

9 Sept. 2024

Comments to 691 Building Design Review Pre-App

I am Dale Bates, the neighbor to the south of the proposed project on Lot 2 Block 54 Ketchum Townsite. I am also a retired architect who has practiced in Ketchum for over 45 years. I'd like to bring to your attention some issues with the design and the submittal package for this project.

1.

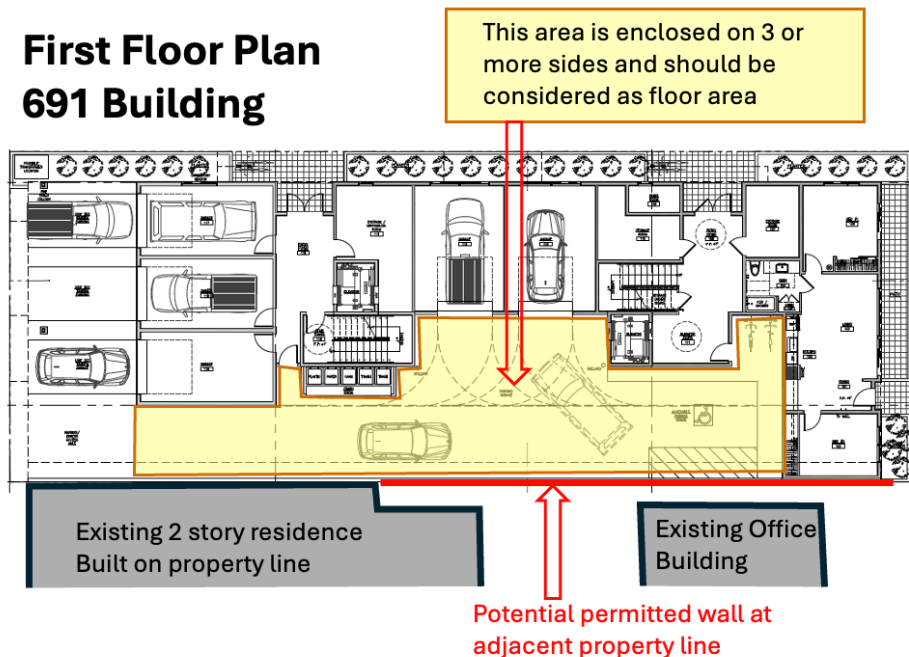
1.1 The design of the first floor places a 125' long driveway with open parking, garage back out, and trash area a mere 4" from an interior lot line to an adjacent property with only a perforated metal screen. This creates an undo impact on the adjacent property. It creates a potential fire hazard, noise impact, exhaust pollution and vehicle danger. This is a significant Environmental Impact that should be addressed.

1.2 In addition:

17.08.020-Terms Defined of the Ketchum Municipal Code:

Floor area, gross: The sum of the horizontal area of the building measured along the outside walls of each floor of a building or portion of a building, including stair towers and elevators on the ground floor only, and 50 percent of atriums over 18 feet plate height, but not including basements, underground parking areas or open unenclosed decks. Parking areas covered by a roof or portion of the building and enclosed on three or more sides by building walls are included.

The first floor area of driveway and parking should be considered part of the gross floor area and calculated in the FAR. It should be included because it is enclosed on 3 or more sides-2 sides by the building and it should be considered closed on the south side because it is immediately adjacent to private property that can have wall built at the property line. This side should not be considered open. See Diagram:



The application does not include a F.A.R. calculation, but they submit the
Lot Area =8,241sqft Gross floor area =15,998 sqft F.A.R. =1.94
However if the driveway and parking on the first floor is included in the floor area as
required by code an additional 2,130sqft must be added to the building area bring the
Gross Floor area 18,130 sqft. = 2.2 F.A.R.

2.

Building Coverage:

The applicant is error by submitting that the Lot Building Coverage is 45.8%
They have excluded the area of the first floor dedicated to driveways and parking. Per
Ketchum municipal code Lot coverage is calculated by the usable open space. Open
space excludes parking areas and driveways.
Actual Building Coverage: 85% The only open area are the 5' setbacks at 7th Street and First
Ave., 3' setback in the alley, and less than 100 sqft of alcoves.

Pre-Application form submitted by Applicant:

BUILDING COVERAGE/OPEN SPACE
Percent of Building Coverage: 3,857 sf / 8,241 sf = 46.8% of building footprint

Definition of Building Coverage:

17.100.050 - Lot coverage. A.

Approach. Lot coverage shall be regulated by calculating the minimum usable open
space on the site as determined by the definition found in [chapter 17.08](#) of this title.

Definition of Open Space:

17.08.020 Open space (*open site area*): *Open space area is all area of a lot not including
buildings, structures, parking areas, driveways, cul-de-sacs or streets.*

3.

This is the first building proposed in the CC Subdistrict 2 on a 150' long lot. Proposing a
F.A.R. of 2.2 is not compatible with the surrounding neighborhood. The floor area and
volume of the proposed building is 50% larger than any building within blocks. There is no
useable open space on the site. There are currently 13 mature conifers that would be
removed as well as 10 aspen and 9 other trees that will be removed. There is no meaningful
landscaping proposed. I urge the commissioners to walk the neighborhood to get a sense
of what is existing.

17.96.060 Design Review Evaluation Standards

Section E. Compatibility of Design

Applicants response (page 2 of 8) is missing on submittal.

Section F. 5. *Building walls should provide an undulation/relief, thus reducing the
appearance of bulk and flatness.*

Ground Floor Façade Relief:

7th Street 142' long with only two 9'6" breaks for alcoves.

First Ave. 50' long with only façade relief of 4'6" x 1' deep.

4.

There are unresolved IBC building code issues that might force a redesign of the building. The primary one is that there is no means of egress from 2nd and 3rd floor bedroom windows to a public way as required by code. I have asked the Ketchum Building Official to comment and am waiting his response.

For these reasons, I am asking that the commission deny approval of this preapplication.

Respectfully,
Dale Bates