



**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

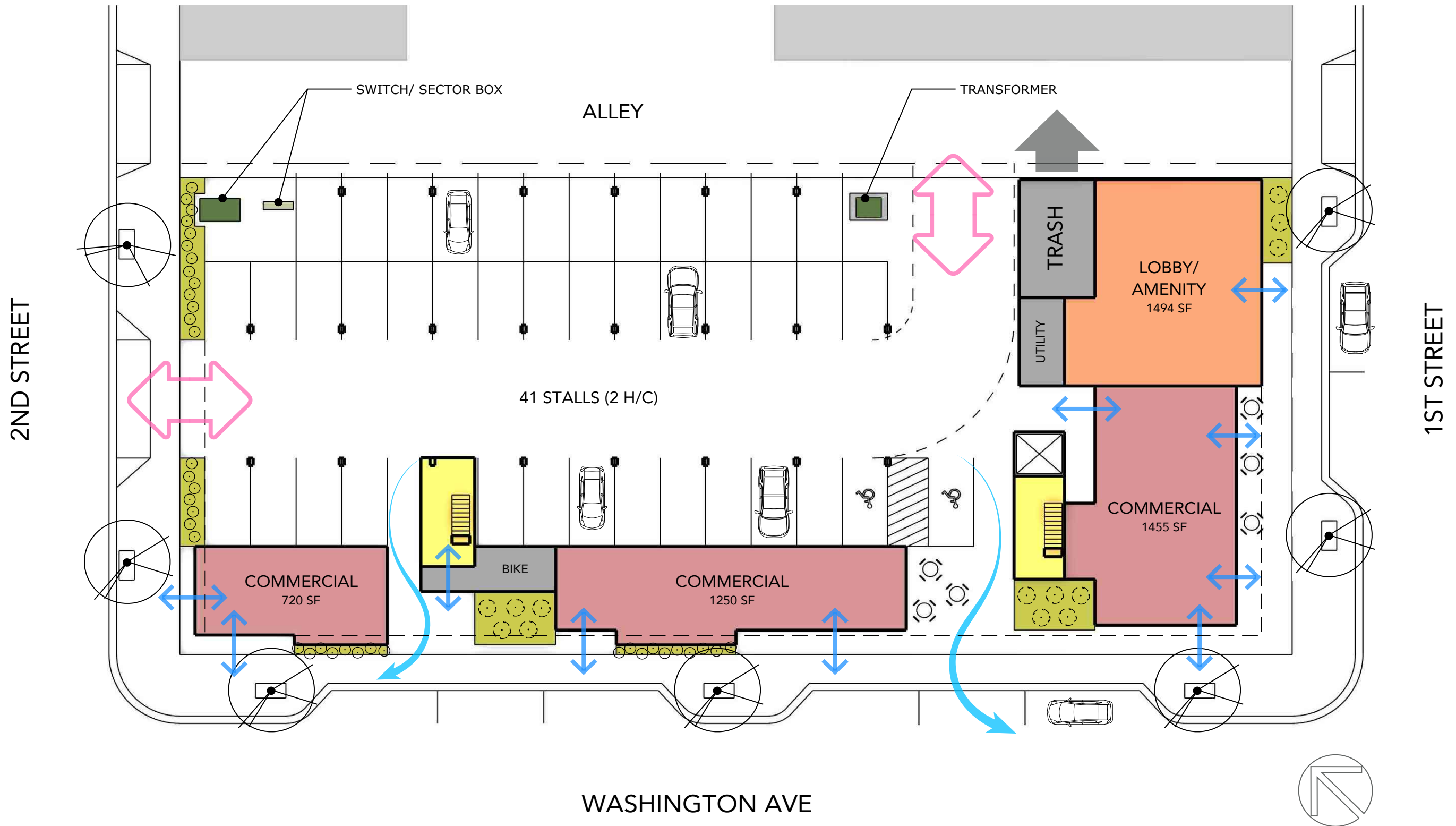


1ST & WASHINGTON

DATE: 06.25.2024

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

pivot north



LEVEL 1 - CONCEPT FLOOR PLAN & SITE PLAN

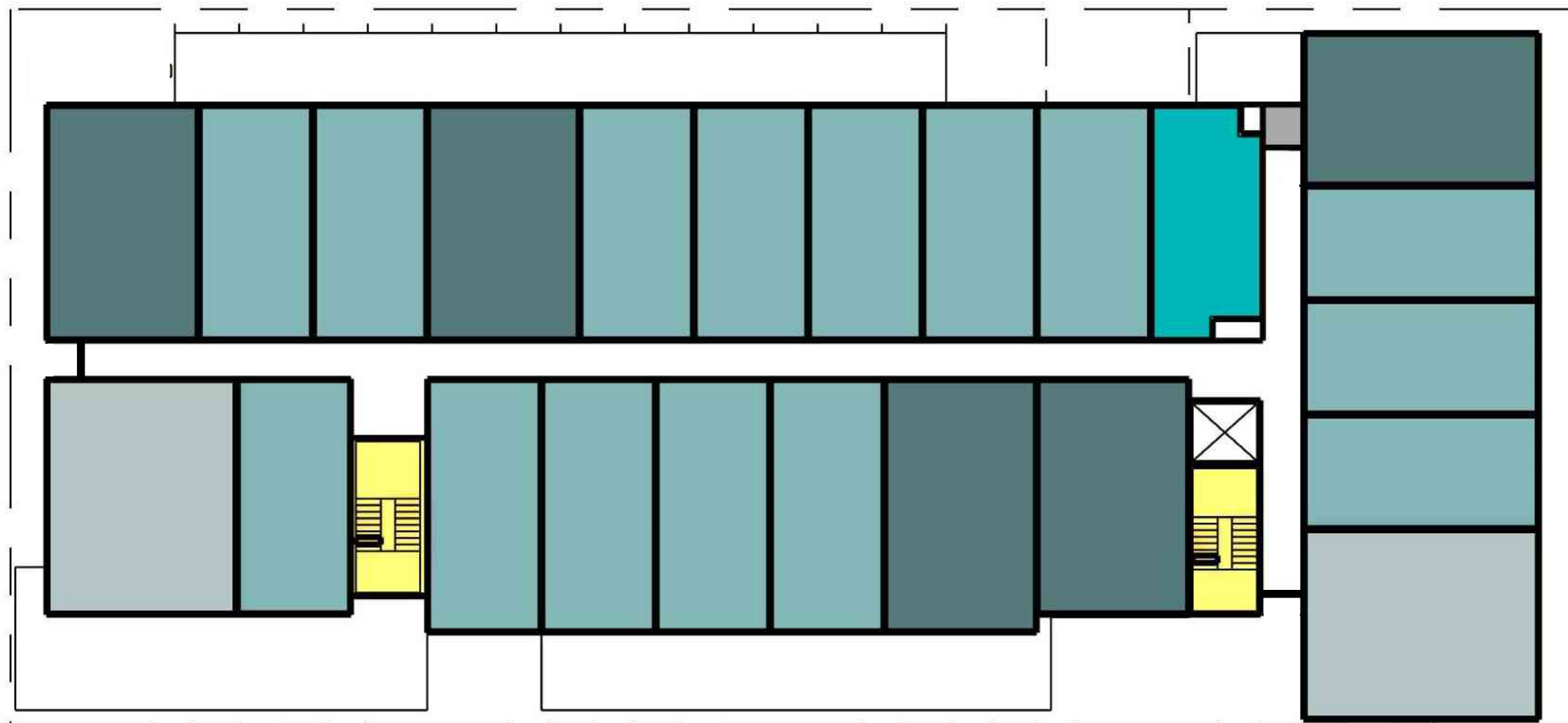
SCALE: 1" = 20'-0"

1ST & WASHINGTON





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15,327 SF

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

LEVEL 2-3 - CONCEPT FLOOR PLAN

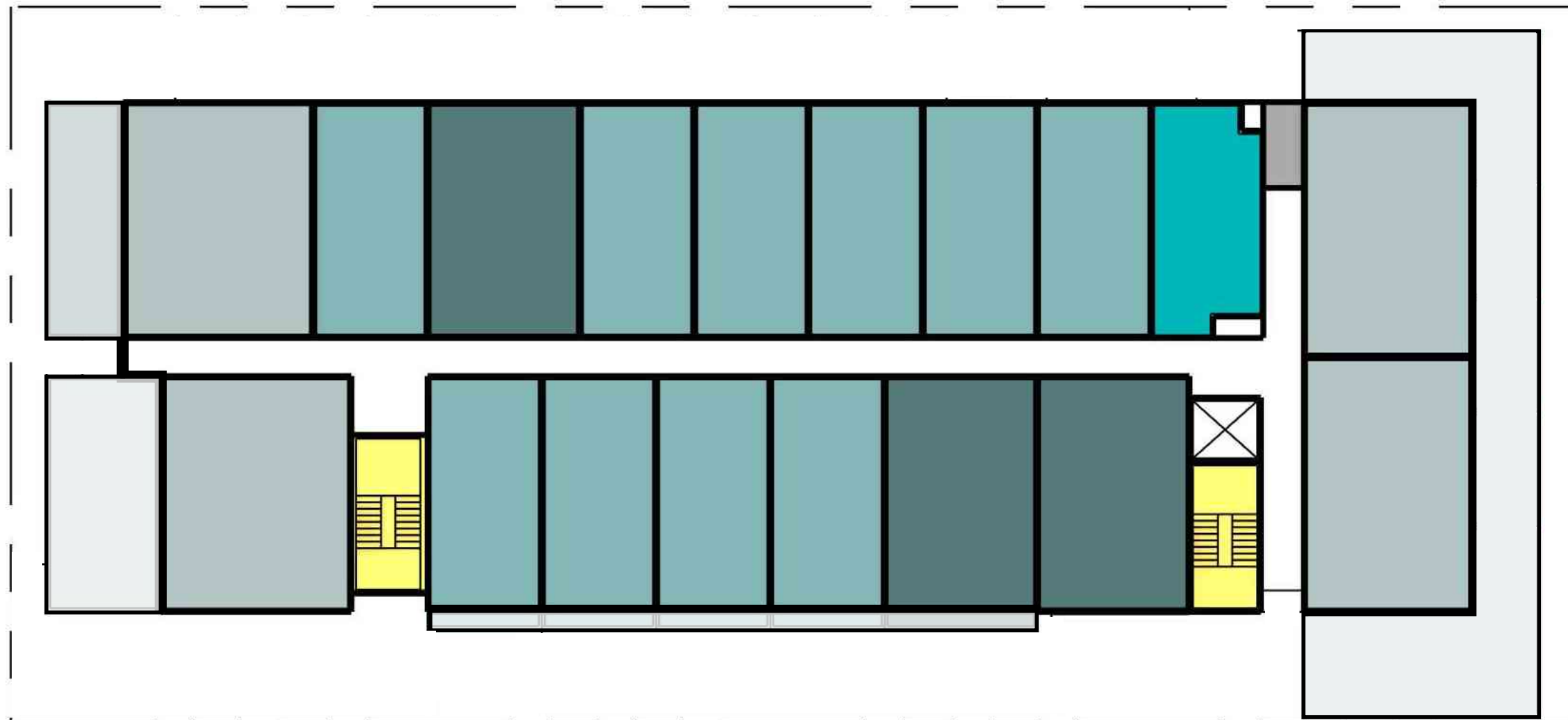
SCALE: 1" = 20'-0"





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

12,726 SF



LEVEL 4 - CONCEPT FLOOR PLAN

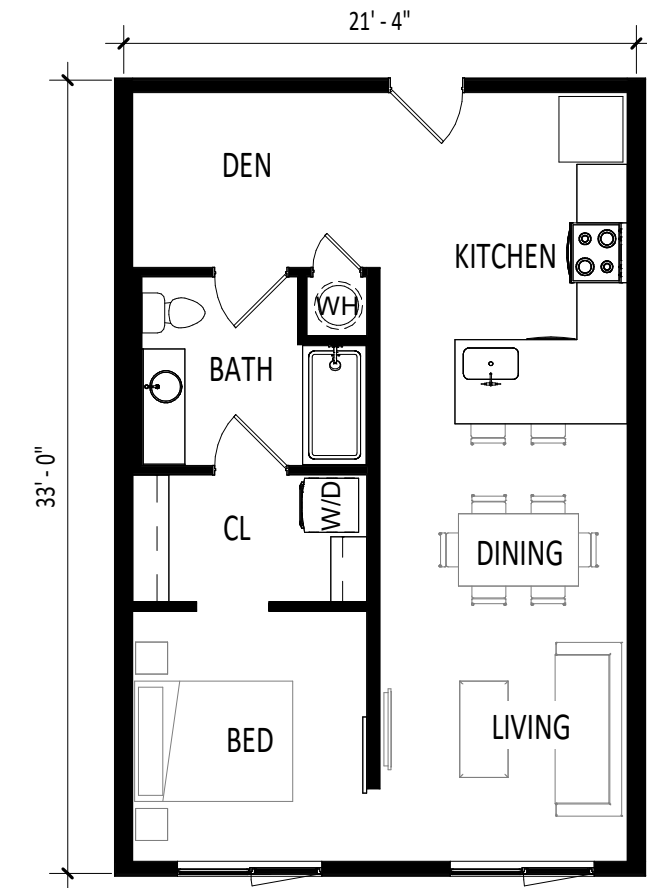
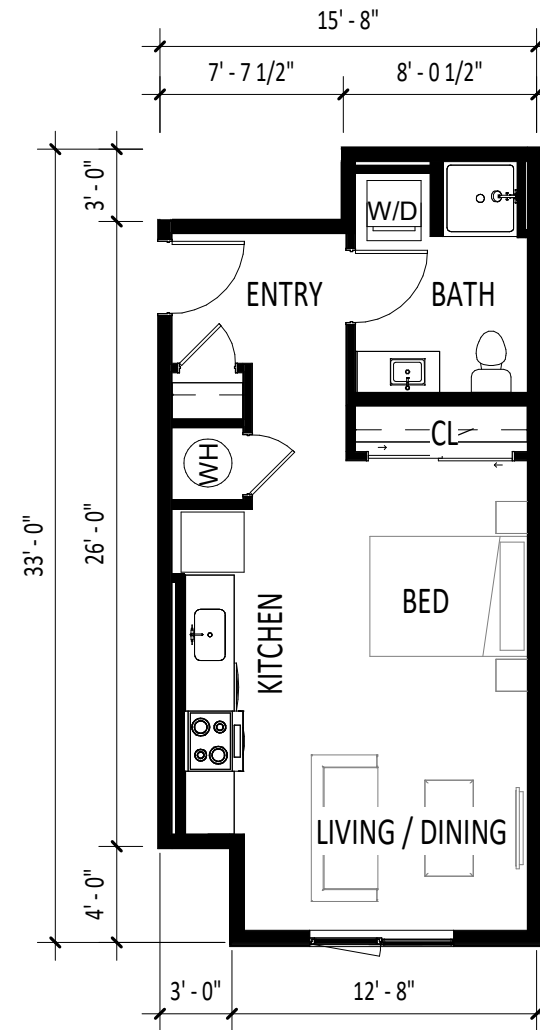
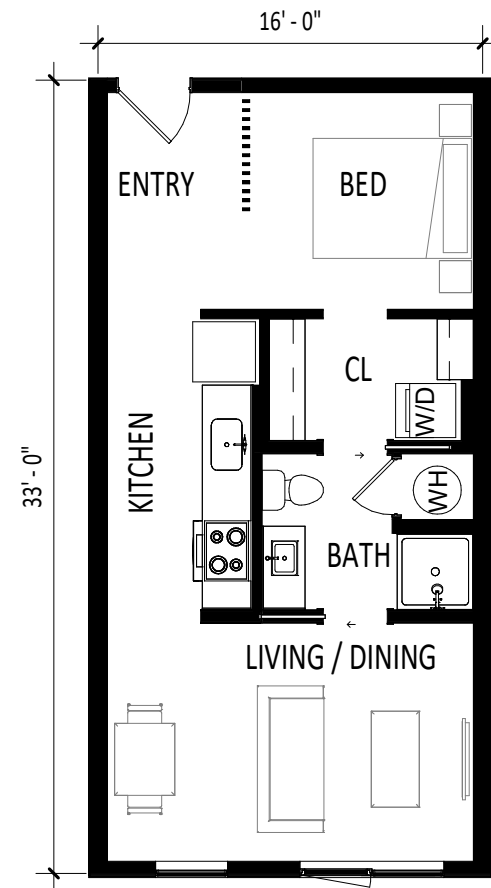
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CONCEPT UNIT PLANS

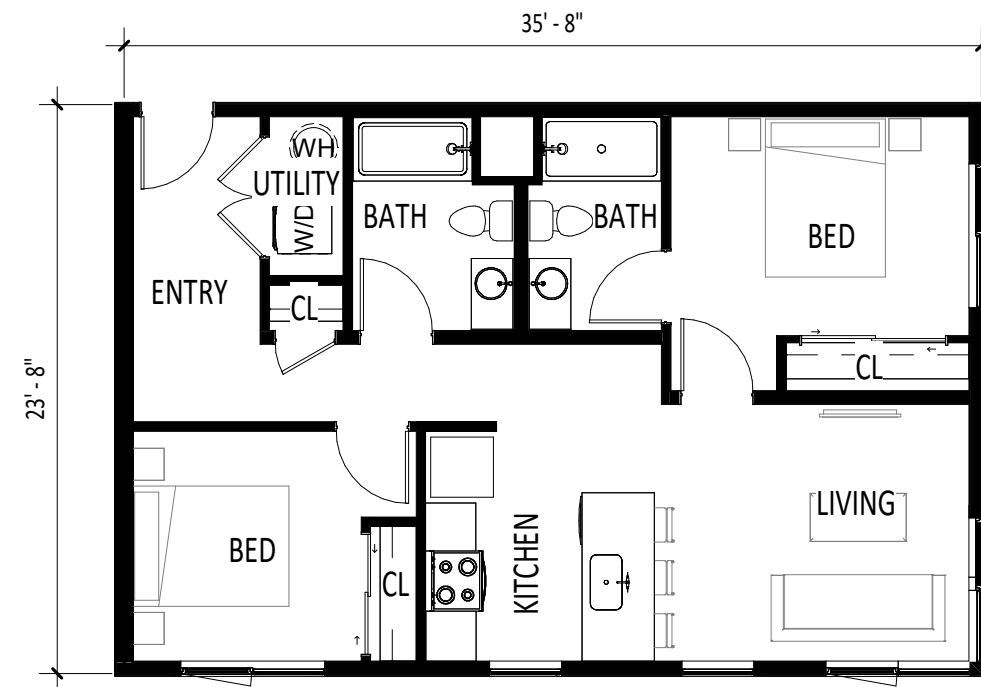
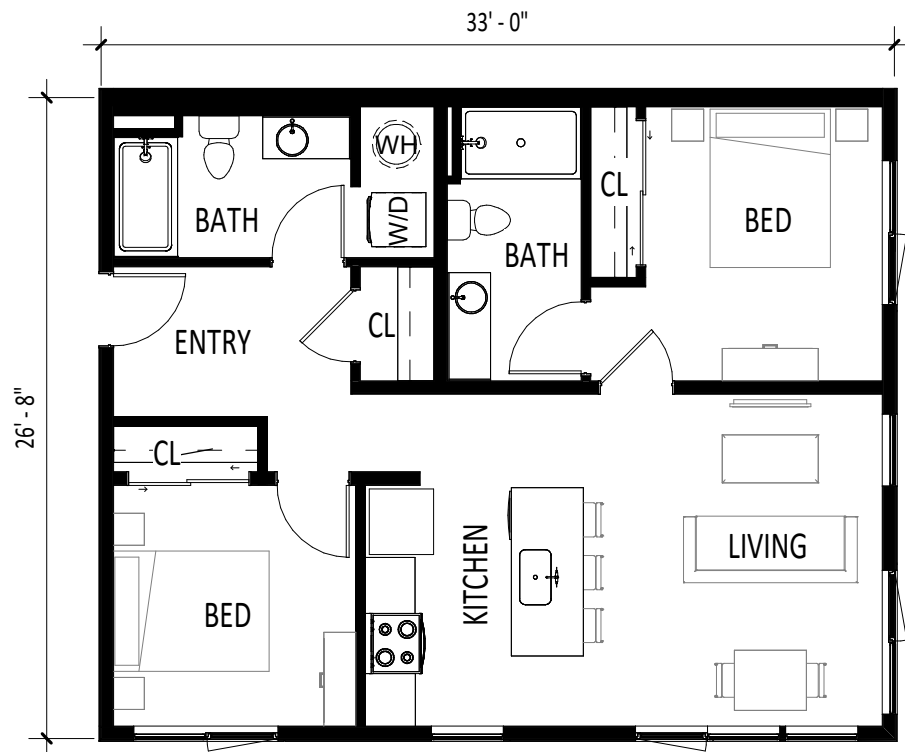
SCALE: 1/8" = 1'-0"

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CONCEPT UNIT PLANS

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

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FIRST STREET



WASHINGTON AVE

CONCEPT ELEVATIONS

SCALE: 1" = 20'-0"

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SECOND STREET



ALLEY

CONCEPT ELEVATIONS

SCALE: 1" = 20'-0"

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BOARD ON BOARD



SHINGLES



SIDING



CONCEPT MATERIAL PALETTE

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3D PERSPECTIVE - SECOND & WASHINGTON

1ST & WASHINGTON

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3D PERSPECTIVE - WASHINGTON AVE

1ST & WASHINGTON

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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