



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
MEETING OF NOVEMBER 12, 2024

PROJECT: 140 West 2nd Street Mixed-Use Development

FILE NUMBER: P24-070

APPLICATION: Pre-Application Design Review

PROPERTY OWNER: 140 W 2nd Street LLC

ARCHITECT: Michael Doty Associates Architects

REQUEST: Pre-Application Design Review for the development of a new 9,386-gross-square-foot mixed-use building

LOCATION: 140 W 2nd Street (Ketchum Townsite: Block 59: Amended Lot 1A)

ZONING: Mixed-Use Subdistrict of the Community Core (CC-2 Zone)

OVERLAY: None

REVIEWER: Abby Rivin, AICP – Senior Planner

NOTICE: A courtesy notice for the public meeting on the project was mailed to all property owners within 300 feet of the project site on October 23, 2024. The notice was published in the Idaho Mountain Express on October 23, 2024. A notice was posted on the project site on November 5, 2024 and the city’s website on October 28, 2024.

EXECUTIVE SUMMARY

The applicant has submitted a Pre-Application Design Review for the development of a new mixed-use building at 140 W 2nd Street within the city’s Mixed-Use Subdistrict of the Community Core (CC-2 Zone). The subject property is a nonconforming lot with a total area of 4,946 square feet, which is 554 square feet less than the minimum lot size required in the Community Core. The project is improved with an existing residential building that was developed in 1960 that is proposed to be demolished to accommodate the proposed mixed-use development.

The mixed-use development is proposed to include an art gallery and showroom space on the ground level, two market-rate residential units on the second floor, and a penthouse on the third floor. Four off-street parking spaces are provided on site and accessed off the block 59 alleyway. The Pre-Application Design Review submittal for the 140 W 2nd Street mixed-use development is included as Attachment A.

The project takes advantage of the Floor Area Ratio (FAR) bonus in exchange for community housing and proposes to mitigate the additional floor area by making a community housing in-lieu payment of \$453,000. The project has a total FAR is 1.89 and contains three floors that extend to a maximum height of 41'-8".

Pre-Application Design Review is not required for the project as the lot area is less than 11,000 square feet and the development is only three stories. The applicant has voluntarily decided to go through the Pre-Application process. Pre-Application Design Review is an opportunity for the Planning and Zoning Commission (the "Commission") to give the applicant feedback on the proposed project and design concept. This preliminary review allows the Commission to ask questions, identify code compliance issues or design concerns, and provide recommendations to the applicant. As this is a Pre-Application meeting, there is no formal staff recommendation and no motion or action for the Commission to take at this time. Staff recommends the Commission provide feedback to the applicant after reviewing the 140 W 2nd Street Pre-Application Design Review submittal included as Attachment A, the applicant's presentation, staff analysis, and public comment.

BACKGROUND

Process to Date

The Planning and Building Department received the 140 W 2nd Street Pre-Application Design Review on July 31, 2024. The submittal was reviewed by all city departments and comments were provided to the applicant for review on September 6, 2024. While not required for the Pre-Application process, the applicant chose to revise the project plans in response to planning staff and city department comments. The applicant submitted updated project plans on October 3, 2024. Feedback provided by the Commission will be addressed by the applicant upon submittal of the final Design Review application.

ANALYSIS

Pursuant to KMC §17.96.050.A, the Commission shall determine the following before granting Design Review approval:

1. The project does not jeopardize the health, safety or welfare of the public.
2. The project generally conforms with the goals, policies, and objectives of the adopted comprehensive plan.
3. The project conforms to all applicable standards and criteria as set forth in this chapter, this title, and any other standards as adopted or amended by the City of Ketchum from time to time.

Criteria 1 & Criteria 2: Public Health, Safety, and Welfare & Comprehensive Plan Conformance

Future Land Use

The subject property is designated as Mixed-Use Commercial on the future land map of the 2104 Comprehensive Plan ("comprehensive plan"). The Mixed-Use Commercial future land use designation is intended to promote a wide range of land uses, including commercial and residential uses, within mixed-use buildings. The comprehensive plan states, "New structures in existing mixed-use areas should be oriented to streets and sidewalks and contain a mix of activities. Mixed-use developments should contain common public space features that provide relief to the density and contribute to the quality of the street" (page 69). The 140 W 2nd Street project provides an art gallery and showroom space on the ground-level that orients towards 2nd Street and the block 59 alleyway. The project incorporates a landscaped area and benches in the front setback area by the gallery entrance. Staff

believes the public open space features, pedestrian amenities, and art gallery use will help create an active streetscape and add vibrancy to this area of downtown.

The comprehensive plan identifies downtown as an appropriate place for housing density due to its proximity to jobs and transportation options. Policy H-1.4 of the comprehensive plan states that, “housing should be integrated into the downtown core” (page 20), and Policy H-3.1 encourage the siting of housing in new developments near public transportation and retail districts (page 21). The project will provide three new housing units located within walking distance to jobs, retail stores, coffee shops, bars, and restaurants downtown. Additionally, the project is located within walking distance to the Mountain Rides bus stop at 1st Avenue & Sun Valley Road, which provides access to all major transit routes connecting riders to other areas of Ketchum and the Wood River Valley.

Compatibility with the Surrounding Neighborhood

Policy CD-1.3 of the comprehensive plan states that, “Infill and redevelopment projects should be contextually appropriate to the neighborhood and development in which they occur. Context refers to the natural and manmade features adjoining a development site; it does not imply a certain style” (page 26). In addition, Policy CD-1.4 of the comprehensive plan states that, “Each new project should be well-designed and attractive, and should complement surrounding land uses and existing neighborhood character”(page 26).

This area of downtown contains both smaller-scaled older buildings as well as larger-scaled developments. The subject property is directly adjacent to two buildings that front 1st Avenue—the Galena Building and Davies Reid. The Galena Building was built in 1950 and is a mixed-use development clad in dark brown wood siding. Davies Reid is a mixed-use development that was constructed in 1998 and contains a retail store and housing units. The Davies Reid building’s exterior materials include sandstone, stucco, teak, and natural wood with earth tone colors. A non-conforming, single-family residence and the 120 Building are the project’s direct neighbors to the west. The non-conforming single-family residence is 1,323 square feet and is the smallest-scaled building on the block. The 120 Building is a brick mixed-use building with offices on the ground-floor and four residential penthouses on the upper levels. The 120 Building is one of the larger-scaled buildings on the block with a maximum height of 40 feet and FAR of 1.82.

The project has a total FAR is 1.89 and contains three floors that extend to a maximum height of 41’-8”. The project is larger in scale than older buildings in the surrounding neighborhood but comparable in size to newer developments. Exterior materials include stone, wood-siding, and stucco painted brown. The natural materials and earthtone colors will complement the adjacent buildings and surrounding buildings. Staff believes the project provides a high-quality design that will complement that is contextually appropriate for this area of downtown.

Criteria 3: Zoning and Design Review Standards

Zoning and Dimensional Standards Analysis

Staff reviewed the project plans for applicable zoning and dimensional standards, including setbacks, building height, and FAR. The project complies with all zoning and dimensional standards required in the CC-2 Zone, parking requirements, and development standards. All code compliance issues identified by staff during the first round of review were resolved by the applicant in the revised submittal. All zoning and dimensional standards will be reviewed again at the final Design Review stage to ensure the project remains in compliance with zoning and dimensional standards.

Design Review Analysis

Staff reviewed the project for conformance with Design Review standards and required improvements specified in KMC §17.96.060 and requirements for developments within the Community Core specified in KMC §17.96.070. Certain standards were unable to be verified by staff based on the level of information provided in the Pre-Application submittal. All Design Review standards will be reviewed by city departments again at the final Design Review stage to ensure the project complies with all requirements. The applicant sensitively and thoughtfully responded to staff recommendations on architectural Design Review criteria in the updated submittal.

Modulation & Massing

Pursuant to KMC §17.96.060.F5, “Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.” The building modulates horizontally and vertically through steps in the vertical wall plane, the setback of the third floor, and the erosion of building mass at the corner of 2nd Street and the alley. The coupling of wall-plane variations with changes in exterior materials enhances the effectiveness of the building modulation and provides visual interest that animates the façades along 2nd Street and the alley.

Building Orientation

Pursuant to KMC §17.96.060.F.6, “Building(s) shall orient towards their primary street frontage.” Blocks within Ketchum’s original townsite were historically platted into 55-foot-wide lots oriented towards avenue and street rights-of-way that run north to south with the rear property lines along alleyways. The orientation of the subject property is unique in that the rear (south) side is a shared property line adjacent to the Davies Reid building and the side (west) property line is along the 30-foot-wide alley. The subject property has 45 feet of frontage along W 2nd Street and 100 feet of frontage along the alley. The applicant creatively responded to the unique size, dimensions, and orientation of the subject property by integrating the 2nd Street façade and the first 40-feet of the alley frontage. The 2nd Street frontages is distinguished by the prominent stone-veneer wall that wraps around the corner to enhance the first 40-feet of alley frontage. The art gallery entry and signage orient towards 2nd Street and a residential entry is provided on the alley.

East Side Wall

The proposed development is setback 2.5 inches from the east side property line adjacent to the rear of the Galena Building located at 180 N 1st Avenue. The three-story east side building wall is directly adjacent to decks attached to the rear of the Galena Building. The east elevation on sheet A-313 shows that the east side wall incorporates exterior material differentiation by using wood siding and stucco to visually separate different building volumes. The façade is at a zero-lot line and limited by the building code for openings. In the city department comment letter, planning staff expressed concerns about the bulk and flatness of the east side façade and the visibility of this exposed side wall. Staff recommended the applicant consider opportunities to further soften and add visual interest to the east side wall through additional exterior material differentiation or other architectural features. In the city department comment letter. The applicant revised the project plans in response to staff’s recommendation to include an additional 8-foot-tall horizontal wood siding component. The top of this wood siding feature is intended to be at the guardrail height of the adjacent decks.

STAFF RECOMMENDATION

As this is a Pre-Application meeting, there is no recommendation from staff and no action by the Planning and Zoning Commission. Staff requests the Commission provide feedback to the applicant on the design, the issues identified in the staff report, and any other items the Commission deems relevant to the proposed project.

ATTACHMENTS:

- A. 140 W 2nd Street Pre-Application Design Review Submittal

Attachment A

140 W 2nd Street

Pre-Application Design Review
Submittal



**City of Ketchum
Planning & Building**

Pre-Application Design Review

OFFICIAL USE ONLY	
File Number:	P24-070
Date Received:	7/31/24
By:	GB
Pre-Application Fee Paid:	\$3300
Design Review Fee Paid:	
By:	

Submit completed application and documentation to planningandbuilding@ketchumidaho.org. If you have questions, please contact the Planning and Building Department at (208) 726-7801. Design Review criteria, zoning regulations, and development standards are specified in Title 17 of Ketchum Municipal Code, which may be viewed by clicking the link [here](#). You will be contacted and invoiced once your application package is complete.

APPLICANT INFORMATION			
Project Name: 140 W. 2nd		Phone: (310) 990-8602	
Owner: 140 West 2nd Street LLC		Mailing Address:	
Email: billgriffinsv@gmail.com		PO Box 9000, Ketchum, ID 83340	
Architect/Representative: Michael Doty Associates		Phone: (208) 726-4228	
Email: mallaire@mda-arc.com		Mailing Address:	
Architect License Number: AR 1612		PO Box 272, Ketchum, ID 83340	
Engineer of Record: TBD		Phone:	
Email:		Mailing Address:	
Engineer License Number:			
Primary Contact Name and Phone Number: Mike Allaire; (208) 726-4228			
PROJECT INFORMATION			
Legal Land Description: KETCHUM AM LOT 1A BLK 59		Street Address: 140 West 2nd Street	
Lot Area (Square Feet): 4,946 sf		Zoning District: CC-2	RPK #: 0000059001B
Overlay District: <input type="checkbox"/> Floodplain <input type="checkbox"/> Avalanche <input type="checkbox"/> Mountain <input checked="" type="checkbox"/> None			
Type of Construction: <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Remodel <input type="checkbox"/> Other			
Anticipated Use: Retail / Residential		Number of Residential Units: 3	
GROSS FLOOR AREA			
	Proposed		Existing
Basements	1,244	Sq. Ft.	Sq. Ft.
1 st Floor	4,004	Sq. Ft.	Sq. Ft.
2 nd Floor	3,053	Sq. Ft.	Sq. Ft.
3 rd Floor	2,977	Sq. Ft.	Sq. Ft.
Mezzanine	n/a	Sq. Ft.	Sq. Ft.
Total	11,278	Sq. Ft.	Sq. Ft.
FLOOR AREA RATIO			
Community Core: 1.89		Tourist:	General Residential-High:
BUILDING COVERAGE/OPEN SPACE			
Percent of Building Coverage: 81%			
DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front: 7'-5" Average		Side: 3'-1" (Alley)	Side: 2 1/2" Rear: 7"
Building Height:			
OFF STREET PARKING			
Parking Spaces Provided: 4		Curb Cut: n/a Sq. Ft.	%

The Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Design Review Application in which the city of Ketchum is the prevailing party, to pay the reasonable attorney fees, including attorney fees on appeal and expenses of the city of Ketchum. I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.


Signature of Owner/Representative

7/26/2024
Date



Michael Doty Associates

■ ARCHITECT'S MEMO

To: City of Ketchum Planning and Zoning

From: Mike Allaire. AIA

Date: 7/26/2024

Re: 140 West. 2nd Street Pre-Application Project Narrative

We are pleased to present this project narrative and the enclosed materials in support of the 140 West 2nd Street Design Review Application

Introduction

The applicant has striven to create a high-quality project that will enrich the community while serving his immediate needs for a fine art gallery/showroom space for his business, as well as his long-term vision as a legacy property to be held by the family.

Building Design

140 West 2nd Street is a three-story mixed-use development of approximately 9,386 Gross Square Feet in Ketchum's CC-2, Mixed-use district. The single-owner building consists of a ground floor art gallery showroom space of approximately 2,270 Net Square Feet (NSF), a basement containing a private client show space of approximately 452 NSF and storage lockers serving the gallery and dwelling units, two second floor apartments of approximately 992 NSF, and 1,914 NSF, and a third-floor luxury dwelling unit of approximately 2,804 NSF.

Exterior finishes seek to establish a connection with the immediate surrounding neighborhood and the overall context of downtown Ketchum through the use of natural materials such as regionally sourced stone, durable wood siding, and exterior plaster to compliment and draw out the earthtone colors found in the stone and wood. The three-story front façade scale is broken down through the use of building undulation and material changes, starting with stone at the ground floor level, and transitioning to wood siding and plaster at the upper floor levels.

Landscaping is to be simple yet refined through the use of uniformly spaced ornamental grasses and weeping Norway spruce trees as a playful nod to Ketchum's large spruce population.

Post Office Box 2792
371 Washington
Avenue North
Ketchum, ID 83340
Tel. 208.726.4228
www.mda-arc.com

Building Height

The front (2st Street) elevation has a façade height of approximately 39'-8" and a maximum height at the elevator overrun of 41'-8", both below the maximum allowed building height of 42'-0".

The rear elevation has a façade height of approximately 38'-5", and a maximum height of 41'-4 1/2" at the roof deck guardrail, all comfortably below the maximum allowed building height of 42'-0". A small portion of guardrail at the "bridge" over the parapet extends to 41'-11 1/2". These guardrails are set back such that they are not visible from most street-level vantage points, and guardrails are allowed to exceed the 42-foot height limit as perimeter walls enclosing roof decks.

FAR and Community Housing

The proposed building has an overall gross floor area of 9,386 square feet and sits on a 4,496 square foot lot, resulting in a FAR of 1.89. The applicant plans to pay the in-lieu fee to satisfy the Inclusionary Housing Incentive allowing the 1.89 FAR.

Minimum Residential Density and Parking

The proposed development requires 3 dwelling units based on the net commercial ratio of 32.1%. The proposed building contains 3 total dwelling units, 2 on the second floor, and 1 on the third floor.

The 3 proposed dwelling units require a total of 4 parking stalls on property, 2 for the 2,804 NSF third-floor unit, and 1 each for the 992 and 1,914 NSF second-floor units. These required parking stalls are provided on the ground floor in the form of a two-car tandem garage assigned to the third-floor unit, and to meet the needs of the second-floor apartments, a single car enclosed garage and single car covered stall are provided. The covered stall also serves access to and from the trash cart storage room.

Comprehensive Plan

The comprehensive plan seeks a vibrant downtown feel and a variety of housing options while maintaining the historic small-town feel Ketchum is known for. Nearly every chapter notes the need for increased variety, quantity, and specifically in the downtown core, density of housing. Further, the Plan seeks to improve housing stock for both part-time residents who visit to enjoy Ketchum's amenities and the year-round residents who provide the workforce to keep those amenities operational. This project provides three (3) residential units on a single undersized city lot, providing a housing need for both part-time and full-time residents. Multiple housing types are provided, with a one-bedroom unit and a two-bedroom on the second floor, and a larger three-bedroom unit on the third floor. The small-town feel is maintained, harmonizing with the context of the immediate neighborhood and Ketchum as a whole through the use of a similar color palette, material composition, and scale of the surrounding buildings.



MATERIAL SYMBOLS

PLAN AND SECTION		ELEVATION	
	EARTH / TOP SOIL		PLYWOOD
	WASHED ROCK		FINISH WOOD
	ASPHALT PAVING / ROADBED MATL.		SAND, PLASTER, GYPSUM BOARD
	CONCRETE		BATT INSULATION
	BRICK		BIBS INSULATION
	CONCRETE MASONRY UNIT		RIGID INSULATION
	CUT STONE		SPRAY FOAM INSULATION
	STEEL		WALL - NEW CONSTRUCTION
	ALUMINUM		WALL - EXISTING TO REMAIN
			WALL - TO BE DEMOLISHED
			SIDING - WOOD
			SIDING - FIBER CEMENT PANEL/PHENOLIC CORE PANEL
			BRICK
			CONCRETE
			STUCCO
			GLASS
			CONCRETE MASONRY UNIT

PROJECT TEAM

OWNER:	140 West 2nd Street, LLC PO Box 9000 Ketchum, Idaho 83340 billgriffinsv@gmail.com	CIVIL ENGINEER:	Opal Engineering, PLLC Samantha Stalhnacker, PE P.O. Box 2530 Hailey, Idaho 83333 (208) 720-9608 sam@opal-engineering.com
ARCHITECT:	Michael Doty Associates, Architects, PC PO Box 2792 371 Washington Avenue North Ketchum, Idaho 83340 (208) 726-4228 mike@mda-arc.com	GEOTECHNICAL ENGINEER:	Butler & Associates, Inc. Steve Butler P.O. Box 1034 280 Spruce Avenue North Ketchum, Idaho 83340 (208) 720-6432 svgeotech@gmail.com
GENERAL CONTRACTOR:	Lee Gilman Builders, Inc. Matt Spence PO Box 5348 Ketchum, Idaho 83340 (208) 928-7810 matt@leegilman.com	STRUCTURAL ENGINEER:	Vector Structural Engineers Brendan Sines, PE 1478 West Uslick Road, Suite 110 Meridian, Idaho 83646 (208) 996-0303 brendan.sines@vectorse.com

PROJECT DATA

LEGAL DESCRIPTION:	PARCEL NUMBER: RPK000059001B KETCHUM AM LOT 1A BLK 59 140 WEST 2ND STREET KETCHUM, IDAHO 83340
ZONING:	CC-2: COMMUNITY CORE, SUB-DISTRICT 2
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R-2, B
BUILDING AREA (GROSS):	9,386 SF
FIRE SPRINKLER SYSTEM:	NFPA 13
SITE AREA:	±4,946 SQ. FT. (±0.11 ACRES)
CODES:	2018 INTERNATIONAL BUILDING CODE (2018 IBC) AS ADOPTED AND AMMENDED BY CITY OF KETCHUM BUILDING DEPT.
JURISDICTIONS:	KETCHUM PLANNING AND BUILDING DEPARTMENT KETCHUM FIRE DEPARTMENT

SHEET INDEX

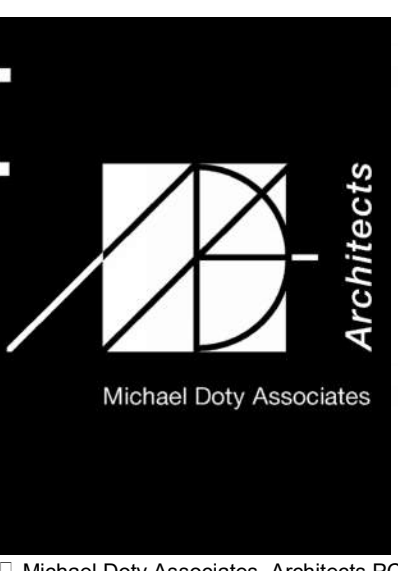
ARCHITECTURAL	
A-001	DESIGN REVIEW COVER
A-010	AREA PLANS AND CALCULATIONS
A-020	IMMEDIATE NEIGHBORHOOD CONTEXT
A-021	EXPANDED NEIGHBORHOOD CONTEXT
A-101	ARCHITECTURAL SITE PLAN
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A-311	WEST (ALLEY) ELEVATION
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A-412	BUILDING SECTIONS
A-601	EXTERIOR RENDERINGS
A-602	EXTERIOR RENDERINGS
A-603	EXTERIOR RENDERINGS
A-604	EXTERIOR RENDERINGS
A-605	EXTERIOR RENDERINGS
Total Sheets: 21	

140 WEST 2nd

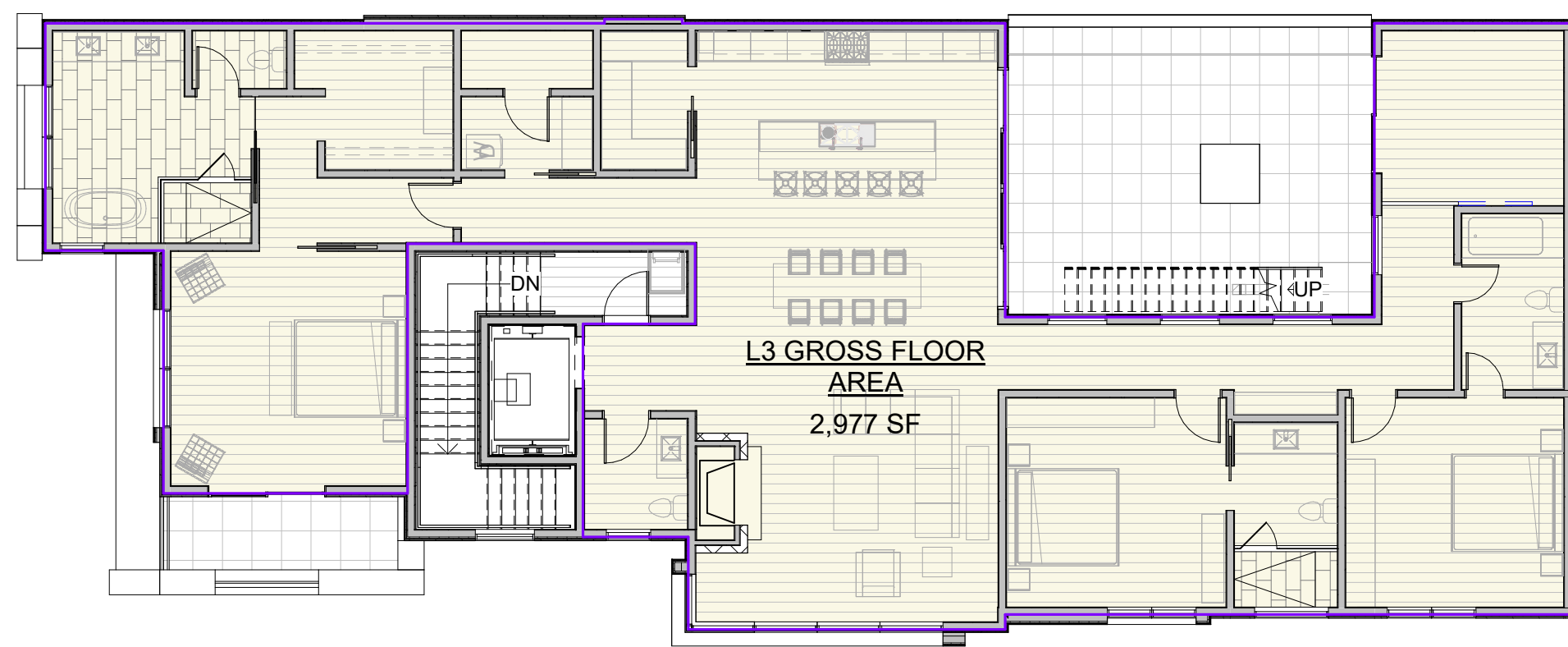
140 W 2nd STREET
KETCHUM, IDAHO 83333

PRE-APPLICATION DESIGN REVIEW
10/3/2024

A-001



Michael Doty Associates, Architects PC

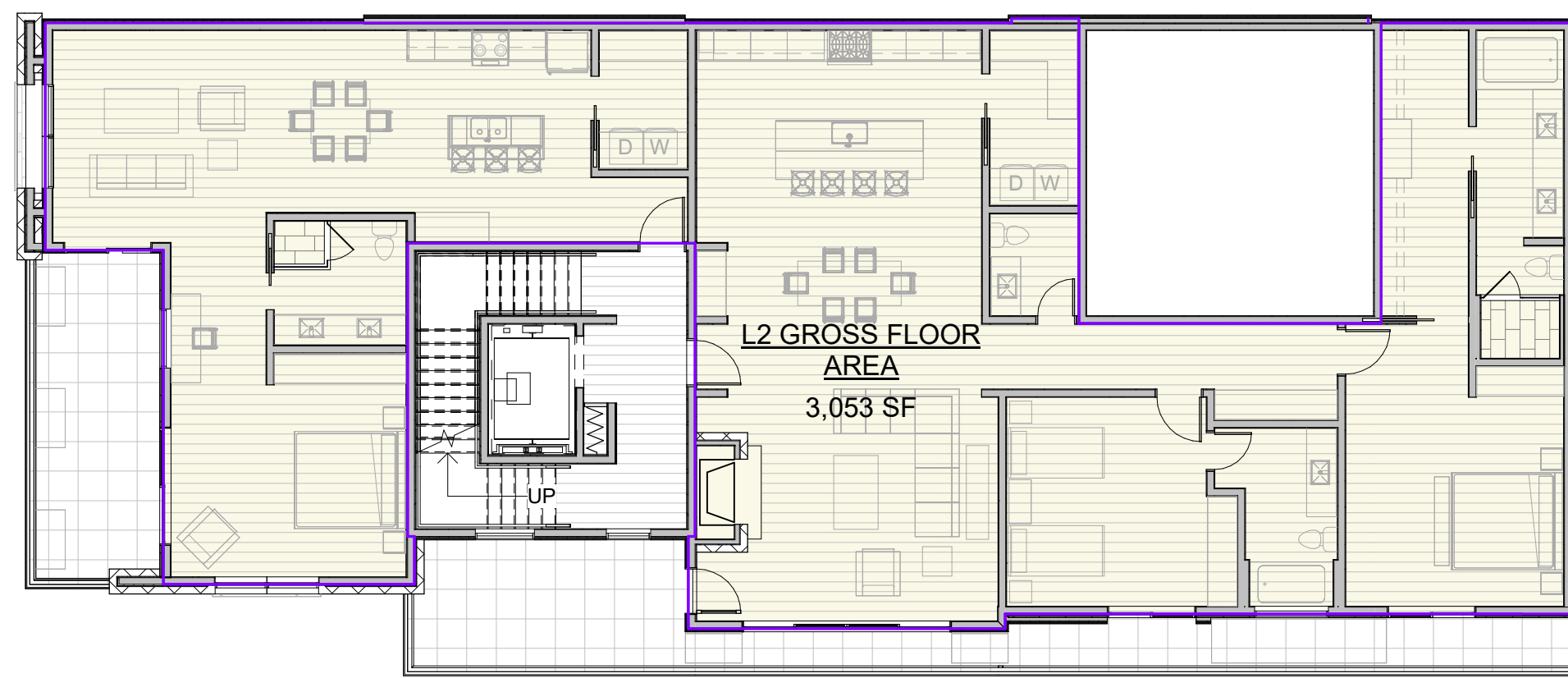


THIRD FLOOR - GROSS AREA

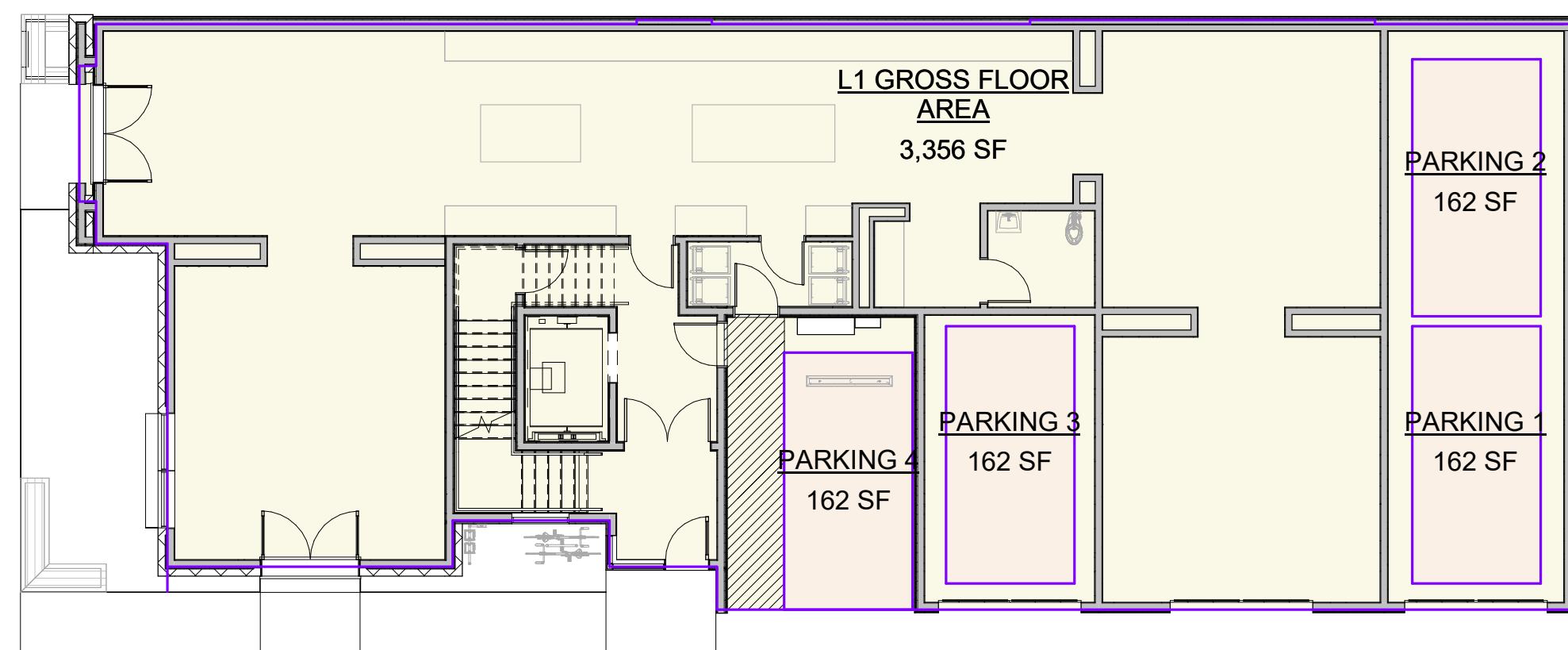
AREA SCHEDULE (GROSS)	
AREA NAME	SQUARE FEET
BASEMENT GROSS FLOOR AREA	1,244 SF
L1 GROSS FLOOR AREA	3,356 SF
PARKING 1	162 SF
PARKING 2	162 SF
PARKING 3	162 SF
PARKING 4	162 SF
L2 GROSS FLOOR AREA	4,004 SF
L2 GROSS FLOOR AREA	3,053 SF
L3 GROSS FLOOR AREA	2,977 SF
TOTAL FLOOR AREA	11,278 SF

F.A.R. SCHEDULE	
AREA NAME	SQUARE FEET
L1 GROSS FLOOR AREA	3,356 SF
L2 GROSS FLOOR AREA	3,053 SF
L3 GROSS FLOOR AREA	2,977 SF
TOTAL GROSS FLOOR AREA*	9,386 SF

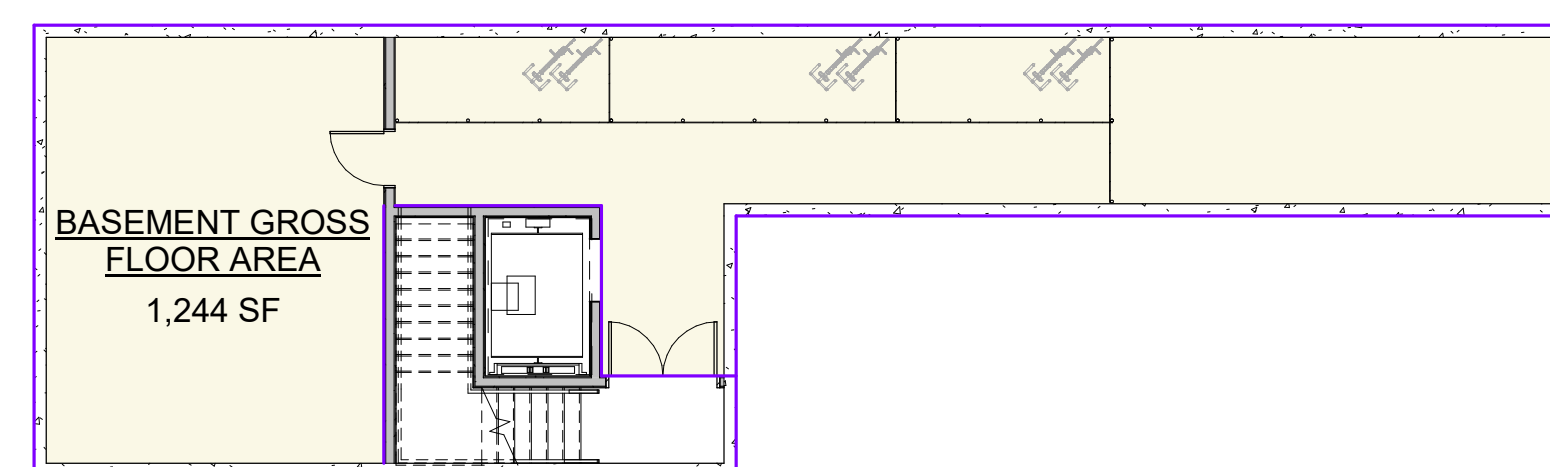
* PER CITY OF KETCHUM DEFINITION: FLOOR AREA, GROSS
 LOT AREA: 4,946 SF
 F.A.R. = 9,386 ÷ 4,946 = 1.89



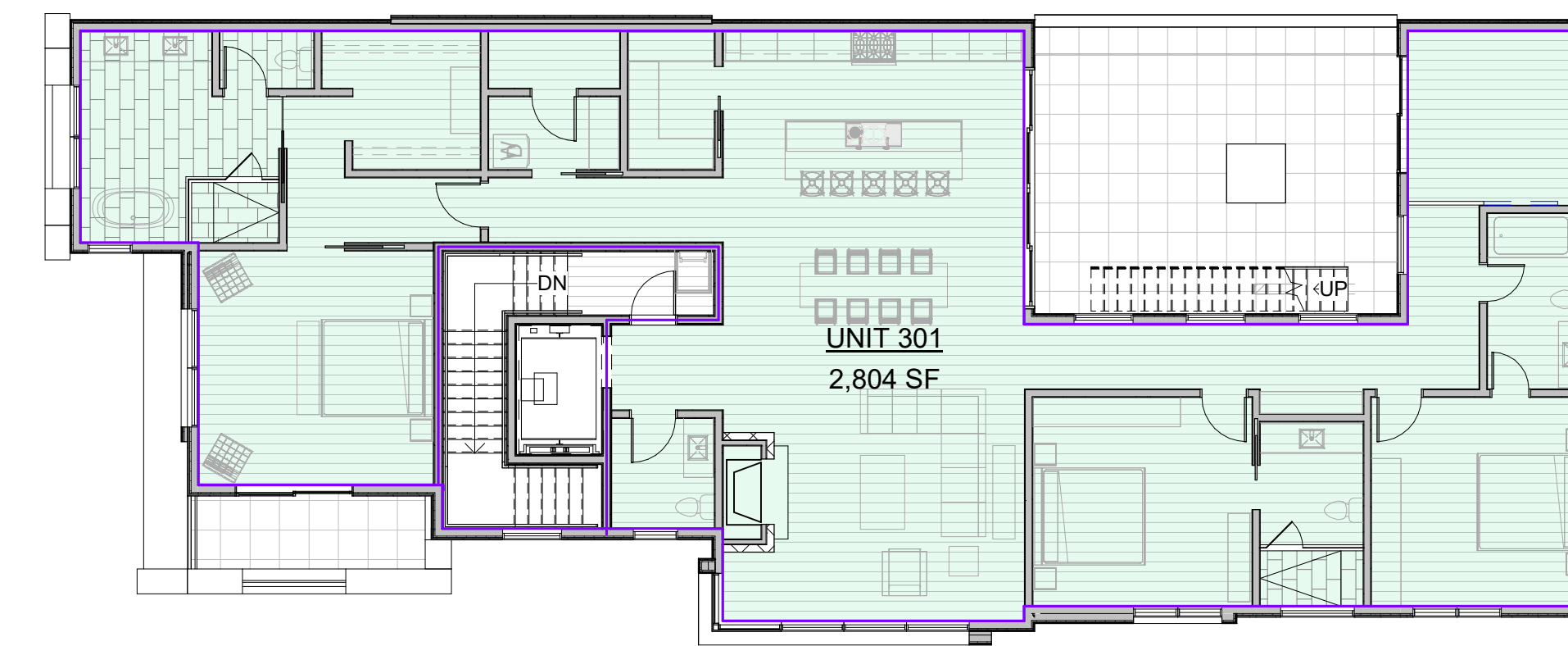
SECOND FLOOR - GROSS AREA



GROUND FLOOR - GROSS AREA



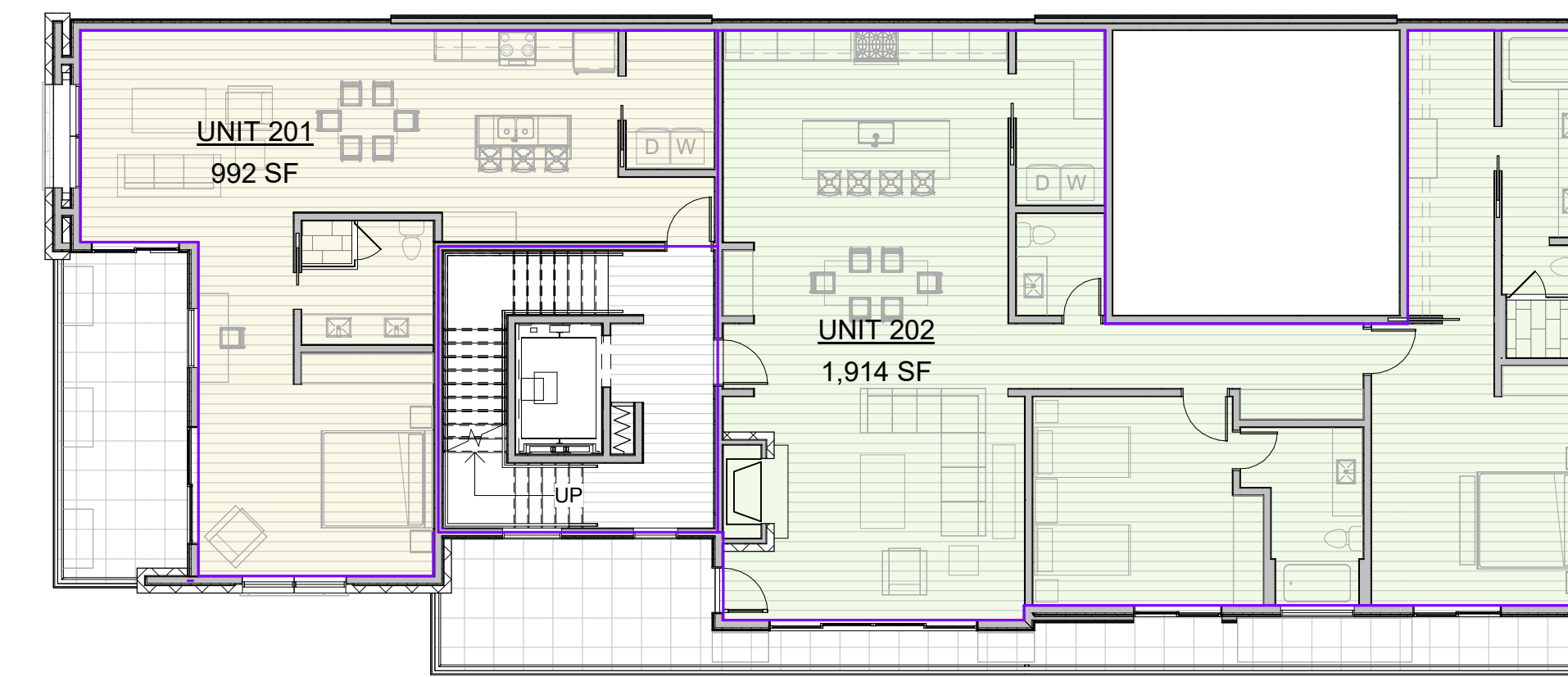
BASEMENT - GROSS AREA



THIRD FLOOR - NET AREA

AREA SCHEDULE (NET)	
AREA NAME	SQUARE FEET
COMMERCIAL B	452 SF
COMMERCIAL 1	2,270 SF
TRASH	58 SF
UNIT 201	2,329 SF
UNIT 202	1,914 SF
UNIT 301	2,907 SF
UNIT 301	2,804 SF
TOTAL NET FLOOR AREA*	8,491 SF

* PER CITY OF KETCHUM DEFINITION: FLOOR AREA, NET

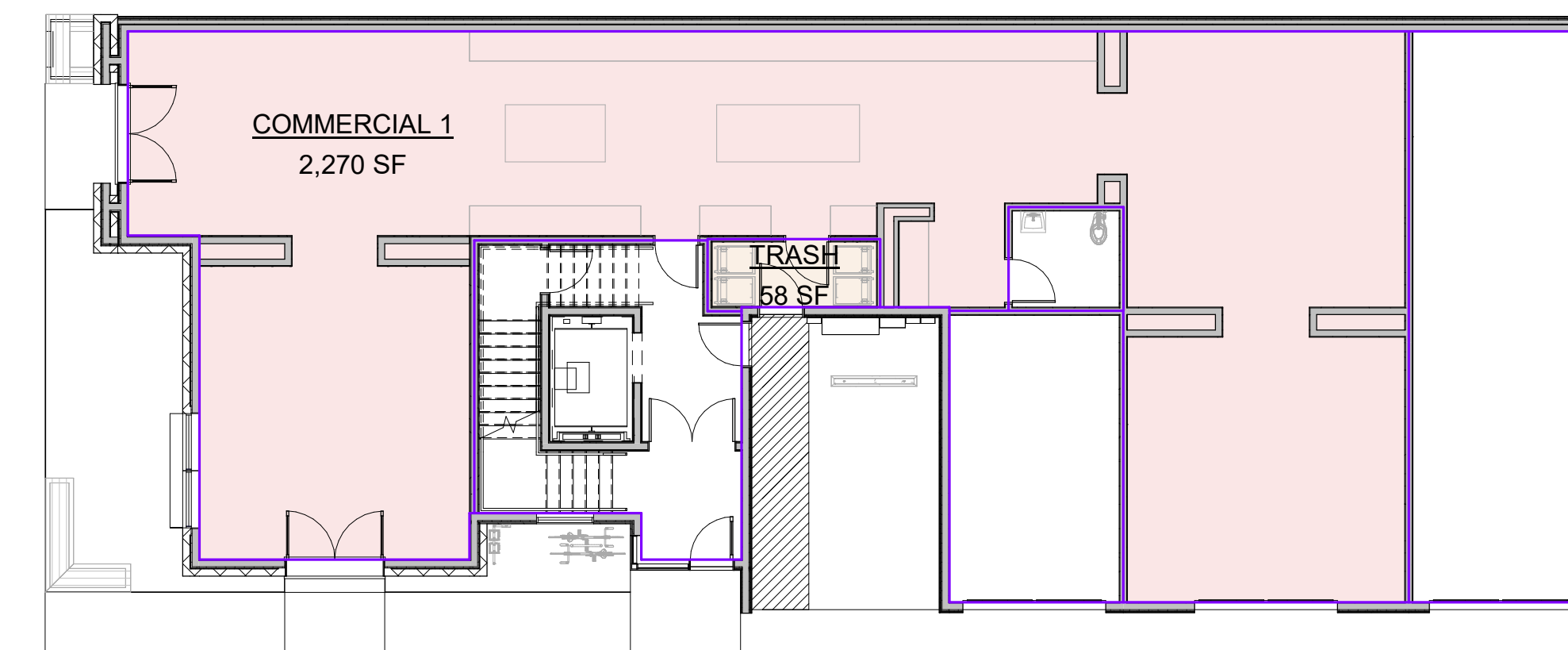


SECOND FLOOR - NET AREA

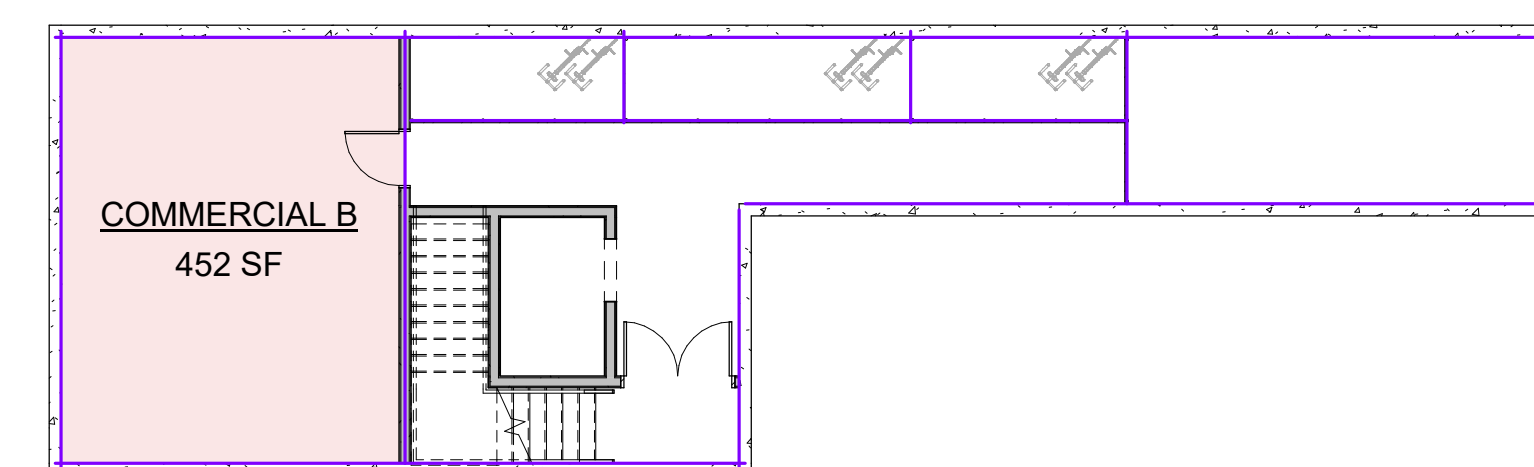
AREA SCHEDULE (COMMERCIAL)	
AREA NAME	SQUARE FEET
COMMERCIAL B	452 SF
COMMERCIAL 1	2,270 SF
TOTAL COMMERCIAL FLOOR AREA	2,723 SF

MINIMUM HOUSING DENSITY:
 TOTAL COMMERCIAL AREA: 2,723 SF
 TOTAL BUILDING NET FLOOR AREA: 8,491 SF
 PERCENTAGE OF COMMERCIAL AREA: 32.1%
 RESIDENTIAL UNITS REQUIRED: 3
 RESIDENTIAL UNITS PROVIDED: 3

PARKING REQUIREMENTS:
 COMMERCIAL SPACE:
 RETAIL TRADE - ART SALES, 2,723 SF: 0 SPACES REQUIRED
 RESIDENTIAL SPACES:
 UNIT 201, 992 SF: 1 SPACE REQUIRED
 UNIT 202, 1,914 SF: 1 SPACE REQUIRED
 UNIT 301, 2,804 SF: 2 SPACES REQUIRED
 TOTAL PARKING SPACES REQUIRED: 4
 TOTAL PARKING SPACES PROVIDED: 4



GROUND FLOOR - NET AREA



BASEMENT NET AREA

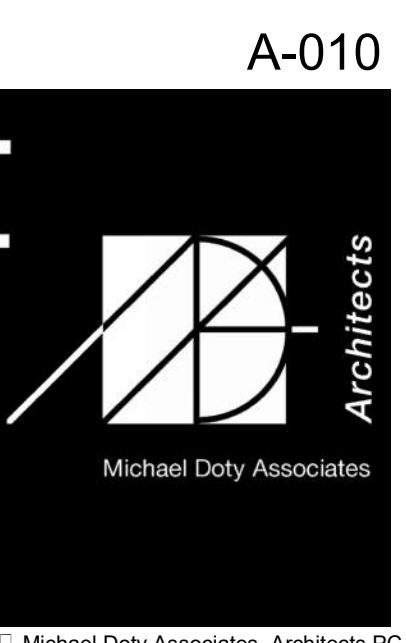
AREA PLANS AND CALCULATIONS

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

140 WEST 2nd

140 W 2nd STREET
 KETCHUM, IDAHO 83333

PRE-APPLICATION DESIGN REVIEW
 10/3/2024



A-010

Michael Doty Associates, Architects PC



IMMEDIATE NEIGHBORHOOD CONTEXT

140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

PRE-APPLICATION DESIGN REVIEW
10/3/2024





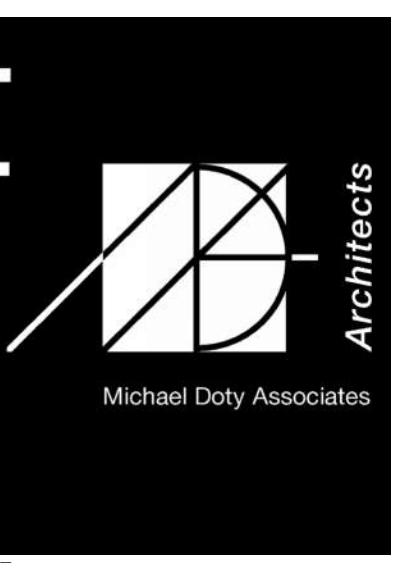
EXPANDED NEIGHBORHOOD CONTEXT

140 WEST 2nd

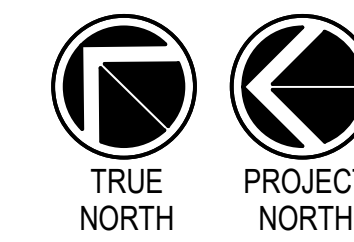
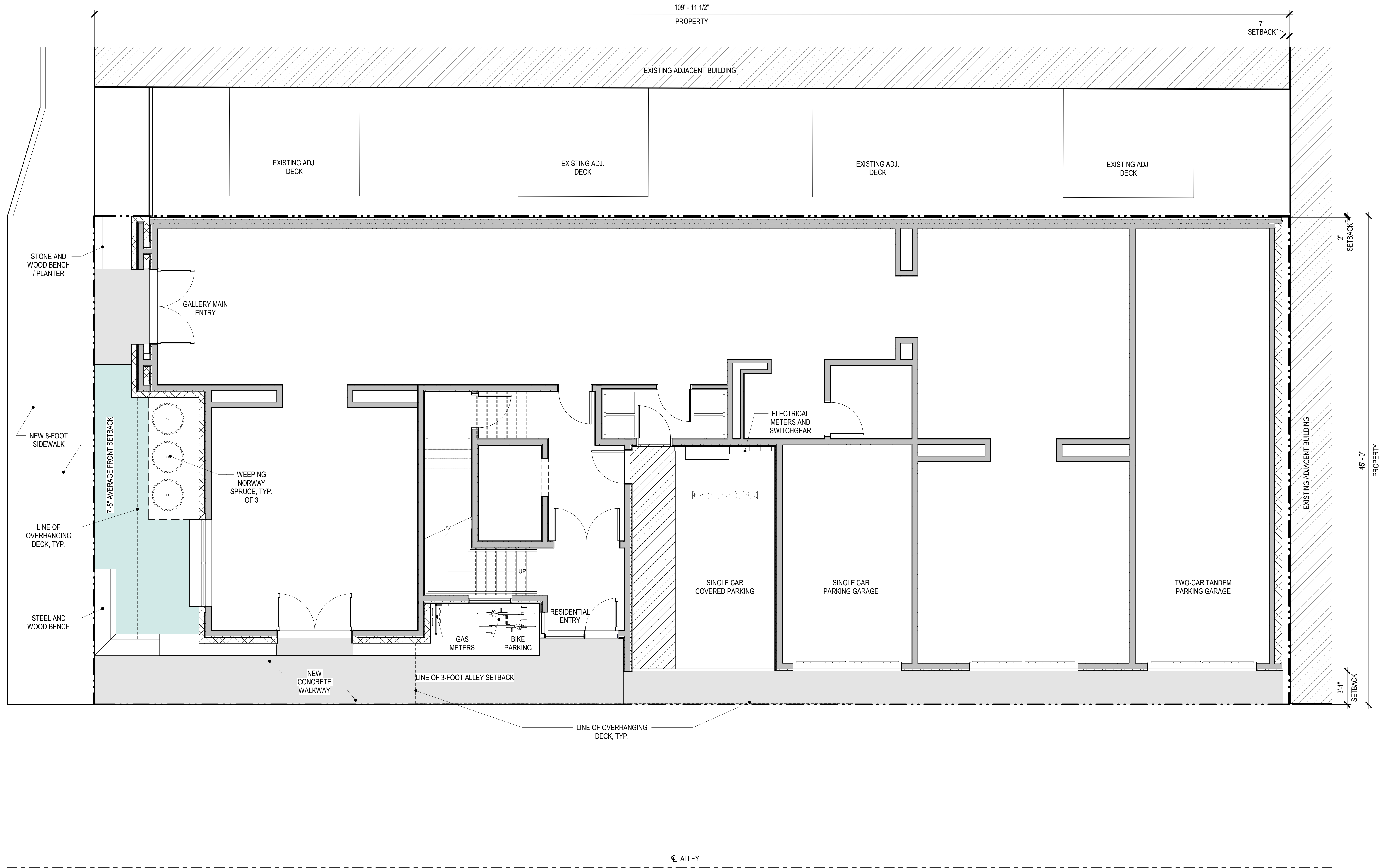
140 W 2nd STREET
KETCHUM, IDAHO 83333

PRE-APPLICATION DESIGN REVIEW
10/3/2024

A-021



Michael Doty Associates, Architects PC



ARCHITECTURAL SITE PLAN

SCALE: 1/4"=1'-0"

ZONING

ZONING: CC-2 COMMUNITY CORE, MIXED USE
 SETBACKS:
 FRONT: 5'-00" AVERAGE REQUIRED
 9'-8" AVERAGE PROVIDED @ 1st
 11'-3" AVERAGE PROVIDED @ 2nd
 16'-10" AVERAGE PROVIDED @ 3rd
 ALLEY: 3'-FOOT REQUIRED
 3'-1" PROVIDED
 REAR: 0 REQUIRED
 7" PROVIDED
 SIDE: 0 REQUIRED
 2 1/2" PROVIDED

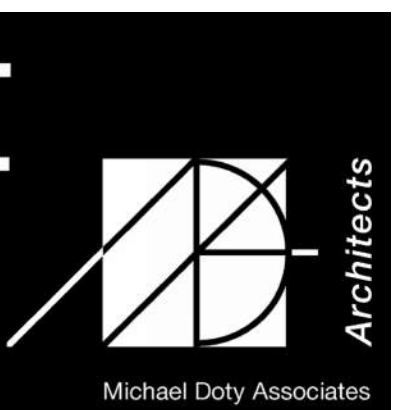
SNOW STORAGE CALCULATION

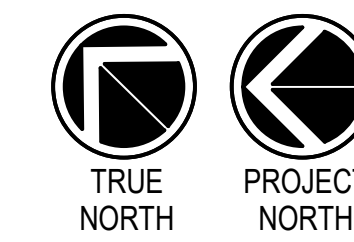
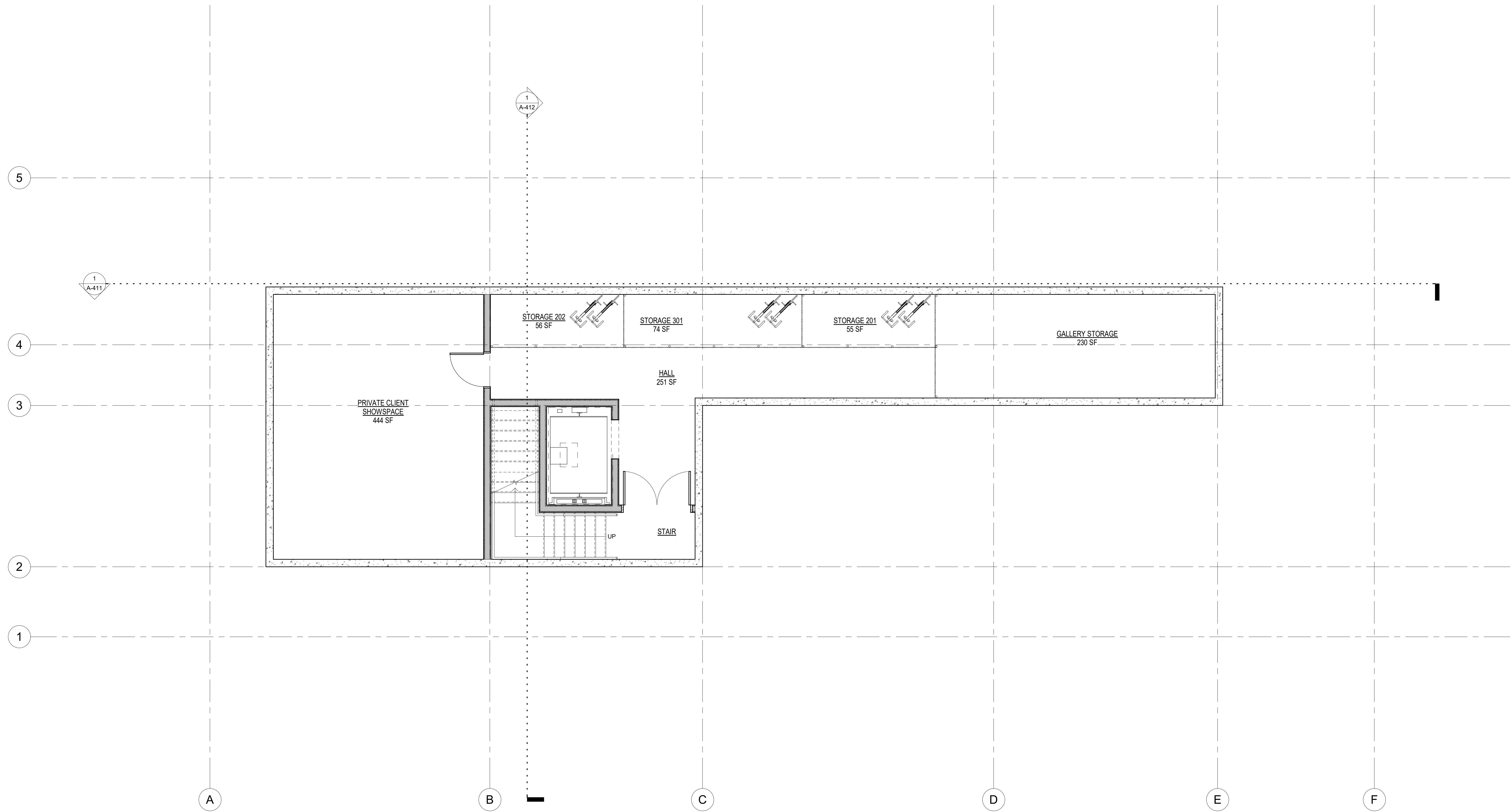
PEDESTRIAN CIRCULATION AREA: 471 SF
 30% SNOW STORAGE REQUIREMENT: 141 SF
 SNOW STORAGE AREA PROVIDED: 149 SF

140 WEST 2nd

140 W 2nd STREET
 KETCHUM, IDAHO 83333

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BASEMENT FLOOR PLAN

SCALE: 1/4"=1'-0"

ZONING

ZONING: CC-2 COMMUNITY CORE, MIXED USE

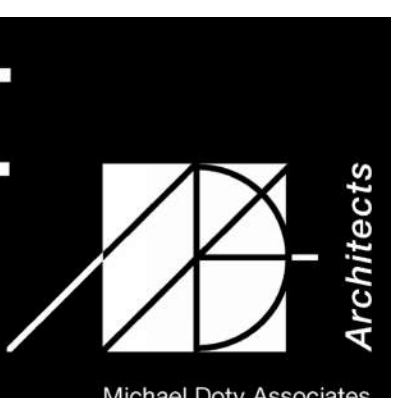
- SETBACKS:
 FRONT: 5-FOOT AVERAGE REQUIRED
 9'-6" AVERAGE PROVIDED @ 1st
 11'-3" AVERAGE PROVIDED @ 2nd
 16'-10" AVERAGE PROVIDED @ 3rd
 ALLEY: 3-FOOT REQUIRED
 3'-1" PROVIDED
 REAR: 0 REQUIRED
 7" PROVIDED
 SIDE: 0 REQUIRED
 2 1/2" PROVIDED

140 WEST 2nd

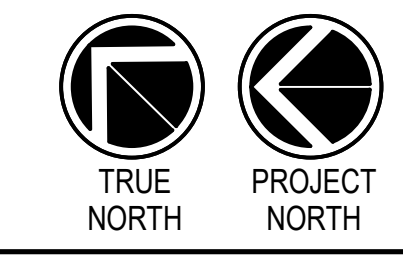
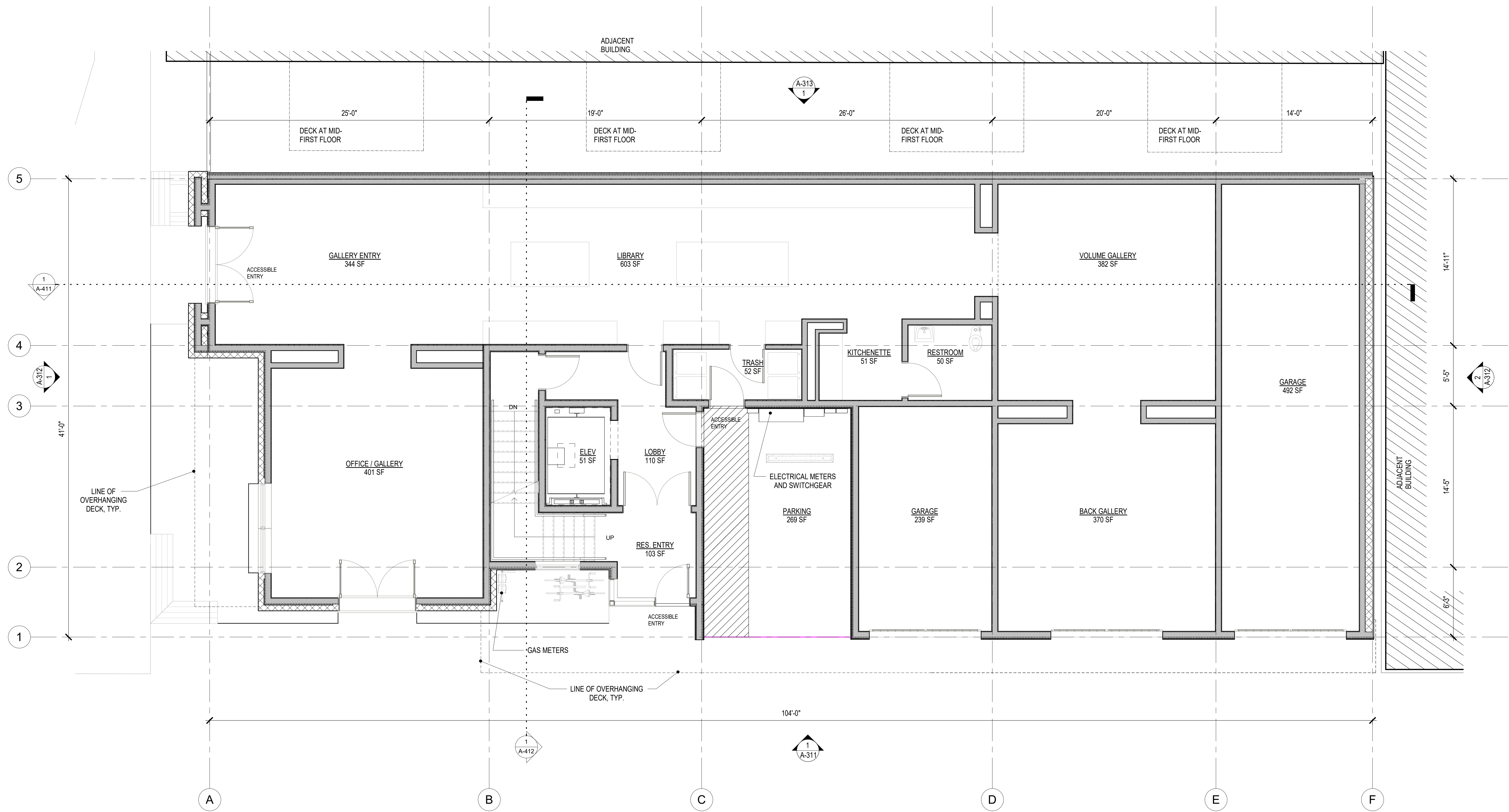
140 W 2nd STREET
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GROUND FLOOR PLAN

SCALE: 1/4"=1'-0"

ZONING

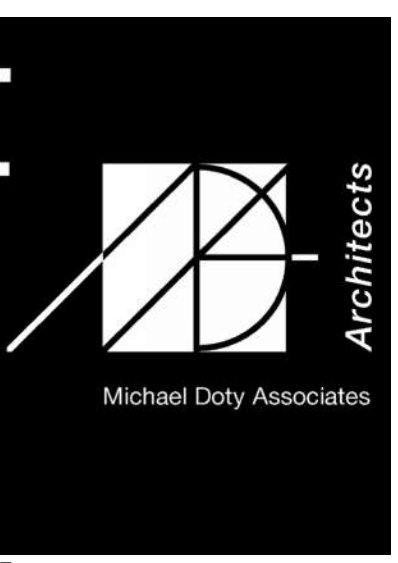
ZONING: CC-2 COMMUNITY CORE, MIXED USE
 SETBACKS:
 FRONT: 5-00T AVERAGE REQUIRED
 9'-8" AVERAGE PROVIDED @ 1st
 11'-3" AVERAGE PROVIDED @ 2nd
 16'-10" AVERAGE PROVIDED @ 3rd
 ALLEY: 3-FOOT REQUIRED
 3'-1" PROVIDED
 REAR: 0 REQUIRED
 7" PROVIDED
 SIDE: 0 REQUIRED
 2 1/2" PROVIDED

140 WEST 2nd

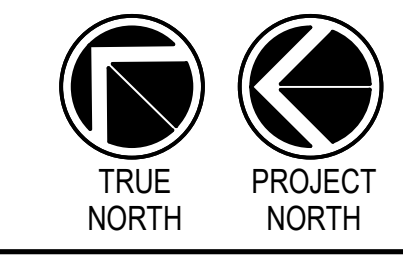
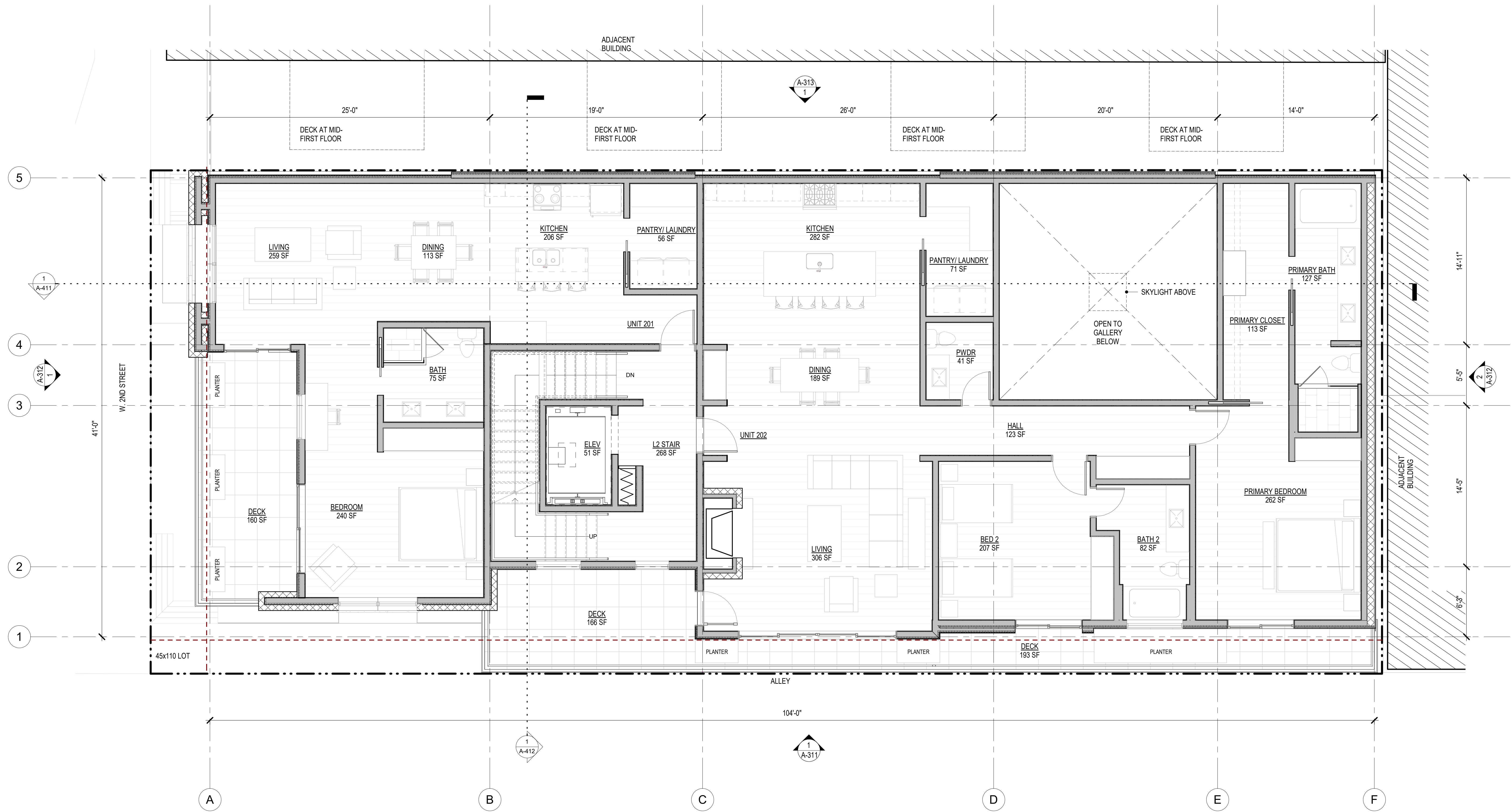
140 W 2nd STREET
 KETCHUM, IDAHO 83333

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SECOND FLOOR PLAN

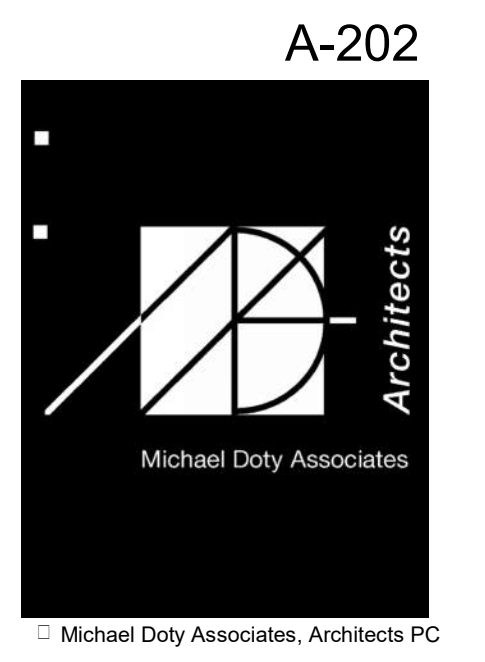
SCALE: 1/4"=1'-0"

ZONING
 ZONING: CC-2 COMMUNITY CORE, MIXED USE
 SETBACKS:
 FRONT: 5-00T AVERAGE REQUIRED
 9'-8" AVERAGE PROVIDED @ 1st
 11'-3" AVERAGE PROVIDED @ 2nd
 16'-10" AVERAGE PROVIDED @ 3rd
 ALLEY: 3-FOOT REQUIRED
 3'-1" PROVIDED
 REAR: 0 REQUIRED
 7" PROVIDED
 SIDE: 0 REQUIRED
 2 1/2" PROVIDED

140 WEST 2nd

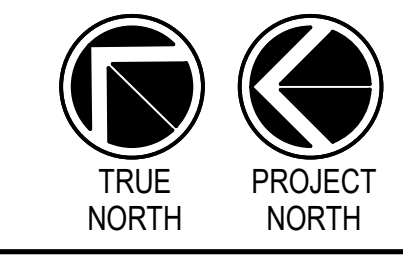
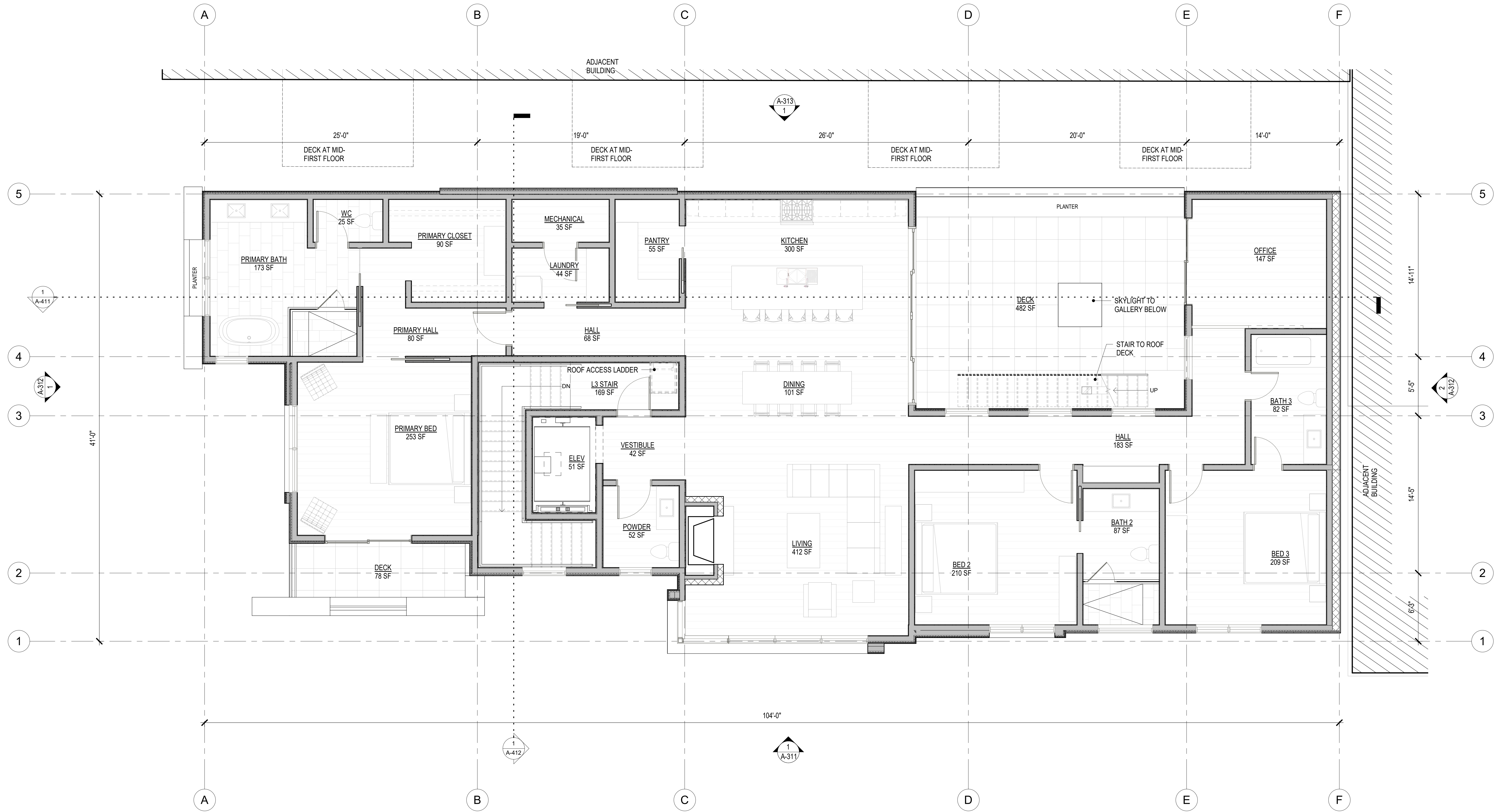
140 W 2nd STREET
 KETCHUM, IDAHO 83333

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THIRD FLOOR PLAN

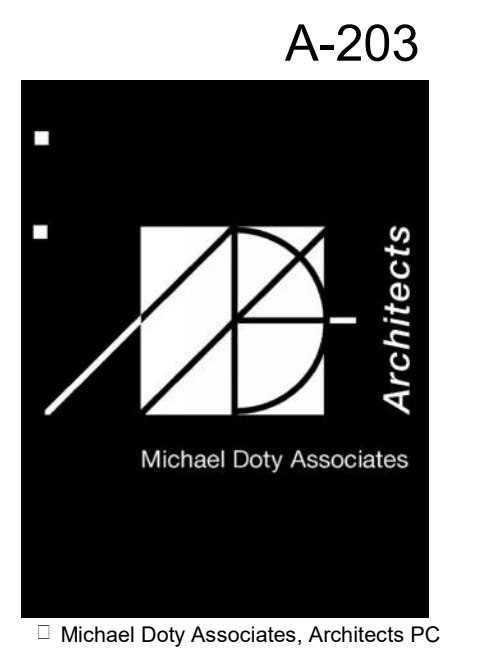
SCALE: 1/4"=1'-0"

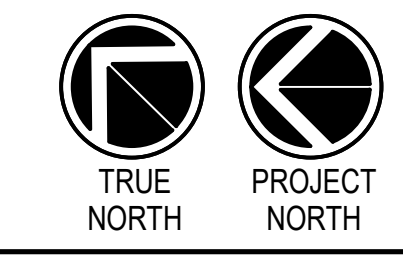
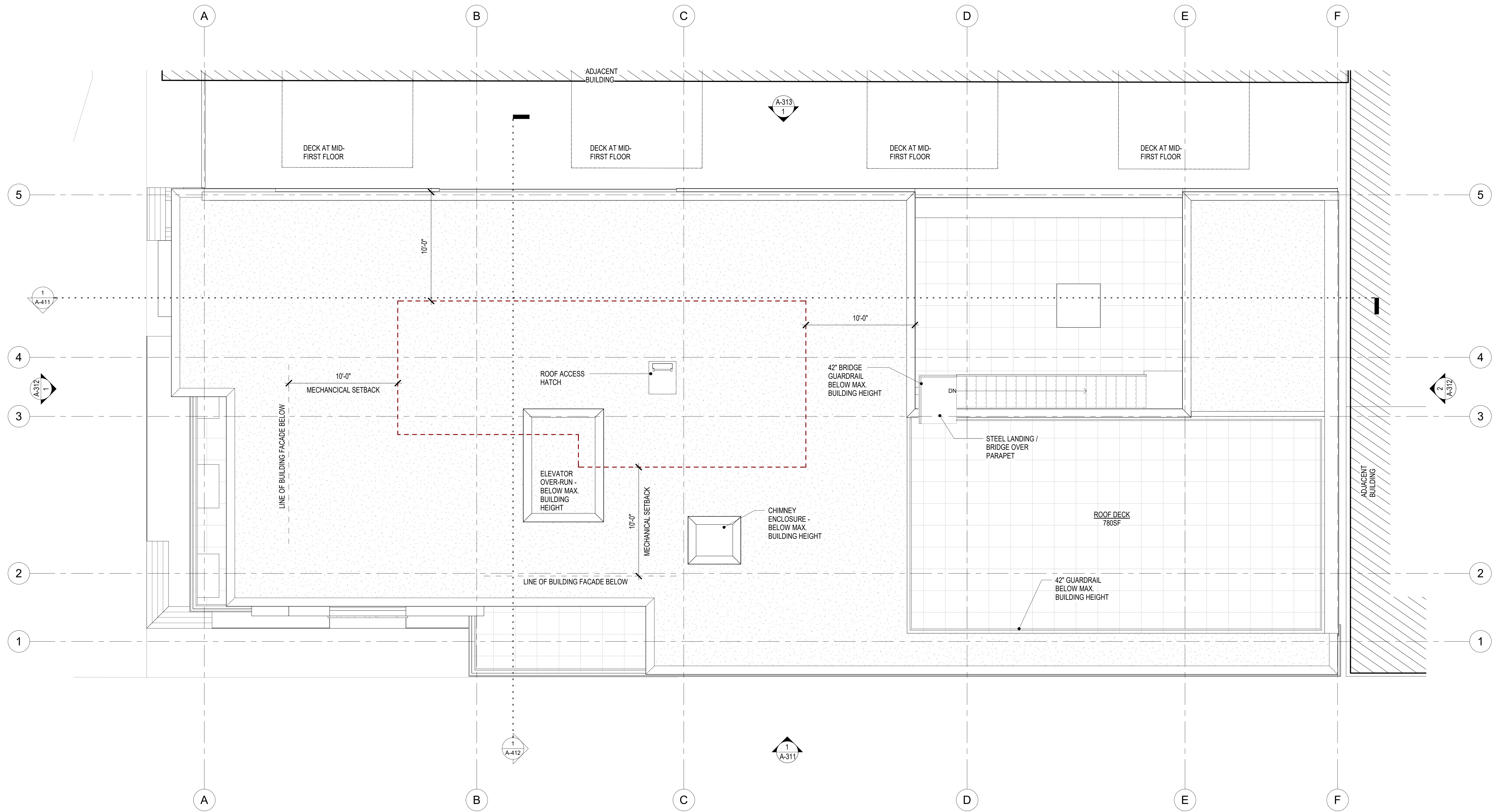
ZONING
 ZONING: CC-2 COMMUNITY CORE, MIXED USE
 SETBACKS:
 FRONT: 5'-0" AVERAGE REQUIRED
 9'-6" PROVIDED @ 1st
 11'-3" PROVIDED @ 2nd
 16'-10" PROVIDED @ 3rd
 ALLEY: 3'-0" REQUIRED
 3'-1" PROVIDED
 REAR: 0 REQUIRED
 7" PROVIDED
 SIDE: 0 REQUIRED
 2 1/2" PROVIDED

140 WEST 2nd

140 W 2nd STREET
 KETCHUM, IDAHO 83333

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ROOF PLAN

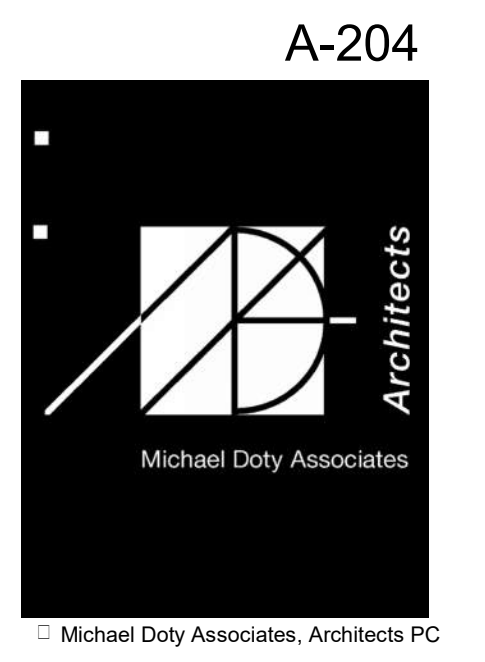
SCALE: 1/4"=1'-0"

ZONING
 ZONING: CC-2 COMMUNITY CORE, MIXED USE
 SETBACKS:
 FRONT: 5'-00" AVERAGE REQUIRED
 9'-8" AVERAGE PROVIDED @ 1st
 11'-3" AVERAGE PROVIDED @ 2nd
 16'-10" AVERAGE PROVIDED @ 3rd
 ALLEY: 3'-FOOT REQUIRED
 3'-1" PROVIDED
 REAR: 0 REQUIRED
 7" PROVIDED
 SIDE: 0 REQUIRED
 2 1/2" PROVIDED

140 WEST 2nd

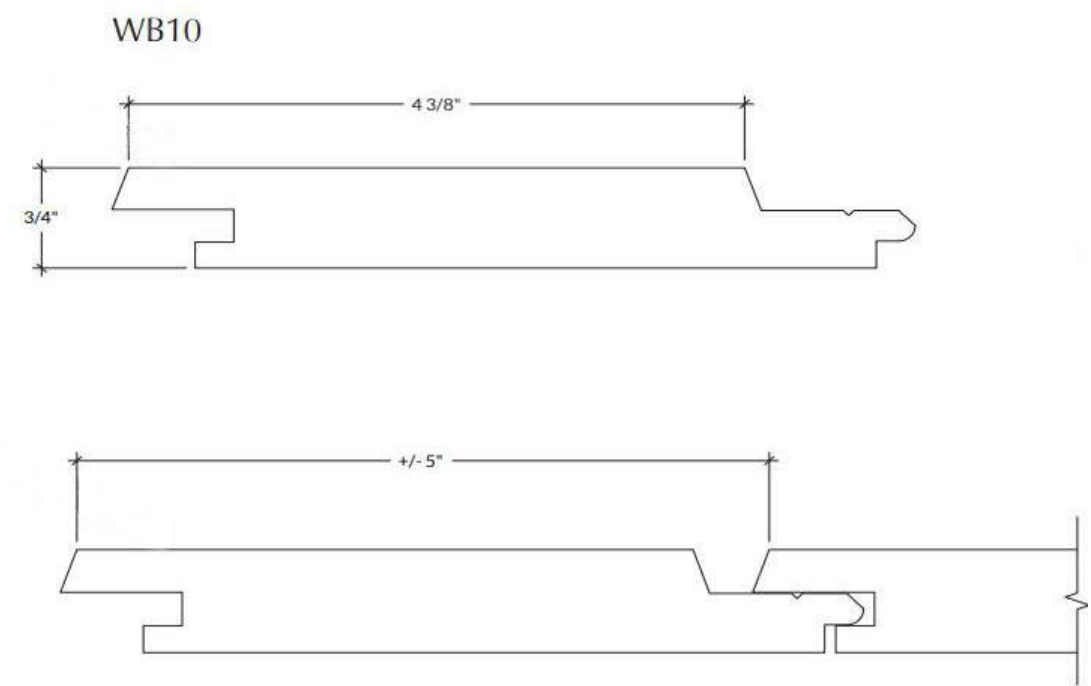
140 W 2nd STREET
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EXTERIOR FINISH 1 (EF-1):
WOOD SIDING.
RESAWN TIMBER CO.
ACCOYA BROADMOORE 1C, WB-10 PROFILE



EXTERIOR FINISH 1 SIDING PROFILE (EF-1):
WOOD SIDING.
RESAWN TIMBER CO.
ACCOYA PALAWAN 1C, WB-10 PROFILE



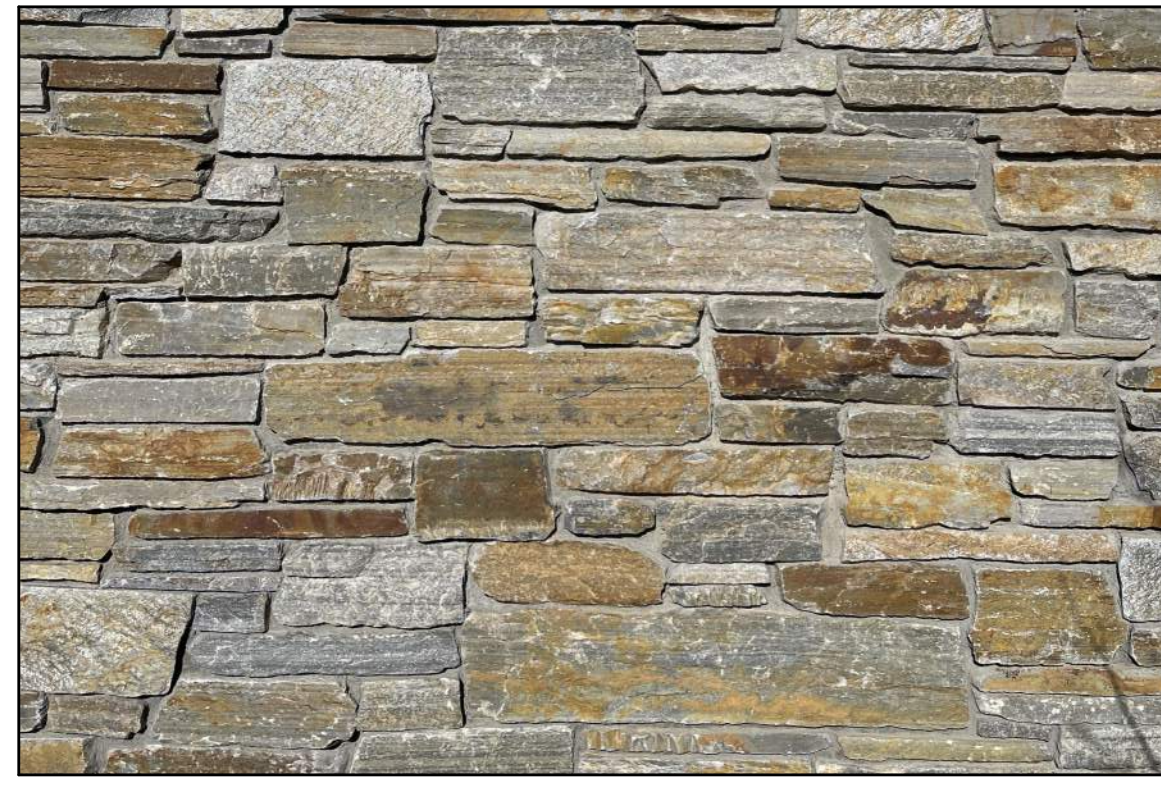
EXTERIOR FINISH 5 (EF-5):
EXTERIOR WOOD SOFFIT.
RESAWN TIMBER CO.
VERTICAL GRAIN WESTERN HEMLOCK



EXTERIOR FINISH 2 (EF-2):
SMOOTH TROWEL STUCCO.
BENJAMIN MOORE CC-512 - MARSHLANDS



WINDOW AND DOOR SYSTEM:
THERMALLY BROKEN ALUMINUM.
WEATHERSHIELD ESPRESSO METALLIC



EXTERIOR FINISH 3 (EF-3):
NATURAL STACKED STONE VENEER.
OAKLEY STONE



EXTERIOR FINISH 4 (EF-4):
PAINTED STEEL ACCENTS, RAILINGS, AND
FLASHING.
COLOR MATCH WINDOW AND DOOR SYSTEM

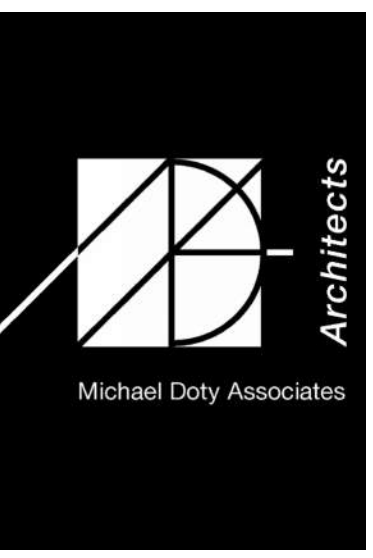


EXTERIOR FINISHES

140 WEST 2nd

140 W 2nd STREET
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WEST (ALLEY) ELEVATION

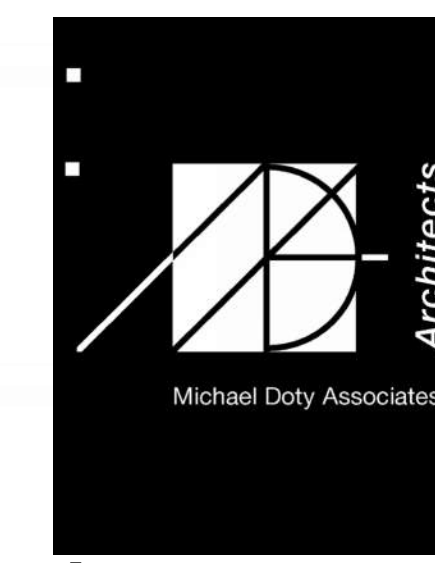


140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

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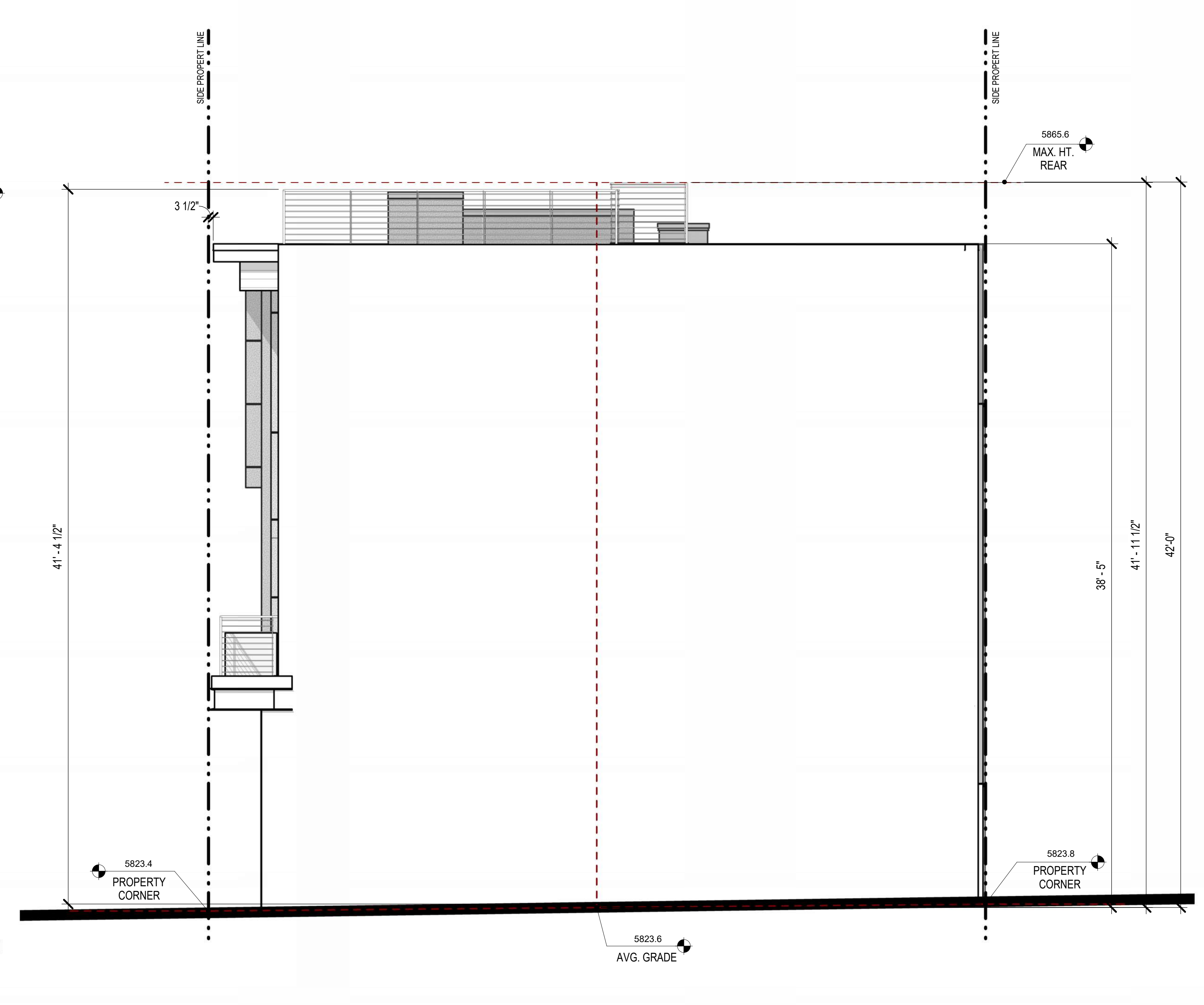
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NORTH (2nd STREET) ELEVATION



SOUTH (PROPERTY LINE) ELEVATION

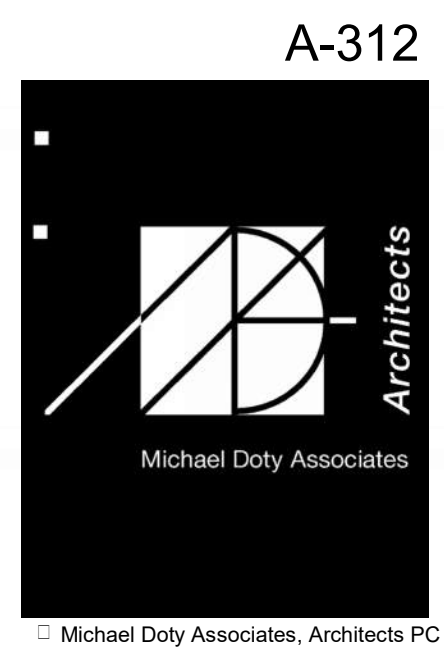
NORTH AND SOUTH ELEVATIONS

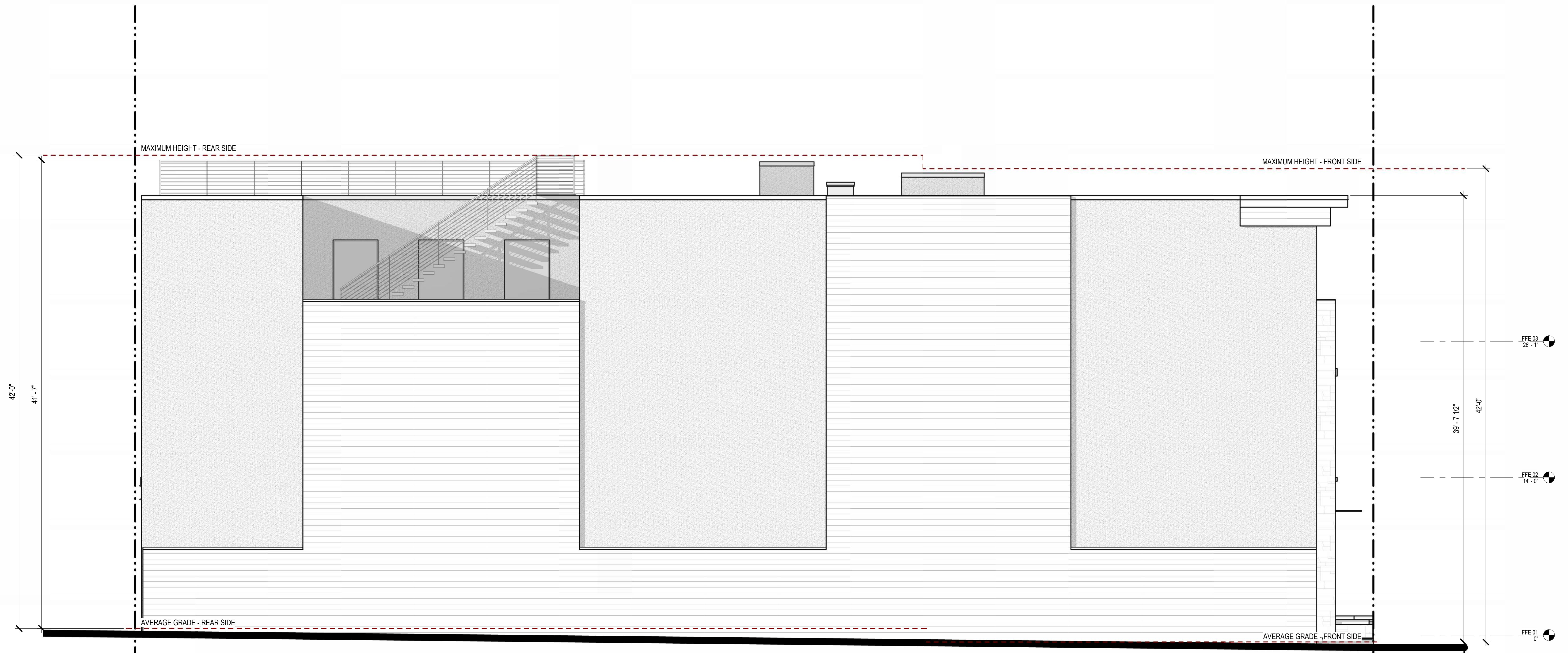


140 WEST 2nd

140 W 2nd STREET
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EAST ELEVATION - DESIGN REVIEW

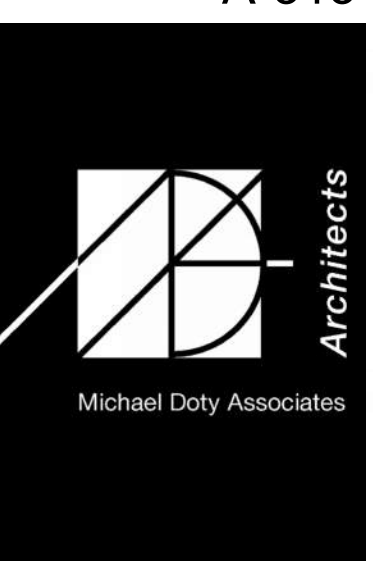


140 WEST 2nd

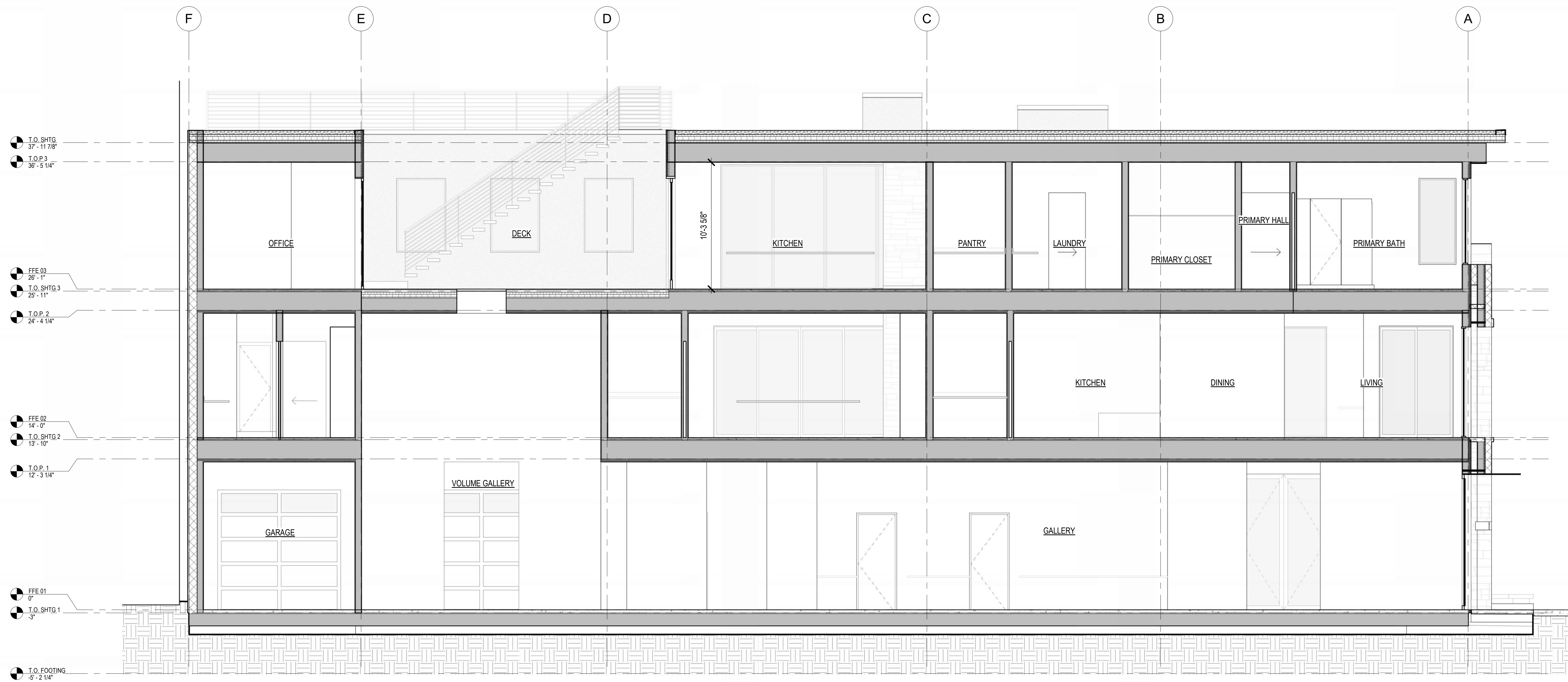
140 W 2nd STREET
KETCHUM, IDAHO 83333

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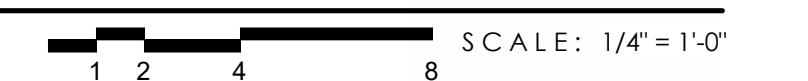


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LONGITUDINAL SECTION 1
1/4" = 1'-0"

BUILDING SECTIONS

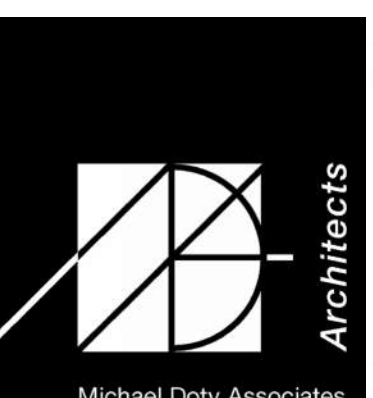


140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

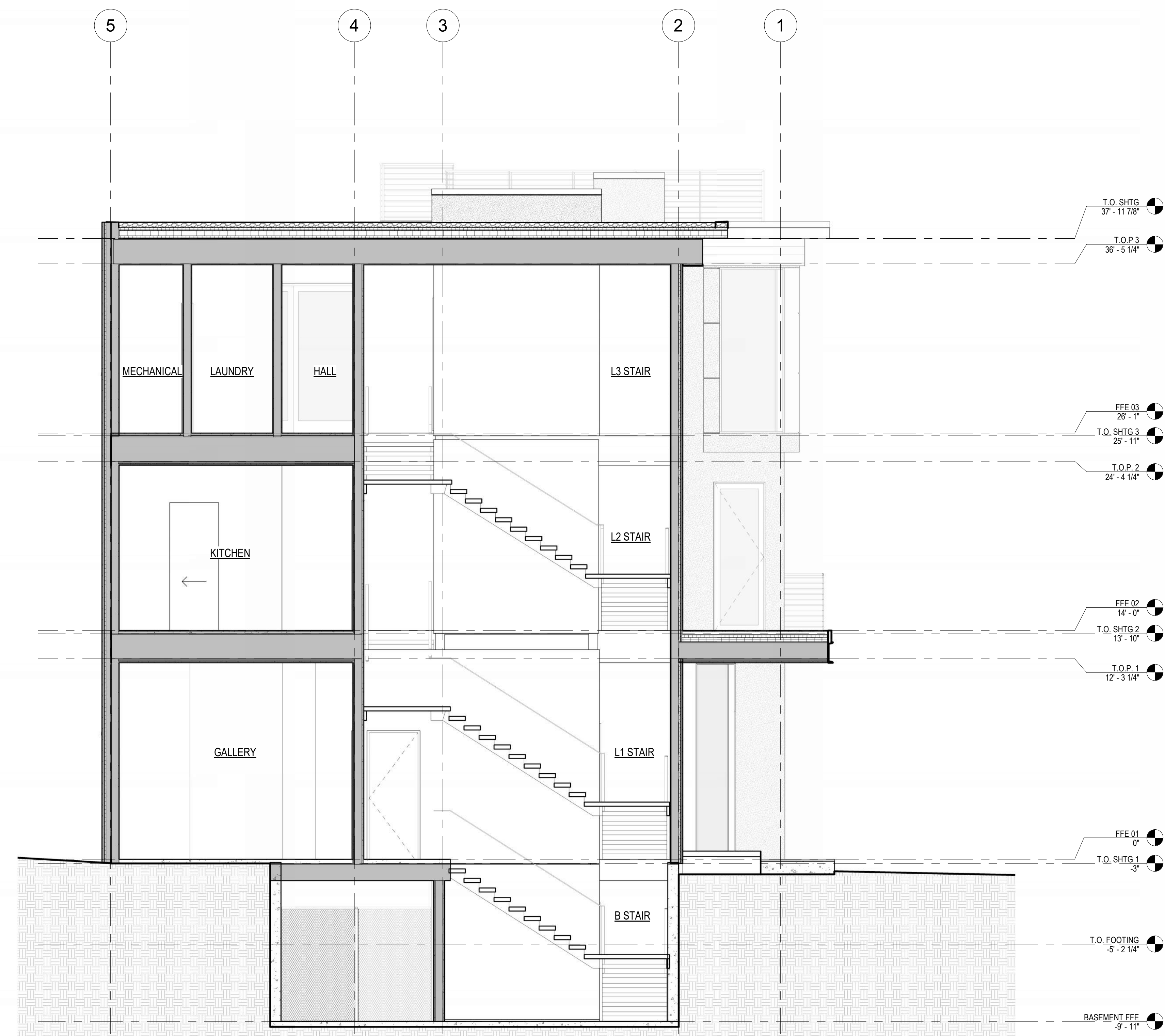
PRE-APPLICATION DESIGN REVIEW
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TRANSVERSE BUILDING SECTION 1
1/4" = 1'-0"

BUILDING SECTIONS

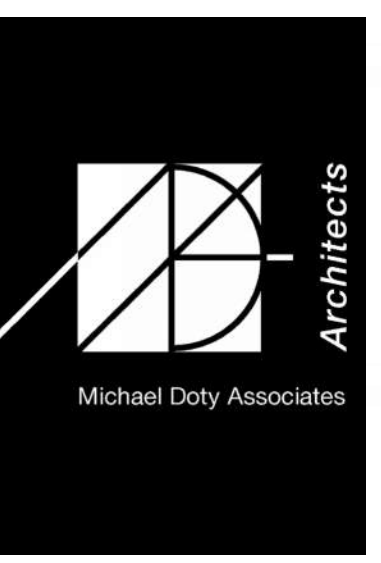


140 WEST 2nd

140 W 2nd STREET
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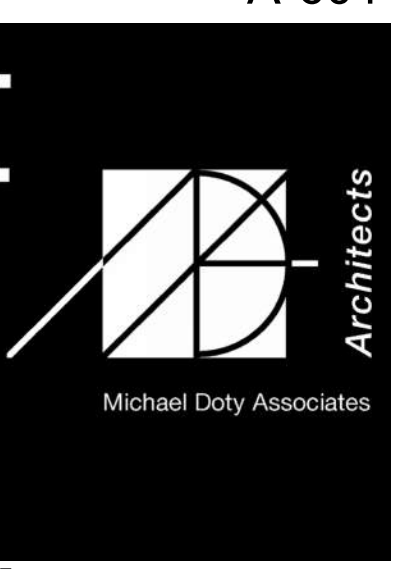
EXTERIOR RENDERINGS

140 WEST 2nd

140 W 2nd STREET
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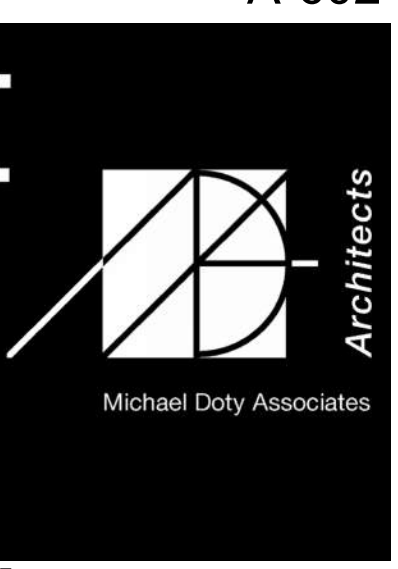
EXTERIOR RENDERINGS

140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

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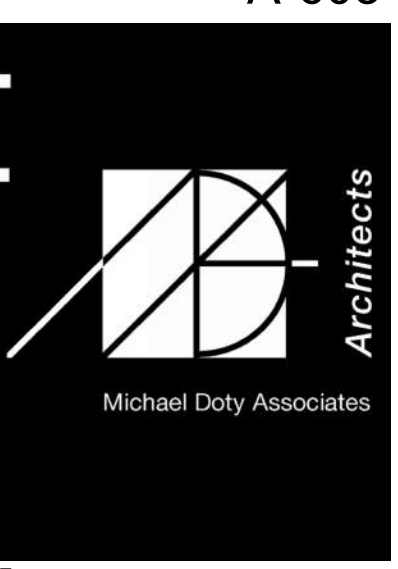
EXTERIOR RENDERINGS

140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

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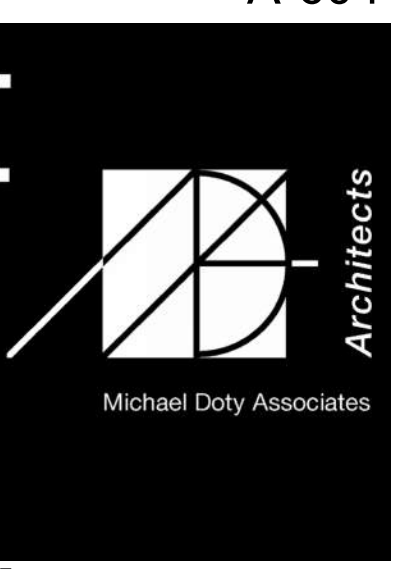
EXTERIOR RENDERINGS

140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

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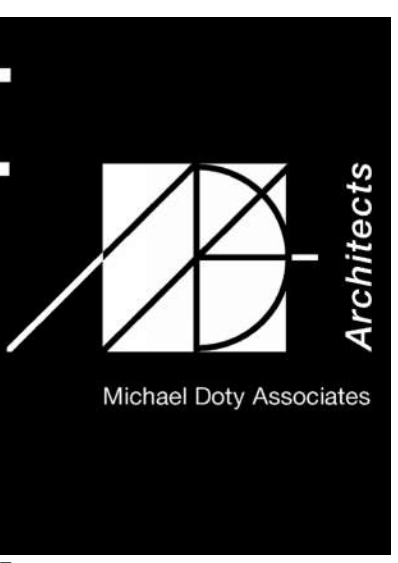
EXTERIOR RENDERINGS

140 WEST 2nd

140 W 2nd STREET
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