

Sawtooth Serenade

FINAL DESIGN REVIEW



KETCHUM PLANNING AND ZONING COMMISSION – NOVEMBER 25, 2025

Meeting Process

- Staff Presentation
- Applicant Presentation
- Question and Answer
- Public Comment
- Applicant Response
- Deliberation and Decision

Location

Subject Property: 260 N 1st Ave (Lot 5A Block 38 Ketchum Townsite)

Zone District:
Community Core Subdistrict 2 –
Mixed Use (CC-2)

Existing:
Vacant Lot



Project Introduction

23,867 gross square foot multi-family building on three Ketchum townsite lots in the downtown.

Proposed Development

Ground Floor:

- Underground parking
- Utilities/Garbage
- Storage for each unit
- Pickleball Court and Private Game Room/Bar

2nd Floor:

- First level of residential units

3rd Floor:

- Second level of residential units

Rooftop Deck



Process to Date

Pre-Application Meeting – January 24, 2023

Final Design Review Hearing #1 – February 11, 2025

Final Design Review Hearing #2 – September 23, 2025 (continued)

Applicable Regulations

Not subject to current city requirements for

- Minimum residential densities
- Ground floor commercial

**Interim Ordinance 1234 and Ordinance 1249*

Design Review Criteria

KMC 17.96.050.A

1. The project does not jeopardize the health, safety or welfare of the public.
2. The project conforms to all applicable standards and criteria as set forth in this chapter, this title, and any other standards as adopted or amended by the City of Ketchum from time to time.

Evaluation of City's adopted plans

- 2014 Comprehensive Plan

Goals and policies related to development in the community core, design of our built environment

- Strong and Diverse Economy
- Vibrant Downtown
- Community Character

Health,
Safety, and
Welfare

Health, Safety, and Welfare

Future Land Use Designation: Mixed-Use Commercial

“New structures in existing mixed-use areas should be oriented to streets and sidewalks and contain a mix of activities. Mixed-use development should contain common public space features that provide relief to the density and contribute to the quality of the street.”

Primary uses include offices, medical facilities, health/wellness-related services, recreation, government, residential, and services.

Health, Safety, and Welfare

Public Space:

High quality public spaces support a vibrant downtown and strong economy

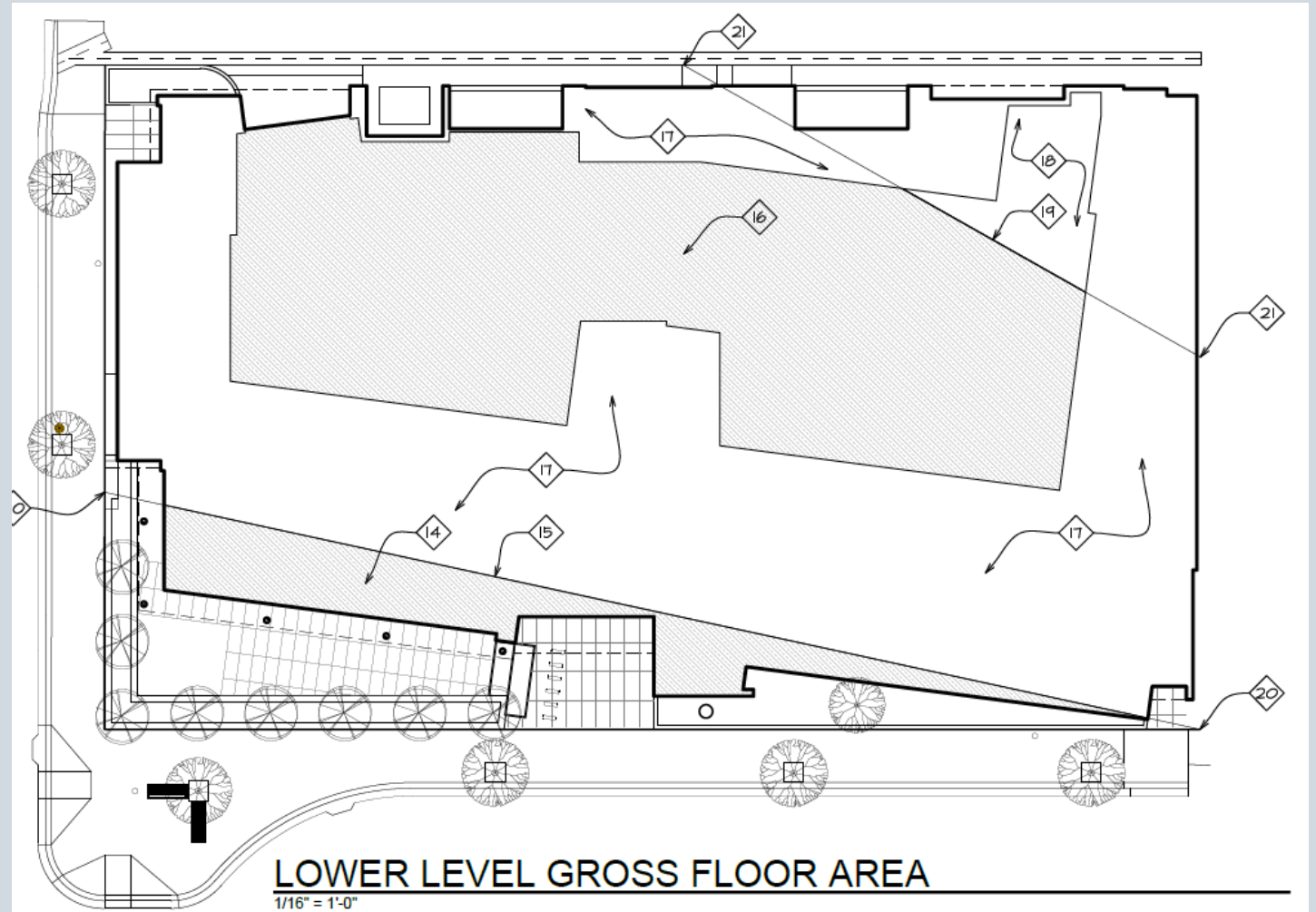
Contextual Design:

“Infill and redevelopment projects should be contextually appropriate to the neighborhood and development in which they occur. Context refers to the natural and manmade features adjoining a development site; it does not imply a certain style.”

Zoning Regulations

Application complies with all zoning requirements:

- Setbacks
- FAR
- Height
- Parking/Bicycle Parking
- Lighting



Design Review

KMC 17.96.050.F.5

“Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness”

Pre-Application

- **Materials** – monochromatic palette that may appear bland or muted without vegetation, too cool, recommended reduction in the use of metal paneling
- **Bulk of the structure** – there isn't enough visual distinction breaking up the building's appearance along its length
- **Fenestration/Glazing** – The amount of fenestration and monotony of that fenestration makes the building appear long and flat
- **North Façade (Sun Valley Rd)** – architectural features felt ungrounded and bulky
- **Corner of 1st and Sun Valley** – needed to be more open with windows and other public space
- **South Façade** – reduce the amount of black metal
- **Landscaping** – requested an introduction of public space into the development to provide better interface between the public and private realms, spacing of street trees
- **Roof** – long and flat nature of the third-floor roof

Final DR #1

- **Bulk and Mass/Architectural Features**
 - One long building with little differentiation
 - Design as at least two separate structures
 - Achieve neighborhood scale through design (Ketchum townsite lot rhythm)
 - Residential rather than commercial architectural features
 - Symmetry and banding and flat roof line exacerbate the bulk and mass
 - Lacks charm and the bulk of the building is unattractive
 - Sun Valley Rd facade doesn't seem to match the front façade along 1st Ave
- **Undulation/Relief –**
 - South façade continues to lack interest and needs to be addressed
 - Alley elevation needs differentiation between the windows and the building façade for the building to be successful
- **Fenestration/Glazing** - Too much glazing on the 1st Ave façade, uncharacteristic of surrounding buildings

Final DR #2

- **Bulk and Mass (Front/N 1st Ave Façade)**
 - Desire to minimize the appearance of one large structure
 - Break up the building to highlight residential architectural features
 - Detached approach rather than integrated circulation
- **Undulation/Relief (North and South Facades)**
 - Increase disconnection with building (north)
 - Lacks cohesiveness and complicates the façade (north)
 - Bulk and Flatness (south)
- **Fenestration/Glazing** – some reductions, although overshadowed by other design issues
- **Alley Façade** – staff supports changes to alley facade

Design Review Compliance

Review of Design Iterations

- Front façade (N 1st Ave)
- North Façade (Sun Valley Rd)
- South Façade
- Alley Façade

Review of Outstanding Issues



Front Façade (N 1st Ave)

PRE-APPLICATION DESIGN REVIEW



Front Façade (N 1st Ave)

FINAL DESIGN REVIEW #1



Front Façade (N 1st Ave)

FINAL DESIGN REVIEW #2

PRE-APPLICATION DESIGN REVIEW



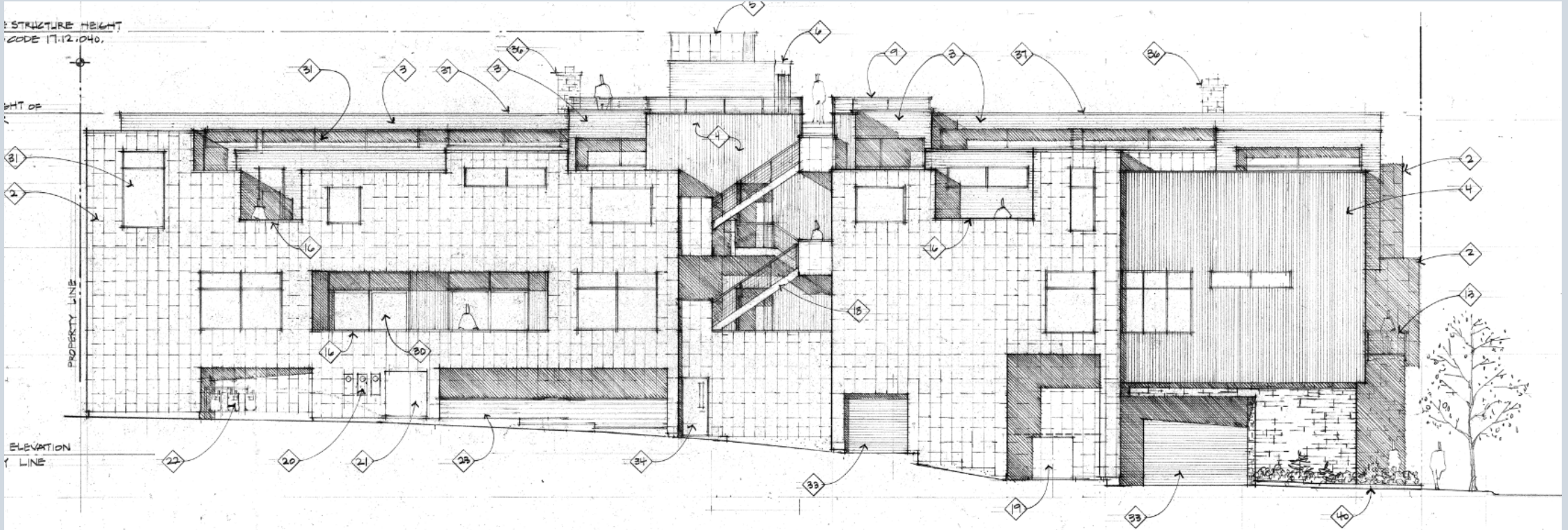
FINAL DESIGN REVIEW #1



FINAL DESIGN REVIEW #2



North Façade (Sun Valley Rd)



Alley Façade

PRE-APPLICATION DESIGN REVIEW



Alley Façade

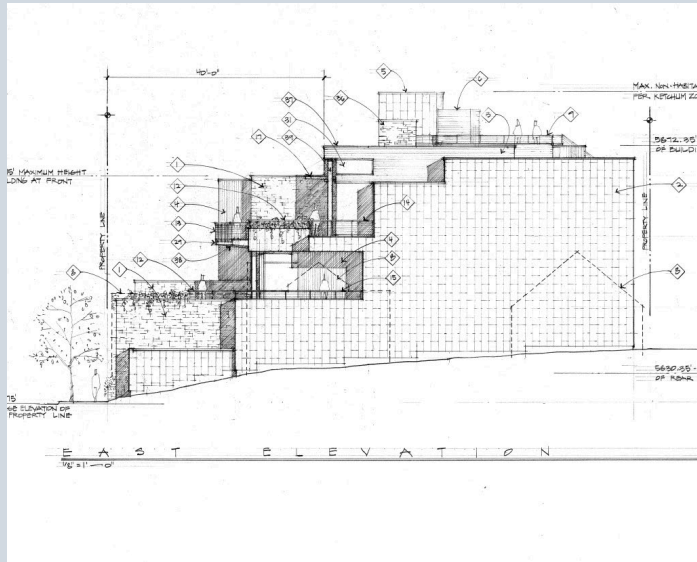
FINAL DESIGN REVIEW #1



Alley Façade

FINAL DESIGN REVIEW #2

PRE-APPLICATION DESIGN REVIEW



FINAL DESIGN REVIEW #1



FINAL DESIGN REVIEW #2



South Façade (interior)

Design Review

Bulk and Mass (Front/N 1st Ave Façade)

- Desire to minimize the appearance of one large structure
- Break up the building to highlight residential architectural features
- Detached approach rather than integrated circulation

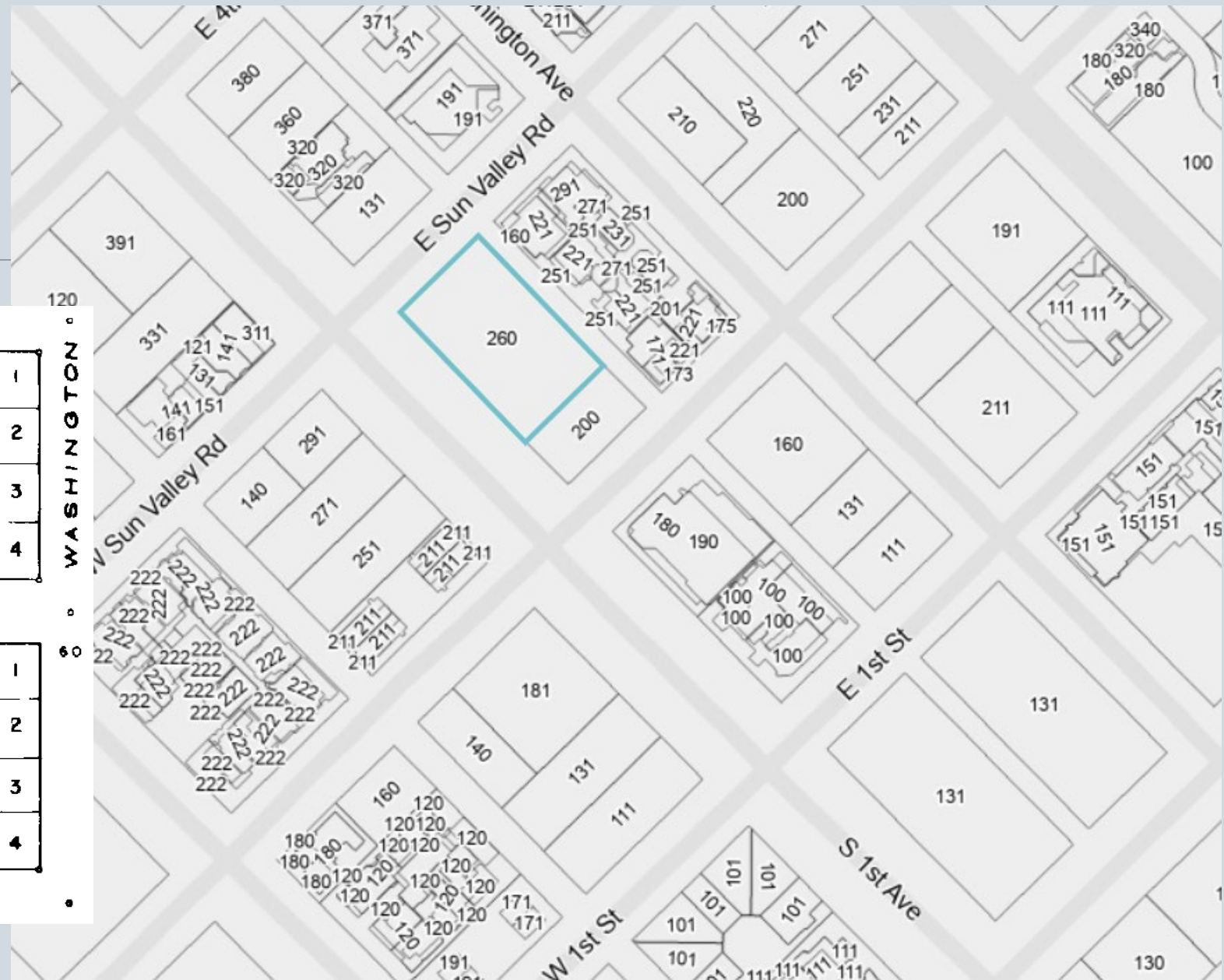
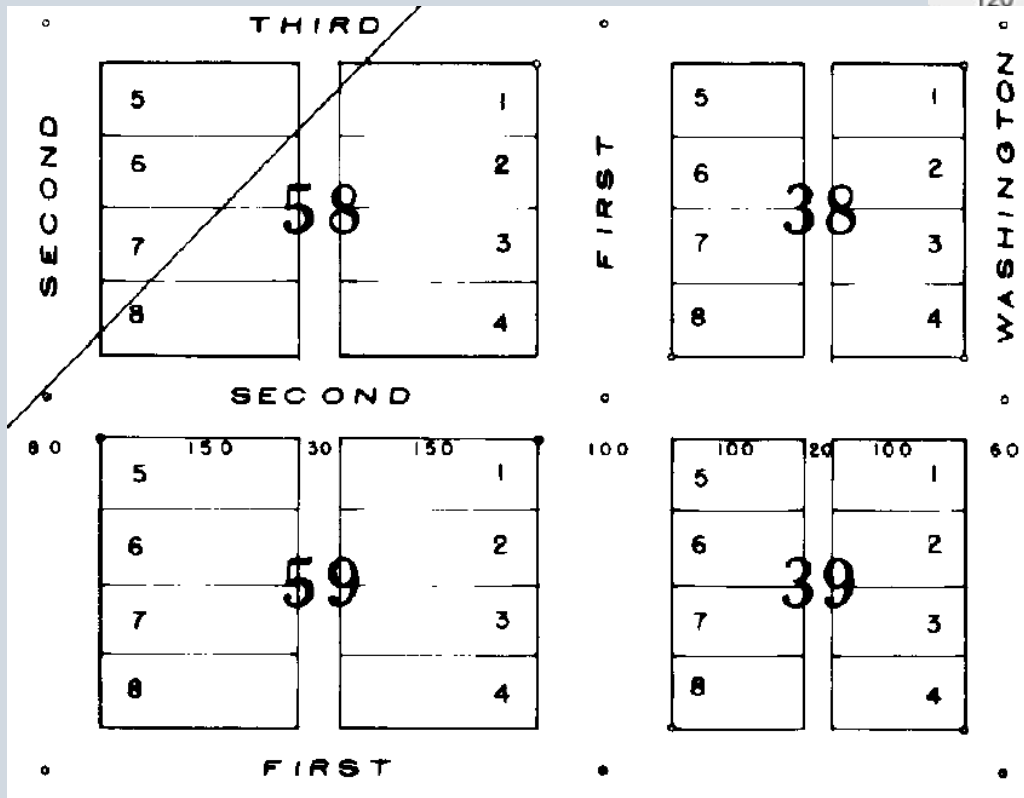
Undulation/Relief (North and South Facades)

- Increase disconnection with building (north)
- Lacks cohesiveness and complicates the façade (north)
- Bulk and Flatness (south)

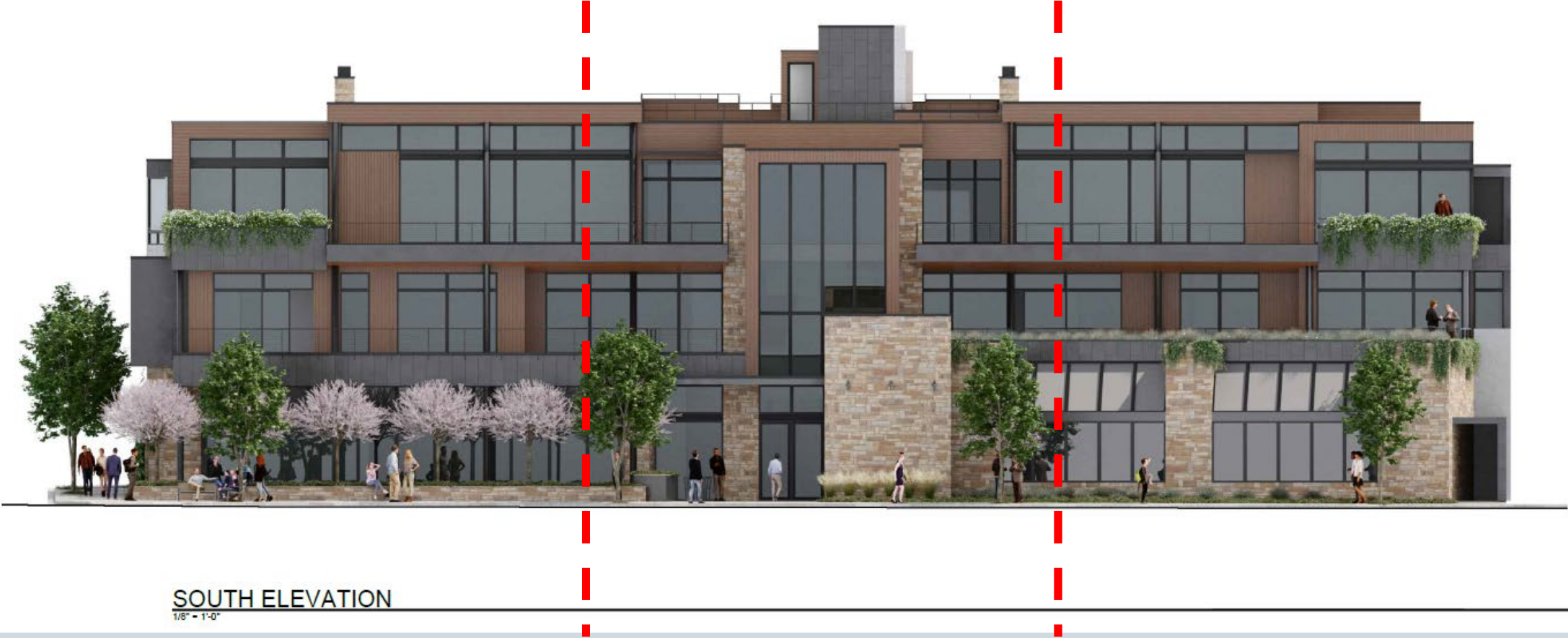
KMC 17.96.050.F.5

“Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness”

Length and Repetition



Length and Repetition



Length and Repetition



SOUTH ELEVATION

1/8" = 1'-0"



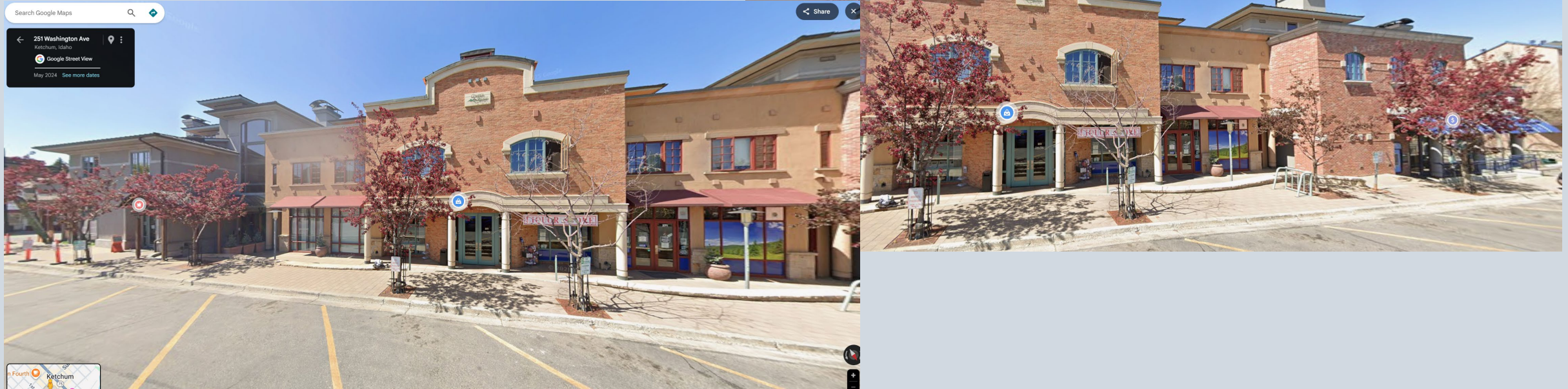
Front Façade (N 1st Ave)

FINAL DESIGN REVIEW #2

Reducing Bulk and Flatness

Effective Design Approaches

- Individual entrances with varying architectural types
- Change of material types and colors
- Varying architectural features (window/door detailing, awning types, roof details)
- Varying rooflines
- Public Spaces





Alley Façade

FINAL DESIGN REVIEW #2



North Facade



South Facade

Staff Recommendation

PZ Commission Options:

- Motion to Approve
- Motion to Approve with conditions
- Motion to continue to a date certain or uncertain
- Motion to Deny

Recommended Motion: “I move to deny the design review application (P24-027) for the Sawtooth Serenade development located at 260 N 1st Ave and direct staff to return with findings of fact, conclusions of law, and decision.”