

June 20th, 2024

Attn: Suzanne Frick  
KURA Board  
**1<sup>st</sup> & Washington | Project Summary**

Suzanne,

On behalf of Pivot North Architecture and the development team, we appreciate the opportunity to work with the Ketchum Urban Renewal Agency on this exciting project. Please see below for a summary of the progress on mobility and sustainability initiatives outlined in the DDA and initial RFP response.

The project prioritizes pedestrian connectivity through the activation of the street. The updated plan includes a mix of commercial and retail uses fronting Washington Avenue, Second, and First Streets. The variety in size of these spaces provides a flexible range for future tenants. A residential lobby and amenity will open onto First St and serve dual use as community meeting space.

The massing maintains openings on the ground floor which connect to the public shared parking, creating a pedestrian-focused structure. The semi-enclosed areas at these voids create opportunities for covered outdoor seating and public artwork.

Transit mobility is encouraged by the bicycle storage room, including e-bike charging stations, and gear workshop. Recesses in the buildings ground floor provide additional spaces to land bicycle parking for residents and the community.

Electric vehicle charging stations will be provided at the tuck-under parking spaces below the building. The exact location and configuration have yet to be determined.

The project will meet the requirements set forth in the DDA for LEED. The project will strive to reduce energy and water usage through the design of a tight building envelope, water sense fixtures, and the use of 100% electric systems and equipment. Additional opportunities for rooftop solar and rainwater collection are being explored at the low-slope roof.

Recycling will be available to residents adjacent to the trash at the ground floor of the building and is being coordinated with Clear Creek Disposal.

We appreciate this opportunity to collaborate with you and please contact me with any questions you may have.

Sincerely,



Ian McLaughlin, Project Manager Lead, Pivot North

## Attachment D

<b>1st and Washington</b>						
<b>Unit Mix Design Update</b>						
	<b>Description</b>		<b>RFP Submission</b>	<b>Preliminary / Schematic Submission</b>	<b>Design Review</b>	<b>Final Construction Drawings</b>
	Total Building Area (GSF)		not included	49,570		
	Number of Residential Units		66	64		
	By Type:					
	Studio		44	43		
	One Bedroom		15	13		
	Two Bedroom		7	8		
	Residential Area (GSF)		not included	31,180		
	Number of Commercial Units		3	3		
	Commercial Area (SF)		3,360	3,425		
	Lobby/Amenity		1,610	1,494		
	Parking (SF)		not included	12,200		
	Back of House (SF)		not included	1,271		
	Number of Covered Parking Spaces		44	41		
	Floor Heights					
	1st		not included	12'-0"-15'-0"		
	2nd		not included	9'-2"		
	3rd		not included	9'-2"		
	4th		not included	9'-2"		