

From: Karen Hammond <karenghammond@gmail.com>

Subject: 111 N. Washington St

Date: May 19, 2020 at 1:43:28 PM EDT

To: Participate <participate@ketchumidaho.org>

Thank you for the opportunity to voice our comments regarding the proposed design of the Mountain Land Design Showroom and Residences. We live immediately behind the proposed building at 100 N 1st Avenue and our living room windows look directly out at the proposed building. As a result we are directly and meaningfully impacted.

From the document provided, it appears the proposed plans comply with Community Core zoning, given the addition of the small affordable housing unit, and we understand there are no view protections. However, the collective use of the code flexibility results in a massive structure which appears from the drawings to loom over the corner. We would ask the Planning and Zoning Commission to consider a couple design changes that could help soften the overall impact.

The building is set-back 3 feet from the alley but, through the use of balconies, extends almost the entire distance on the alley side. We would ask you to limit the extension of a balcony on any area there is only a 3' setback, potentially enclosing the space with a parapet, clad in a material consistent with the building, rather than a balcony with a black barrier. We also understand Idaho Power has certain access requirements. But the utility box is shown at the corner - impacting our view as well as anyone walking up First Street - appears to be of grey metal. We would ask that you require a more attractive screen or enclosure, consistent with the exterior materials of the building, to help shield the view of the mechanicals.

Thank you in advance.

Karen