



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
MEETING OF AUGUST 13, 2024

PROJECT: 1st & Washington Workforce Housing Project

FILE NUMBER: P24-058

APPLICATION: Pre-Application Design Review

PROPERTY OWNER: Ketchum Urban Renewal Agency

ARCHITECT: Ian McLaughlin, Architect, Pivot North Architecture

REQUEST: Pre-Application Design Review for the development of a new 49,570-gross-square-foot, four-story workforce housing project

LOCATION: 211 E 1st Street
(Ketchum Townsite: Block 19: Lots 5, 6, 7, & 8)

ZONING: Mixed-Use Subdistrict of the Community Core (CC-2 Zone)

OVERLAY: None

REVIEWER: Abby Rivin, AICP – Senior Planner

NOTICE: A courtesy notice for the public meeting on the project was mailed to all property owners within 300 feet of the project site on July 24, 2024. The notice was published in the Idaho Mountain Express on July 24, 2024. A notice was posted on the project site on August 6, 2024 and the city’s website on July 29, 2024.

EXECUTIVE SUMMARY

The Ketchum Urban Renewal Agency has submitted a Pre-Application Design Review for the 1st & Washington Workforce Housing Project, a new 49,570-gross-square-foot, four-story mixed-use development, located at 211 E 1st Street (the “subject property”, see Figure 1). The subject property is located within the city’s Mixed-Use Subdistrict of the Community Core (CC-2 Zone) between 1st

and 2nd Streets along the east side of Washington Avenue. The total area of the subject property is 22,000 square feet. The property is currently improved as a surface parking lot.

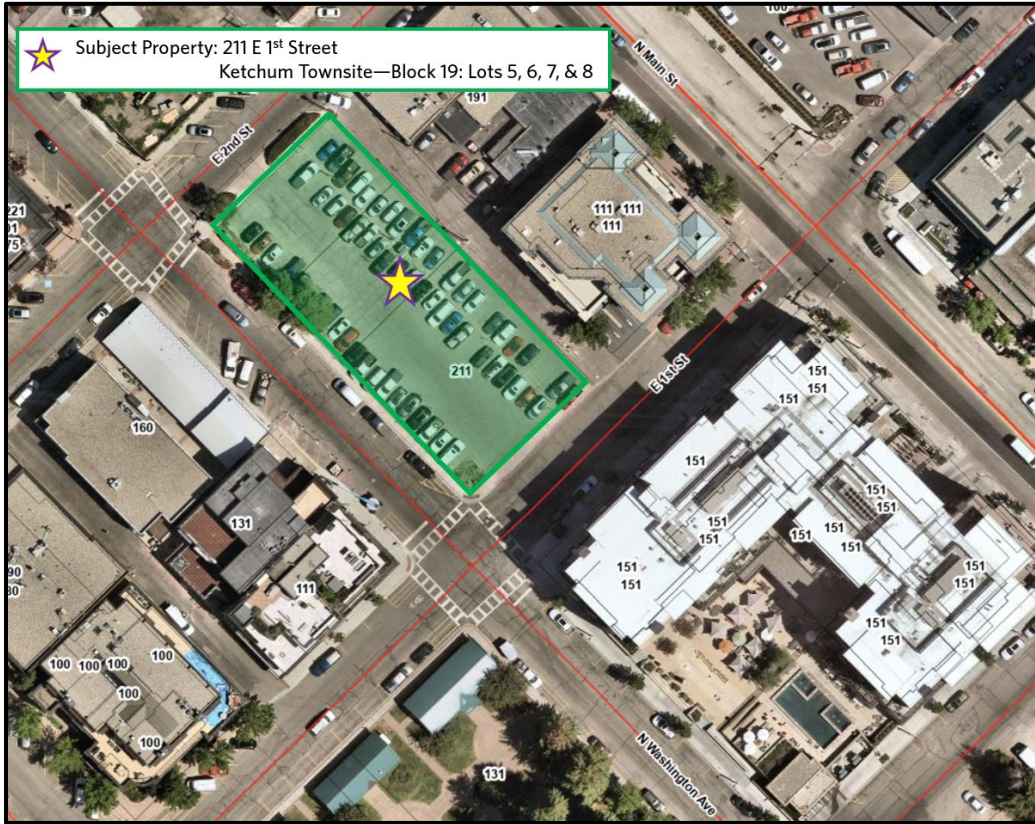


Figure 1: Subject Property

This mixed-use development (see Figure 2) includes three commercial spaces with frontage along Washington Avenue, 1st Street, and 2nd Street as well as a lobby/amenity space at the corner of 1st Street and the alley. The tuck-under, surface parking area on the ground level is accessed from the alley and 2nd Street and accommodates 41 parking spaces. The upper floors of the mixed-use

building contain 64 community housing units, including 43 studios, 13 one-bedroom units, and 8 two-bedroom units. The project's Floor Area Ratio (FAR) is 2.25 and the maximum height of the building is 49 feet. The Pre-Application Design Review submittal for the 1st & Washington Workforce Housing Project is included as Attachment A.



Figure 2: Pre-Application Submittal--2nd & Washington 3D Perspective

The project is subject to Pre-Application Design Review pursuant to Ketchum Municipal Code (“KMC”) §17.96.010.D.1 as the property is greater than 11,000 square feet. Pre-Application Design Review is an opportunity for the Planning and Zoning Commission (the “Commission”) to give the applicant feedback on the proposed project. This preliminary review allows the Commission to ask questions, identify code compliance issues or design concerns, and provide recommendations to the applicant. As this is a Pre-Application meeting, there is no formal staff recommendation and no motion or action for the Commission to take at this time. Staff recommends the Commission provide feedback to the applicant after reviewing the 1st & Washington Workforce Housing Project Pre-Application Design Review submittal included as Attachment A, the applicant’s presentation, staff’s analysis, and public comment.

BACKGROUND

Process to Date

The Planning and Building Department received the 1st & Washington Workforce Housing Project Pre-Application Design Review on June 27, 2024. The submittal was reviewed by all city departments and comments were provided to the applicant for review on July 12, 2024. Revisions in response to staff comments are not required for the Pre-Application process, and the applicant chose to proceed directly to meeting with the Commission without revising the project plans. All city department comments and feedback provided by the Commission will be addressed by the applicant upon submittal of the final Design Review application. Pursuant to KMC §17.96.010.D5, the applicant must file a complete Design Review application and pay all required fees within 180 calendars of the last Pre-Application Design Review meeting with the Commission, otherwise the Pre-Application will become null and void.

Community Housing Development Incentives

The Commission has reviewed and approved numerous downtown development projects that utilize the FAR density program by either providing community housing units on site or paying the fee in-lieu. Unlike projects that utilize the FAR bonus program, the 1st & Washington Workforce Housing Project is a community housing project as the mixed-use building provides 100% community housing above the first floor. The zoning code provides the following development incentives to encourage community housing projects downtown:

- No parking is required for community housing units (KMC §17.125.040.C1a).
- Community housing projects are eligible for 10 more feet of building height than market-rate developments. 52 feet is the maximum permitted building height for 100% community housing projects (KMC §17.12.040). Market-rate developments have a maximum permitted building height of 42 feet.
- Community housing projects may exceed the maximum permitted 2.25 gross FAR subject to Design Review approval (KMC §17.124.040.B3).

ANALYSIS

Pursuant to KMC §17.96.050.A, the Commission shall determine the following before granting Design Review approval:

1. The project does not jeopardize the health, safety or welfare of the public.
2. The project generally conforms with the goals, policies, and objectives of the adopted comprehensive plan.
3. The project conforms to all applicable standards and criteria as set forth in this chapter, this title, and any other standards as adopted or amended by the City of Ketchum from time to time.

Criteria 1 & Criteria 2: Public Health, Safety, and Welfare & Comprehensive Plan Conformance Future Land Use

The subject property is designated as Mixed-Use Commercial on the future land map of the 2104 Comprehensive Plan (“comprehensive plan”). The Mixed-Use Commercial future land use designation is intended to promote a wide range of land uses, including commercial and residential uses, within mixed-use buildings. The comprehensive plan states, “New structures in existing mixed-use areas should be oriented to streets and sidewalks and contain a mix of activities. Mixed-use developments should contain common public space features that provide relief to the density and contribute to the quality of the street” (page 69). The 1st & Washington Workforce Housing Project provides three commercial spaces on the ground floor and 64 workforce housing units on the upper levels.

The comprehensive plan identifies downtown as an appropriate place for housing density due to its proximity to jobs and transportation options. Policy H-1.4 of the comprehensive plan states that, “housing should be integrated into the downtown core” (page 20), and Policy H-3.1 encourage the siting of housing in new developments near public transportation and retail districts (page 21). The 1st & Washington Workforce Housing Project will provide 64 new workforce housing units located within walking distance to jobs, retail stores, coffee shops, bars, and restaurants in the heart of downtown. Additionally, the project is located within walking distance to the Mountain Rides bus stop at Main & 4th Streets and 1st Avenue & Sun Valley Road, which provide access to all major transit routes connecting riders to other areas of Ketchum and the Wood River Valley.

Compatibility with the Surrounding Neighborhood

Policy CD-1.3 of the comprehensive plan states that, “Infill and redevelopment projects should be contextually appropriate to the neighborhood and development in which they occur. Context refers to the natural and manmade features adjoining a development site; it does not imply a certain style” (page 26). In addition, Policy CD-1.4 of the comprehensive plan states that, “Each new project should be well-designed and attractive, and should complement surrounding land uses and existing neighborhood character”(page 26).

This area of downtown contains both smaller-scaled older buildings as well as new larger-scaled developments. As shown in Figure 3, smaller-scaled buildings adjacent to the project site include the My House Furnishings and the Ketchum Office Club buildings to the west across Washington Avenue and the Ketchum Korner building to the east across the alley. New larger-scale

developments adjacent to the project site include the Limelight Hotel to the south across 1st Street and the Mountain Land Design building to the west across Washington Avenue.

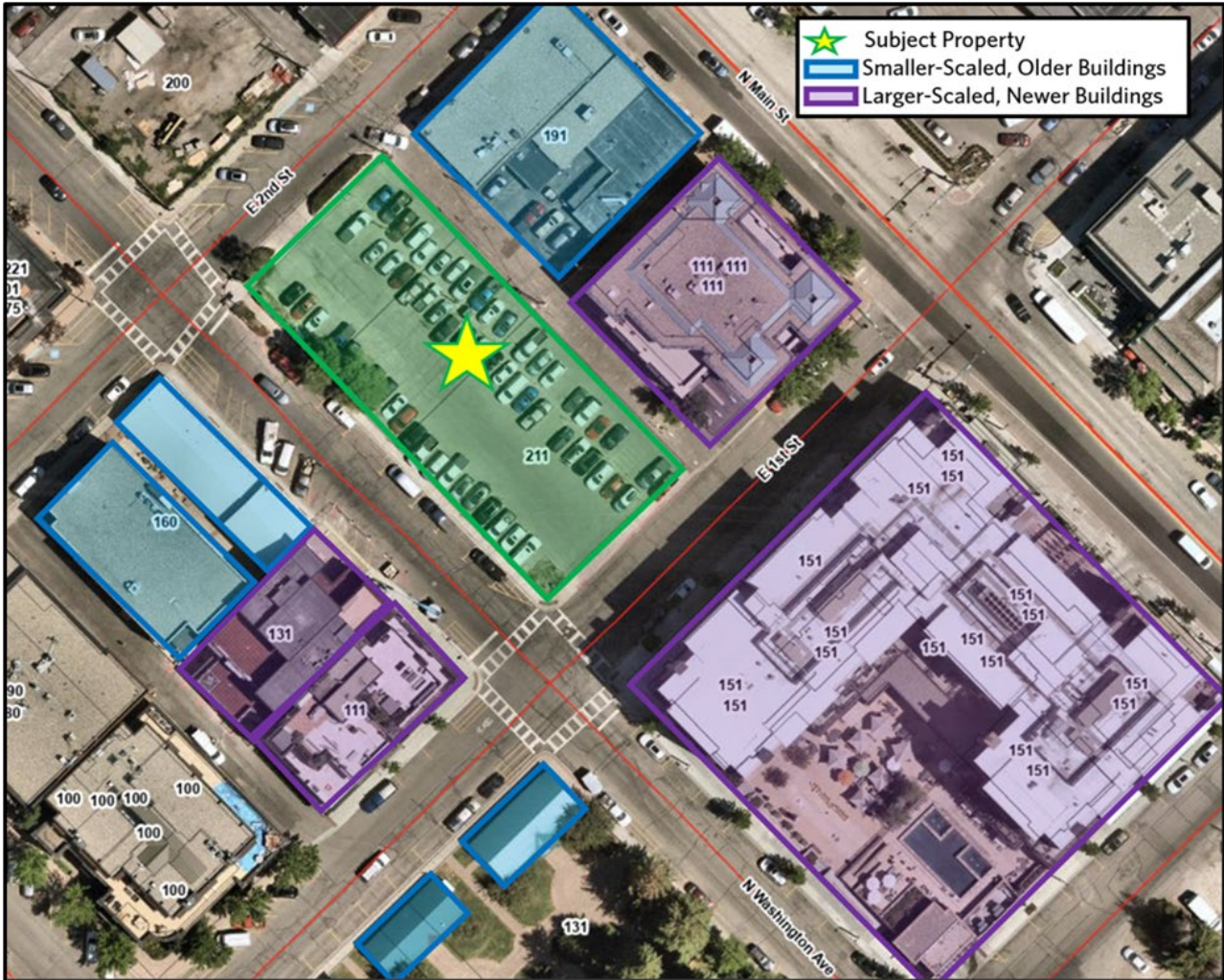


Figure 3: Smaller-Scaled & Larger-Scaled Buildings in the Surrounding Downtown Neighborhood

The project has a total FAR is 2.25 and contains four floors that extend to a maximum height of 49 feet. The project is larger in scale than older buildings in the surrounding neighborhood but comparable in size to newer developments. While staff believes that the size of this mixed-use development is appropriate for downtown, staff recommends the applicant further consider incorporating more scaling devices, including changes in wall planes and varying roof heights, as well as architectural detailing and exterior material differentiation to reduce the visual appearance of height and mass. More specific recommendations are highlighted in the Design Review Analysis section of the staff report.

The subject property is comprised of four lots that were created by Ketchum's original townsite plat map in 1948. Blocks within the original townsite were historically platted into 55-foot-wide lots oriented towards the avenues that run north and south. The configuration of these townsite lots enriches Ketchum's urban fabric by providing opportunities to diversify the buildings along a block. The variety in building type, age, design, and size contribute to Ketchum's unique identity and authenticity. The comprehensive plan states, "New development in downtown will continue the traditional lot and block pattern, oriented around sidewalks and pedestrian-friendly places" (page 64). The urban pattern created by the original townsite plat map is changing as Ketchum continues to grow with new infill and redevelopment projects.

Many Ketchum townsite lots have been consolidated in this area of downtown to accommodate infill and redevelopment projects. For example, eight Ketchum townsite lots were consolidated to accommodate the Limelight Hotel and four Ketchum townsite lots were consolidated for the Copper Ridge development. The 1st & Washington Workforce Housing Project proposes to consolidate four Ketchum townsite lots and the subject property has 220 feet of street frontage along Washington Avenue. Staff recommends the applicant consider further sculpting the building mass to avoid the “canyon” effect and create a rhythm that reflects the pattern of historically platted 55-foot-wide lot widths in downtown Ketchum.

Criteria 3: Zoning and Design Review Standards

Zoning and Dimensional Standards Analysis

Staff reviewed the project plans for applicable zoning and dimensional standards, including setbacks, building height, and FAR. Staff was unable to verify compliance with the following dimensional standards required in the CC-2 Zone due to the level of detail in the Pre-Application drawing set. All zoning and dimensional standards will be reviewed again at the final Design Review stage to ensure the project complies with all requirements in the CC-2 Zone.

Design Review Analysis

Staff reviewed the project for conformance with Design Review standards and required improvements specified in KMC §17.96.060 and requirements for developments within the Community Core specified in KMC §17.96.070. Certain standards were unable to be verified by staff based on the level of information provided in the Pre-Application submittal. All Design Review standards will be reviewed by city departments again at the final Design Review stage to ensure the project complies with all requirements. The following analysis highlights key issues that staff has identified for the Commission’s review and consideration.

Architectural Standards (KMC §17.96.060.F & KMC §17.96.070.B)

Pursuant to KMC §17.96.060.F.5, building walls shall provide undulation and relief to reduce the appearance of bulk and flatness. The proposed design includes projections of building mass on the second and third floors. These building mass projections are distinguished by the dark brown board-on-board siding. Staff appreciates how these projections help break up the mass of the building and provide visual interest; however, certain portions of the building identified in Figure 4 appear bulky and flat due to the length and height of the building walls,



uninterrupted areas of the façade design, and repetitive window pattern.

Staff recommends the applicant consider further breaking up the mass of the building along Washington Avenue by incorporating more changes in the façade plane and provide more differentiation of exterior materials and window pattern to add visual interest.

Figure 4: Flat/Uninterrupted Portions of Façade & Repetitive Window Patterns

Pursuant to KMC §17.96.060.F2, "building character shall be clearly defined by use of architectural features." Staff appreciates the variation of exterior materials and fenestration across the upper floors of the building but believes more architectural features and detailing are needed to help animate the façade. The repetitive pattern of the board-on-board siding, shingles, and windows appear monotonous in certain portions of the building. Staff recommends providing decks or balconies/Juliet balconies with landscaped planters at the upper levels of the building as shown in Figure 5 below and entrance terraces on the ground level to both provide more usable open space for the residents as well as to further animate the façade.

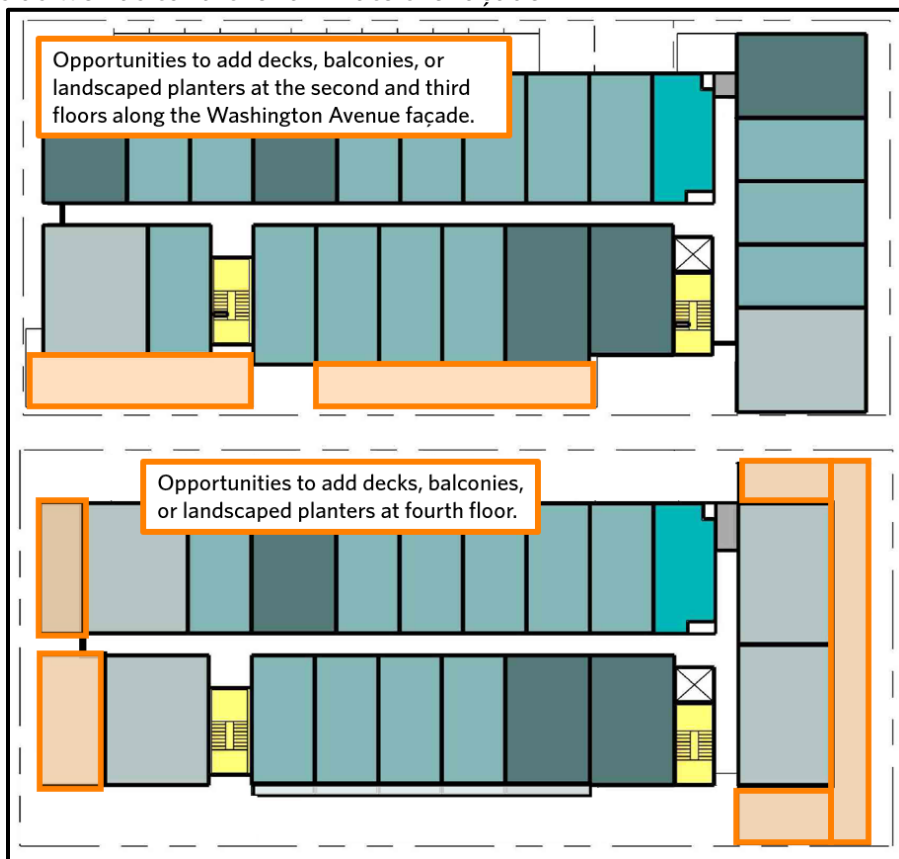


Figure 5: Opportunities to Add Decks, Balconies, or Landscaped Planters at Upper Floors

In addition, most of the 2nd Street façade at the ground level is comprised of panels screening the surface parking area. The commercial unit at the street corner extends through a small portion of the 2nd Street façade. The design of the 2nd Street façade at the ground level lacks visual interest and activity as the screening panels appear monolithic. Staff recommends the applicant enhance the design of the 2nd Street façade at the ground level by adding more landscaping, exterior material differentiation, or decorative architectural features to add more visual interest.

Pursuant to KMC §17.96.070.B4, “Roofing forms and materials shall be compatible with the overall style and character of the structure.” The roof form features an overhanging cornice that slopes slightly upwards towards 2nd Street. Staff believes that the roof design exacerbates the visual appearance of building height and mass along Washington Avenue and 2nd Street (see Figure 6). Staff recommends the applicant consider reevaluating the roof design to either: (a) flip the angle of the roof so that it slopes upward towards 1st Street as the massing is more compatible with the Limelight Hotel to the south or (b) modify the roof design to provide more variety in roof heights across the Washington Avenue façade.



Figure 6: Roof Design Exacerbating Visual Appearance of Height & Mass

Landscaping (KMC §17.96.060.I) & Public Amenities (§17.96.060.J)

The project is required to provide landscaping and public amenities pursuant to KMC §17.96.060.I & §17.96.060.J. Staff appreciates the landscaping and the outdoor seating areas provided on the ground floor; however, staff believes there are more opportunities to enhance the quality of these ground-level public gathering spaces by providing more seating and landscaping. Staff recommends the applicant consider adding more outdoor seating like benches as well as landscaped planters to enhance the design of public outdoor gathering spaces at the ground level.

STAFF RECOMMENDATION

As this is a Pre-Application meeting, there is no recommendation from staff and no action by the Planning and Zoning Commission. Staff requests the Commission provide feedback to the applicant on the design, the issues identified in the staff report, and any other items the Commission deems relevant to the proposed project.

ATTACHMENTS:

- A. 1st & Washington Workforce Housing Project Pre-Application Design Review Submittal

Attachment A

1st & Washington

Workforce Housing Project

Pre-Application Design Review

Submittal



**City of Ketchum
Planning & Building**


Pre-Application Design Review

OFFICIAL USE ONLY
File Number: P24-058
Date Received: 6/27/24
By: GB
Pre-Application Fee Paid: \$0
Design Review Fee Paid:
By:

Submit completed application and documentation to planningandbuilding@ketchumidaho.org. If you have questions, please contact the Planning and Building Department at (208) 726-7801. Design Review criteria, zoning regulations, and development standards are specified in Title 17 of Ketchum Municipal Code, which may be viewed by clicking the link [here](#). You will be contacted and invoiced once your application package is complete.

APPLICANT INFORMATION			
Project Name: 1st & Washington	Phone:	208.727.5086	
Owner: Ketchum Urban Renewal Agency	Mailing Address:	PO Box 2315, 191 Fifth St. W. Ketchum, Idaho 83340	
Email: sfrick@ketchumidaho.org			
Architect/Representative: Pivot North Architecture	Phone:	208.690.3108	
Email: ian@pivotnorthdesign.com	Mailing Address:	116 South 6th St Boise, Idaho 83702	
Architect License Number: AR-98430 (John King)			
Engineer of Record:	Phone:		
Email:	Mailing Address:		
Engineer License Number:			
Primary Contact Name and Phone Number: Ian McLaughlin, 208.690.3108 ext. 717			
PROJECT INFORMATION			
Legal Land Description: Lot 5, Block 19 / Lot 6, Block 19 / Lots 7 & 8		Street Address: 211 E 1st St, Ketchum, Idaho 83340	
Lot Area (Square Feet): 22,000	Zoning District: CC (Community Core)	RPK #: 0000019005B, 0000019006B, 00000190070	
Overlay District:	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Avalanche	<input type="checkbox"/> Mountain <input checked="" type="checkbox"/> None
Type of Construction:	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Addition	<input type="checkbox"/> Remodel <input type="checkbox"/> Other
Anticipated Use: Mixed-Use, Multi-family	Number of Residential Units: 64 Units		
GROSS FLOOR AREA			
	Proposed	Existing	
Basements	NA Sq. Ft.	NA Sq. Ft.	
1 st Floor	(excluding 12,200sf garage) 6,190 Sq. Ft.	NA Sq. Ft.	
2 nd Floor	15,327 Sq. Ft.	NA Sq. Ft.	
3 rd Floor	15,327 Sq. Ft.	NA Sq. Ft.	
Mezzanine 4th Floor	12,726 Sq. Ft.	NA Sq. Ft.	
Total	49,570 Sq. Ft.	NA Sq. Ft.	
FLOOR AREA RATIO			
Community Core: No FAR limit, community housing	Tourist:	General Residential-High:	
BUILDING COVERAGE/OPEN SPACE			
Percent of Building Coverage: 84%			
DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front: Level 1-3 = 5' ave., Level 4 = 10' ave.	Side: Level 1-3 = 5' ave., Level 4 = 10' ave.	Side: Level 1-3 = 5' ave., Level 4 = 10' ave.	Rear: Level 1-3 = 3', Level 4 = 10' ave.
Building Height: 49'-0" building height			
OFF STREET PARKING			
Parking Spaces Provided: 41	Curb Cut: Existing on 2 nd St. Sq. Ft.	%	

The Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Design Review Application in which the city of Ketchum is the prevailing party, to pay the reasonable attorney fees, including attorney fees on appeal and expenses of the city of Ketchum. I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.

 Ian McLaughlin, on behalf of KURA 06/25/2024

Signature of Owner/Representative Date

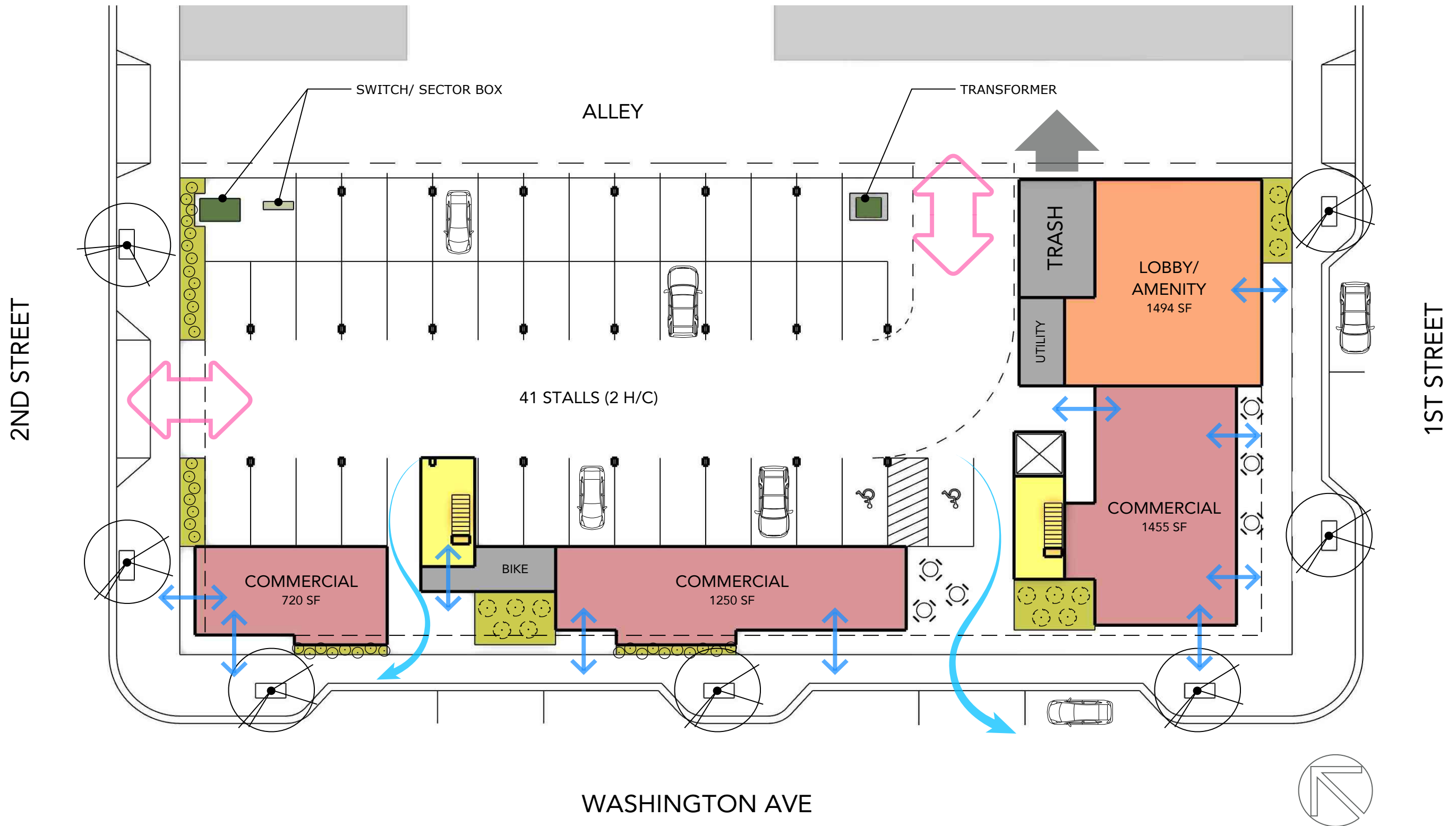


1ST & WASHINGTON

DATE: 06.25.2024

PROJECT ADDRESS: 211 E 1ST ST, KETCHUM, ID 83340

pivot north



LEVEL 1 - CONCEPT FLOOR PLAN & SITE PLAN

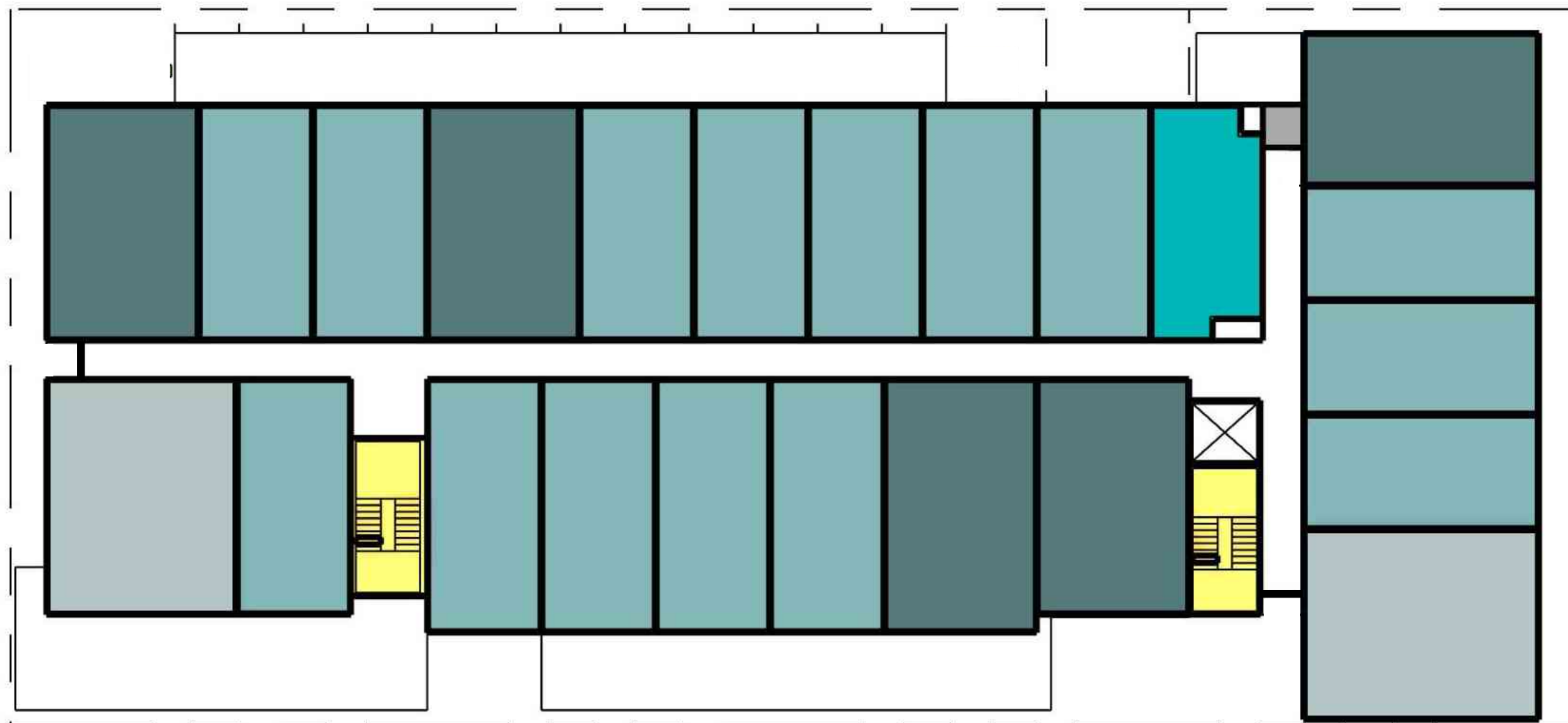
SCALE: 1" = 20'-0"

1ST & WASHINGTON





DATE: 06.25.2024

PROJECT ADDRESS: 211 E 1ST ST, KETCHUM, ID 83340





15,327 SF

	STUDIO A	3
	STUDIO B	40
	1-BED	13
	2-BED	8
TOTAL		64

LEVEL 2-3 - CONCEPT FLOOR PLAN

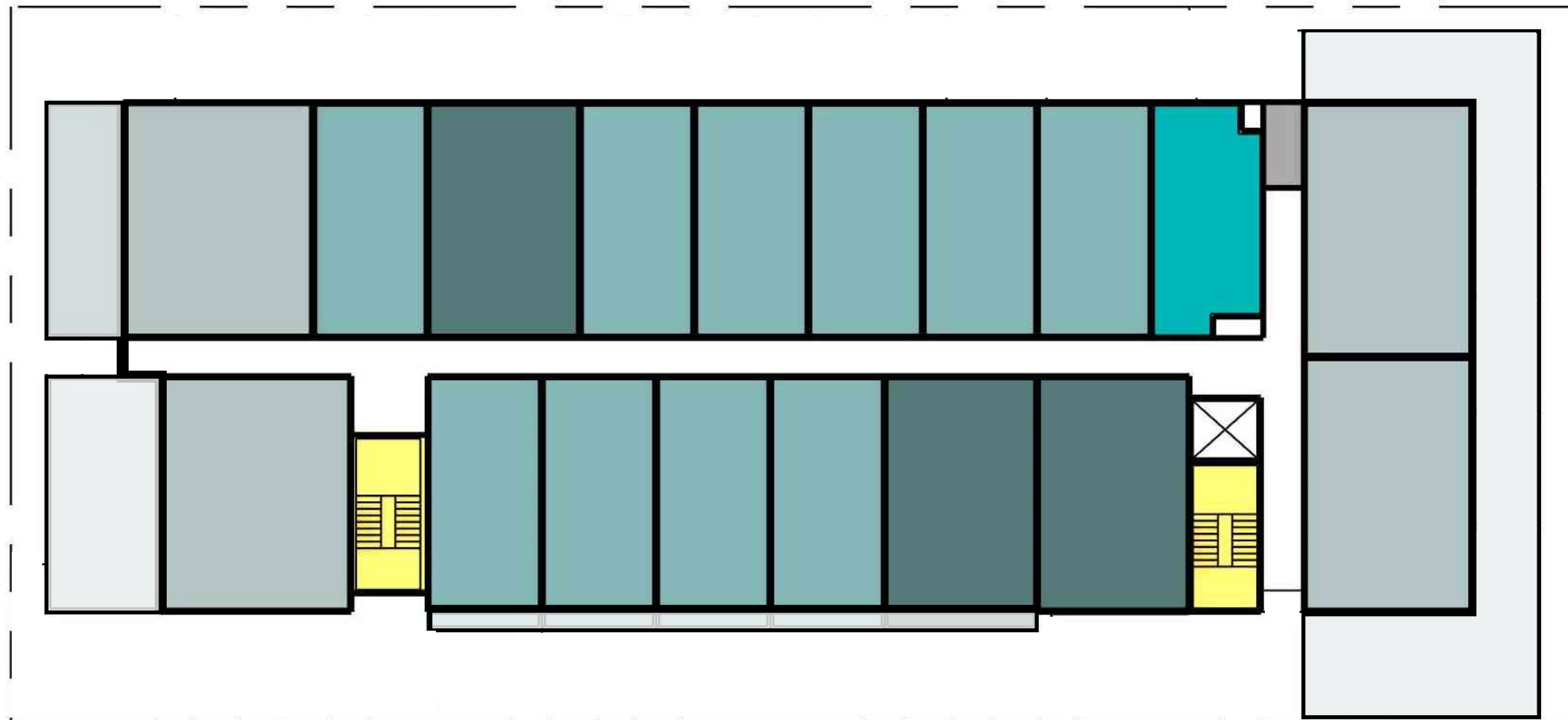
SCALE: 1" = 20'-0"





1ST & WASHINGTON

DATE: 06.25.2024

PROJECT ADDRESS: 211 E 1ST ST, KETCHUM, ID 83340

pivot north



	STUDIO A	3
	STUDIO B	40
	1-BED	13
	2-BED	8
TOTAL		64

12,726 SF



LEVEL 4 - CONCEPT FLOOR PLAN

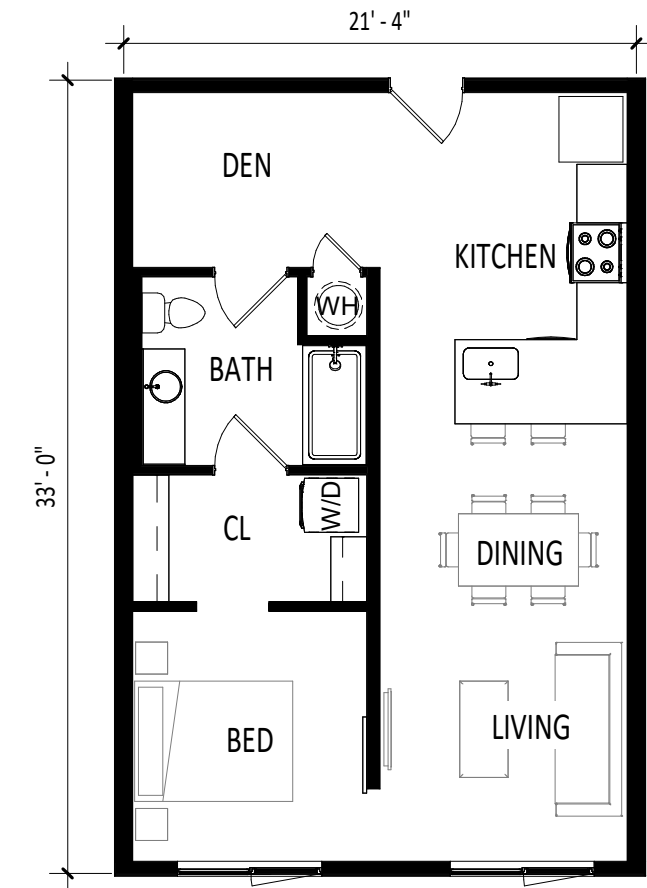
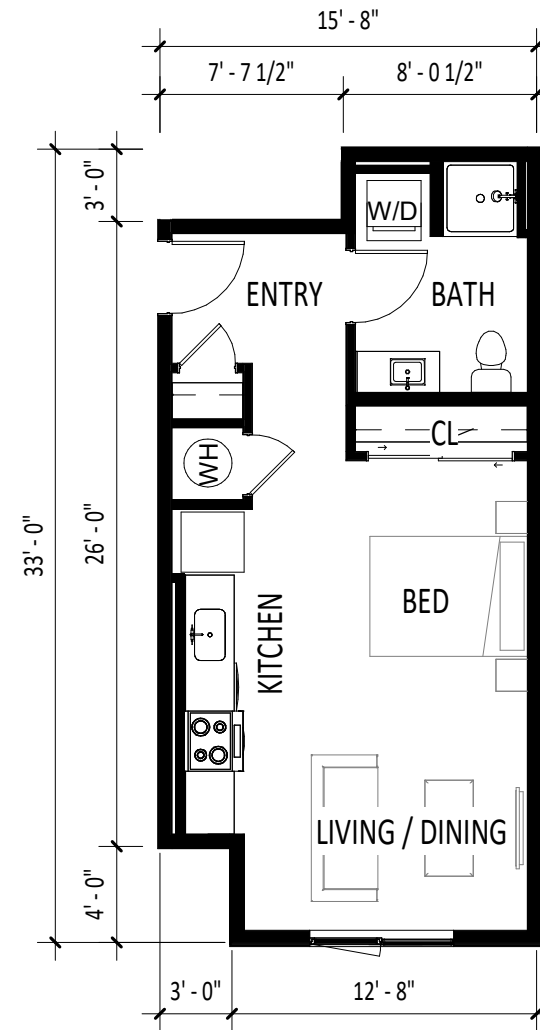
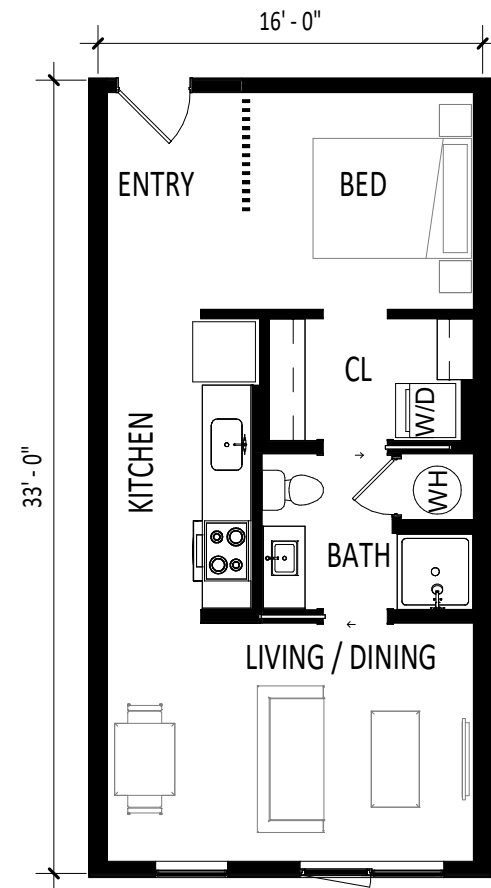
SCALE: 1" = 20'-0"

1ST & WASHINGTON

DATE: 06.25.2024

PROJECT ADDRESS: 211 E 1ST ST, KETCHUM, ID 83340





CONCEPT UNIT PLANS

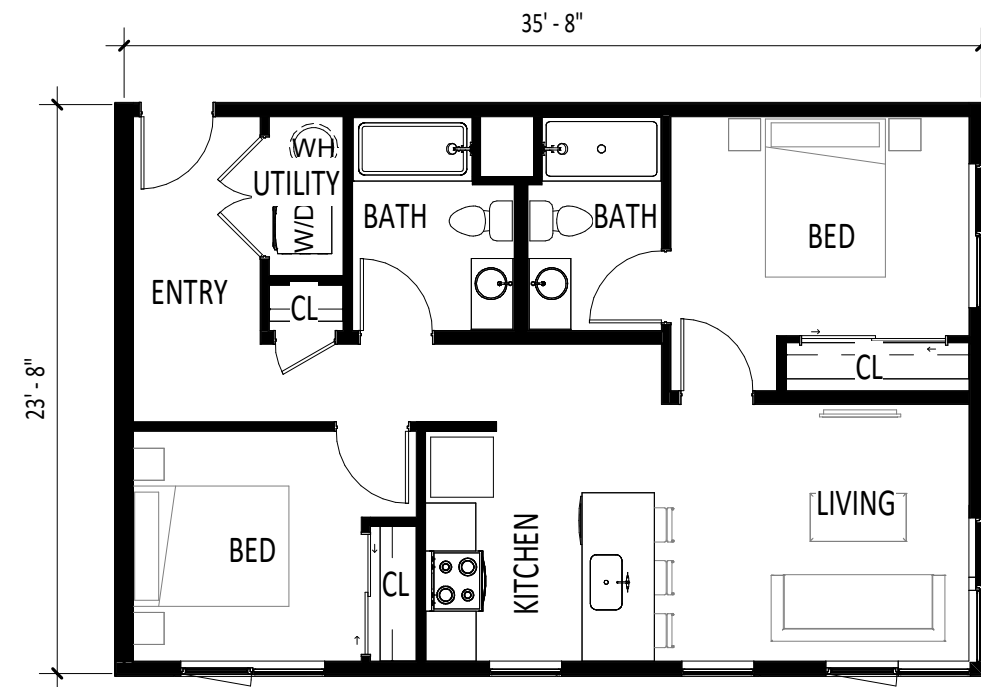
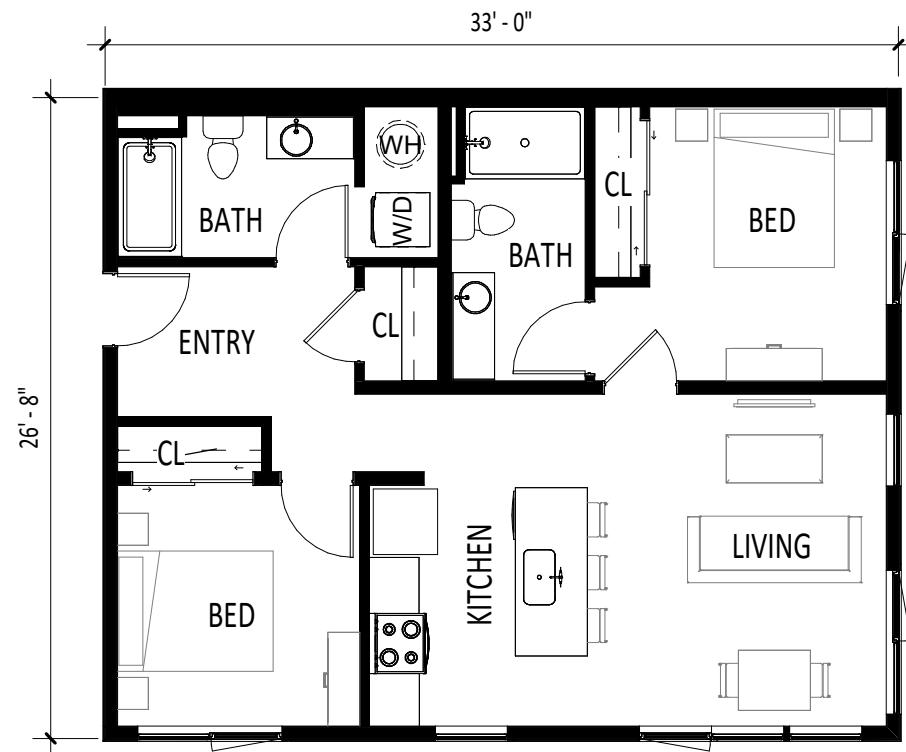
SCALE: 1/8" = 1'-0"

1ST & WASHINGTON

DATE: 06.25.2024

PROJECT ADDRESS: 211 E 1ST ST, KETCHUM, ID 83340

pivot north



CONCEPT UNIT PLANS

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

1ST & WASHINGTON

DATE: 06.25.2024

PROJECT ADDRESS: 211 E 1ST ST, KETCHUM, ID 83340





FIRST STREET



WASHINGTON AVE

CONCEPT ELEVATIONS

SCALE: 1" = 20'-0"

1ST & WASHINGTON

DATE: 06.25.2024

PROJECT ADDRESS: 211 E 1ST ST, KETCHUM, ID 83340

pivot north



SECOND STREET



ALLEY

CONCEPT ELEVATIONS

SCALE: 1" = 20'-0"

1ST & WASHINGTON

DATE: 06.25.2024

PROJECT ADDRESS: 211 E 1ST ST, KETCHUM, ID 83340



BOARD ON BOARD



SHINGLES



SIDING



CONCEPT MATERIAL PALETTE

1ST & WASHINGTON

DATE: 06.25.2024

PROJECT ADDRESS: 211 E 1ST ST, KETCHUM, ID 83340

pivot north



3D PERSPECTIVE - SECOND & WASHINGTON

1ST & WASHINGTON

DATE: 06.25.2024

PROJECT ADDRESS: 211 E 1ST ST, KETCHUM, ID 83340





3D PERSPECTIVE - WASHINGTON AVE

1ST & WASHINGTON

DATE: 06.25.2024

PROJECT ADDRESS: 211 E 1ST ST, KETCHUM, ID 83340

pivot north

ELEVATION DETAILS



June 25th, 2024

Attn: Abby Rivin & Morgan Landers
Planning and Building Department
1st & Washington | Project Narrative

Planning and Building Department,

On behalf of Pivot North Architecture and the development team, we appreciate the opportunity to work with the City of Ketchum on this exciting project. Please see below for a narrative of the projects concept and approach, identifying how it is meeting the Design Review design criteria.

Compatibility of Design / Architectural

The project envisions commercial spaces laminating the tuck-under parking with efficiently configured work-force housing on the levels above. The four-story volume is organized along a T-Shaped, double-loaded corridor that takes advantage of the Washington Avenue, Second, and First Street frontages and views. Residential units are set back from the alley and street sides to emphasize the ground floor uses. While the fourth floor is set back further to be sensitive to adjacent buildings and minimize the massing of the building.

The design of the building creatively integrates elegant and durable materials which can be found in the surrounding context of Ketchum; including board on board siding, shingles, and horizontal wood siding. The color selections will be harmonious with adjacent buildings and feature a warm material palette.

The massing is further broken down along the Washington Ave side where three volumes project out carrying the board-on-board siding around the building. Additional modulation is provided at the stairs and internal corridors where windows are recessed and accentuated with a contrasting material.

The project prioritizes pedestrian connectivity through the activation of the street. A mix of commercial, retail, and residential spaces of varying sizes provides variety and flexibility for future tenants. These functions will feature large swaths of glazing to minimize blank walls and reveal activity within the spaces. Planters will be integrated into the façade and not obscure the glazing.

The roofing form features an overhanging cornice, referring to the detailed cornice work of brick buildings on Main Street and the deep overhangs of adjacent buildings. The cornice also provides a top to the building helping to for-shorten it and reduce its perceived height. A wood soffit adds warmth to the building and ties it into the rest of the design.

Drainage / Utilities / Service Areas & Equipment

All storm water will be retained on site and drainage facilities will be constructed to City standards. Utility improvements required by the project will be installed per Ketchum City standards as well. Trash will be collected off the alley and will be screened from public view within the building. Electrical equipment will be coordinated with Idaho Power and installed in locations where they can be adequately screened. Mechanical equipment will be located on the flat roof which will be partially screened by the parapet of the building but will also include mechanical screening.

Circulation / Streets / Sidewalks / Public Amenities

Street and sidewalk improvements will be constructed where required and per City Standards. Curb cuts are minimized, with a single access point off Second Street. Public amenities like seating and trash receptacles will be incorporated into the site design and coordinated with the landscaping.

The design features awnings at building entries along First Street, which provide shelter for occupants as well as better identify entrances. These will extend over the public sidewalk to meet City design standards. Additional building overhangs provide shelter for pedestrians as well as opportunities for exterior seating around the perimeter of the building.

Snow Storage

To meet snow removal requirements the project will explore snow-melt systems or snow removal to an off-site location. Traditional snow-melt systems may conflict with the project’s sustainability goals as they will introduce another energy source (gas) into an otherwise all electric building.

Surface Parking Lots / Bicycle Parking

Understanding community housing units and retail less than 5,500 sf are exempt from City parking requirements, the project still aims to maximize parking while balancing the need with the desire for functional, active, ground floor uses. A total of 41 parking stalls are provided at grade. Parking is concealed by the second floor above and wrapped on three sides by the building. Access is provided off Second Street and the alley. A secondary circulation option, removing the alley access but keeping the Second Street access would allow for the addition of 4 additional parking stalls, bringing the total to 45.

As a result of no vehicular parking being required by code, only one bicycle rack is required. However, understanding the benefit to the community and residents, the project will aim to maximize bicycle parking on site.

Landscaping

Landscaping will be thoughtfully integrated into the design of the building and feature drought-tolerant, regional vegetation. With limited landscaping opportunities due to the constraints of the site, the landscape will be incorporated along the frontage of the building and help to accentuate the design and define public spaces.

The proposed design aims to energize the street while providing a mix of much needed workforce housing, helping to contribute to a vibrant and walkable downtown.

Thank you for your time and please contact me with any questions you may have.

Sincerely,



Ian McLaughlin, Project Manager Lead, Pivot North