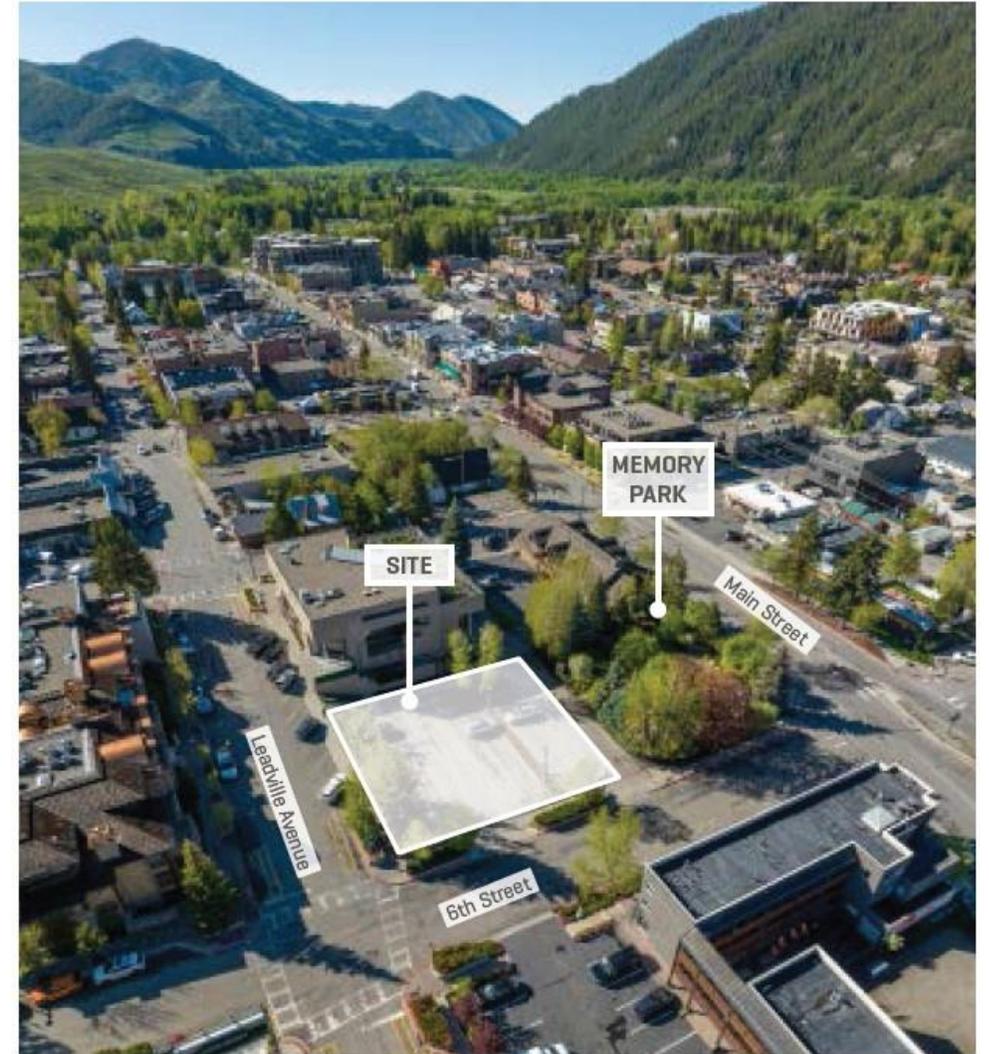
6th & LEADVILLE

DETAILS

- **OWNERSHIP:** City-owned
- **AREA:** .025 Acres
- **UNIT COUNT:** 23 to 34
- **MAX HEIGHT:** 52'

CONS

- Expensive concrete construction required for parking podium
- Low unit yield and high impact to the availability for public parking
- Least attractive to affordable housing developers due to complexity





RECOMMENDED PROPERTIES



YMCA SOUTH

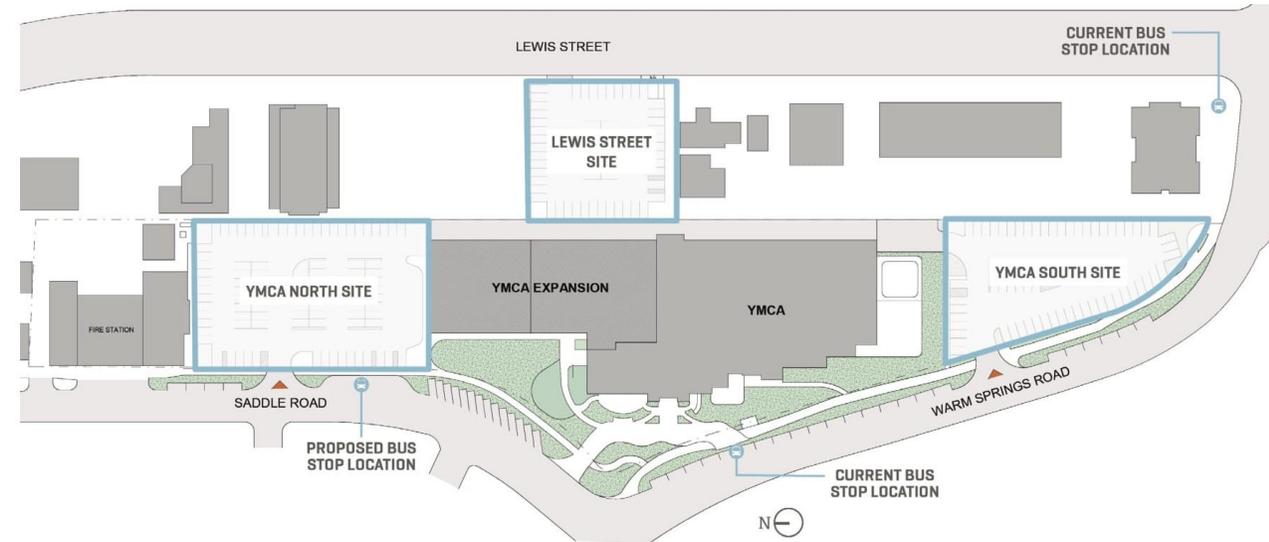


LIFT TOWER



YMCA GOALS

- Set up YMCA expansion for success
- **Ensure parking agreement is met for current and future conditions**
 - **at time of YMCA expansion, city to provide 200 public parking stalls, 150 of which to be on-site**
- Housing development schemes to provide min 1:1 parking (per key community stakeholders)
- Consider both short-term and long-term development solutions
- Retain green street frontages and protective buffer for bike path



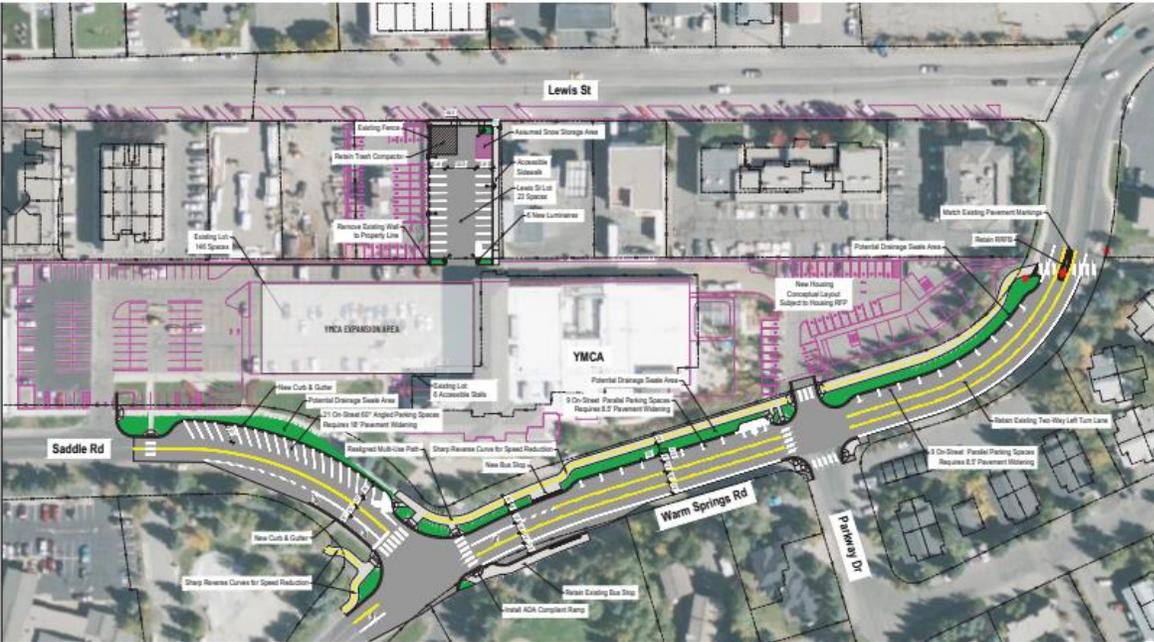


YMCA PARKING CONFIGURATIONS

BEFORE



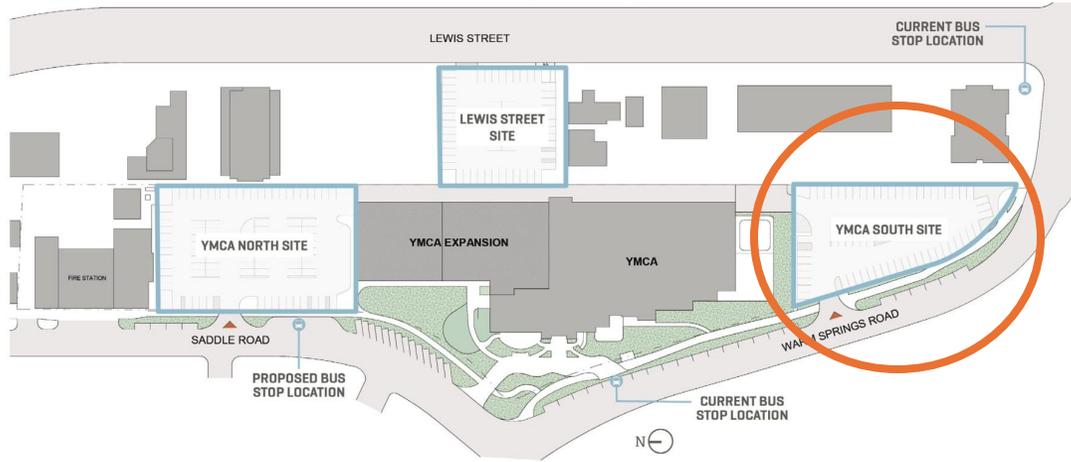
AFTER



- The current parking agreement between the YMCA and Ketchum is 150 public parking spaces.
- After the YMCA's expansion, there will be 200 public parking spaces available.
- The new Community Housing development's parking would be in addition to the public parking spaces.



YMCA SOUTH



DETAILS

- **OWNERSHIP:** City owned (master lease/parking agreement with the YMCA)
- **AREA:** .66 Acres
- **MAX HEIGHT:** 35' or 44' with sloped roof (both shorter than the YMCA)
- **MINIMUM OPEN SPACE REQUIREMENTS:** 35%

BENEFITS

- Close proximity to schools & the YMCA for families
- Near public transit stops



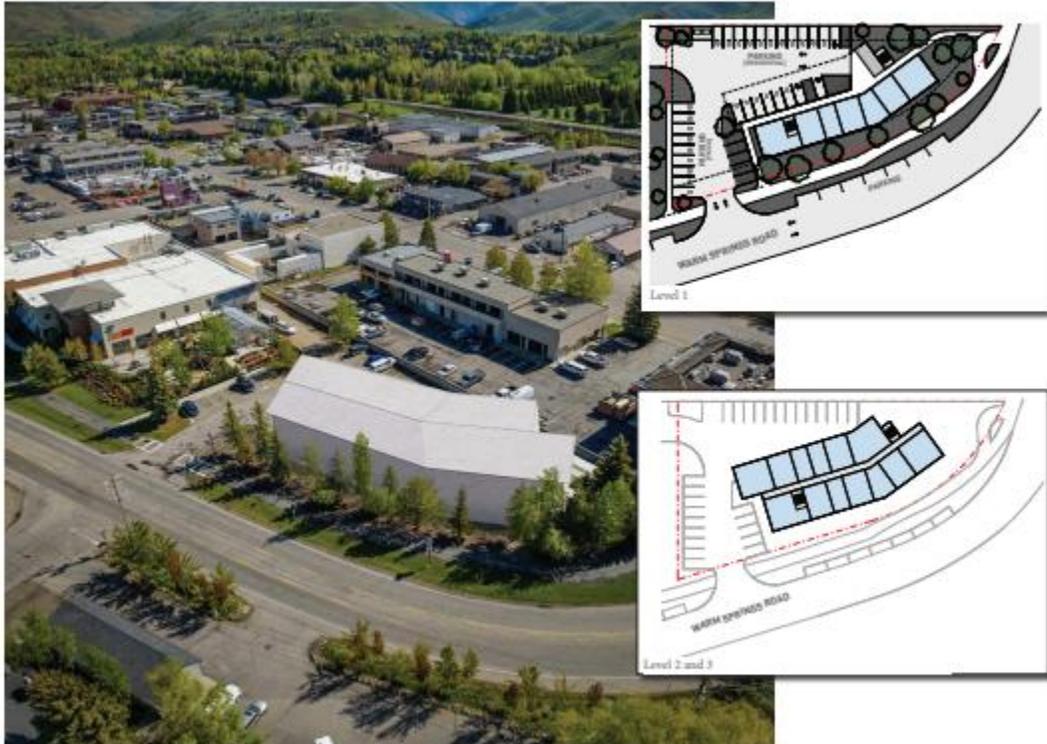


YMCA SOUTH DEVELOPMENT OPTIONS

OPTION #1 | DETAILS

Efficient & cost effective, providing the highest overall unit & parking count.

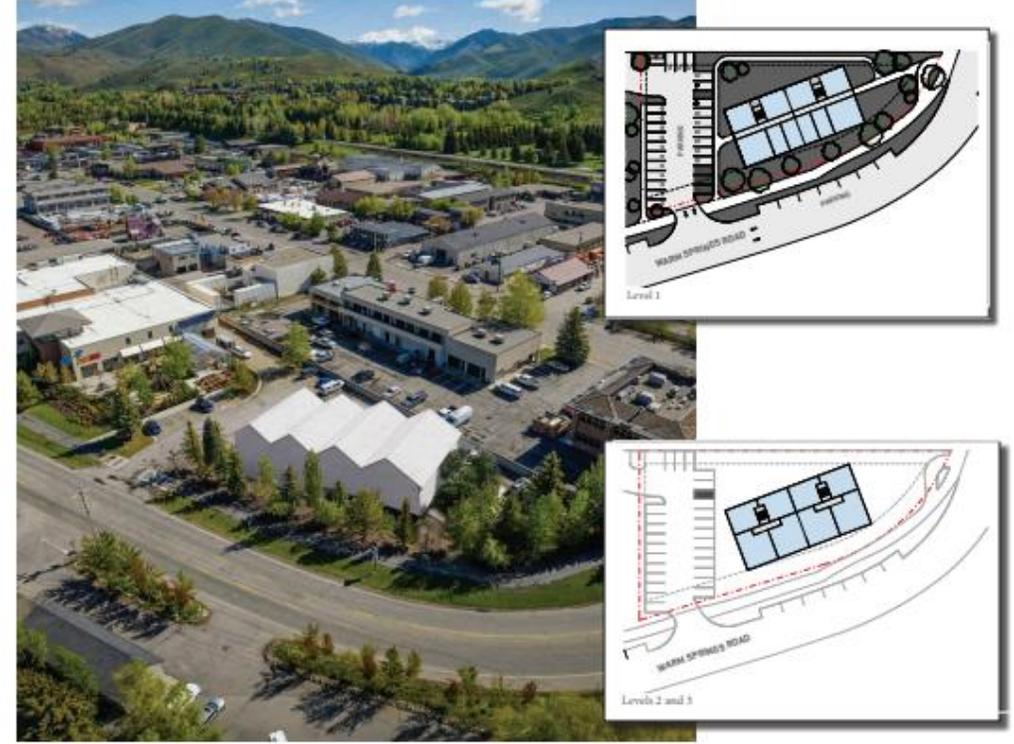
- **NUMBER OF UNITS:** 28
- **TOTAL SQUARE FEET:** 23,489
- **TYPE OF UNITS:** 13 one-beds, 5 two-beds, 10 three-beds
- **PARKING:** 35 spaces



OPTION #2 | DETAILS

Efficient & cost effective, with a high overall unit & parking count.

- **NUMBER OF UNITS:** 24
- **TOTAL SQUARE FEET:** 20,823
- **TYPE OF UNITS:** 12 one-beds, 6 two-beds, 6 three-beds
- **PARKING:** 26 spaces (combination of surface and tuck-under)





LIFT TOWER LODGE

DETAILS

- **OWNERSHIP:** City of Ketchum and portion of the southern parcel by Sun Valley Company
- **AREA:** 1.97 Acres
- **MAX HEIGHT:** 35' or 44' with sloped roof
- **MINIMUM OPEN SPACE REQUIREMENTS:** 35%

GOALS

- Maintain Bald Mountain view from Highway 75
- Enhance entrance to the city and integrated historic lift tower
- Improve vehicle access from highway



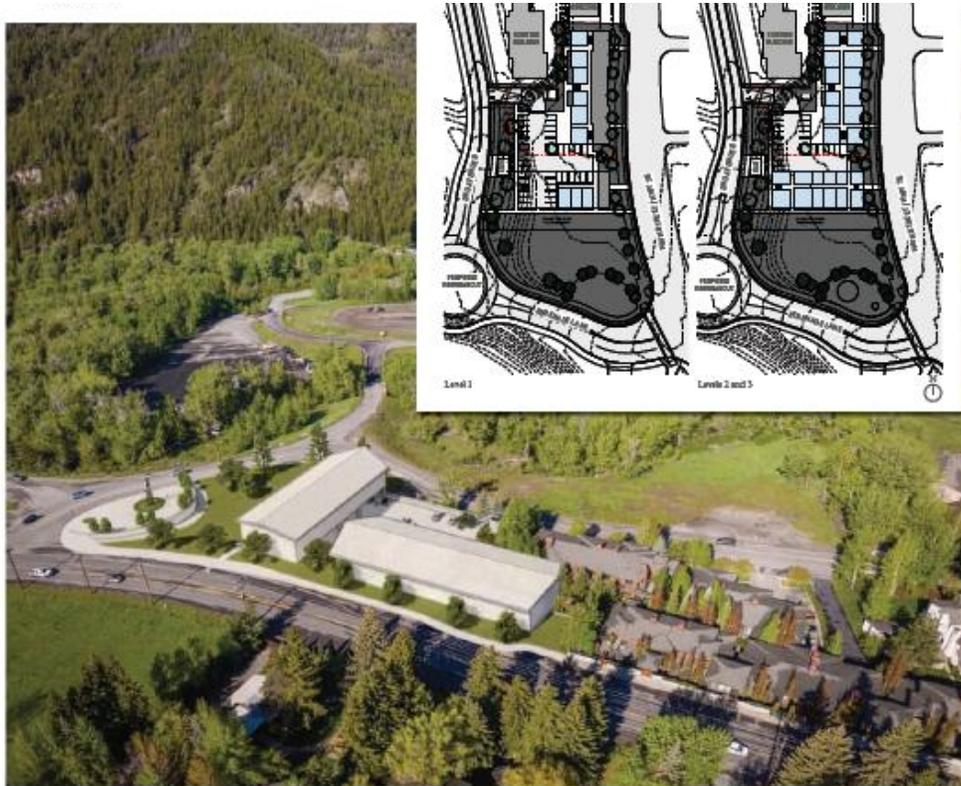


LIFT TOWER LODGE DEVELOPMENT OPTIONS

OPTION #1 | DETAILS

Cost effective, all-wood construction

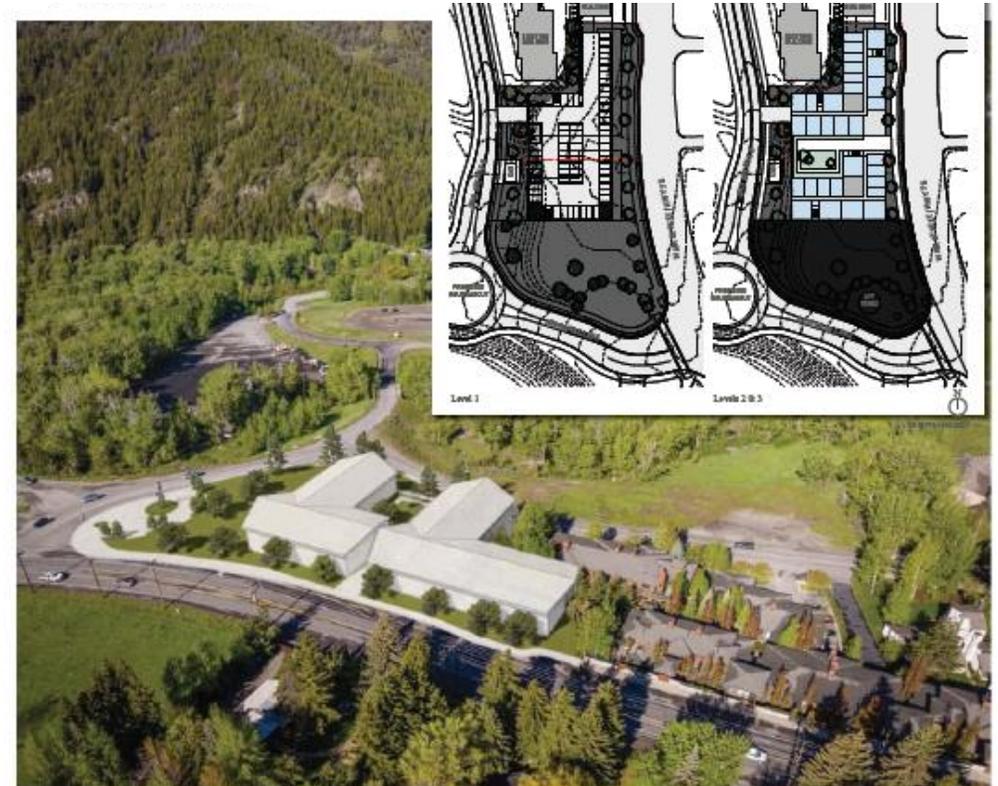
- **NUMBER OF UNITS:** 44
- **TOTAL SQUARE FEET:** 44,841
- **TYPE OF UNITS:** 25 one-beds, 6 two-beds, 13 three-beds
- **PARKING:** 33 spaces



OPTION #2 | DETAILS

Concrete podium/wood construction

- **NUMBER OF UNITS:** 50
- **TOTAL SQUARE FEET:** 79,391
- **TYPE OF UNITS:** 4 studios, 24 one-beds, 14 two-beds, 8 three-beds; **PARKING:** 63 spaces





PROPOSED SITES FOR RFP



PROS

- Close proximity to schools & the YMCA
- Allows for flexibility of housing types and cost effective construction

CONS

- Requires surface parking lot on Lewis Street parcel to meet YMCA's parking goals
- Requires additional Warm Springs Road parking spots



PROS

- Improvement of existing housing use in convenient location
- Potential for cost effective construction type with higher unit yield
- Adjacent to existing housing to provide neighborhood feel to area

CONS

- Could require relocation of existing housing tenants & represents short-term loss of existing community units
- Significant earthwork adjacent to 2nd Avenue with sloping grade



PROPOSED SITES FOR RFP

QUESTIONS?



NEXT STEPS

WE ARE HERE



Collect community feedback

Mid-February 2025



- Present feedback to City Council (public hearing)
- Issue RFP to identify qualified developers/plans

April 2025



Review and recommend top RFP proposal

May 2025



City Council approval of top RFP proposal and public hearing

June/July 2025



Prepare application for funding to Idaho Housing and Finance Association





Survey / Feedback

YMCA SOUTH LOT | As the RFP comes together...

- Which features or characteristics of this site are most important to protect or enhance?
- Are there any features or characteristics the evaluation missed considering?

LIFT TOWER LODGE | As the RFP comes together

- Which features or characteristics of this site are most important to protect or enhance?
- Are there any features or characteristics the evaluation missed considering?

NEXT STEPS

Is there any other feedback you'd like to provide to the city as we move forward?



Scan the QR code to take the survey online or visit [menti.com](https://www.menti.com) and use the code **1570 3809**