



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

“I move to complete the scope of Phase 1 - Town Square Rehabilitation as depicted in the attached design & summary”

Alternate Motion:

“I move to complete Phase 1 – Town Square Rehabilitation with an altered scope of _____”

Reasons for Recommendation:

- Staff is seeking approval for the presented scope of the modifications to Town Square as it aligns with the public and stakeholder outreach. Update/rehabilitation highlights to include:
 - Extended and defined green space with seating, additional (and more appropriate) shade trees and plantings – with upgraded irrigation
 - Replacement of fire feature
 - Improved restroom facility (paint refresh, new fixtures, doors, etc.)
- Staff believe the included plans and costing reflect a conservative Phase 1 that will enhance the focal features of the Town Square while allowing for future phases without any throwaway work.

Policy Analysis and Background (non-consent items only):

- A significant amount of community engagement, including over 315 responses, resulted in a clear desire for more green space, shade, flexibility and working water & fire features.
- Staff reached out to the original architect, Dale Bates, as well as past & current stakeholders and worked through concepts and design intentions
- Council & KURA members recently attended a site review of the proposed changes

Sustainability Impact:

Upgrades to the existing irrigation and the new ‘zone-friendly’ trees and plantings will ultimately result in water savings (once established).

Financial Impact:

None OR Adequate funds exist in account:

Attachments:

1. Public engagement summary
2. KTS Construction Drawings
3. Cost Summary

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."

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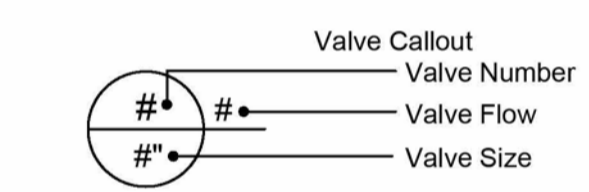
"The building reads from the outside as a Starbucks, not a visitor center for Sun Valley/Ketchum. I like the multi-purpose approach of the building, but I suggest it should build the area's brand of adventure, nature-loving, the arts, and big-hearted community."

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	HUNTER MP CORNER PROS-00-PRS40 SHRUB ROTATOR, FIXED-RISER, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE T=TURQUOISE ADJ ARC 45-105.	2	40
	HUNTER MP STRIP PROS-00-PRS40 SHRUB ROTATOR, FIXED-RISER, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.	4	40
	HUNTER MP2000 PROS-00-PRS40 SHRUB ROTATOR, FIXED-RISER, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	4	40
	HUNTER MP3000 PROS-00-PRS40 SHRUB ROTATOR, FIXED-RISER, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	2	40
	HUNTER MP3500 PROS-00-PRS40 SHRUB ROTATOR, FIXED-RISER, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. LB=LIGHT BROWN, ADJUSTABLE ARC, 90-210.	1	40

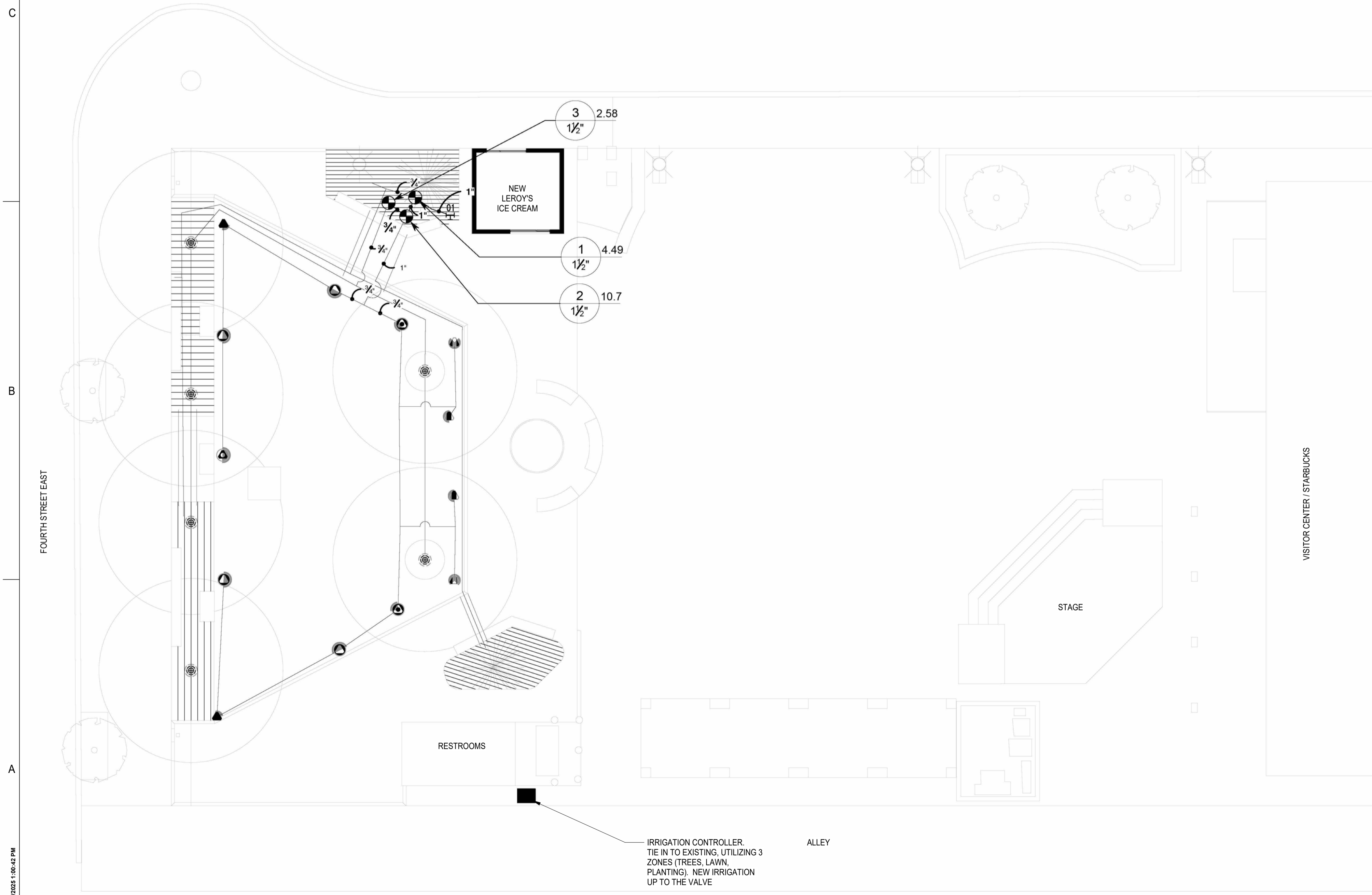
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER HDL-06-18-CV DRIP RING	6
	AREA TO RECEIVE DRIPLINE HUNTER HDL-04-12-CV HDL-04-12-CV: HUNTER DRIPLINE W/ 0.4 GPH EMITTERS AT 12" O.C. CHECK VALVE, DARK BROWN TUBING WITH TAN STRIPING. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.	696.4 LF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICV-G 1-1/2" 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.
	HUNTER I2C-1600-PL 16 STATION OUTDOOR MODULAR CONTROLLER. WITH ONE ICM-800 MODULE. COMMERCIAL USE. PLASTIC CABINET. POINT OF CONNECTION 1"
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 3/4"
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1"
	IRRIGATION MAINLINE: PVC SCHEDULE 40 3/4"
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"
	PIPE SLEEVE: PVC CLASS 200 SDR 21



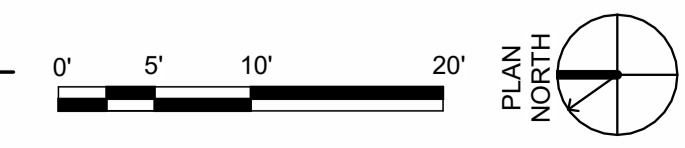
DESIGN-BUILD IRRIGATION NOTES:

- ALL PROPOSED PLANTING AREAS WILL BE WATERED WITH A COMPLETE IN-GROUND AUTOMATIC IRRIGATION SYSTEM WITH HEAD-TO-HEAD COVERAGE AND MINIMAL OVERSPRAY ONTO NON-PLANTED SURFACES. A PROGRAMMABLE IRRIGATION CONTROLLER WITH ELECTRICAL AND DATA CONNECTION SHALL BE INSTALLED.
- THE IRRIGATION DESIGN AND EQUIPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND STANDARDS. INSTALL BACKFLOW PREVENTION DEVICE AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT REQUIREMENTS.
- THE IRRIGATION SYSTEM SHALL BE DIVIDED INTO ZONES ORGANIZED BY PLANT TYPE (TREES, SHRUBS AND GROUNDCOVER, TURF, AND PET AREA RINSING), PLANT WATER USE, AND MICROCLIMATE.
- THE CONTRACTOR SHALL VERIFY WATER PRESSURE AND FLOW PRIOR TO CONSTRUCTION. REPORT INSUFFICIENT MEASURED WATER PRESSURE AND FLOW TO THE LANDSCAPE ARCHITECT.
- IF SPRAY IRRIGATION IS USED, SHRUB AREAS SHALL USE 12" POP-UPS AND TURF AREAS SHALL USE 6" POP-UPS.
- FOR DRIPLINE ZONES, USE 3/4-INCH PVC PIPE IN SLEEVES TO CONNECT PLANTING AREAS. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- WHERE THE FIELD CONDITIONS REQUIRE ADJUSTMENTS, IRRIGATION SHALL BE ADDED OR DELETED IN ACCORDANCE WITH THE IRRIGATION LEGEND OR MANUFACTURER'S SPECIFICATIONS. PIPE SIZING SHALL BE ADJUSTED ACCORDINGLY, AND WATER VELOCITY SHALL NOT EXCEED 5 FEET PER SECOND.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL LINES FOR OPTIMUM PERFORMANCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES, CHASES AND PENETRATIONS UNDER PAVING, THROUGH WALLS, ETC., UNLESS OTHERWISE NOTED PRIOR TO PAVING AND FORMING. SLEEVE MATERIALS SHALL BE APPROPRIATE FOR THEIR CONDITIONS INCLUDING UNDER VEHICULAR TRAFFIC AREAS.
- COORDINATE ALL BUILDING PENETRATIONS WITH ARCHITECTURAL PLANS AND WATERPROOFING REQUIREMENTS.
- THE IRRIGATION SYSTEM IS DESIGNED TO BE WINTERIZED THROUGH THE DRAIN VALVE AT THE POINT OF CONNECTION. COMPRESSED AIR CAN ALSO BE USED THROUGH THE QUICK COUPLER VALVE AT THE POINT OF CONNECTION TO BLOW-OUT THE SPRINKLER ZONE.
- SHUT-OFF VALVES SHALL BE INSTALLED ON THE MAINLINE TO ISOLATE THE IRRIGATION SYSTEM IN THE ROW. ALL IRRIGATION IN THE ROW SHALL BE ON ZONES/VALVES SEPARATE FROM ON-SITE IRRIGATION.



IRRIGATION CONTROLLER.
TIE IN TO EXISTING, UTILIZING 3 ZONES (TREES, LAWN PLANTING). NEW IRRIGATION UP TO THE VALVE

A1 IRRIGATION PLAN
1" = 10'-0"



PROJECT:
KETCHUM TOWN SQUARE
PROJECT ADDRESS:
**480 4TH ST E
KETCHUM, ID 83340**

OWNER:
**CITY OF KETCHUM
191 5TH STREET W
KETCHUM, ID 83340**



MARK	DATE	DESCRIPTION
REVISIONS		

MARK	DATE	DESCRIPTION
ISSUE INFORMATION		

PROJECT NO.: **2023040**
GGLO PRINCIPAL IN CHARGE: **MARK SINDELL**
GGLO PROJECT MANAGER: **BUTRON YUEN**
OWNER APPROVAL:

SHEET TITLE
IRRIGATION PLAN

SHEET NO.
L-141

Town Square Phase 1 Costs

Scope	Contractor	Cost	Notes
4th St Pavers & Drain Repair	Bigwood	\$ 34,726	Completed Fall 2025
Tables and Chairs	Open Room	\$ 42,181	Completed Fall 2025
Light Bollards & Bike Racks	Landscape Forms	\$ 8,713	Ordered
Demolition, electric, new paver prep	Lunceford	\$ 71,857	
Landscaping	Bigwood	\$ 47,285	
Pavers	Belgard	\$ 28,714	
Trees		\$ 8,700	
Seat Walls	Streetlife	\$ 49,807	
Bathroom - Exterior	GGLO	\$ 50,000	VE Potential
Bathroom - Interior	Budget		
Leroy's/Utilities	DONOR?		
GGLO	Leroy's	\$ 7,500	Donor likely
GGLO	Construction Phase Svc	\$ 20,000	not-to-exceed
TOTAL		\$ 369,483	

BUDGET \$ 250,000

Additional Funding Needed \$ **(119,483)**