

**STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF FEBRUARY 11, 2013**

PROJECT: Wolff Mixed-Use

FILE NUMBER: #12-143

OWNERS: Tim and Robin Wolff, verified January 25, 2013 with Assessor

REQUEST: Community Core Design Review for a new mixed-use building

LOCATION: 171 East Avenue South (Ketchum Townsite, Lot 7A, Block 22)

NOTICE: Adjacent property owners (mailed Tuesday, January 29, 2013)

ZONING: Community Core (CC), Subdistrict C – Urban Residential

REVIEWER: Rebecca F. Bundy, Associate Planner *RFB*

NOTE: Staff comments are in lighter type.

ATTACHMENTS:

- 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
- B. Pre-application Design Review
 - Summary, dated June 11, 2012
 - Minutes, May 29, 2012
 - Reduced plan set, dated April 24, 2012
- C. Comments
 - From the public – none
 - From Idaho Power, dated January 14, 2013

BACKGROUND

1. This application is for construction of a new mixed-use project in the Community Core, Subdistrict C.
2. The Commission conducted Pre-application Design Review on May 29, 2012. In general, the current Design Review design is very similar in size, form, materials and uses to the Pre-application plans. On June 11, 2012, staff prepared a memo to the file summarizing

the Pre-app meeting. The following sections (in **bold type**) come from that memo. (Comments on the current Design Review submittal are in lighter type.)

Floor Area Ratio (FAR):

- **The Commission agreed that the unenclosed, but roofed, interior courtyard could be excluded from the FAR calculation.** This area is not included in the Design Review FAR calculations. Please see FAR calculation on page 7 for further detail.
- **The Commission agreed that the parking area to be excluded from the FAR calculation could include some circulation space, but not storage or other uses. They felt that about half of the proposed 480 square feet of circulation/storage could be exempt from the FAR calculation.** The applicant has proposed four (4) nine (9) foot by eighteen (18) foot parking spaces with a circulation space about six (6) feet wide at the end. The Commission should consider whether the circulation space is too generous and whether some of it should be included in the FAR calculation.
- **The applicant will be more specific at Design Review about the stall size needed for his actual vehicles.** The Design Review plans are more specific, showing the parking stalls and circulation as described above.

Alley:

- **The applicant will need to determine whether the alley should be privately maintained or maintained by the City.**
 - **If City:**
 - **Alley will need improvements to City standards.**
 - **Alleys are snow plowed after city streets.**
 - **The garage across the alley in the right-of-way will need to be moved/removed.**
 - **If private:**
 - **Will need snow removal/storage plan.**
 - **Who will maintain rest of alley?**
- The applicant proposes to address final alley improvement decisions at the time of building permit application.
- **The applicant will need to address alley functionality (garbage, parking, meters).** The garage portion of the structure contains a trash room to contain receptacles except on collection days, the at-grade parking garage is accessed off the alley with appropriate setbacks and the utility meters are located on the north side of the building, near the alley.
- **If power is not undergrounded, the applicant will need to accommodate Idaho Power required swing radius for power line clearances.** The applicant intends to underground the power in the alley and on-site.

Interior Courtyard:

- **The applicant should address its use and who it will serve.** In meetings with the applicant team they have indicated that the interior courtyard will serve the

occupants of Commercial Space 1 as an outdoor sitting area. The applicant should be prepared to further discuss the space at the Design Review meeting.

Roof:

- **The inverted gable roof is not explicitly allowed or prohibited in the code. The Commission agreed that it is similar enough to a regular gable and a shed roof, that it should be permitted. The roof form has not changed since pre-app.**
- **The Commission requested detailed lighting plans at Design Review that will clearly show that light is directed down and not sideways. The Commission suggested that the applicant consider step lighting rather than overhead soffit lighting. Low step lighting has been proposed.**
- **The applicant should consolidate roof penetrations, screen them and make sure they do not detract from the clean roof from. Roof penetrations will be limited to vent pipes and are shown on the roof plan. They are held back from the roof edges and will not be visible from below.**
- **The applicant will look into whether an elevator overrun will be required and will address that. No elevator overrun is proposed.**
- **The Commission expressed concern about the height of the chimney and requested that chimney height be minimized at Design Review. At Pre-app, the proposed chimney height was forty (40) feet, five (5) feet above the highest point of the roof. The current design proposes a chimney height of just under forty (40) feet and a roof high point of about thirty-one and a half (31.5) feet. The roof and chimney heights meet the code. The Commission should discuss the need for the chimney height with the applicant.**

Other:

- **While the City would like to see a ten (10) foot wide sidewalk, current code only requires five (5) feet. The Commission would like to see a more detailed plan at Design Review for the sidewalk and landscaping at the front of the property. The current sidewalk proposal has a width that varies from four (4) to twelve (12) feet. In meetings with City staff, the applicant has agreed that, at building permit submittal, the sidewalk pedestrian clearance shall be a minimum of five (5) feet at all locations. This has been made a condition of approval.**
- **Although the code says that sidewalks shall be heated, that section of the code can receive exemptions. The Commission agreed that the sidewalk would not need to be heated, but that a detailed maintenance plan must accompany the Design Review application. The applicant has provided about two hundred (200) square feet of temporary snow storage at the front of the building. He has stated that he intends to place snow there until it can be hauled off site. The applicant should further address his snow removal plans with the Commission at the Design Review meeting.**
- **A Signage Master Plan will be required at Design Review. The applicant has shown spaces allotted for two (2) small signs (about 39 inches wide by 15 inches tall), to be mounted on the underside of the proposed canopy. This results in a**

proposal of about nine (9) square feet of signage. This is well under the allowed area of signage of fifteen (15) square feet. Staff recommends that a more specific Master Signage Plan, that conforms to the parameters of this Design Review submittal, be submitted for staff review and approval at building permit submittal. This has been made a condition of approval.

- **The Commission felt that the ground floor entry alcove was too small and needed to be more generous.** The entrance alcove has been increased from about five (5) to eight and a half (8.5) feet wide.
- **The applicant shall increase the window area on the front façade to meet the minimum 60% glazing to façade area ratio.** The window area on the front façade has been increased to meet this requirement.

Design Review:

- **The Commission requested as much detail as possible, including:**
 - **Color boards** - Included in Design Review application.
 - **Materials** - Included in Design Review application.
 - **Site plans** - Included in Design Review application.
- **The Commission will not require a model or computer simulation at Design Review.**

3. Staff and the applicant met with representatives of the Street, Fire, Park and Utility Departments, as well as the City Engineer, on January 29, 2013. The following issues were discussed. Those that were not fully resolved at that meeting have been made conditions of approval.

- **Fire Department:**
 - Recommends fire sprinklers and requires them on structures greater than 6,000 square feet. This will be handled at building permit application and is part of Condition #1.
 - Monitored alarm system required. This will be handled at building permit application and is part of Condition #1.
 - Not worried about neighboring shed that encroaches into the alley if the parking is not underground.
- **Street Department:**
 - The applicant shall be required to enter into a street use agreement with the City in order to use the parking area in front of the site as a staging area. This has been made a condition of approval.
 - When possible, the alley should be used for access to the site.
 - If possible, utility trenching across East Avenue shall take place prior to planned chip sealing in summer 2013. The applicant shall coordinate trenching and all other right-of-way construction related activities with the Street Department. This has been made a condition of approval.
 - Americans with Disabilities Act (ADA) requirements will need to be met at building permit application.

- Utility Department:
 - Water and sewer for the project need to come from across East Avenue. This will require coordination with the Street and Utility Departments. This has been made a condition of approval.
 - While the alley may be used for access, there shall be no storage of materials in the alley right-of-way. The Utility Department needs access to the Ketchum Spring Water main under the alley at all times. This has been made a condition of approval.
 - No civil engineering drawings are required by the Utility Department at Design Review, but they will be required at building permit application. This has been made a condition of approval.
 - Park Department:
 - The sidewalk should have a minimum pedestrian clearance of five (5) feet. This has been made a condition of approval.
 - The proposed Autumn Blaze maple street tree is an appropriate tree for the location.
 - City Engineer:
 - The applicant should come to the Design Review meeting prepared to answer any questions that come up about drainage issues. The site is almost flat, and drainage should not pose a big problem, but the applicant team should have a good idea of how it will be addressed at building permit application.
4. There has been on-going discussion between the applicant and Planning and Building Division staff about whether the building code requires ADA parking on-site. At the time of printing of this report, that issue has not been fully resolved. The applicant will continue to work through the issue with Building Official and intends to resolve the issue prior to the Design Review meeting. The applicant is put on notice that any substantial change to the design after Design Review approval will require review by the Commission. Minor changes can be approved administratively by the Planning Administrator.

PROJECT SUMMARY:

GROSS SQUARE FOOTAGE NEW CONSTRUCTION:

COMMERCIAL:	1465 sf
LOWER FLOOR RESIDENTIAL:	797 sf
UPPER FLOOR RESIDENTIAL:	2560 sf
<u>PARKING STALLS (exempt from FAR)</u>	1260 sf
TOTAL:	6082 sf

SETBACKS/HEIGHT:

	Proposed	Allowed
Front:	5 feet	5 feet
Rear:	3 feet	3 feet
Side:	5 feet	0 feet
Side:	5 feet	0 feet
Height:	36 feet	40 feet

HEIGHT: 31'-5" (40 feet allowed)

MATERIALS:

Siding:	Panel-formed concrete, matte black painted steel panels
Walls and Chimney:	Board-formed concrete
Roofing:	Dark gray EPDM with matte black painted metal fascia
Roof Soffit:	Fir, tongue and groove
Windows:	Black painted aluminum frames
Front Door:	Wasabi green paint
Garage Doors:	Insulated metal roll up doors

UTILITIES:

Water:	Available to the site from East Avenue.
Sewer:	Available from the site from East Avenue.
Electrical:	Available to the site. To be undergrounded on-site in the alley.
Telephone:	Available to the site. To be undergrounded on-site in the alley.
Cable:	Available to the site. To be undergrounded on-site in the alley.

ZONING CODE REQUIREMENTS

SECTION 17.64.010 CC – COMMUNITY CORE DISTRICT

D. LAND USE: Mixed-use with professional service offices and garage on the ground floor and residential use on the second floor.

PERMITTED USE: The proposed uses are fully permitted by the Code.

CUP: None required.

E. PARKING REQUIREMENTS:

PROPOSED ON-SITE:	4
ON-STREET PARKING CREDIT:	4
TOTAL SPACES PROPOSED:	8
TOTAL SPACES REQUIRED:	4

SNOW STORAGE: Approximately 200 square feet temporary storage. Snow to be hauled off site.

F. SIDEWALKS:

EXISTING: 5 feet wide, in poor condition

PROPOSED: Varies from 4 – 12 feet wide, new curb, gutter and sidewalk to replace existing. Current code only requires 5 feet wide. A condition has been added that the proposed sidewalk have a minimum width of five (5) feet in all locations. The applicant has agreed to meet this requirement.

G. LOT DIMENSIONS:

LOT AREA: 5,502 square feet

LOT WIDTH: 55 feet

H. MAXIMUM FLOOR AREA RATIO (FAR): At the Pre-app Design Review meeting, the Commission agreed that the “courtyard” space between the commercial front of the building and the garage structure could be exempt from the FAR calculations due to the fact that it is not enclosed on three (3) sides and, therefore, does not meet the definition of “enclosed” space. Considering the current proposal with the same criteria, the ground level entry alcove and the upper level roof deck portions of the structure that are enclosed on three (3) sides should be included in the calculation. The calculation below includes those spaces:

FAR CALCULATIONS:

COMMERCIAL:	1465 sf
LOWER FLOOR RESIDENTIAL:	797 sf
UPPER FLOOR RESIDENTIAL:	2560 sf
ENTRY ALCOVE:	50 sf
UPPER EXTERIOR DECK:	170 sf
PARKING STALLS	exempt
LOWER COURTYARD:	exempt
UPPER UNENCLOSED DECKS:	exempt
TOTAL:	5042 sf

Gross Floor Area: **5042 sf** divided by

Lot Area: 5502 sf equals

FAR: .92

COMMUNITY HOUSING: FAR < 1.0 Not required.

BUILDING TYPE: Building Type 3: Neighborhood Mixed-Use

Site Specifications

- YES A. **Sidewalk Width:** Varies from four (4) to twelve (12) feet. A condition has been added that the proposed sidewalk have a minimum width of five (5) feet in all locations. The applicant has agreed to meet this requirement.
- YES B. **Setback Line:** The building façade shall be setback an average of 5 feet from the front property line, and from the side property line of a corner lot. The façade is setback a minimum of five (5) feet from the front property line. The lot is not a corner lot.
- YES C. **Minimum Building Depth of 20 feet as measured from the setback line:** The front building depth is twenty-seven (27) feet from the front setback line.
- YES D. **Building Zone:** 100 percent of this area shall be occupied by one (or more) building(s), except up to 50 percent of the building may be setback to create a courtyard or plaza. Storefronts, building entrances, and upper floor balconies may be recessed into the façade. The building zone is occupied by building. The sides of the building are setback five (5) feet from the property line to allow for glazing on those facades and access from the front of the property to the rear. The building entrance is recessed into the front façade.
- YES E. **Multifunctional Zone:** Zone may be occupied by building, rear yard, courtyard, plaza, parking lot, and/or loading and unloading zone. The multi-functional zone is occupied by a covered, unenclosed “courtyard” and a parking/mechanical/storage building.
- YES F. **Alley Setback:** The building shall be setback minimum of 3 feet from an alley. The building is setback three (3) feet from the alley.
- YES G. **Access to parking and loading and unloading facilities shall be provided by the alley.** Access to the parking garage is from the alley. No loading is proposed for the professional office and residential uses.
- N/A H. **Minimum building depth of 12 feet as measured from the side setback line on a corner lot:** This is not a corner lot.
- N/A I. **Building Corner:** The building corner on a corner lot may be angled, curved, or recessed, but only if a building entrance, display window, outdoor seating or art display is created at the corner. This is not a corner lot.

Mass and Height Specifications

- YES A. **First Floor Ceiling Height 10 to 15 feet:** Proposed first floor ceiling height is fourteen (14) feet.

YES B. **Upper Floor Ceiling Heights 8 feet minimum and up to 80 percent of first floor ceiling:** Proposed lower plate height of the upper floor vaulted ceiling is eleven (11) feet, which is about seventy-nine (79) percent of the lower floor ceiling. At Pre-application Design Review, the Commission agreed that, since the ceiling of the upper level is vaulted, this requirement would be satisfied if the lower plate height conformed.

N/A C. **Number of Floors:**
1. **A fourth floor is permitted with transfer of development rights or if all uses above the ground floor are exclusively affordable residential units.**
2. **Fourth floor shall set back a minimum of 55 feet measured from the centerline of the adjacent right-of-way. No fourth floor is proposed.**

YES D. **Maximum Building Height:**
1. **Two and three story buildings: 40 feet.** Proposed building height is 31'-5".
2. **Four story buildings: 48 feet.** N/A
3. **An additional 2 feet may be permitted if the additional height will contribute meaningfully to the building character or function.** N/A
4. **A stairway/elevator shaft providing access to a roof garden may exceed the maximum height by up to 10 feet provided it is stepped back at least 20 feet from the front and rear property line.** N/A

YES E. **Upper floor may be stepped back:** Upper floor is stepped back.

YES F. **Building Width 16 feet minimum:** Building width is forty-five (45) feet.

Roof Forms

YES A. **Type:** The inverted gable roof is not explicitly allowed or prohibited in the Code. At the Pre-application Design Review meeting, the Commission agreed that it is similar enough to a regular gable and a shed roof, both allowed roof forms, and that it should be permitted.

Façade Specifications

YES A. **Building Cap: The top of the building shall be defined by a cap, such as a cornice or eaves:** The top of the proposed building is defined by an eave.

YES B. **Upper Floor Façade Window Fenestration 30 to 70 percent of each upper floor façade shall be occupied by windows or doors, except where sloped roof forms are used:** Sloped roof forms are used. 90% of the upper floor is glazed.

- YES C. **Ground Floor Façade Window Fenestration 60 to 90 percent of each ground floor façade shall be occupied by transparent windows and doors:** 65% of the ground floor is occupied by transparent doors and windows.
- YES 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):** The upper floor is set back from the front and rear ground floor facades and has a roof deck with glass guardrails. On the sides of the building, at the height of the top of the guardrail, the material transitions from concrete to glass and steel.
- YES E. **Entry door for each business with ground floor street frontage:** Each of the two proposed ground floor offices has its own entry door, accessed from an entry alcove at the ground floor street frontage.

Façade Elements

- YES A. **Awnings/Marquees may project 3 to 6 feet from the facade:** A hemmed steel canopy projects five (5) feet from the front façade and does not intrude into the front yard setback.
- N/A B. **Balconies/Decks may project up to 6 feet from the façade:** No balcony/deck projections are proposed.
- N/A C. **Bay windows may project up to 3 feet from the façade:** No bay windows are proposed.
- N/A D. **Colonnades (supporting either a shed roof or balcony) may project up to 6 feet from the façade. Supporting posts shall have a diameter or square width between 6 to 12 inches.** No colonnades are proposed.
- YES E. **Vertical Clearance 8 feet minimum:** Vertical clearance is ten (10) feet.
- N/A F. **Clearance from inside of post/column to façade is 5 feet minimum:** No posts are proposed at the ground level façade.
- YES G. **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.** None of these elements are proposed on the front façade.

Use Specifications

- YES A. **Upper Floor with Street Frontage Uses:** All uses as permitted by Table 1 are allowed. Parking is prohibited. The proposed use is residential in a mixed-use building.
- YES B. **Ground Floor with Street Frontage Uses:** All Retail Trade, Retail Service and Professional Service uses as permitted by Table 1 are allowed. Parking is prohibited. Two professional service offices are proposed.
- YES C. **Floors without Street Frontage:** All uses as permitted by Table 1 are allowed. Structured parking is allowed. Structured parking with storage and mechanical is proposed.
- N/A D. **Basement Uses:** Parking, storage, and accessory uses associated with ground floor and upper floor principle building uses are permitted. Additional space for a permitted ground floor use is also permitted. No basement is proposed.
1. A minimum of 50 square feet of storage space is required for each community housing unit within a building. No community housing is proposed.
- YES E. **Minimum Depth of Street Frontage Uses:** 20 feet as measured from the front façade. On a corner building, the depth shall be 12 feet from the side façade adjacent to the street. The front building depth is twenty-seven (27) feet from the front setback line. The lot is not a corner lot.
- YES F. **Private Outdoor Space:** 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 feet. The residential use on the upper level has roof decks on the front and rear of the building, as well as one (1) on the south side. All are over fifty (50) square feet in size and have minimum dimensions greater than six (6) feet.
- YES G. **Roof Gardens are allowed:** Roof gardens for the residential unit are proposed.
- YES H. **Utility meters, garbage disposal areas, surface parking lots, and loading and unloading facilities shall be located to the rear of the building. Utility meters are allowed in the setback zone if they are enclosed within a utility box:** The utility meters will be at the rear of the building, outside the alley setback zone. The garbage will be stored within the parking structure and set out in the alley setback on garbage collection day. No surface parking lot or loading facility is proposed.

17.64.020 Design Review Regulations and Guidelines

17.64.020.4.A. ALL BUILDING FACADES

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.

Applicant's Statement: All facades are designed with solid surfaces and window openings. There are no blank walls.

Staff Analysis: The façades utilize a variety of materials, including glass, steel, concrete and wood, at different planes. While the front façade contains a lot of glass, it is complimented by concrete walls at either end of the façade, a projecting steel canopy, steel roof fascia and a wasabi green front door. The upper level glazing is recessed under a tongue and groove, fir soffit roof. Similarly, at the alley, metal roll-up garage doors face the alley, and the substantially glazed upper level is recessed under the butterfly roof. The ground floor side walls consist of panel-formed concrete punctuated with the interior courtyard space and a couple of tall windows serving the offices. At the upper level, steel and glass elements are used.

Recommendation: This standard has been met.

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

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

Staff Analysis: The ground floor side facades are primarily clad in panel-formed concrete. The front ground façade is clad in glass and steel and the rear in steel with metal roll-up garage doors. The upper level facades have a much lighter appearance, consisting of mostly glass with some steel elements.

Recommendation: This standard has been met.

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.

Applicant's Statement: There are no stairways on the building façade.

Staff Analysis: There are no stairways on the building façade.

Recommendation: This standard does not apply.

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.

Applicant's Statement: 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.

Staff Analysis: The front façade utilizes concrete, glass, black painted steel with a tongue and groove, fir roof soffit and wasabi green accent at the front door. The other façades continue

the use of the same materials, minus the green door. The side and rear facades are simpler and have a heavier feel than the mostly glass and steel front façade.

Recommendation: This standard has been met.

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.

Applicant's Statement: There is no existing building.

Staff Analysis: The proposed project consists of new construction on a vacant lot.

Recommendation: This standard does not apply.

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

Applicant's Statement: There is no existing building.

Staff Analysis: The proposed project consists of new construction on a vacant lot.

Recommendation: This standard does not apply.

17.64.020.4.B. MIXED-USE/HOTEL BUILDING FACADES

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

- 1. 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.**
- 2. Upper floor window openings that have a vertical orientation and proportion. Mirror and tinted glass is prohibited on upper floor facades.**

Applicant's Statement: All building facades have storefront windows with clear transparent glass. All glass is vertical in orientation and there is not mirrored or tinted glass.

Staff Analysis: The applicant has stated that all glass used will be clear and transparent and that no mirrored or tinted glass will be used. The ground floor street façade utilizes a substantial amount of glass, creating a "storefront" look with good visual communication between the interior of the office spaces and the sidewalk. The upper floor windows have a vertical configuration.

Recommendation: This standard has been met.

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.

Applicant's Statement: 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.

Staff Analysis: The front façade includes a recessed entry, floor to ceiling display windows, a sheltering steel canopy along most of the façade with transom windows above. The top of the façade terminates with a steel fascia at the roof eave.

Recommendation: This standard has been met.

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

None

17.64.020.4.D. HISTORIC BUILDINGS

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.

Applicant's Statement: There are no historical buildings being altered.

Staff Analysis: The proposed project does not involve alteration of an historic building.

Recommendation: This standard does not apply.

17.64.020.4.E. ROOFS

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

Applicant's Statement: The roof is compatible with the character of the building and no reflective materials will be used.

Staff Analysis: The proposed roofing material is EPDM, dark gray in color and appropriate for a low-pitched roof. It will not be visible from the ground below. The butterfly roof form is compatible with the overall modern style and character of the design.

Recommendation: This standard has been met.

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

Applicant's Statement: All sides of the roof are consistent.

Staff Analysis: The proposed butterfly roof provides a simple form that shelters the upper floor of the building. Generous outdoor decks are substantially covered by this roof. The roof has a slightly steeper pitch on its rear section but is generally low-pitched and very simple. The proposed fascia is black painted steel and the roof soffit is tongue and groove fir.

Recommendation: This standard has been met.

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.

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

Staff Analysis: The proposed butterfly roof directs snow and water to the center of the building where it will be collected by roof drains and directed to drywells. However, to minimize snow movement on the roof, snow guards have been proposed and are depicted on the roof plan.

Recommendation: This standard has been met.

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

Applicant's Statement: There will be no mechanical equipment on the roof.

Staff Analysis: No mechanical equipment is proposed on the roof.

Recommendation: This standard does not apply.

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.

Applicant's Statement: The roof extends 3'-0" over the public sidewalk.

Staff Analysis: The drip line of all roofs is contained on private property. The canopy roof extends five (5) feet into the front yard setback, which is allowed by the code, but it does not cross the property line.

Recommendation: This standard has been met.

17.64.020.4.F. AWNINGS AND MARQUEES

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

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

Applicant's Statement: Agreed.

Staff Analysis: The proposed "canopy" is made of black painted steel, has minimal thickness and does not obscure the views into the storefront windows. An address sign and possible business identification signs are proposed to hang from the bottom of the canopy. Signage will be addressed later in this analysis.

Recommendation: This standard has been met.

17.64.020.4.G. BALCONIES

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

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

Applicant's Statement: There are no projecting balconies.

Staff Analysis: No projecting balconies are proposed.

Recommendation: This standard does not apply.

17.64.020.4.H. COLONNADES

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

1. 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.
2. Supporting columns and posts shall be spaced and sized so that they do not block views of storefront windows from the street.

Applicant's Statement: There are no projecting colonnades.

Staff Analysis: No projecting colonnades are proposed.

Recommendation: This standard does not apply.

17.64.020.4.I. BAY WINDOWS

None

17.64.020.4.J. FRONT PORCHES/STOOPS

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

1. 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.
2. 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.
3. 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.
4. 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.

Applicant's Statement: There are no front porches on the ground level.

Staff Analysis: No front porch or stoop is proposed.

Recommendation: This standard does not apply.

17.64.020.4.K. PUBLIC OPEN SPACE

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:

1. Trash receptacles.
2. A combination of landscaping and paved surfaces.
3. Pedestrian scaled lighting.

- 4. 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.**

Applicant's Statement: The project does not contain public open space at a scale to necessitate pedestrian gathering/amenities other than benches.

Staff Analysis: The proposed project provides a concrete pedestal for public art installation at the northern property line, a widened sidewalk with a concrete/wood bench at the southern property line, a mix of concrete pavement and low growing shrubs at the front of the building and down lighting along the sidewalk.

Recommendation: This standard has been met.

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.

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

Staff Analysis: The project proposes about two hundred (200) square feet of temporary snow storage in planting beds at the front of the building. The applicant has stated that he will maintain the public sidewalk to be clear of snow and that the snow will be hauled away as needed.

Recommendation: This standard has been met.

17.64.020.4.L. SERVICE AREAS

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.

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.

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

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

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

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

Applicant's Statement DR.L-1 thru DR.L-6:

1. Trash disposal area is located at the west end of the building next to the garage.
2. Trash disposal area is enclosed on west end of building.
3. Trash container will be kept in enclosure, except when being emptied.
4. Trash enclosure will be maintained.
5. Trash enclosure will not interfere with movement.
6. Clear Creek disposal to determine number of receptacles.

Staff Analysis Summary DR.L-1 thru DR.L-6: A trash room has been provided at the northwest end of the garage portion of the structure. It will contain trash/recycling receptacles except when they are put out in the alley setback on collection day. The applicant has noted that they will maintain the trash enclosure and that the trash disposal company shall determine the required number of receptacles.

Recommendation: This standard has been met.

17.64.020.4.M. MECHANICAL AND ELECTRICAL EQUIPMENT

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:

1. Electric and water utility meters
2. Power transformers and sectors
3. Heating/ventilation/cooling equipment
4. Irrigation and pool pumps
5. Satellite dishes greater than 18" in diameter
6. Antennas
7. Rooftop mechanical equipment
8. 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.

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

Staff Analysis: Utility meters are proposed to the rear of the building on the northern side façade and will not be visible from public view. The applicant plans to underground the existing power lines in the alley and on his property. All other mechanical equipment is proposed to be housed within the mechanical room at the northern end of the garage portion of the building.

Recommendation: This standard has been met.

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.

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

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

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

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.

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.

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.

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.

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

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.

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.

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.

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.

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

1. 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
2. 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”.
3. 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.
4. 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.

Applicant’s Statement DR.N-1 thru DR.N-13:

1. All areas will be maintained.
2. Landscaping to include all of the above, see plan for specific plant species.
3. Landscaping to be drip irrigated.
4. All trees to meet City specifications. See plan for specific plant size and species. Current plan indicates a 3” caliper tree.
5. All trees will be pruned as needed to meet City standards.
6. All trees will have adequate planting area, see landscape plan for location and planting area.
7. Shrubs to be 5 gallon size or bigger, see plan for specific container size.

8. N/A
9. N/A – Trees on site are marginal at best. No replacement trees are offered on the project other than the street tree planting.
10. Landscaping will be generally maintained for plant health and culture.
11. Trees located within the public sidewalk will have a tree grate that meets City standards.
12. N/A

Staff Analysis: The landscaping plan indicates a three (3) inch caliper street tree in the public right-of-way near the southern edge of the lot, fourteen (14) two (2) inch caliper columnar Swedish aspen along the sides of the building and seven (7) species of shrubs and perennials to be planted along the front and sides of the building. Drip irrigation is proposed. The applicant has stated that City tree grate and maintenance standards will be met and that minimum shrub sizes will be adhered to.

Recommendation: This standard has been met.

17.64.020.4.O. FENCES, WALLS, AND GATES

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

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

DR.O -3: Fences and walls shall have an articulated design. Articulation can be created by having regularly spaced 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.

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.

Applicant's Statement DR.O-1 thru DR.O-4:

1. Site walls to be compatible with the architecture.
2. N/A
3. Site walls will have an articulated design by varying in height, see Landscape Plan.
4. Site walls to comply with maximum fence heights, see Landscape Plan for location and heights.

Staff Analysis: The proposed site walls are made of board-formed concrete to match the chimney and complement the rest of the architecture. They run along the sides of the building on the north and south property lines, providing some privacy to the interior courtyard space. The walls are just less than six (6) feet high at the center of the property and are maximum four (4) feet high within thirty (30) feet of the front property line.

Recommendation: This standard has been met.

17.64.020.4.P. SITE LIGHTING

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.

1. Intersection of streets.
2. Intersection of alleys and streets.
3. Surface parking lots.
4. Parking structures, including access points elevators, and stairwells.
5. Pedestrian walkways and paths.
6. Plazas.
7. Sidewalks.
8. Automated Teller Machines (ATMs).
9. All entrances to buildings, including rear and service entrances.
10. Garbage disposal areas.
11. Alleys.
12. Other areas that are routinely used by pedestrians.

Applicant's Statement:

1. N/A
2. N/A
3. N/A
4. See Architectural Plans
5. Pathways to have side lighting, see Landscape Plan for location
6. N/A
7. N/A
8. N/A
9. See Architectural Plans
10. N/A
11. N/A
12. N/A

Staff Analysis: Site lighting locations are shown on the landscaping plan, and cut sheets have been provided. Most of the lighting will be provided by low, wall-mounted step lights along the walkways within the property and at the roof decks. In addition, a couple of low down lights are proposed to light the public sidewalk.

Recommendation: This standard has been met.

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.

Applicant's Statement:

Applicant's Statement: N/A

Staff Analysis: The proposed lighting meets the requirements of the Dark Skies Ordinance and is located and directed to prevent off-site glare impacts while still providing illumination of outdoor walking surfaces.

Recommendation: This standard has been met.

17.64.020.4.Q. PLAZAS, PEDESTRIAN WALKWAYS, AND COURTYARDS

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, and/or Concrete with special textures, colors, and patterns.

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.

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.

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

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.

Applicant's Statement DR.Q-1 thru DR.Q-5: N/A

Staff Analysis: The proposed walking surface of the pedestrian walkways within the project is scored concrete to complement the sidewalk and the architecture and to contrast with the adjacent asphalt street. No courtyards (per the City's definition) or plazas are proposed.

Recommendation: This standard has been met.

17.64.020.4.R. PARKS

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

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.

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.

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.

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.

Applicant's Statement DR.R-1 thru DR. R-5: N/A

Staff Analysis DR.R-1 thru DR.R-5: No parks are proposed.

Recommendation: This standard does not apply.

17.64.020.4.S. BICYCLE PARKING

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.

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.

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.

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.

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.

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.

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.

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.

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

Applicant's Statement DR.S-1 thru DR.S-9:

1. Building to have 2 bicycle racks that comply with City standards.
2. Building to have 2 bicycle racks that comply with City standards.
3. Building to have 2 bicycle racks that will be mounted in a row.
4. Bicycle racks will be placed 30" apart.
5. Bicycle racks will be anchored to the concrete sidewalk.
6. Bicycle rack to be placed on the southeast corner of the property and will not block the entrance to the building.
7. N/A
8. Racks are mounted within 50' of the entrance.
9. Racks are clearly visible, see Landscape Plan.

Staff Analysis DR.S-1 thru DR.S-9: Two appropriately spaced bicycle racks are proposed at the southeast corner of the property, within fifty (50) feet of the building entrance, but not blocking pedestrian access to the building or on the sidewalk. The applicant has stated that the racks will comply with City bicycle rack standards.

Recommendation: This standard has been met.

17.64.020.4.T. STREETS AND STREETSCAPES

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

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.

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.

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.

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.

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

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.

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

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

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.

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.

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

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.

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.

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

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

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.

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.

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.

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

Applicant's Statement DR.T-1 thru DR.T-20: N/A

Staff Analysis DR.T-1 thru DR.T-20: The applicant is proposing to replace the existing concrete sidewalk with a new scored concrete sidewalk. Existing street parking will remain. The Street Department has requested that, if possible, any trenching, to accommodate the new water and sewer that will need to come across East Avenue, be accomplished prior to the chip/micro sealing work that the City will be performing this coming summer. In addition, the Street Department will require that the existing, damaged curb and gutter be replaced with new. Planning staff have noted that the proposed sidewalk plan does not always provide the required five (5) feet of pedestrian clearance. Prior to issuance of a building permit, the sidewalk plan shall be revised to provide a minimum of pedestrian clearance at all locations. These have been made conditions of approval.

Recommendation: This standard has been met with the following conditions:

- Prior to issuance of a building permit, the applicant shall enter into a street use agreement with the City in order to use City right-of-way for staging, storage and/or any other work to be performed in the right-of-way.
- At building permit application, civil engineering plans, showing minimum five (5) foot wide pedestrian sidewalk clearances at all locations, including at the proposed art pedestal and tree grate shall be submitted, for review and approval.
- The existing sidewalk, curb and gutter are in disrepair and shall be replaced. At building permit application, civil engineering plans, showing replacement curb, gutter and sidewalk, shall be submitted, for review and approval.

SUMMARY OF DESIGN GUIDELINES:

Per Section 17.64.020.C, Recommended Design Guidelines, "compliance with design guidelines is not required, but is strongly encouraged." In general, the proposed project meets the Community Core design guidelines, with the following items to be considered by the Commission:

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.

Applicant's Statement: There is one shared awning due to minimal space between openings.

Staff Analysis: The building width is only forty-five (45) feet, and the proposed "canopy" is about thirty-seven (37) feet long. It extends from the concrete at the southern end of the front façade across the entire width of the glazing, providing a strong vertical element that breaks up the expanse of glass and offers shelter at the building entrance.

Recommendation: The canopy design is consistent with the overall design concept. Staff feels this is a good way to address a narrow lot.

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

Applicant's Statement: N/A

Staff Analysis: Concrete walls that meet the height requirements of the code are proposed along the side property lines. They are solid, board-formed concrete and reflect the heavy, earth-bound feel of the design of the ground floor façade.

Recommendation: The concrete wall design is consistent with the overall design concept.

STAFF RECOMMENDATION

Based on the applicant's submittal and review of the zoning code, Staff recommends approval of the Wolff Mixed-use Community Core Design Review, subject to Conditions #1 - 8 below.

FOR MOTION PURPOSES

1. This project, Wolff Mixed-Use, **does not** meet the standards for approval under Chapter 17.64 of Ketchum Zoning Code Title 17 **because of the following standards** (Commission to insert reasons for denial); or,
2. This project, Wolff Mixed-Use, **does** meet the standards for approval under Chapter 17.64 of Ketchum Zoning Code Title 17 only if the following conditions of approval are met.

PROPOSED CONDITIONS

1. The requirements of the Ketchum Water, Sewer, Fire, Street and Building Departments shall be met;

2. Design review approval shall expire one (1) year from the date of the signature of the findings of fact, conclusions of law & decision, unless an extension is requested and granted per Chapter 17.96, Ketchum Municipal Code;
3. Design Review elements shall be completed prior to final inspection/ occupancy;
4. This Design Review approval is based on the plans dated January 21, 2013, and information presented and approved at the meeting on the date noted herein. Building Permit plans must conform to the approved Design Review plans unless otherwise approved in writing by the Commission or Planning and Zoning Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal;
5. At building permit application, civil engineering plans shall be submitted for review and approval showing sidewalk and drainage designs. The existing sidewalk, curb and gutter are in disrepair and shall be replaced. A minimum five (5) foot wide pedestrian sidewalk clearance must be achieved at all locations, including at the proposed art pedestal and tree grate;
6. Prior to issuance of a building permit, a specific Master Signage Plan shall be submitted to the Planning Division for review and approval;
7. Prior to issuance of a building permit, the applicant shall enter into a street use agreement with the City in order to use City right-of-way for staging, storage and/or any other work to be performed in the right-of-way; and
8. The alley behind the subject property contains a Ketchum Spring Water supply line. The alley may be used for access to the project, but no material may be stored in the alley. If the supply line needs repair, immediate access shall be granted to the Utility Department.

*Signed Findings of Fact and Conclusions of Law will be emailed to the applicant after the Planning and Zoning Commission decision has been made.