

Participate

From: Steven Chattin <Steven.Chattin@berkadia.com>
Sent: Friday, February 9, 2024 8:26 AM
To: Participate
Subject: 200 N. Main st.

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Good morning,

I want to express my support in favor of the redevelopment of 200 N. Main St in Ketchum. I believe the design of the building aligns perfectly with the existing structures and would greatly compliment the town and the proposed. Additionally, it would provide much needed housing and I would encourage the city to approve the project. I am also excited for a new premier restaurant!

Thank you,
Steven Chattin

BERKADIA

Steven Chattin

MANAGING DIRECTOR

INVESTMENT SALES

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steven.chattin@berkadia.com

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Participate

From: Joshua Alhadeff <Josh@dsbinvestments.com>
Sent: Friday, February 9, 2024 7:48 AM
To: Participate
Subject: 200 N Main

Hi,

I'd like to express my support for the proposed project at 200 N Main. I especially appreciate the design I believe Koetje needs more affordable housing and would benefit from another hotel.

Thank you.

Joshua J. Alhadeff | DSB Investments

Participate

From: Scott Rogel <scott.rogel@gmail.com>
Sent: Friday, February 9, 2024 5:13 AM
To: Participate; Kenny Dudunakis
Subject: 200 N Main Street Project - Ketchum, Idaho

To whom it may concern,

I am writing to express my support for the above project of Kenny and Kris Dudunakis at the above address. I have been involved in numerous Seattle and Tacoma, Washington mixed use developments. Most if not all of my projects have included restaurants. That is why I feel I understand and can comment on this project.

The nature of mixed use is very tough. You have to design and create functional spaces for retail/commercial use and residential use all at the same time. The retail needs the most visible and accessible street frontage for welcoming customers. The storefront needs to be expansive with lots of glass to enhance customer visits and promote sales. The residential units need a formal and welcoming entrance to get residential tenants and guests access without imposing on the retail spaces visibility and viability. It is not easy to have one not adversely impact the other. I believe the design of this project has accomplished such that both elements of use are functional and aesthetically pleasing.

I also feel the look and scale of the project fits with the old style buildings of downtown Ketchum. The design also adds the third floor component in an appropriate and appealing way. It steps back and does not add to the bulk or scale of the project.

I would be happy to speak at the upcoming design meeting. And discuss further my thoughts and comments or offer any insight from my experiences in this field.

Sincerely,

Scott Rogel
Rogel Properties LLC

Participate

From: David Caldwell <david@wcinvestrealty.com>
Sent: Friday, February 9, 2024 3:02 PM
To: Participate
Subject: Former Rico's Site at 2nd and Main

I am writing in support of the current applicant's project as proposed.

David G. Caldwell
President, Broker
West Coast Investment Realty, Inc.
PO Box 14001 #208, Ketchum, ID 83340
220 East Avenue, #208, Ketchum, ID 83340
Tel. 760-815-5504
Email: david@wcinvestrealty.com
Lic. No. OR: 850200042 ID: BR40234 WA:3392



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Participate

From: Donna Shahbaz <shahbazdmp@gmail.com>
Sent: Saturday, February 10, 2024 12:03 PM
To: Participate
Subject: Public Comment 200 North Main Design Review for P&Z Meeting 2/13

> Hi, thank you for providing this opportunity to comment. While I appreciate the finishes used in this building and that the ground level has been maintained as restaurant space, I am disappointed that so little has changed with the design of this building after all the feedback residents provided at the last P&Z meeting.

> We should not allow developers to exceed the FAR every time they request it just because it can be allowed. This building site is the perfect example. This building is far too large, dense, and tall when built in context to the historic buildings that surround it and we should at least try to preserve that on Main Street and Sun Valley road. The two deed restricted units (without parking) are insufficient compensation for the mass of this building.

> Additionally, as we move forward updating our master plan, I think we
> should consider additional height and density limits on Main Street and Sun Valley Roads. We should also re-look allowing units less than 750 square feet to be built without parking unless those units are specifically deed restricted. This building is the perfect example of how the parking waiver is abused to provide profitable residential units that are unlikely to be primary residences, and additional height for the even more lucrative penthouse, at the expense of the community.

> Thank you, Donna Shahbaz.

Participate

From: KRIS WALKER <bobandkrisw@yahoo.com>
Sent: Sunday, February 11, 2024 9:03 PM
To: Participate
Subject: Rico's project

I listen with mild amusement the negative comments about the Rico's proposed project. If the developer's proposal meets the city's criteria's, I don't see a problem. If you want to control it, you need to own it.
Progres is not always to our liking.
Bob Walker

2.12.2024

Dear City of Ketchum and whom it may concern,

I am the owner of the property of 211 Leadville Avenue North. I did not see notice of the resubmittal of 200 North Main Street, but it was brought to my attention earlier today.

I am still in strong opposition to the project as currently designed. The letter below is very similar to the letter I sent last August 2023, as I have the same concerns. The project resubmittal addressed some minor design comments the P&Z had, but not the larger concerns of height & bulk and neighborhood compatibility.

The height and bulk are out of scale and enormous. The building dwarfs its neighbors, and obliterates the view of the historic 'Casino' sign as you drive into town. We should not sacrifice the character of Main Street and the town we all love. Please refer to attached ASK-006r1, you can see how huge this proposed development is, especially compared to the existing building located on the site.

It will also wipe out the Baldy view from my own development. Please reference ASK-009r1 showing the approximate bulk of the proposed development as visible from my second floor. The visual impact will be even greater for the public, as experienced from the sidewalk. I realize views are not protected, but if everyone builds to a similar standard, equity is maintained. During the design review of our project, we received very positive feedback on the scale of our building. Ketchum residents want to maintain a two-story scale near the historic one and two story buildings along Main Street.

I question if the city's decision to allow additional FAR and the associated additional bulk for workforce housing is the correct decision in the CC zone.

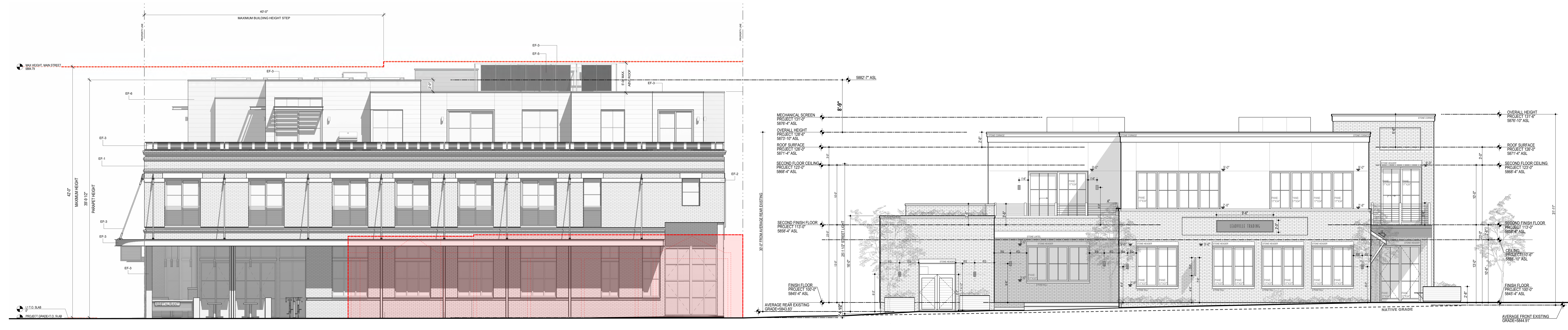
Having done many projects myself, I am in favor of good development. But in the current building boom that is expanding our small town, let's not lose sight of maintaining the character of Ketchum by allowing new developments to maximize their bulk. Particularly in the heart of downtown along Main Street.

Thank you,



Mark Dooley

NO.	DATE	DESCRIPTION



1 ELEVATION: PROPOSED NEIGHBOR COMPARISON
SCALE: 1/4" = 1'-0"

PROPOSED NEIGHBOR HEIGHT COMPARISON



DIAGRAM: THREE STORY BUILDING

Participate

From: Julie Stanek <jberry17@gmail.com>
Sent: Monday, February 12, 2024 2:56 PM
To: Participate; Neil Morrow; Brenda Moczygemba; Tim Carter; Susan Passovoy
Subject: 220 Main Street Concerns

P & Z Commissioners,

I expressed my concern via public comment in December when the applicant at 220 Main Street went before you. I am unimpressed to see how little changes the applicant made in their design which almost seems an insult to this whole process.

I still believe the 2.25 floor area ratio is incompatible with our local history and culture and I propose 1.8 FAR. I also think setbacks need to be in place to highlight the historic building to the north, or to at least be more inviting as one enters town. I am especially concerned about the precedent of approving this project and worry it would be a slippery slope for future applications to submit with a higher FAR.

Thank you for your consideration of these concerns, which I know are shared by many in our community.

Appreciate you taking the time to read.

Julie Stanek

Participate

From: Robert Meyer <bjscmeyer@gmail.com>
Sent: Monday, February 12, 2024 9:57 PM
To: Participate
Subject: Dudunakis building

To whom it may concern,

I'm Robert Bob Meyer life long friend with Ken Dudunakis and his wife Kis. I just wanted to send a note to you announcing my support for the proposed construction project on the Rico's building site.

At first I was skeptical about a monster being on the corner but after reviewing the plans I fully support the construction plans. The look of the building and set backs all below the maximum allowed will in be a great addition to the downtown area.

Recently I spoke with the owners of a restaurant in Kenny's building the Cellar. They are very happy with the interactions with him and his ability to not only upgrade the building but resolve any and all issues that may arise.

The city will be lucky having him managing that proposed building. Hopefully you will grant him the right to construct a wonderful addition to the City of Ketchum.

Thank you,
Robert Meyer
3871 S Duston Pl
Boise ID 83706
208 863-5721
bjscmeyer@gmail.com

Participate

From: Harry Griffith <harry@sunvalleyeconomy.org>
Sent: Monday, February 12, 2024 10:02 PM
To: Participate
Subject: SVED Comments for Planning & Zoning 2/13/2024 Meeting on 200 Main Building

In advance of tomorrow's meeting on the 200 Main Project, Sun Valley Economic Development wanted to provide some data and comments in advance.

Generally, SVED supports this project for the following reasons:

1. Full compliance with all existing Ketchum ordinances
2. Incremental Job creation
3. Positive economic impact on LOT and property tax base
4. Revitalization of underutilized space
5. New needed restaurant seating

The issue of restaurant seats available and their impact on parking in the area has been one specific point of discussion where I wanted to provide some data. SVED conducted a high-level evaluation of the changes in restaurant's within a 2-block radius of the 200 Main Project. We looked at both winter (interior) and summer (interior and exterior) capacities and found that since 2014, the net change in restaurant seating available has significantly DECLINED. The detail of these changes can be seen on the map attached below.



Please note that this analysis includes this 200 Main St project and another future project, both with ground floor restaurants that have not yet been built but are expected in the next two years.

The analysis indicates at this area of the city has historically fewer restaurant seats than ever before. As a result, demand for parking associated with dining should not be exacerbated by this project. Additionally, given the area's growth in hotel rooms (both recent additions and planned projects), pressure on parking should be reduced due to a significant number of walkup diners.

Respectfully,

Harry Griffith

Executive Director, Sun Valley Economic Development

www.SunValleyEconomy.org

February 13, 2024

City of Ketchum/To whom it may concern:

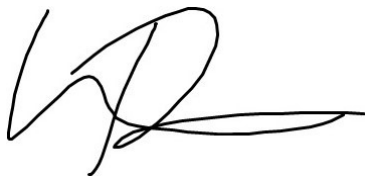
I am writing in strong support of the proposed development of the former Rico's building on 2nd and Main streets. As a long-time resident (Community School class of '96) I have seen the evolution of the community and need for quality developments with RENTAL housing for locals across the socio-economic spectrum.

I have known the Dudunakis's personally in the Ketchum community and professionally in the multifamily industry for more than 20 years. They are well-meaning and of the highest integrity.

I currently own and operate a national portfolio of 5,000+ market rate and affordable apartment units and have dedicated my career to providing and improving workforce housing across the U.S. I know that Kenny and Kris have a deep understanding of the housing market and see the need to bring additional rental units to the supply starved community.

I have reviewed the project and aside from the benefit of additional rental units for the community, the building will be a beautiful and welcomed addition to the charm of Main St.

Best regards,

A handwritten signature in black ink, appearing to be 'WR', with a long horizontal flourish extending to the right.

Will Roos- (310.428.9942)

wroos@elementresidential.com

Participate

From: David Hutchinson <david@vpcompanies.com>
Sent: Tuesday, February 13, 2024 11:58 AM
To: Participate
Subject: 200 North Main Street (Design Review)

Dear Commissioners,

I would like to incorporate my previous letter that was submitted for the original hearing for this project as all comments still pertain as the applicant and the design team refused to make any substantive or meaningful changes based upon your feedback at the last hearing. As you unanimously agreed at the last hearing, the project does not meet the all the standards of approval under the design review ordinance. Most evident is that it is incompatible with the surrounding neighborhood and the overall townscape based on its bulk and scale.

It is extremely disrespectful to each of you and the overall process, that virtually no perceptible changes have been made to the building's bulk and scale related to your comments at the previous hearing. The disregard for your generous allowance, to the applicant, to resubmit under a continuance vs. a denial, is simply an insult.

The current proposal continues at the maximum FAR of 2.255 FAR (which is actually above any allowable bonus that has yet to be granted). As you found at the last hearing , any building of that size on that corner lot on Main Street, will be incompatible.

I believe that you have little choice but to send a message to this applicant and potential future applicants that think they can "thumb their noses" at this important community process. That message should be a swift DENIAL.

I would also like to suggest that the P&Z packet be made public sooner as there would have been significantly more opposition to this application. I noticed in the record that the applicant made a significant effort to gather support prior to the proposal being made public by having friends, business associates and affiliated parties preemptively submit letters, many at a time when none of the general public was able to see or review the new application.

Had the applicant and his design team listened to your thoughtful feedback and spent the time on re-design vs. cheerleading for a virtually identical project, they could have avoided this necessary DENIAL.

Respectfully,
David Hutchinson
220 Aspen Drive, Ketchum
Ketchum Downtown Property Owner
200 N. Leadville Ave.