City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	March 3, 2025	Staff Member/Dept:	Carissa Connelly, Housing Director Jade Riley, City Administrator

Agenda Item:	Update on Request for Proposal(s) to develop Community Housing on South YMCA and Lift Tower Lodge sites

Recommended Motion:

No formal action is requested. Staff is requesting policy direction on the following elements related to the draft request for proposals (RFP) for South YMCA and Lift Tower Lodge properties.

- Is the Council open to transitioning the Wood River Community Housing Trust proposal from First and Washington to YMCA for an updated concept versus soliciting new proposals via RFP process?
- RFP Elements
  - Development goals per site (urban design and housing unit AMI/mix of units)
  - Evaluation criteria
  - Timeline/next steps
  - Any other elements

Reasons for Recommendation:

- During the February 17th City Council meeting, staff reviewing the key elements (process, goals, etc) for the RFP process. Staff has incorporated that feedback and is prepared to review key elements of the actual draft RFP document
- Staff held a meeting with representatives from the Wood River Housing Trust to solicit their interest in adapting their proposal from First and Washington which sought to compliment the Bluebird Community Village via higher income ranges. Together, the projects would provide a broad income range of community housing.
- Ketchum's Housing Action Plan is to create and preserve housing and includes the action of facilitating community housing development on city owned parcels. Staff and consultant team (Holst Architects) previously presented to the City Council (Sept 2024) initial findings. Council directed staff to seek community input, outline process and timeline, and draft a request for proposal (RFP) for South YMCA and Lift Tower properties.

Policy Analysis and Background:

RFP PROCESS

- February 2025: Collect community feedback
- March 5th: Issue RFP within week of Council approval to identify qualified developers/plans
- April 2025: Review and recommend top RFP proposal
- May 2025: Public hearing, then City Council approval of top RFP proposal
- June/July 2025: Prepare funding application for Idaho Housing and Finance Association

WHAT WE HEARD

Staff facilitated two open houses on February 11th and 12th, with about 55 people in attendance in person and online. A physical and online survey was also provided to attendees and is now available online. As of Thursday, February 13th, the survey had 24 responses. Thus far, responses have been generally positive. There are a few common themes to responses for the two recommended sites:

South YMCA

- Varied comments on size, with adequate parking
- Design street frontage and greenery in a way that is integrated in the neighborhood feel
- Emphasize bike, pedestrian, bus, and amenity proximity
- Incorporate safe, thoughtful intersections for foot, bike, and vehicle traffic

Lift Tower Lodge

- Varied comments on size, with adequate parking
- Importance of the design, given that it is the gateway and entrance to town
- Incorporate and highlight the lift tower
- Incorporate safe, thoughtful intersections for foot, bike, and vehicle traffic

EVALUATION CRITERIA

- Development team experience
- Financial feasibility and legal structure
- Ability to meet housing goals
- Ability to meet design goals

PROPOSED GOALS

Outlining goals in the RFP provides parameters for developers to consider during the creation of their application. The following is derived from the survey and open house feedback, conversations with the YMCA Board and Sun Valley company, and staff analysis.

South YMCA

Housing Goal*: Provide community housing primarily for families for a wide range of incomes.*

Due to severe need of affordable, stable housing for families and proximity to the YMCA, Atkinson's Park, Bigwood School, Hemmingway Elementary, the South YMCA lot is ideally located for families.
A successful project would be primarily three- and four-bedrooms.

Ketchum seeks a project where 100% of the residential units are community housing units. If the proposal is primarily for under 80% area median income, then the tenure must be rental. If moderate and category Local, ownership or a mix of rental and ownership would be considered.

Development Design Goals:

1. Achieve a design concept that seamlessly integrates the development into the surrounding residential neighborhood and is distinguishable from the surrounding commercial and industrial uses. Traditional architectural styles are encouraged.
2. Retain and enhance landscape and open space buffer between the development and Warm Springs Rd.
3. Provide cohesive pedestrian circulation that integrates the development with the regional bike path, YMCA campus, bus stop, and other public amenities.
4. Provide adequate vehicle parking, bike parking and storage for each unit.
5. Sustainable building certification from established program achieving an [TBD] equivalent or higher.

Lift Tower Lodge

Housing Goal: *Provide community housing for a mix of families and small local households across a wide range of income levels, while accounting for transition of current tenants.*

In order to address a wide range of incomes and tenures, proposals can be from an individual developer or a partnership. Ketchum is open to two developments on same site with different income levels and tenures. City reserves the right to request or encourage proposers to potentially partner.

Ketchum seeks a project where 100% of the residential units are community housing units. For any units proposed under 80% area median income, then the tenure must be rental. If moderate and category Local, ownership or a mix of rental and ownership would be considered. A small portion of transitional housing units and/or permanent supportive housing units is preferred.

Development Design Goals:

1. Enhance entrance to Ketchum by integrating the historic lift tower and develop an attractive landscape plan along Hwy 75.
2. Achieve a design concept that seamlessly integrates the development into the surrounding residential neighborhood. Traditional architectural styles are encouraged. Step backs of upper floors should occur from Hwy 75 and Serenade.
3. Provide cohesive pedestrian circulation that integrates with the future bus stop, sidewalk and bike infrastructure on Hwy 75 and W 2nd Ave. Vehicular access shall be taken from W 2nd Ave.
4. Provide usable open space for the gathering of residents within the development program. Interior and exterior space is encouraged but exterior open space should be provided at a minimum.
5. Provide adequate vehicle parking, bike parking and storage for each unit.
6. Sustainable building certification from established program achieving an [TBD] equivalent or higher.

RECOMMENDED HOUSING TYPES

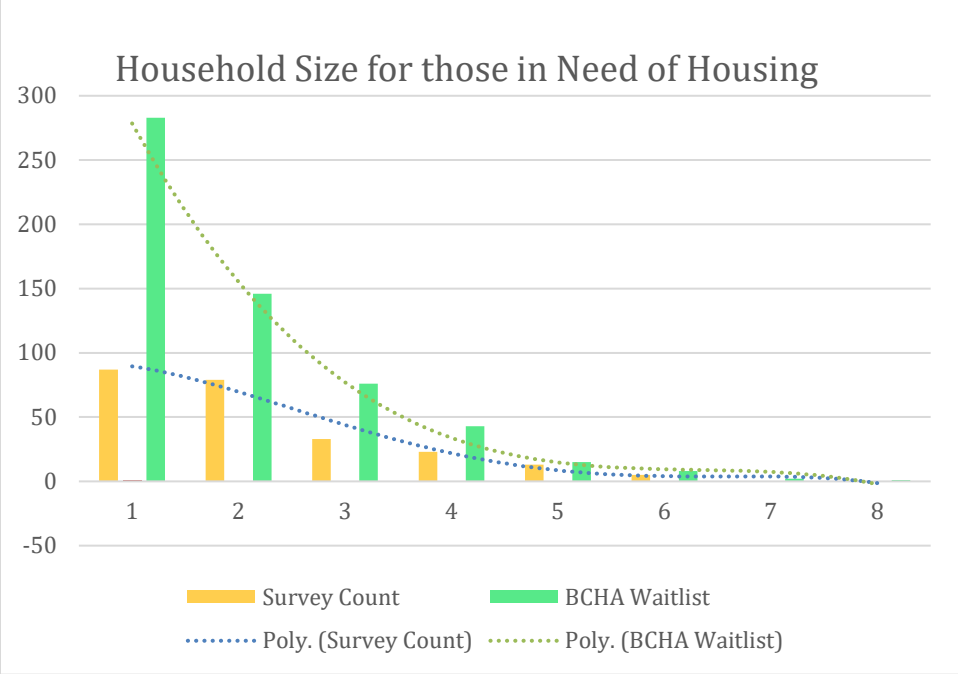
To create recommendations on housing types, staff analyzed a variety of sources, including the following:

- the Housing Needs Assessment, 2022
- 2023 Housing Needs and Preferences Survey
- BCHA's waitlist (December 2024)
- Existing community housing inventory

- Community housing inventory since May 2022
- General goals as described in previously adopted and the newly drafted Ketchum's Comprehensive Plan

At a high level, staff recommend taking a portfolio approach by reviewing gaps and diversifying offerings for our community members in need. To that end, a unit size, income level, and tenure type found at one site would impact what is recommended on the other site.

Unit Sizes:
Neither the Ketchum Housing Needs Assessment in 2022, nor Blaine County's in 2024, quantified need by unit size (nor household size). However, BCHA's current waitlist and the 2023 housing preferences survey provide information on households in need of housing or expecting to need housing in the next two years. This data can tell us the size of households in need of housing and, by extension, which unit sizes could meet their needs.



As the graph above demonstrates, BCHA's waitlist is more heavily weighted toward smaller households than the respondents to the 2023 survey. This might be a result of perceptions from the general public about the types and sizes of housing units offered by BCHA, which may impact who elects to join the waitlist. Since the purpose of these affordable and community housing programs is to provide safe, stable, affordable housing to the greatest number of people without overcrowding, occupancy standards are applied.

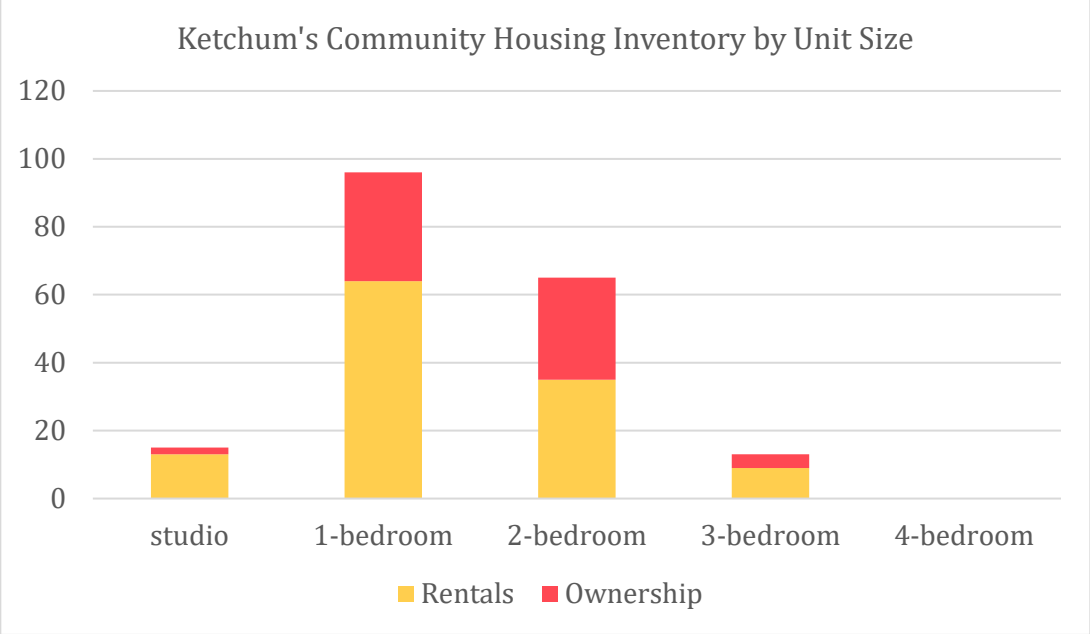
# of bedrooms	# of people in the Applicant household
studio	1 person
1 bedroom	1 to 3 people

Every housing program that restricts by income and price, that staff know of nationwide, applies occupancy standards. The maximum number of people allowed in a unit is derived from HUD's definition of "under-housed", which means that the occupants of the unit are determined to be overcrowded and to not have enough housing for their household size. The minimum is also industry standard: if there isn't at least one person per bedroom, then the household is "over-housed", i.e. they have more housing than they need.

2 bedroom	2 to 5 people
3 bedroom	3 to 7 people
4 bedroom	4 to 9 people

Applying occupancy standards to the existing BCHA waitlist results in a target number of units by bedroom size, with a range depending on minimum and maximum occupancy standards. Using this analysis, considerations such as individualized preference and need should balance. However, there are community goals and broader preferences and needs, and staff recommend adjusting the target proportions. For example, studios are difficult to market for permanent housing, especially as ownership. Housing location also influences community goals – so for housing adjacent to the parks, schools, and extracurricular activities, staff recommend increasing the proportion of 3- and 4-bedroom units.

Further, Ketchum's inventory of community housing by unit size provides insight of gaps and underserved household types: For example, there are very few three-bedroom community housing units, and zero four-bedroom units. 1-2 person households make up 75% of BCHA's waitlist and 69% of 2023 survey respondents: While that is a significant need that's also the community housing size that we have the most of. This is an opportunity to also meet some of the growing and larger households needs that are likely underrepresented by BCHA's waitlist. The current community housing stock signifies limits families access to stable, affordable housing. This has real impact on the composition and nature of the community.

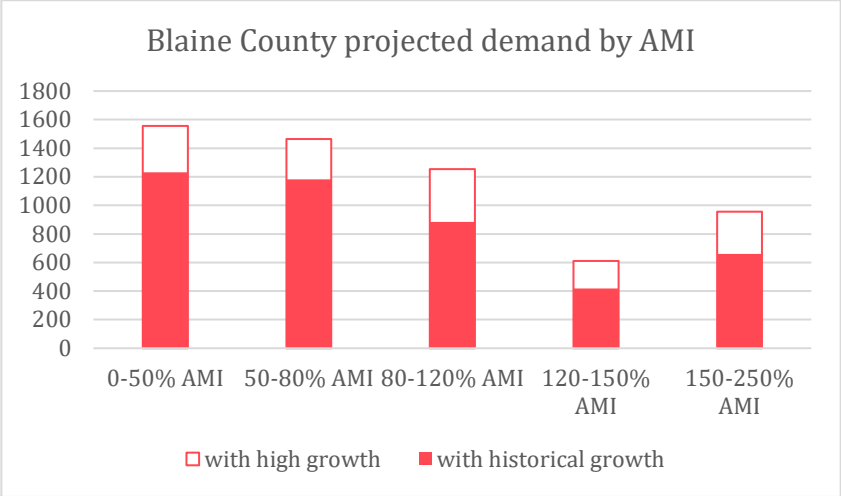


The 2023 preference survey provides insight in where locals would ideally live, and adjusts for their future plans such as growing their family or downsizing. Even though this preference survey suggests more people want two-bedrooms than one, our waitlist has more households that would fit the one-bedroom occupancy standard. Staff's recommendations balance present day needs with future preferences, and adjust for other considerations like location and community composition. The following is a scenario where 75% of the YMCA unit mix is 3- and 4-bedroom households, to accommodate families on the site closest to

family-oriented amenities. The unit sizes at Lift Tower Lodge are then derived from remaining units needed to meet the target.

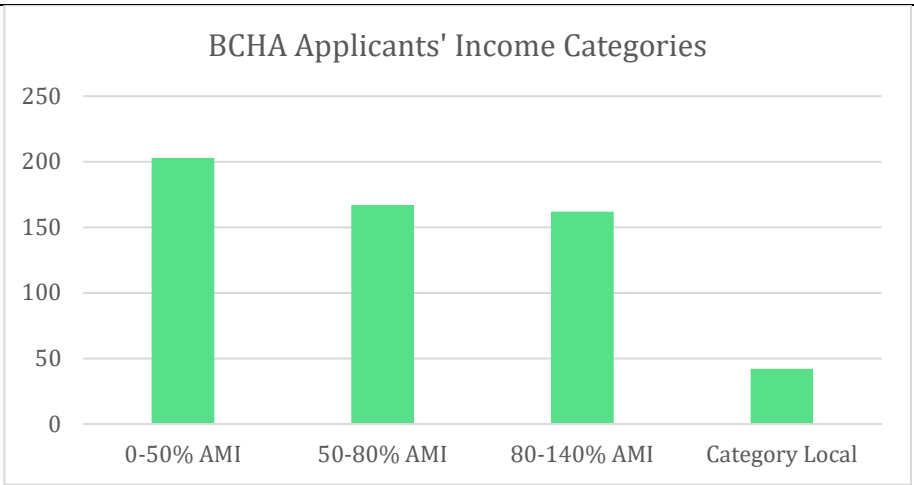
	Ideal Unit Size, 2023 survey	Recommended Target	CH Units Built since May 2022
studio	12%	15%	15
1-bedroom	24%	30%	48
2-bedroom	32%	25%	19
3-bedroom	22%	20%	3
4-bedroom	10%	10%	0
Estimated Units			85

Income levels:
There is need in Ketchum and Blaine County for community housing across income levels, as this graph shows. At a high level, staff recommend taking a portfolio approach by reviewing gaps and diversifying offerings for our community members in need.

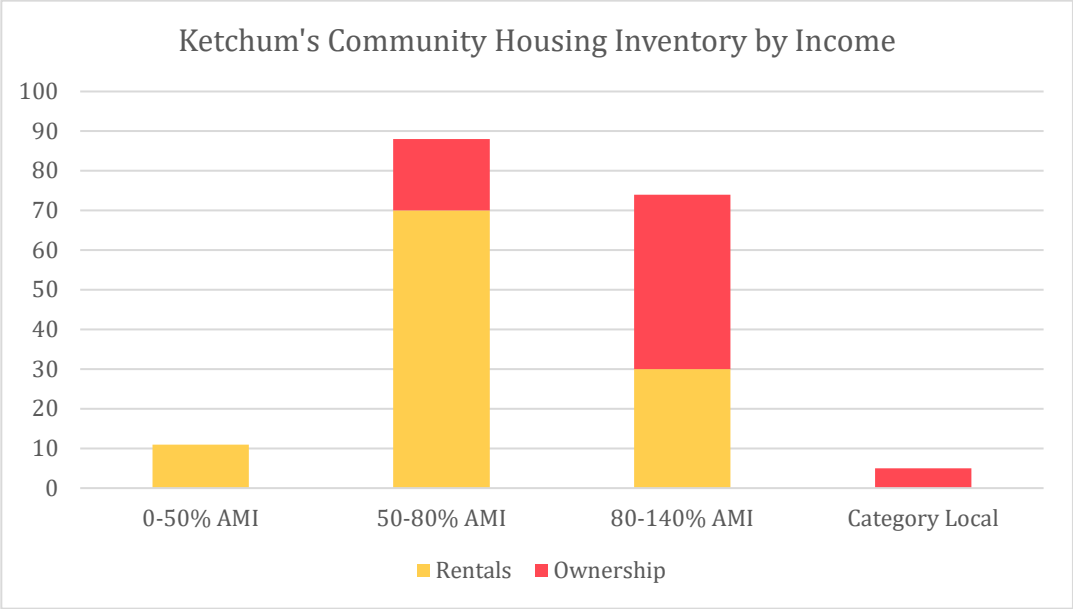


The above graph demonstrates housing need primarily by households already living here who are cost burdened. This does not include the lost rental units nor households with verbal and month to month leases. For Ketchum, the total need by 2032 is a minimum of 660 – without accounting for the 300+ long-term rentals lost since 2010.

An additional datapoint exists to analyze need across income levels: BCHA's waitlist, which follows the similar, unsurprising trend where households with the less income have a higher need than households with the more income. It is important to note that BCHA's waitlist composition is informed by community perception of what type of housing BCHA provides, so it only represents a component of overall need. Regardless, the BCHA waitlist offers insight into current households actively in need of stable, affordable housing.



This overall need is not fulfilled by existing community housing inventory. However, for context of which portions of the population Ketchum is serving, this graph shows Ketchum's Community Housing Inventory by Income level:



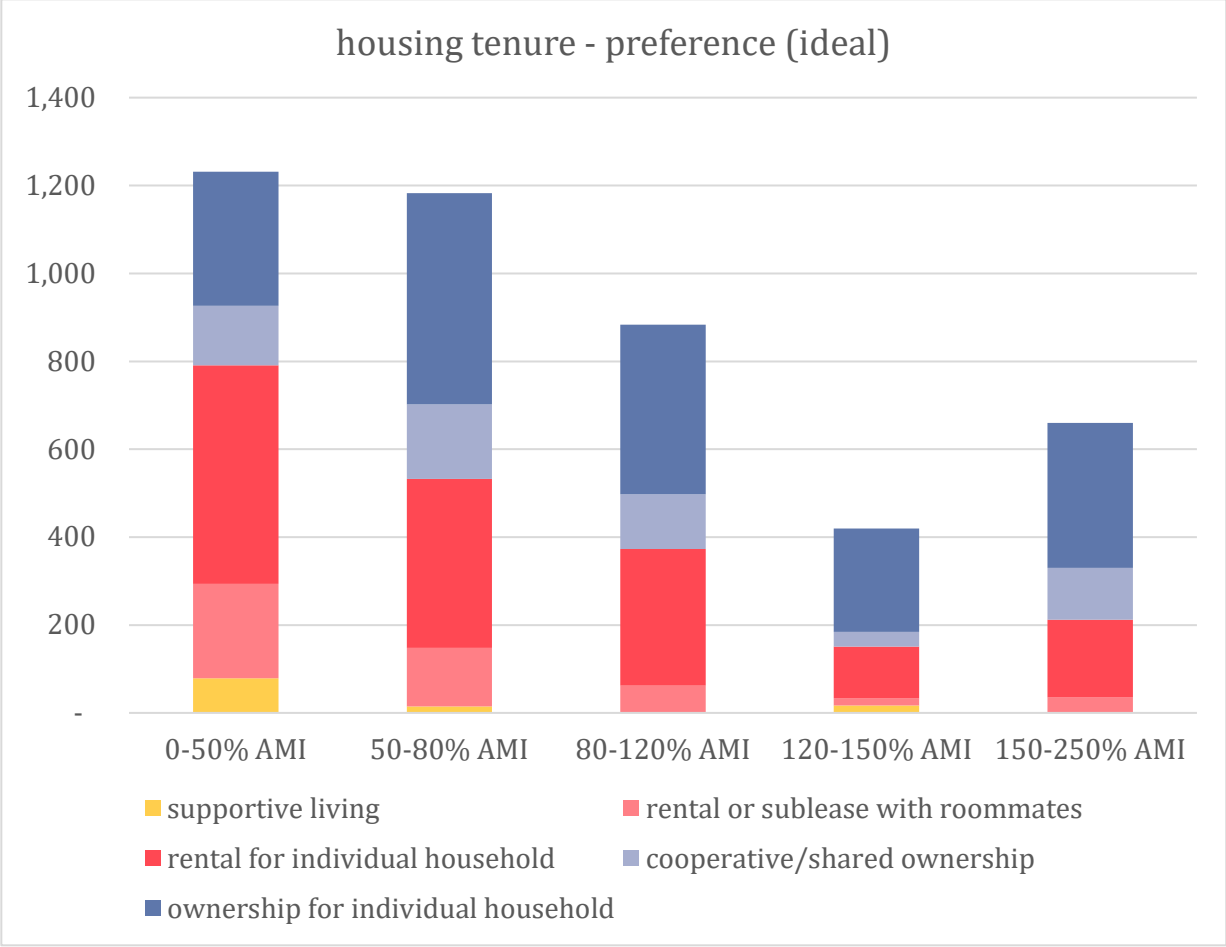
Certain income levels are disproportionately served but still experience extreme need. For example, about 40% of the population earns less than 80% AMI and represents over half of the need. Staff recommend distributing efforts across income levels in the same, more-or-less linear fashion as need, with 50-65% of units designated for households earning 80% AMI and below. The comparison of BCHA's waitlist and the Housing Needs Assessment provides a recommended proportional distribution of new units by income. Staff recommend slightly increasing the proportion of category Local over the 80-140% income range given that the latter is served by new units from the density bonus program.

	Recommended Target	**Waitlist**	**Needs Assessment**
0-50% AMI	31%	35%	24%
50-80% AMI	27%	29%	23%
80-140% AMI	24%	28%	26%
Category Local	18%	7%	18%

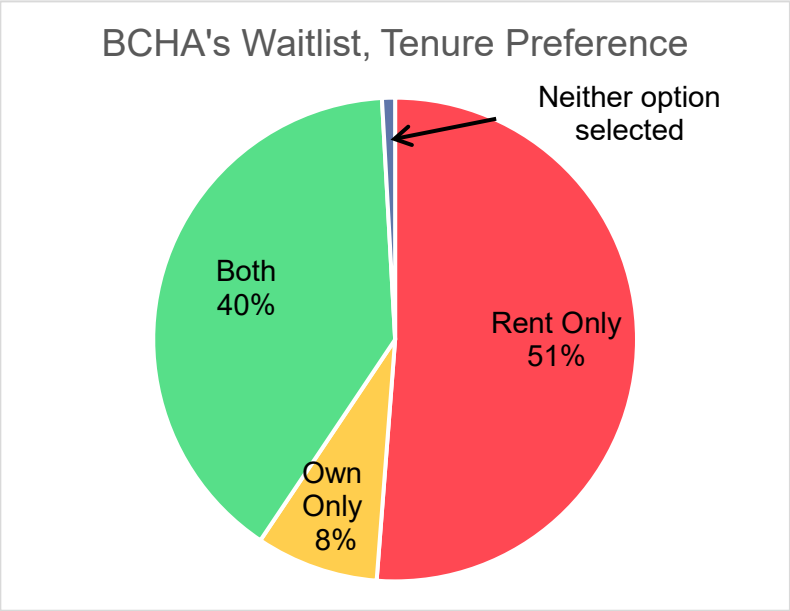
Financing options suited for each site also help determine how to allocate income designations. For example, the South YMCA lot would likely score well in a 9% low-income housing tax credit application, with limited to no additional funding needed from the City of Ketchum. In this scenario, the Pro Housing grant would likely not be needed at the South YMCA and would be available for the Lift Tower Lodge site. This gap funding could facilitate the construction of units <80% AMI, alongside a 4% tax-exempt bond / tax credit. Lift Tower Lodge is also of a size that could include a wide range of incomes, either through phased development or two buildings (and likely developers) that address different income levels. Here is an example of how the recommended target would be met under this financing scenario:

	South YMCA Example	Lift Tower Lodge Example
0-50% AMI	45% or more	35%
50-80% AMI	45% or more	5%
80-140% AMI	10% or less	10%
Category Local	0%	50%

Tenure Type:
BCHA's waitlist and the 2023 preference survey provide details on preferred tenure type by income level. Unsurprisingly, the lower income levels prefer renting while the higher incomes prefer owning.



BCHA's waitlist provides more nuance, in that a larger proportion of higher income households in need of housing prefer to own, most of those interested in owning are also open to renting:



Staff do not recommend ownership for households under 80% AMI. For units with deed covenants managed by BCHA, the BCHA Board can review exception requests for households that say, have an abnormally large amount of savings for their income level. Staff recommend the following tenure type apportionment by income level:

	Ownership	Rental	Supportive or Transitional
0-50% AMI	0%	95%	5% or more
50-80% AMI	0%	98%	2% or less
80-140% AMI	60% or less	40% or more	0%
Category Local	75% or less	25% or more	0%

EVALUATION CRITERIA

Direction on the goals and housing types will provide staff with adequate data to finalize evaluation criteria for reviewing the proposals. Staff are not recommending requesting site plans, renderings, or other design material, since the criteria and details are highly influenced by other factors that will not be decided or known until after developer selection. Staff recommend the following review criteria framework, which will be adjusted for each site based on approved goals:

- Development team experience, ensure portfolio and resume align with development specifics and goals
- Financial feasibility and legal structure
- Community housing meets target number of units, unit types, and income categories
- 1-1 car and bike parking, and adequate storage
- Scale, site plan, and programming integrates with the neighborhood and designated goals
- Sustainability/green building

Financial Impact:

None OR Adequate funds exist in account:	Adequate fund in Housing Department budget

Attachments:

1. Open House presentation, February 11 and 12, 2025
2. February community feedback summary results

POTENTIAL NEW COMMUNITY HOUSING DEVELOPMENTS

February 2025

TODAY'S GOALS

PURPOSE OF STUDY

- Review key city properties for potential future community housing development sites

- Transparency to community regarding future housing developments

TODAY'S OUTCOMES

- Presentation – background and quick overview of analysis completed

- Q&A

- Review the boards, chat with staff, and **TAKE THE SURVEY**

NEXT STEPS

WE ARE HERE

Collect community feedback

Mid-February 2025

- Present feedback to City Council (public hearing)
- Issue RFP to identify qualified developers/plans

April 2025

Review and recommend top RFP proposal

May 2025

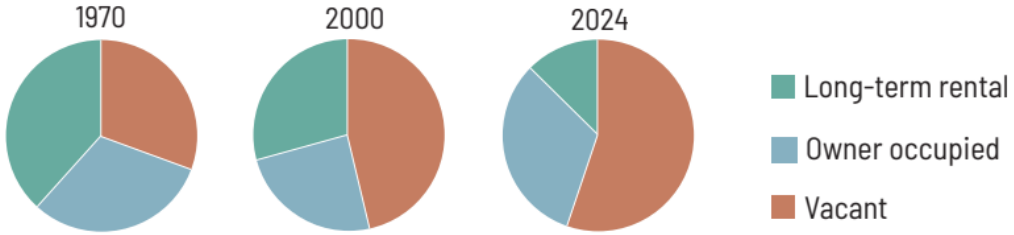
City Council approval of top RFP proposal and public hearing

June/July 2025

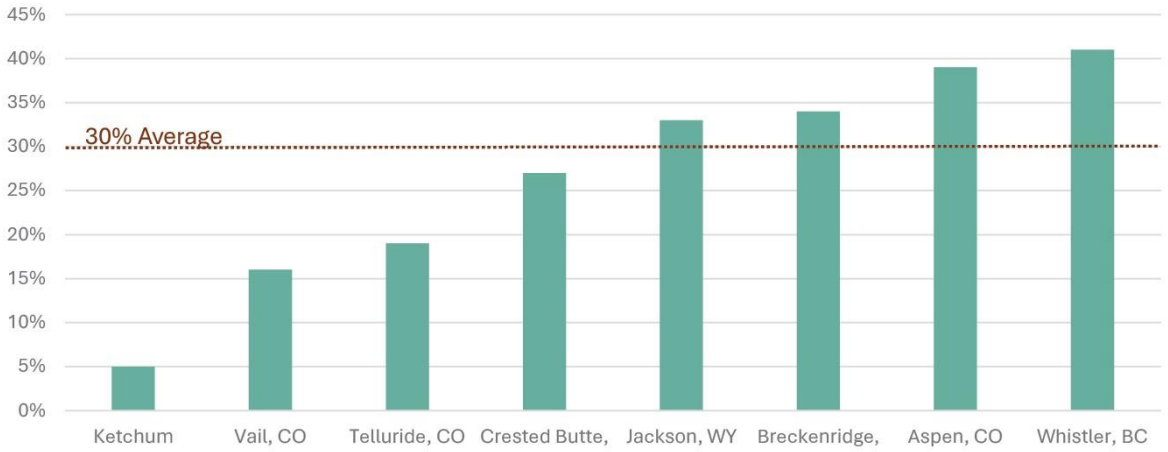
Prepare application for funding to Idaho Housing and Finance Association

STATE OF COMMUNITY HOUSING

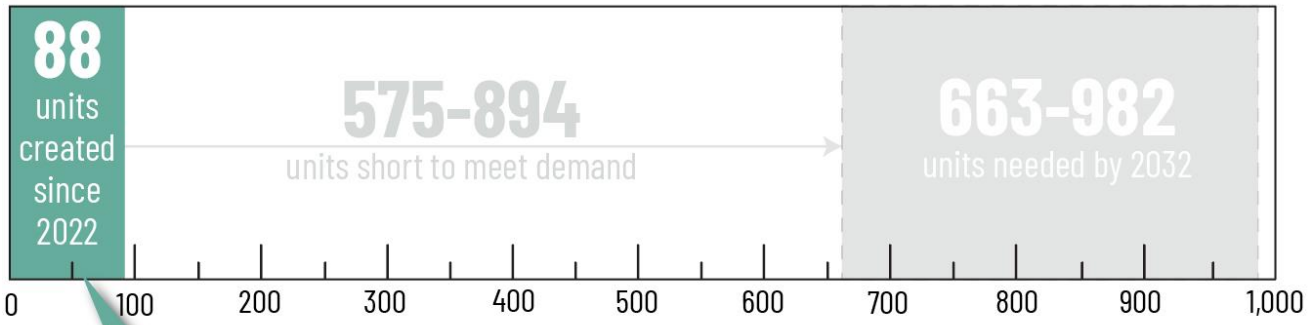
Number of long-term housing units



% of housing inventory comprised of Community Housing units



Long-term housing units needed



HOUSING PLAN IN ACTION

GOAL 1: Produce & Preserve Community Housing

- **Immediate** actions
  - Lease to Locals
  - Lift Tower Lodge
  - Silver Creek Living (Hailey)
- **Permanent** solutions
  - Preservation of existing units
    - Deed Restriction Program (OPP) – available for individual sellers or buyers
    - 2nd Ave/Sun Valley Road Property
      (3 units immediate, up to 5 in the future)

HOUSING PLAN IN ACTION

- Permanent solutions, cont.
  - Construction of new units
    - Leveraging publicly owned property
      - Bluebird
      - First & Washington
  - Purchasing new property
    - Partnering with private landowners (Simplot, Albertson) in Ketchum
    - Evaluating property outside of town for purchase

INCOMES SERVED

88

created units of the
663-982 needed

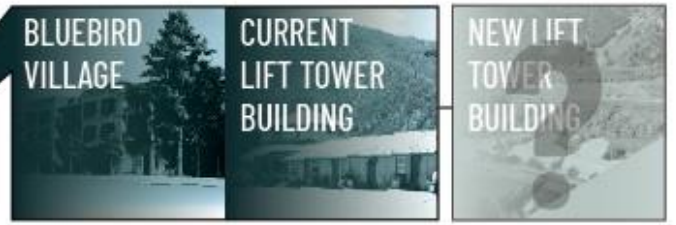
CATEGORY LOCAL (150%+ AMI)
$132,840 + (2-person household)

120%-150% AMI
$103,320 (2-person household)

80%-120% AMI
$73,000-$88,560 (2-person household)

50%-80% AMI
$44,280-$59,040 (2-person household)

50% OR LESS AMI
$36,900 or less (2-person household)



PROPERTIES CONSIDERED

Evaluation: “How would development…”

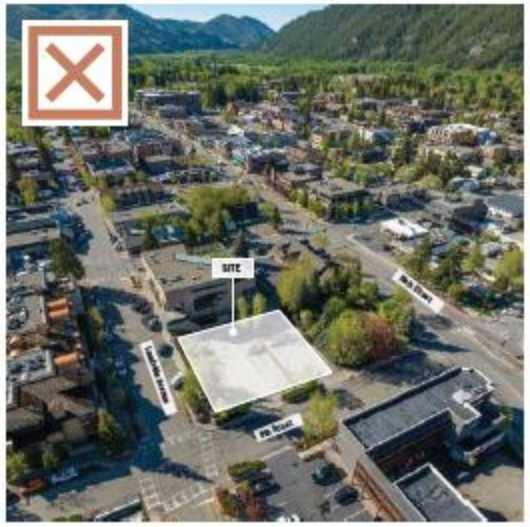
- Benefit the community
- Be affected by land use and zoning restrictions
- Be achieved based on characteristics & limitations
- Provide the best overall cost benefit

The Lift Tower Lodge and south YMCA parking lot locations provided the largest benefits with fewest limitations.

YMCA SOUTH

LIFT TOWER

LEWIS STREET



6TH & LEADVILLE

YMCA NORTH

PROPERTIES NOT RECOMMENDED

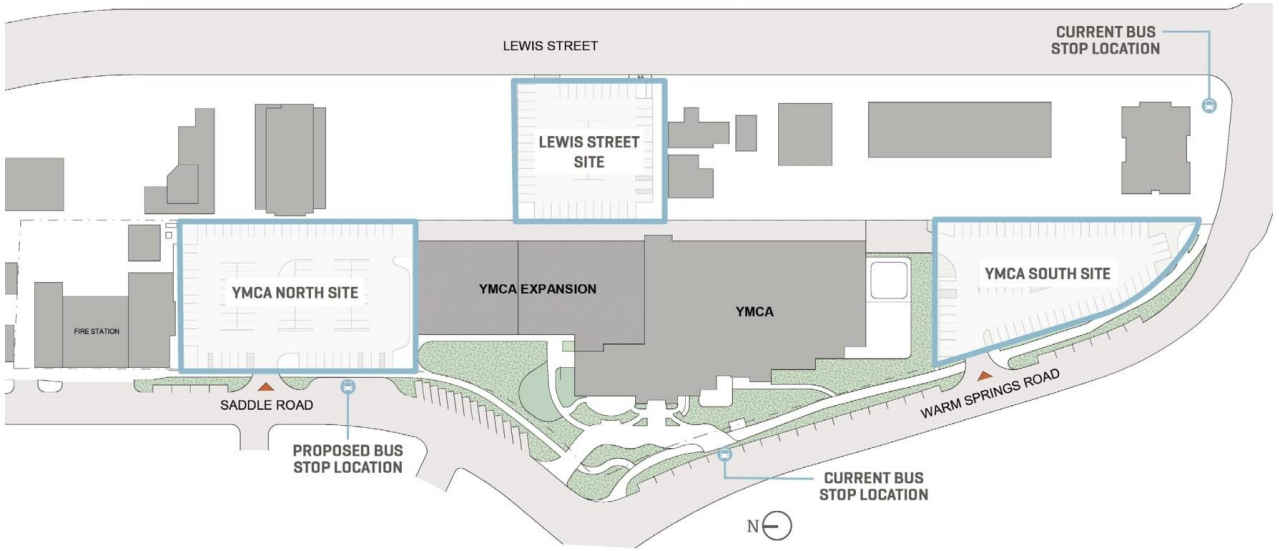
LEWIS STREET

6TH & LEADVILLE

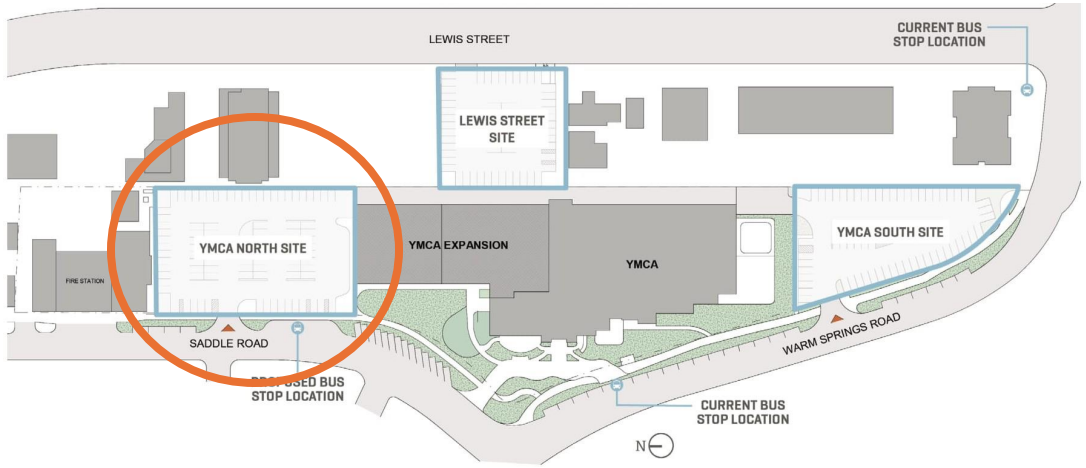
YMCA NORTH

YMCA GOALS

- Set up YMCA expansion for success
- **Ensure parking agreement is met for current and future conditions**
  - **at time of YMCA expansion, city to provide 200 public parking stalls, 150 of which to be on-site**
- Housing development schemes to provide min 1:1 parking (per key community stakeholders)
- Consider both short-term and long-term development solutions
- Retain green street frontages and protective buffer for bike path



YMCA NORTH



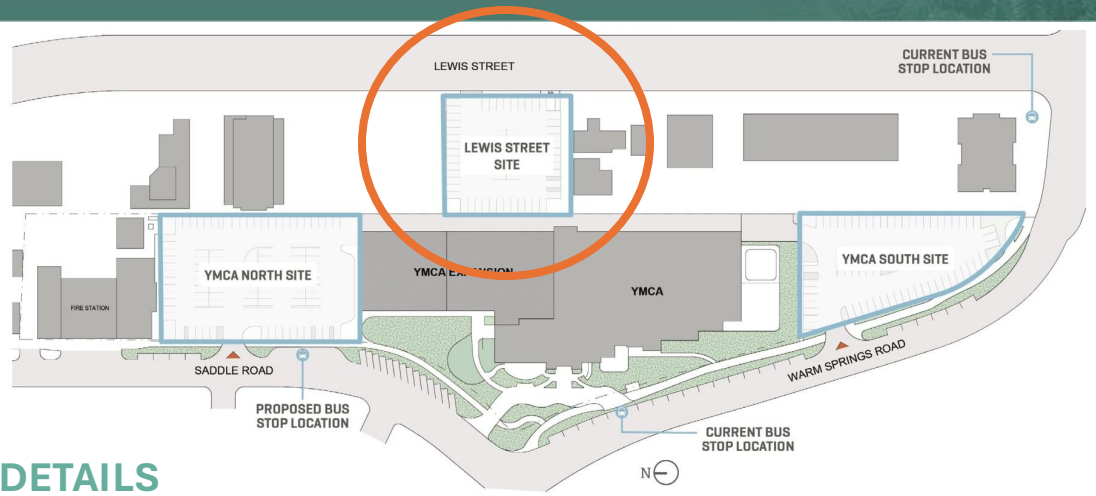
DETAILS

- **OWNERSHIP:** City owned (master lease/parking agreement with the YMCA)
- **AREA:** 1.1 Acres
- **MAX HEIGHT:** 35’ or 44’ with sloped roof (both shorter than the YMCA)

CONS

- Conflicts with YMCA expansion plan / parking impact
- Expensive podium construction type likely required

LEWIS STREET



DETAILS

- **OWNERSHIP:** City owned (master lease/parking agreement with the YMCA)
- **AREA:** 1.37 Acres;
- **UNIT COUNT:** 10 to 12
- **MAX HEIGHT:** 35’ base or 40’ with qualifying ground floor
- **MINIMUM OPEN SPACE REQUIREMENTS:** 0%

CONS

- Required light industrial component per zoning
- Low unit yield with limited vehicle parking
- Would require relocation of fire tower

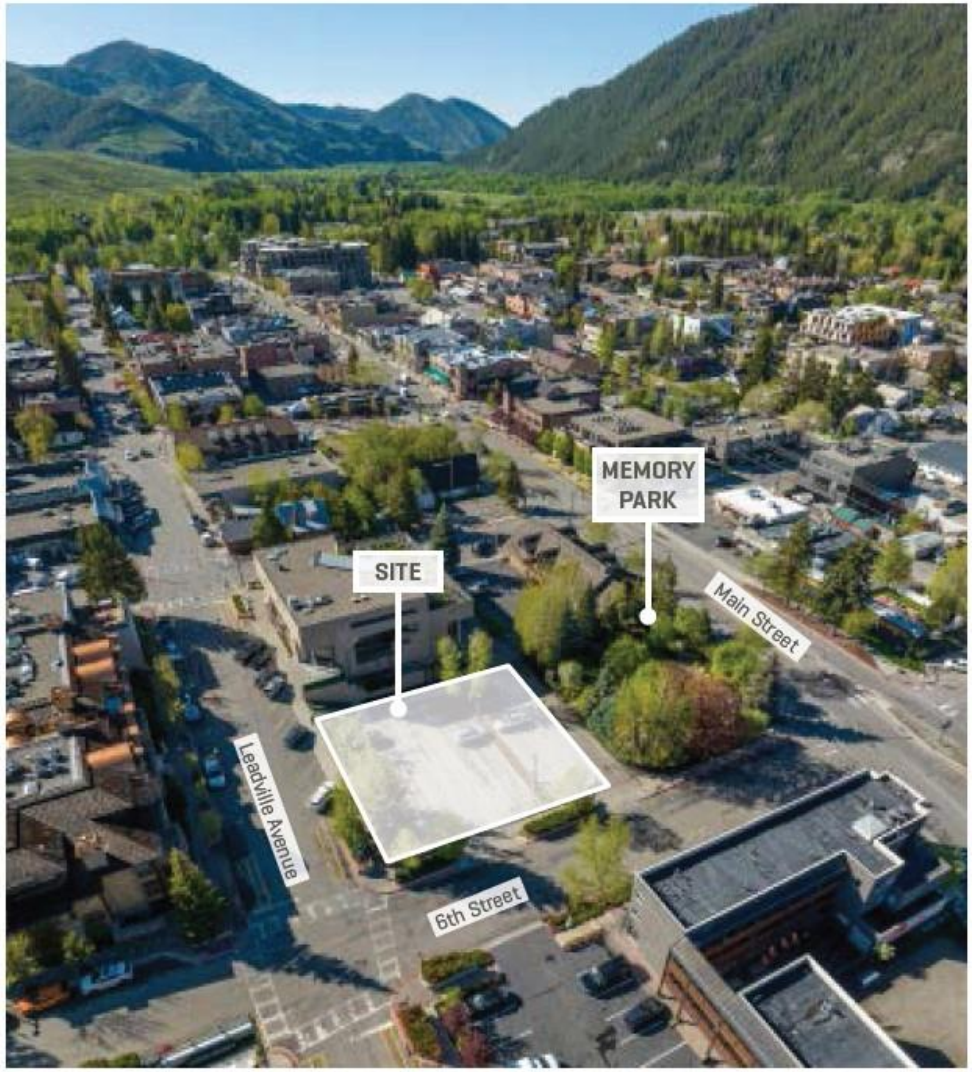
6th & LEADVILLE

DETAILS

- **OWNERSHIP:** City-owned
- **AREA:** .025 Acres
- **UNIT COUNT:** 23 to 34
- **MAX HEIGHT:** 52’

CONS

- Expensive concrete construction required for parking podium
- Low unit yield and high impact to the availability for public parking
- Least attractive to affordable housing developers due to complexity



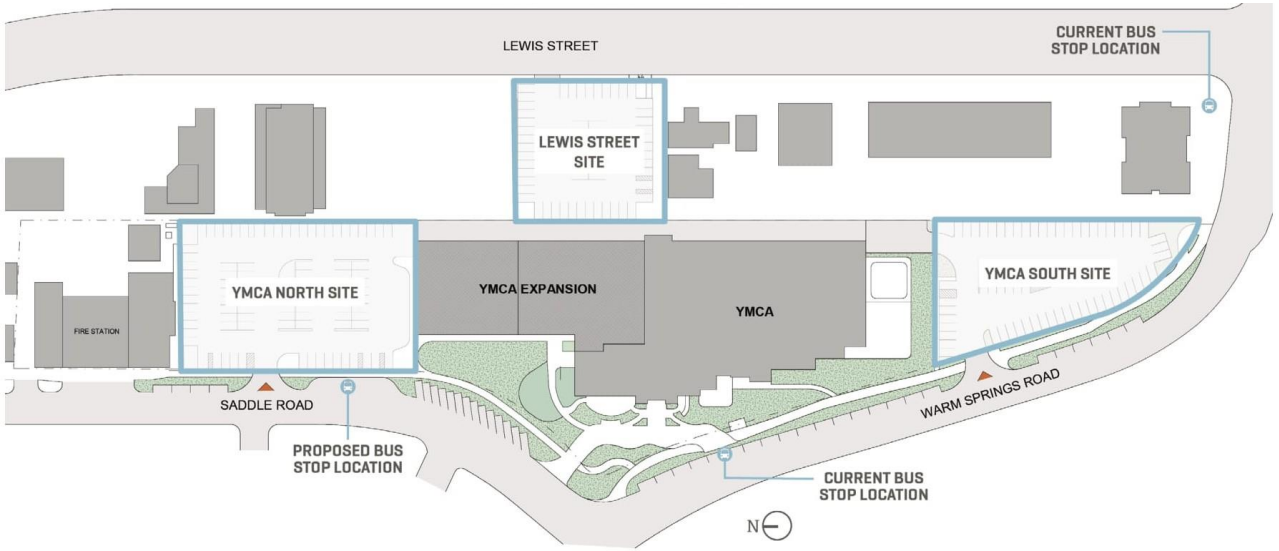
RECOMMENDED PROPERTIES

YMCA SOUTH

LIFT TOWER

YMCA GOALS

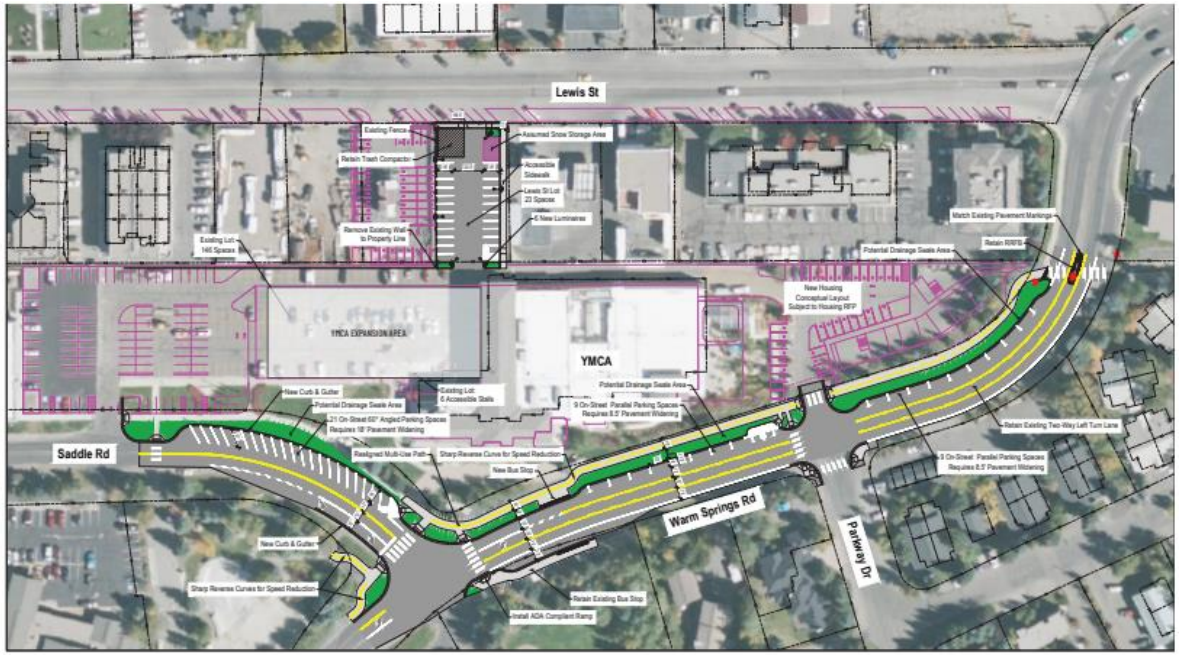
- Set up YMCA expansion for success
- **Ensure parking agreement is met for current and future conditions**
  - **at time of YMCA expansion, city to provide 200 public parking stalls, 150 of which to be on-site**
- Housing development schemes to provide min 1:1 parking (per key community stakeholders)
- Consider both short-term and long-term development solutions
- Retain green street frontages and protective buffer for bike path



YMCA PARKING CONFIGURATIONS

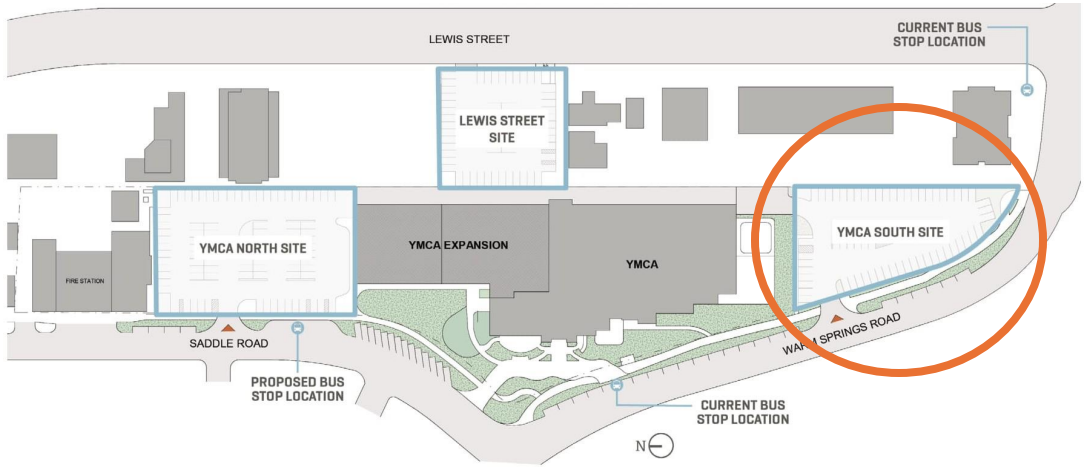
BEFORE

AFTER



- The current parking agreement between the YMCA and Ketchum is 150 public parking spaces.
- After the YMCA's expansion, there will be 200 public parking spaces available.
- The new Community Housing development's parking would be in addition to the public parking spaces.

YMCA SOUTH



DETAILS

- **OWNERSHIP:** City owned (master lease/parking agreement with the YMCA)
- **AREA:** .66 Acres
- **MAX HEIGHT:** 35’ or 44’ with sloped roof (both shorter than the YMCA)
- **MINIMUM OPEN SPACE REQUIREMENTS:** 35%

BENEFITS

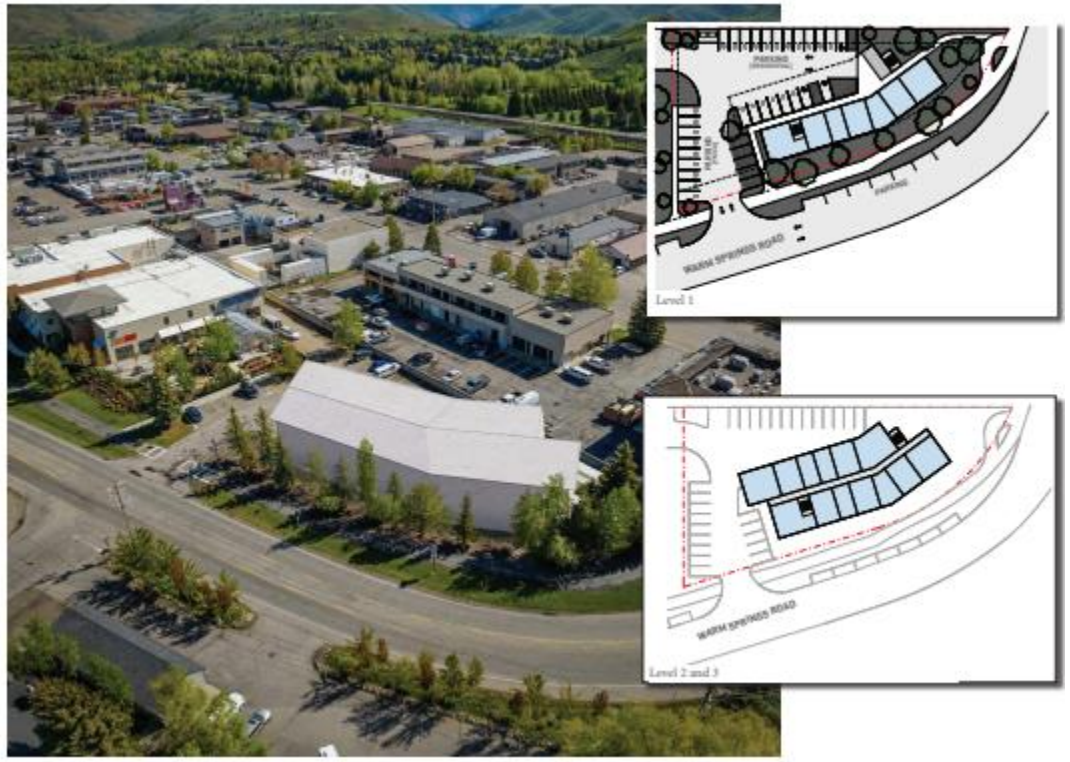
- Close proximity to schools & the YMCA for families
- Near public transit stops

YMCA SOUTH DEVELOPMENT OPTIONS

OPTION #1 | DETAILS

Efficient & cost effective, providing the highest overall unit & parking count.

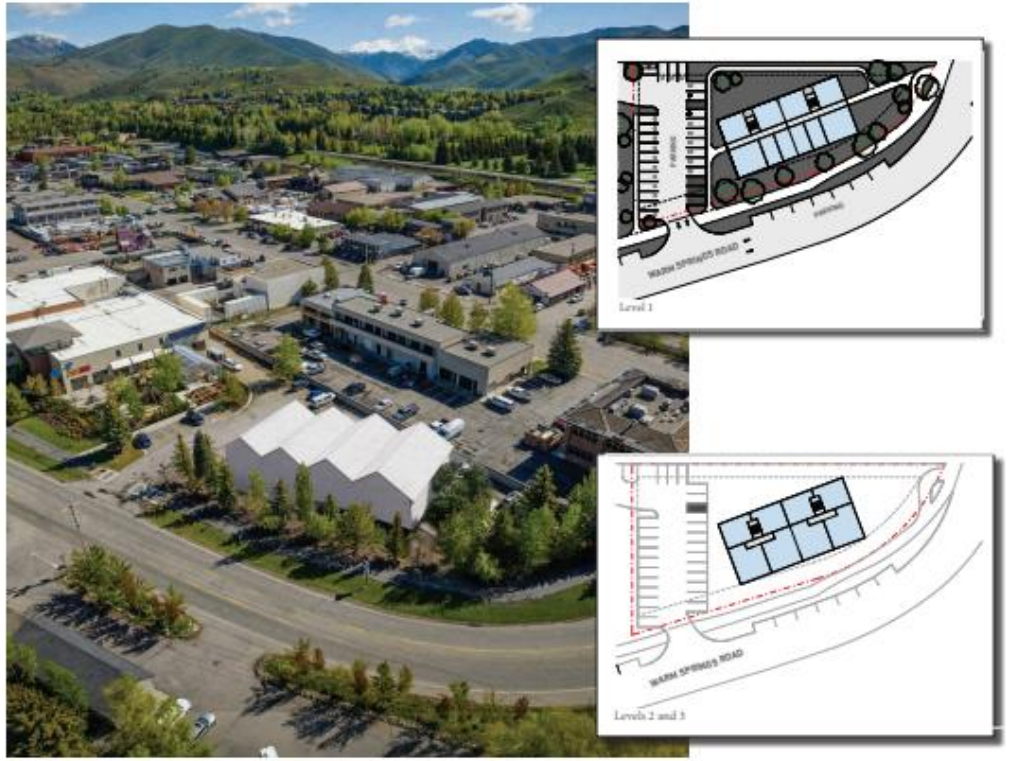
- **NUMBER OF UNITS:** 28
- **TOTAL SQUARE FEET:** 23,489
- **TYPE OF UNITS:** 13 one-beds, 5 two-beds, 10 three-beds
- **PARKING:** 35 spaces



OPTION #2 | DETAILS

Efficient & cost effective, with a high overall unit & parking count.

- **NUMBER OF UNITS:** 24
- **TOTAL SQUARE FEET:** 20,823
- **TYPE OF UNITS:** 12 one-beds, 6 two-beds, 6 three-beds
- **PARKING:** 26 spaces (combination of surface and tuck-under)



LIFT TOWER LODGE

DETAILS

- **OWNERSHIP:** City of Ketchum and portion of the southern parcel by Sun Valley Company
- **AREA:** 1.97 Acres
- **MAX HEIGHT:** 35’ or 44’ with sloped roof
- **MINIMUM OPEN SPACE REQUIREMENTS:** 35%

GOALS

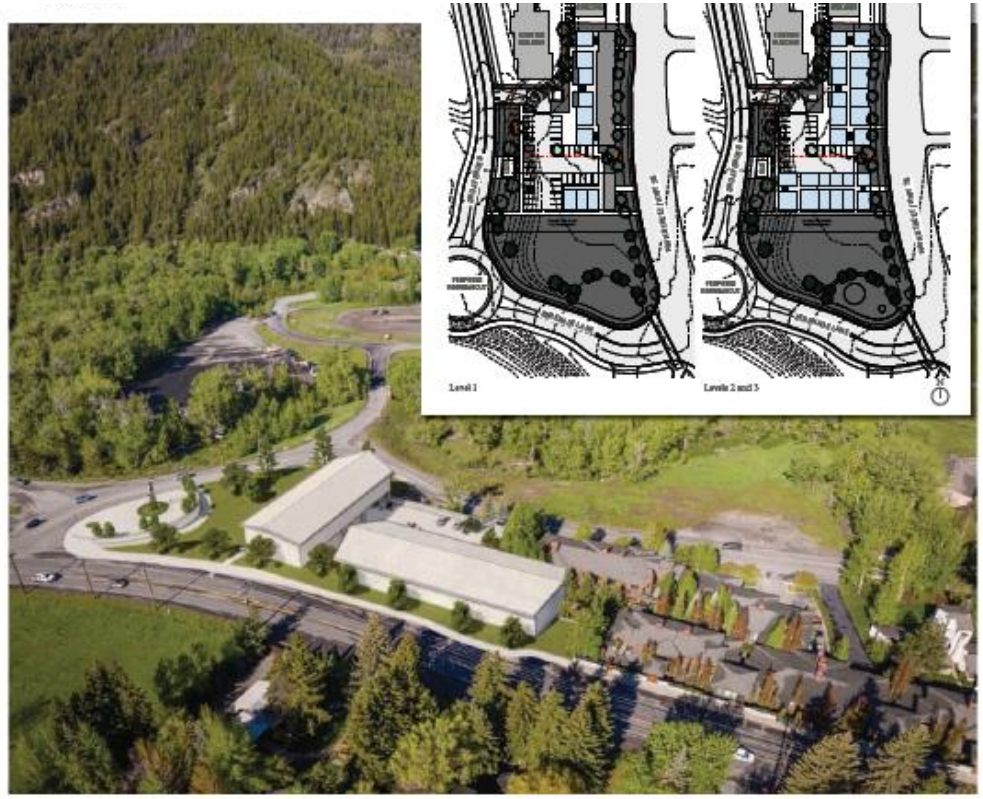
- Maintain Bald Mountain view from Highway 75
- Enhance entrance to the city and integrated historic lift tower
- Improve vehicle access from highway

LIFT TOWER LODGE DEVELOPMENT OPTIONS

OPTION #1 | DETAILS

Cost effective, all-wood construction

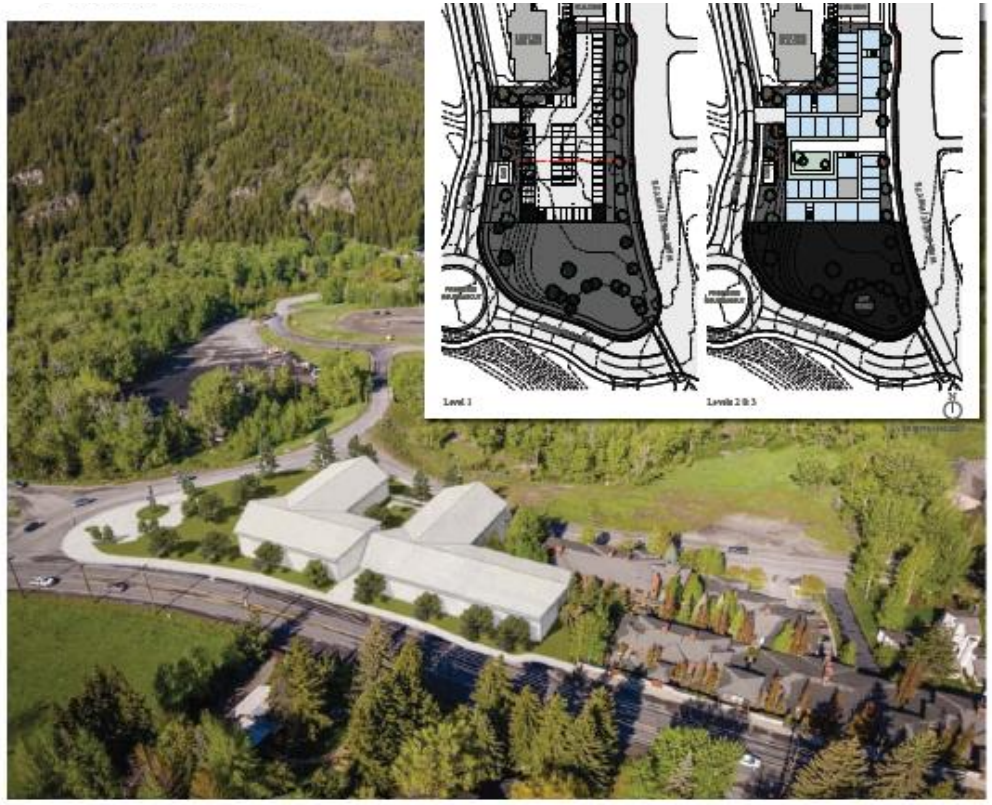
- **NUMBER OF UNITS:** 44
- **TOTAL SQUARE FEET:** 44,841
- **TYPE OF UNITS:** 25 one-beds, 6 two-beds, 13 three-beds
- **PARKING:** 33 spaces



OPTION #2 | DETAILS

Concrete podium/wood construction

- **NUMBER OF UNITS:** 50
- **TOTAL SQUARE FEET:** 79,391
- **TYPE OF UNITS:** 4 studios, 24 one-beds, 14 two-beds, 8 three-beds; **PARKING:** 63 spaces



PROPOSED SITES FOR RFP

PROS

- Close proximity to schools & the YMCA
- Allows for flexibility of housing types and cost effect construction

CONS

- Requires surface parking lot on Lewis Street parcel to meet YMCA's parking goals
- Requires additional Warm Springs Road parking spots

PROS

- Improvement of existing housing use in convenient location
- Potential for cost effective construction type with higher unit yield
- Adjacent to existing housing to provide neighborhood feel to area

CONS

- Could require relocation of existing housing tenants & represents short-term loss of existing community units
- Significant earthwork adjacent to 2nd Avenue with sloping grade

PROPOSED SITES FOR RFP

QUESTIONS?

NEXT STEPS

WE ARE HERE

Collect community feedback

Mid-February 2025

- Present feedback to City Council (public hearing)
- Issue RFP to identify qualified developers/plans

April 2025

Review and recommend top RFP proposal

May 2025

City Council approval of top RFP proposal and public hearing

June/July 2025

Prepare application for funding to Idaho Housing and Finance Association

Survey / Feedback

YMCA SOUTH LOT | As the RFP comes together...

- Which features or characteristics of this site are most important to protect or enhance?
- Are there any features or characteristics the evaluation missed considering?

LIFT TOWER LODGE | As the RFP comes together

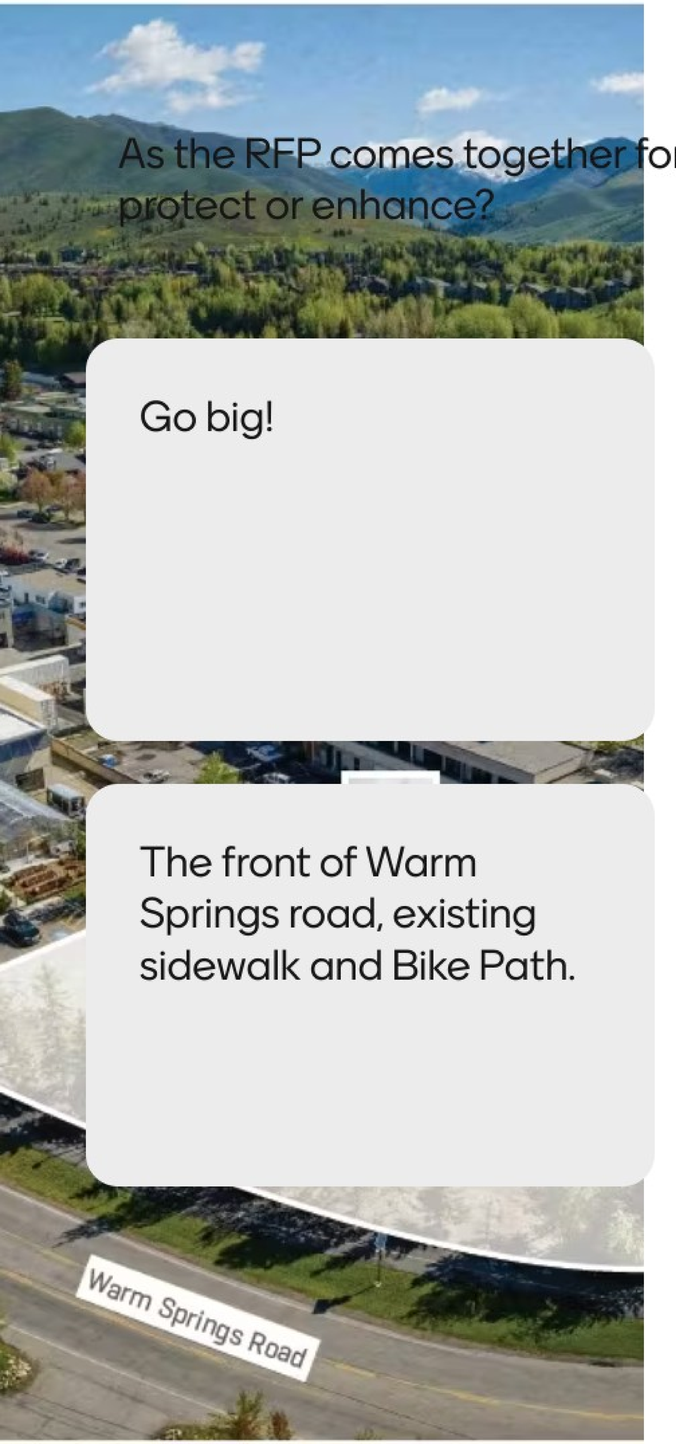
- Which features or characteristics of this site are most important to protect or enhance?
- Are there any features or characteristics the evaluation missed considering?

NEXT STEPS

Is there any other feedback you'd like to provide to the city as we move forward?

Scan the QR code to take the survey online or visit **menti.com** and use the code **1570 3809**

As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?



Go big!

Trees, greenery, and a 'small town traffic scale'. Let's NOT turn this into something that looks like a corporate 'office park' / concrete jungle. . Keep the heights low.

Go big!

Go big!

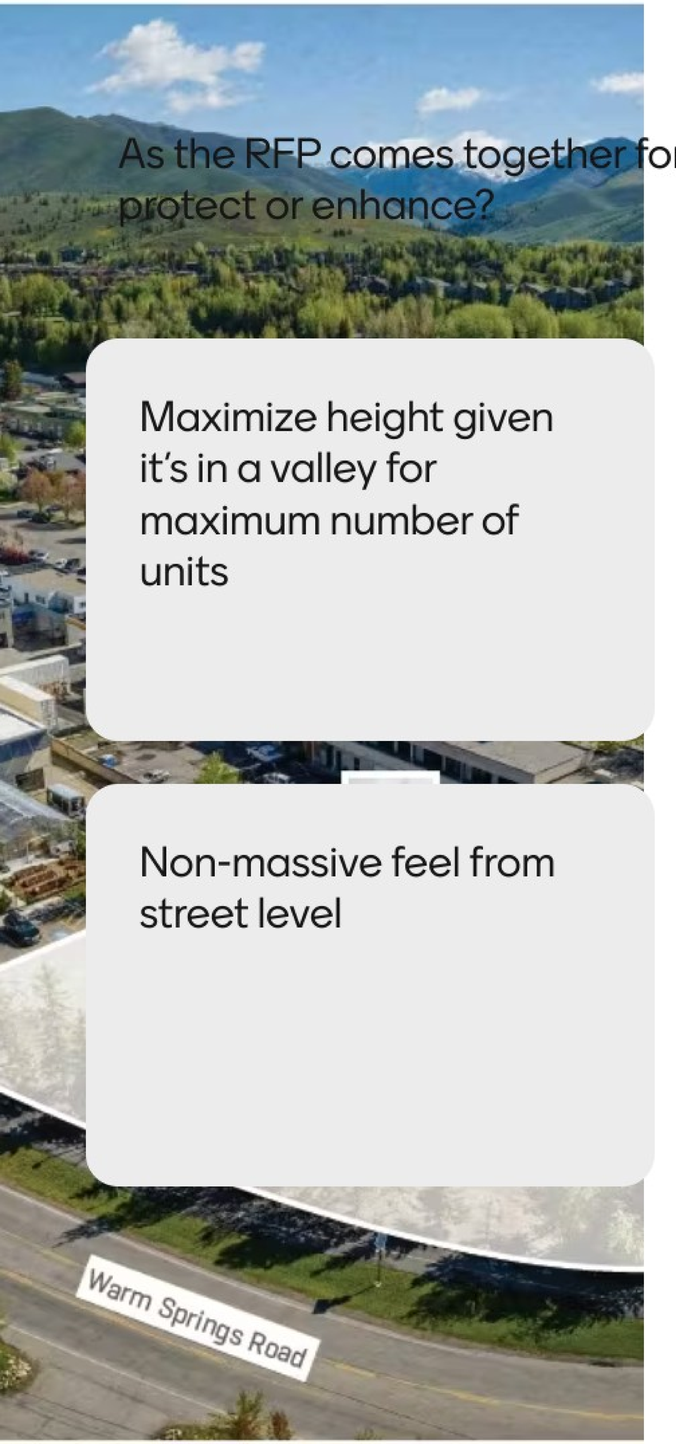
The front of Warm Springs road, existing sidewalk and Bike Path.

Parking for each unit is a must

Neighborhood feel

Keeping some trees and landscaping

As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?



Maximize height given it's in a valley for maximum number of units

Maximize the number of housing units. Kansas City Chiefs did not think that be possible. Make sure there's adequate parking to service the development.

Number of units (higher amount is better). Mix of income if applicable.

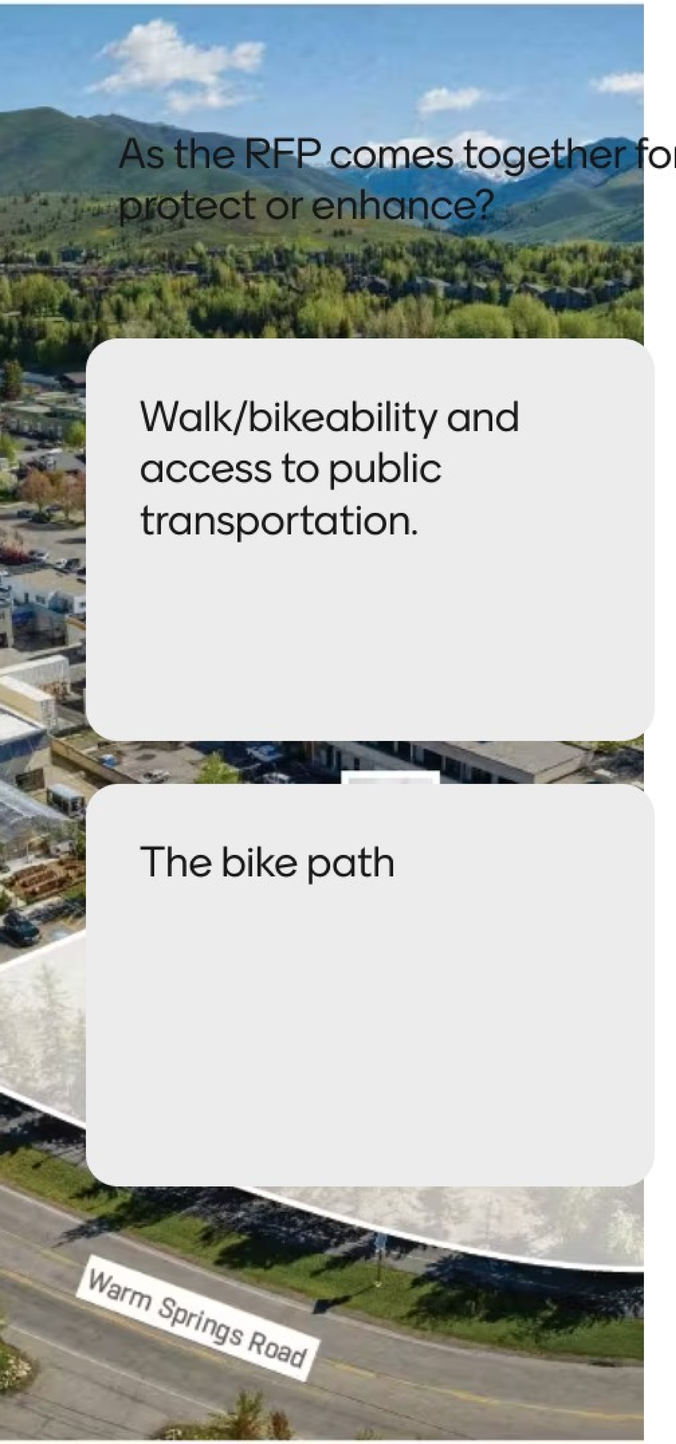
The greenscape along Warm Springs should be protected/preserved. There should be a sense of continuity in the architecture that blends in with existing surrounding buildings.

Non-massive feel from street level

A buffer along Warm Springs road would be nice but build as many housing units as possible

Proximity to services, less site work(cost) and potential delay, no existing housing will be impacted

This is a good location for workforce housing. Let's focus on not overbuilding the site. No more tall and massive. Let's get some great looking architecture respectful of Ketchum's hist. Vernacular



As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?

Walk/bikeability and access to public transportation.

Walk/bike-ability and access to bus.

Access to bus, bike infrastructure and walkability

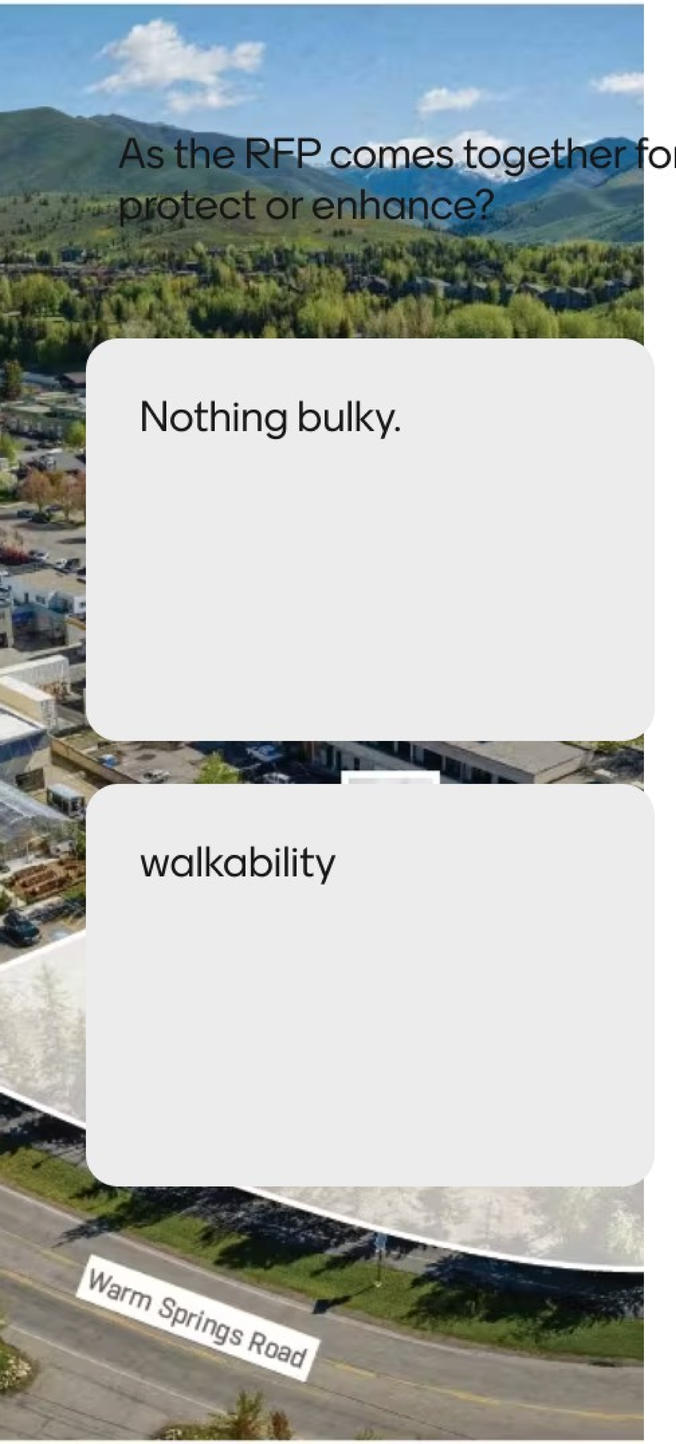
The bike path.

The bike path

The path used cyclists and pedestrians should be protected and enhanced with appropriate landscaping, while maintaining ample visibility of the crosswalks for safety reasons

The landscaped area along warm springs road

Protect the existing trees .



Mentimeter

As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?

Nothing bulky.

Pedestrian saftey

Traffic flow. Ingress and egress. Parking. It must have onsite parking.

Keeping the mountain esthetic, 2/3 story maximum, lots of trees and foliage.

walkability

dark skies, no more blue spruce trees.

dark skies, native landscaping.

Readily available pubic transport, low traffic volume and parking for tenants.

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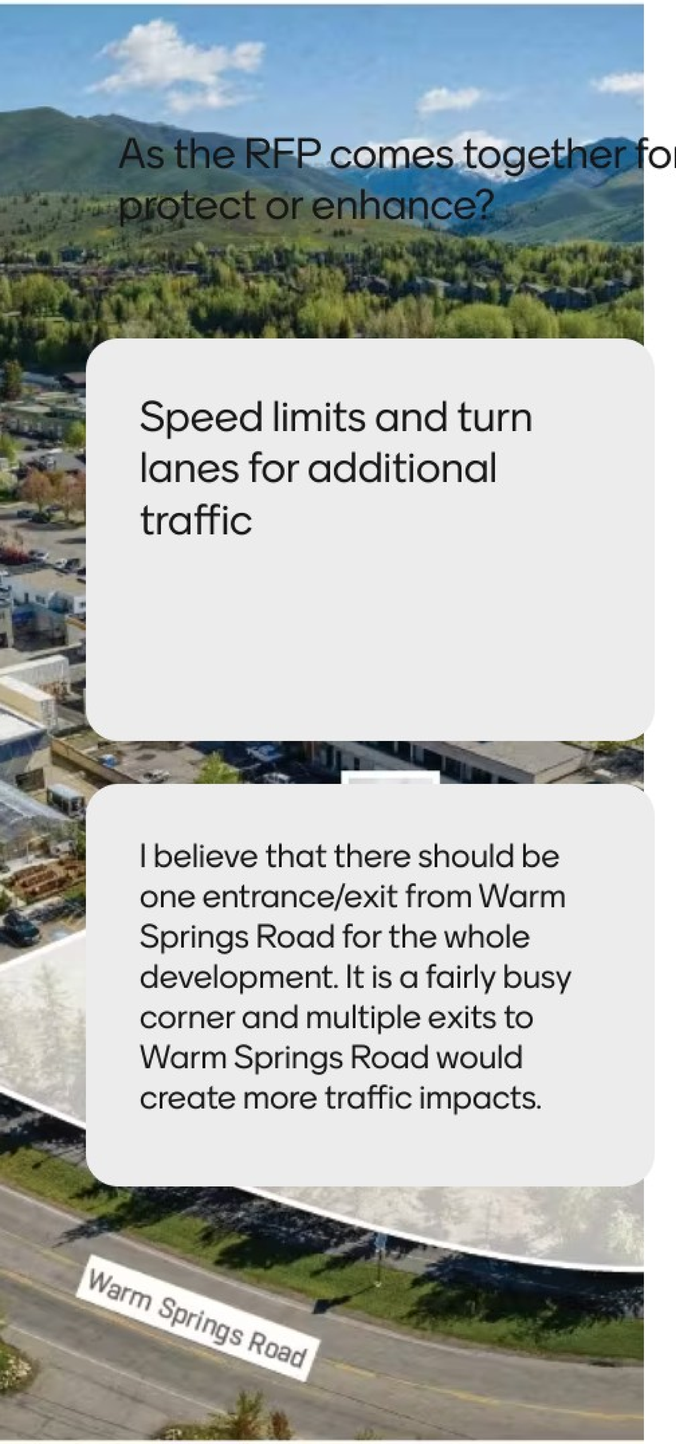
As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?



Speed limits and turn lanes for additional traffic

There is not a need for taxpayers to spend more money on housing for low income residents - many of whom do not live or work in Ketchum. The shoe and Board need to be out voted!

None, it's a mostly nondiscript site but highly visible, so appropriate proper scale landscape screening to minimize the visual impact of what is likely to be a large box is critical.

The height of the building should not exceed the height of the Y. There should be ample parking.

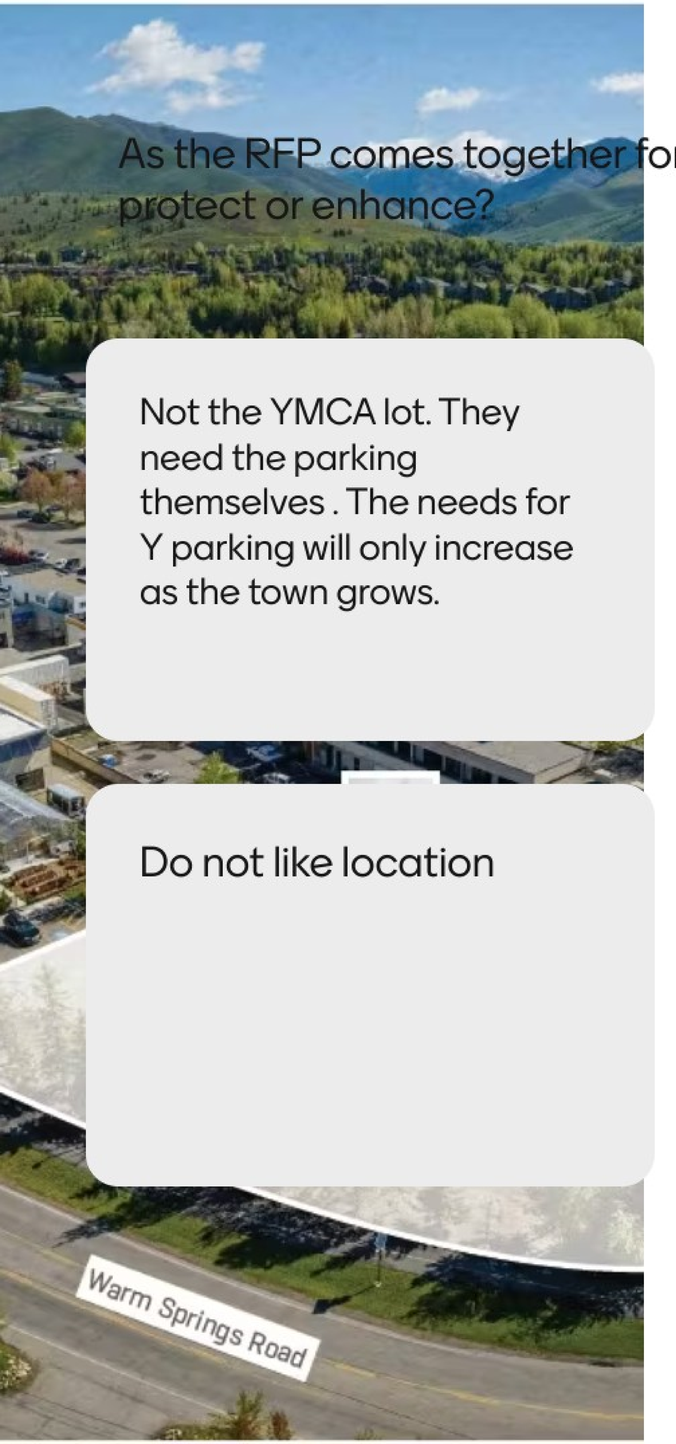
I believe that there should be one entrance/exit from Warm Springs Road for the whole development. It is a fairly busy corner and multiple exits to Warm Springs Road would create more traffic impacts.

This is a terrible location!! The Ski Tower lodge is a better location for what you are seeking to do. Why ruin our town? Is there truly a need or is it manufactured?

Protect our community and do not use this already busy area for what you are trying to do

Must be careful about added traffic in that area.

As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?



Not the YMCA lot. They need the parking themselves . The needs for Y parking will only increase as the town grows.

Green space, low height, views

Do not like location

Do not like location

Do not like location

Do not like location

Do not like location

Save for garbage bins and plowed snow?? Are you kidding, just build attractive, affordable housing for Ketchum workers - deed restricted! The site is perfect.

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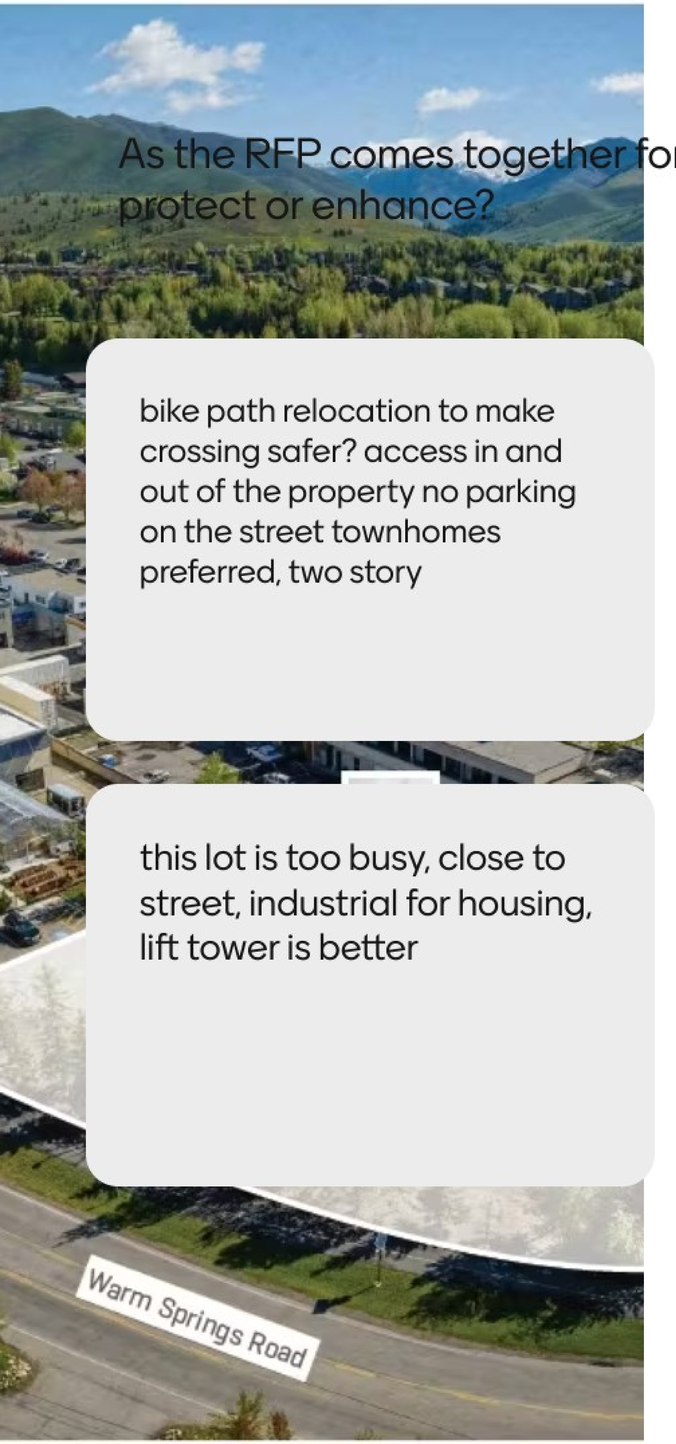
As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?



bike path relocation to make crossing safer? access in and out of the property no parking on the street townhomes preferred, two story

I like Fact that it is not in the city core. Still a convenient location for getting around Ketchum and Sun Valley. Also, there are other affordable housing units around this location.

None

Traffic on warm springs should be slowed to a crawl through this and ALL residential areas

this lot is too busy, close to street, industrial for housing, lift tower is better

Not too tall Fit into the character of Ketchum Greenery Access to bike trail Parking for residents Traffic management

Bradshaw should step aside and not influence any decisions. support 6 yrs ago of Ketch 1&2 started the flat 3story parking disaster. More cars have been forced onto streets /less pedestrian friendly

Stepped back as the height rises from the street. Mountain appropriate exterior materials - not modern, or bright colors. Adequate/abundant landscape along streets. Trees that can be lit in winter.

As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?

protect bike path, enhance visual building consistency and landscaping..... and more than enough parking !!

The YMCA parking lot is in a good location (may have parking and traffic flow issues but it is essentially in the LIA although not zoned as such.

this is an excellent choice for low income/worker housing ! i absolutely approve !!

Perhaps the architecture of the YMCA lot project could be complementary to the architecture of the Y.

While the Y is a good location, there will be some tricky parking (e.g., the new parking along Warm Springs Road) and traffic flows.

parking

I am 100 percent opposed to EVERYTHING your administration has done and are currently proposing. I grew up in Ketchum and you ruined our town with your lies and deceit. Goodbye in November.

Your administration cannot be voted out soon enough!!

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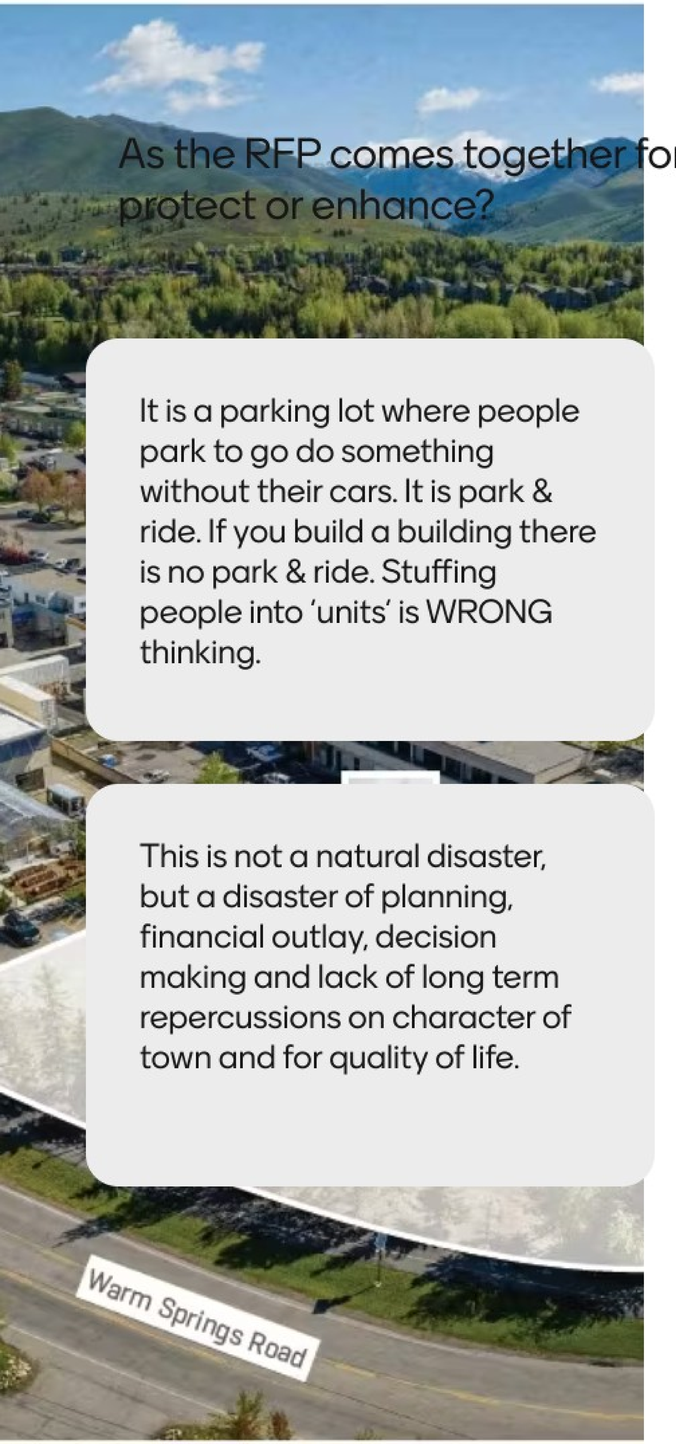
As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?



It is a parking lot where people park to go do something without their cars. It is park & ride. If you build a building there is no park & ride. Stuffing people into 'units' is WRONG thinking.

This is a politically motivated ploy to tick a box for each a number of 'units' and pretend we are doing a good thing.

Bradshaw's egoic defense of Bluebird where he felt proud demonstrates the lack of generative community benefit.

Where is the generosity of spirit in this? No one wants to live in a box in Ketchum or Hailey or Bellevue. Shame on Jade saying 'head in a bed'.

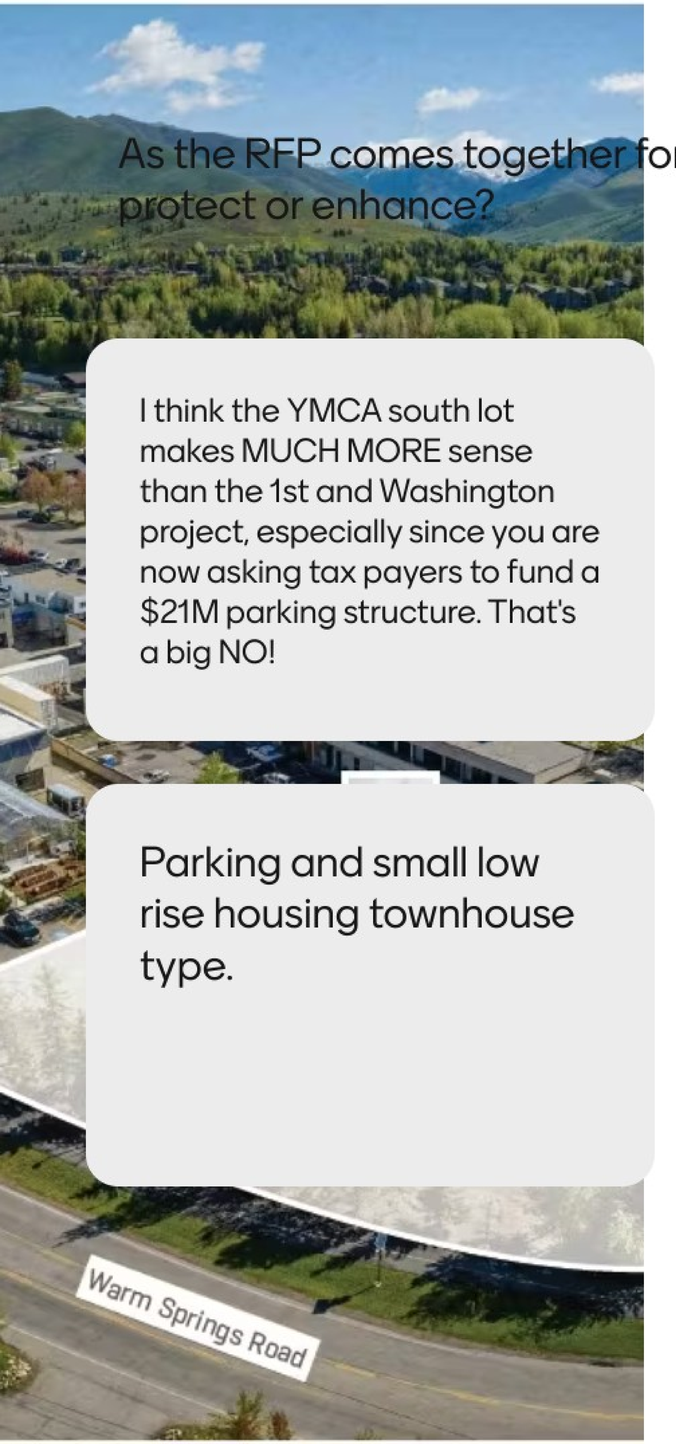
This is not a natural disaster, but a disaster of planning, financial outlay, decision making and lack of long term repercussions on character of town and for quality of life.

You are playing MindCraft in real time. The entire way housing being looked at no matter the label- community, work force, affordable- is a bandaid not a solution to how we got here.

STOP approving $7M penthouses on Main Street. The whole idea behind a functional community/town needs a new paradigm.

Leave it as is.

As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?



I think the YMCA south lot makes MUCH MORE sense than the 1st and Washington project, especially since you are now asking tax payers to fund a $21M parking structure. That's a big NO!

I am completely opposed to any additional community housing. The planning commissioners and mayor have exceeded their authority to try to ram through these projects. Shame on them.

Sure do these locations and dump the 1st & Washington project. It's just getting way to expensive - now you want $21M to add a parking structure - which already IS PARKING LOT! Get real.

parking and small low rise housing in apts.

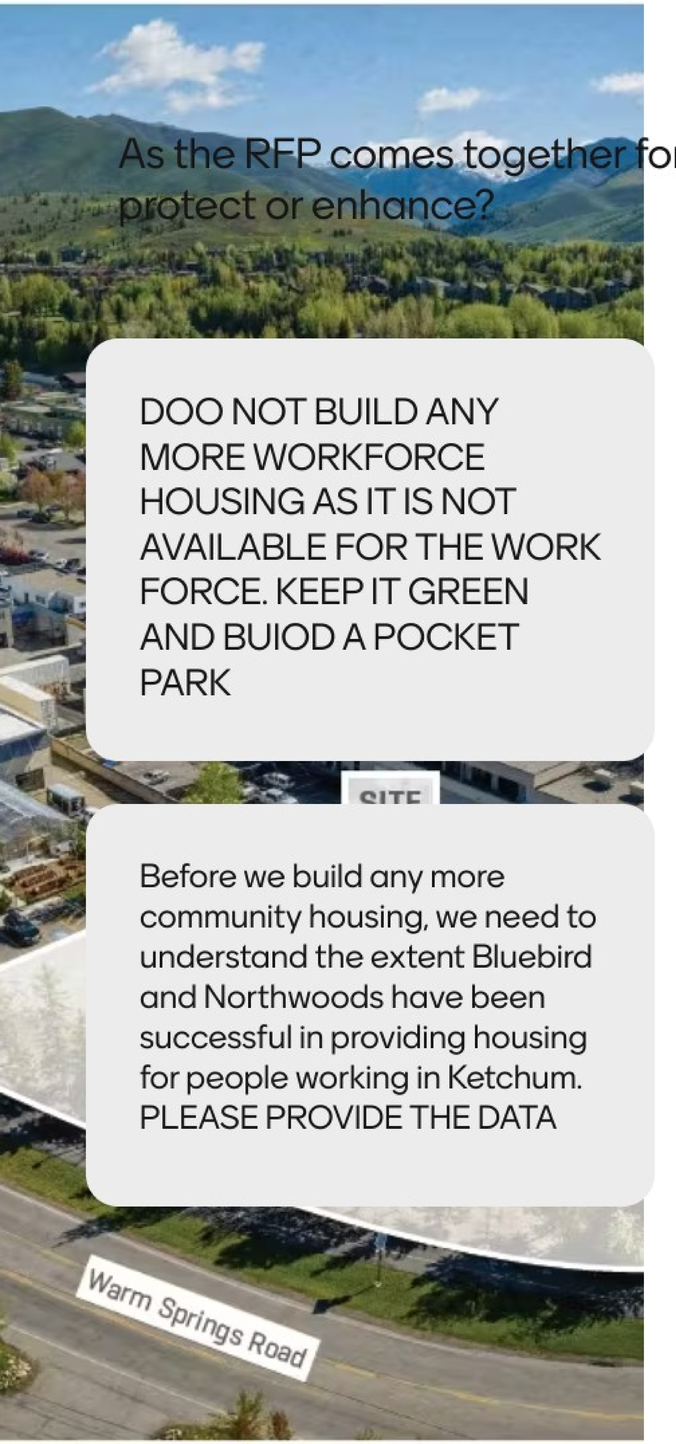
Parking and small low rise housing townhouse type.

Enough parking so it's not hard to park at the park.

Traffic impact as it's already difficult to make left hand turns in that area.

NO BUILDING>. NO MORE BUILDING FOR "WORKFOURCE HOUSING"'. IT CAN'T E DONE. LEAVE THE LOT OPENA AND PUT IIN A POCKET PARK. THE CITY NEED GREEN TREES TO CLEAN UP THE CARON MESS.

As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?



DOO NOT BUILD ANY MORE WORKFORCE HOUSING AS IT IS NOT AVAILABLE FOR THE WORK FORCE. KEEP IT GREEN AND BUIOD A POCKET PARK

Traffic control on warm springs road is important.

Why are you looking for housing within the city. Starting focusing outside the city. You are totaling ruining Ketchum.. You won't have to worry about housing because people will not be moving here..

No one wants to see community housing. Stop making it the front door of our town. If it must be built have it blend in. Hide it amongst a grove of trees set back from the street. Not front and center.

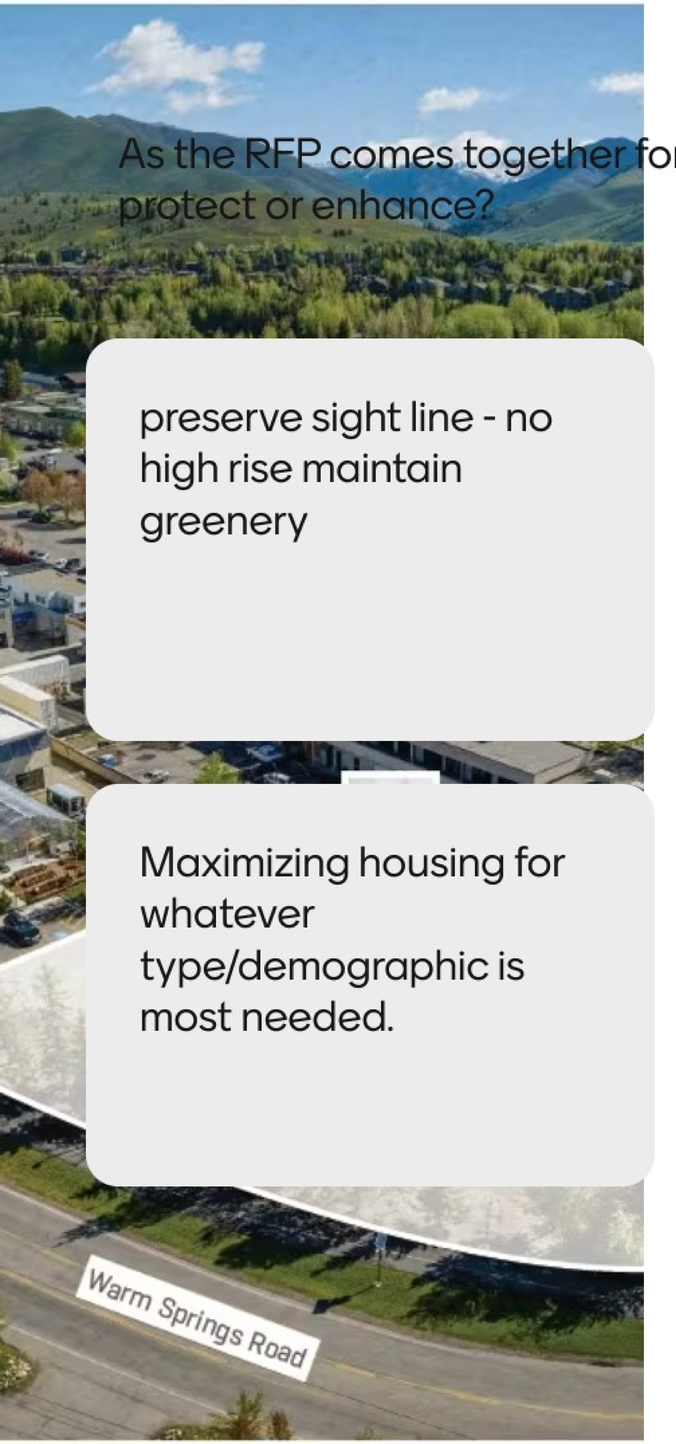
Before we build any more community housing, we need to understand the extent Bluebird and Northwoods have been successful in providing housing for people working in Ketchum. PLEASE PROVIDE THE DATA

Before we build any more community housing, we need to understand the extent Bluebird and Northwoods have been successful in providing housing for people working in Ketchum. PLEASE PROVIDE THE DATA

Design a building that no one knows is there. Landscaping is important!

Design a building no one knows is there. Landscaping is critical.

As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?



preserve sight line - no high rise maintain greenery

Keep it a parking lot

Protect garden spaces, and site lines for traffic, provide adequate parking

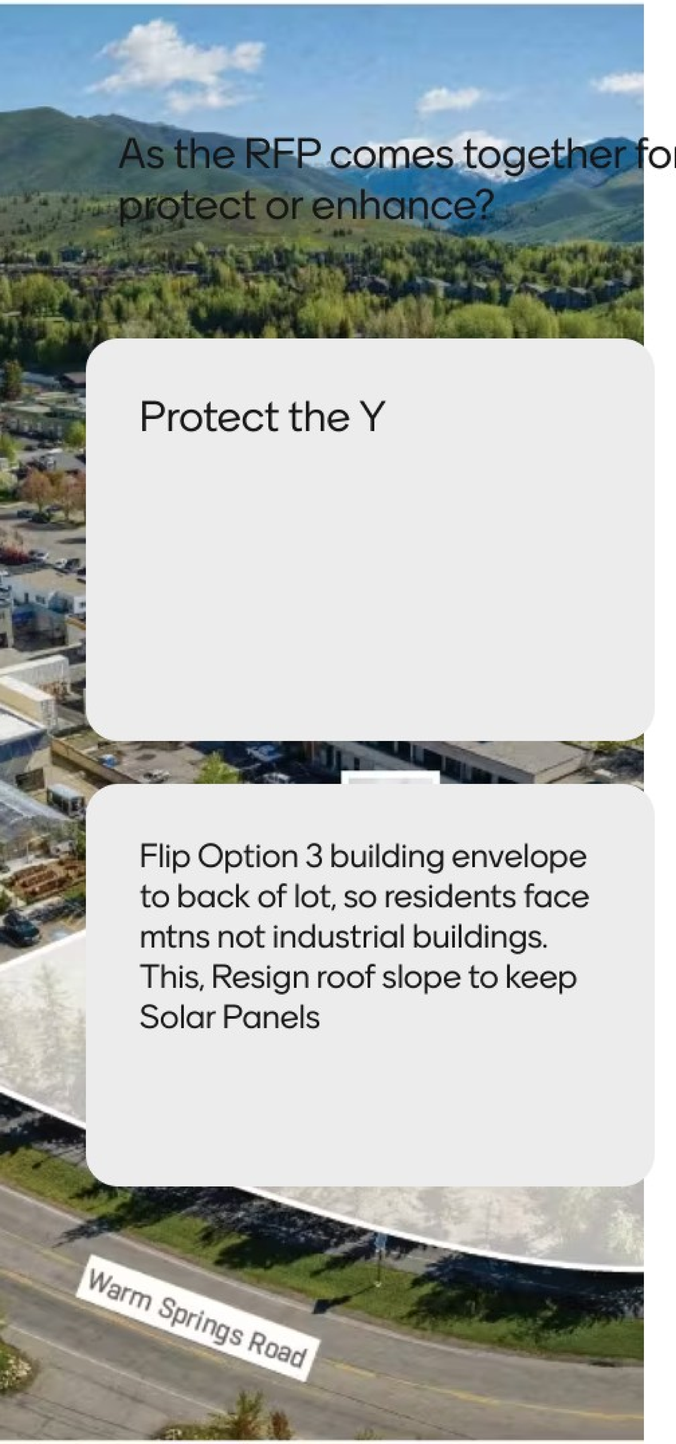
Do not accept federal funding so Ketchum can control the selection of residents

Maximizing housing for whatever type/demographic is most needed.

Protection from the road is nice.

The trees are well established and would like to see them protected or replanted after construction.

I don't think it is a good place for housing!. Work on areas in the industrial area. Yes on the lift Tower expansion!



As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?

Protect the Y

Protect safety of walkers, bikers, drivers along Warm Springs road! Enhace views & landscaping for renters (move bldg to back wall & reangle roof for solar, view Baldy not industrial park)

Like Option 3 for highest number of units, yet leave this up the City for Unit Types most needed for Ketchum/Our Vallrey.

Enhance units for sound -good wall insulation & double pained windows for Road Noise (to West) & Industrial Noise (to East) & each other:)

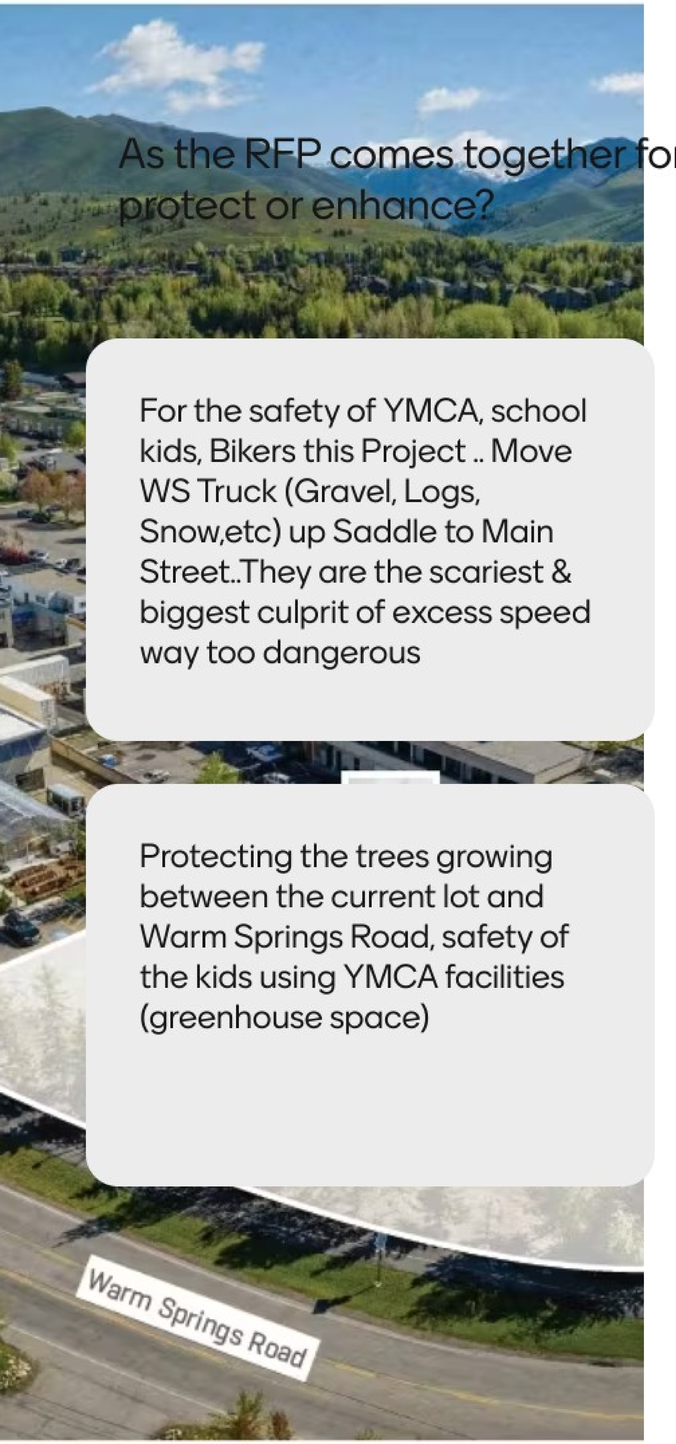
Flip Option 3 building envelope to back of lot, so residents face mtns not industrial buildings. This, Resign roof slope to keep Solar Panels

Mix of Unit Types should be based on housing needs for local workers.

Greenspace .. picnic area for residents

2 story with underground parking allows for more Greenspace/landscaping on WS road side (if Building put to the back wall facing WS) Move Truck traffic (Gravel, Log ,etc) to Saddle up to Main St!

As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?



For the safety of YMCA, school kids, Bikers this Project .. Move WS Truck (Gravel, Logs, Snow,etc) up Saddle to Main Street..They are the scariest & biggest culprit of excess speed way too dangerous

Access to public transportation and walkability.

Height restriction - should not be more than 3 residential stories, but could have set back amenities facilities (ie. community room, work out room, storage facilities) above the 3rd story.

There does not need to be a lot of foot print reserved for landscaping at this location.

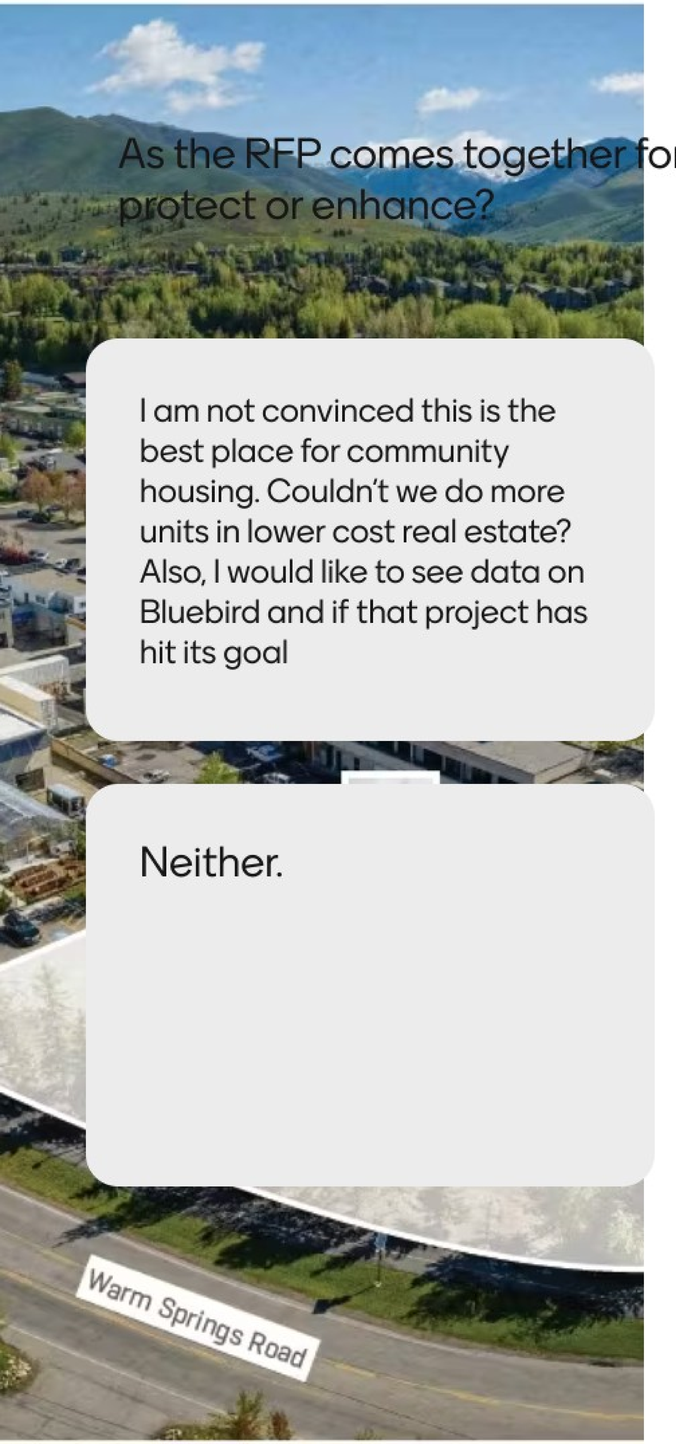
Protecting the trees growing between the current lot and Warm Springs Road, safety of the kids using YMCA facilities (greenhouse space)

Protect the parking.

Not to over build on the lot. Keep the building in size and hight with the surrounding building and DO NOT build over 3 stores. Parking have 2 spaces per unit.

Height on Main St same as now. Entrance on Second Ave. Adequate off St parking for units and guests. Esthetics with a nod towards old Ketchum. Maintain old lift.

As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?



I am not convinced this is the best place for community housing. Couldn't we do more units in lower cost real estate? Also, I would like to see data on Bluebird and if that project has hit its goal

I want input on the overall community housing strategy for Ketchum. Not the "features" of a site that has been selected.

Keep the green space to the south/west portions, parking needs to be heavily considered and included in building design, no more retail spaces at ground level - consider some kind of community space.

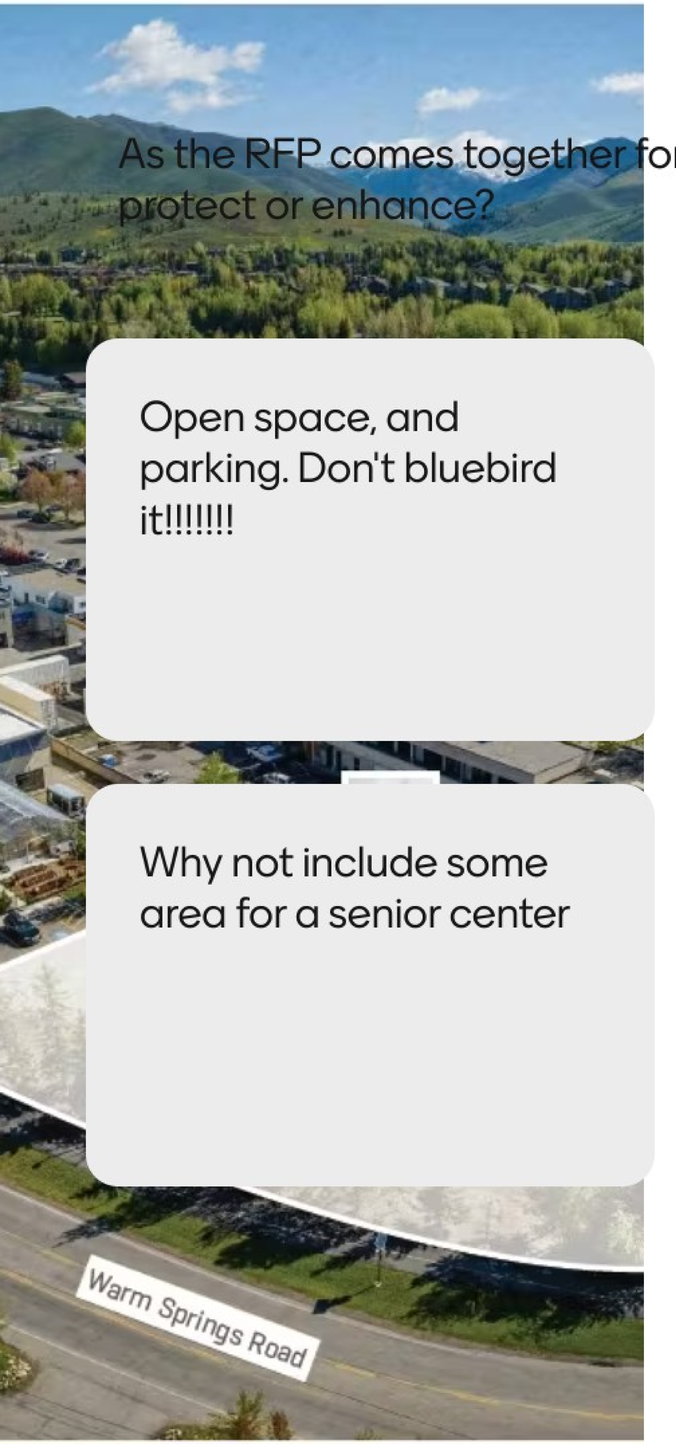
Community Housing

Neither.

Parking. Mountain and small town aesthetics. Actual impact this will have on the housing supply - is it worth the cost?

Not building on it.

Not building on it.



Mentimeter

As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?

Open space, and parking. Don't bluebird it!!!!!!!

The north lot is quite often completely full. So, where do you propose to have parking for these new residences? Or, do you just want to act like the residents won't have cars like you did in town?

Safe and efficient bike and pedestrian access within and through this area. Reduction of impacts from vehicles, traffic calming and promotion of alternative transportation.

Aesthetics, parking, height restrictions

Why not include some area for a senior center

Housing that can be lived in by people who make too much for the bluebird but not enough to live in ketchum. Make sure to interview/seek out those people to make sure this project meets their needs.

Do not use federal funds as they restrict income to levels below workforce wages. Allow WRHT to build as the City should not be providing housing.

Larger setbacks from road. Project should not be allowed to come to the curb. Square boxes encompassing the whole lot are ugly. Need some outdoor space in that area for children & pets.

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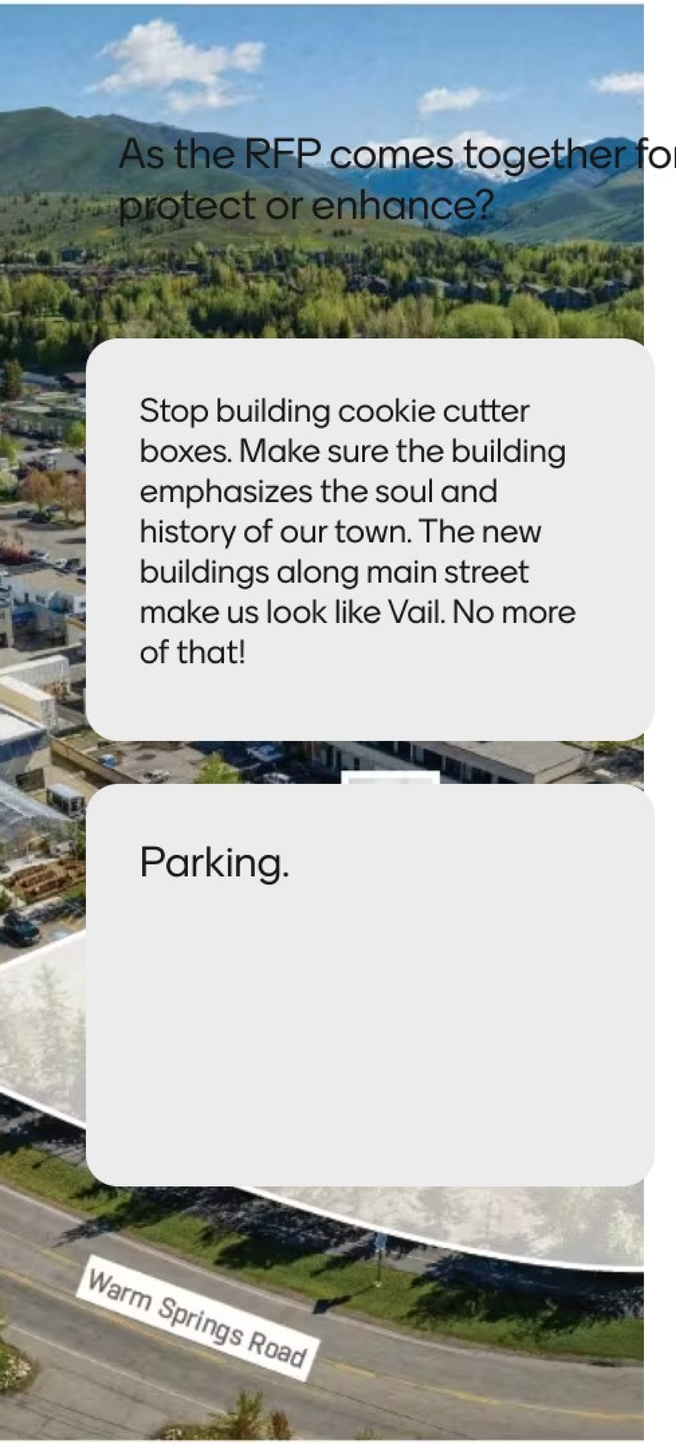
As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?



Stop building cookie cutter boxes. Make sure the building emphasizes the soul and history of our town. The new buildings along main street make us look like Vail. No more of that!

MUST HAVE SOUL. No more vail-like buildings taking over our town.

This is a good location for the proposed use case

Safety for vehicle entry/egress. Trees remaining. Logical labeling of apartments, underground parking, LEED certified.

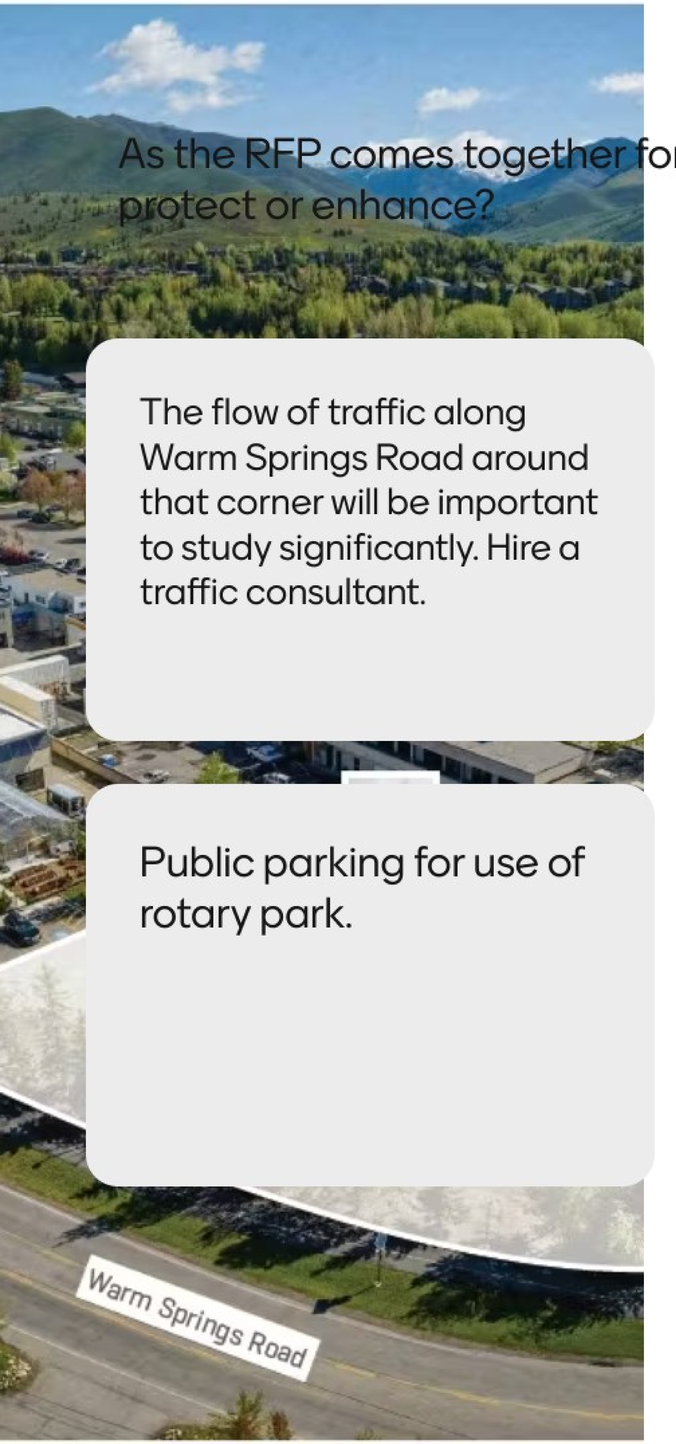
Parking.

Ketchum purchased the land for recreation. Agreements were made with the YMCA as to not encroach further on the ability to achieve the recreation purpose. Along with lying to the community about the u

use of the land, the city continues to build housing w/o enough parking.

I'd listen to the community. Listen to the YMCA. Ample parking ratio. Utilize rents in the 80 to 120% median range.

5 108



As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?

The flow of traffic along Warm Springs Road around that corner will be important to study significantly. Hire a traffic consultant.

Percentage of Lot should not exceed 60% and no higher than the YMCA

Structure 60% or less than Lot Size and NO High rise + Parking

A very low profile building and adequate public parking for use of rotary park.

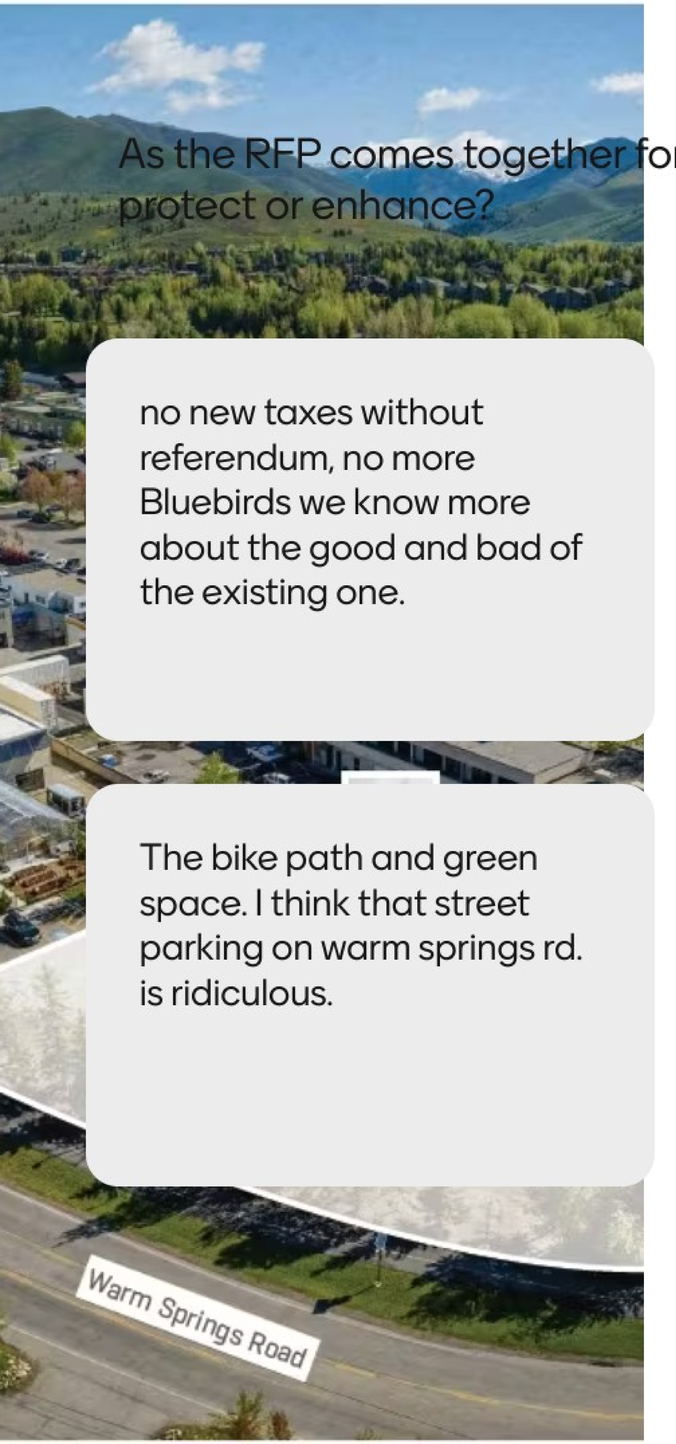
Public parking for use of rotary park.

That the building costs are geared to work force housing and not as the one already built and the Washington St. proposed building. That these buildings for work force housing are in perpetuity.

Available to actual Ketchum workers. Unlike Bluebird.

No IHFA funding.

As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?



no new taxes without referendum, no more Bluebirds we know more about the good and bad of the existing one.

City Council trying to do too much too fast. Should back off and let Arch handle.

Safe use of the bike path and the street crossing. Also the intersection on the North end of the YMCA (Saddle and Warm Springs) Make it a 4-way stop please

Housing is a countywide issue, Ketchum City Council is misallocating capital trying to force ill conceived projects within city boundaries.

The bike path and green space. I think that street parking on warm springs rd. is ridiculous.

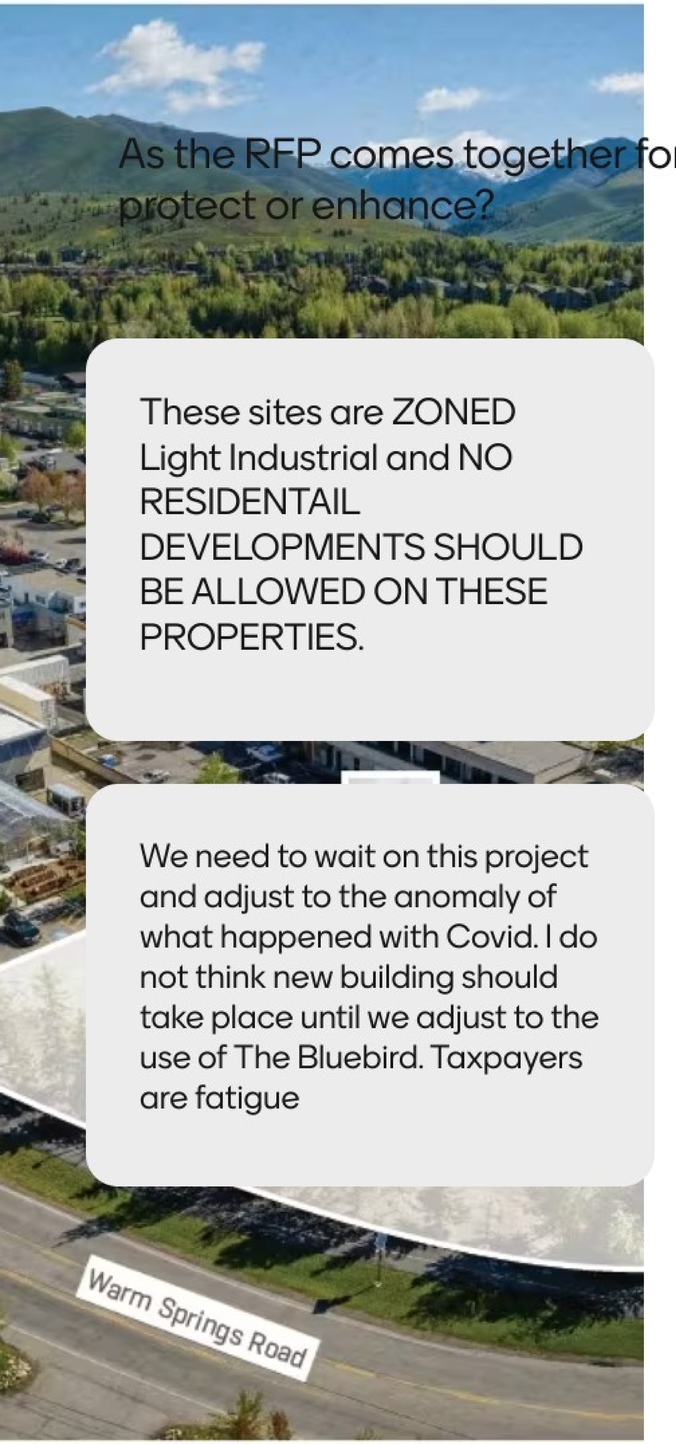
I don't think it's necessary. No no no

Open space

These sites were NOT intended to have residential developments ...this is a Light Industrial Zone and NO residential development shopuld be al;lowed on these sites.

5 108

As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?



These sites are ZONED Light Industrial and NO RESIDENTAIL DEVELOPMENTS SHOULD BE ALLOWED ON THESE PROPERTIES.

THIS SITE IS ZONED LIGHT INDUSTRIAL AND NO RESIDENTIAL DEVELOPMENT SHOULD BE ALLOWED ON THIS ZONING.

parking that serves the residents as well as the YMCA. This lot is also used as a park and ride lot and leave the existing trees between the road & the residence

I would like to see the impact and use of The Bluebird before other projects get built and do not think this project should go forward. As a teacher, I am disappointed that I cannot live i Bluebird

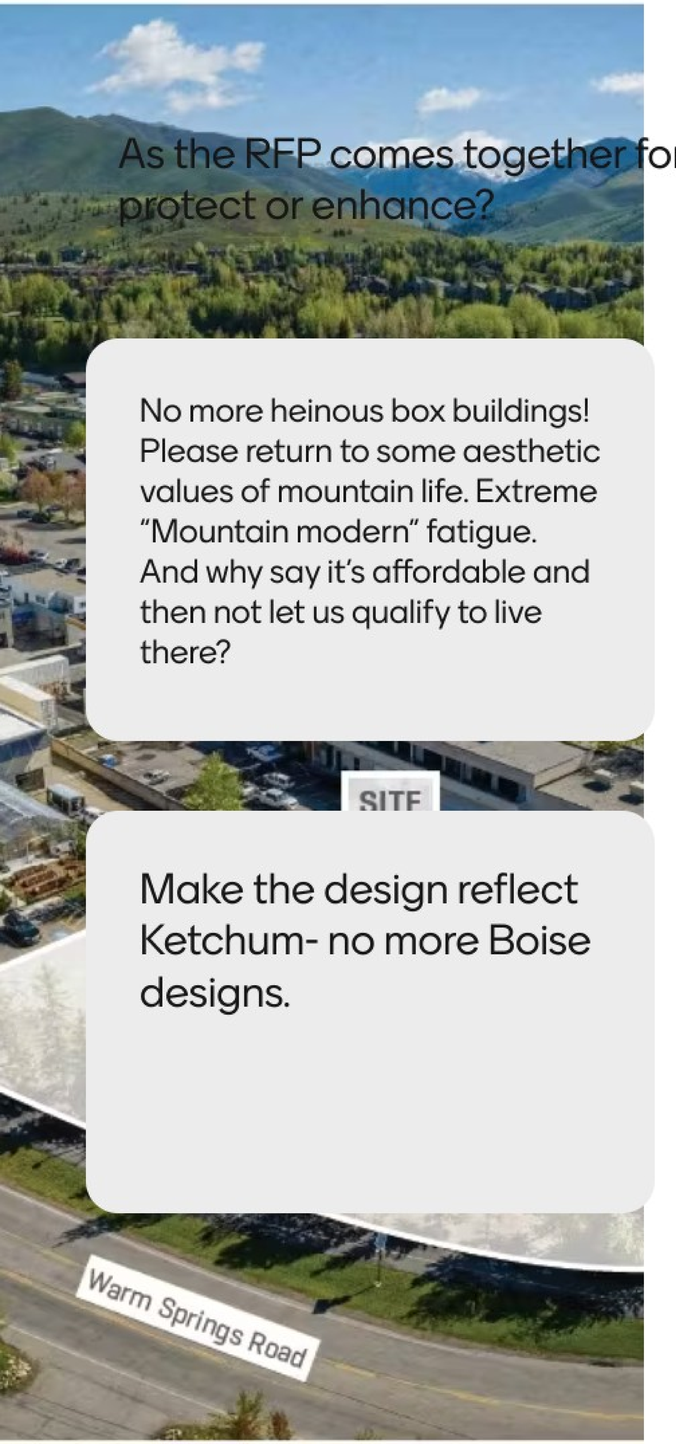
We need to wait on this project and adjust to the anomaly of what happened with Covid. I do not think new building should take place until we adjust to the use of The Bluebird. Taxpayers are fatigue

Please stop building for the moment! Lets see how bluebird works out. We have had a lot of changes since Covid and there is a huge rush to build.

Bluebird was pitched to the community as housing for teacher and first responders, yet they don't qualify. This is not what we wanted.

Bike path safety, parking

As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?



No more heinous box buildings! Please return to some aesthetic values of mountain life. Extreme "Mountain modern" fatigue. And why say it's affordable and then not let us qualify to live there?

No more work house construction for at least a year. Work with county to put housing in county. Teachers and firemen want family housing not small condos. Outdoor living space for families

Stop workhouse construction for at least one year. Work with the county developing housing for families that won't live in condominiums. Outdoor space imp for families

Do not make the building massive. Smaller is better.

Make the design reflect Ketchum- no more Boise designs.

Provide adequate parking.

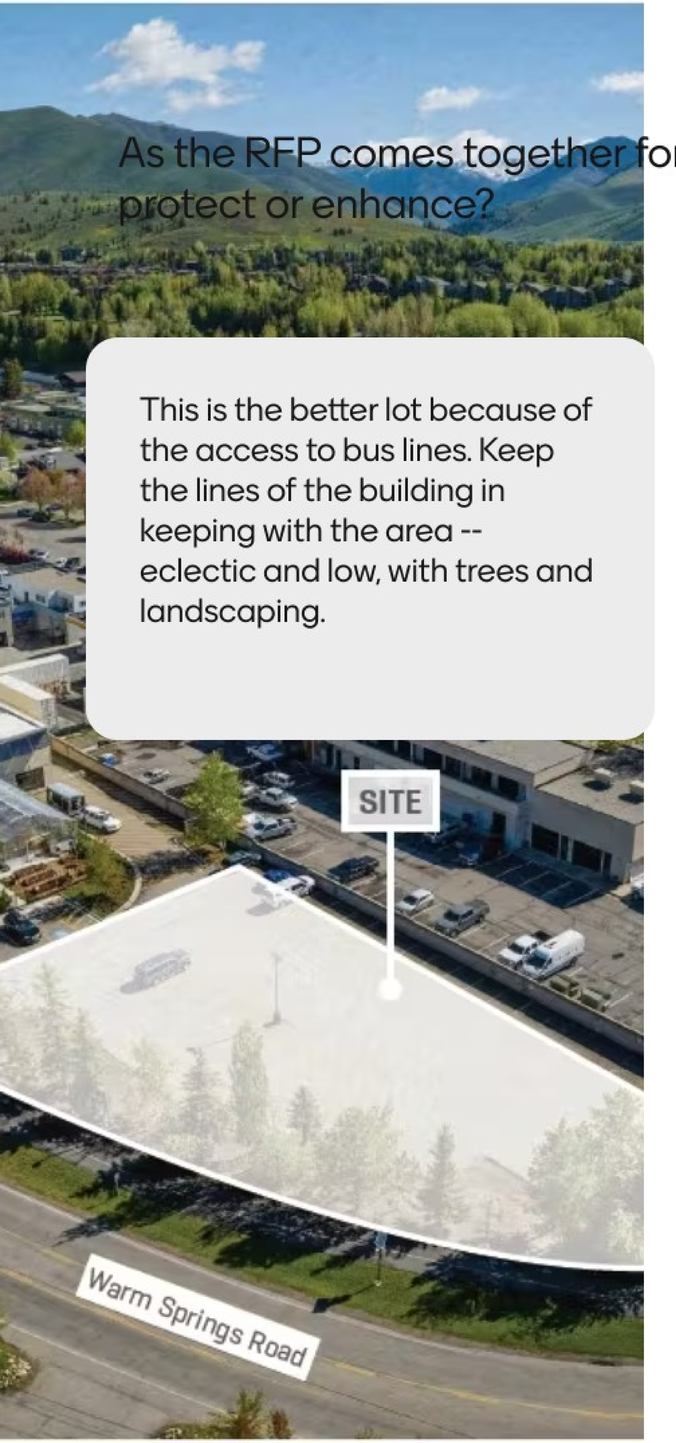
what is the RFP and what is being proposed

the trees and open parking lot

5

108

As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?



This is the better lot because of the access to bus lines. Keep the lines of the building in keeping with the area -- eclectic and low, with trees and landscaping.

The character of the building site is very important -- to keep with the eclectic character of the area -- not another 'faux mountain chic' design. And not too industrial

Design that fits into the Y build ...

Views, connectivity and parking.

Are there any features or characteristics of the YMCA SOUTH LOT evaluation that are missing or worth additional consideration?

I need more clarity on the demographic of who would be living here. What would they be paying? Which industries would the be working in?

YMCA should have to help with parking too. Our obligation to them should be moderate release

The funding. Federal funding isn't the best for our town. It is too restrictive.

I didn't hear anything on how the increased number of cars exiting and entering the south parking would be managed

N/A

No

Assume mix of unit sizes is based on applicant pool. Like wood facade.

Has an exploration of a land swap with Simplot or some other landowner been explored in order for the City to obtain a much nicer/larger/easier to develop property in the Ketchum city limits?

Are there any features or characteristics of the YMCA SOUTH LOT evaluation that are missing or worth additional consideration?

I think you are headed in the right direction

None

No

No

Increased traffic flow and circulation in that area could present an increased danger to bikers and pedestrians . It's already somewhat dangerous with drivers ignoring pedestrians in the crosswalks

Snow removal consideration?

Limited parcel size this limiting number of units; less cost effective then alternative parcela

keep the solar gain into the Y

Mentimeter

Are there any features or characteristics of the YMCA SOUTH LOT evaluation that are missing or worth additional consideration?

Having not enumerated either the features or characteristics ,this question cannot be answered intelligently.

Terrible location for what you are trying to do

No

Do not like location

Do not like location

Do not like location

landscaping will be important

Mature landscaping

4 44

Are there any features or characteristics of the YMCA SOUTH LOT evaluation that are missing or worth additional consideration?

unsure

It's my understanding the roof line will not be as high as the Y.

Warm Springs Road is a busy street. It will be interesting to see how the city plans to flow the traffic in and out of the site for residents.

You are missing the point altogether about housing. The entire process you currently follow needs 'additional consideration'. These are people in our community, they need pride of place.

You are servants, public servants remember this. You don't make decisions on the way others live. STOp being so busy thinking you are solving problems.

In actuality city government now is creating and compounding problems daily. There's a not in called foresight, try using it.

Leave it as is

Ask the people who may potentially live in these places for their design input. What do they want & need? A formal voice for lather lives & living conditions, financial opportunities.

Are there any features or characteristics of the YMCA SOUTH LOT evaluation that are missing or worth additional consideration?

Have you provided 2 parking slots per unit. Are you trying to get the Y to close? How many stories is this building going? I think you need to leave everything alone and let the dust settle .

Let the dust settle for a couple of years. Maybe we will get a mayor who knows how to run a city and city counsel member who are not hell bent on continuous construction.

Before we build any more community housing, we need to understand the extent Bluebird and Northwoods have been successful in providing housing for people working in Ketchum. PLEASE PROVIDE THE DATA

It's frequently full especially in winter with YMCA members and staff because the north lot is packed

Underground parking

Do not consider parking on Warm Springs Road., as too many distractions for renters to exit or enter this lot- a curve coming from South (w/snowbanks!) bikes, walkers, traffic directly across.

Noise from Idaho Bio Tech Building - Trash Pickup on weekends & incinerator all day/ night (corpses of mice being disposed of?) Please Review & Inspect their various permits for compliance.

Traffic calming

Are there any features or characteristics of the YMCA SOUTH LOT evaluation that are missing or worth additional consideration?

I love that this site is close to the Y, public transportation, the park, and the bike path!

Why change something that isn't broken

Money

What about a dedicated senior center

A senior center for Ketchum

MUST HAVE SOUL. No more vail-like buildings taking over our town.

Keep the aesthetics in line with the rest of town.

Don't build there

Mentimeter

Are there any features or characteristics of the YMCA SOUTH LOT evaluation that are missing or worth additional consideration?

Not appropriate	No	THESE PROPERTIES ARE ZONED FOR LIGHT INDUSTRIAL /BUSINESS DEVELOPMENT AND NO RESIDENTIAL HOUSE=ING SHOULD BE ALLOWED.	NONE
NONE	NONE	NONE	NONE

4 44

Mentimeter

Are there any features or characteristics of the YMCA SOUTH LOT evaluation that are missing or worth additional consideration?

THIS IS ONE OF THE MOST REDICULOUS SURVERYS I HAVE EVER SEEN

NONE

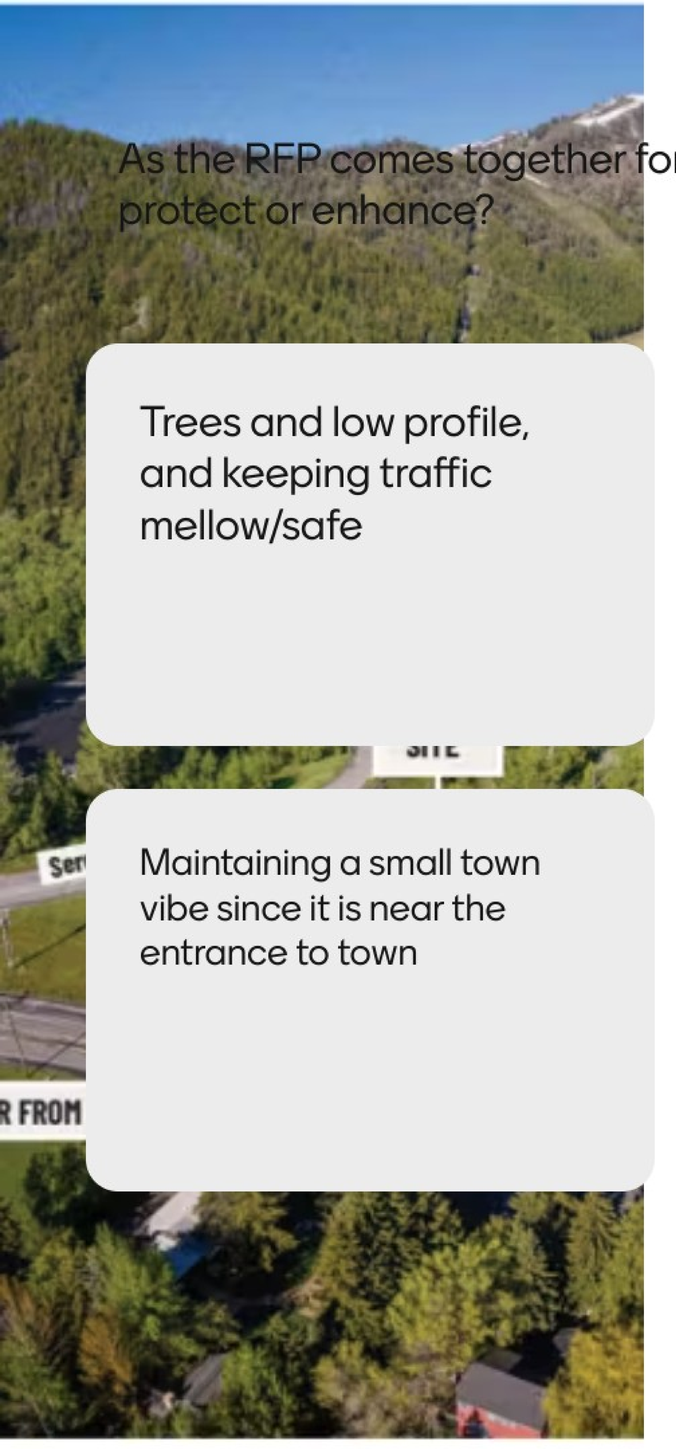
NONE

That parking lot is used by many people as a meeting point, including for youth camps. Since removing the other parking with the fire station, the community is limited.

i dont know

Micro studios

4 44



As the RFP comes together for the LIFT TOWER LODGE, which features or characteristics of the site are most important to protect or enhance?

Trees and low profile, and keeping traffic mellow/safe

The second option is the better option as it provides parking and plans for the future. We understand it is more expensive but it will cost more in the future.

Blending in with the current neighborhood is a must. It is the entrance to our town and should look unpretentious.

As a gateway to town limiting the height above the hwy would be good because as one drives north the height / views quickly changes as one approaches the hotels.

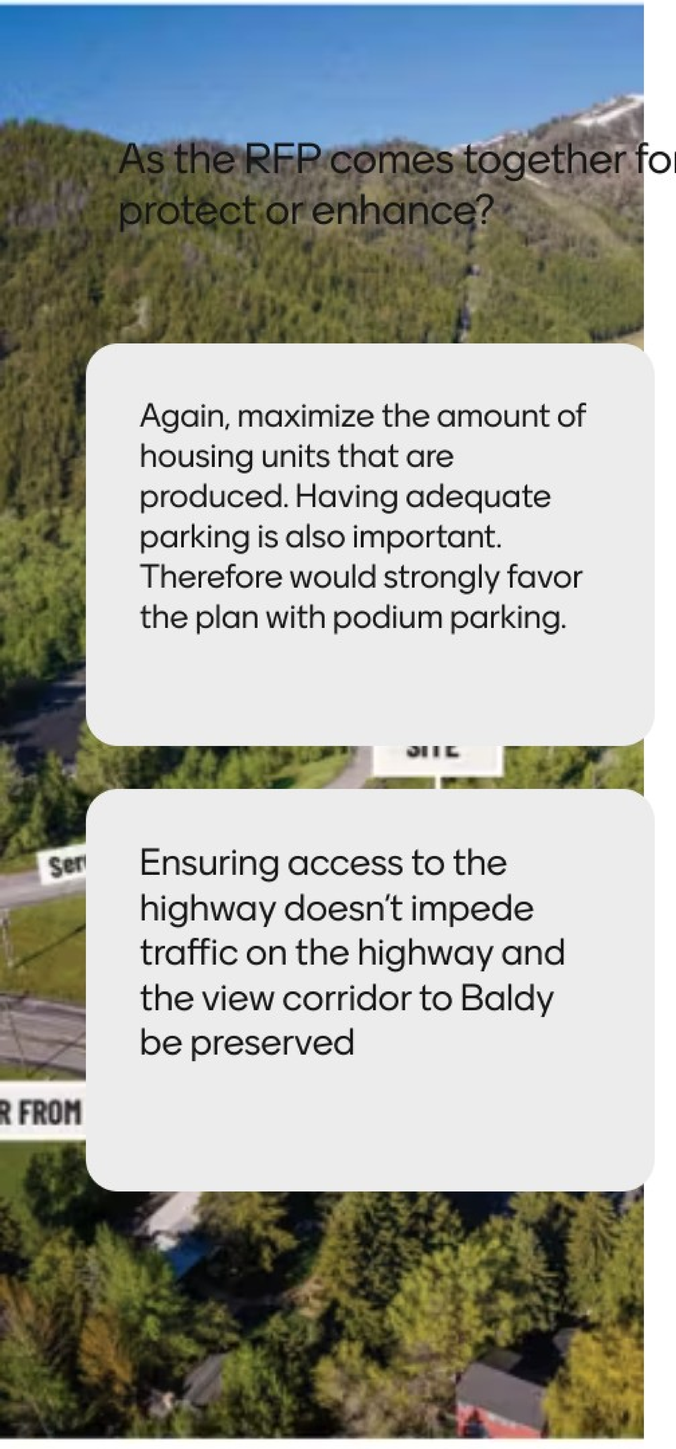
Maintaining a small town vibe since it is near the entrance to town

Underground parking which would eradicate snow removal needs and would look more aesthetically pleasing and ensure enough parking

Traffic flow on 2nd

Ensure sidewalk and bikepath connectivity works well. But also go big.

Mentimeter



As the RFP comes together for the LIFT TOWER LODGE, which features or characteristics of the site are most important to protect or enhance?

Again, maximize the amount of housing units that are produced. Having adequate parking is also important. Therefore would strongly favor the plan with podium parking.

Entrance on S 2nd Ave. Higher number of units. View of Baldy. Ability to do the 2 projects if funding is available.

Somehow incorporate the actual 'lift tower' into the new project. This is an important entrance to Ketchum...attention needs to be paid to architectural design and not only to maximum density.

Non-massive feel from street level

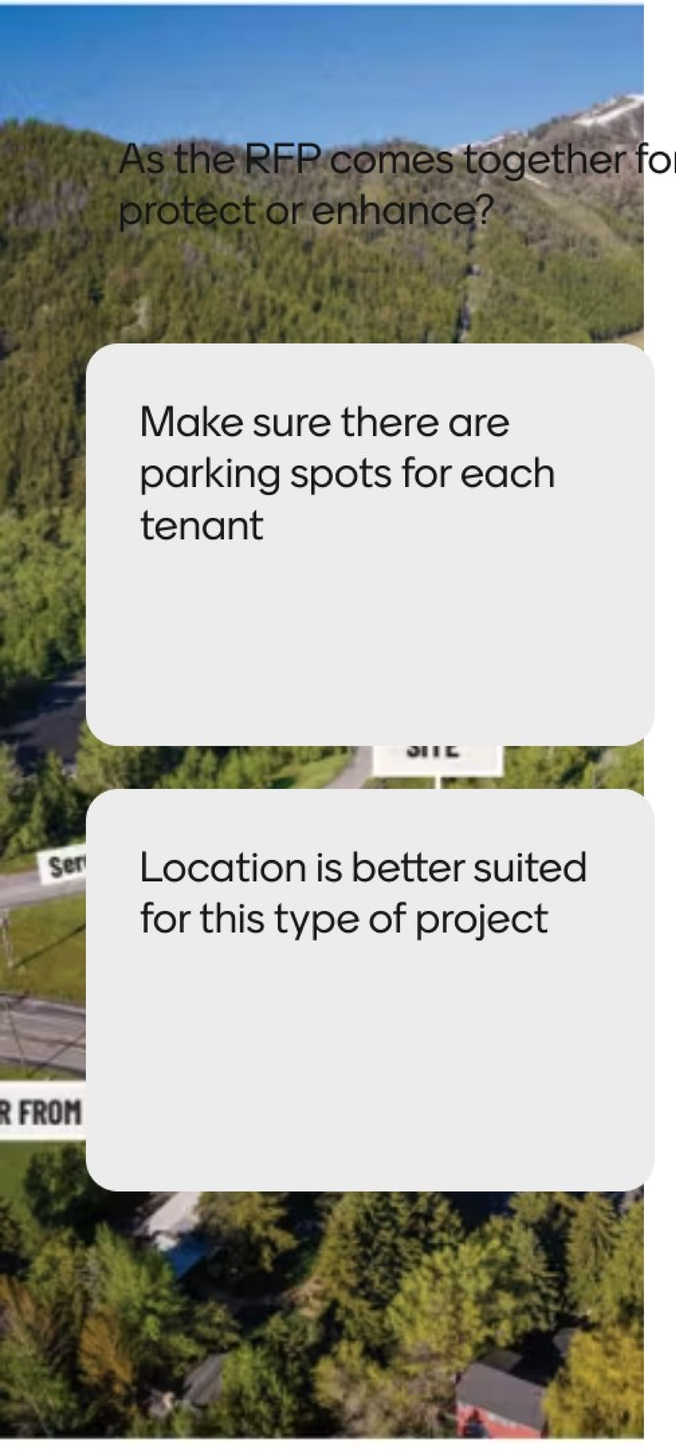
Ensuring access to the highway doesn't impede traffic on the highway and the view corridor to Baldy be preserved

Walking to town and mountain. Bike ability in the summer. Historic look of lift tower lodge

It will be the first thing people see when they enter Ketchum.

The lift tower . It's an iconic piece of history and is representative of Ketchum's quirky character

Mentimeter



As the RFP comes together for the LIFT TOWER LODGE, which features or characteristics of the site are most important to protect or enhance?

Make sure there are parking spots for each tenant

Hillside ;about with parking on lower side accessing secondary street Dave the chairlift tower

the old ski lifts

Again ,highly visible, landscape and building scale/articulation/materials /colors/fenestration, all critical.

Location is better suited for this type of project

It's the entrance to our town. The view of the mountain should NOT be obstructed. Our town has ruined views with too many tall buildings.

The character of our town is being ruined. Don't ruin the entrance more than you already have.

Western theme construction

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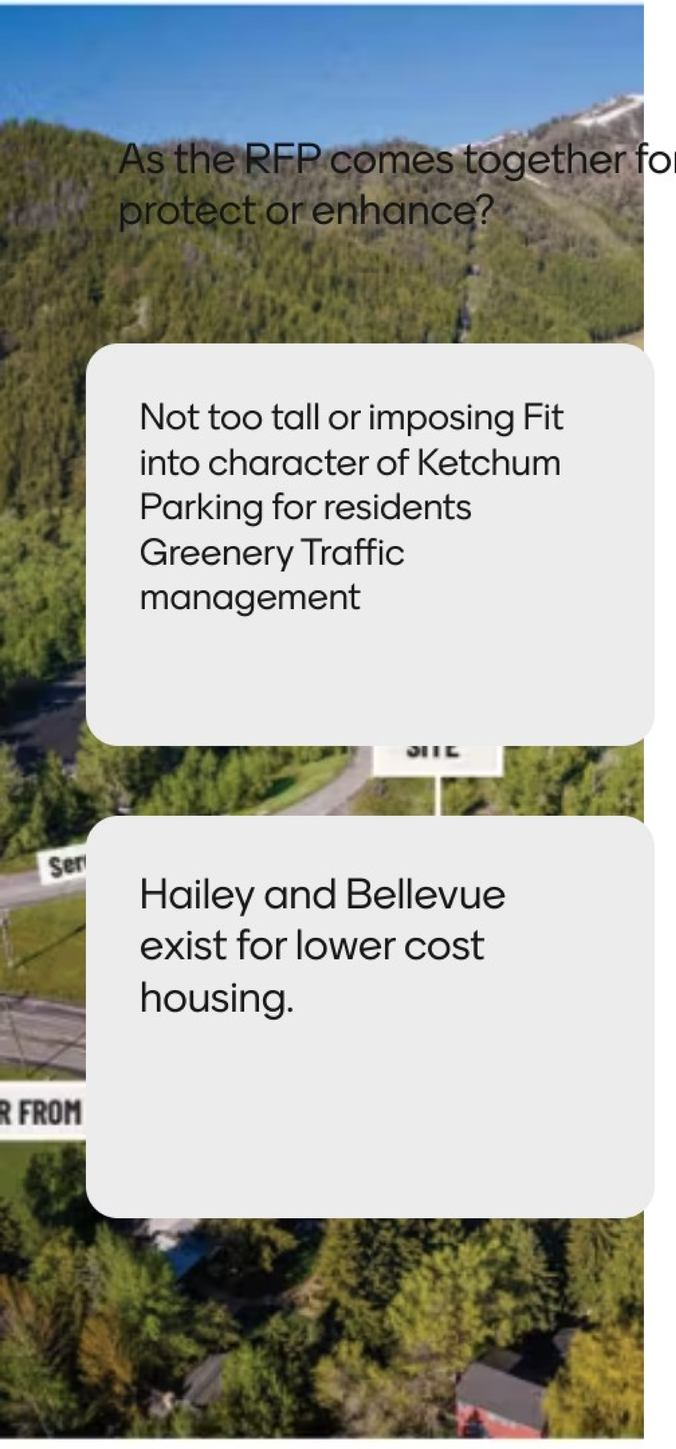


As the RFP comes together for the LIFT TOWER LODGE, which features or characteristics of the site are most important to protect or enhance?

Not too tall or imposing Fit into character of Ketchum Parking for residents Greenery Traffic management

This project has to make us proud as we enter and exit Ketchum. The architecture needs to be "mountain" in design and feeling. Will the existing chair lift be incorporated into the final design?

Safe the chair lift and incorporate it into the design. Make the design a SV cultural design that provides for tasteful aesthetics as one is entering and leaving Ketchum and River Run.

Are you tearing the building down & starting over? Entering from highway? Do existing 'units' have full kitchens? Are all 'units' for community housing?

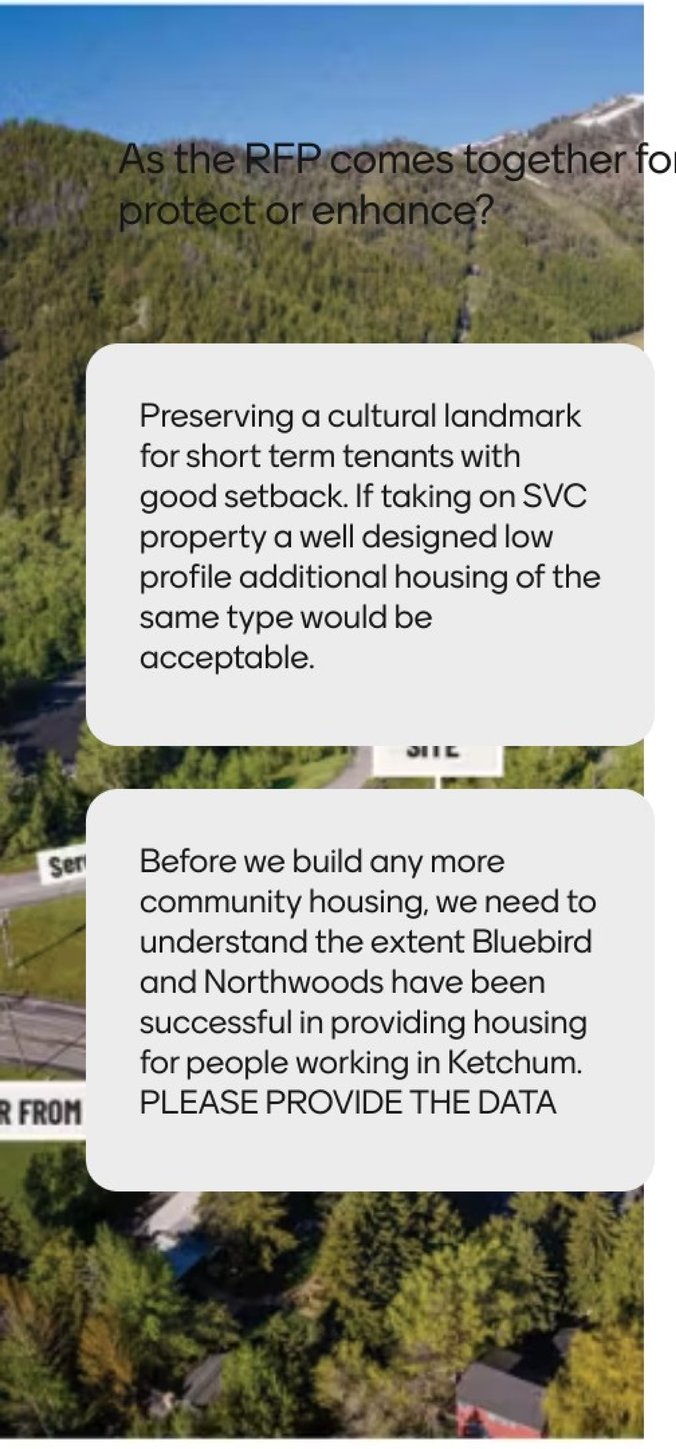
Hailey and Bellevue exist for lower cost housing.

Keep it invisible not because it's 'affordable' but for character & privacy for those living there. How long do you expect people to live in this place? Who exactly are you targeting for this project?

Don't MindCraft the land with over done earthworks. It must be livable even it's a transitional place to live. Less 'units' (terrible word) more pride of place livability,

A motel type building like both sites anticipate does not value the lives of these potential tenants. To whom do they pay rent? The city? Motels are not conducive to neighborhood feeling.

48



As the RFP comes together for the LIFT TOWER LODGE, which features or characteristics of the site are most important to protect or enhance?

Preserving a cultural landmark for short term tenants with good setback. If taking on SVC property a well designed low profile additional housing of the same type would be acceptable.

That lot is extremely valuable due to it's location and views and Ketchum could swap it for a different lot and house more people.

If you're going to do this project, the 2nd option with more units and parking is better.

Consider ample parking and no more than a 2 story building.

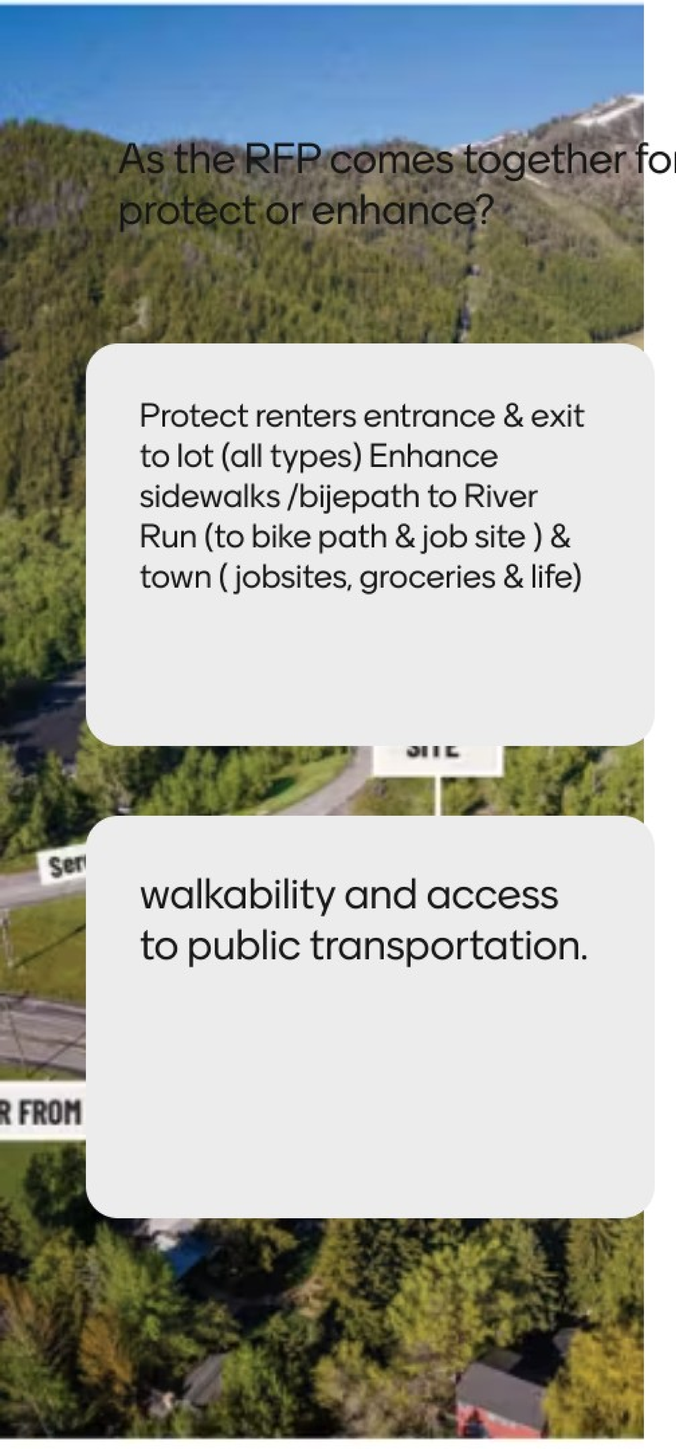
Before we build any more community housing, we need to understand the extent Bluebird and Northwoods have been successful in providing housing for people working in Ketchum. PLEASE PROVIDE THE DATA

Leave the lift tower itself but demolish the rest

It would be nice to protect the historic relevance.

Limit the height of the structure and protect the trees to soften the appearance from the highway.

Mentimeter



As the RFP comes together for the LIFT TOWER LODGE, which features or characteristics of the site are most important to protect or enhance?

Protect renters entrance & exit to lot (all types) Enhance sidewalks /bijepath to River Run (to bike path & job site) & town (jobsites, groceries & life)

Option 3 - Best for Unit numbers after all disruptions to building it. Need average SqFt per Units (YMCA South had listings) Enhance views of Baldy & Greenscape for residence.

Love entrance off 2nd ave (not Main st or Serenade .. too much traffic to impede on both), underground parking, faces Baldy/mts Greenscape/Couryard with big Tree to bring greenery to interior Units.

Consider 1st developing City lot on West 2nd Ave-bigger space, no need for hillside excavation. Make one or 1/2 of either of these lots a green City Park w/playground for future 60-80 + Residents :)

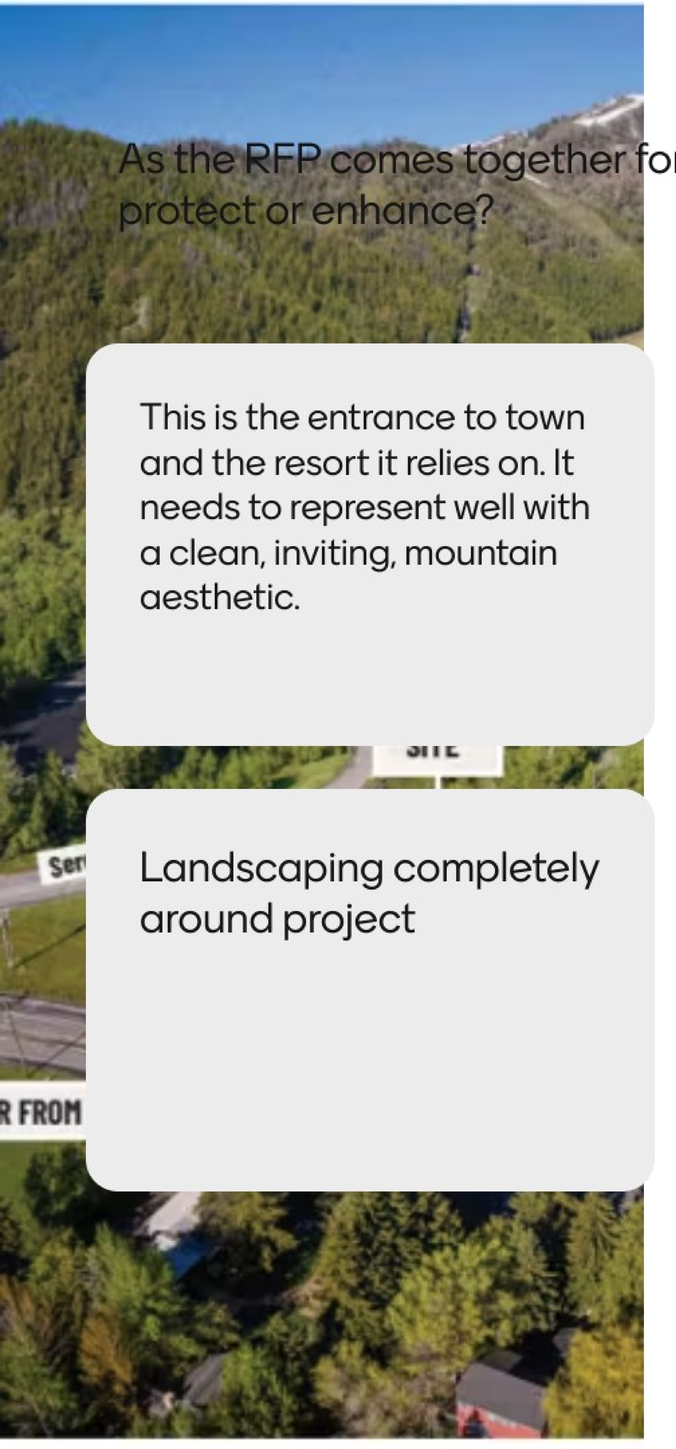
walkability and access to public transportation.

I don't know this property well enough to offer input, but I think the location is great!

This property should be sold to a non-profit developer and the city should then place zonung restrictions on the lot to 3snure it is built for workforce housing.

Protect the view corridor from the highway.

48



As the RFP comes together for the LIFT TOWER LODGE, which features or characteristics of the site are most important to protect or enhance?

This is the entrance to town and the resort it relies on. It needs to represent well with a clean, inviting, mountain aesthetic.

to not build on it.

A buffer btwn neighboring Westridge. A tall structure would seem out of place for lot. Corner is gateway to mtn. Also access if round-a-bout is built at junction of Serenade 75. Traffic busy already.

This lot is prime real estate and should NOT be used as proposed. If the goal is to provide Low Income Housing, don't use prime real estate for that use case. This feels like poor decision making.

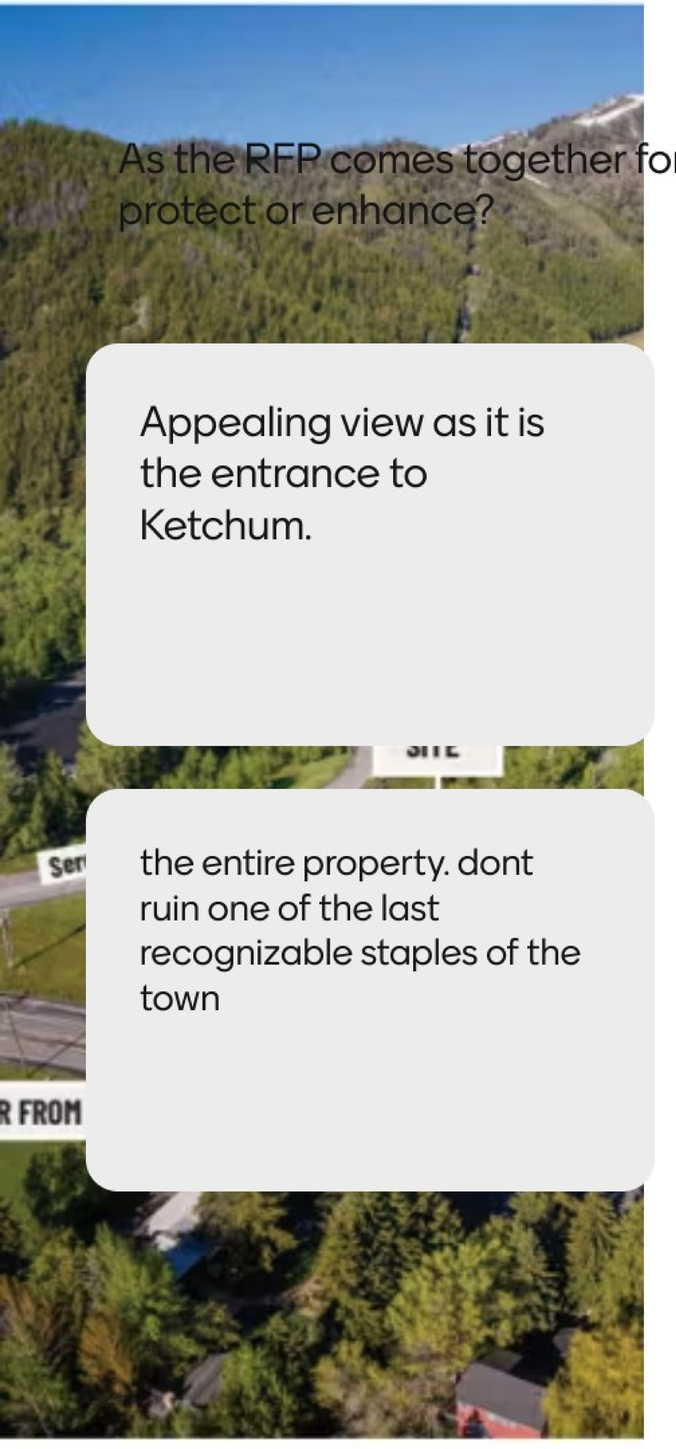
Landscaping completely around project

None.

Perfect site for as many units as can be built. SVC should participate and create a village of affordable housing.

This building needs to look beautiful, this is the entrance to town. Thats going to be tough (possibly). 80% to 120%+ of Median. Study traffic impacts. Ample parking.

Mentimeter



As the RFP comes together for the LIFT TOWER LODGE, which features or characteristics of the site are most important to protect or enhance?

Appealing view as it is the entrance to Ketchum.

IT IS THE ENTRANCE INTO KETCHUM AND SHOULD HAVE A WELL DESIGNED MULTIPLE-FAMILY RESIDENTIAL PROJECT.

THESE QUESTIONS ARE RIDICULOUS AND STUPID THIS SURVEY IS STUPID

The subtle nature of this existing property as people come into our town. There should not be a major box to greet people as a gateway to our community.

the entire property. dont ruin one of the last recognizable staples of the town

N/a

48

Are there any features or characteristics of the LIFT TOWER LODGE property evaluation that are missing or worth additional consideration?

Probably. But don't know more until we get deeper in.

Not at this time.

Not that come to mind.

Traffic if more people are living there and can they safely access highway 75 without lines building up

Consideration for aesthetics with parking and traffic flow

No

Either at the Y location or Lift Tower, can the city look at a car share?

Watch for comments about the value of these properties. Isn't there a sheep right of way on the west side of the property?

Are there any features or characteristics of the LIFT TOWER LODGE property evaluation that are missing or worth additional consideration?

Again, a potential land swap with another landowner in the Ketchum city limits? A less problematic property, with more housing potential?

I think you are headed in the right direction.

None

No

No

This is a good site for housing, providing it is completely parked.

Landscaping- trees that fit in with the view

Minimization of traffic noise for residents

Are there any features or characteristics of the LIFT TOWER LODGE property evaluation that are missing or worth additional consideration?

the old lift has charm. reminds one of the past

Again, can not be answered intelligently.

The view of the mountain and the character of the entrance to town are most important.

Slow traffic

It needs to fit in with the Engelmann building and flow towards the River Run lifts in an appealing way. Drop dead Baldy views for some of the apartments!

Hailey and Bellevue exist for lower cost housing.

During construction the green space to the south of this- whose land it that? will be destroyed with materials, vehicles right on the highway. More congestion during construction, once built. Bad idea

If yo must tear down, build smaller version of condos just north of site for continuity. Stop thinking in 'unit' numbers. Think people's lives!!!!!!!

Are there any features or characteristics of the LIFT TOWER LODGE property evaluation that are missing or worth additional consideration?

Access must be from 2nd Ave for safety. Trees line highway leaving outdoor green space for all tenets. All outdoor space must be increased in any housing project.

The tenements in the city brewed discontent because quality of life is restricted by treating people like animals or lesser being because of a lower income.Shame on you! You have this all WRONG.

You must listen to new ideas, permaculture philosophy, ideology can solve challenges like housing. But bureaucratic ideology can not. It exacerbates challenges for immediate gratification.

"Additional consideration" cannot be emphasized enough. YES scrap the current driving force and think it out another way. It is possible to create a small town with community functionality & gratitude

I agree the idea for a roundabout in the location at the end of town is a good one.

Ask the people who may potentially live in these places for their design input. What do they want & need? A formal voice for lather lives & living conditions, financial opportunities.

Make sure it is not another fish bowl building.

Before we build any more community housing, we need to understand the extent Bluebird and Northwoods have been successful in providing housing for people working in Ketchum. PLEASE PROVIDE THE DATA

Are there any features or characteristics of the LIFT TOWER LODGE property evaluation that are missing or worth additional consideration?

No

Parking from Second Ave to slow the traffic flow on Highway 75

Safety of cement Wall & hillside excavation, underground parking (motion detector lights) Crowded inhabitants need outside spaces (picnic tables, benches, trees) Build a City Park across on 2nd Ave

Again, I appreciate that this location is close to the bike path. I also appreciate that it is close to the mountain and offers a more quiet (further from downtown) option for folks.

Why do taxpayers need to fund this project?

Are there enough units onsite to make a real difference in the housing supply? is this development worth the money and brain damage right now and is it the BEST use of this land and limited resources?

not building on it.

At least put the parking lot below the highway out of view so it doesn't change the aesthetics of Baldy when driving into town on 75.

Are there any features or characteristics of the LIFT TOWER LODGE property evaluation that are missing or worth additional consideration?

Go for it

The building aesthetic is very important here as its the "Welcome To Ketchum" statement piece.

NONE

The lift tower itself is a cool historic feature. I do not think new building should take place as taxpayers are fatigued and I want to adjust to our recent population changes and see if it is outlie

The property should be well maintained and unchanged

N/a

Is there any other feedback you'd like to provide to the city as we move forward?

Thank you for continuing this housing process.

Good presentation

Both seems like great options

Rezoning LI to accommodate housing and grocery store makes a lot of sense.

Fuck the NIMBYs, we are in triage mode! Go big

Like your timeline for moving forward. The center we have a chance to analyze in detail details RFPs the better.

I worry about delays especially in an election year. In our county, over 2,000 households are rent burdened, causing insecurity.

Nice meeting and good information. We have made progress as a community in the last 5 years and still more to do.

Is there any other feedback you'd like to provide to the city as we move forward?

I feel strongly that these sites are opportunities for housing, however we should 'leave no stone unturned' of potentially leveraging these properties for something bigger and better in Ketchum proper

I appreciate the effort to build community housing. I think these two sites make tremendous sense.

Please work to develop as many of these sites as possible with affordable housing as we need every bit of it

No

Thank you for taking the need for housing so seriously.

Large scale housing projects should be fully parked and located in areas where the scale doesn't overwhelm the surrounding properties or change the character of a neighborhood.

Traffic flow and its impact on pedestrians and cyclists needs to be carefully considered

I'm in favor of these 2 projects, they are in great locations. (I'm opposed to the 1st and washington project.) Maybe have an idea how many people match up with the proposed units and adjust to the ne

Is there any other feedback you'd like to provide to the city as we move forward?

adjust the unit size and numbers to the demands of the people who want them.

Lift tower should be priority Ask ARCH to compete as developer

Not clear at all what demographic/income categories will be targeted and how it will be financed, if feasible.

Quit ruining our town with giant ugly buildings

Slow all traffic and use western look

Please take very seriously working with the LID businesses to develop private/public partnerships, achieve reasonable zoning changes, with the focus of maximizing affordable housing in the LID.

Hailey and Bellevue exist for lower cost hoising.

If we have to build, small clusters of small single family homes that do create neighborhood & pride of place will work. Do not change zoning to suit a developer. Disgusting Other developers will come

Is there any other feedback you'd like to provide to the city as we move forward?

Functionality is not a political challenge but a social one. Not the city councils decision to make. Thinking people who live in these housing projects have no life save work & going home is stupid.

People all have cars in the modern world. Parking is essential if only to have more space to move about in even without a car.

People to not go to work go home and nothing else. Believe it or not even lower income people have lives. They drive to places to access recreation. They need vehicles for their trade tools..

This is STUPID. Back to the drawing table with a generative, solution to our challenges. No family will live in these motels. There is no building a life quality to any of these structures.

Build homes not units. STOP pushing for your ideas we don't agree with. Long term plans as if we are the ancestors for tomorrow working today for their bet quality of life.

Neighborhoods don't exist in a box with no outdoor space. Old Bavarian Village housed many with great outdoor space. We've had good choices but sold them all out to rich non community contributors.

You're spinning around, not solving anything. These are tiny pieces of land you want to clump 80+ humans into. Really!? Growth does not serve Ketchum.

Growth does not serve Ketchum. Awe are overloaded, plagued with challenges of resources, space, quality of life. Population transitions as people come & go is our change. Transformation is not growth

Is there any other feedback you'd like to provide to the city as we move forward?

Ask the people who may potentially live in these places for their design input. What do they want & need? A formal voice for lather lives & living conditions, financial opportunities.

Leave Ketchum alone for a couple of years. I am so over what you have done to Ketchum...heaven help you all. We need Trump to take a wrecking ball to this city gov"t as he is doing to DC.

Before we build any more community housing, we need to understand the extent Bluebird and Northwoods have been successful in providing housing for people working in Ketchum. PLEASE PROVIDE THE DATA

Thank you for prioritizing housing. I'm disheartened by the pushback with parking for other projects. I hope this will be able to move forward to our community.

Keep Survey open after putting QR code in ID Mt Expess 1/4 page Advertisement. More folks need to know & particspate

How much is this going to cost and where is the money coming from?

Thank you for continuing to pursue affordable housing projects despite a lot of pushback on locations from people

Slow down, be honest, and focus on what is best for the community...not a path that only benefits and provides job security for certrain organizations.

Is there any other feedback you'd like to provide to the city as we move forward?

The singular focus on housing at this time needs to be broadened to keep the city on track in other metrics.

Don't build

If SV co is ceding a portion of the land, what is the disclosure on the quid pro quo? Surely SV co is getting something out of this - more transparency please. Leaves assumption this will be a dorm.

YMCA lot should not be further developed.

Pause the Washington lot. Again, not appropriate

Stop using tax payer money to build housing. Zoning changes can incentivize density. Worked for Ketch with no taxpayer money.

We need to pause and not force so much change at once to the citizens of this town. General sentiment is against the building of these structures. A survey which assesses people's support is needed.

Stop building more shitty looking buildings just to appease rich out-of-towners. Keep Ketchum in Idaho

Is there any other feedback you'd like to provide to the city as we move forward?

Think about micro studio apartments for the young single workforce to get in more units.