



**City of Ketchum
Planning & Building**

**STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF JUNE 8th, 2020**

PROJECT: 4th & Main St (Hot Dog Hill) Mixed-Use Building

FILE NUMBER: P 20-002

APPLICATION TYPE: Pre-Application Design Review

ARCHITECT: Peter Paulos, PH Architects

DEVELOPER: Chris Ensign, Solstice Homes Development

PROPERTY OWNER: 400 North Main LLC & Formula Investment LLC (Blaine County Assessor's Office Database)

REQUEST: Pre-Application Design Review for the development of a new four-story, 47.5-foot tall, 59,130-square-foot mixed-use building

LOCATION: West Half of Block 5 adjacent to Main Street between 4th & 5th Streets (Ketchum Townsite: Block 5: Lots 1, 2, 3, & 4)

ZONING: Retail Core of the Community Core (CC-1)

REVIEWER: Abby Rivin, Associate Planner

BACKGROUND

The 4th & Main Street (Hot Dog Hill) project proposes to develop a new four-story, 47.5-foot tall, 59,130-square-foot mixed-use building on four lots along Main Street between 4th and 5th streets. The Planning & Zoning Commission has previously considered this Pre-Application Design Review twice this year during their meetings on January 10th and March 9th. The Commission identified design issues, offered constructive advice, and highlighted opportunities for the developer to improve the project. The Commission moved to continue review of the Pre-Application and directed the applicant to update the project plans based on their feedback.

COMMISSION FEEDBACK

The Commission expressed concerns about the project's compatibility with Ketchum's small-town, mountain community and vibrant downtown. Their recommendations focused on the building's design and scale in relation to the surrounding local context and Main Street's pedestrian-oriented streetscape. The Commission directed the applicant to: (1) incorporate scaling devices, including

vertical elements and varying roof heights, to break up the building’s bulk and mass, (2) enhance the façade design through undulation and material differentiation , and (3) create an activated, pedestrian-friendly, and human-scale environment along Main Street.

APPLICANT’S PROJECT PLAN UPDATES

The applicant has submitted four additional renderings of the building from different perspectives as well as a drone fly-over video illustrating the building’s relationship to the surrounding downtown neighborhood. The undulation of the front façade is more pronounced through projections and recessions of building mass along Main Street. The applicant has attempted to mitigate the design’s repetitiveness and monotony through slight adjustments to the application of exterior materials.

STAFF RECOMMENDATION

Staff recommends the Commission provide feedback to the applicant and move to continue review of the Pre-Application. The applicant’s proposed design updates (Exhibit A) are insufficient and fail to meaningfully incorporate changes that address the Commission’s recommendations.

ANALYSIS

Local Context: Ketchum’s Vibrant Downtown

No one architectural style defines Ketchum. Our town has grown incrementally through time with an eclectic mix of diverse building types. Blocks in downtown Ketchum are historically platted into 55-foot wide lot increments. These platted façade increments along a block create an urban pattern with an authentic rhythm.



Figure 1: Ketchum Main Street



Figure 2: Lane Mercantile Building (Source: The Community Library Regional History Department)

Main Street’s built environment combines repurposed historic buildings, like the Lane Mercantile built in 1887, with more modern development, like the Argyros Theater, to form a textured urban fabric with western mountain charm. The variation of building types and façade identities create unique urban spatial experiences that visually engage pedestrians and activate the streetscape.

Proposed Mid-Rise, Mixed-Use Building

The project plans maximize the size of the building to the greatest extent permitted by Ketchum’s Zoning Regulations. The 59,130-square-foot mixed-use building has a total Floor Area Ratio of 2.23. The building reaches 47.5-feet in height from Main Street to the fourth-floor roof. Covering the length of the entire block, the building’s front façade will span 210 feet along Main Street.



Figure 3: Perspective Rendering, Sheet A5.0 of Project Plans

Design Review Maintains Ketchum’s Authenticity & Mountain-Town Character

Design Review helps our community achieve a more sustainable, vibrant, connected, and beautiful Ketchum. The 4th & Main Street (Hot Dog Hill) project needs design changes to harmonize with the local context of Ketchum, complement the design character of the built environment, and blend with the prevailing scale of downtown development.

The proposed mid-rise is significantly larger than the surrounding built environment. The applicant’s drone fly-over video highlights the mixed-use building’s imposing and dominating appearance within downtown Ketchum. More meaningful scaling devices need to be integrated into the project plans to break up the building’s bulk and mass.

DESIGN REVIEW STANDARDS (Ketchum Municipal Code §17.96.060)

Architectural

Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness (Ketchum Municipal Code §17.96.060.F5).

The building character shall be clearly defined by use of architectural features (Ketchum Municipal Code §17.96.060.F2).

Compatibility of Design

The project’s materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures (Ketchum Municipal Code §17.96.060.E1).

The façade design exacerbates the project’s size. The projections and recessions of building mass along Main Street repeat the same monotonous pattern. The applicant has updated the project plans to increase the undulation of building mass along Main Street. This treatment fails to meaningfully provide visual relief because the same wall surface design repeats horizontally across the front façade along Main Street. These undulation treatments that shift the building’s depth must be combined with changes in the façade’s exterior material or design character to alleviate this repetitive wall pattern.

4th and Main (Hot Dog Hill) Mixed-Use Building

Pre-Application Design Review

Planning & Zoning Commission Meeting of June 8th, 2020

City of Ketchum Planning & Building Department

The front façade’s uniform design creates a monotonous environment across the entire block along Main Street. The building’s bulk coupled with its uninterrupted façade design creates an unwelcoming and uninteresting experience for the community. The mixed-use building needs scaling devices and design treatments that define and activate the public realm and enhance the pedestrian experience.

Downtown Ketchum is the soul of our small-town, mountain community. Downtown is Ketchum’s vibrant and walkable commercial area and the social center for gatherings with neighbors and visitors. Downtown bring us together to make us a connected community. How will this building enhance the character of downtown Ketchum and contribute to our mountain community?

“We create our buildings and then they create us. Likewise, we construct our circle of friends and our communities and then they construct us.” –Frank Lloyd Wright

“We understand that Ketchum is as much a state of mind as it is a place.”

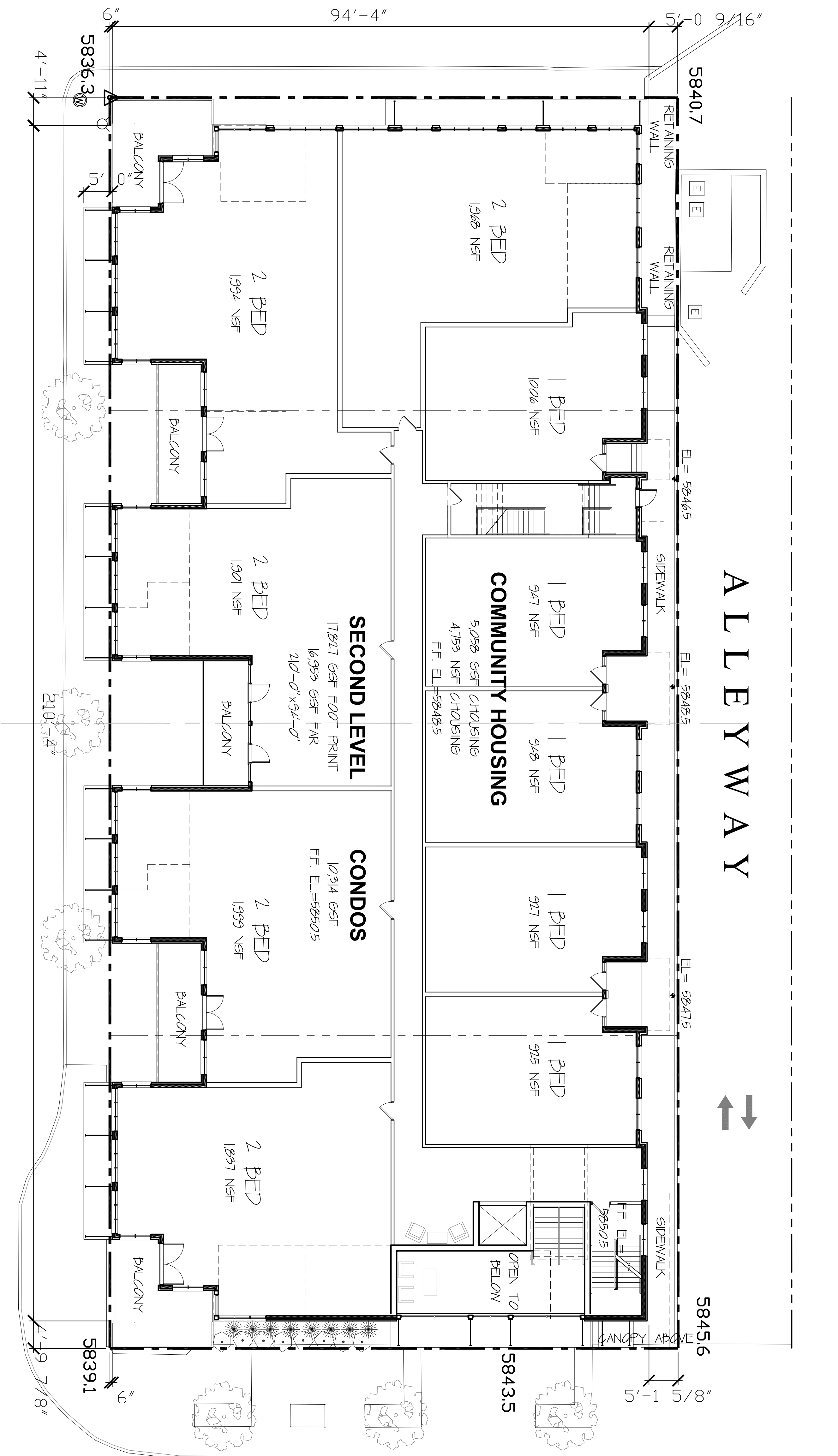
-2006 Downtown Ketchum Master Plan Vision Statement

EXHIBITS:

- A. Pre-Application Design Review Submittal & Project Plan Updates
- B. Staff Report: Planning & Zoning Commission Meeting of March 9th, 2020

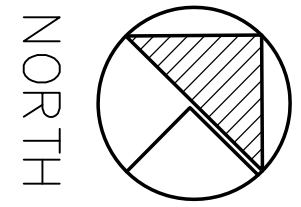
Exhibit A:
Pre-Application Design Review
Submittal
&
Project Plan Updates

EAST FIFTH STREET



Ⓡ SECOND FLOOR PLAN
SCALE: 3/32"=1'-0"

EAST FOURTH STREET



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MIXED USE DEVELOPMENT

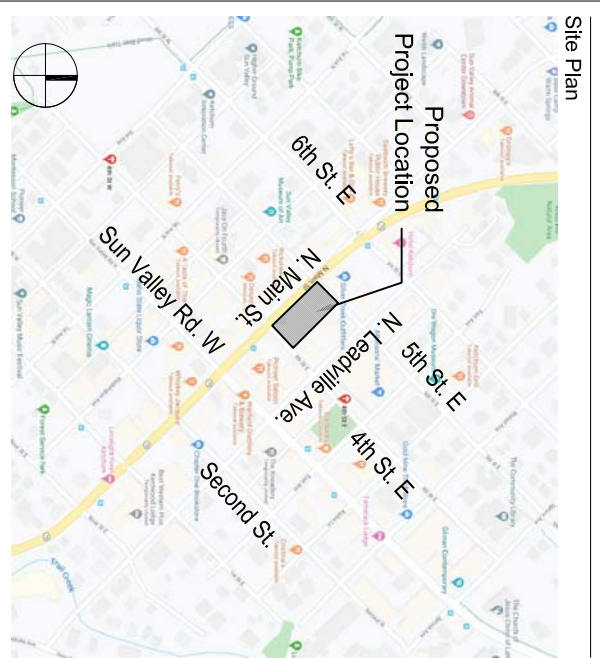
4TH & MAIN ST.
KETCHUM, BLAINE COUNTY,
IDAHO 84117

Prepared For: SOLSTICE DEVELOPMENT
4886 HIGH AND DR 4224
MILLCREEK UT 84117



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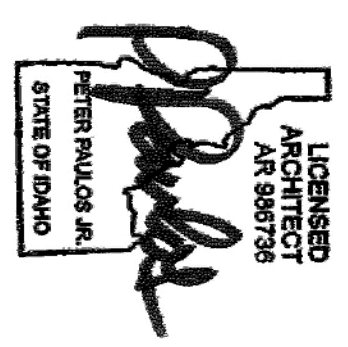


Site Plan

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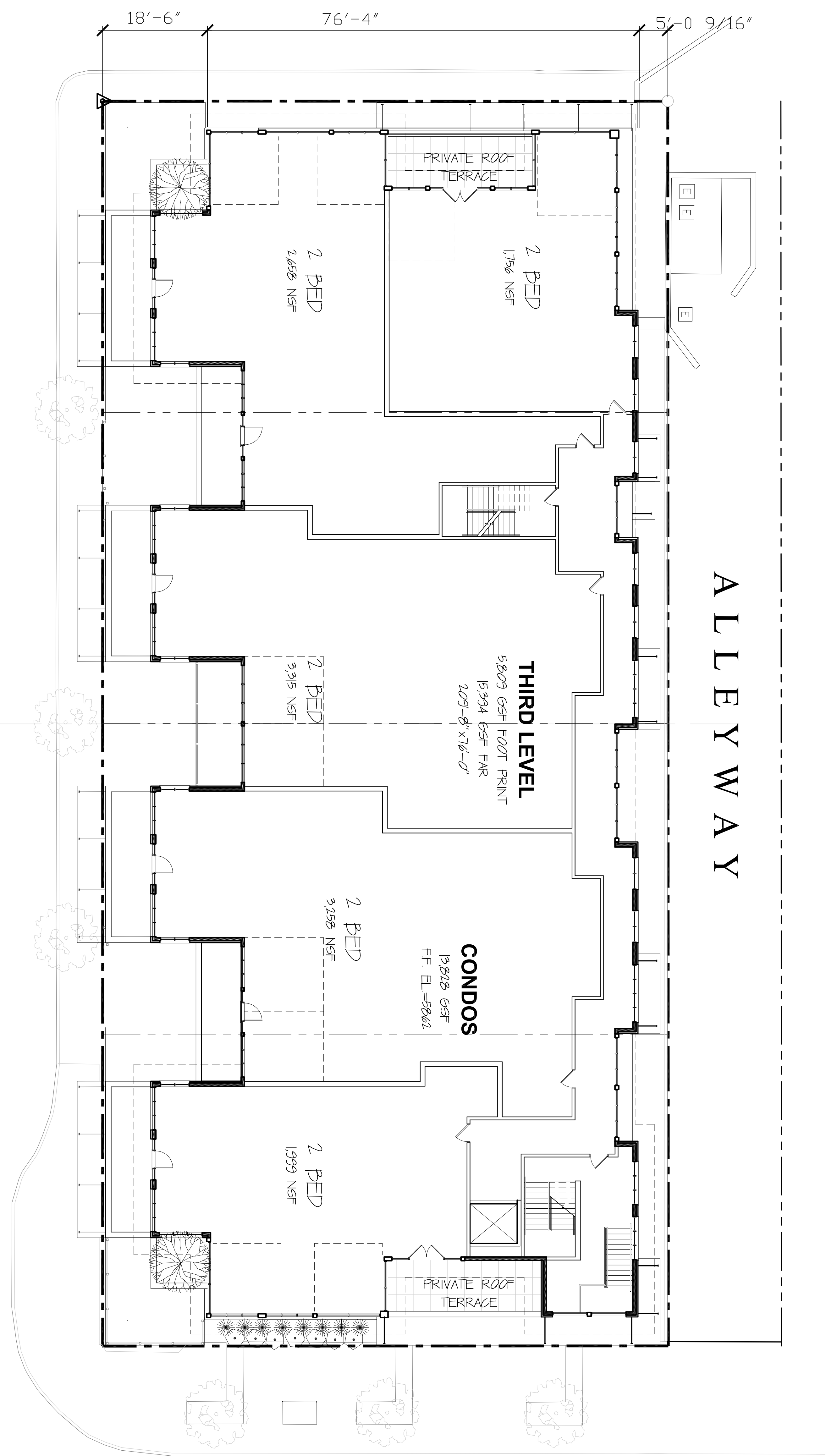


Revisions	No.	Date	Issue
	1	2020/01/05	CLIENT REVISIONS
	2	2020/04/19	ELEVATION REVISIONS
	3	2020/05/14	COMMISSION REAPPLICATION

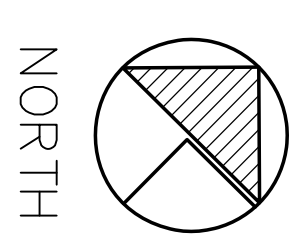
SECOND FLOOR PLAN

Date: 2020/01/17 Project No.: 20-001
Scale: 3/32"=1'-0" base=1'00" D1 on 5
Sheet No.: SBZ
A1.1

EAST FIFTH STREET



① THIRD FLOOR PLAN
SCALE: 3/32"=1'-0"



EAST FOURTH STREET

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MIXED USE DEVELOPMENT

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KETCHUM, BLAINE COUNTY,
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4886 HIGH AND DR 4224
MILLCREEK UT 84117



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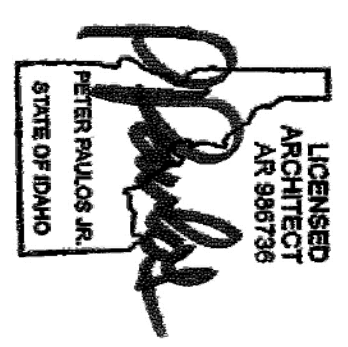
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Revisions	No.	Date	Issue
	1	2020/01/25	CLIENT REVISIONS
	2	2020/04/23	ELEVATION REVISIONS
	5	2020/05/14	COMMISSION REAPPLICATION

THIRD FLOOR PLAN

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Sheet No.: SDZ

A1.2

**MIXED USE
DEVELOPMENT**

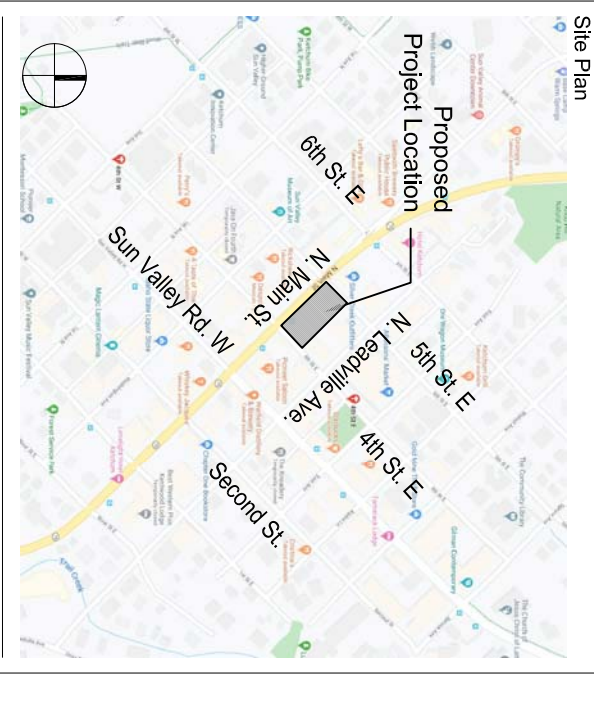
4TH & MAIN ST.
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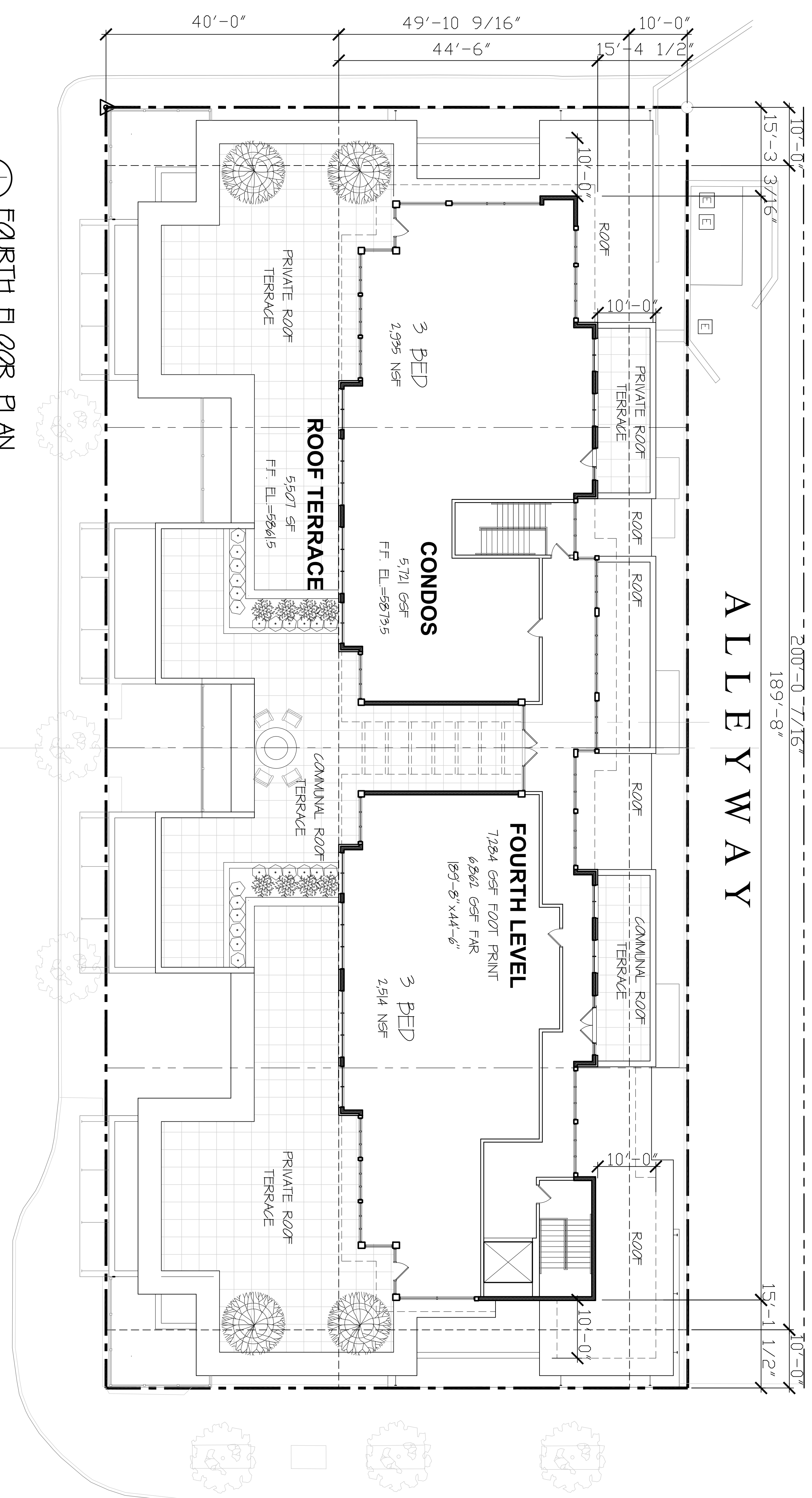
Site Plan

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EAST FOURTH STREET



FOURTH FLOOR PLAN
SCALE: 3/32"=1'-0"

EAST FIFTH STREET

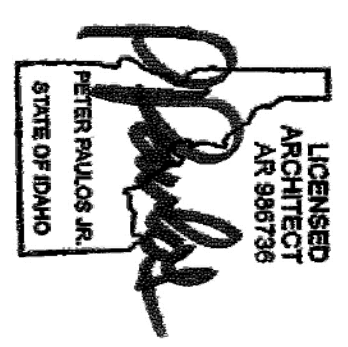
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Revisions	No.	Date	Issue
	1	2020/02/05	CLIENT REVISIONS
	2	2020/04/23	ELEVATION REVISIONS
	5	2020/05/14	COMMISSION REAPPLICATION



FOURTH FLOOR PLAN

Date: 2020/01/17
Scale: 3/32"=1'-0"
Sheet No.: SBZ

Project No.: 20-001
GAS PERM. D10ns
Checklist:

A1.3

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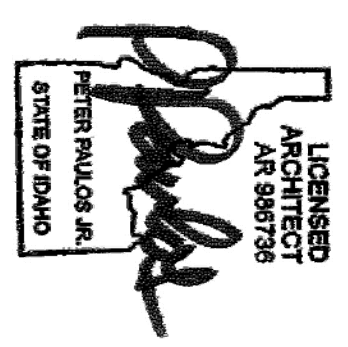
Site Plan

Proposed Project Location

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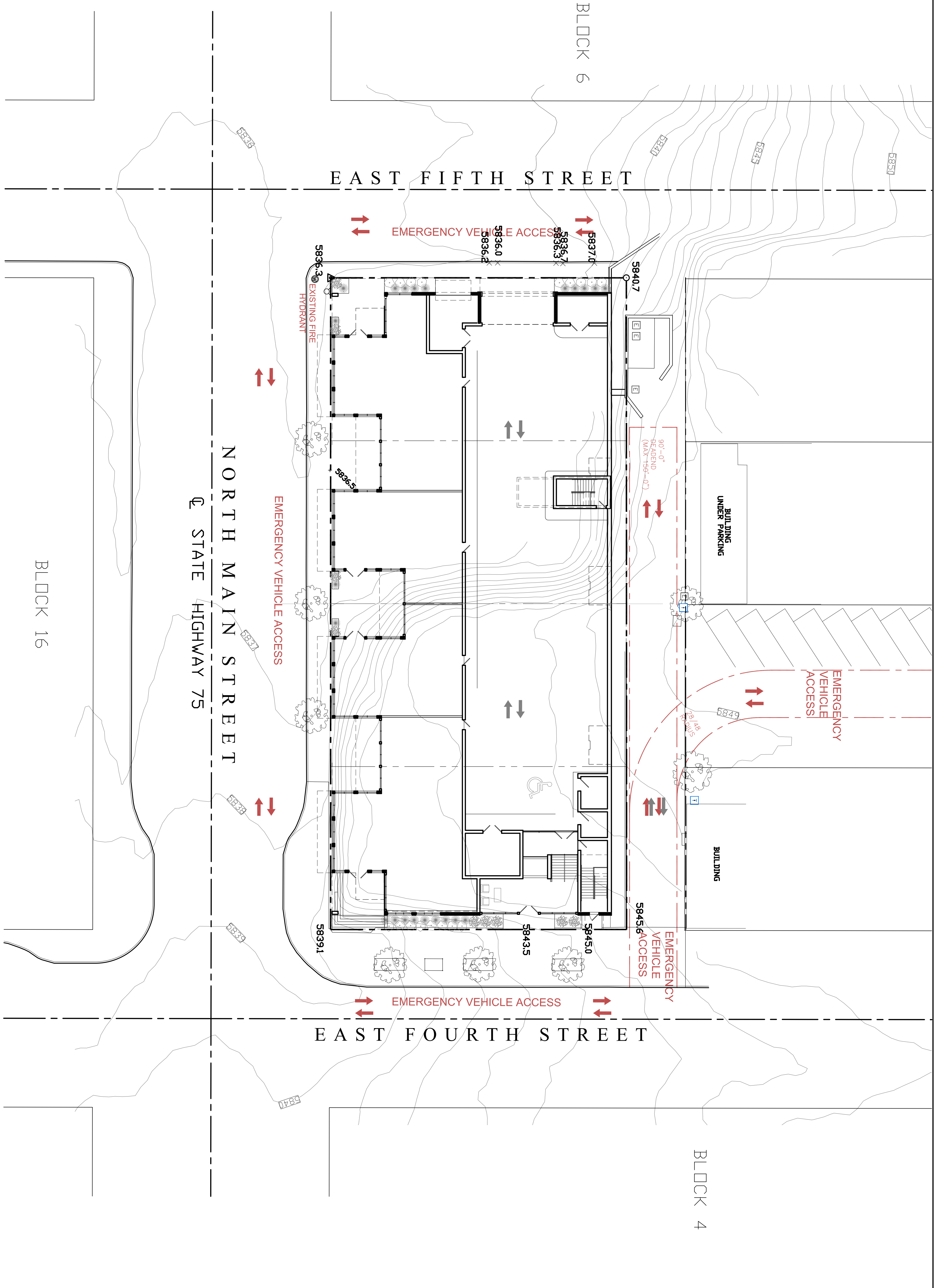


No.	Date	Issue
1	2020/02/05	CLIENT REVISIONS
2	2020/04/19	ELEVATION REVISIONS
5	2020/05/14	COMMISSION REGISTRATION

EMERGENCY VEHICLE ACCESS

Date:	2020/01/07	Project No.:	20-001
Scale:	1/8" = 1'-0"	Drawn:	GAO
Checked:	SDZ	Checked:	GAO

A1.4



EMERGENCY VEHICLE ACCESS

SCALE: 1/8" = 1'-0"

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1 BUILDING FOOTPRINT DIA.
SCALE: 1/16"=1'-0"



PREVIOUS FOOTPRINT
NEWLY PROPOSED

2 BUILDING FOOTPRINT DIA.
SCALE: 1/16"=1'-0"



MAIN LEVEL
2ND FLOOR
3RD FLOOR
4TH FLOOR

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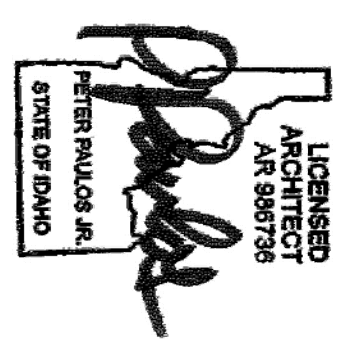
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Revisions

No.	Date	Issue
1	2020/02/05	CLIENT REVISIONS
2	2020/03/02	PER COMMISSION COMMENTS
3	2020/04/29	ELEVATION REVISIONS
5	2020/05/14	COMMISSION REVISIONS



BUILDING FOOTPRINT DIAGRAM

Date: 2020/03/09 Project No.: 20-001
Scale: 1/16"=1'-0" base=11'00" plons
Drawn: SDZ
Sheet No.: A1.5

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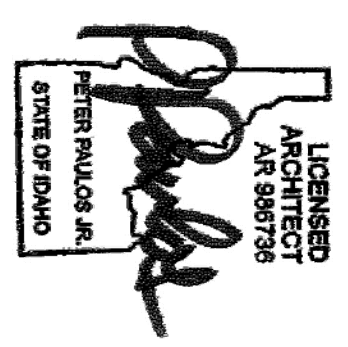


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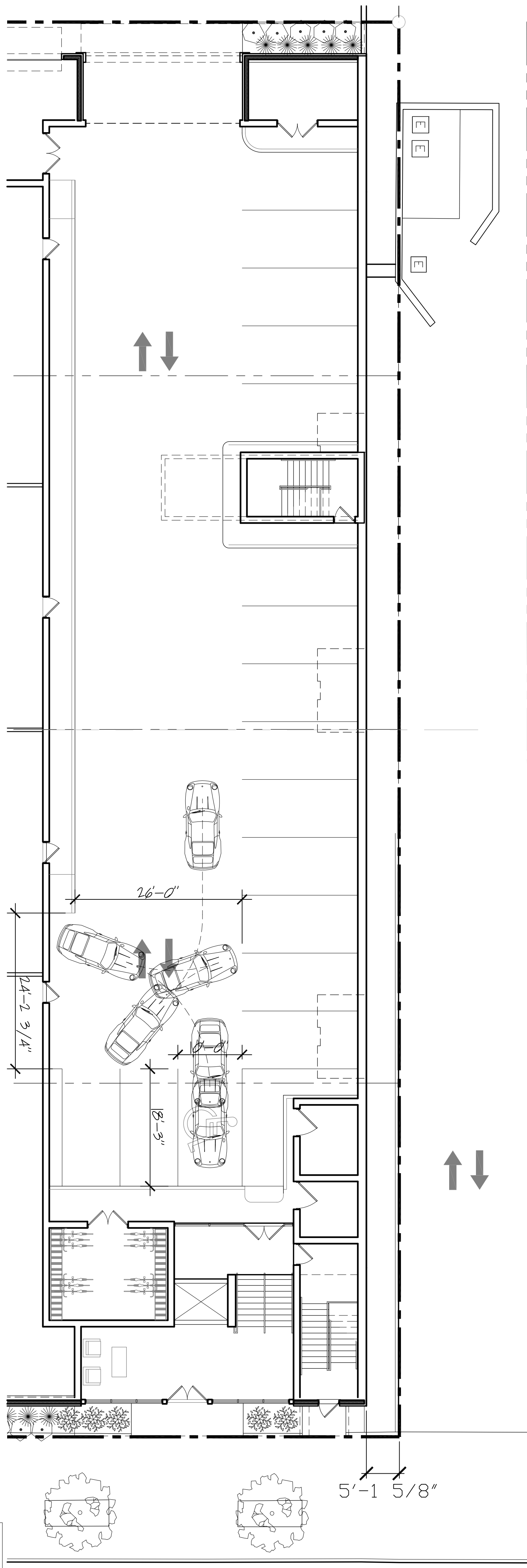
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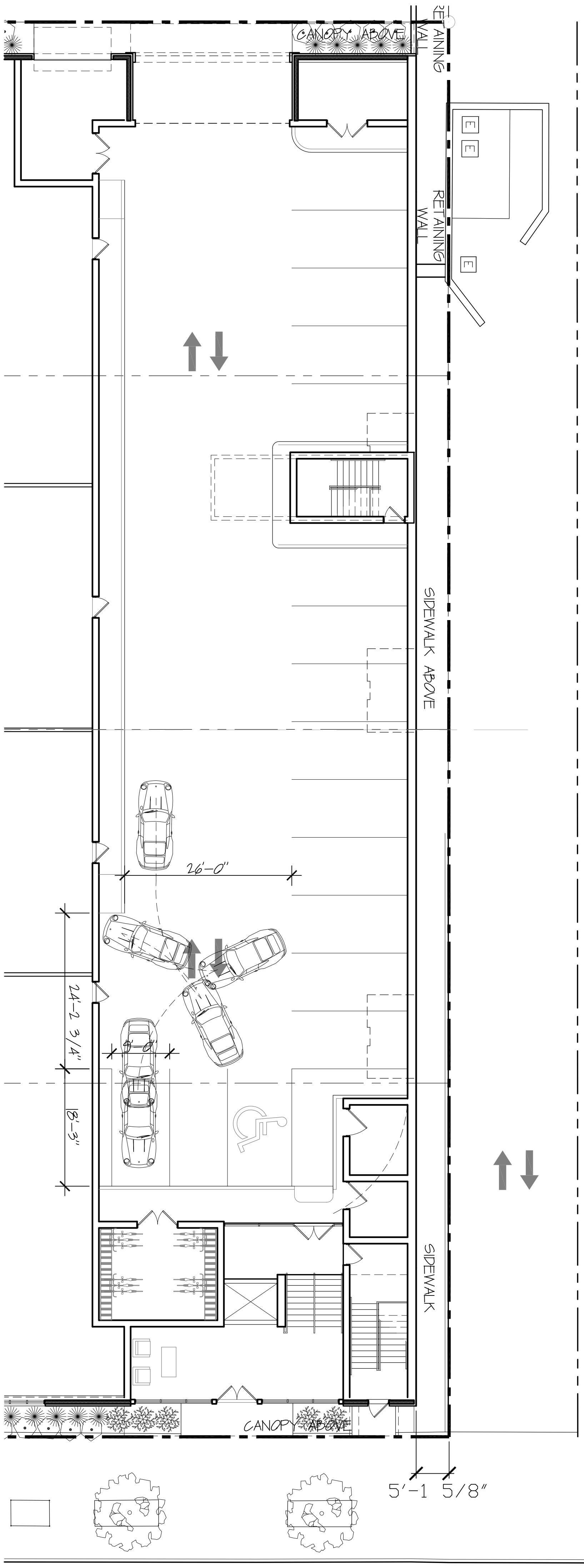


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	1.	2020/01/05	CLIENT REVISIONS
	2.	2020/03/09	PER COMMISSION COMMENTS
	5.	2020/05/14	COMMISSION REAPPLICATION

PARKING DIAGRAMS



1 HANDICAP END SPACE PARKING DIAGRAM
SCALE: 3/32"=1'-0"



2 END SPACE PARKING DIAGRAM
SCALE: 3/32"=1'-0"

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Scale: 3/32"=1'-0" base-1 foot plots
Designer: SBZ
Sheet No.: A1.6

MIXED USE DEVELOPMENT

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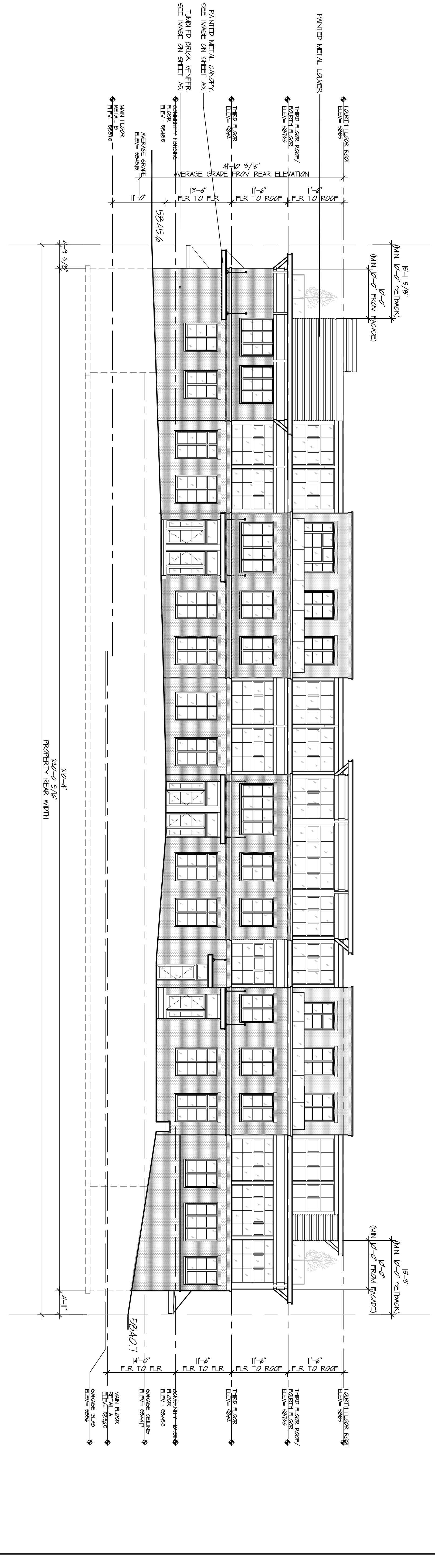
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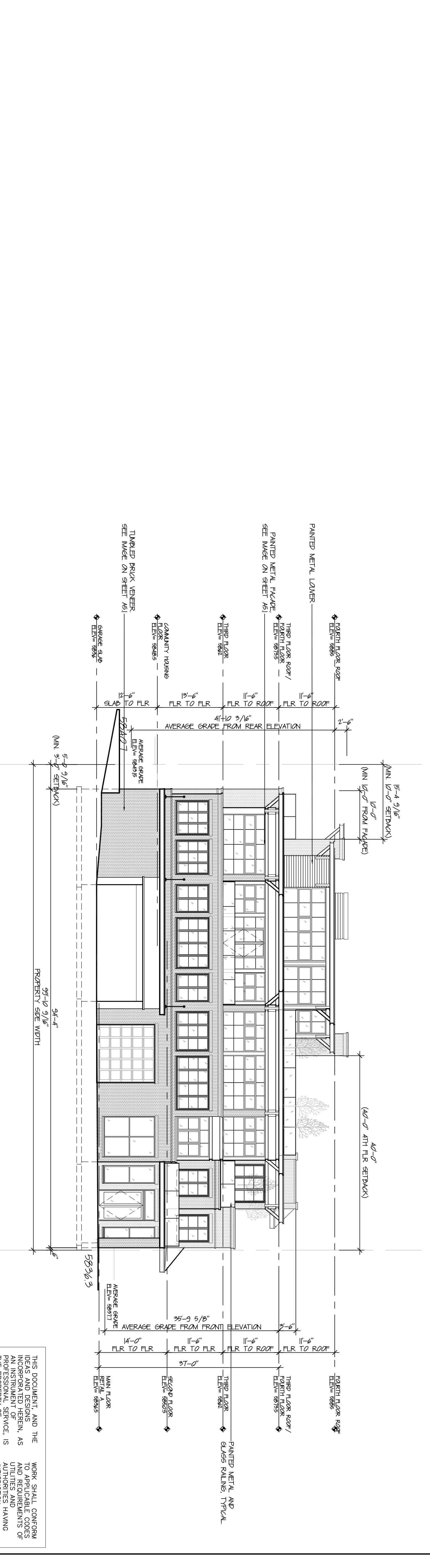
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1 REAR EXTERIOR ELEVATION
SCALE: 3/32"=1'-0"



2 SIDE EXTERIOR ELEVATION (NORTH)
SCALE: 3/32"=1'-0"

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No.	Date	Issue
1.	2020/01/05	CLIENT REVISIONS
2.	2020/04/21	ELEVATION REVISIONS
3.	2020/04/29	ELEVATION REVISIONS
4.	2020/05/18	GRADING CORRECTION
5.	2020/05/14	COMMISSION RESUBMISSION

REAR & SIDE EXTERIOR ELEVATIONS

Date: 2020/01/01
Scale: 3/32"=1'-0"
Designer: SBZ
Sheet No.: _____

Project No.: 20-001
Client: GAS FILL elev.
Checked: _____

A2.1

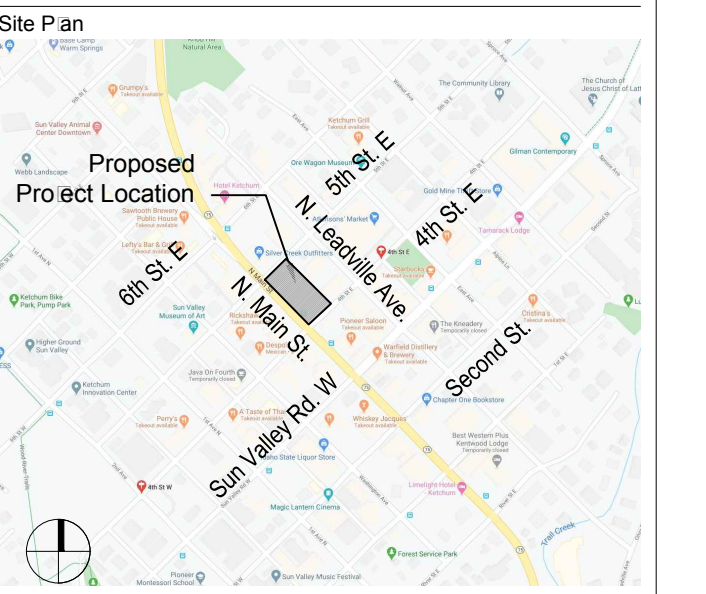
MIXED USE DEVELOPMENT

4TH & MAIN ST.
KETCHUM, BLAINE COUNTY,
IDAHO 84117

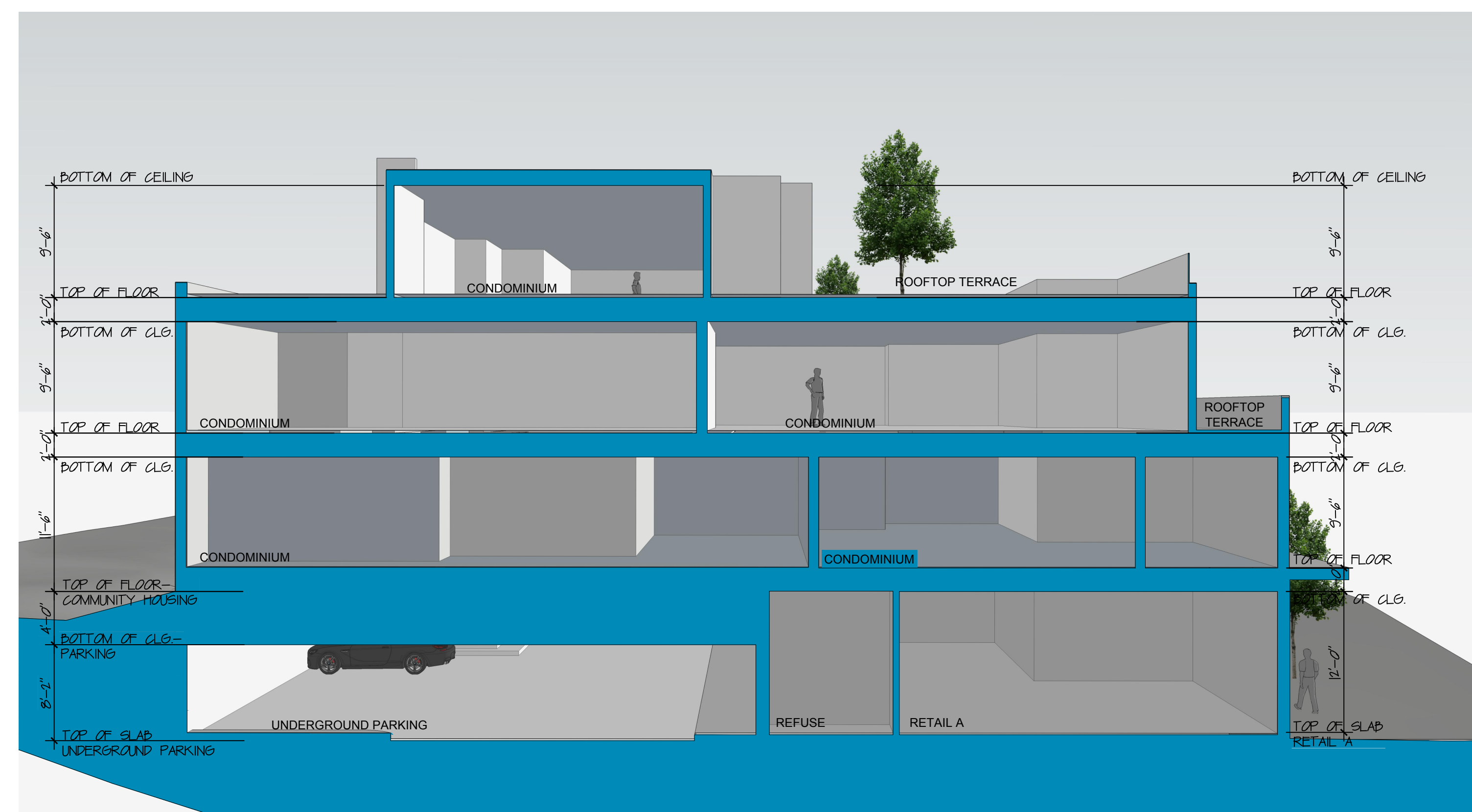
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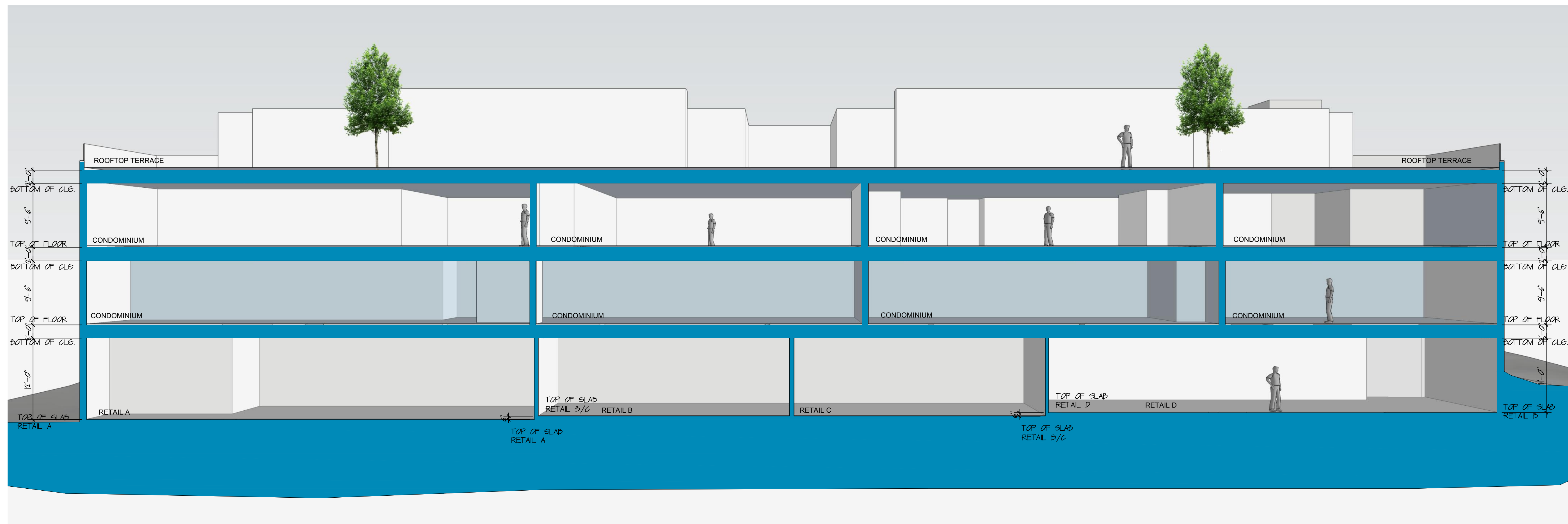
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(208) 725-0988 tel.
(208) 725-0972 fax



2 BUILDING SECTION-RETAIL A
SCALE: 1/8"=1'-0"



1 LONGITUDINAL BUILDING SECTION
SCALE: 1/8"=1'-0"

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Seal
LICENSED ARCHITECT
AR 986736
P. Paulos Jr.
PETER PAULOS JR.
STATE OF IDAHO

Revisions No.	Date	Issue
5.	2010/05/14	COMMISSION RESUBMISSION

BUILDING SECTIONS

Date: 2010/1/17
Scale: 1/8"=1'-0"
Design: sbz
Sheet No.:
Project No.:
CAD File Name:
Checked:

A3.0

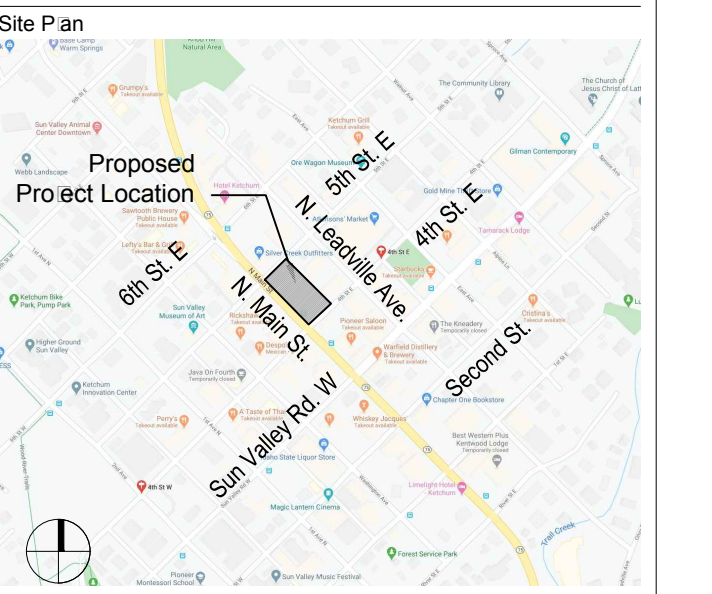
MIXED USE DEVELOPMENT

4TH & MAIN ST.
KETCHUM, BLAINE COUNTY,
IDAHO 84117

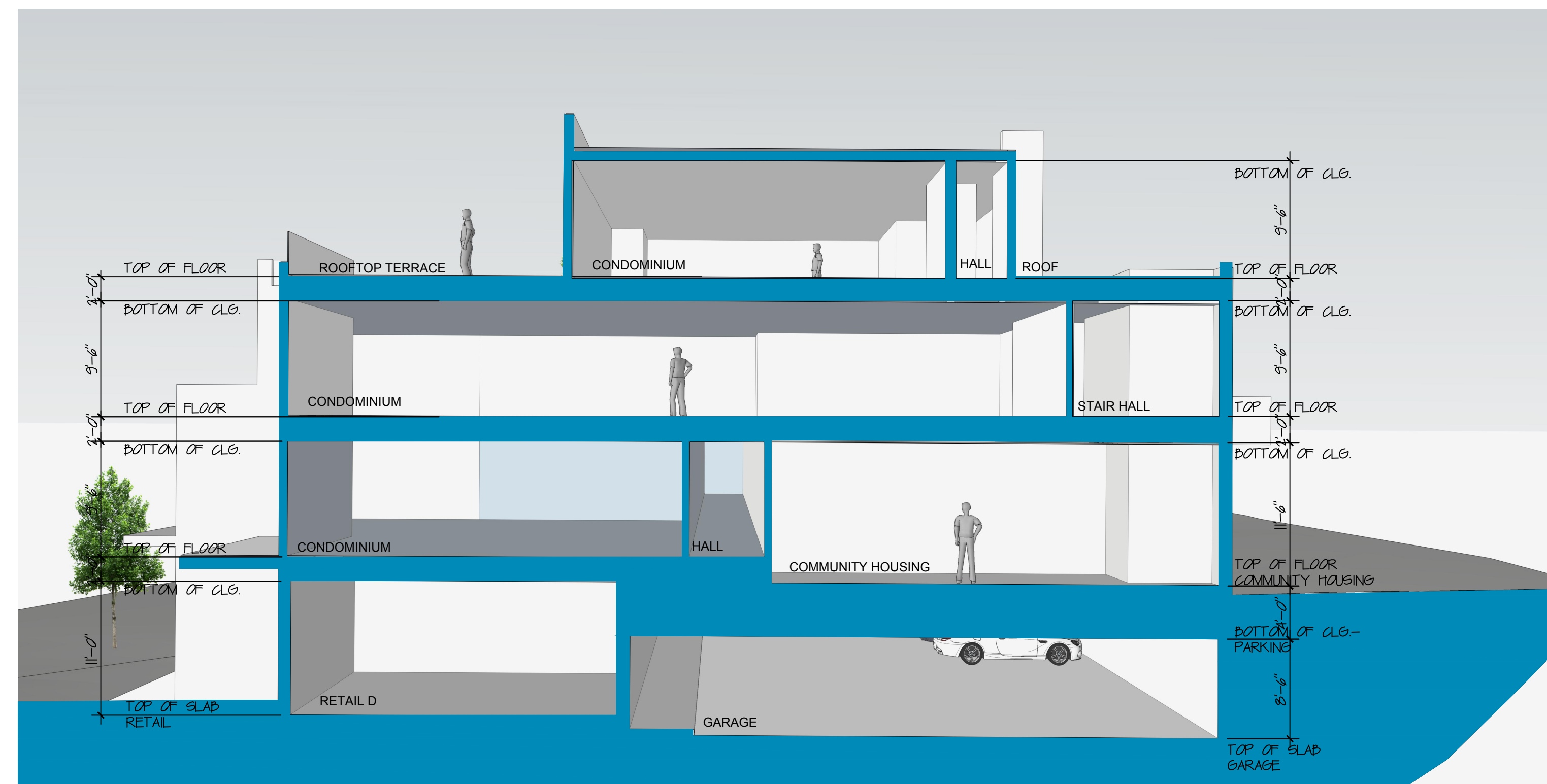
Prepared For: SOLSTICE DEVELOPMENT
4686 HIGHLAND DR. #224
MILLCREEK, UT 84117

PIH
ARCHITECTS

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(208) 788-1705 tel.
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(208) 725-0972 fax



BUILDING SECTION-RETAIL D
SCALE: 1/8"=1'-0"

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LICENSED ARCHITECT AR 886736
Peter Paulos Jr.
PETER PAULOS JR.
STATE OF IDAHO

Revisions

No.	Date	Issue
5.	2012/05/14	COMMISSION RESUBMISSION

BUILDING SECTIONS

Date: 2012/1/17
Scale: 1/8"=1'-0"
Design: sbz
Sheet No.: A3.1

Project No.:
CAD File Name:
Checked:

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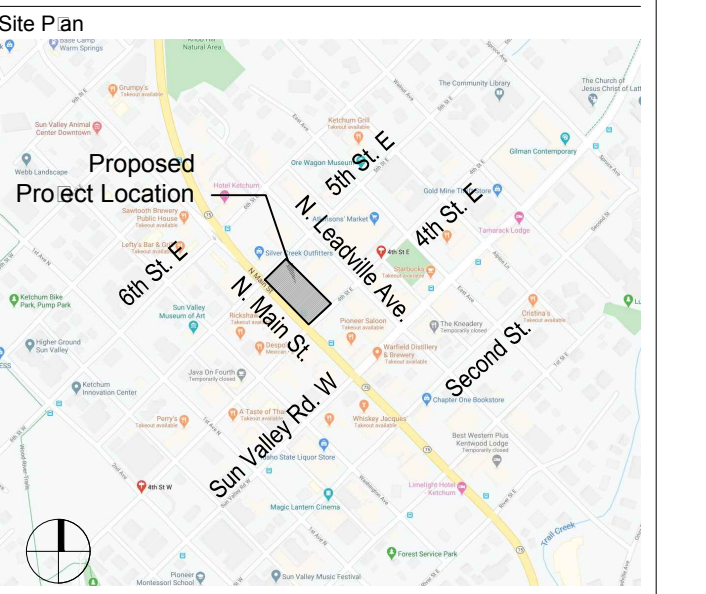
MIXED USE DEVELOPMENT

4TH & MAIN ST.
KETCHUM, BLAINE COUNTY,
IDAHO 84117

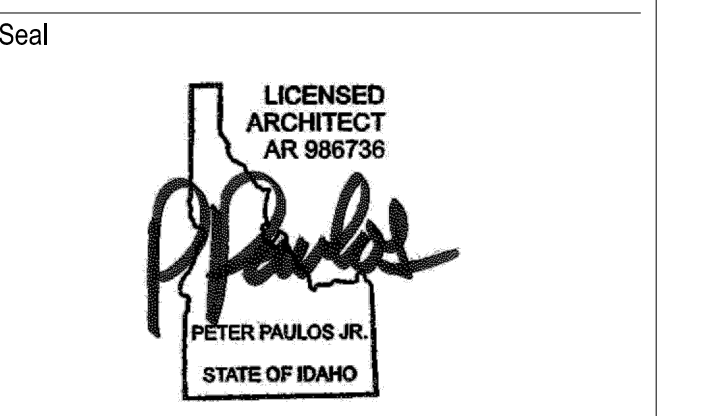
Prepared For: SOLSTICE DEVELOPMENT
4686 HIGHLAND DR. #224
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(208) 725-0972 fax

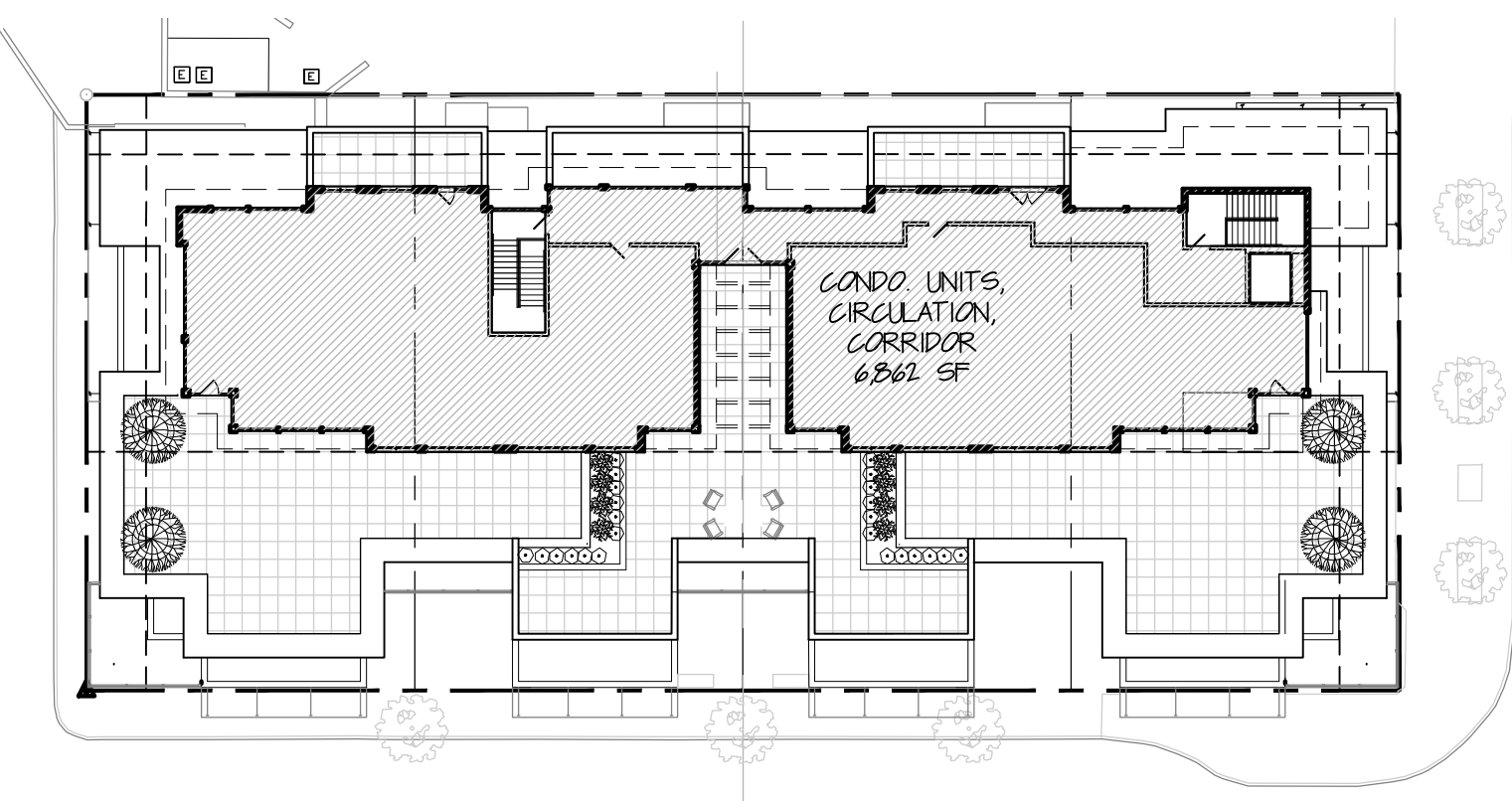


Revisions		
No.	Date	Issue
1.	2010/01/05	CLIENT REVISIONS
5.	2010/05/14	COMMISSION RESUBMISSION

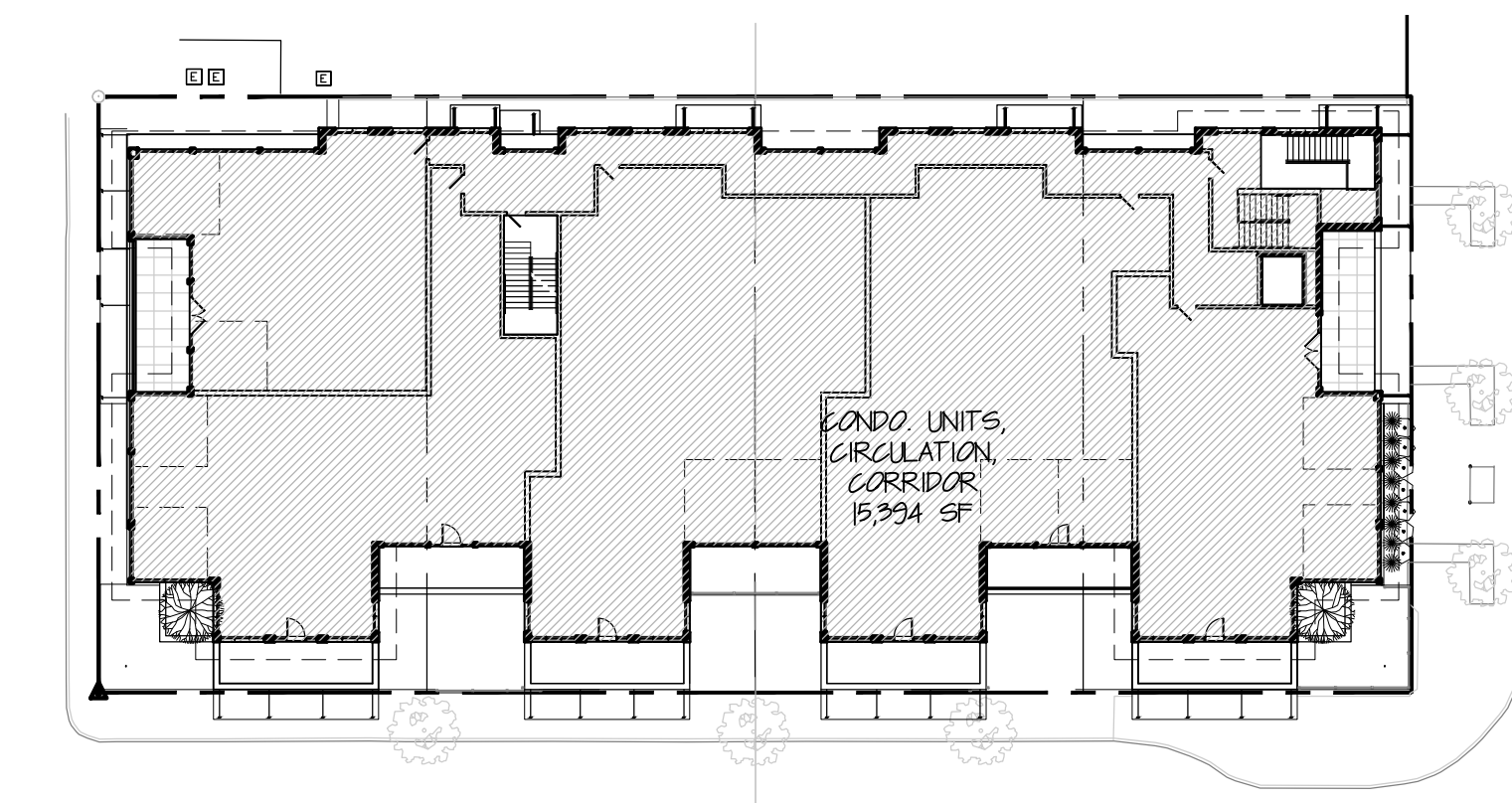
F.A.R. CALCULATIONS

Date: 2010/1/17 Project No.:
Scale: 1/32"=1'-0" CAD File Name:
Design: sbz Checked:
Sheet No.:

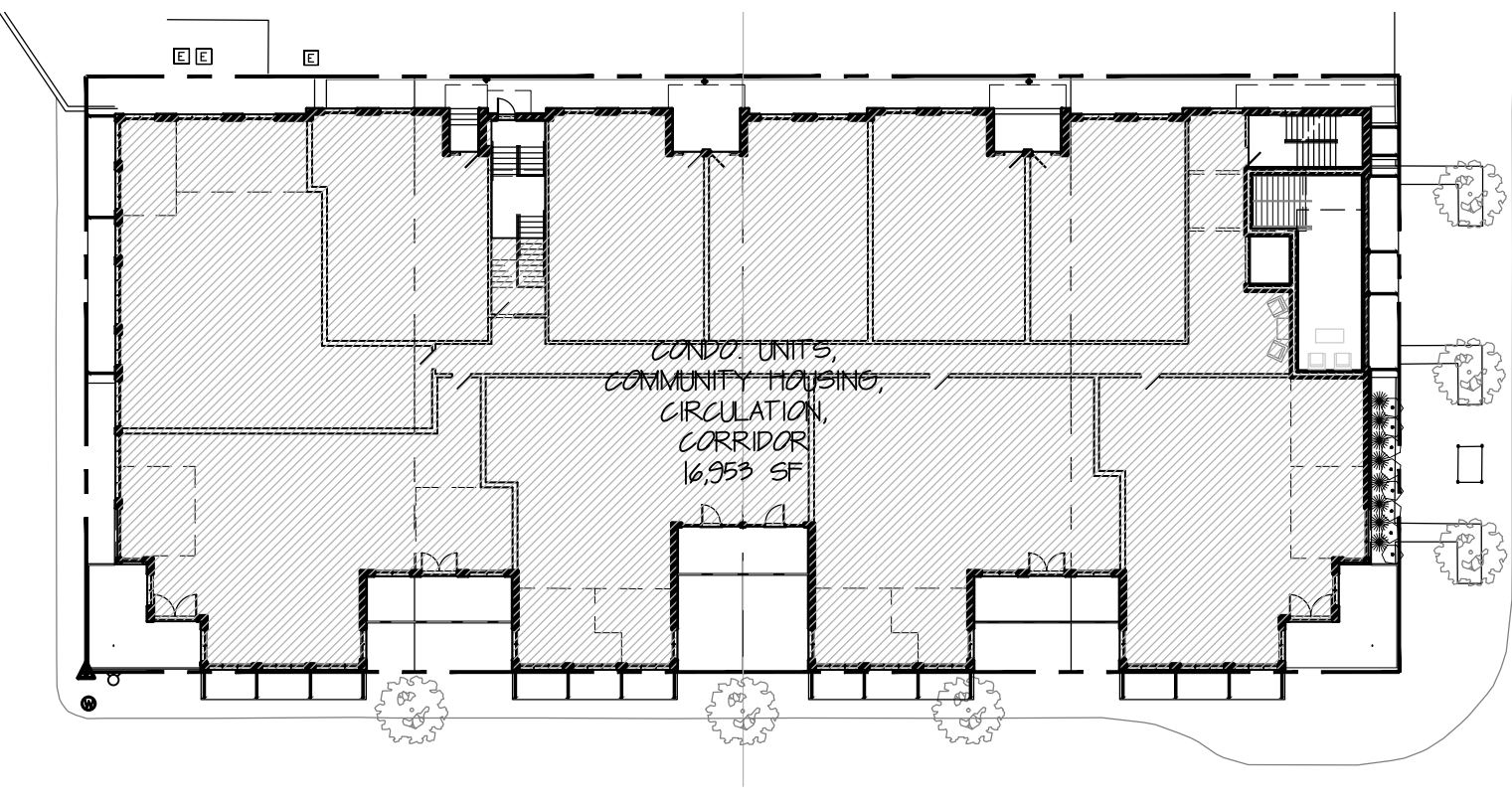
A4.0
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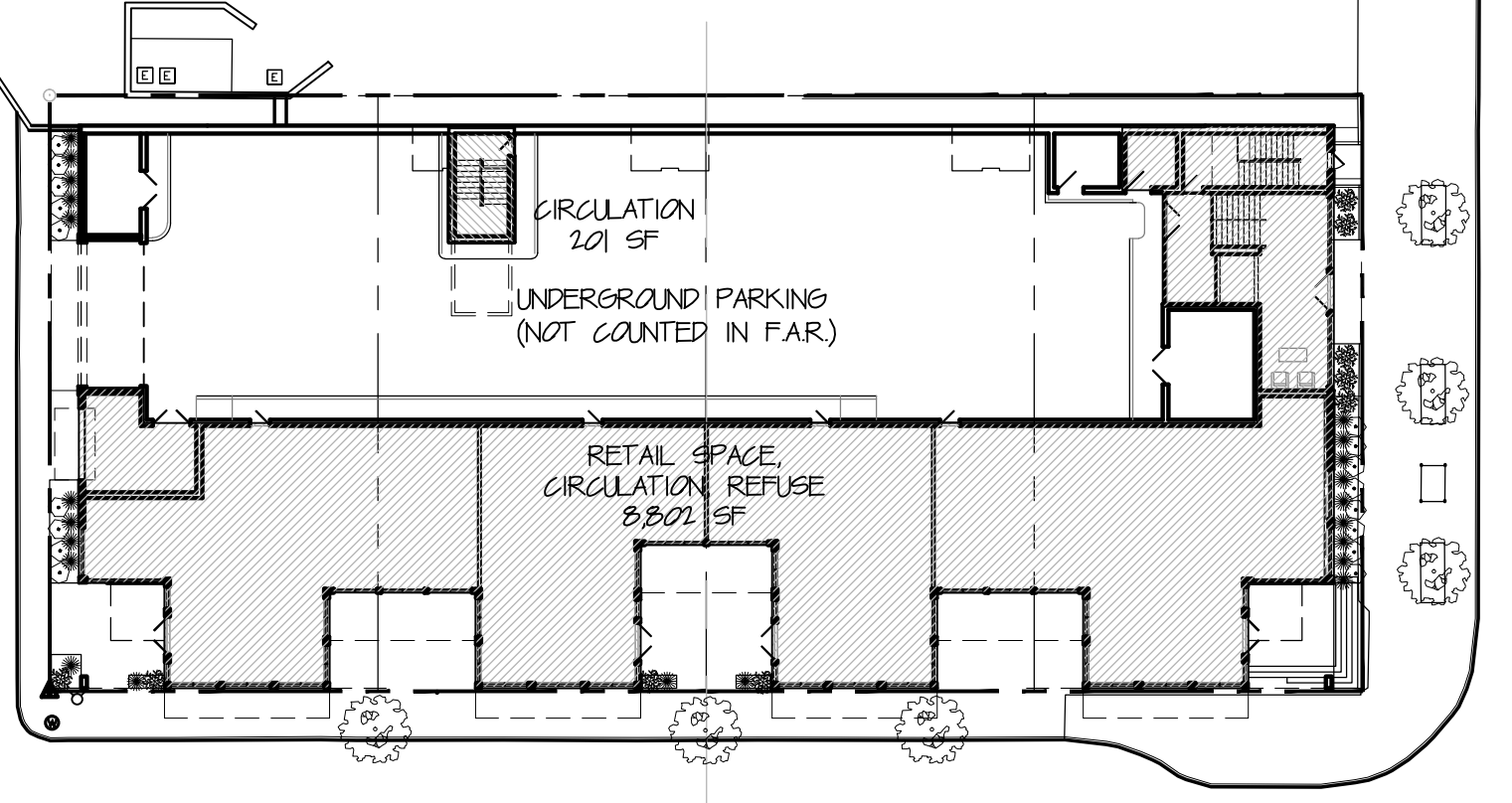
5 FOURTH FLOOR F.A.R.
SCALE: 1/32"=1'-0"



4 THIRD FLOOR F.A.R.
SCALE: 1/32"=1'-0"



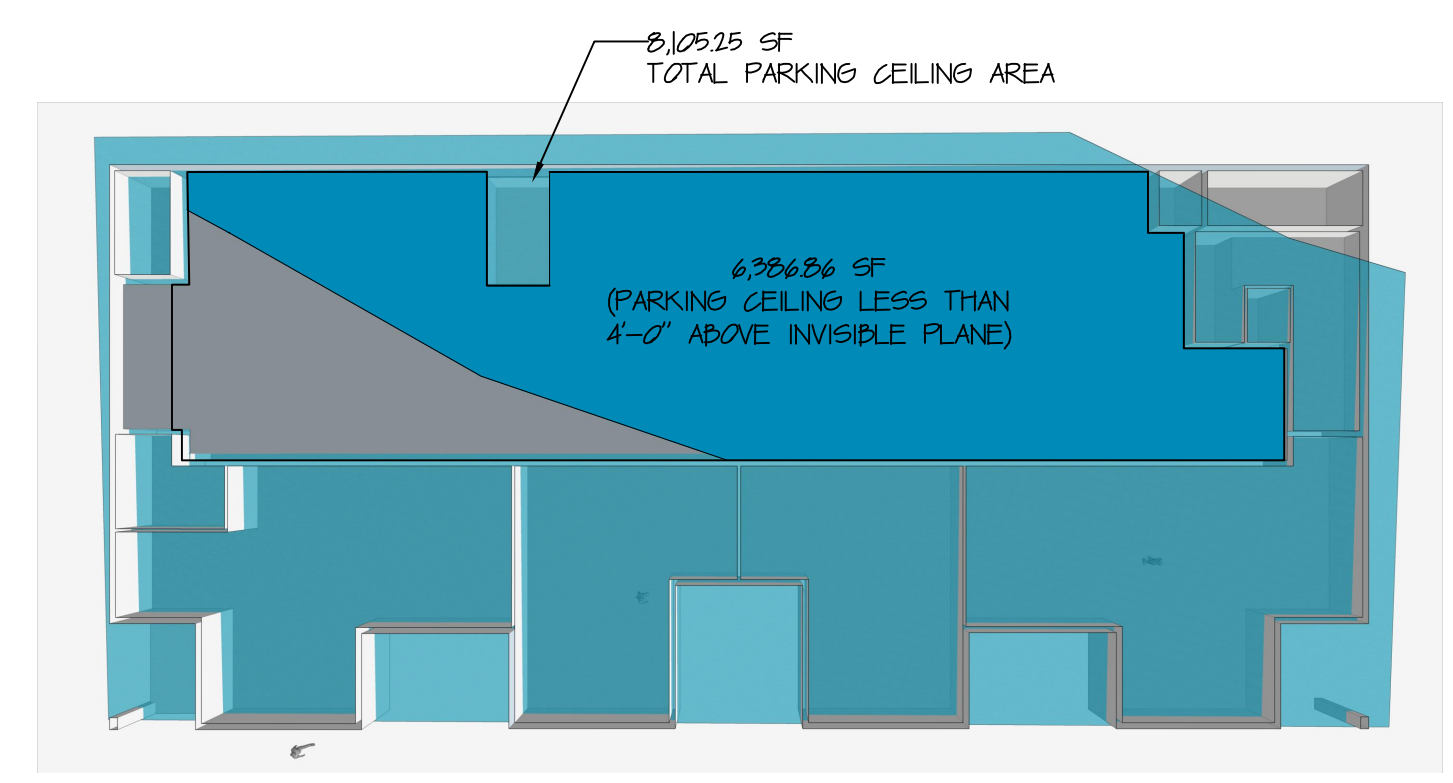
3 SECOND FLOOR F.A.R.
SCALE: 1/32"=1'-0"



2 FIRST FLOOR F.A.R.
SCALE: 1/32"=1'-0"

9,014 GSF FIRST FLOOR
16,593 GSF SECOND FLOOR
15,934 GSF THIRD FLOOR
6,862 GSF FOURTH FLOOR
48,223 GSF TOTAL FLOOR AREA

48,223 GSF TOTAL FLOOR AREA = 2.19 F.A.R. □ 2.25 ALLOWED
21,989 SF LOT AREA



1 UNDERGROUND PARKING DIAGRAM
SCALE: 1/32"=1'-0"

$\frac{6,386.86 \text{ SF}}{8,105.25 \text{ SF}} = .788 = 78.8\% \text{ LESS THAN } 4'-0" \text{ ABOVE INVISIBLE PLANE}$
PARKING MEETS UNDERGROUND PARKING DEFINITION (NOT INCLUDED IN F.A.R. AREA)

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1 PERSPECTIVE RENDERING
SCALE: NTS

MIXED USE
DEVELOPMENT

4TH & MAIN ST.
KETCHUM, BLAINE COUNTY,
IDAHO 84117

Prepared For: SOLSTICE DEVELOPMENT
4886 HIGH AND DR 4224
MILLCREEK UT 84117



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Seal



Revisions	No.	Date	Issue
	1	2020/01/09	CLIENT REVISIONS
	5	2020/05/14	COMMISSION REAPPLICATION

PERSPECTIVE RENDERING

Date:	2020/01/09	Project No.:	20-001
Scale:	NTS	Client Name:	GAD Firm Name
Drawn:	SBZ	Checked:	
Sheet No.:	A5.0		

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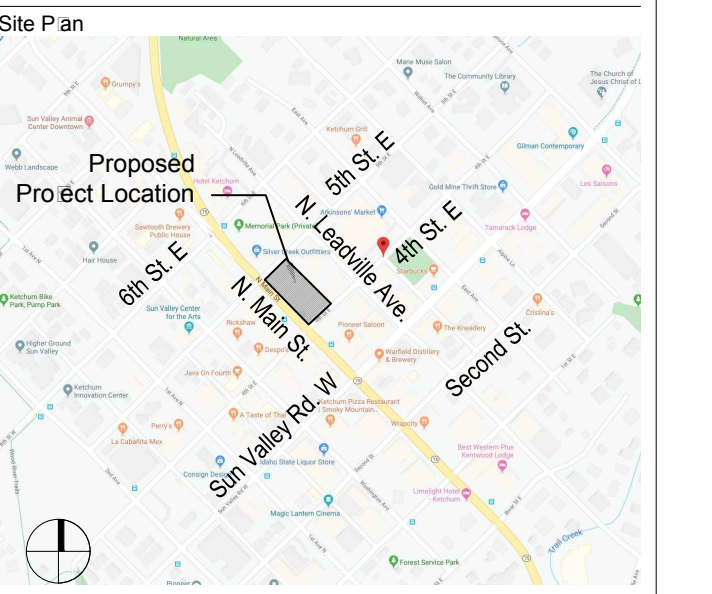
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KETCHUM, BLAINE COUNTY,
IDAHO 84117

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4686 HIGHLAND DR. #224
MILLCREEK, UT 84117

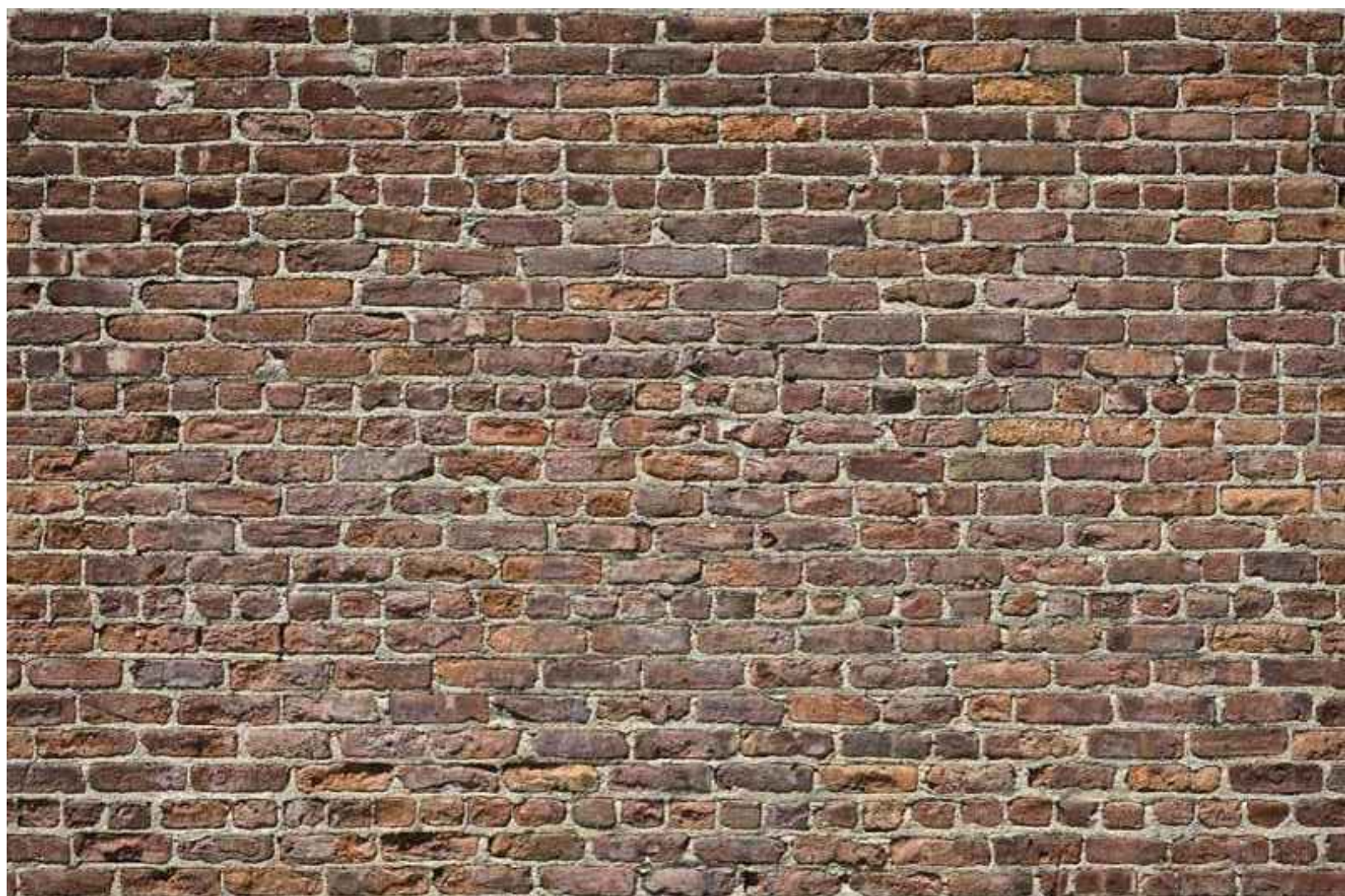
PH
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203-426-6500 tel. 203-426-6503 fax
ph-archs.com

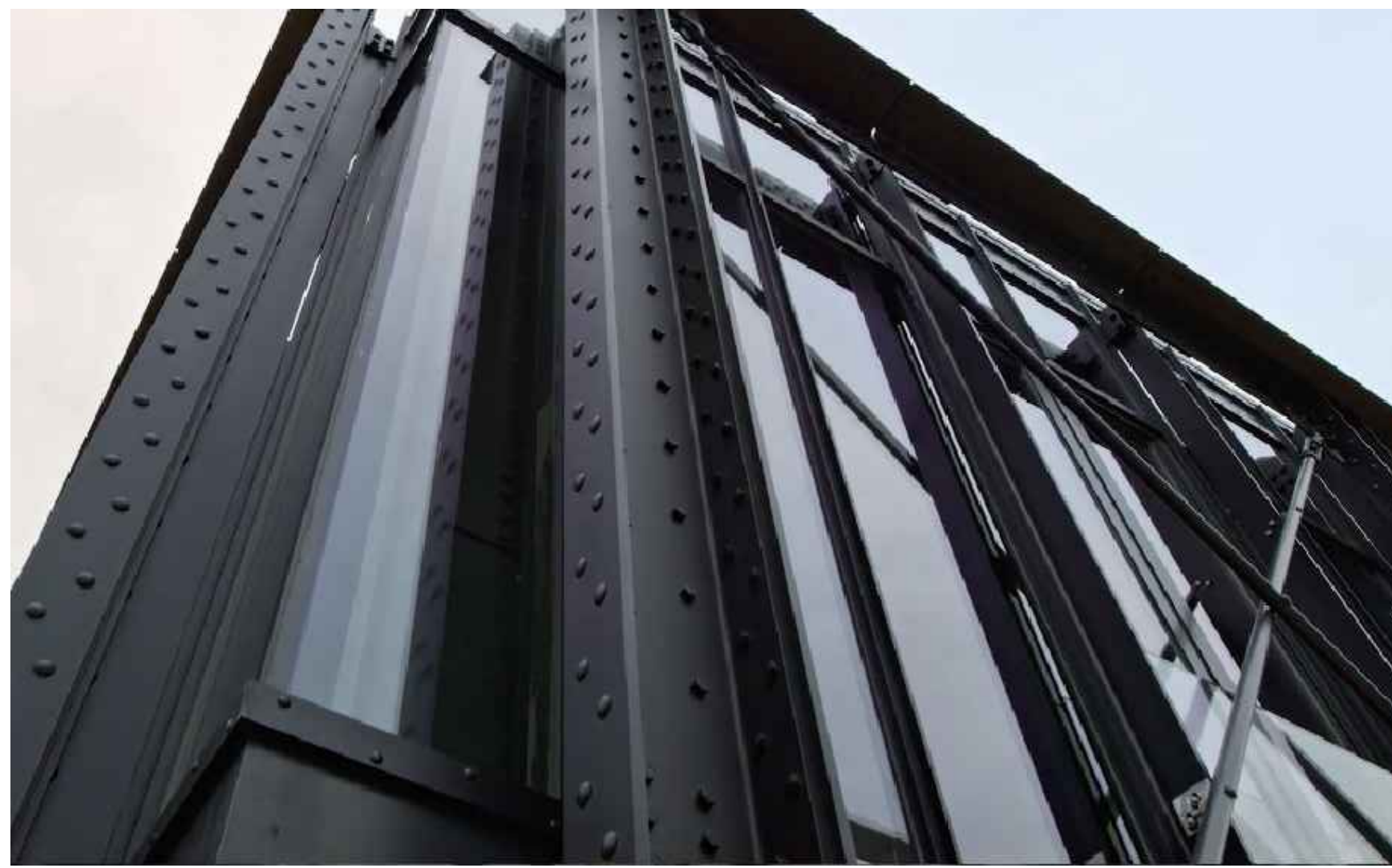


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1 RENDERED ELEVATION
SCALE: NTS



2 BRICK VENEER EXAMPLE
SCALE: NTS



3 METAL FACADE EXAMPLE
SCALE: NTS



4 METAL CANOPY IMAGE
SCALE: NTS

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Seal

Revisions		
No.	Date	Issue

RENDERED ELEVATION

Date: 2010/01/09 Project No.: 20-00
Scale: NTS CAD File Name:
Design: sbz Checked:
Sheet No.:

A5.1

MIXED USE DEVELOPMENT

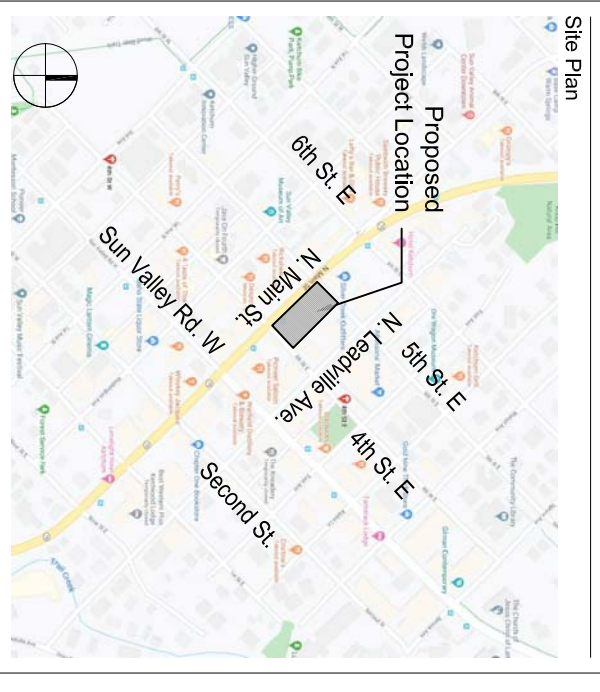
4TH & MAIN ST.
KETCHUM, BLAINE COUNTY,
IDAHO 84117

Prepared For: SOLSTICE DEVELOPMENT
4886 HIGH AND DR 4224
MILLCREEK UT 84117



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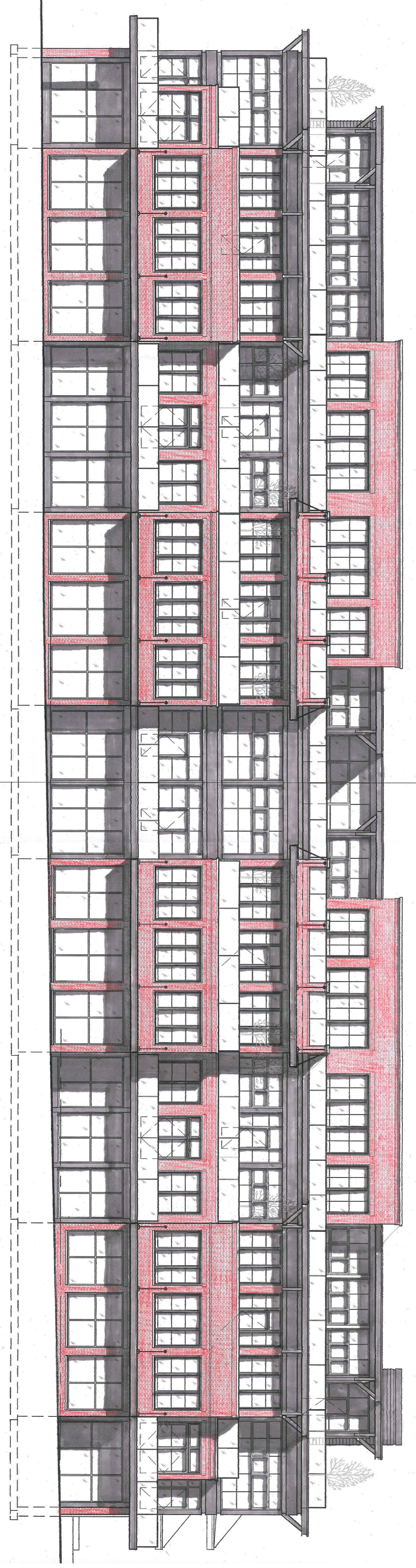


Project Team:

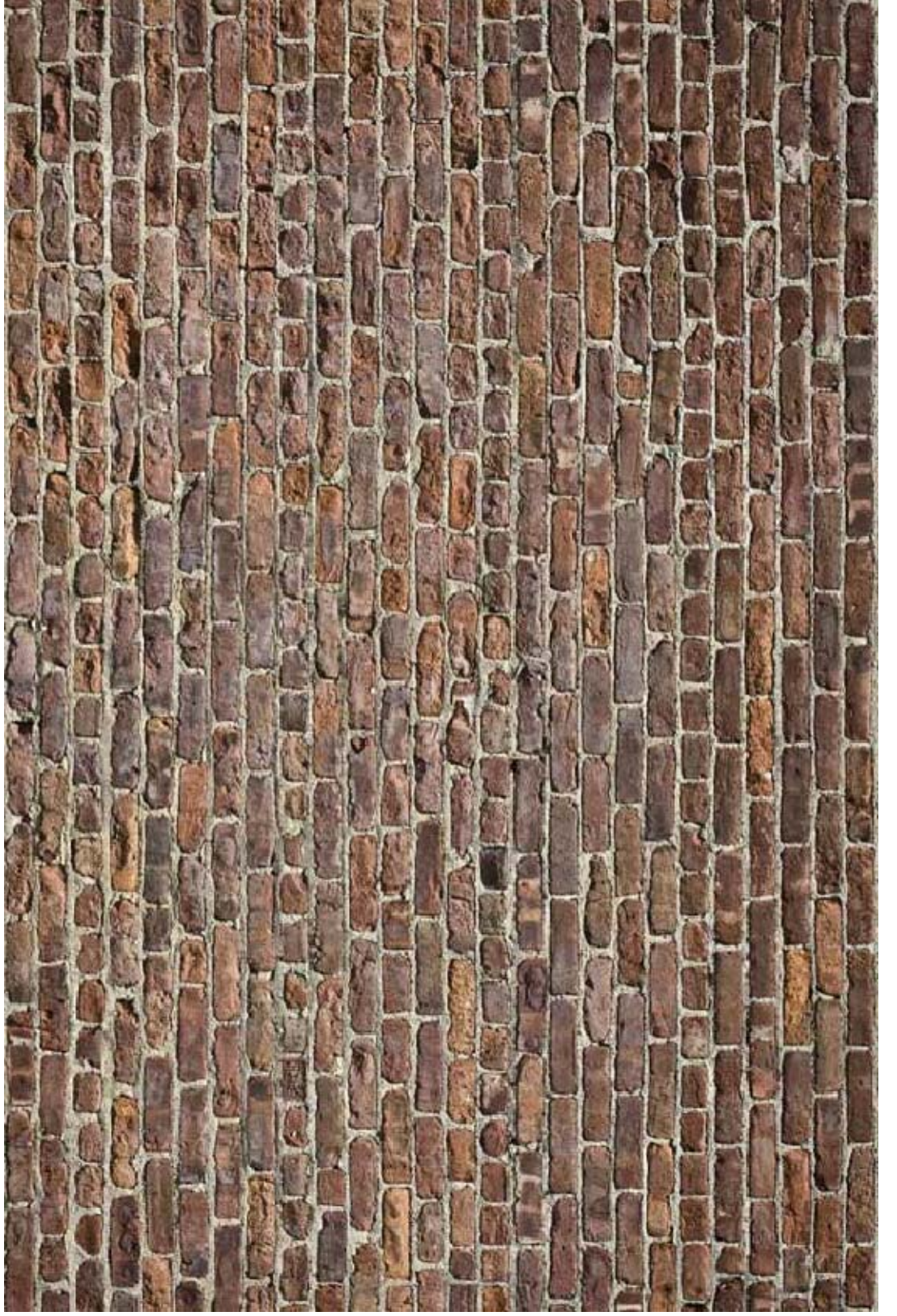
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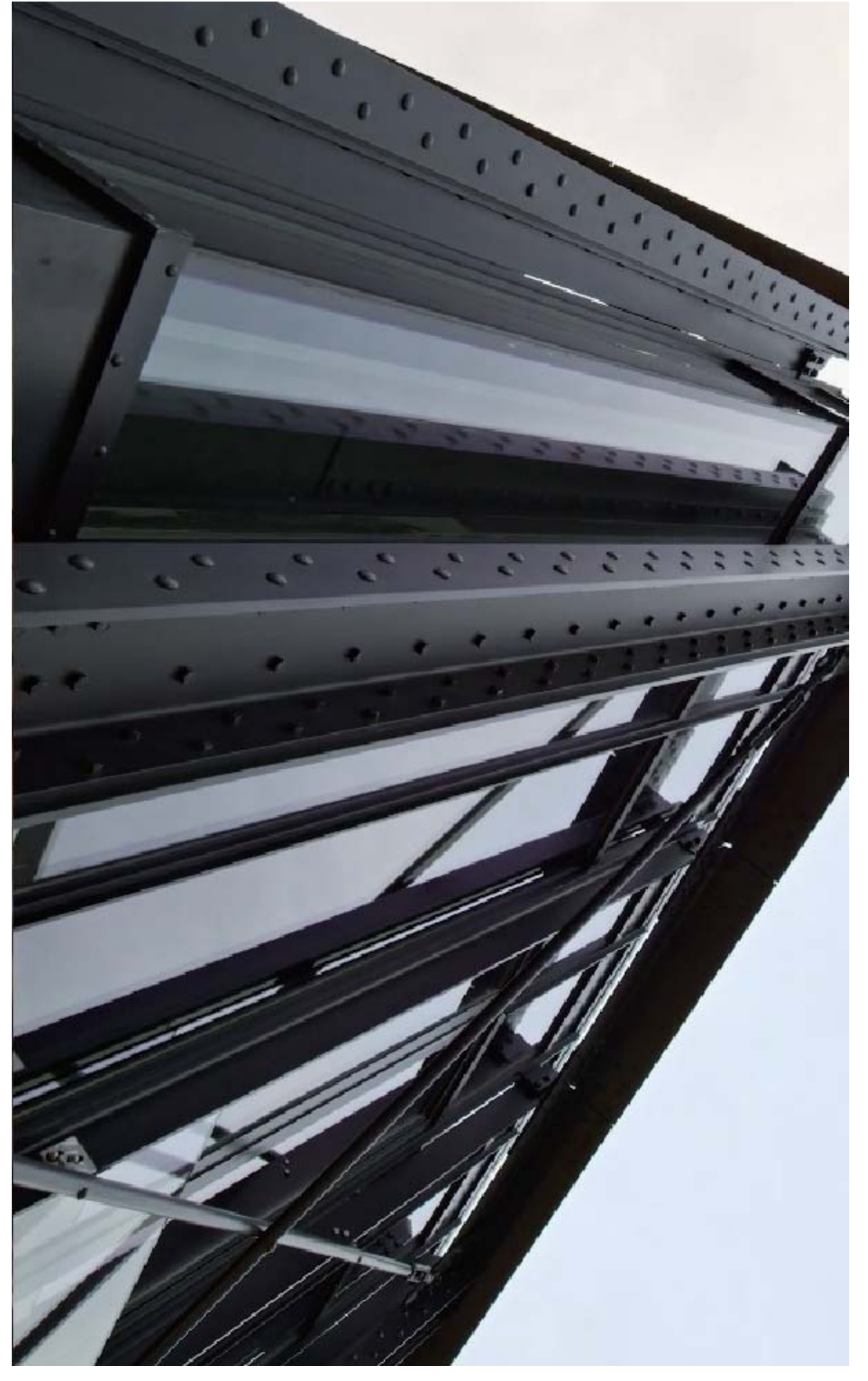
Landscape Architect:
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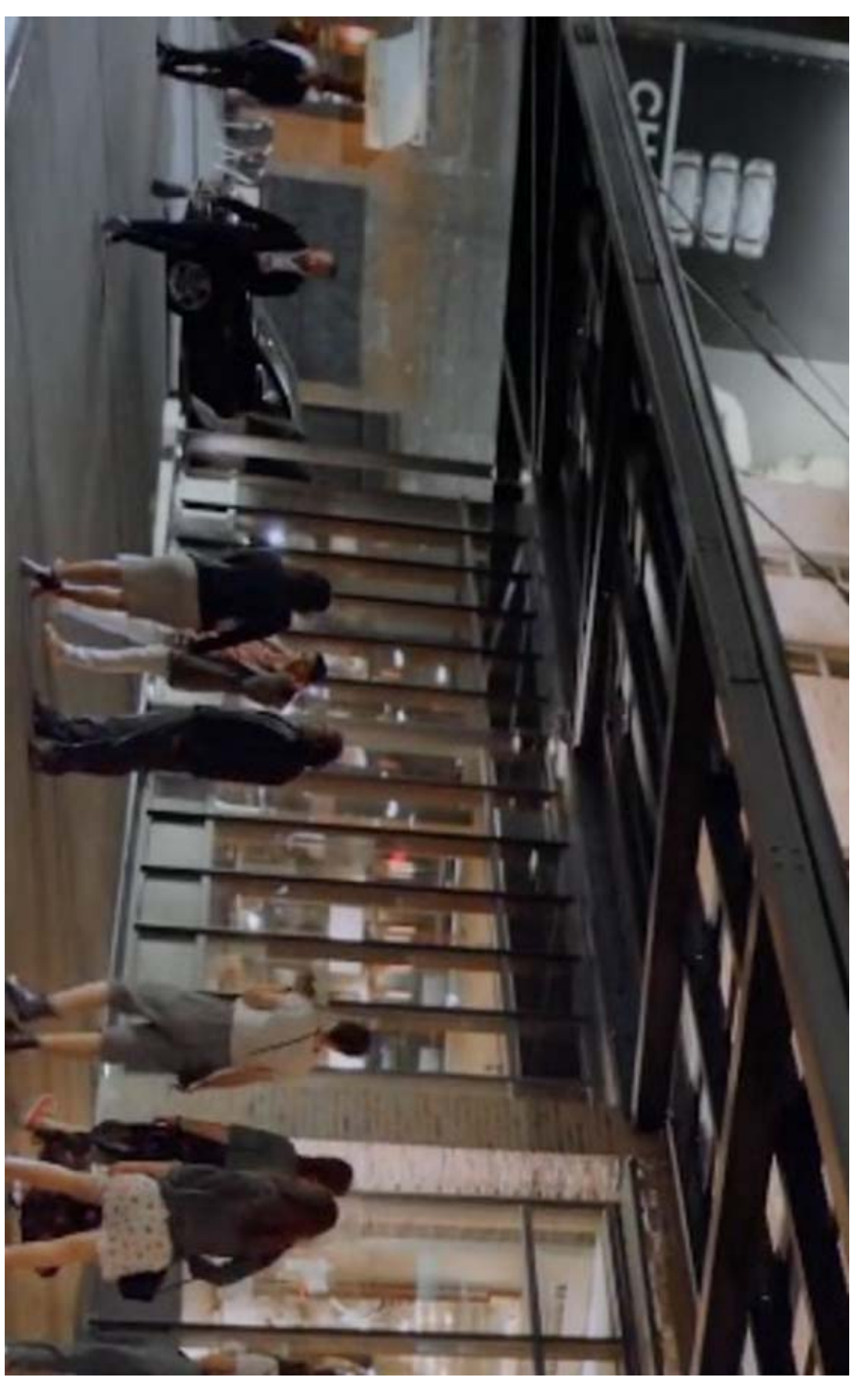
1 RENDERED ELEVATION
SCALE: 1/8"=1'-0"



2 BRICK VENEER EXAMPLE
SCALE: NTS



3 METAL FACADE EXAMPLE
SCALE: NTS



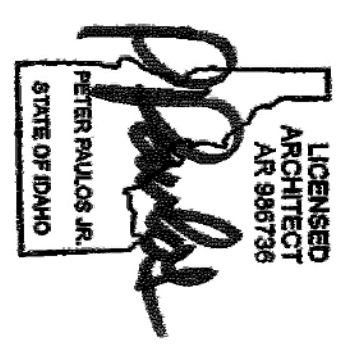
4 METAL CANOPY IMAGE
SCALE: NTS

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Revisions	No.	Date	Issue
	4	12/20/09/12	GRADING CORROBORATION
	5	12/20/09/14	COMMISSION RESUBMISSION



RENDERED ELEVATION

Date:	12/20/09/09	Project No.:	12-001
Scale:	NTS	Client Name:	GAD
Designer:	SBZ	Checker:	
Sheet No.:	A5.1		

MIXED USE DEVELOPMENT

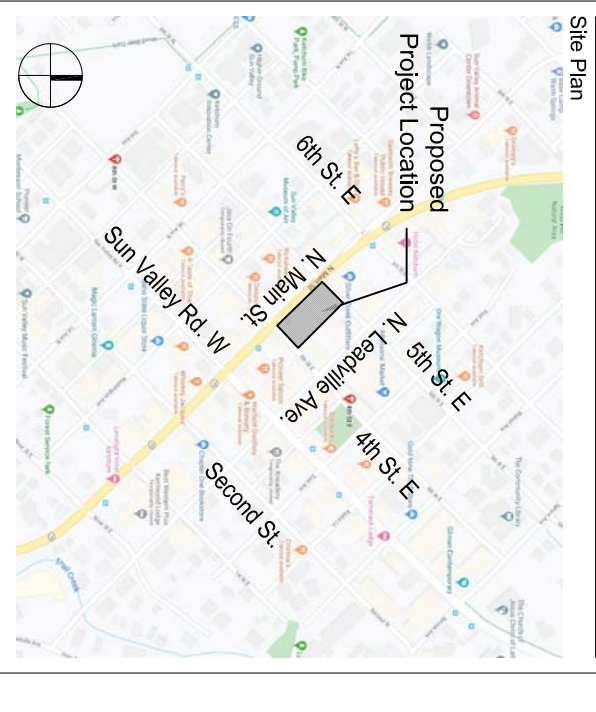
4TH & MAIN ST.
KETCHUM, BLAINE COUNTY,
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Prepared For: SOLSTICE DEVELOPMENT
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(208) 725-0972 fax



1 PERSPECTIVE RENDERING
SCALE: NTS

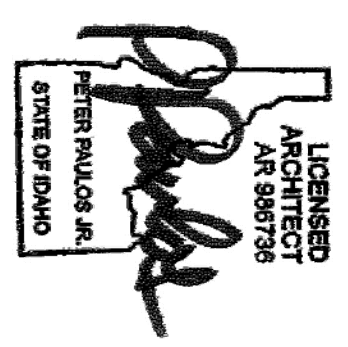
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Revisions

No.	Date	Issue
1.	2020/09/07	DESIGN REVIEW BOARD
4.	2020/09/16	GRADING COORDINATION
5.	2020/09/18	COMMISSION REAPPLICATION



PERSPECTIVE RENDERING

Date:	2020/09/07	Project No.:	20-001
Scale:	NTS	GIS File Name:	
Designer:	SBZ	Checker:	
Sheet No.:	A5.4		

**MIXED USE
DEVELOPMENT**

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Site Plan

Proposed Project Location

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Kathleen Eggers, ASLA
Kathleen Eggers, ASLA
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(203) 725-0972 fax



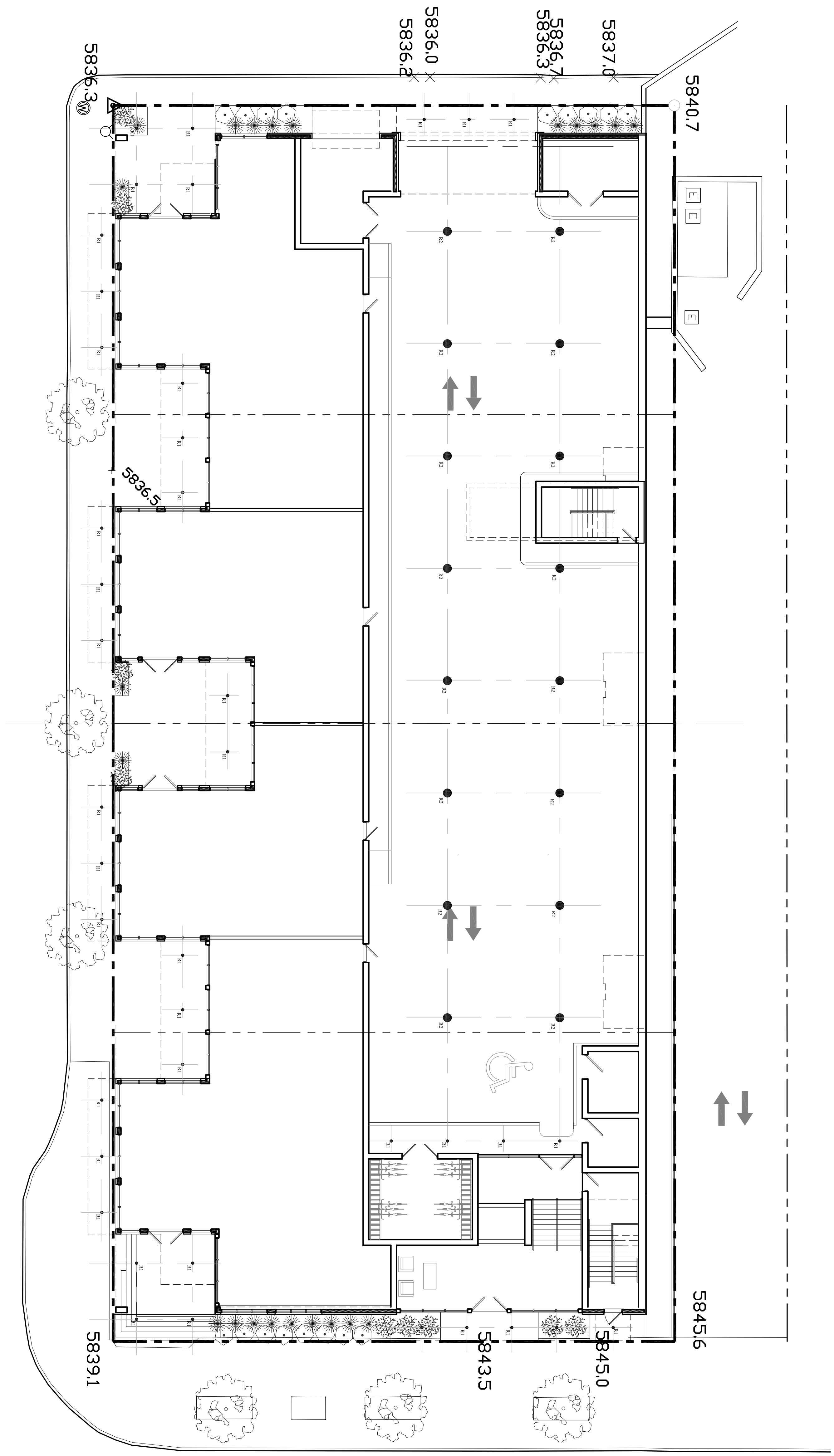
Revisions

No.	Date	Issue
1.	2020/01/05	CLIENT REVISIONS
3.	2020/04/19	ELEVATION REVISION
5.	2020/05/14	COMMISSION REAPPLICATION

FIRST FLOOR LIGHTING PLAN

Date:	2020/01/17	Project No.:	20-001
Scale:	3/32"=1'-0"	Drawn by:	GAO
Checked:	SBZ	Checked:	GAO

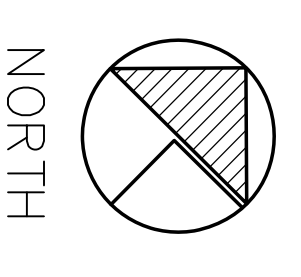
A6.0



FIRST FLOOR LIGHTING PLAN
SCALE: 3/32"=1'-0"

LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	MOUNTING	LAMPS-OUTPUT	DESCRIPTION
● R1	LF ILLUMINATION, INC.	RECESSED	LED-3000 LUMENS	OUTDOOR RECESSED FIXED DOWNLIGHT WITH DIE-CAST ALUMINUM TRIM
● R2	KENDALL MANUFACTURING COMPANY	SURFACE MOUNTED	LED-21,000 LUMENS	OUTDOOR SURFACE MOUNTED PARKING GARAGE LIGHT FIXTURE
— W1	PEGA LIGHTING PRODUCTS	RECESSED WALL - SHIELDED	LED-600 LUMENS	RECESSED WALL LIGHT FIXTURE - SHIELDED



NORTH

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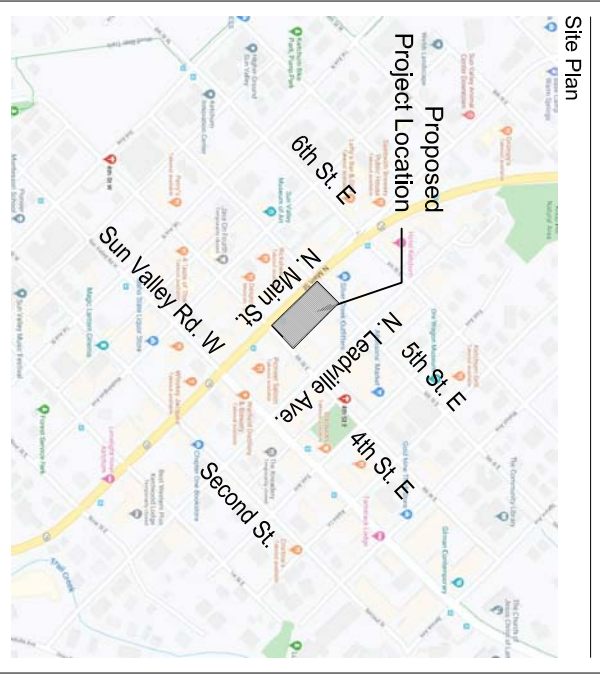
4TH & MAIN ST.
KETCHUM, BLAINE COUNTY,
IDAHO 84117

Prepared For: SOLSTICE DEVELOPMENT
4886 HIGH AND DR 4224
MILLCREEK UT 84117



ARCHITECTS

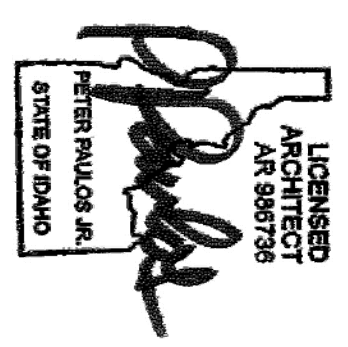
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ph-arch.com



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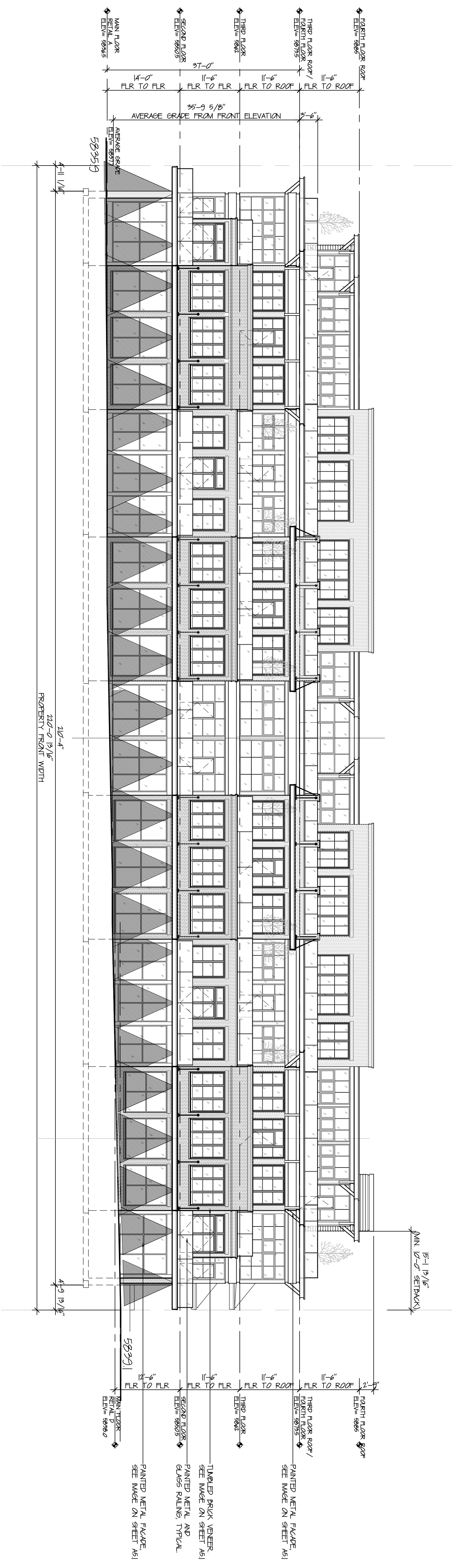


Revisions	No.	Date	Issue
	1	2020/01/05	CLIENT REVISIONS
	3	2020/04/19	ELEVATION REVISIONS
	5	2020/05/14	COMMISSION REAPPLICATION

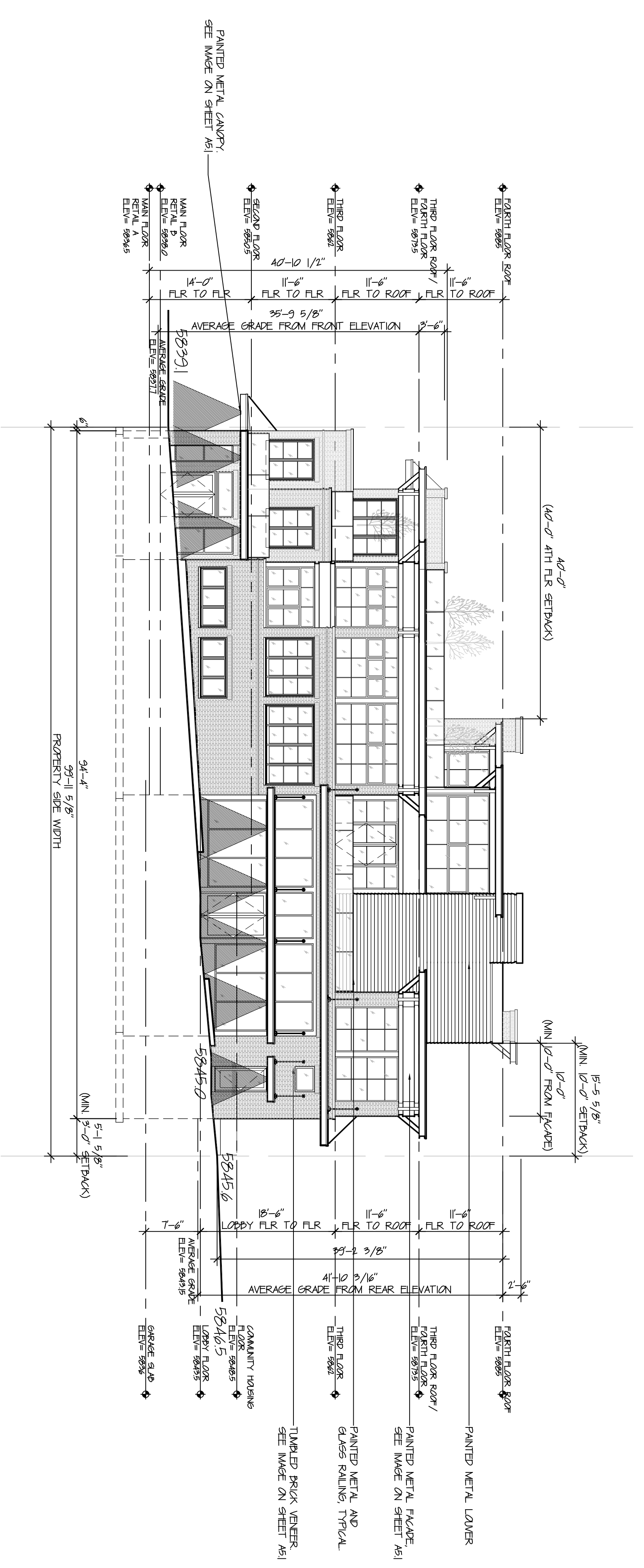
FRONT & SIDE ELEVATIONS - LIGHTING

Date: 2020/01/07 Project No.: 20-001
Scale: 3/32"=1'-0" GAS:EXT Elev.
Designer: SBZ Designer: bosc-ext elev.
Sheet No.: Checkmark:

A6.2



1 FRONT ELEVATION - LIGHTING
SCALE: 3/32"=1'-0"



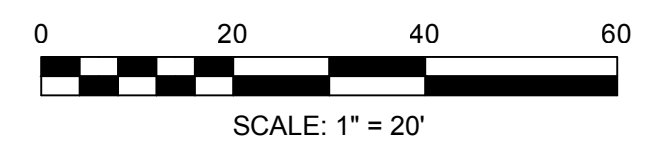
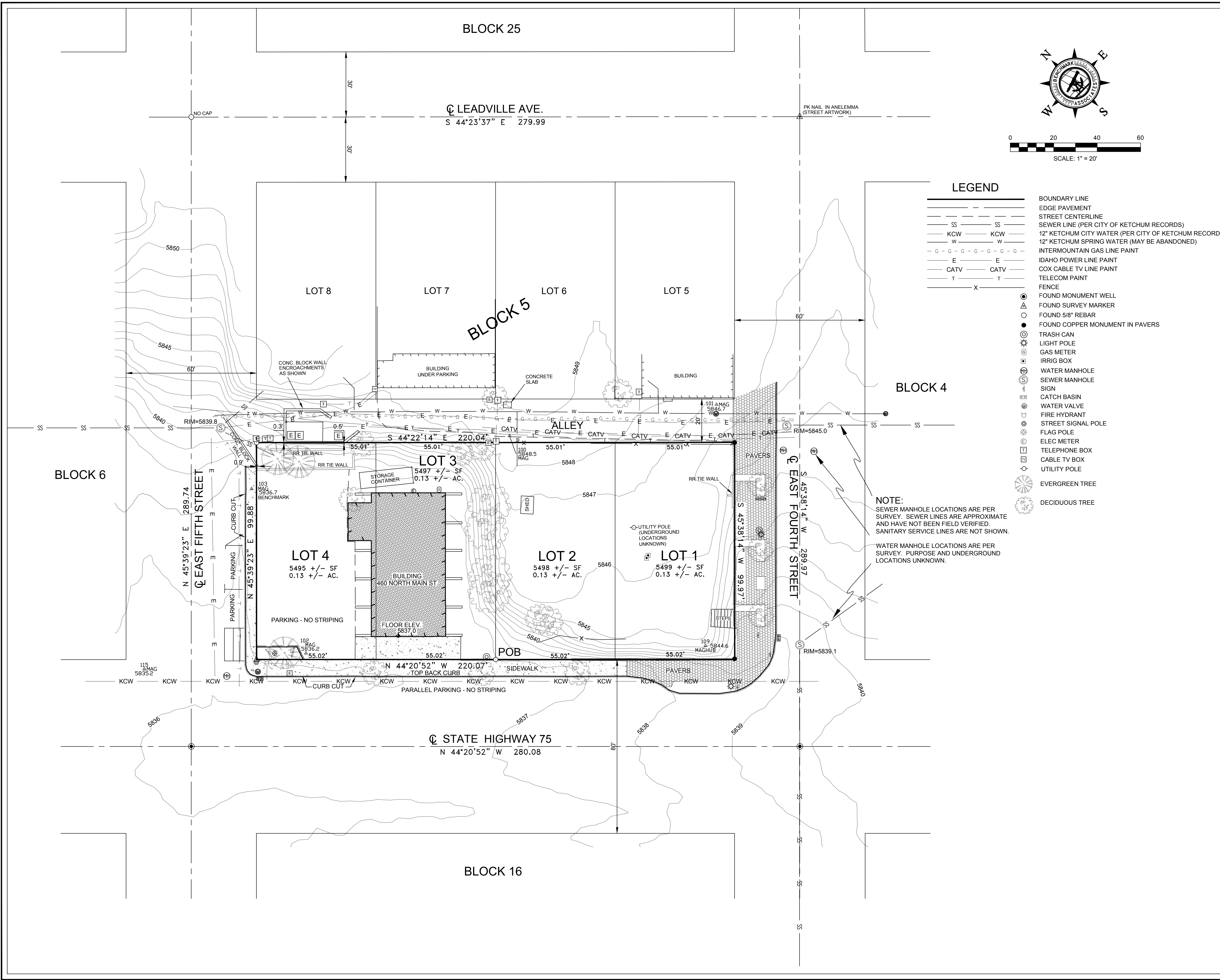
2 SIDE ELEVATION (SOUTH) - LIGHTING
SCALE: 3/32"=1'-0"

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LEGEND

- BOUNDARY LINE
- EDGE PAVEMENT
- STREET CENTERLINE
- SEWER LINE (PER CITY OF KETCHUM RECORDS)
- 12" KETCHUM CITY WATER (PER CITY OF KETCHUM RECORDS)
- 12" KETCHUM SPRING WATER (MAY BE ABANDONED)
- INTERMOUNTAIN GAS LINE PAINT
- IDAHO POWER LINE PAINT
- COX CABLE TV LINE PAINT
- TELECOM PAINT
- FENCE
- ⊙ FOUND MONUMENT WELL
- ⊙ FOUND SURVEY MARKER
- ⊙ FOUND 5/8" REBAR
- ⊙ FOUND COPPER MONUMENT IN PAVERS
- ⊙ TRASH CAN
- ⊙ LIGHT POLE
- ⊙ GAS METER
- ⊙ IRRIG BOX
- ⊙ WATER MANHOLE
- ⊙ SEWER MANHOLE
- ⊙ SIGN
- ⊙ CATCH BASIN
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ STREET SIGNAL POLE
- ⊙ FLAG POLE
- ⊙ ELEC METER
- ⊙ TELEPHONE BOX
- ⊙ CABLE TV BOX
- ⊙ UTILITY POLE
- ⊙ EVERGREEN TREE
- ⊙ DECIDUOUS TREE

NOTE:
SEWER MANHOLE LOCATIONS ARE PER SURVEY. SEWER LINES ARE APPROXIMATE AND HAVE NOT BEEN FIELD VERIFIED. SANITARY SERVICE LINES ARE NOT SHOWN.

WATER MANHOLE LOCATIONS ARE PER SURVEY. PURPOSE AND UNDERGROUND LOCATIONS UNKNOWN.

NOTES:

GENERAL RESTRICTIONS & TITLE INFORMATION:

- THE PURPOSE OF THIS MAP IS TO SHOW TOPOGRAPHIC/SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE.
- THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT.
- ELECTRONIC DATA: BENCHMARK ASSOCIATES ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE REUSE, DISTRIBUTION OR ACCURACY OF DATA CONTAINED ON ELECTRONIC COPIES OF THIS DRAWING. THE STAMPED HARD COPY OF THIS DRAWING IS THE FINAL PRODUCT.
- THIS DRAWING IS VOID AFTER 2 YEARS AND NO FURTHER COPIES OR DIGITAL FILES WILL BE TRANSMITTED.

EASEMENTS, ENCUMBRANCES AND RESTRICTIONS:

- GENERAL RESTRICTIONS: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY APPLICABLE TO THE SUBJECT OF REAL ESTATE: EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, WETLANDS, AVALANCHE, ANY OTHER LAND-USE REGULATIONS OR HAZARDS.
- STORM WATER PLAN: IF SOIL DISTURBANCE, CLEARING, GRADING AND/OR EXCAVATION OF ONE (1) ACRE OR MORE IS TO TAKE PLACE A FEDERAL GENERAL CONSTRUCTION PERMIT, INCLUDING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), MUST BE PREPARED AND SUBMITTED TO AND APPROVED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY PRIOR TO ANY SITE DISTURBANCE.
- BOUNDARY LINES ARE PER RECORD OF SURVEY'S INSTRUMENT NUMBERS 644104 & 642700.

SURVEY AND SITE FEATURES:

- BASIS OF BEARINGS IS IDAHO STATE PLANE COORDINATE SYSTEM, NAD83. CENTRAL ZONE AS DERIVED BY GPS OBSERVATIONS. BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER RECORD OF SURVEYS, RECORDED AS INSTRUMENT NUMBERS 642700 & 64104. ALL DISTANCES SHOWN ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- ELEVATIONS BASED ON NAVD 88 (GEOID03) DATUM.
- UTILITIES AND DRAIN PIPES IF SHOWN HEREON ARE PER SURFACE EVIDENCE ONLY AS MARKED BY DIGLINE NOV. 2019. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
- BUILDING WALLS IF SHOWN HEREON ARE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.
- TREE LOCATIONS AND DRIP LINES IF SHOWN HEREON ARE APPROXIMATE.
- CONTOUR INTERVAL: 1' - CONTOURS IN AREAS OF DENSE VEGETATION MAY DEVIATE FROM TRUE ELEVATION BY ONE HALF THE HEIGHT OF THE VEGETATION. DATE OF LIDAR FLIGHT FOR CONTOURS: 2017.
- MAP SCALE: DUE TO ELECTRONIC MAP DELIVERY AND ALTERNATE PRINTING METHODS, PLEASE USE BAR SCALE TO DETERMINE ACTUAL PRINTED SCALE.
- FEATURES OBTAINED BY DEBRIS, SNOW OR VEHICLES AT THE TIME OF SURVEY, DO NOT APPEAR ON THIS MAP.

PREPARED BY:
BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340
PHONE (208)726-9512 FAX (208)726-9514
WEB: <http://benchmark-associates.com/>
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SEE PRINTED HARD COPY
FOR SURVEYORS STAMP
AND SEAL

KETCHUM BLOCK 5

LOTS 1-4

LOCATED WITHIN:
SECTION 18, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PROJECT NO. 19195
A TOPOGRAPHIC MAP

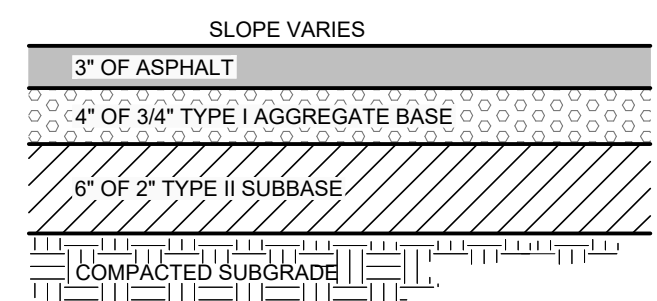
DWG BY: DWS/CPL
DATE OF SURVEY: 11/6/2019

19195 TOPO.DWG
SHEET: 1 OF 1

G:\BMA\Ketchum\Ketchum\block 5\lots 1-4\ATA\19195 TOPO.dwg, 11/22/2019 2:32:55 PM, DWG To PDF.pc3

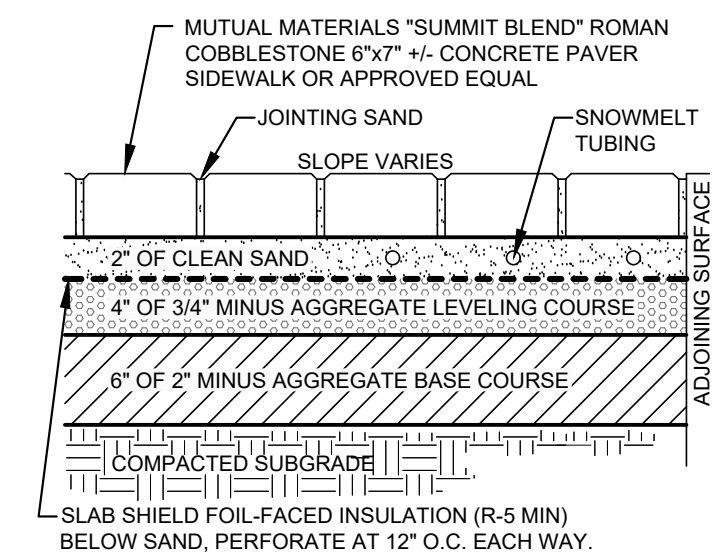
CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS," THE CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPCW), AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPCW ON SITE DURING CONSTRUCTION.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, EPA'S NPDES CONSTRUCTION GENERAL PERMIT.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
- CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
- ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANSINFS STD. 61 COMPLIANT.
- ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL COMPLY WITH THE LOW LEAD ACT REQUIRING ALL MATERIALS TO HAVE A LEAD CONTENT EQUAL TO OR LESS THAN 0.25%.
- THE CONTRACTOR SHALL USE ANSINFS STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.
- CONTRACTOR SHALL COORDINATE LOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) NOT SHOWN ON THE DRAWING WITH IDAHO POWER.
- ALL CLEARING & GRUBBING SHALL CONFORM TO ISPCW SECTION 201.
- ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPCW SECTION 202. EXCAVATED SUBGRADE SHALL BE COMPACTED AND ALL UNSUITABLE SECTIONS REMOVED AND REPLACED WITH STRUCTURAL FILL AS DETERMINED BY THE ENGINEER. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
- ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPCW 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPCW SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
- ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPCW 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPCW SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
- ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPCW SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPCW SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPCW SECTION 805.
- ALL EDGES OF EXISTING ASPHALT PAVING SHALL BE SAW CUT 24" TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL CONCRETE FORM WORK SHALL CONFORM TO ISPCW SECTION 701 AND 703. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPCW SECTION 703, TABLE 1.C.
- ALL TRENCHING SHALL CONFORM TO ISPCW STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- TOPOGRAPHIC, SITE, AND BOUNDARY SURVEYS SHOWN HEREON WERE CONDUCTED BY BENCHMARK ASSOCIATES, P.A., 11/6/2019. REFER TO TOPOGRAPHIC MAP FOR NOTES.
- PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.

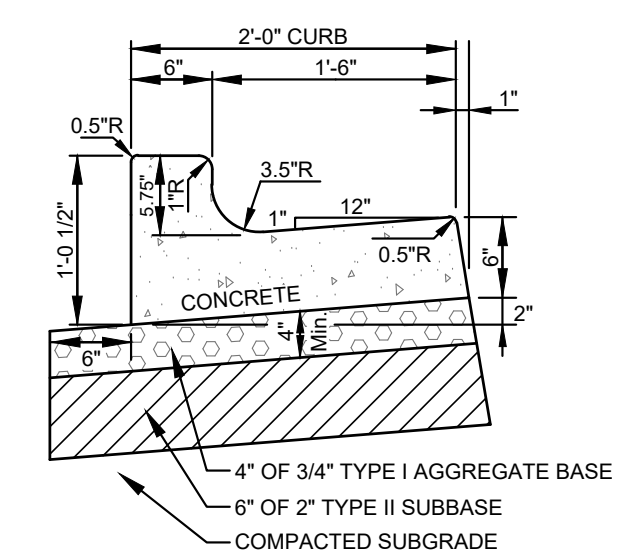


- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

1
C0.1 **TYPICAL STREET ASPHALT SECTION**
N.T.S.

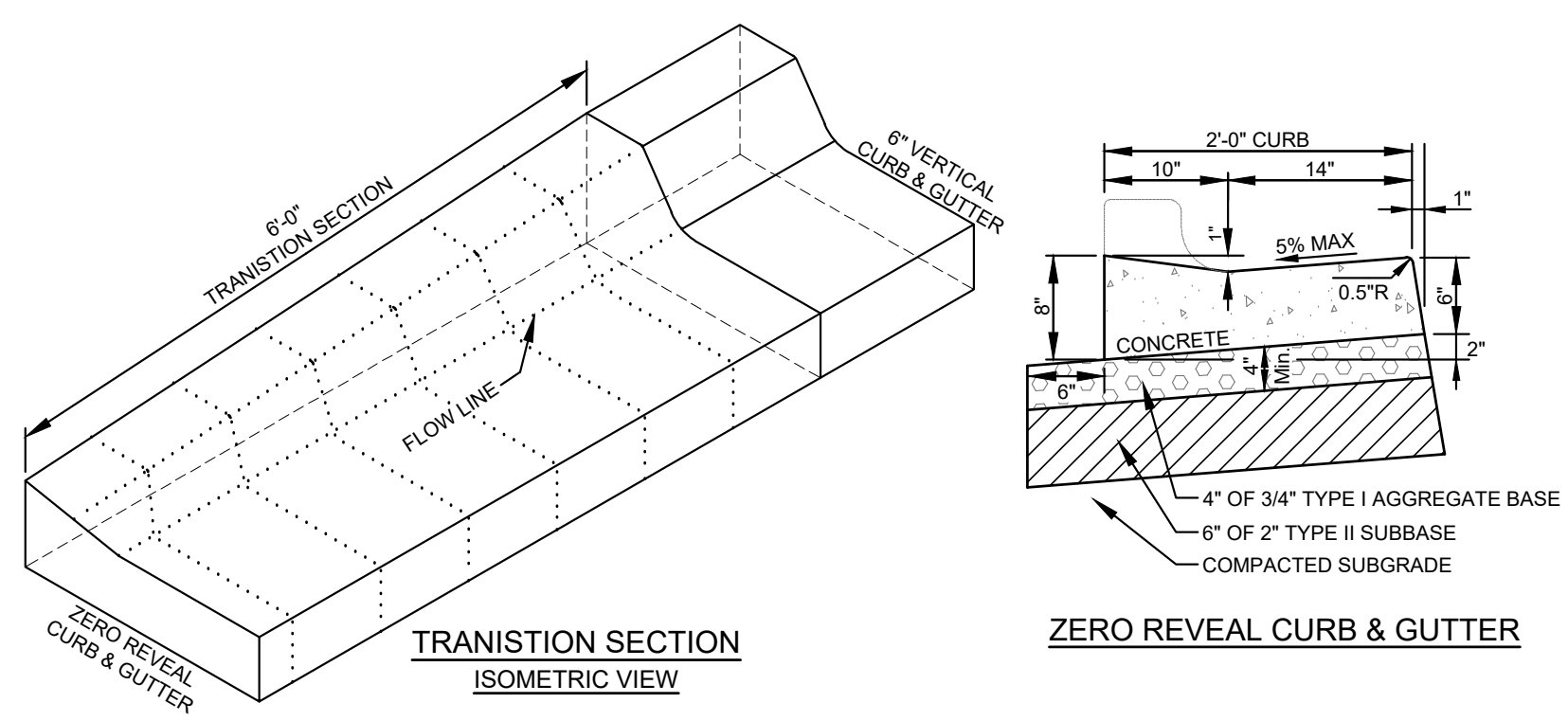


2
C0.1 **PAVER DETAIL**
N.T.S.



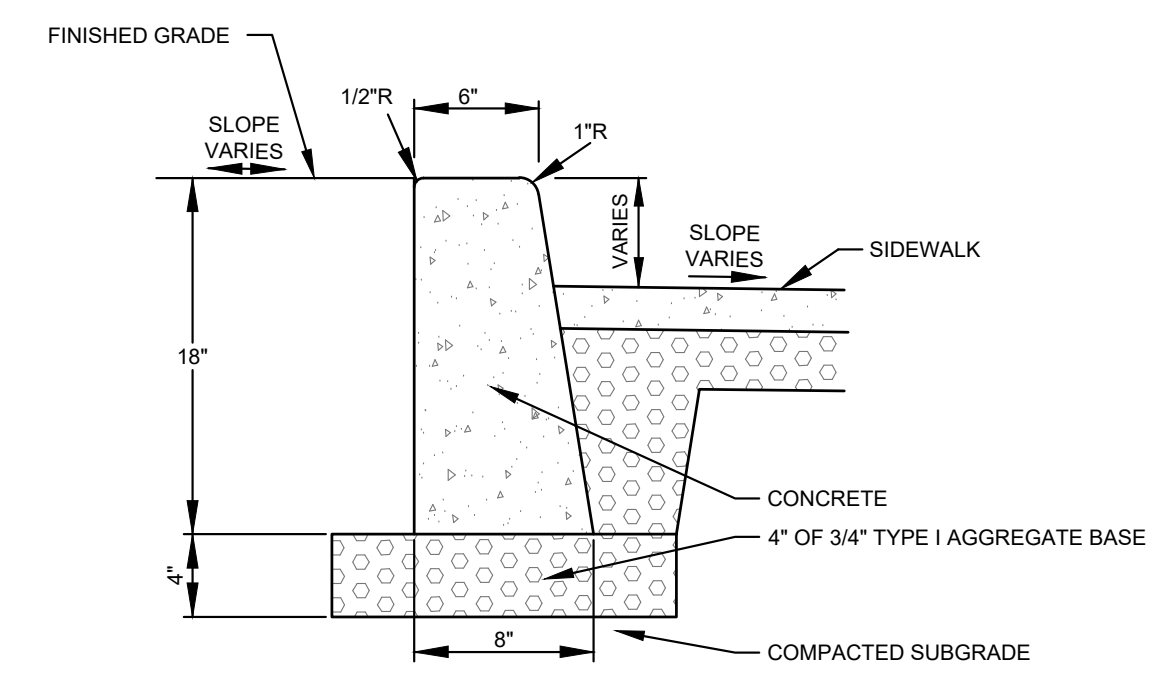
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
 - 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
 - CONTINUOUS PLACEMENT PREFERRED. SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET WISIDEWALK).

3
C0.1 **6\"/>**



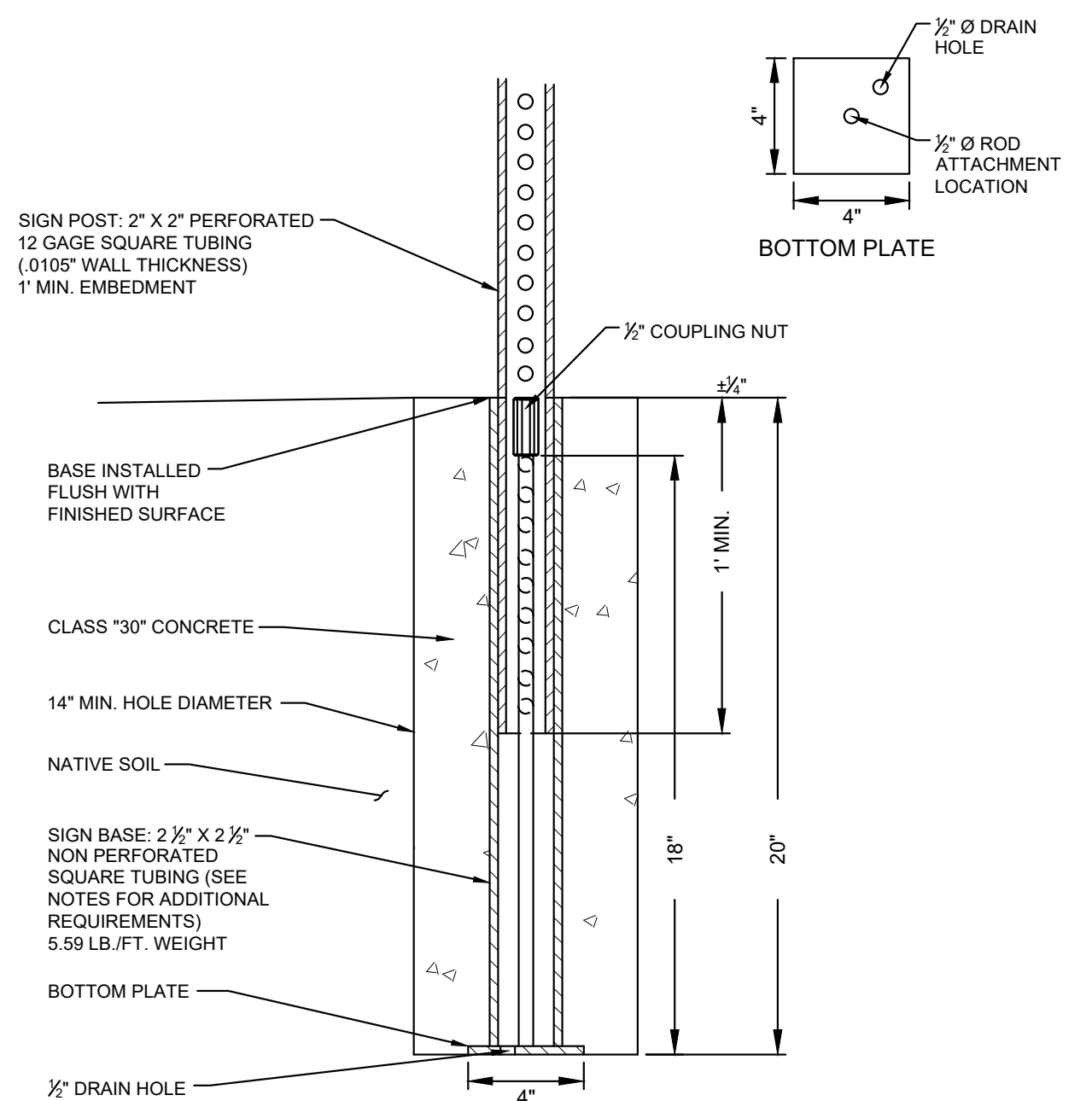
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
 - 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
 - CONTINUOUS PLACEMENT PREFERRED. SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET WISIDEWALK).

4
C0.1 **TYPICAL CURB TRANSITION DETAIL**
N.T.S.



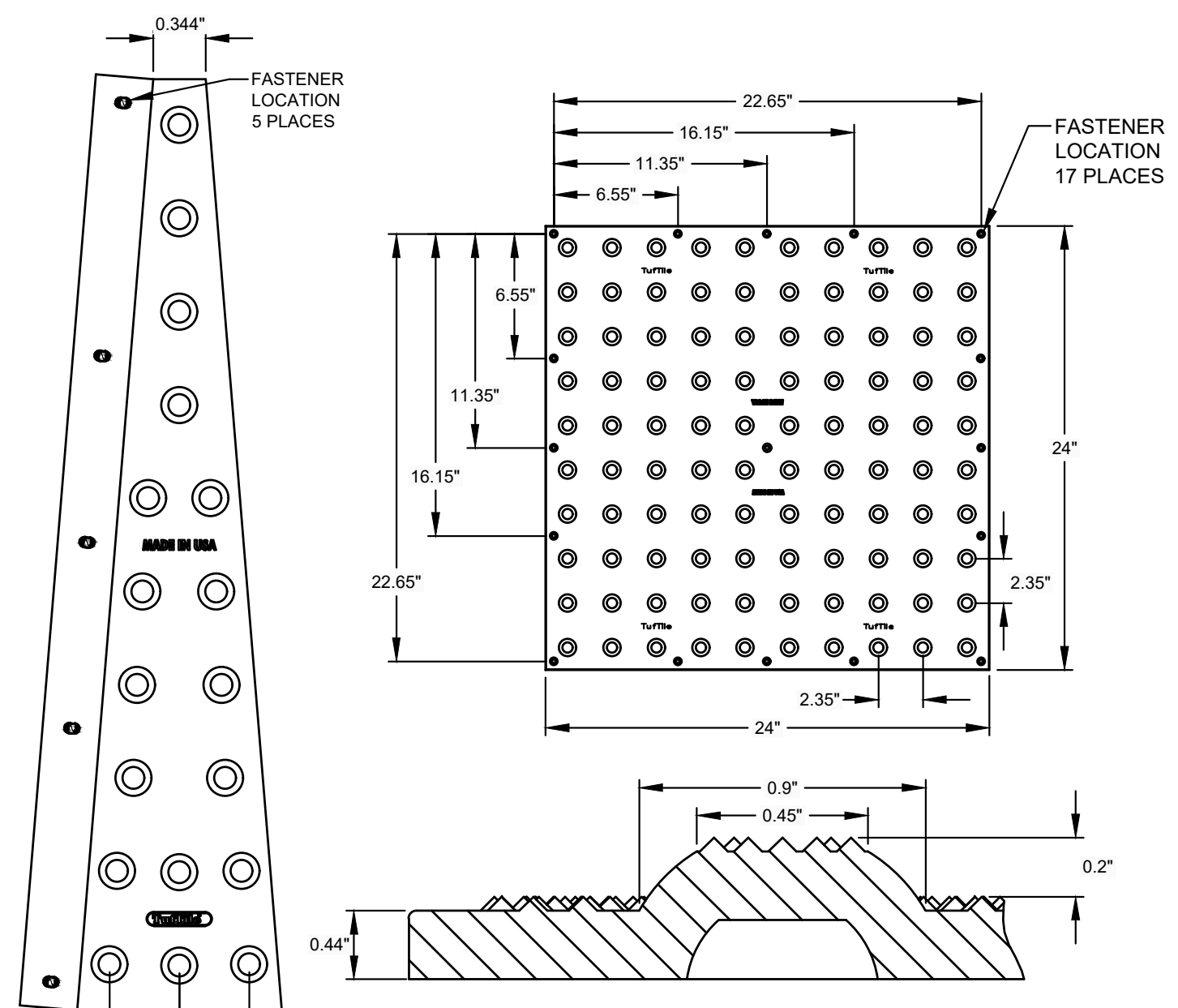
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
 - 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
 - CONTINUOUS PLACEMENT PREFERRED. SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET WISIDEWALK).

5
C0.1 **CONCRETE VERTICAL CURB**
N.T.S.



- NOTES:**
- BASES SHALL BE INSTALLED TO BE FLUSH WITH SURFACE.
 - ALL INSTALLATIONS SHALL HAVE 14" Ø MINIMUM FOUNDATION OR GROUTED INTO SOLID ROCK.
 - ALL STREET SIGNS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE MUTCD.
 - SIGN PLACEMENT SHALL BE APPROVED BY THE CITY OF KETCHUM.
 - CITY TO PROVIDE BASES.

6
C0.1 **TYPICAL SIGN BASE**
N.T.S.



- NOTES:**
- DETECTABLE WARNING TILES SHALL BE TUFFLE (CAST IRON & WET SET) OR APPROVED EQUAL.
 - REFER TO DETAIL 8.
 - COLOR TO BE PATINA (NO FINISH).

7
C0.1 **DETECTABLE WARNING PLATE**
N.T.S.

NOTES AND DETAIL SHEET
MIXED USE DEVELOPMENT, 4TH AND MAIN ST.
 LOCATED WITHIN SEC 13, T4N, R18E, B4M, CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR SOLISTICE DEVELOPMENT
 PROJECT INFORMATION
 SAMANTHA STAHLNECKER
 02/13/2025 2:59:00 PM
 P:\s\p\19211\19211.dwg

ORIGINAL SIGNED BY
 SAMANTHA STAHLNECKER
 DATE ORIGINAL SIGNED:
 05/15/2020

 ORIGINAL ON FILE AT
 OFFICE OF GALENA
 ENGINEERING
 (HAILEY, ID)

DESIGNED BY _____
 CT
 DRAWN BY _____
 SMF
 CHECKED BY _____

GALENA
ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 317 N. River Street
 Hailey, Idaho 83433
 (208) 768-1705
 email: galena@galena-engineering.com

NO.	DATE	BY	REVISIONS

PURPOSE: ISSUE FOR DESIGN REVIEW

PRELIMINARY
 NOT FOR
 CONSTRUCTION

C0.1

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any project or extension of this project except by agreement in writing with Galena Engineering, Inc.

Drone Fly-Over Video Link

<https://www.youtube.com/watch?v=1eNkkBlwXIM&feature=youtu.be>

Exhibit B:
Staff Report
Planning & Zoning Commission
Meeting of March 9th, 2020



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF MARCH 9th, 2020

- PROJECT:** 4th & Main St Mixed-Use Building
- FILE NUMBER:** P 20-002
- APPLICATION TYPE:** Pre-Application Design Review
- ARCHITECT:** Peter Paulos, PH Architects
- DEVELOPER:** Chris Ensign, Solstice Homes Development
- PROPERTY OWNER:** 400 North Main LLC & Formula Investment LLC (Blaine County Assessor's Office Database as of 3/6/20)
- REQUEST:** Pre-Application Design Review for the development of a new four-story, 47.5-foot tall, 59,130 sq ft mixed-use building
- LOCATION:** West Half of Block 5 adjacent to Main Street between 4th & 5th Streets (Ketchum Townsite: Block 5: Lots 1, 2, 3, & 4)
- ZONING:** Retail Core of the Community Core (CC-1)
- REVIEWER:** Abby Rivin, Associate Planner

NEW MIXED-USE BUILDING ON MAIN STREET

Chris Ensign of Solstice Homes, a Utah-based developer, has proposed a new four-story, 47.5-foot tall, 59,130-square-foot mixed-use building located on Main Street between 4th and 5th streets. The ground level features 7,523 square feet of retail space and an underground parking garage with 16 spaces. The upper floors contain 12 two- and three-bedroom condominium and penthouse units with private balconies and rooftop terraces. The developer has proposed five community housing units within the building in exchange for an increase in total floor area.



Figure 1: Rendered Elevation, Project Plans: Sheet A5.1

DESIGN REVIEW MAINTAINS THE CHARACTER OF OUR MOUNTAIN COMMUNITY

The Pre-Application facilitates an iterative and collaborative process between the Planning & Zoning Commission, developers and their design teams, and the community. This preliminary review allows the Commission to identify design issues, offer constructive advice, and highlight opportunities to improve project. The Commission's feedback helps developers produce high-quality buildings and projects that enhance the character of downtown Ketchum.

PROJECT LOCATION

The new mixed-use building will be located on four lots along Main Street between 4th and 5th streets within the Retail Core of downtown Ketchum. The 21,989-square-foot site has topographical challenges including multiple slopes. An existing retaining wall divides the block separating the natural topography of lots 1 and 2 from existing development on lots 3 and 4. The developer will demolish the historic A-frame that was Ketchum's first post office and is currently occupied by Formula Sports. While undeveloped, the southern half of the site is the summer home of Irving's Red Hots, an iconic hot dog stand.



Figure 2: Formula Sports within Historic A-frame at Southeast Corner of Main & 5th Streets

HOW BIG IS THE BUILDING?

The project plans maximize the size of the building to the greatest extent permitted by Ketchum's Zoning Regulations. The 59,130-square-foot mixed-use building has a total Floor Area Ratio of 2.23. The building reaches 47.5-feet in height from Main Street to the fourth-floor roof. Covering the length of the entire block, the building's front façade will span 210 feet along Main Street.

DESIGN CHANGES ARE NEEDED TO IMPROVE QUALITY OF PROJECT

Before granting Design Review approval, the Planning & Zoning Commission must determine that applications meet two criteria: (1) the project doesn't jeopardize the health, safety, or welfare of the public, and (2) the project conforms to all Design Review standards and zoning regulations (KMC 17.96.050.A). Design Review safeguards the well-being of our mountain community. This project needs significant changes to improve design and meet the high-quality standards of the surrounding built environment in downtown Ketchum. Design Review helps us achieve a more sustainable, vibrant, connected, and beautiful Ketchum. The Staff Analysis highlights areas of concern in relation to Design Review standards and other provisions of Ketchum Municipal Code.

Architectural

Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness (Ketchum Municipal Code §17.96.060.F5).

The proposed design exacerbates the building's bulk and flatness. Lacking continuity, the design layers monotonous one-story elements on top of each other through uniform steps. The building moves to the same degree at the same locations in just one direction—in and out. The projections and recessions of building mass along Main Street fail to meaningfully undulate the front façade. The 210-foot building wall along Main Street appears entirely flat with no relief. The uniform steps to the third and fourth floors exacerbate the building's bulk and mass. The walls of windows with glass-railing borders aggravate the appearance of flatness. With any roof-line variation or two-story elements, the design is devoid of any vertical elements to undulate the facade up and down.

The building character shall be clearly defined by use of architectural features (Ketchum Municipal Code §17.96.060.F2).

The design is monotonous—three materials, two colors, and rectangular shapes repeat the same pattern. Walls of windows are separated by horizontal bands of red brick and black steel. The building lacks continuity because these horizontal layers fail to provide any connection between floor levels. Horizontal borders of black fascia and red brick separate each floor level. Without any vertical elements to connect floor levels, nothing grounds the building. The building looks like a layered-wedding-cake due to the lack of vertical integration.

Compatibility of Design

The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures (Ketchum Municipal Code §17.96.060.E1).

The mass and height of the building is overbearing and out of scale with downtown Ketchum. The design incorporates limited materials, colors, and shapes in repetitive patterns. The red brick on such a big building may overpower the material palette of nearby structures. The final Design Review application must include a materials and colors sample board showing all exterior materials used on the façade of the structure (KMC §17.96.040.C.2i). All specifications for the proposed materials must be included with the project plans. For example, the specification for the brick must include the proposed dimension of the veneer's thickness.

The rendering submitted with the Pre-Application (Sheet A5.0) is an unrealistic bird's-eye view of the building. In order to ensure the proposed development maintains Ketchum's mountain town character, the project plans must show the mixed-use building within the context of downtown Ketchum. The final Design Review application must include building renderings within the context of neighboring buildings and from multiple key vantage points throughout town. The renderings should represent realistic points-of-view to show the building's relationship to Main Street and with the existing development in downtown Ketchum.



Figure 3: Perspective Rendering, Project Plans: Sheet A5.0

Walls of Windows

The walls of windows make the building look like an industrial warehouse that is out of context in our mountain town. The extensive use of glass used for the window treatments raises several concerns:

4th and Main Mixed-Use Building

Pre-Application Design Review

Planning & Zoning Commission Meeting of March 9th, 2020

City of Ketchum Planning & Building Department

- How will the project look at night with light emanating from the inside of the building? How will the project appear at night when no one is home and the retail spaces have closed?
- With Ketchum’s high-altitude UV levels, what solar control or building elements will be incorporated to help shade the west- and south-facing facades? With the astronomical heat gain, how will the commercial and residential units be cooled? Where will the A/C units be located? Will the mixed-use building be capable of meeting Ketchum’s Green Building Code standards? What are the mixed-use building’s energy demands?
- Is the project feasible with local conditions in our mountain town including seismic zone and snow loads? With the extensive use of glass, will the building be able to structurally withstand seismic conditions and snow loads? The project plans submitted with the Design Review application must be prepared and stamped by an Idaho licensed architect or engineer (KMC §17.96.040.B)

The floor plans on Sheets A1.0, A1.1, A1.2, and A1.3 don’t show the location of window or door openings. The elevations indicate residential units with walls comprised entirely of windows. The building’s outsides don’t match its insides—the exterior of the building doesn’t match the residential use proposed within the building. This discrepancy raises a concern that of the preliminary design drawings unrealistically depict the building’s appearance.

Circulation Design

Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage (Ketchum Municipal Code §17.96.060.G3).

The site plan (Sheet C1.0) indicates three parking spaces, including the ADA space, that appear to require backing out onto 5th Street. The Design Review application should include a diagram illustrating circulation within the underground parking garage and vehicles exiting onto 5th Street.

Service Areas and Mechanical Equipment

Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right-of-way and shall be screened from public views (Ketchum Municipal Code §17.96.070.C1).

The refuse building is located within the building adjacent to the parking garage access along 5th Street (Sheet C1.). The trash disposal area must be adequately sized for both trash and recycling for the entire building, including the commercial retail spaces. The developer must submit a will-serve letter from Clear Creek Disposal with the final Design Review application.

Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design (Ketchum Municipal Code §17.96.070.C2).

All roof and ground mounted mechanical and electrical equipment and associated screening must be shown on the project plans and elevation drawings. The developer must submit a will-serve letter from Idaho Power with the final Design Review application.

RECOMMENDATION

After considering the Pre-Application Design Review submittal attached as Exhibit A, the applicant's presentation, and any public comment received, Staff recommends the Commission provide feedback to the applicant and move to either:

- (a) Continue the Pre-Application Design Review to a date certain and direct the developer to submit drawings, renderings, or information to assist in the Commission's review of the project plans and the design concept, or
- (b) Advance the 4th and Main Mixed-Use Building to final Design Review with the condition that significant changes to the project plans will require Commission review of an additional Pre-Application.

EXHIBITS:

- A. 4th and Main Mixed-Use Building Pre-Application Design Review Submittal