

# KETCHUM TOWN SQUARE

**GGLO**

Master Plan Presentation

06.17.2024



# INTRODUCTION



# WHY this project?













# SUMMARY & CONSIDERATIONS

- Which of the general options are most appropriate for the Building? Any adjustments?
- Which of the general options are most appropriate for the Square? Any adjustments?
- Direction on next steps and timeline?



# PROJECT TIMELINE

## PHASES 1-3

Following direction provided through Phase 1, Phase 2 will include refinement of options with eventual implementation of the plan in Phase 3, with a target completion in Q1 2025.

# PROJECT MILESTONES

- Visitor Center Building lease expires November 1, 2026
- Notice of intention due November 1, 2025
- RFP issue (January 2025)
- Tenant Improvements 2026

JULY 2023 - JULY 2024	AUGUST 2024 - OCTOBER 2024	NOVEMBER 2024 - JANUARY 2025
<p><b>PHASE 1: PROGRAM ALTERNATIVES &amp; MASTER PLAN</b></p>		
<p>Existing Conditions Assessment &amp; Documentation</p> <ul style="list-style-type: none"> <li>Identify Needs + Opportunities</li> <li>Establish Goals, Vision, Priorities</li> <li>Stakeholder Interviews</li> <li>Public Engagement Meeting / Public Survey</li> <li>Joint City Council Progress &amp; Urban Renewal Agency Progress Meeting</li> </ul>		
	<p><b>PHASE 2: REFINEMENT OF OPTIONS</b></p>	
	<p>Develop Three Concept Plans</p> <ul style="list-style-type: none"> <li>Public Engagement Meeting</li> <li>Joint City Council Progress &amp; Urban Renewal Agency Progress Meeting</li> <li>Select Preferred Option to Refine</li> </ul>	
		<p><b>PHASE 3: IMPLEMENTATION OF PLAN</b></p>
		<p>Final Concept Plan Package</p> <ul style="list-style-type: none"> <li>Cost Estimate</li> <li>Public Feedback</li> <li>Joint City Council Progress &amp; Urban Renewal Agency Progress Meeting</li> </ul>

# PROJECT TIMELINE

## PHASE 1

The project was broken down into three phases. The first phase involves the development of program alternatives and a master plan for the Town Square. This phase began in July 2023 and concluded in June//July 2024

## KEY DATES

07.19.23	Project Kick-Off, Begin Discovery
08.17.23	Launch Online Public Survey
08.17.23	Public Engagement Meeting
08.21.23	City Council & KURA Joint Meeting
08.21.23	Program Alternatives
09.06.23	Cost Estimates
10.05.23	Summary & Recommendations
June/July 2024	City Council & KURA Joint Workshop Presentation

Q3 2023	Q4 2023	Q1 2024	Q2 2024		
<b>PHASE 1: PROGRAM ALTERNATIVES &amp; MASTER PLAN</b>					
07.19.23	Project Kick-Off, Begin Discovery	10.05.23	Summary & Recommendations	June/July 2024	City Council & KURA joint Workshop Presentation
07.24.23	Identify Needs & Establish Goals				
08.10.23	Stakeholder Interviews				
08.17.23	Public Engagement Meeting				
08.17.23	Launch Public Survey				
08.21.23	City Council & KURA Joint Meeting				
08.21.23	Program Alternatives				
09.06.23	Cost Estimates				







# Public Engagement Summary

## Public Survey 1

131 total respondents

Conducted at Town Square 8.17.2023

## Public Survey 2

185 total respondents

Conducted through Survey Monkey

Opened 08.22.23 and closed 09.05.23

## 1:1 Stakeholder Engagement Meetings

Ketchum Community Development Corporation

Sun Valley Visitor Center

Sun Valley Wine Company

Scout Wine & Cheese

Starbucks

Susan Desko, Architect

MESH Gallery

PK's Ski and Sports

Conducted in-person between 8.10 and 8.17.2023



# Stakeholder Engagement Key Takeaways

## General Observations

- Fire feature is more important than water feature and important for foot traffic in the colder months.
- Water feature should be interactive.
- Inefficiency is the biggest issue with the existing building. Thousands of people in and out of the building (in summer) which allows conditioned heat and cool in and out of the building at an extreme rate.
- Building inefficiency is overcome by proximity of Plaza and the positive foot traffic it generates.

## What is valued about Ketchum Town Square

- The people traffic and community connection.
- The charm of the Visitor Center as an old building and the excitement of this Starbucks being so cool, funky and well known.
- Safe, contained community space- great for kids to run around and play.
- Shade.
- Great hangout spot, run into friends.
- Local small businesses with captive audience.
- Super cool space, highly beloved by the community, hard to replicate. More of a community coffee shop than a Starbucks.
- Unique as combo coffee shop, visitor center in cool space.



# Stakeholder Engagement Key Takeaways

## TOP STAKEHOLDER PRIORITIES

1. Increasing building efficiency
2. Kid friendly water feature
3. More trees, shade and lawn
4. More food vendors, food trucks
5. More live music and events
6. Upgrade SV Visitor Center
7. Bike supportive elements in alley
8. Invest more in ongoing maintenance

***"More Live Music!"***

***"Increase vibrancy and traffic of Ketchum Town Square.."***

***"Super cool space, highly beloved by the community, hard to relocate. More of a community coffee shop than a Starbucks!"***

***"More food vendors, food trucks!"***

***"Water feature for kids. Need fire features in winter."***

***"More shade, more trees, more grass."***

***"Inefficiency is the biggest issue with the existing building. Thousands of people in and out of the building (in summer) which allows conditioned heat and cool in and out of the building at an extreme rate."***



# Public Engagement Key Takeaways

## Town Square

- Community members and visitors view Town Square as a welcoming, dedicated community space accessible, social, and friendly to all ages.
- Community members and visitors frequent both Ketchum Town Square and the adjacent Visitor Center building on at least a weekly basis.
- Most are coming to stroll, get coffee or meet friends.
- Respondents are most interested in more music and market opportunities in Town Square.
- Respondents want more shade (particularly shade trees) and more variety of seating/table options.
- Most community members visit Town Square in the summer but would attend an event any time of year if there was programming or events of interest.

## Visitor Center Building

- The building at Town Square offers a space for many activities, but most folks are coming to get coffee or meet friends.
- To most respondents, the top amenities at the building at Town Square are food and drink vendors, seating areas and public restrooms.
- Most respondents priority improvements are seating and table options, food and drink options, and available meeting or community space.



# Public Engagement Key Takeaways

## TOP COMMUNITY PRIORITIES

1. **More greenspace**
  - a. More trees
  - b. More grass
2. **More seating and tables**
  - a. Variety of options
  - b. Work spaces
3. **Seasonal infrastructural improvements**
  - a. Winter maintenance
  - b. Snowmelt strategy
  - c. More shade
  - d. Repaired firepits
4. **Visitor Center building improvements**
  - a. New roof
  - b. Increased HVAC efficiency

## "NICE TO HAVE" IMPROVEMENTS

5. Year-round programming in Town Square
  - a. More music
  - b. Food trucks
6. Lighting strategy
7. Water feature for kids
8. Visitor Center as community resource or activity center
9. Dedicated work and meeting space

*"How to make more use outside during winter months?"*

*"More activities, music, events."*

*"More shade, more trees, more grass."*

*"More greenery and fire pits. More outdoor events. More winter activities! Something large in the center (fire pit/fountain)."*

*"More seating, shade and lighting so it's welcoming, usable at night and in all seasons."*

*"I would love to see more greenspace! Maybe replace the cobblestones with grass in certain spots? Also a food truck spot that changes weekly."*

*"I would love to see more greenspace! Maybe replace the cobblestones with grass in certain spots? Also a food truck spot that changes weekly."*

*"Water feature for kids. Need fire features in winter."*

*"Inefficiency is the biggest issue with the existing building. Thousands of people in and out of the building (in summer) which allows conditioned heat and cool in and out of the building at an extreme rate."*

*"The building reads from the outside as a Starbucks, not a visitor center for Sun Valley/Ketchum. I like the multi-purpose approach of the building, but I suggest it should build the area's brand of adventure, nature-loving, the arts, and big-hearted community."*



# VISION

Update infrastructure, amenities and finishes to restore functionality and support ongoing year-round events while maintaining community character.

## DISTINCTLY KETCHUM COMMUNITY FEEL

Maintain local, artisan craft and character vibe and materials of the current plaza

## RECOGNIZE COMMUNITY CONTRIBUTORS PAST, PRESENT, FUTURE

Honor donors and volunteers through integrated art and integration

## COHESIVE, AUTHENTIC AESTHETIC REPRESENTATIVE OF 'SMALL TOWN BIG LIFE'

Refresh outbuildings including durability, functionality and location to better serve the community

## MAINTAIN & ENHANCE PROGRAMMING OF VISITOR CENTER

Improve thermal performance of the Visitor Center Building, strengthen community use and connection to Town Square

## IMPROVE COMFORT THROUGHOUT THE SEASONS

Provide shade through carefully placed trees and shade structures, including the stage and central plaza

## SUPPORT WINTER EVENTS & PROGRAMMING

Create an ideal venue for increased and larger winter events

## DEMONSTRABLY SUSTAINABLE AND HIGH PERFORMING

Increase building efficiency and implement sustainable site strategies (pollinators, water use reduction)

## UPGRADE OF SYSTEMS FOR COST EFFECTIVE ONGOING MAINTENANCE

Improve long term maintenance viability and performance



# COMMUNITY PRIORITIES

This list of priorities was generated based on the results of the findings from the in-person and online surveys conducted.

## MORE GREENSPACE

Establish larger shade tree canopy and add both permanent and seasonal shade structures

## MORE SEATING & TABLES

Upgrade both fixed and movable seating/site furnishings for better comfort and consistency of character

## SEASONAL INFRASTRUCTURAL IMPROVEMENTS

Provide upgrades for more vendors, entertainment options, and site features including in fall and winter

## CELEBRATE AND HONOR KETCHUM HISTORY

Provide donor recognition and promote Ketchum identity through site features, material selection, and enhancements to Visitor Center Building



# STUDY AREA

The dashed boundary identifies the extents of the study area for this project.





# EXISTING CONDITION

## SITE PLAN

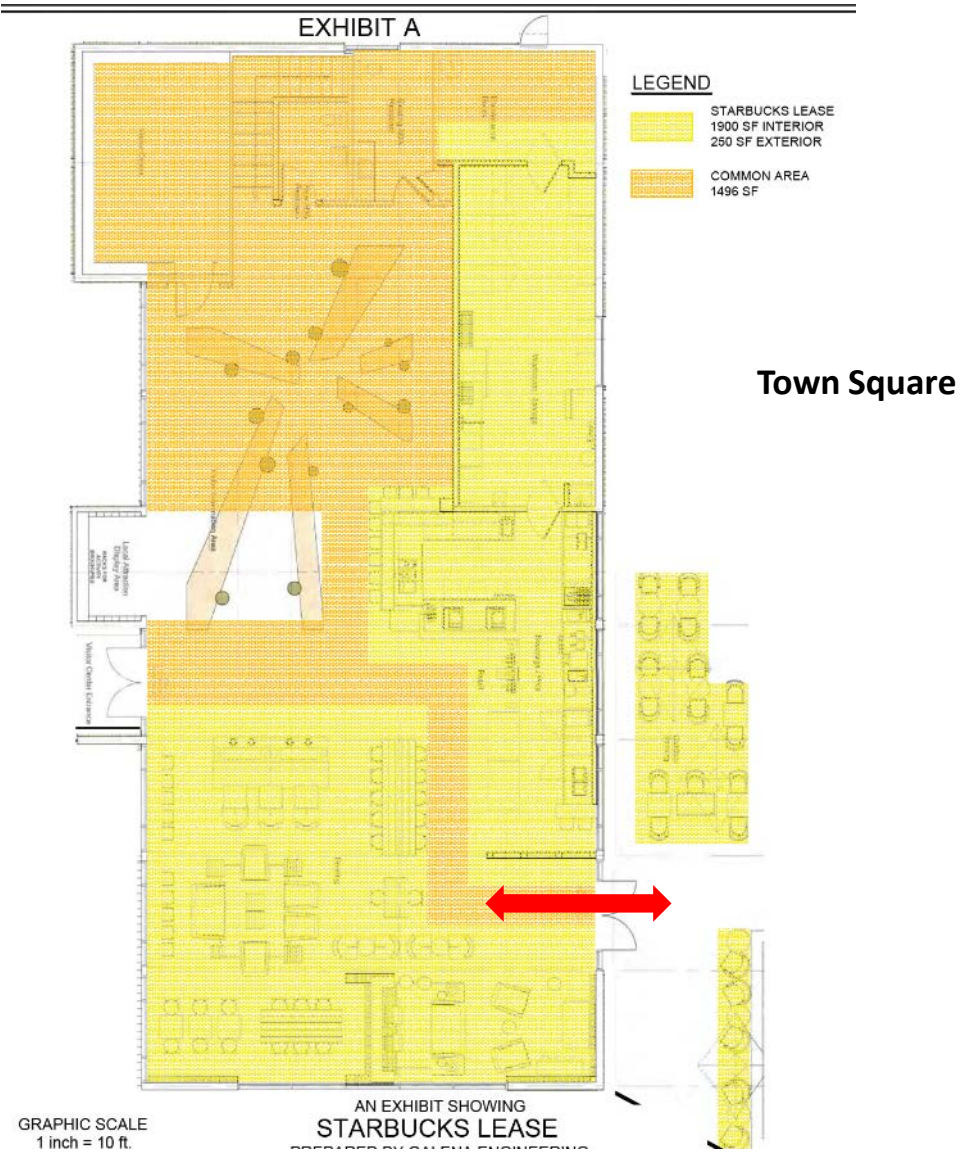
- 1 Snowmelt System
- 2 Seating/Site Furnishings
- 3 Shade Structures in Plaza
- 4 Cabanas
- 5 Restrooms
- 6 Firepit
- 7 Stage
- 8 Leroy's
- 9 Donor Recognition, Signage and Wayfinding
- 10 Olympic Recognition
- 11 Water Feature
- 12 Landscape
- 13 Exterior Lighting
- 14 Decorative Pavement
- 15 Utilities and Drainage
- 16 Renovated Entry
- 17 Visitor Center Exterior
- 18 Visitor Center Interior
- 19 Power Outlets for Events





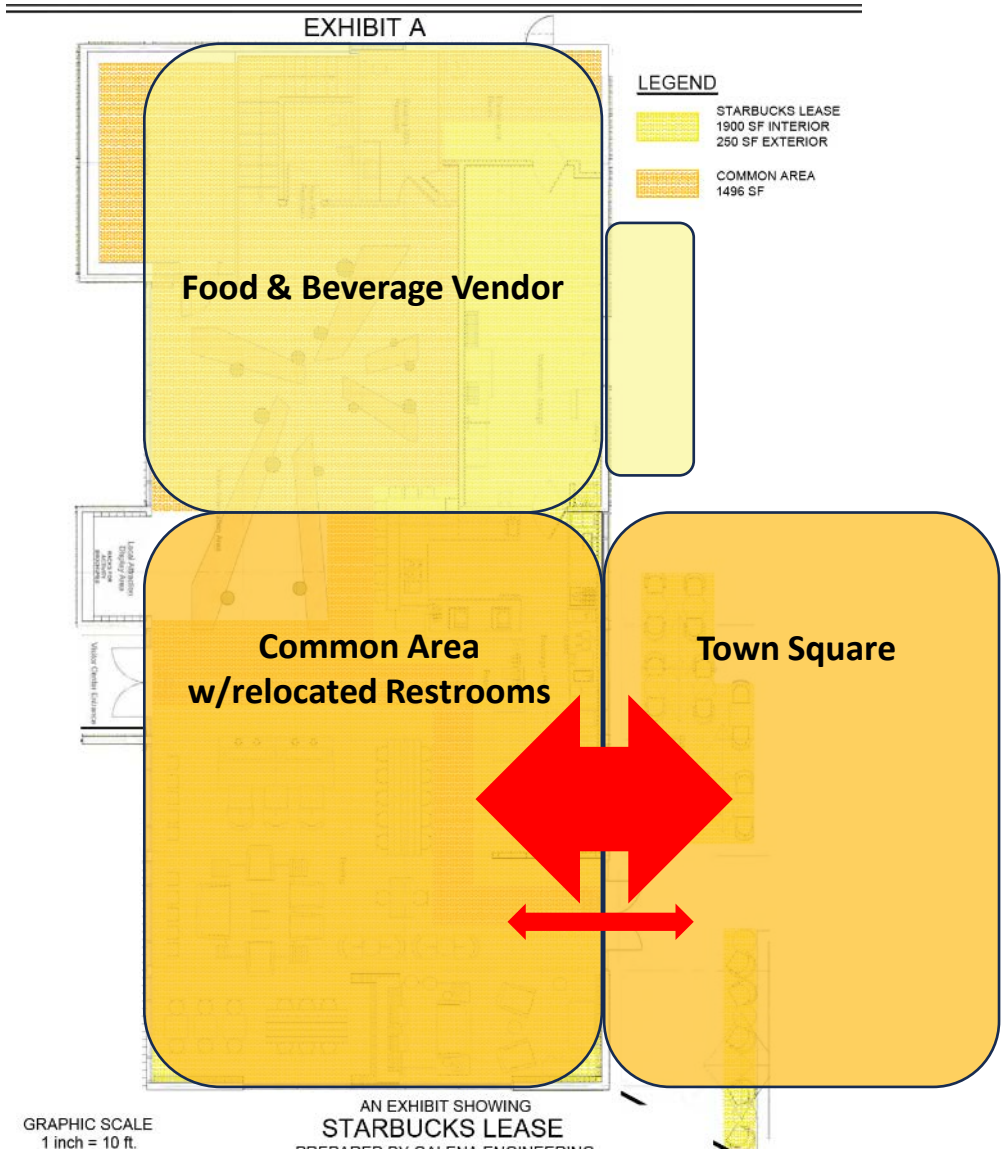
# Current

Starbucks with integrated Community Space



# Alternative

Community Space with a Food & Beverage Vendor Area



## Current

Starbuck's with integrated Community Space

- ✓ **Well known, cozy, beloved Starbuck's with integrated Community Space**
- ✓ **Is set up well for Starbuck's to serve and staff events.**
- **Tenant driven (use and hours) because...**
- **Common Area circulation is through Starbuck's, requiring Starbuck's to staff the Community Events due to lack of security and product protection.**
- **Fixed furniture, not flexible**
- **Not physically or visually connected to the most significant Community Space - Town Square**
- **Needs maintenance and repair**

## Alternative

Community Space with a Food & Beverage Vendor Area

- ✓ **Create a secure Vendor Area**
- ✓ **Aggregate the Community Uses – Interior Common Space, Restrooms & Outdoor Town Square with Operable Wall in between**
- ✓ **Allows for separate operations and hours**
- **Requires City to lead the operations and maintenance of events**
- **Risk losing community identity if major interior renovation and rework is completed, although would make the space more efficient and expand useable sf**



# Current

Starbuck's with integrated Community Space

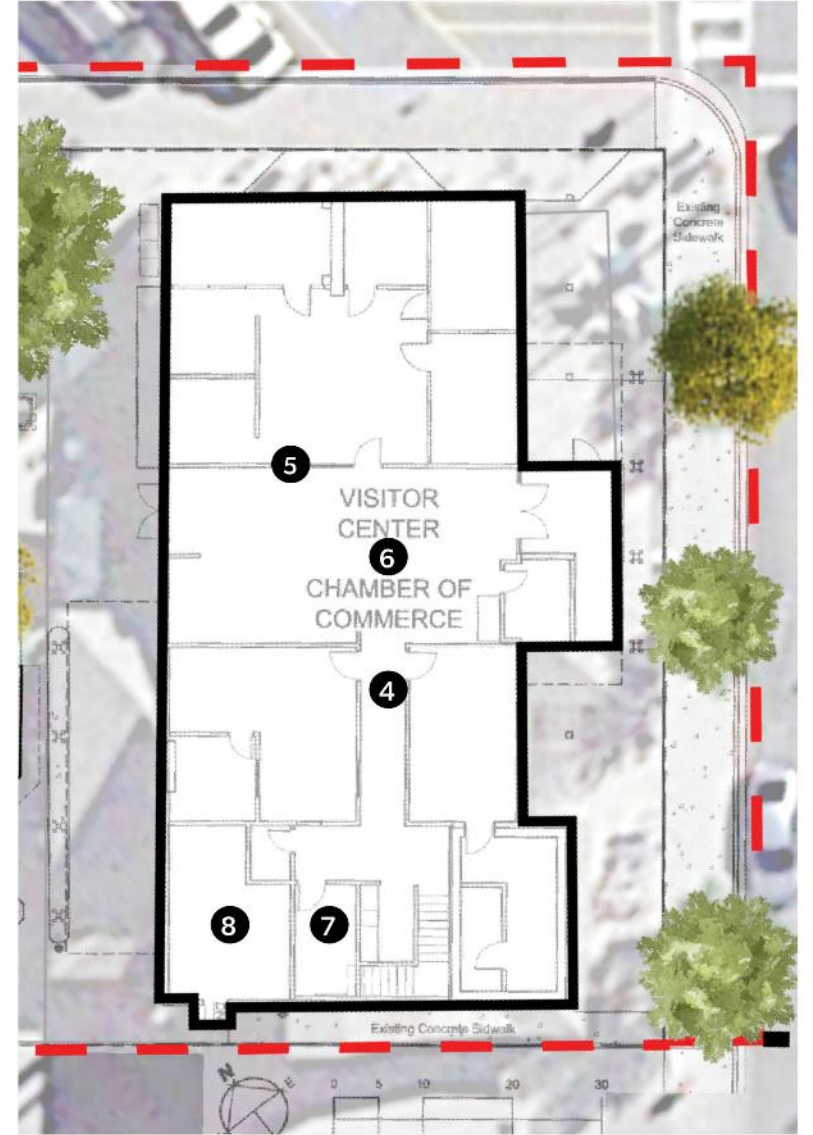
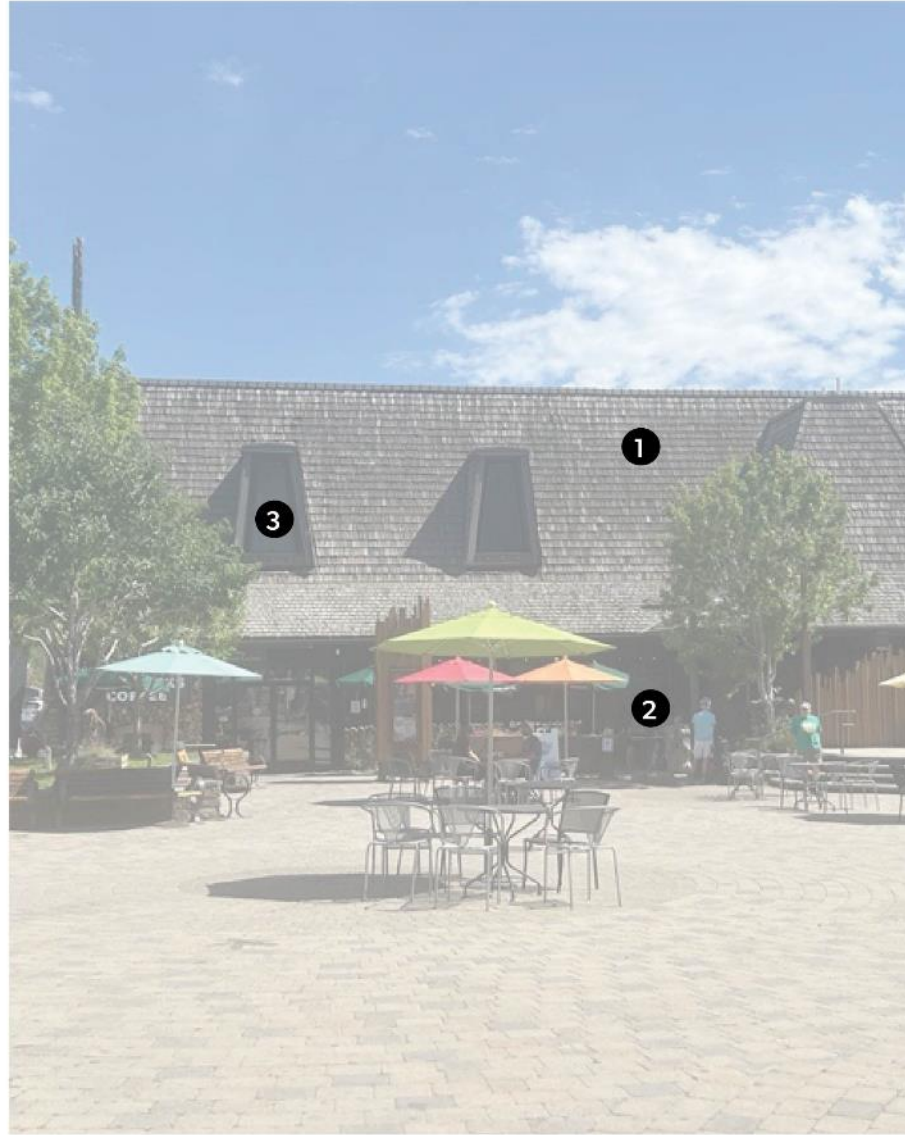


**BUDGET OPTIONS: BUILDING**



# VISITOR CENTER OPTION A: REFRESH

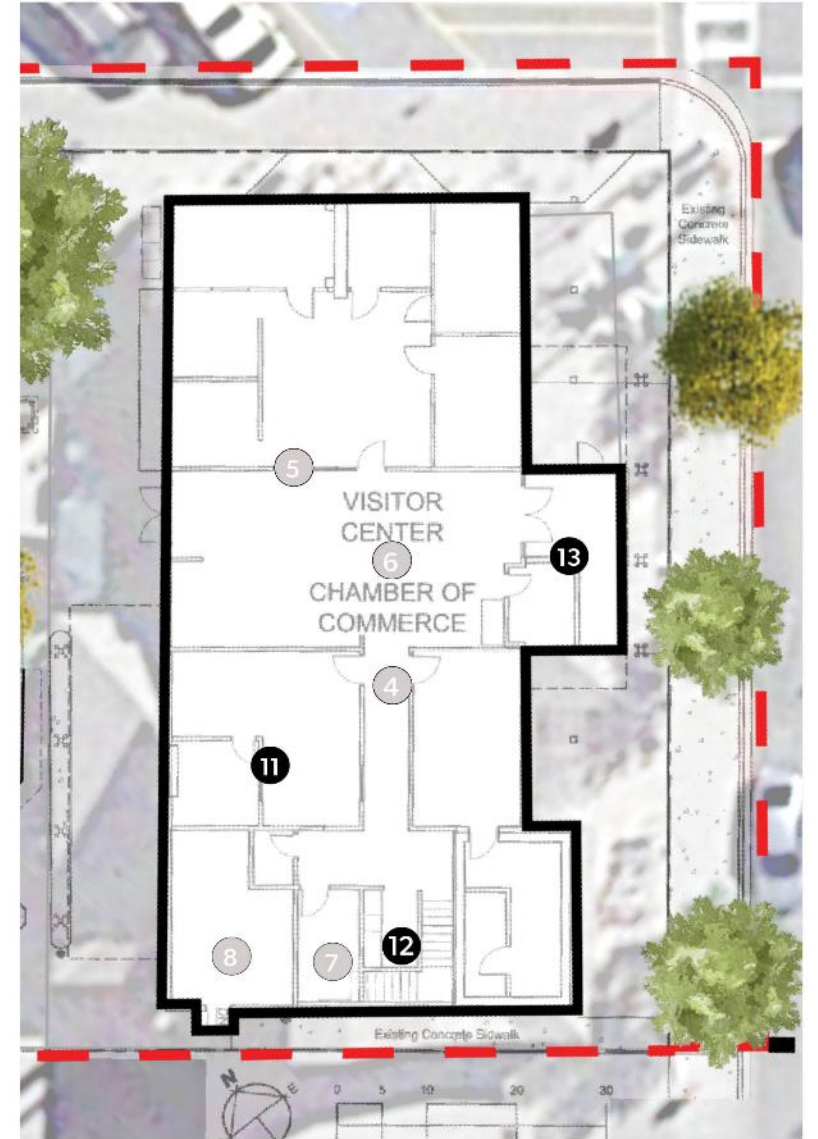
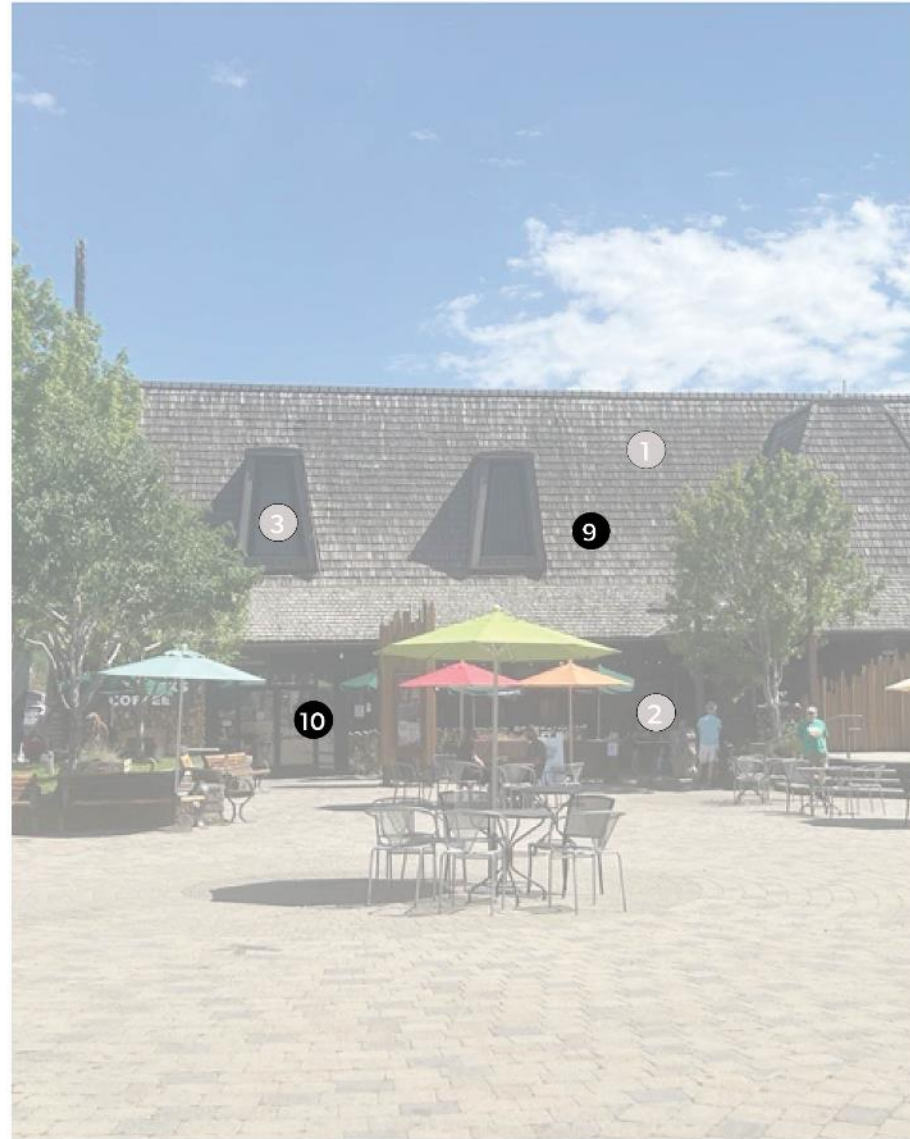
- 1 Replace worn shingles with metal or composite shingle roofing
- 2 Restain exterior and reset logs
- 3 Replace dark dormer window glass with clear, high performance glazing - alternate
- 4 Remove half of sculptural trees to open rear seating area
- 5 Remove all angled bar counters and provide new seating options - alternate
- 6 Improve visitor center circulation
- 7 Refresh existing bathrooms
- 8 New HVAC system



# VISITOR CENTER OPTION B: SUBSTANTIAL RENOVATION

- ① Replace worn shingles with metal or composite shingle roofing
- ② Restain exterior and reset logs
- ③ Replace dark dormer window glass with clear, high performance glazing - alternate
- ④ Remove half of sculptural trees to open rear seating area
- ⑤ Remove all angled bar counters and provide new seating options - alternate
- ⑥ Improve visitor center circulation
- ⑦ Refresh existing bathrooms
- ⑧ New HVAC system
- ⑨ Add Insulation beneath new roofing
- ⑩ Install higher performing windows at all perimeter windows - alternate
- ⑪ Replacement of all mechanical and electrical
- ⑫ New upper level conference room redesign
- ⑬ Install vestibule at entry door for improved energy performance

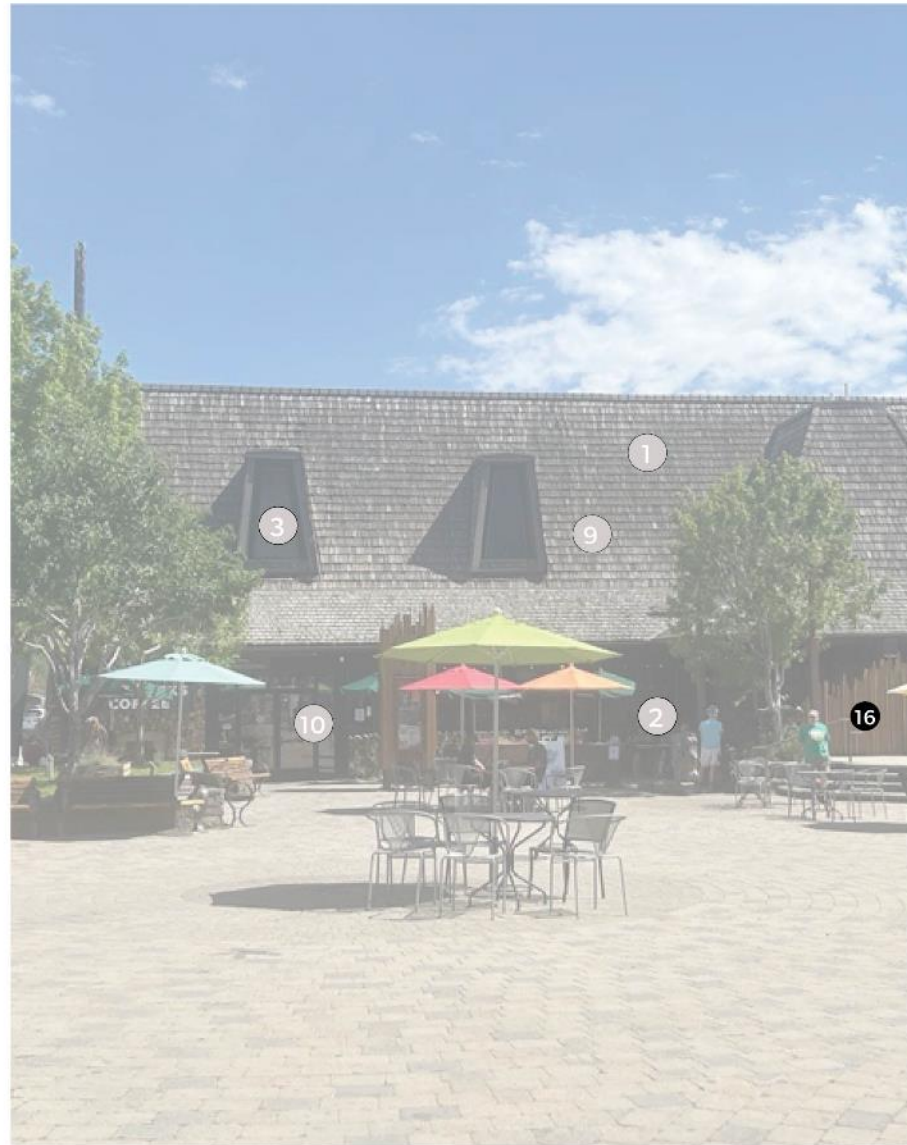
○ Items from previous option



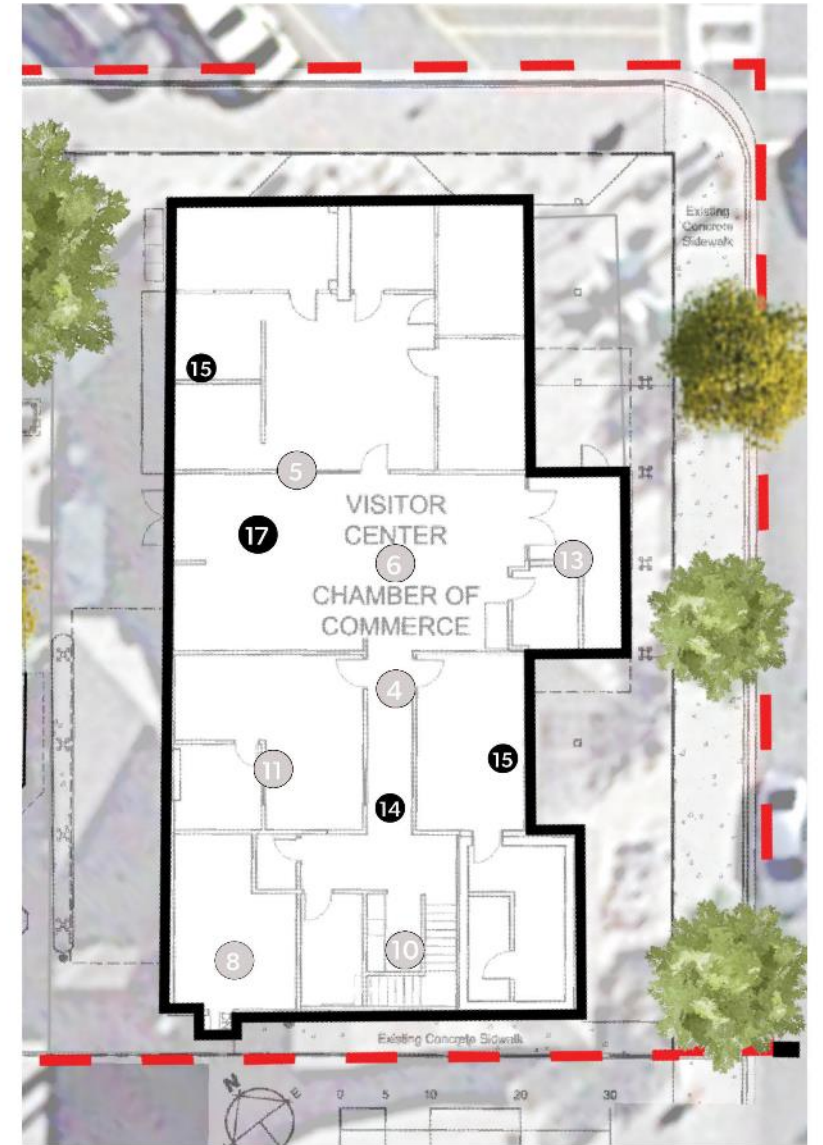


# VISITOR CENTER OPTION C: REDO

- ① Replace worn shingles with metal or composite shingle roofing
- ② Restrain exterior and reset logs
- ③ Replace dark dormer window glass with clear, high performance glazing - alternate
- ④ Remove half of sculptural trees to open rear seating area
- ⑤ Remove all angled bar counters and provide new seating options - alternate
- ⑥ Improve visitor center circulation
- ⑦ Refresh existing bathrooms
- ⑧ New HVAC system
- ⑨ Add Insulation beneath new roofing
- ⑩ Install higher performing windows at all perimeter windows - alternate
- ⑪ Replacement of all mechanical and electrical
- ⑫ New upper level conference room redesign
- ⑬ Install vestibule at entry door for improved energy performance
- ⑭ Relocate serving counter along windows to interior space
- ⑮ Install operable garage door or glass wall system between columns along Town Square frontage and Plaza for additional seasonal uses
- ⑯ Enclose drive-through area to relocate tenant refrigerated storage & equipment for improved interior environment, possibly relocate plaza restrooms or vendors there
- ⑰ Relocate existing restrooms with adjacency for interior and exterior access



① Items from previous option



# DESIGN OPTIONS COST ESTIMATES

COST BREAKDOWN & COMPARISON

	Option A - Refresh	Option B - Refresh	Option C - Redo
<b>Building</b>			
Visitor's Center - Exterior	\$ 175,000	\$ 188,000	\$ 292,000
Visitor's Center - Interior	\$ 225,000	\$ 609,000	\$ 590,000
<b>Subtotal Building</b>	<b>\$ 400,000</b>	<b>\$ 797,000</b>	<b>\$ 882,000</b>
<b>Total Recommended Budget</b>	<b>\$ 1,436,000</b>	<b>\$ 3,192,000</b>	<b>\$ 4,917,000</b>

- Which of the general options are most appropriate for the Building? Any adjustments?



**BUDGET OPTIONS: THE SQUARE**

# BUDGET OPTIONS COMPARISON

## LEGEND

**Community Priority:** Seating & Tables

**Community Priority:** Ketchum History

**Community Priority:** Greenspace & Shade

**Community Priority:** Vendors & Events

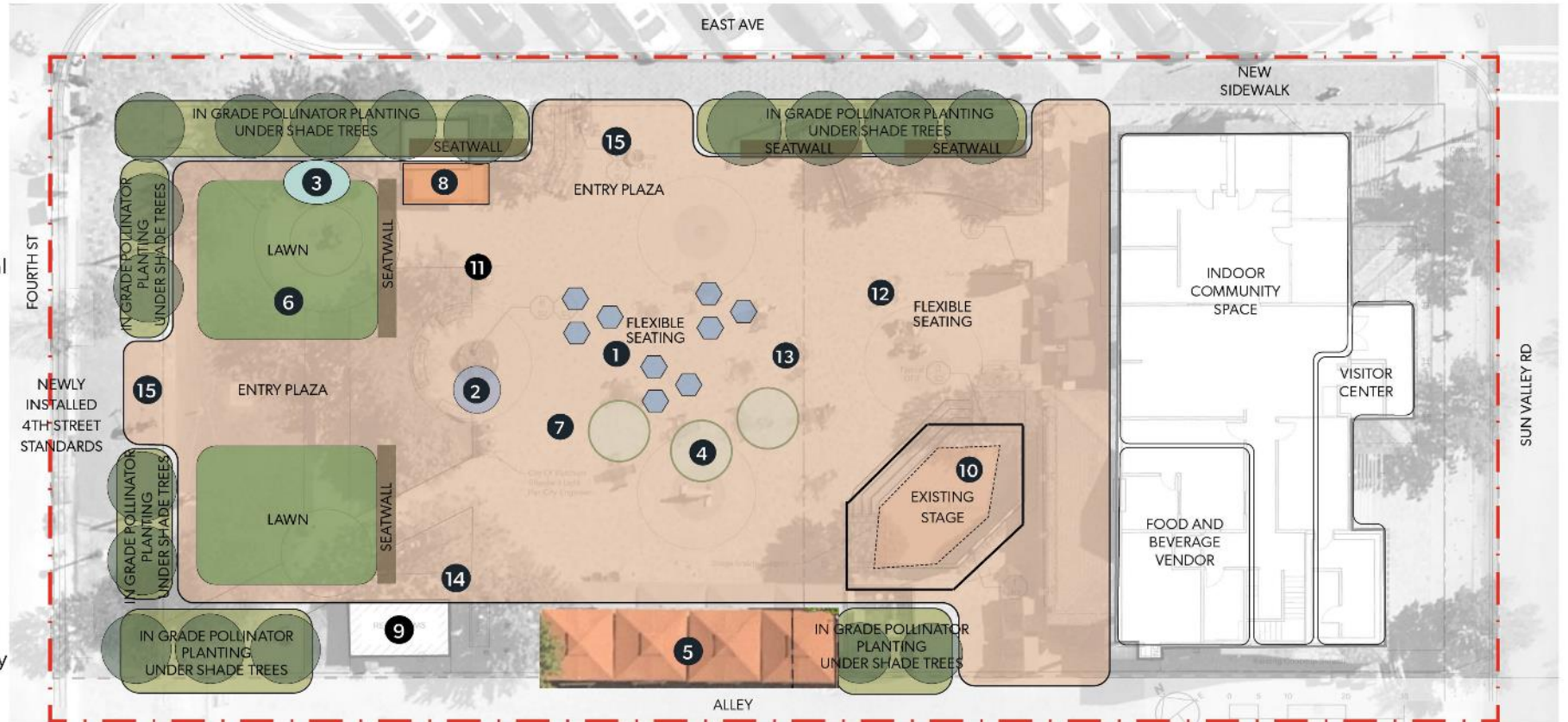
	OPTION A: REFRESH 1.44M	OPTION B: SUBSTANTIAL RENOVATION 3.2M	OPTION C: REDO 4.92M
1	<b>Seating/Site Furnishings:</b> New prefabricated benches, café tables and chairs, trash and recycling receptacles, bike racks	<b>Seating/Site Furnishings:</b> New prefabricated benches, café tables and chairs, trash and recycling receptacles, bike racks	<b>Seating/Site Furnishings:</b> Replace all block walls with new seatwalls, new café tables and chairs, trash and recycling receptacles, bike racks
2	<b>Firepit:</b> Replace with more efficient commercial unit	<b>Firepit:</b> Replace with more efficient commercial unit, add (2) new fire pits with shut-offs	<b>Firepit:</b> Replace with more efficient commercial unit, add (3) new fire pits with shut-offs
3	<b>Donor Recognition, Signage and Wayfinding:</b> New kiosk, donor recognition, Olympians recognition, new art pedestals	<b>Donor Recognition, Signage and Wayfinding:</b> New kiosk, donor recognition, Olympians recognition, new art pedestals	<b>Donor Recognition, Signage and Wayfinding:</b> New kiosk, donor recognition, Olympians recognition, bell relocation to plaza, new art pedestals + new signage package + new art feature, digital display
4	<b>Shade Structures in Plaza:</b> Commercial grade umbrellas	<b>Shade Structures in Plaza:</b> Commercial grade umbrellas	<b>Shade Structures in Plaza:</b> Custom designed and built shade structures
5	<b>Cabanas:</b> Prefabricated to replace existing along alley	<b>Cabanas:</b> Custom designed and built with standard materials	<b>Cabanas:</b> Custom designed and built premium materials
6	<b>Landscape:</b> Replace lawn in raised planters with pollinators & new lawn at grade, 30% tree replacement, replace crabapples, replant tree/lawn area in old Leroy's location, open up southeast area, move kiosk temporarily, holiday tree, new irrigation system, soil amendments	<b>Landscape:</b> Replace lawn in raised planters with pollinators & at grade with new lawn, 80% tree replacement, temporary holiday tree, new irrigation system, soil amendments. Synthetic turf to replace lawn.	<b>Landscape:</b> Replace lawn in raised planters with pollinators & at grade with new lawn, 80% tree replacement, temporary holiday tree, new irrigation system, soil amendments. Synthetic turf to replace lawn.
7	<b>Snowmelt System:</b> None	<b>Snowmelt System:</b> 30% of paved area: plaza only, hybrid system for periodic use after storms	<b>Snowmelt System:</b> 100% of paved area: heat source (thermal solar/boilers)
8	<b>Leroy's:</b> Replace and re-orient so it's out of direct sun with new prefabricated building, infrastructure upgrades	<b>Leroy's:</b> Custom new build standard materials (wood, composite)	<b>Leroy's:</b> Replace and relocate so it's out of direct sun with new prefabricated building, infrastructure upgrades
9	<b>Restrooms:</b> Infrastructure upgrades, refresh finishes	<b>Restrooms:</b> Replace existing with Prefabricated (Portland Loo)	<b>Restrooms:</b> Replace existing with custom design and built premium materials
10	<b>Stage:</b> Add fabric shading to existing stage	<b>Stage:</b> Add fabric shading to existing stage, upgrade A/V, add access ramp	<b>Stage:</b> New stage in new location with full cover and upgraded A/V
11	<b>Water Feature:</b> Eliminate water feature	<b>Water Feature:</b> New scrim style water feature	<b>Water Feature:</b> New scrim style water feature with programmable LED lights
12	<b>Exterior Lighting:</b> Wiring and bulb upgrades to existing	<b>Exterior Lighting:</b> Wiring and bulb upgrades to existing + New integrated LED accent lighting in seatwalls	<b>Exterior Lighting:</b> All new fixtures (LED, dark sky compliant, new design package)
13	<b>Decorative Pavement:</b> Replace all pavers (alley not included)	<b>Decorative Pavement:</b> Replace all pavers (alley not included)	<b>Decorative Pavement:</b> Replace all with premium pavers including alley with removable bollards
14	<b>Utilities and Drainage:</b> Redo sewer line, others, repair only	<b>Utilities and Drainage:</b> Redo sewer line, others, repair only	<b>Utilities and Drainage:</b> Premium upgrade all
15	<b>Renovated Entry:</b> Replace 30% of lawn with pavers, remove chokecherries	<b>Renovated Entry:</b> Replace 30% of lawn with pavers, remove chokecherries	<b>Renovated Entry:</b> Replace 30% of lawn with pavers, remove chokecherries



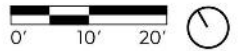
# OPTION A: REFRESH

ESTIMATED COST: \$1.44 MILLION

- 1 **Seating/Site Furnishings:** New prefabricated benches, café tables and chairs, trash and recycling receptacles, bike racks
- 2 **Firepit:** Replace with more efficient commercial unit
- 3 **Donor Recognition, Signage and Wayfinding:** New kiosk, donor recognition, Olympians recognition, new art pedestals
- 4 **Shade Structures in Plaza:** Commercial grade umbrellas
- 5 **Cabanas:** Prefabricated to replace existing along alley
- 6 **Landscape:** Replace lawn in raised planters with pollinators & new lawn at grade, 30% tree replacement, replace crabapples, replant tree/lawn area in old Leroy's location, open up southeast area, move kiosk temporarily, holiday tree, new irrigation system, soil amendments
- 7 **Snowmelt System:** None
- 8 **Leroy's:** Replace and re-orient so it's out of direct sun with new prefabricated building, infrastructure upgrades
- 9 **Restrooms:** Infrastructure upgrades, refresh finishes
- 10 **Stage:** Add fabric shading to existing stage
- 11 **Water Feature:** Eliminate water feature



- 12 **Exterior Lighting:** Wiring and bulb upgrades to existing
- 13 **Decorative Pavement:** Replace all pavers (alley not included)
- 14 **Utilities and Drainage:** Redo sewer line, others, repair only
- 15 **Renovated Entry:** Replace 30% of lawn with pavers, remove chokecherries



## LEGEND

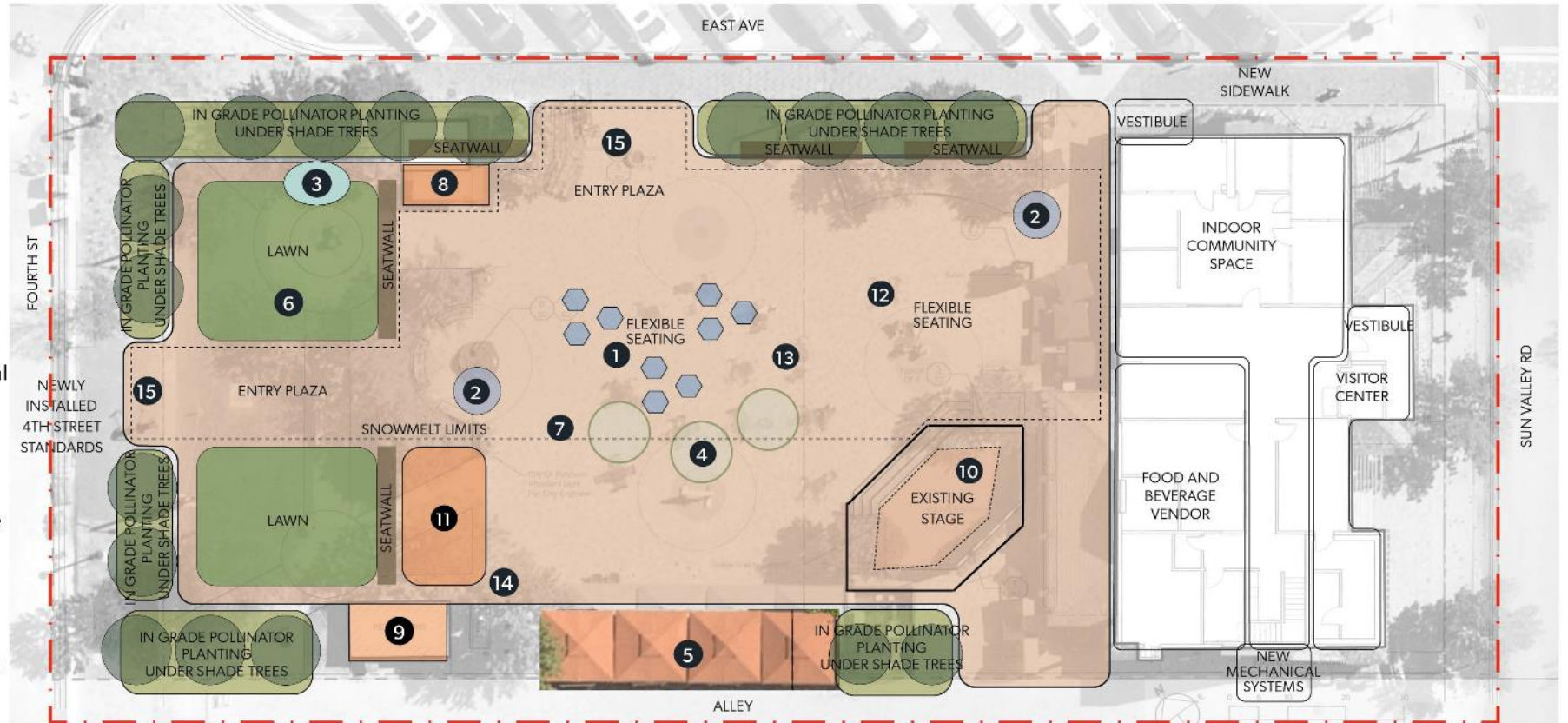
- Community Priority:** Seating & Tables
- Community Priority:** Ketchum History
- Community Priority:** Greenspace & Shade
- Community Priority:** Vendors & Events



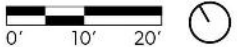
# OPTION B: SUBSTANTIAL RENOVATION

ESTIMATED COST: \$3.2 MILLION

- 1 Seating/Site Furnishings:** New prefabricated benches, café tables and chairs, trash and recycling receptacles, bike racks
- 2 Firepit:** Replace with more efficient commercial unit, add (2) new fire pits with shut-offs
- 3 Donor Recognition, Signage and Wayfinding:** New kiosk, donor recognition, Olympians recognition, new art pedestals
- 4 Shade Structures in Plaza:** Commercial grade umbrellas
- 5 Cabanas:** Custom designed and built with standard materials
- 6 Landscape:** Replace lawn in raised planters with pollinators & at grade with new lawn, 80% tree replacement, temporary holiday tree, new irrigation system, soil amendments. Synthetic turf to replace lawn.
- 7 Snowmelt System:** 30% of paved area: plaza only, hybrid system for periodic use after storms
- 8 Leroy's:** Custom new build standard materials (wood, composite)
- 9 Restrooms:** Replace existing with Prefabricated (Portland Loo)
- 10 Stage:** Add fabric shading to existing stage, upgrade A/V, add access ramp
- 11 Water Feature:** New scrim style water feature



- 12 Exterior Lighting:** Wiring and bulb upgrades to existing + New integrated LED accent lighting in seatwalls
- 13 Decorative Pavement:** Replace all pavers (alley not included)
- 14 Utilities and Drainage:** Redo sewer line, others, repair only
- 15 Renovated Entry:** Replace 30% of lawn with pavers, remove chokecherries



## LEGEND

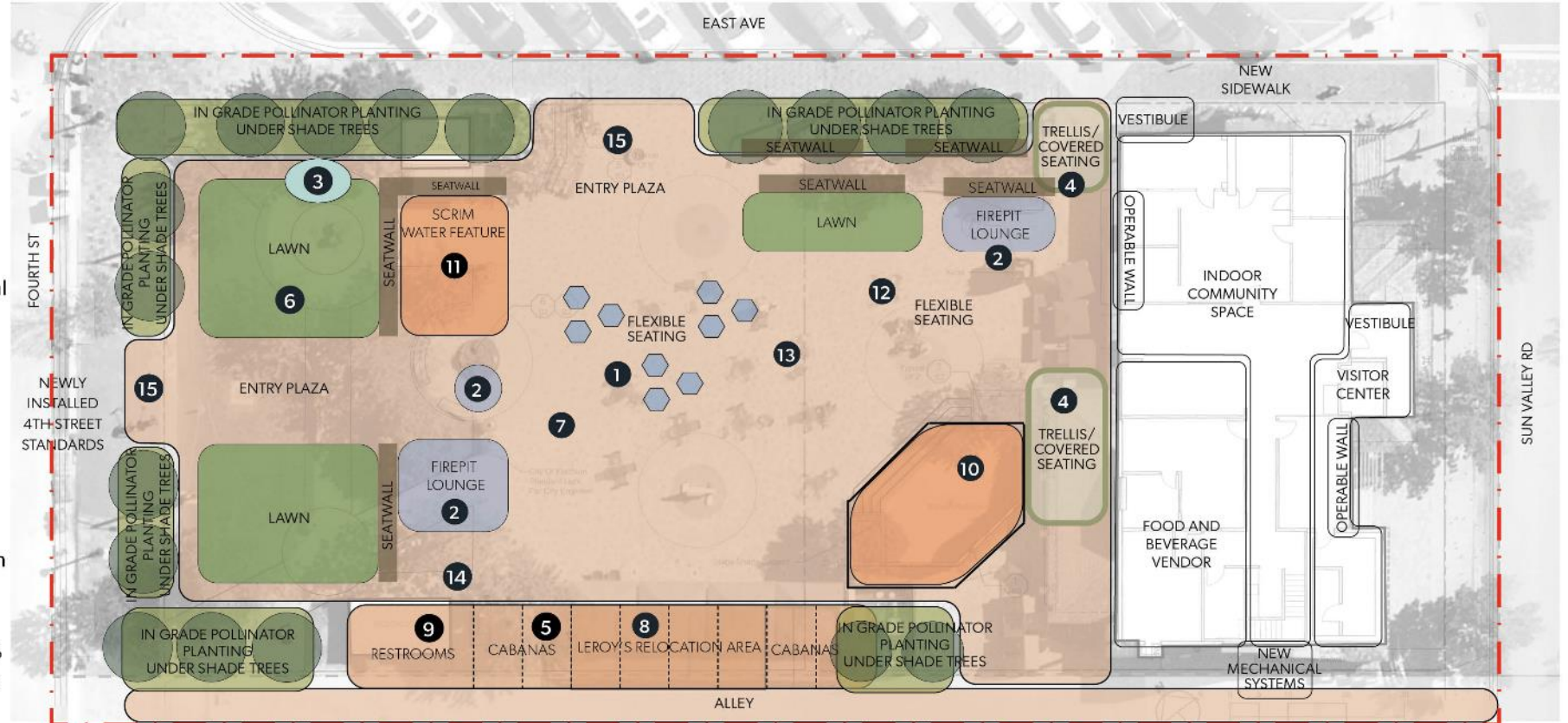
- Community Priority:** Seating & Tables
- Community Priority:** Ketchum History
- Community Priority:** Greenspace & Shade
- Community Priority:** Vendors & Events



# OPTION C: REDO

ESTIMATED COST: \$4.92 MILLION

- 1 Seating/Site Furnishings:** Replace all block walls with new seatwalls, new café tables and chairs, trash and recycling receptacles, bike racks
- 2 Firepit:** Replace with more efficient commercial unit, add (3) new fire pits with shut-offs
- 3 Donor Recognition, Signage and Wayfinding:** New kiosk, donor recognition, Olympians recognition, new art pedestals + new signage package + new art feature, digital display
- 4 Shade Structures in Plaza:** Custom designed and built shade structures
- 5 Cabanas:** Custom designed and built premium materials
- 6 Landscape:** Replace lawn in raised planters with pollinators & at grade with new lawn, 80% tree replacement, temporary holiday tree, new irrigation system, soil amendments. Synthetic turf to replace lawn.
- 7 Snowmelt System:** 100% of paved area: heat source (thermal solar/boilers)
- 8 Leroy's:** Replace and relocate so it's out of direct sun with new prefabricated building, infrastructure upgrades
- 9 Restrooms:** Replace existing with custom design and built premium materials
- 10 Stage:** New stage with full cover and upgraded A/V
- 11 Water Feature:** New scrim style water feature with programmable LED lights



- 12 Exterior Lighting:** All new fixtures (LED, dark sky compliant, new design package)
- 13 Decorative Pavement:** Replace all with premium pavers including alley with removable bollards
- 14 Utilities and Drainage:** Premium upgrade all
- 15 Renovated Entry:** Replace 30% of lawn with pavers, remove chokecherries

## LEGEND

- Community Priority: Seating & Tables**
- Community Priority: Ketchum History**
- Community Priority: Greenspace & Shade**
- Community Priority: Vendors & Events**

# DESIGN OPTIONS COST ESTIMATES

COST BREAKDOWN & COMPARISON

	Option A - Refresh	Option B - Refresh	Option C - Redo
<b>Plaza</b>			
Stage	\$ 57,000	\$ 104,000	\$ 283,000
Snowmelt System	<i>NIC</i>	\$ 257,000	\$ 970,000
Seating/Site Furnishings	\$ 126,000	\$ 139,000	\$ 124,000
Shade Structures in Plaza	\$ 37,000	\$ 185,000	\$ 255,000
Cabanas	\$ 111,000	\$ 143,000	\$ 196,000
Restrooms	\$ 37,000	\$ 245,000	\$ 292,000
Firepit	\$ 17,000	\$ 44,000	\$ 62,000
Leroy's	\$ 135,000	\$ 140,000	\$ 337,000
Donor Recognition, Signage and Wayfinding	\$ 29,000	\$ 52,000	\$ 115,000
Water Feature	<i>NIC</i>	\$ 48,000	\$ 88,000
Landscape	\$ 36,000	\$ 84,000	\$ 86,000
Exterior Lighting	\$ 24,000	\$ 73,000	\$ 223,000
Decorative Pavement	\$ 355,000	\$ 681,000	\$ 705,000
Utilities and Drainage	\$ 72,000	\$ 200,000	\$ 299,000
<b>Subtotal Plaza</b>	<b>\$ 1,036,000</b>	<b>\$ 2,395,000</b>	<b>\$ 4,035,000</b>

- Which of the general options are most appropriate for the Square? Any adjustments?



# BUDGET OPTIONS: SUMMARY

# DESIGN OPTIONS COST ESTIMATES

COST BREAKDOWN & COMPARISON

	Option A - Refresh	Option B - Refresh	Option C - Redo
<b>Plaza</b>			
Stage	\$ 57,000	\$ 104,000	\$ 283,000
Snowmelt System	<i>NIC</i>	\$ 257,000	\$ 970,000
Seating/Site Furnishings	\$ 126,000	\$ 139,000	\$ 124,000
Shade Structures in Plaza	\$ 37,000	\$ 185,000	\$ 255,000
Cabanas	\$ 111,000	\$ 143,000	\$ 196,000
Restrooms	\$ 37,000	\$ 245,000	\$ 292,000
Firepit	\$ 17,000	\$ 44,000	\$ 62,000
Leroy's	\$ 135,000	\$ 140,000	\$ 337,000
Donor Recognition, Signage and Wayfinding	\$ 29,000	\$ 52,000	\$ 115,000
Water Feature	<i>NIC</i>	\$ 48,000	\$ 88,000
Landscape	\$ 36,000	\$ 84,000	\$ 86,000
Exterior Lighting	\$ 24,000	\$ 73,000	\$ 223,000
Decorative Pavement	\$ 355,000	\$ 681,000	\$ 705,000
Utilities and Drainage	\$ 72,000	\$ 200,000	\$ 299,000
<b>Subtotal Plaza</b>	<b>\$ 1,036,000</b>	<b>\$ 2,395,000</b>	<b>\$ 4,035,000</b>
<b>Building</b>			
Visitor's Center - Exterior	\$ 175,000	\$ 188,000	\$ 292,000
Visitor's Center - Interior	\$ 225,000	\$ 609,000	\$ 590,000
<b>Subtotal Building</b>	<b>\$ 400,000</b>	<b>\$ 797,000</b>	<b>\$ 882,000</b>
<b>Total Recommended Budget</b>	<b>\$ 1,436,000</b>	<b>\$ 3,192,000</b>	<b>\$ 4,917,000</b>



# PROJECT TIMELINE

## PHASES 1-3

Following direction provided through Phase 1, Phase 2 will include refinement of options with eventual implementation of the plan in Phase 3, with a target completion in Q1 2025.

# PROJECT MILESTONES

- Visitor Center Building lease expires November 1, 2026
- Notice of intention due November 1, 2025
- RFP issue (January 2025)
- Tenant Improvements 2026

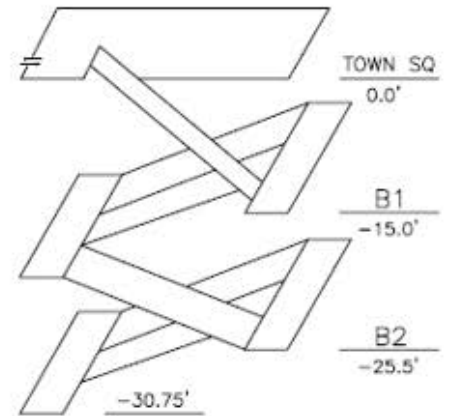
JULY 2023 - JULY 2024	AUGUST 2024 - OCTOBER 2024	NOVEMBER 2024 - JANUARY 2025
<p><b>PHASE 1: PROGRAM ALTERNATIVES &amp; MASTER PLAN</b></p>		
<p>Existing Conditions Assessment &amp; Documentation</p> <ul style="list-style-type: none"> <li>Identify Needs + Opportunities</li> <li>Establish Goals, Vision, Priorities</li> <li>Stakeholder Interviews</li> <li>Public Engagement Meeting / Public Survey</li> <li>Joint City Council Progress &amp; Urban Renewal Agency Progress Meeting</li> </ul>		
	<p><b>PHASE 2: REFINEMENT OF OPTIONS</b></p>	
	<p>Develop Three Concept Plans</p> <ul style="list-style-type: none"> <li>Public Engagement Meeting</li> <li>Joint City Council Progress &amp; Urban Renewal Agency Progress Meeting</li> <li>Select Preferred Option to Refine</li> </ul>	
		<p><b>PHASE 3: IMPLEMENTATION OF PLAN</b></p>
		<p>Final Concept Plan Package</p> <ul style="list-style-type: none"> <li>Cost Estimate</li> <li>Public Feedback</li> <li>Joint City Council Progress &amp; Urban Renewal Agency Progress Meeting</li> </ul>

# SUMMARY & CONSIDERATIONS

- Which of the general options are most appropriate for the Building? Any adjustments?
- Which of the general options are most appropriate for the Square? Any adjustments?
- Direction on next steps and timeline?







ISOMETRIC DIAGRAM

**PARKING SPACE TABULATION**

Level	9'-0"	8'-6"	Compact	Accessible	Total
B1	68	15	7	3	93
B2	69	15	8	3	95
<b>Total</b>	<b>137</b>	<b>30</b>	<b>15</b>	<b>6</b>	<b>188</b>

74,322 SF = Parking Efficiency of 395.3 SF/Space