

Attachment A:

Applicant Submittal, dated January 21, 2013

- **Application, dated December 26, 2012**
- **Form C Building Type 3 – Neighborhood Mixed Use, received January 7, 2013**
- **Applicant's responses to Community Core Design Review Regulations and Guidelines, received January 7, 2013**
- **Reduced plan set, dated January 21, 2013**

FORM B COMMUNITY CORE DESIGN REVIEW APPLICATION
Complete for Pre-Application Design Review and Final Design Review

GENERAL INFORMATION

PROJECT NAME: WOLFF MIXED USE DEVELOPMENT

OWNER: TIM & ROBIN WOLFF

MAILING ADDRESS: 6710 E. CAMELBACK, STE 100
SCOTTSDALE AZ 85251

PHONE NUMBER: _____

ARCHITECT/REP.: OKA / BEN YOUNG LANDSCAPE
PO BOX 594 KETCHUM IDAHO 83340

MAILING ADDRESS: 159 SOUTH JACKSON STREET, SUITE 600 SEATTLE WA 98104

PHONE NUMBER: 206.624.5670

LEGAL LAND DESCRIPTION: CITY LOT 7A, KETCHUM TOWNSITE BLOCK 22

PROJECT STREET ADDRESS: EAST AVE

FEES PAID: _____ DATE FEES PAID: _____

B. EXCEPTION(S) TO DESIGN REVIEW REGULATIONS (17.64.020) REQUESTED
(list by code number, e.g. A-1, C-2)

C. LAND USE

PERMITTED USE(S): MIXED USE/RES.

CONDITIONAL USE(S): _____

D. PARKING

TOTAL SPACES REQUIRED: _____

TOTAL PROPOSED: 4 SURFACE: _____ UNDERGROUND: 0

ON-STREET CREDIT REQUESTED: _____

E. SIDEWALK, CURB, & GUTTER

SIDEWALK WIDTH: 5 ft.

F. LOT DIMENSIONS

LOT AREA: 5,500 sq. ft.

LOT WIDTH: 55' ft.



G. FLOOR AREA RATIO

GROSS SQUARE FEET OF DEVELOPMENT ON EACH FLOOR OR LEVEL:

~~22. Basement or Underground Parking~~ 1,015 sq. ft. First Floor: 725 sq. ft.
Second Floor: 2,420 sq. ft. Third Floor: _____ sq. ft.

GROSS FAR: 4,575 * SEE DWGS.

COMMERCIAL SPACE: Ground Floor 1,310 sq. ft. Total: 1,310 sq. ft.

TOTAL NUMBER OF MARKET RATE RESIDENTIAL UNITS: 1

TOTAL GROSS SQ FT OF MARKET RATE RESIDENTIAL UNITS: 3,145 ^{*SEE DWGS.} sq. ft.

List gross sq ft of **each** numbered unit:

<u>3,145</u> sq ft	_____ sq ft	_____ sq ft
_____ sq ft	_____ sq ft	_____ sq ft
_____ sq ft	_____ sq ft	_____ sq ft
_____ sq ft	_____ sq ft	_____ sq ft
_____ sq ft	_____ sq ft	_____ sq ft
_____ sq ft	_____ sq ft	_____ sq ft
_____ sq ft	_____ sq ft	_____ sq ft

COMMUNITY HOUSING N/A

Requirement (for Projects over 1.0 FAR): _____ sq ft
Community Housing Requirement =
[(Total Gross Sq Ft of Development – Ground Floor Commercial) x 20%] x 85%

Proposed: _____ sq ft

Percentage Income Categories 4 and 6: _____ Average: _____

Percentage Income Categories 7 and 10: _____ Average: _____

I. TRANSFER OF DEVELOPMENT RIGHTS N/A

FOURTH FLOOR, IF PROPOSED: _____ gross sq ft

J. SUBDISTRICT

A: _____ B: _____ C: X D: _____

K. BUILDING TYPE

1: _____ 2: _____ 3: X 4: _____ 5: _____ 6: _____

SIGNATURE: [Handwritten Signature]

DATE: 12/26/2012

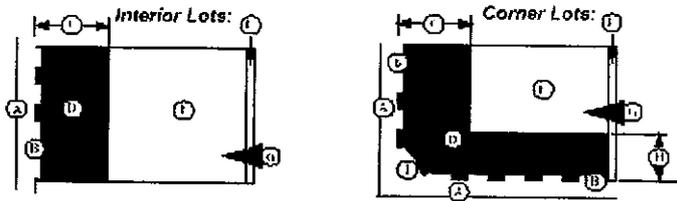
Pursuant to Resolution No. 08-123, any direct costs incurred by the City of Ketchum to review this application will be the responsibility of the applicant. Costs include but are not limited to engineer review, attorney review, legal noticing, and copying costs associated with the application. The City will require a retainer to be paid by the applicant at the time of application submittal to cover said costs. Following a decision or other closure of an application, the applicant will either be reimbursed for unexpended funds or billed for additional costs incurred by the City.

Wolff

FORM C BUILDING TYPE 3 – NEIGHBORHOOD MIXED USE

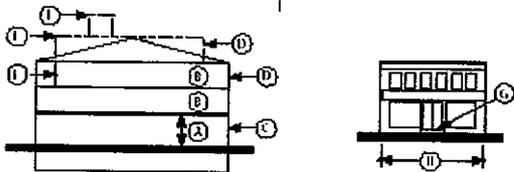
Applicable Sub-Districts: A, B

Site Specifications:



- A. Sidewalk Width: Tapered from 5-7 feet
- B. Façade Setback from property line: 5 feet
- C. Minimum Building Depth (measured from the front setback line): 27 feet
- D. Building Zone: Indicate on site plan Community Commercial District (CC)
- E. Multifunctional Zone: Indicate on site plan
- F. Alley Setback: 3 feet
- G. Access to parking and loading and unloading facilities: Via Alley where a 4-stall garage is currently planned. Mechanical and Utility Spaces are located off Alley.
- H. Minimum building depth: N/A

Mass and Height Specifications:



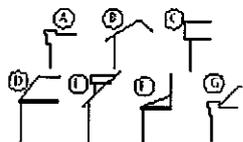
- A. First Floor Ceiling Height: 14 feet
- B. Upper Floor Ceiling Heights: Varies from 11-14 feet (Interior)
- C. Number of Floors: 2 floors total
 *A fourth floor is permitted with transfer of development rights or if all uses above the ground floor are exclusively affordable residential units.
 Fourth floor shall step back on each façade: minimum _____ ft average _____ ft
- D. Maximum Building Height: 31 feet 5 inches
- E. Building entrance elevation: 39 feet 6 inches (top of Chimney cap)
- F. Building Width: 45 feet

Roof Forms:

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 1/7/13

FORM C BUILDING TYPE 3 – NEIGHBORHOOD MIXED USE

Applicable Sub-Districts: A, B



Type: _____

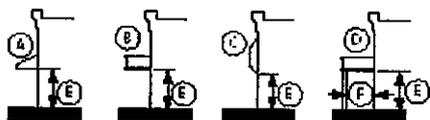
Inverted Type B (Butterfly)

Façade Specifications:



- A. Building Cap: The top of the building shall be defined by a cap, such as a cornice or eaves – indicate on plans: Included
- B. Upper Floor Façade Window Fenestration: 90 percent
- C. Ground Floor Façade Window Fenestration: 65 percent
- D. A horizontal design element is required to differentiate between the ground floor and upper floors (cornice line, awning, balcony, or change in the building material) – indicate on plans: Included
- E. Entry door for each business with ground floor street frontage: Indicate on plans

Façade Elements:



- A. Projection from façade:
 - Awnings/Marquees: _____ 5 feet
 - Balconies/Decks: _____ feet
 - Bay windows: _____ feet
 - Colonnades: _____ feet
- B. Supporting posts diameter or width: _____ inches
- C. Clearance from inside of post/column to façade: _____ feet
- D. Minimum Vertical Clearance: _____ 10 feet

*Prohibited façade elements include external chimneys, external staircases, garage doors, window security bars, and security roll-up doors are prohibited on facades that front a street, park, and/or plaza.

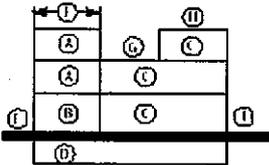
FORM C BUILDING TYPE 3 – NEIGHBORHOOD MIXED USE

Applicable Sub-Districts: A, B

FORM C BUILDING TYPE 3 – NEIGHBORHOOD MIXED USE

Applicable Sub-Districts: A, B

Use Specifications – floor plans shall indicate the following



- A. Upper Floor with Street Frontage Uses:
Residential
- B. Ground Floor with Street Frontage Uses:
Commercial
- C. Floors without Street Frontage:
N/A
- D. Basement Uses:
N/A
- E. Storage space for Community Housing Units: _____ square feet per unit
*A minimum of 50 square feet of storage space is required for each community housing unit within a building.
- F. Minimum Depth of Street Frontage Uses: _____ feet (as measured from the front façade - on a corner building, the depth shall be 12 feet from the side facade adjacent to the street)
- G. Private Outdoor Space: Interior Courtyard for commercial space at 750 square feet
*All residential uses shall have a private outdoor space (such as a deck, balcony, or private porch). The area of each private outdoor space shall be at least 50 square feet, with no dimension less than 6'.
- H. Location of utility meters, garbage disposal areas, surface parking lots, and loading and unloading facilities - indicate on plans

WOLFF

17.64.020.4.A. All Building Facades

Design Regulations:

DR.A-1: Facades shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and glass curtain walls. Blank walls on all facades that front a park, street, avenue, alley, plaza, or other public spaces are prohibited.

Answer: All facades are designed with solid surfaces and window openings. There are no blank walls.

DR.A-2: On all facades, a clear visual distinction between each floor shall be provided.

Answer: A clear visual distinction between floors is provided by full-height windows and parapet walls. There is also a material change between the concrete base (Ground Floor) and natural steel apartment above (Apartment Level).

DR.A-3: Stairways shall have a design that is compatible with overall structure. Stairs shall not have a tacked-on appearance or look like their design was an addition or afterthought.

Answer: There are no stairways on the building façade.

DR.A-4: All sides of the facade shall be designed with similar architectural elements, materials, and colors as the front façade. However, the design of side and rear facades may be simpler, more casual, and more utilitarian in nature.

Answer: All materials and architectural elements are consistent throughout each façade. Each façade has glass, concrete, and steel and maintains key alignments with horizontal datums for continuity.

DR.A-5: If a portion of an existing building is modified, it shall use the same building materials, details, and color applications as the rest of the building. For example, if a portion of a brick facade with wood-framed windows and doors is modified, the modified portion of the facade shall use bricks, details, and wood-frame windows and doors that are compatible with the other parts of the building.

Answer: There is no existing building.

DR.A-6: Additions to existing buildings shall be designed with a style, materials, colors, and details that are compatible with the existing structure.

Answer: There is no existing building.

Design Guidelines

DG.A-1: Limit the number of building materials used on the facade. As a general rule, use no more than 3 different types of materials on a single facade.

Answer: All materials and architectural elements are simple and consistent throughout each façade. Each façade has glass, concrete, and natural steel.

DG.A-2: Materials that are consistent with local vernacular architecture, as well as those that are indigenous to the region are desired such as:

- Brick (in an unglazed finish and earth tone)
- Painted or stained lap horizontal siding and vertical board and batten wood siding

received
1/7/13

- Painted, stained, or natural finish shingles
- Stained or natural finish wood logs
- Wrought iron
- Fiber cement siding
- Finished and painted wood trim
- Wood, aluminum, copper, steel, and vinyl clad wood frames for windows and doors
- Wood, metal, and glass doors

Answer: Building materials are subdued and intend to serve as a back drop for the greenery and landscape that will exist within the site.

DG.A-3: Secondary materials should generally be limited to no more than 30% of a façade. Secondary materials may include:

- Heavy timber
- Plaster or stucco
- Rustic masonry block
- Corrugated metal that is non-reflective
- Natural stone or river rock (should be avoided in large vertical rows)

Answer: The secondary building material is natural steel. Steel will be used as the primary building structure. Steel panels are used as a siding material in order to minimize the number of materials on the façade. Each material is chosen because of its ability to withstand harsh weather conditions and to blend in with the natural, local materials and mountain valley landscape.

DG.A-4: Building materials that are discouraged on facades include:

- Plywood
- Hardboard
- Unfinished lumber
- Corrugated fiberglass
- Vinyl or lap aluminum siding
- Sheet metal or tin siding
- Textured T-11 siding
- Reflective materials
- Manmade building materials (other than fiber cement siding) that are intended to simulate natural products/materials unless made from 100% recycled content.

Answer: None of these products will be used on the façade.

DG.A-5: Changes in material should generally occur when there is a change in the plane of the facade. If possible, the change in materials and color should occur on inside corners of the building. If a change is proposed along the line of a single plane, a pronounced expansion joint should be used to define a clear separation.

Answer: There is a clear separation and/or alteration in plane at each material change.

DG.A-6: Facades should have finishes and colors that are similar to those found on traditional buildings in Ketchum. Painted building surfaces should have a matte finish. Trim work may have a glossy finish. Consideration should be given to how certain colors and finishes withstand weather.

Answer: There will be no painted surfaces or trim work. Each material was chosen for its ability to withstand weather, its low maintenance and for its subdued qualities.

DG.A-7: The natural colors of brick and stone material should be maintained. These materials should not be painted or glazed.

Answer: Neither brick nor stone will be used.

DG.A-8: Muted and soft colors are encouraged. Extensively bold, bright, fluorescent, and neon colors should be avoided. If used, extensively bold, bright, fluorescent, and neon colors should only be used as accent colors on window and door frames, building trim, and details.

Answer: Building colors are muted. They consist of greys, natural rust colors and blacks. The bright colors will come from the landscaped greenery as well as a wasabi green accent painted front door.

DG.A-9: Color applications on a façade should generally be limited to one or two main colors and two to three accent colors that compliment the main color(s) of the structure.

Answer: Building colors consist of greys, blacks and one accent color.

DG.A-10: Window openings should have a vertical orientation and proportion.

Answer: All windows have a vertical orientation.

DG.A-11: Basic and simple window shapes are encouraged.

Answer: Windows are rectangular except where there is a sloped roof. These windows are still a basic shape and maintain a vertical order.

DG.A-12: Shutter width to window and door width should look in proportion.

Answer: There are no shutters.

17.64.020.4.B. MIXED-USE/HOTEL BUILDING FACADES

Design Regulations:

DR.B-1: Front building facades, as well as all facades that front a plaza, or pedestrian walkway, shall be designed with:

- Ground floor storefront windows and doors that utilize clear transparent glass in order to provide clear views of storefront displays from the street, and/or to allow natural surveillance of the street and adjacent outdoor spaces. Mirror and tinted glass, including solar bronze and interior film, is prohibited.
- Upper floor window openings that have a vertical orientation and proportion. Mirror and tinted glass is prohibited on upper floor facades.

Answer: All building facades have storefront windows with clear transparent glass. All glass is vertical in orientation and there is no mirrored or tinted glass.

DR.B-2: Elements of traditional “Main Street” storefronts shall be used in the facades of traditional mixed-use buildings. These elements include recessed entry door(s), display windows, the kickplate or bulkhead, transom windows, cornice and pediment.

Answer: The ‘Main Street’ entry is recessed and has display windows. We intend to include a steel canopy at the glazing datum line which will have a hemmed edge and the street numbers for the residence. The sidewalk landscape design also addresses street presence.

Design Guidelines

DG.B-1: Street facing building facades, as well as all facades that front a plaza or pedestrian walkway, should be articulated to improve the quality of the design. Appropriate methods of articulation include, but are not limited to, the following:

- Increasing the number and/or size of window openings.
- Creating a defined building cap or roofline.
- Providing stylized windows and doors.
- Creating a defined base for the building.
- Providing three-dimensional expression lines (vertical and horizontal) between the floors of the structure and around storefronts and window openings.
- Adding depth and detail to the cornice or roof parapet.
- Recessing storefronts and windows into the façade to create depth and cast shadow patterns.

Answer: All of the above was taken into account with the street facing facades, especially the increased glazing in the storefront, the specialized entry doors and the definition of building elements such as roof fascia and material transitions on the façade relative to floor levels. See elevations.

DG.B-2: A single building on a lot wider than 55' is permitted if it is designed to look like multiple buildings; each segment of the building shall have a maximum width of 55'.

Answer: This building is less than 55' wide.

DG.B-3: The ground floor façade should have more area dedicated to transparent window and door openings than the upper floors.

Answer: The ground floor façade has less area dedicated to transparent windows due to a garage on the ground floor. The street level façade is above 65% transparent.

DG.B-4: Three-dimensional wall projections, horizontal expression lines, building columns, details and cornice treatments are encouraged on facades.

Answer: All of the above exists on the building facades. The proposed steel roof fascia is a contemporary cornice treatment.

DG.B-5: The ground floor of buildings facades should be divided into structural bays for storefront openings. The width of the structural bay or the storefront should not exceed its height.

Answer: These structural bays exist within a moment frame on the east and west facades. Therefore, the width of the structural bay is able to exceed the height. We have added mullions to keep the vertical appearance.

DG.B-6: Finish materials that give a feeling of permanence and quality and that have relatively low maintenance costs should be used on façades.

Answer: All materials used are low maintenance and long lasting. (natural steel, concrete)

DG.B-7: Secondary entrances and windows are strongly encouraged on rear facades that are adjacent to parking facilities.

Answer: There is a secondary entrance on the south façade of the parking garage. The garage, which faces the Alley, includes a steel door with glazing at the top.

DG.B-8: Storefronts should be recessed into the wall plane by at least 6 inches and should be framed by building piers or columns and a cornice or horizontal expression line.

Answer: The 'Main Street' storefront openings are framed by steel columns and beam. It is recessed by greater than 6"

DG.B-9: A horizontal expression line (also referred to as a belt course) should be between half and one quarter the height of the building cornice.

Answer: There is a horizontal expression line between the two floors.

17.64.020.4.C. MULTI-FAMILY HOME AND URBAN RESIDENTIAL BUILDING FACADES

Design Regulations:

None

Design Guidelines:

DG.C-1: Building facades that face streets and avenues, as well as all facades that face a plaza, park, or public space, shall be articulated to improve the quality of the design. Appropriate methods of articulation include, but are not limited to, the following:

- Offsetting or changing the direction of the wall plane by adding a building wing.
- Increasing the number of window openings on the façade.
- Balancing window openings on the façade to avoid blank areas on the wall surface
- Using more than one material, texture, or color to break up the mass of the façade
- Stepping back upper stories.
- Using traditional building forms, such as bay windows and dormers.
- Utilizing compatible architectural details to reduce the scale and mass of buildings.
- Providing overhanging roof eaves that created depth and cast shadow.

Answer: All of the above is reflected in this building design with the exception of bay windows and dormers.

DR.C-2: Overhanging roofs or three-dimensional cornices are required to delineate the top of the façade and to cast shadow patterns on residential buildings.

Answer: The roof overhangs on every side of the building.

DG.C-3: Building styles, forms, materials, and colors that reflect the region's vernacular residential architecture are encouraged on residential buildings, particularly for the multi-family home building type. Appropriate building forms include balconies, hipped and gabled roofs, porches, and dormers. Traditional building materials include brick, timber and horizontal and vertical wood siding, and wood framed windows and doors. The intent of this guideline is not to recreate exact replicas of historic or traditional building, but rather to create new buildings that reflect and honor the character and image of the region.

Answer: Two sheds are used to reflect historical ranch and farm outbuildings. The butterfly form allows less roof to be seen from the streets and sidewalks. Instead, one will see the underside of the roof which is to be warm wood soffit that continues from the exterior roof overhang into the interior spaces as a wood ceiling. The transition is a full-height glass façade at the apartment level.

DG.C-4: The facades of detached garages and other accessory buildings should be designed with similar materials, colors, and details as the main residential building.

Answer: There are no detached structures.

17.64.020.4.D. HISTORIC BUILDINGS

Answer: There are no historical buildings being altered.

Design Regulations

DR.D-1: Owners of properties that have entered into the TDR program by establishing TDRs are required to meet the Secretary of Interior's Standards for the Treatment of Historic Properties when renovating or modifying their building.

Design Guidelines:

DG.D-1: When renovating or modifying historic buildings listed on the National Register of Historic Places or designated a Local Heritage Site, Landmark, or Block and those properties listed in the Ketchum Archaeological and Historic Survey Report (refer to the Ketchum Historic Preservation Commission list), the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings should be used.

Secretary of Interior's Standards for the Treatment of Historic Properties

The Secretary of the Interior is responsible for establishing standards for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places. The Standards for Rehabilitation are used as the national standard to determine if a rehabilitation qualifies as a Certified Rehabilitation for federal tax purposes. In addition, the Standards are used by Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. The standards are also adopted by local historic district and planning commissions.

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design,

color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

In addition to these standards, there are illustrated guidelines that describe in more detail how the standards can be implemented for specific types of projects. These guidelines can be obtained from the National Park Service.

17.64.020.4.E. ROOFS

Design Regulations:

DR.E-1: Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.

Answer: The roof is compatible with the character of the building and no reflective materials will be used.

DR.E-2: A relatively consistent roof design (including overhangs, pitch, fascia, materials, and eaves) shall be provided on all sides of the building.

Answer: All sides of the roof are consistent.

DR.E-3: All roofs shall be designed with snow clips, gutters, and downspouts to prevent water damage and stains on building facades, and to protect pedestrians and adjoining properties from dripping water and sliding snow.

Answer: Due to the roof shape, no sliding snow will affect pedestrians. Snow clips, gutters, downspouts are taken into consideration.

DR.E-4: Mechanical equipment on roofs shall be screened from public views from all sidewalks, plazas, parks, public spaces, and pedestrian walkways.

Answer: There will be no mechanical equipment on the roof.

DR.E-5: Roof overhangs, such as cornices, and eaves, may extend out from the façade of the building. However, roof overhangs shall not extend over a neighboring parcel or more than 3 feet over a public sidewalk.

Answer: The roof extends 3'-0" over the public sidewalk.

Design Guidelines

DG.E-1: Appropriate types of roof materials that are encouraged on buildings include:

- Galvanized metal
- Copper
- Non-reflective Aluminum and Zinc Alum
- Asphalt shingles
- Metal "dimensional"-type shingles
- Slate shingles
- Cedar shake shingles
- EPDM for flat roofs
- Other materials of similar quality, durability, and character to those listed above and approved by the Planning Commission

Answer: The roof will be a non-reflected EPDM to be dark gray in color. The roof edge is detailed to be a 3/8" thick steel fascia. The underside of the roof, which is visible from below, will be wood on the interior and exterior.

DG.E-2: Snow clips should be painted steel.

Answer: Agreed. Snow clips will be painted to match the roof.

DG.E-3: Gutters and downspouts may be constructed with copper, aluminum, painted galvanized steel, or PVC. The Planning Commission may also approve other materials of similar quality and character.

Answer: Agreed

DG.E-4: Gutters and downspouts shall match either the trim or body color of the structure.

Answer: Agreed

DG.E-5: Vent pipes that are visible from streets, sidewalks, parks, plazas, and pedestrian walkways shall be painted to match the color of the roof to make them less conspicuous.

Answer: Agreed

DG.E-6: Whenever possible, downspouts should be located in the least conspicuous location, such as the rear or side facades of the building.

Answer: Agreed

17.64.020.4.F. AWNINGS AND MARQUEES

Design Regulations:

DR.F-1: The following standards apply to projecting awnings and marquees:

- The valance, or front face, of an awning shall not exceed 18 inches in height
- Awnings and marquees shall not obscure views into storefront display windows or cover architectural expression lines or details
- Awnings may have signs (refer to Sign Ordinance).
- High gloss or plastic materials are prohibited

Answer: Agreed

Design Guidelines:

DG.F-1: The awning covering should be made of canvas or fabric.

Answer: The building awning is made of steel to be consistent with the building materials and to provide structure and durability.

DG.F-2: Marquees should be constructed of finished and painted wood, wrought iron, or other materials of similar durability, quality, and character that are approved by the Planning Director.

Answer: There are no marquees.

DG.F-3: Multiple awnings located above storefronts are encouraged rather than a single awning that covers all storefront openings on the building. All awnings on a building should have a consistent design, color, and placement pattern.

Answer: There is one shared awning due to minimal space between openings.

DG.F-4: Awnings should have basic and simple color patterns, such as one solid color or a vertical striping pattern with two colors.

Answer: The building awning is made of natural steel to be consistent with the building materials.

DG.F-5: The height of the awning should be approximately 1/3rd to 2/3rds the depth of the awning.

Answer: The height of the awning is very minimal in order to not obstruct the storefront windows.

17.64.020.4.G. BALCONIES

Design Regulations:

DR.G-1: The following standards apply to projecting balconies:

- Balconies may be open or covered with a roof or upper story balcony.
- The distance between roof-supporting columns, piers, or posts on balconies shall not exceed their height.

Answer: There are no projecting balconies.

Design Guidelines:

DG.G-1: Balconies should be constructed of one of the following materials:

- Wrought iron
- Wood trim
- Finished and painted wood and wood trim
- Other materials of similar quality, durability, and character to those listed above and approved by the Planning Commission.

Answer: There are no projecting balconies.

DG.G-2: The sides of balconies should be designed with posts, railings, and balustrades rather than a solid wall plane.

Answer: There are no projecting balconies. The upper deck is designed with transparent glass guardrails.

DG.G-3: The design of balconies, including railings, balustrades, posts, columns, details, and roof covering, should be compatible with the overall style and form of the building. The balcony should not have a tacked-on appearance or look like it was an addition or afterthought.

Answer: There are no projecting balconies. The upper deck is designed with transparent glass guardrails to fit consistently with the storefront façade.

17.64.020.4.H. COLONNADES

Design Regulations:

DR.H-1: The following standards apply to projecting colonnades:

- Colonnades may be covered with a roof or a balcony. An enclosed habitable space may occur above the colonnade, as long as it does not occur over the public sidewalk.
- Supporting columns and posts shall be spaced and sized so that they do not block views of storefront windows from the street.

Answer: There are no projecting colonnades.

Design Guidelines:

DG.H-1: Colonnades should be constructed of one of the following materials:

- Brick
- Natural stone
- Concrete masonry
- Wrought iron
- Finished and painted wood and wood trim
- Other materials of similar quality, durability, and character to those listed above and approved by the Planning Commission.

Answer: There are no projecting colonnades.

DG.H-2: If used, colonnades should extend along the entire width of the building façade.

Answer: There are no projecting colonnades.

DG.H-3: For corner buildings, the colonnade may turn the corner and extend along the side façade.

Answer: There are no projecting colonnades.

DG.H-4: The design of the colonnade, including railings, balustrades, posts, columns, details, and roof covering, should be compatible with the overall style and form of the building. The colonnade should not have a tacked-on appearance or look like it was an addition or afterthought.

Answer: There are no projecting colonnades.

DG.H-5: The sides of balconies above colonnade should be designed with posts, railings, and balustrades rather than a solid wall plane.

Answer: There are no projecting colonnades.

DG.H-6: The diameter of a round column or post should be in proportion to the height of the column and building.

Answer: There are no round columns or posts.

DG.H-7: The size of a square column or post should be in proportion to the height of the column and building.

Answer: There are no square columns or posts.

DG.H-8: The sides of square columns or posts should be equal.

Answer: There are no square columns or posts.

17.64.020.4.I. BAY WINDOWS

Answer: There are no bay windows.

Design Regulations:

None

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Design Guidelines

DG.I-1: Bay windows should be constructed of one of the following materials:

- Brick
- Concrete masonry
- Wrought iron
- Finished and painted wood and wood trim
- Wood, aluminum, copper, steel, and vinyl clad wood frames for windows
- Other materials of similar quality, durability, and character to those listed above and approved by the Planning Commission.

DG.I-2: All sides of the bay window should have window panes.

DG.I-3: Window panes should have a vertical orientation and be in proportion.

DG.I-4: The size and spacing of bay windows should be in proportion to the building.

17.64.020.4.J. FRONT PORCHES/STOOPS

Design Regulations:

DR.J-1: The following standards apply to front porches and stoops:

- Front porches and stoops may be covered with a roof, a balcony, or an enclosed habitable space. However, an enclosed habitable space may not occur within the setback zone.
- Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials.
- The raised platform of a front porch (not including stairways) shall be at least 50 square feet in size with no one dimension less than 6 feet in length.
- The raised platform of a stoop (not including stairways) shall be at least 25 square feet in size with no dimension less than 5 feet in length.

Answer: There are no front porches on the ground level.

Design Guidelines:

DG.J-1: Porches and stoops are encouraged to be constructed of one of the following materials:

- Granite rock or stone
- Granite slab or tile
- Brick
- Concrete masonry with plaster or stucco
- Wrought iron
- Finished and painted wood and wood trim
- Other materials of similar quality, durability, and character to those listed above and approved by the Planning Director

Answer: There are no front porches on the ground level.

DG.J-2: The design of the front porch and stoop, including railings, balustrades, posts, columns, stairs, details, and roof covering, should be compatible with the overall style and form of the building. The front porch and railings should not have a tacked-on appearance or look like it was an addition or afterthought.

Answer: There are no front porches on the ground level.

DG.J-3: The spacing of supporting columns, piers, or posts on front porches and stoops should not exceed their height.

Answer: There are no front porches on the ground level.

17.64.020.4.K. PUBLIC OPEN SPACE

Design Regulations

DR.K-1: Public open spaces shall be designed to enhance the site and/or building as a place for pedestrians and shall include the following:

- Trash receptacles.
- A combination of landscaping and paved surfaces.
- Pedestrian scaled lighting.
- Amenities or features that encourage people to gather. Such features include (but are not limited to) outdoor seating, spas/hot tubs, pools, barbeque facilities, outdoor fireplaces, public art, fountains, kiosks, planters, and outdoor dining areas.

Answer: The project does not contain public open space at a scale to necessitate pedestrian gatherings/amenities other than benches.

DR.K-2: Public open spaces shall be useable throughout the year. These spaces shall either be heated for snow removal or maintained to remove snow during the winter months.

Answer: The project public open space (the sidewalk) will be maintained to allow for year round public use.

Design Guidelines

DG.K-1: If provided or required in the specifications of a building type, outdoor open spaces should be located on the site or building to take advantage of scenic views and vistas. Roof gardens are encouraged to provide views of the surrounding mountains.

DG.K-2: Public open spaces should be designed with a sense of enclosure. Enclosure can be provided by locating the space between buildings or by defining the space with landscaping and wall features. Out door structures, such as pergolas and gazebos can also create a sense of enclosure within the space.

DG.K-3: Public open spaces on adjacent parcels should be connected and shared to create a large more attractive space.

DG.K-4: Public open spaces should be located and oriented to encourage pedestrian activity, to provide views of cultural resources and natural resources, and/or to preserve and protect mature and healthy trees and landscaping on the site.

17.64.020.4.L. SERVICE AREAS

Design Regulations

DR.L-1: Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right-of-way and

shall be screened from public views from streets, avenues, alleys, pedestrian walkways, sidewalks, plazas, and public spaces. Trash disposal areas with appropriately designed enclosures or screens may be allowed within rear parking lots, but in no case shall the disposal area be allowed along the street frontage.

Answer: Trash disposal area is located at the west end of the building next to the garage.

DR.L-2: Trash disposal areas shall be screened from public views from all sidewalks, streets, plazas, and public spaces. Trash enclosures shall be used to store outdoor garbage containers or dumpsters.

Answer: Trash disposal area is enclosed on west end of building.

DR.L-3: Garbage containers or dumpsters shall be kept in enclosures at all times, except when being emptied.

Answer: Trash container will be kept in enclosure, except when being emptied.

DR.L-4: Trash enclosures shall be maintained and the surrounding area kept free of debris.

Answer: Trash enclosure will be maintained.

DR.L-5: The location of trash enclosures shall not interfere with vehicular and pedestrian access and movement.

Answer: Trash enclosure will not interfere with movement.

DR.L-6: The number of trash receptacles per unit shall be provided based on formulas provided by trash disposal companies.

Answer: Clear Creek Disposal to determine number of receptacles.

Design Guidelines:

DG.L-1: The design of trash enclosures should be architecturally compatible with the other buildings on the site and their design should use similar forms, materials, and colors.

Answer: Trash enclosure to be compatible with the architecture of the building.

17.64.020.4.M. MECHANICAL AND ELECTRICAL EQUIPMENT

Design Regulations:

DR.M-1: The following shall not be located within the public right-of-way and shall be screened from public views from streets, pedestrian walkways, sidewalks, plazas, and public spaces:

- Electric and water utility meters
- Power transformers and sectors
- Heating/ventilation/cooling equipment
- Irrigation and pool pumps
- Satellite dishes greater than 18" in diameter
- Antennas
- Rooftop mechanical equipment
- Other mechanical equipment

Appropriate methods of screening include fencing, landscaping, roof parapets, and equipment enclosures. The design of screening devices shall be compatible with the main structure and conform to other sections of this Code. Noise levels of mechanical equipment shall be minimized. All utility and communication lines serving the site shall be underground.

Answer: The utilities will not be located in the public ROW. Utility meters will be screened where applicable. Utility meters do are not planned for locations to be visible from streets and public spaces.

17.64.020.4.N. LANDSCAPING

The regulations and guidelines in this section apply to private property, including parking lots. Regulations and guidelines for the landscaping of streets are provided in Section 4.T. Streets and Streetscapes.

Design Regulations:

DR.N-1: The following areas shall be landscaped and regularly maintained to be free of weeds, overgrown vegetation, and litter:

- Unpaved portions of the site visible from public streets, sidewalks, plazas, parks, and other public spaces.
- Common outdoor areas within any development
- Private and public surface parking lots.

Answer: All areas will be maintained.

DR.N-2: Landscaping treatments shall include a combination of trees, grasses, shrubs, flowering plants, and flowers.

Answer: Landscaping to include all of the above, see plan for specific plant species.

DR.N-3: All landscaped areas shall be irrigated with automatic drip irrigation systems that do not produce over-spray on surfaces outside the planting area.

Answer: Landscaping to be drip irrigated.

DR.N-4: All new trees planted in the Community Core shall be species that are recommended and approved by the City Arborist. All new trees shall have a caliper size of 3 inches measured 12 inches from the ground. If the species is not available in this size, a caliper of 2 ½ inches measured 12 inches from the ground will be acceptable. Evergreen trees shall be at least 8 feet tall when planted. All trees shall have a minimum height of 14 feet when fully grown.

Answer: All trees to meet City specifications see plan for specific plant size and species. Current plan indicates a 3" caliper street tree.

DR.N-5: In order to provide adequate pedestrian clearance, trees shall be pruned regularly so that there is at least 7 feet of vertical clearance between the lowest branches of the tree and the grade of the adjacent sidewalk or pedestrian walkway. They shall also be pruned to maintain the health, vigor, and natural shape of the tree, and to maintain vehicular clearance and sight lines.

Answer: All trees will be pruned as needed to meet city standards.

DR.N-6: All trees shall have an adequately sized planting area. The size of the planting area shall be based on the amount of room needed for tree roots. Root barriers shall be used when trees are planted near pedestrian walkways and sidewalks.

Answer: All trees will have adequate planting area, see landscape plan for location and planting area.

DR.N-7: Shrubs shall have a minimum 5-gallon container size.

Answer: Shrubs to be 52gallon size or bigger, see plan for specific container size.

DR.N-8: An exception to a development specification or design regulation (such as the built-to-line specification) is allowed if the exception will protect and preserve an established, healthy, and mature tree on the site. In cases where such a tree is protected and preserved, the exception to the development specification or design regulations shall be granted with verification of the City Arborist, and shall not require approval by the Planning and Zoning Commission or City Council. When proposed underground parking prohibits the preservation of mature and healthy trees, an assessment of alternatives shall be made by the Planning Department, City Engineer, City Arborist and the applicant. Such an assessment will include consideration of a parking demand plan.

Answer: N/A

DR.N-9: When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on- or off-site.

Answer: N/A – Trees on site are marginal at best. No replacement trees are offered on the project other than the street tree planting.

DR.N -10: All landscaping shall be maintained in a healthy and attractive state and shall be watered, weeded, generally maintained, and replaced (if necessary) by the property owner/property manager.

Answer: Landscaping will be generally maintained for plant health and culture.

DR.N-11: Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within a tree wells that are covered by tree grates.

Answer: Trees located within the public sidewalk will have a tree grate that meets city standards.

DR.N-12: The City Arborist shall approve all parking lot trees. Trees that do not drop heavy cones, sap, fruit, and seedlings shall be selected to minimize potential damage to cars in the parking lot.

Answer: N/A

DR.N-13: All surface parking lots shall be designed with the following landscaping features:

- The use of porous or pervious surfaces in the parking lot design. These surfaces reduce the volume and rate of storm water runoff and can add to the visual character of the parking lot
- Landscaped planters: Landscaped planters shall be located between public sidewalks and parking lots. Landscaped planters shall be at least 5 feet wide and shall be planted with a combination of shrubs, trees, and flowering plants. Planter walls shall be limited to a height of 24”.
- Trees: Trees may be planted in landscaped planters, tree wells in pedestrian walkways, and/or diamond shaped planter boxes located between parking rows. Diamond-shaped planter boxes and tree wells shall be at least 5 feet square. Tree grates and root guards shall be required for trees planted within pedestrian walkways.
- Ground cover, low-lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways.

Answer: N/A

Design Guidelines:

DG.N-1: Public art and interpretative heritage plaques should be incorporated into landscaped areas to highlight Ketchum’s unique history and heritage.

Answer: N/A

DG.N-2: Flowerpots and planter boxes are encouraged to add color and variety to the landscape. Flowerpots and planters are encouraged on porches, second-story balconies, and below windows. Flowerpots may also hang from porch overhangs and columns of posts. All flowerpots and planter boxes should be compatible with the architecture style of the building.

Answer: Front of building that faces the sidewalk will have plant beds that allow for a variety of plants. See Landscape Plan for specific plant species.

DG.N -3: Properties should be landscaped with indigenous or drought-tolerant plants and trees that can grow in the microclimate of Downtown Ketchum. Plants and trees should be adaptable to the site's microclimate, soil, and orientation/aspect.

Answer: The property will be landscaped with plants that are adaptable to Downtown Ketchum. See Landscape Plan for specific plant species.

DG.N-4: Mature and healthy trees, landscaping, and natural site features should be preserved and incorporated into the design of the site and building.

Answer: N/A

DG.N-5: Special design features should be incorporated into the design of parking lots. Features could include:

- Decorative paving at parking lot entrances and pedestrian walkways.
- The use of porous or pervious surfaces in the parking lot design. These surfaces reduce the volume and rate of storm water runoff and can add to the visual character of the parking lot.
- Flowering plants and shrubs.
- Public art.

Answer: N/A

17.64.020.4.O. FENCES, WALLS, AND GATES

Design Regulations:

DR.O-1: The design of fences and walls shall be compatible with the architecture of the building.

Answer: Site walls to be compatible with the architecture.

DR.O-2: Entrance arbors are allowed on fences/walls.

Answer: N/A

DR.O -3: Fences and walls shall have an articulated design. Articulation can be created by having regularly spaces posts, changing the height of the fence/wall, and by using different building materials at the base, posts, or the cap of the fence/wall. Flat walls, chain link fences, and barbed wire fences are prohibited.

Answer: Site walls will have and articulated design by varying in height, see Landscape Plan.

DR.O-4: The maximum fence and wall height is 4 feet within 30 feet of the front property line and 6 feet beyond 30 feet of the front property line.

Answer: Site walls to comply with maximum fence heights, see Landscape Plan for location and heights.

Design Guidelines

DG.O-1: Fences and walls may be constructed of the following materials:

- Wood
- Natural stone
- Wrought iron
- Concrete masonry
- Brick
- Other materials of similar quality, durability, and character to those listed above and approved by the Planning Director.

Answer: Site walls to be constructed of concrete with a board formed finish.

DG.O-2: Fences and walls should match or compliment the color of the building. Walls constructed with brick and stone should not be painted in order to display the natural color of the materials.

Answer: Site walls to be constructed of concrete with a board formed finish to compliment of the building

DG.O-3: Front yard fences and gates should have opacity of at least 50 percent. Walls (not including retaining walls for terraces) should be avoided in front yards.

Answer: N/A

DG.O-4: The top 2 feet of a side or rear yard fence should have opacity of at least 50 percent.

Answer: N/A

17.64.020.4.P. SITE LIGHTING

Design Regulations:

DR.P-1: The following areas shall be illuminated at night to insure the safety of users and to minimize opportunities for crime. Illumination shall conform to the City of Ketchum Dark Sky Ordinance.

- Intersection of streets.
- Intersection of alleys and streets.
- Surface parking lots.
- Parking structures, including access points elevators, and stairwells.
- Pedestrian walkways and paths.
- Plazas.
- Sidewalks.
- Automated Teller Machines (ATMs).
- All entrances to buildings, including rear and service entrances.
- Garbage disposal areas.
- Alleys.
- Other areas that are routinely used by pedestrians.

Answer:

- Intersection of streets. N/A
- Intersection of alleys and streets. N/A
- Surface parking lots. N/A
- Parking structures, including access points elevators, and stairwells. See Architectural Plans
- Pedestrian walkways and paths. Pathways to have side lighting, see Landscape Plan for location
- Plazas. N/A
- Sidewalks. N/A
- Automated Teller Machines (ATMs). N/A
- All entrances to buildings, including rear and service entrances. See Architectural Plans
- Garbage disposal areas. N/A
- Alleys. N/A
- Other areas that are routinely used by pedestrians. N/A

DR.P-2: Site, building, and sign lighting shall be located and directed to light the intended area of illumination and to prevent off-site glare impacts on adjacent buildings or properties.

Answer: N/A

Design Guidelines:

DG.P-1: Lighting should be provided at regular intervals to prevent the creation of light and dark pockets. Dark pockets can create uncomfortable areas for pedestrians and provide opportunities for criminals to hide in dark shadows. Light pockets can create a “fish bowl” affect. Within the light pocket (or the “fish bowl”), pedestrians may be observed, but their ability to see outside of the light pocket is limited, which creates discomfort and insecurity.

Answer: Pathway to building from ally to have side lighting built into site walls, see Landscape Plan. Front sidewalk to have lighting built into bench and lighting at plant bed edges. See Landscape Plan.

DG.P-2: Over-lighting of buildings and sites should be avoided. Over-lighting can create an environment that feels like a prison-yard and can ruin desired night-time ambience.

Answer: There will be no over-lighting.

DG.P-3: All lighting poles and fixtures should have a decorative/ornamental design that complements the structures on the site.

Answer: Landscape lighting to be recessed into site walls.

DG.P-4: Lighting within storefront windows is encouraged to illuminate the sidewalk and create a desirable nighttime ambience.

Answer: N/A – storefront lighting may be operative during office hours.

17.64.020.4.Q. PLAZAS, PEDESTRIAN WALKWAYS, AND COURTYARDS

Design Regulations:

DR.Q-1: All plazas, pedestrian walkways, and courtyards shall be designed with an ornamental surface that is differentiated from the sidewalk and asphalt streets and parking lots. Appropriate types of ornamental paving include:

- Natural stone.
- Turf block.
- Brick.
- Concrete unit pavers.
- Concrete with special textures, colors, and patterns.

Answer: N/A

DR.Q-2: At least two sides of a plaza or courtyard shall be defined by building facades with active ground floor uses (such as restaurants, retail stores, cafes, bars, etc.). Edges that are not defined by building facades shall be defined with landscaping features, such as trees, low planters, seating, a pergola with vines, or sculptures.

Answer: N/A

DR.Q-3: All plazas and courtyards shall be designed with pedestrian amenities, such as seating, outdoor dining tables with umbrellas, winter ice rinks, planters, trees, vine covered pergolas, pedestrian scaled lighting, public artwork, outdoor fireplaces, and fountains.

Answer: N/A

DR.Q-4: Plazas shall be illuminated from dusk to dawn. A combination of overhead lighting and lighted bollards shall be used.

Answer: N/A

DR.Q-5: Plazas, pedestrian walkways, and courtyards that are paved shall be heated to melt snow and to ensure that the space is useable throughout the year.

Answer: N/A

Design Guidelines

DG.Q-1: Fountains, geothermal springs, ice skating rinks, and/or other water features should be incorporated into the design of larger public plazas.

Answer: N/A

DG.Q-2: A combination of hard and soft surfaces shall be incorporated into the design of plazas and courtyards to add visual interest and variety.

Answer: N/A

DG.Q-3: Public art and interpretive heritage plaque should be incorporated into the design of plazas to highlight Ketchum's unique history and heritage.

Answer: N/A

DG.Q-4: Energy efficient sources and technologies to melt snow are preferred and encouraged.

Answer: N/A

17.64.020.4.R. PARKS

Design Regulations:

DR.R-1: Park improvements shall be designed to preserve mature trees, natural topographic features, rock outcroppings, and riparian and floodplain features.

Answer: N/A

DR.R-2: All parks shall be designed with pedestrian amenities, such as shaded trails and paths, seating areas, picnic tables, barbeque areas, planters, trees, vine-covered pergolas, gazebos, drinking fountains, pedestrian scaled lighting, public artwork, and fountains.

Answer: N/A

DR.R-3: Parks shall be visible from streets, sidewalks, and adjacent uses to facilitate informal surveillance of the park and to increase safety and security. Edge treatments, such as landscaping and fencing shall not block public views into the park. Parks shall not be isolated or walled off from the surrounding community.

Answer: N/A

DR.R-4: Lighting shall be provided for pedestrian paths, parking lots, restrooms, picnic areas, gazebos, and other structures within parks. Lighting shall be located and directed to control off-site glare.

Answer: N/A

DR.R-5: Parks shall be designed with a combination of shaded areas to create cool areas during warm summer months and open space for solar access during the colder months. Canopy trees, trellises, gazebos, and/or other structures shall be provided to shade pedestrian paths, picnic areas, outdoor seating areas, and playgrounds.

Answer: N/A

Design Guidelines:

DG.R-1: Parks should be designed with an attractive path and trail system that provides convenient access to and from the internal features of the park (picnic areas, playgrounds, sitting areas, grass areas, etc.). Public access to waterways, specifically Trail Creek, should be enhanced.

Answer: N/A

DG.R-2: Downtown parks should be designed for informal or passive recreation. Grass areas that can accommodate a range of informal recreational activities should be provided.

Answer: N/A

DG.R-3: Playground equipment and interactive play features should have a theme that represents an element of Ketchum's history.

Answer: N/A

DG.R-4: When possible, paths should be aligned with important viewpoints, such as mature trees, fountains, or a statue, to create a vista within the park.

Answer: N/A

DG.R-5: Grass, landscaping, and permeable surfaces should be used within parks to the maximum extent feasible. The use of impervious surfaces, such as concrete and asphalt, should be limited to paths, parking lots, and sports courts (if provided).

Answer: N/A

DG.R-6: Public restrooms should be provided in each park, where feasible. Restrooms should be conveniently located near heavily-used areas and should be visible from public streets, sidewalks, pedestrian paths, and adjacent land uses to provide informal surveillance of the facility.

Answer: N/A

DG.R-7: Public art and interpretive heritage plaques should be incorporated into the design of parks to highlight Ketchum's unique history and heritage.

Answer: N/A

17.64.020.4.S. Bicycle Parking

Design Regulations:

DR.S-1: All developments within Downtown are required to have bicycle parking. The minimum number of bicycle racks shall be determined by whichever of the following is greater:

- 2 bicycle racks per use or business.
- A number of bicycle racks that equal 20% of the required auto parking.
- 2 bicycle racks per lot.

Schools are required to provide a minimum of 1 bicycle rack per 10 students or 10% of required auto parking, whichever is greater. Recreation uses are required to provide a minimum of 5 bicycle racks or 10% of required auto parking, whichever is greater.

Answer: Building to have 2 bicycle racks that comply with Ketchum City Standards.

DR.S-2: A single bicycle rack shall meet the following criteria:

- Support the bicycle upright by its frame in two places.
- Prevent the wheel of the bicycle from tipping over.
- A U-lock should be able to lock the front wheel and the down tube of an upright bicycle or lock the rear wheel and seat tube of the bicycle.

Answer: Building to have 2 bicycle racks that comply with Ketchum City Standards.

DR.S-3: Two or more single racks may be mounted in a row on a common base or attached in a row to a frame.

Answer: Building to have 2 bicycle racks that will be mounted in a row.

DR.S-4: Inverted “U” racks mounted in a row should be placed 30 inches apart (on center) allowing enough room for two bicycles to be secured to each rack and providing easy access to each bicycle.

Answer: Bicycle racks will be placed 30 inches apart.

DR.S-5: The rack should be anchored so that it cannot be stolen with the bikes attached. Racks that are large and heavy enough such that the rack cannot be easily moved or lifted with the bicycles attached do not have to be anchored.

Answer: Bicycle rack will be anchored to the concrete sidewalk.

DR.S-6: Bicycle racks may be placed on private property and public sidewalks. In both cases, the racks shall not be placed so that they block the entrance or inhibit pedestrian flow in or out of the building. If placed on a sidewalk or pedestrian walkway, they should be placed so that at least 5 feet of sidewalk width is maintained.

Answer: Bicycle rack to be placed on the south east corner of the property and will not block the entrance to the building.

DR.S-7: Where multiple racks are installed in rows with aisles separating the rows the following dimensions apply:

- Minimum aisles width should be 48 inches. The aisle is measured from tip to tip of bike tires across the space between racks.
- Minimum depth should be 72 inches for each row of parked bicycles.
- Areas with a high turnover rate should have a minimum aisle width of 72 in and should have more than one entrance.

Answer: N/A

DR.S-8: Racks shall be mounted within 50 feet of the entrance it serves, or as close as the nearest car parking space, whichever is closer.

Answer: Racks are mounted within 50' of the entrance.

DR.S-9: Racks shall be clearly visible from the entrance it serves.

Answer: Racks are clearly visible, see Landscape Plan

Design Guidelines:

DG.S-1: Creative, three-dimensional bicycle-parking racks are allowed provided the criteria of the rack design are met. Creative designs should carefully balance form with function. For example, the “croquet set” rack shown has a smaller effective capacity because one or more rack is not accessible.

Answer: Bicycle rack to be “U” style rack.

DG.S-2: When possible, bicycle parking areas should be protected from the elements (rain, snow, etc.).

Answer: N/A

DG.S-3: Bicycle racks should resist being cut or detached using common hand tools, such as bolt cutters, pipe cutters, wrenches, and pry bars.

Answer: Bicycle rack to be “U” style rack.

17.64.020.4.T. Streets and Streetscapes

Design Regulations:

DR.T-1: Streetscape improvements shall be designed in compliance with the City approved cross-sections for Downtown Streets.

Answer: N/A

DR.T-2: On-street parallel parking spaces shall have a dimension of 8 feet by 20 feet (for non ADA accessible spaces). On-street angled parking spaces shall be provide at a 45- to 60-degree angle. Angled parking spaces shall have a depth of 18' (as measured perpendicular from the curb face), and a width of 9' (as measured perpendicular to the stripes of the parking stall). A minimum distance of 20 feet is required from the crosswalk or stop sign line to the first parking space.

Answer: N/A

DR.T-3: The sidewalk radius at street intersections shall be minimized to shorten the length of pedestrian crossings and to prevent vehicles from making turns at high speeds. The City of Ketchum Streets Department and Fire Department shall determine the minimum sidewalk radius when designing streetscape improvement plans.

Answer: N/A

DR.T-4: All streetlight fixtures, traffic signals, traffic and directional signs, pedestrian wayfinding signs, parking signs, bicycle racks, and parking meters, and fire hydrants shall be located within one to three feet of the curb face.

Answer: N/A

DR.T-5: All streets shall be designed with streetlights. Streetlights shall be provided along all sidewalks at spacing intervals not to exceed 60 feet.

Answer: N/A

DR.T-6: Streetscape furniture and amenities shall be located to maintain a clear pedestrian path of at least five feet in width.

Answer: N/A

DR.T-7: If permitted, tables, chairs, and other obstructions used for sidewalk dining shall be located to maintain at least five feet of unobstructed sidewalk width.

Answer: N/A

DR.T-8: All streetlights, streetscape furniture, and amenities shall be consistent with a City approved list of approved furniture.

Answer: N/A

DR.T-9: Streetlights shall be scaled to pedestrians and shall be no taller than 14 feet.

Answer: N/A

DR.T-10: Streetlights shall be equipped with hardware to allow flowerpots and banners to hang from the streetlight. At least 7 feet of vertical clearance shall be provided from the sidewalk to the bottom of the flowerpot or banner.

Answer: N/A

DR.T-11: Community organizations are allowed to hang banners from public streetlights with the approval of a sidewalk use permit. The Planning Director shall approve all banners that are hung from public streetlights. The Ketchum Streets Department shall be responsible for hanging all streetlight banners. The City reserves the right to charge a fee for the banners.

Answer: N/A

DR.T-12: All new public sidewalks shall be heated to facilitate the removal of snow.

Answer: Existing sidewalk to be replaced with a new sidewalk that has the potential to be a heated sidewalk. Thermal Pipe to be located under the new surface and stubbed to the utility area of the structure.

DR.T-13: All sidewalks shall be constructed of concrete pavers. Special paving features may be allowed on the sidewalks of unique streets within the Downtown, such as Fourth Street and First Avenue.

Answer: New sidewalk to be constructed of concrete to be in alignment with the building design.

DR.T-14: The project applicant shall be required to pay for new sidewalk, curbs, and gutters within the public right-of-way adjacent to the project site when the value of construction exceeds \$20,000.

Answer: Existing sidewalk and curb to be replaced with a new sidewalk that can be heated.

DR.T-15: Root guards shall be installed for each street tree to minimize damage to the sidewalk.

Answer: Root guards will be installed on the one new street tree.

DR.T-16: All street trees shall be irrigated with automatic drip irrigation systems that do not produce over-spray on the sidewalk.

Answer: Street tree will be drip irrigated.

DR.T-17: All new trees shall have a caliper size of 3 inches measured 12 inches from the ground. If the species is not available in this size, a caliper of 2 ½ inches measured 12 inches from the ground will be acceptable. Evergreen trees shall be at least 8 feet tall when planted. All trees shall have a minimum height of 14 feet when fully grown.

Answer: Street tree will meet caliper size standard, see plan Landscape Plan for specific size and species.

DR.T-18: In order to provide adequate pedestrian clearance, trees shall be pruned regularly so that there is at least 7 feet of vertical clearance between the lowest branches of the tree and the grade of the adjacent sidewalk or pedestrian walkway. They shall also be pruned to maintain the health, vigor, and natural shape of the tree, and to maintain vehicular clearance and sight lines.

Answer: Street tree will be pruned in order to provide adequate pedestrian clearance.

DR.T-19: All trees shall have an adequately sized planting area. The size of the planting area shall be based on the amount of room needed for tree roots. Root barriers shall be used when trees are planted near pedestrian walkways and sidewalks.

Answer: Street tree will have adequate planting area, root barriers will be used.

DR.T-20: All street trees planted in the Community Core shall be species that are recommended and approved by the City Arborist.

Answer: Street tree to be approved by City Arborist.

Design Guidelines

DG.T-1: Trees that are planted in front of mixed-use and hotel buildings should be planted in tree wells that have metal tree grates. Trees that are planted in front of residential buildings should be planted in a parkway (a grass strip located between the sidewalk and the curb). The parkway should be at least 5 feet wide.

Answer: Street tree to be placed in the sidewalk with a tree grate.

DG.T-2: Bulb-outs (or extensions of the sidewalk into the street at pedestrian crosswalks) are encouraged at street intersections. Trees, shrubs, and flowering plants may be planted in bulb-out planters.

Answer: N/A

DG.T-3: Benches and trash receptacles should be provided on every block face at intervals no greater than 200 feet. Drinking fountains, planter boxes, and other streetscape amenities are allowed and encouraged.

Answer: N/A

DG.T-4: Pedestrian crossings should be provided at all street and alley intersections. Pedestrian crosswalks should be designed with a special pavement that has a differentiated texture and color than the sidewalk and the street.

Answer: N/A

DG.T-5: Alleys are encouraged on blocks within Downtown Ketchum. Existing alleys should be maintained and improved to provide access to parking and service areas behind buildings and to minimize the need for curb cuts along street frontages. Multi-functional alleys that serve as pedestrian walkways or corridors lined with storefronts are also encouraged. Alleys may also be used for alternate bike routes.

Answer: Existing alley to be paved and will provide access to residential garage.

DG.T-6: Alleys should be improved to have two travel lanes (one in each direction) and a width of 20 to 30 feet.

Answer: Alley will be improved as site allows.

DG.T-7: Existing and new utilities should be placed underground in the right-of-ways of public or private streets and/or alleys.

Answer: New utilities will be placed under ground, see Landscape Plan.

DG.T-8: All streets should be designed to balance pedestrian safety, aesthetics and the supply of on-street parking. All streets in downtown are designed to keep traffic traveling at safe speeds and to be pedestrian and bicycle friendly.

Answer: N/A

DG.T-9: Back-in angled parking spaces are encouraged. Back-in parking gives more protection to pedestrians and shoppers because it allows them to load bags and merchandise into the trunk of their car without walking into the street.

Answer: N/A