

RESOLUTION NUMBER 07-038

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO
AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT FOR SERVICES
WITH WINTER AND COMPANY IN AN AMOUNT NOT TO EXCEED
\$6,705.

WHEREAS, pursuant to Idaho Code §50-301, the City of Ketchum is empowered to enter into contracts as may be deemed necessary to promote the public health, safety, and welfare of Ketchum and its residents; and

WHEREAS, the City desires to obtain expert consulting services necessary to complete the Ketchum Massing Study; and


WHEREAS, Winter and Company has such expertise and has offered to provide such services in an amount not to exceed \$6,705; and

WHEREAS, the City Attorney shall review and approve such contract before the Mayor shall execute it.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the City Council of the City of Ketchum, Idaho that the City Council that the Mayor is authorized and directed to execute a contract for services with Winter and Company in an amount not to exceed \$ 6,705.

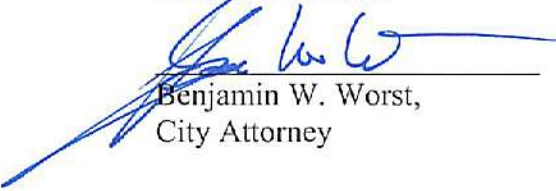
This Resolution will be in full force and effect upon its adoption this nineteenth (19th) day of March 2007.

CITY OF KETCHUM, IDAHO



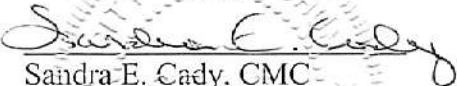
Randy Hall, Mayor

APPROVED AS TO FORM
AND CONTENT:



Benjamin W. Worst,
City Attorney

ATTEST:



Sandra E. Cady, CMC
City Treasurer/Clerk

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MEMORANDUM



To: Ketchum City Council

From: Lisa Horowitz
Contract Land Use Planner

Subject: Hotel Massing Study, Ketchum Entrance Corridor

Date: March 12, 2007

Council Members:

As you are aware, there are three possible hotel projects at the Ketchum Entrance Corridor. Jack Bariteau is planning an 80-room condominium hotel where Trail Creek Village is currently located. He brought his preliminary concepts to the City on February 20th to discuss the employee housing requirements of his proposal. Steve Burnstead has proposed 4 and 5 story hotel options on the old Bald Mountain Lodge site. We are continuing to meet with Steve as he refines his plans. Matt Cosgriff is representing the Gateway project, a 200 room hotel planned for the site across Main Street from Trail Creek Village, between Trail Creek and Rivers Street. This hotel plans on submitting for pre-application design review in the near future. We have asked all three of these hotel developers if they would be willing to participate in a massing study for the entrance corridor. The purpose of the study would be to take an objective view of height, bulk and mass, and to determine the areas on each of those three properties that might best accommodate additional height without compromising community values. We expect this study to take about six weeks. By the date of your meeting, we will have heard back from all three hotels regarding their participation in the costs.

Attached please find the two proposals we have received on the Ketchum Massing Study. Staff recommends that we proceed with Winter and Company, the lower cost proposal. If this cost is split four ways between the City and the three teams, the City's cost will be \$6,705.00 Winter and Company is prepared to start at the end of March, and have the work complete by the end of May.

Feel free to call me if you have questions.

Model three alternative massing scenarios for three sites including adjacent context.

Step 1: Assessment

Tasks

- 1.1 On-site tour to review context and collect background materials (Trip #1)
- 1.2 Review regulations
- 1.3 Develop site sensitivity design framework analysis; consider the following components:
 - Entryway/Gateway
 - Views
 - Solar access
 - Environmental features
 - Streetscape
 - Neighboring context

Deliverables

- Site Sensitivity Design Framework Analysis & Map (4 pages)

Fees - Step 1

Personnel	Rate	Hours	Amount	Subtotal
N. Winter	\$155	24	\$3,720	
J. Husband	\$115	4	\$460	
W. Ward	\$75	24	\$1,800	
M. Rageth	\$45	24	\$1,080	

Step 1 Fees **\$7,060**

Expenses - Step 1

Unit	Cost	Quantity	Amount	Subtotal
Airfare (Winter-1 time, Ward-1 tir	\$500	2	\$1,000	
Car Rental	\$85	3	\$255	
Accommodations	\$150	4	\$600	
Meals	\$50	6	\$300	
Photography	\$100	Lump Sum	\$100	
Reproduction	\$100	Lump Sum	\$100	
Technical	\$400	Lump Sum	\$400	

Step 1 Expenses **\$2,755**

TOTAL STEP 1 **\$9,815**

Step 2: Model Alternatives

Tasks

2.1 Considering the design framework and the following design components, we will develop three infill models per site.

- Sun & shade
- Mass & scale
- Building Height 3 to 5 stories
- Solid-void façade treatment

2.2 Develop summary report

- Site models within context (3-d images)
- Building and site statistics
- Overarching design guidelines

Deliverables

- Develop preliminary models
- Review with staff on-site
- Develop final models
- Submit summary report with overarching design guidelines
- Review with staff in conference call
- Submit final

Fees - Step 2

Personnel	Rate	Hours	Amount	Subtotal
N. Winter	\$155	30	\$4,650	
J. Husband	\$115	30	\$3,450	
W. Ward	\$75	60	\$4,500	
M. Rageth	\$45	60	<u>\$2,700</u>	
Step 1 Fees				\$15,300

Expenses - Step 2

Unit	Cost	Quantity	Amount	Subtotal
Airfare (Winter-1 time)	\$500	1	\$500	
Car Rental	\$85	3	\$255	
Accommodations	\$150	2	\$300	
Meals	\$50	3	\$150	
Reproduction	\$100	Lump Sum	\$100	
Technical	\$400	Lump Sum	<u>\$400</u>	
Step 2 Expenses				<u>\$1,705</u>

TOTAL STEP 2 **\$17,005**

TOTAL PROJECT COSTS **\$26,820**

Propose Schedule

Step 1

On-site Tour

March 29 & 30, 2007

Submit Site Sensitivity Design Framework Analysis & Map

April 6, 2007

Step 2

Submit preliminary models

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Review with staff on-site

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Submit final models

May 11, 2007

Submit summary report with overarching design guidelines

May 18, 2007

Review with staff in conference call

May 23, 2007

Submit final

May 31, 2007



March 9, 2007

Ms. Lisa Horowitz
City of Ketchum
480 East Avenue North
P.O. Box 2315
Ketchum, ID 83340

RE: Downtown Ketchum Hotel Developments - Massing Study Proposal

Dear Lisa:

RBF is pleased to submit this proposal to provide a massing study for the City of Ketchum. This proposal was prepared based on our telephone conversations.

It is our understanding that the City of Ketchum desire to have a massing study prepared for three hotel sites at the City's southern entrance. The study will depict 3-5 story buildings proposed by others for each site.

We recommend conducting this project in two phases: Phase 1 will focus on tasks 1 and 2 and will entail using the wire frame buildings prepared for the downtown master plan and Google Earth. If this meets the city's needs, then Phase 2, task 3,4 and 5, will be unnecessary and public resources will be minimized. If Phase 1 deliverables are not adequate for the city's purposes, RBF will conduct phase 2.

PHASE I

TASK 1 - SHADE/SHADOW STUDIES

RBF will develop a massing model from electronic plans and elevations provided by the City and prepare shade and shadow drawings for four time intervals throughout the day on the summer/winter solstices and vernal/autumnal equinoxes. The analysis will reflect both existing and proposed conditions of the hotel sites. RBF will prepare a written analysis of the shade and shadow affects, along with supporting graphics addressing potentially significant impacts generated by the proposed buildings on the surrounding area.

TASK 2 - WIREFRAME VISUALIZATION

RBF will prepare four Bird's-Eye views illustrating the size and location of the proposed hotels in relation to the existing buildings within downtown Ketchum. Wireframe representation of the buildings will be shown on top of existing topography utilizing an aerial photo to be provided by the city.

PHASE II

TASK 3 - SITE VISIT

Two RBF staff members will spend a total of three days in Ketchum, Idaho (including travel time to and from California). During the three days, RBF will conduct a careful study of existing surrounding geometry such as natural contours, topographic vertical/horizontal mass, vegetation, openness of sky, background/foreground landscape, texture, color, and brightness/contrast. RBF will identify, in consultation with City staff, potential view portals and view sheds through the use of frame by-frame digital photography. The view will take into consideration the proposed buildings and their impact on the Gateway.

TASK 4 - VISUAL ANALYSIS

RBF will analyze the proposed building mass and data gathered at site visit to define visual impacts of the proposed buildings at the gateway. RBF will explore with City staff alternative setbacks or maximum building heights and propose visual simulation illustrative for each scenario. (Approximately 5 visual simulations).

The level of detail, technique and rendering requirements can result in extreme fluctuations in budget. Thus, we would request further consultation with City Staff in order to finalize the scope of services for this task. For the purposes of a preliminary budget for this proposal, assuming five viewshed study images at a Level 1 effort (as

discussed below), we are estimating a per view simulation cost of approximately \$3,750. For information purposes, the Level 2 and Level 3 efforts are also provided below to assist the discussions and scoping of the visual analysis.

- Level 1 - Site topography paving and landscaping are modeled as masses. Small detail such as curb and gutter, drainage swales and fences are generally shown. Buildings are modeled as simple color masses only. Window, doors or other details are not modeled.

All objects in the model are assigned to color to replicate the actual material color. A rendering is produced that shows color mass and form of objects only. The screen is usually lighted with a single light source and shadows are not included. A site photo is not included. The subject is usually rendered with mock surrounding such as sky, ground plain, etc.

- Level 2 - Site topography, paving and landscape are modeled at a higher level of detail including curb and gutter drainage swales, fences and other significant objects. Building and other structures are modeled to include detail such as doors, windows, fascias and other element. This is necessary to depict the general character of the structure.

The various objects in the model are not only assigned color but material textures are also included. More attention is paid to accurately depicting the various material surfaces. The scene often requires additional light sources to enhance the level of realism. Shadows may or may not be necessary. The rendered subject is superimposed into a photograph and minimum retouching is done, usually limited to the masking of foreground objects.

- Level 3 - The site topography, street, parking area, landscape, buildings and other structures are modeled at a level necessary to create photorealism. Every attempt is made to represent the subject as close as possible to the way it will be viewed after construction.

All modeled objects are colored and textured, utilizing advanced mapping techniques such as decals transparency, and reflective maps. All available resources are used to create a depiction of the subject that is as close to photorealism as possible. This includes multiple light sources, shadows and other creative techniques. The rendered subject is superimposed into the photograph utilizing masking techniques that blend the two together seamlessly. Other items are also superimposed such as landscaping, trees cars and people as necessary to achieve realism.

TASK 5 - SITE VISIT AND VISUAL ANALYSIS PRESENTATION

One RBF staff member will spend one day in Ketchum, Idaho (including travel time to and from California) and present the visual analysis to City Council and City staff.

DATA NEEDS

- Electronic Plans and elevations of proposed buildings (AutoCAD preferred)
- Site topography (AutoCAD preferred)
- Aerial Photo
- Heights of existing and proposed buildings; and
- View Locations.

FEE

Task 1 - Shade/Shadow Studies	\$ 6,000.00
Task 2 - Wireframe Visualization	\$ 4,000.00
Task 3 - Site Visit	\$ 7,000.00
Task 4 - Visual Analysis (5 visual simulations)	\$18,750.00
Task 5 - Site Visit and Visual Analysis Presentation	<u>\$ 3,500.00</u>
Total	\$39,250.00

We look forward to the opportunity to work with you on this project. Please call me at (949) 855-5704 if you have any questions or comments.

Sincerely,
RBF CONSULTING



Alaa Chaabani, RLA Date: 3/9/07