

Cohesive Ketchum: Comprehensive Plan Update

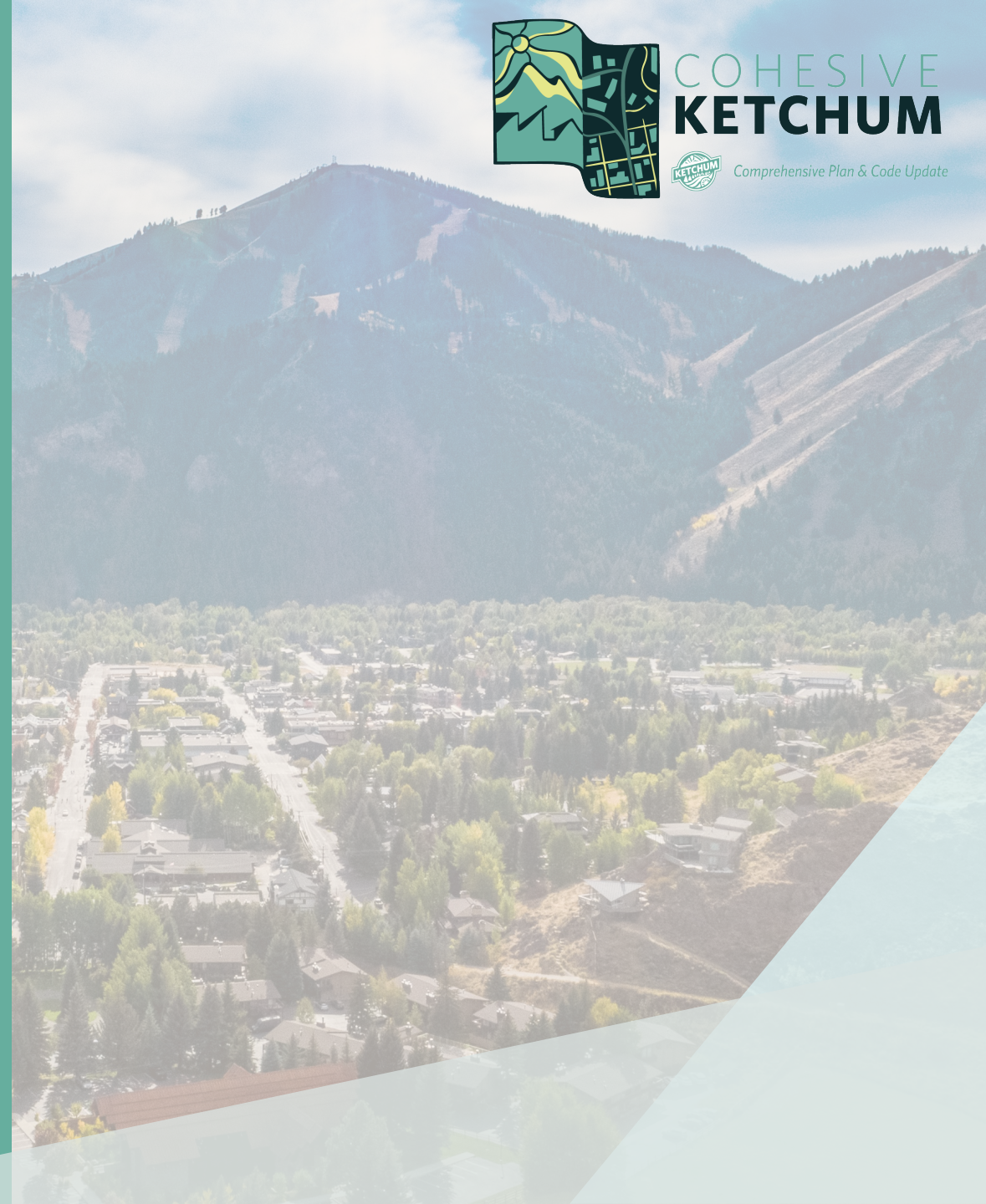
August 2024



COHESIVE
KETCHUM



Comprehensive Plan & Code Update



WHAT TO EXPECT

11:00 AM - Background Presentation

11:15 AM -12:55 PM - Breakout
Groups

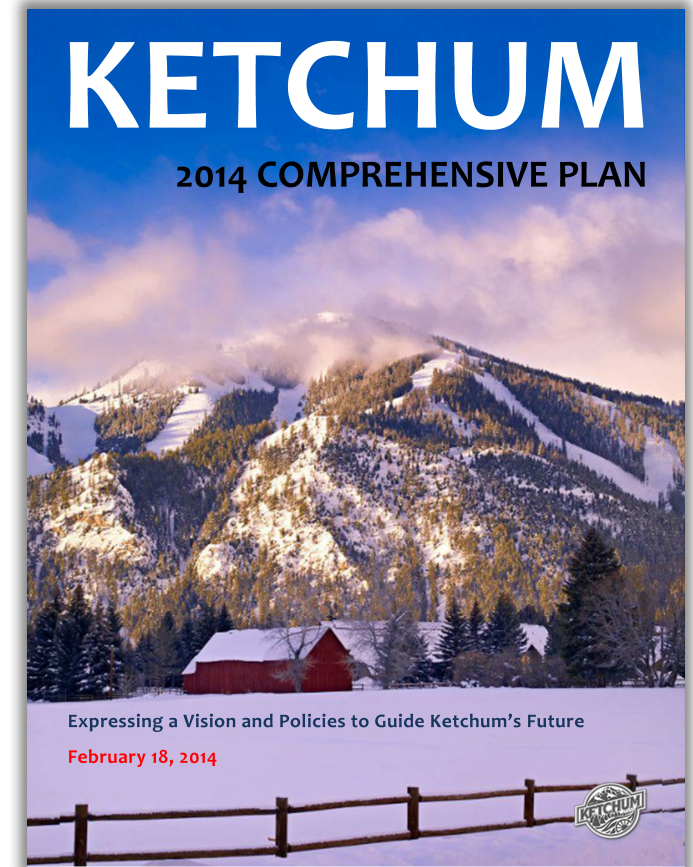
- Tourism/Economy Focus
- Character Focus
- Housing Focus

12:55 PM - Wrap-Up

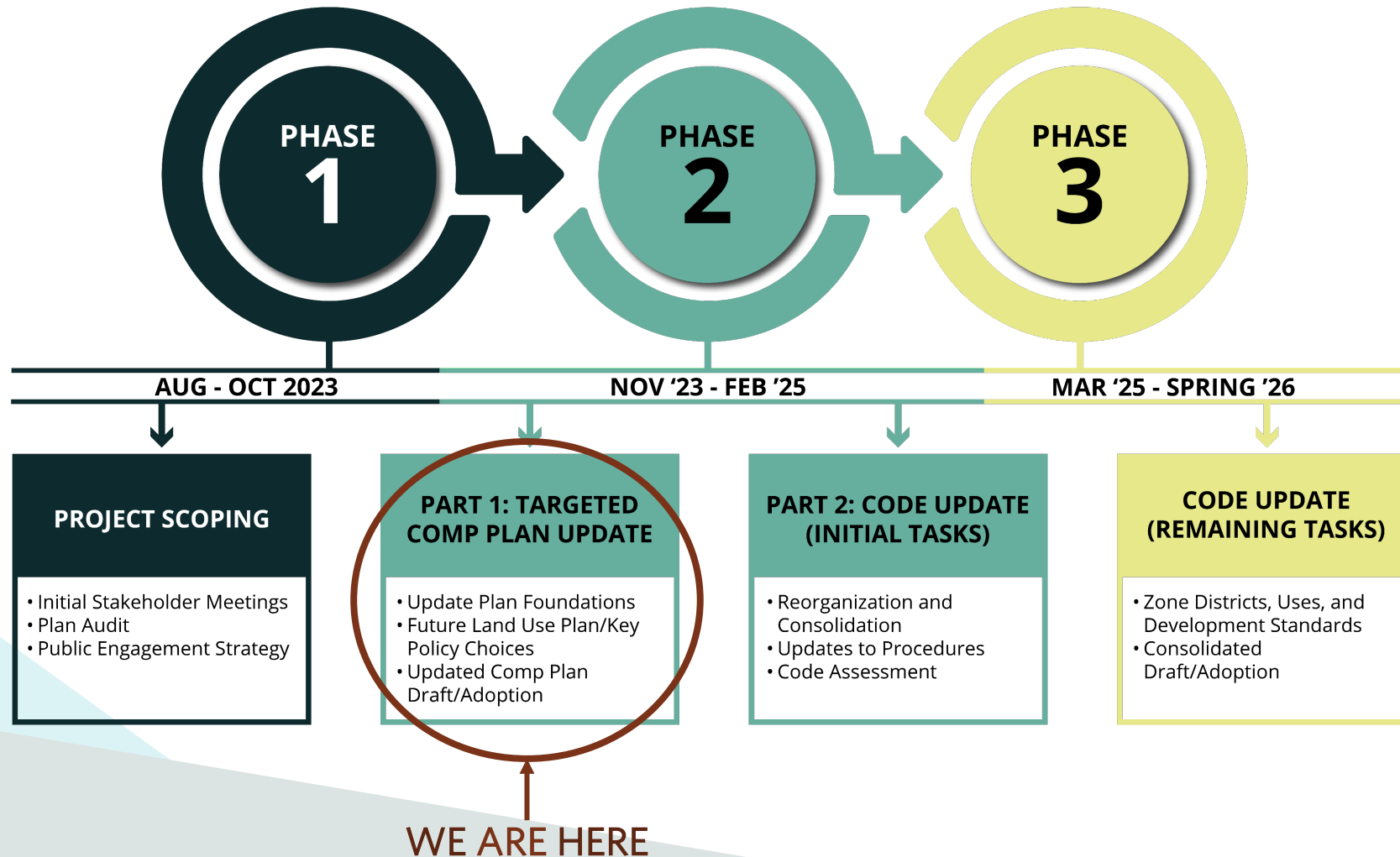


WHAT IS A COMPREHENSIVE PLAN?

- Overarching policy guide for Ketchum
- Provides guidance on where and how the community should grow
 - 10 to 20-year planning horizon
 - Reflects community values and priorities
 - Land use focus
 - Supplemented by area-specific and topic-specific plans (e.g., Housing Action Plan, Master Transportation Plan)



THREE-STEP PROCESS



WHERE WE ARE TODAY

Trends and Existing Conditions

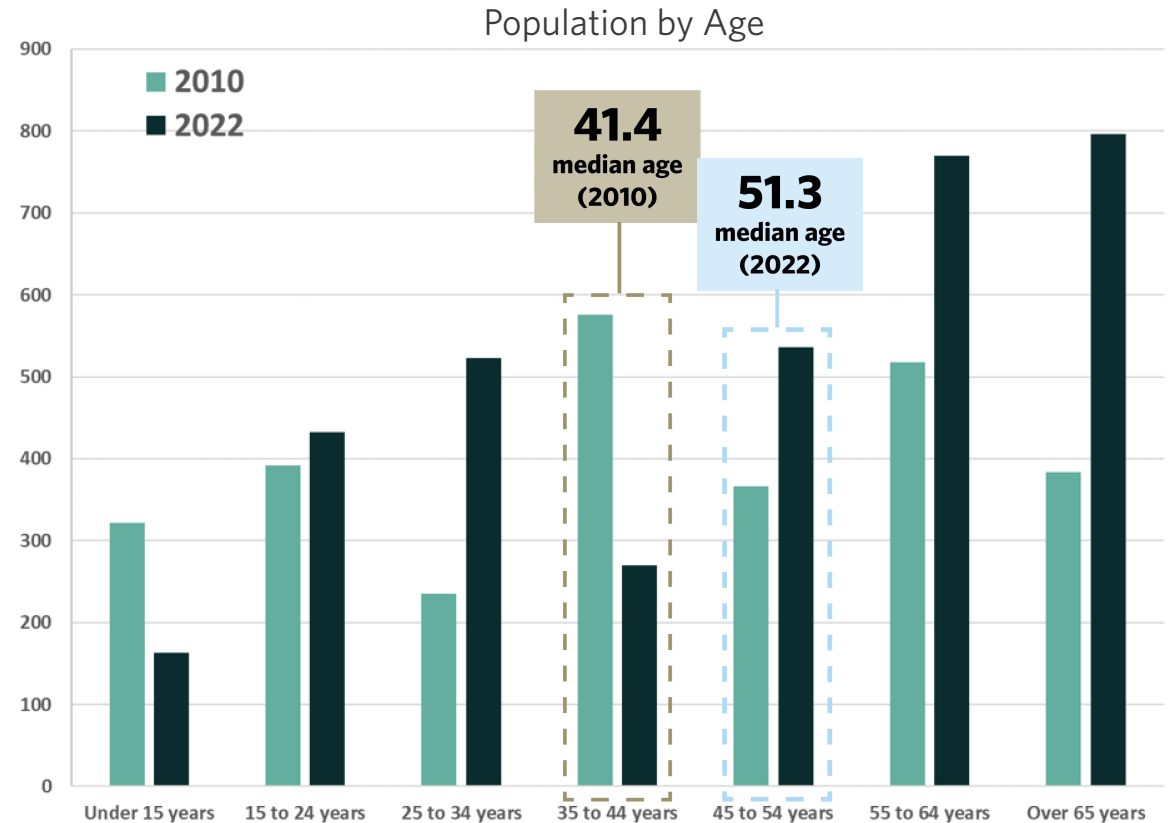


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OUR COMMUNITY IS CHANGING...

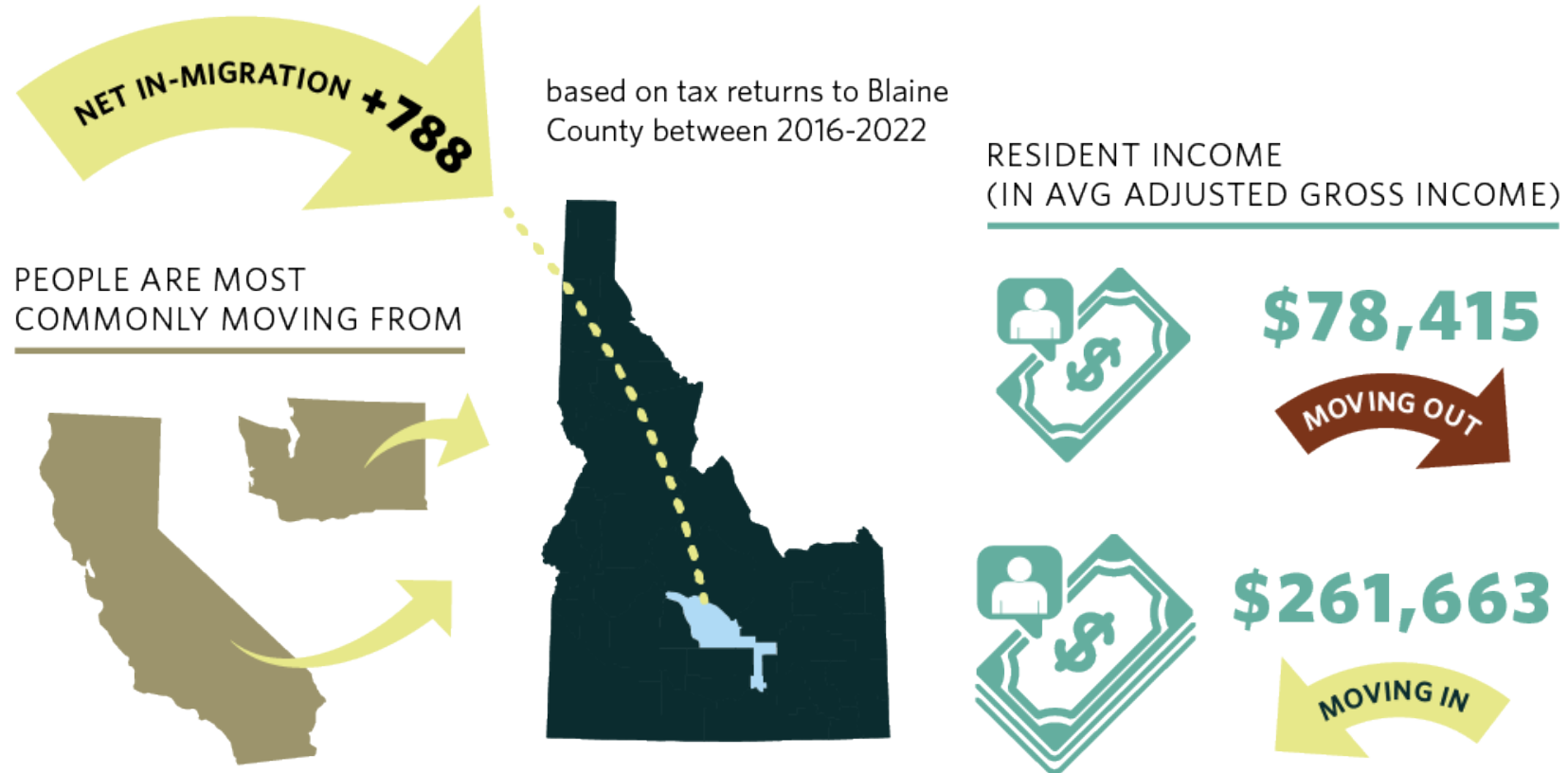
- Ketchum's population has increased at a faster rate in recent years.
- The median age of Ketchum residents has increased dramatically since 2010.
- Housing prices have increased significantly, outpacing growth in income and pay.
- Ketchum is essential to the economic success of Blaine County. However, only 9% of workers employed in Ketchum also live in within the City.



Source: US Census ACS 5-Year Estimates

OUR COMMUNITY IS CHANGING...

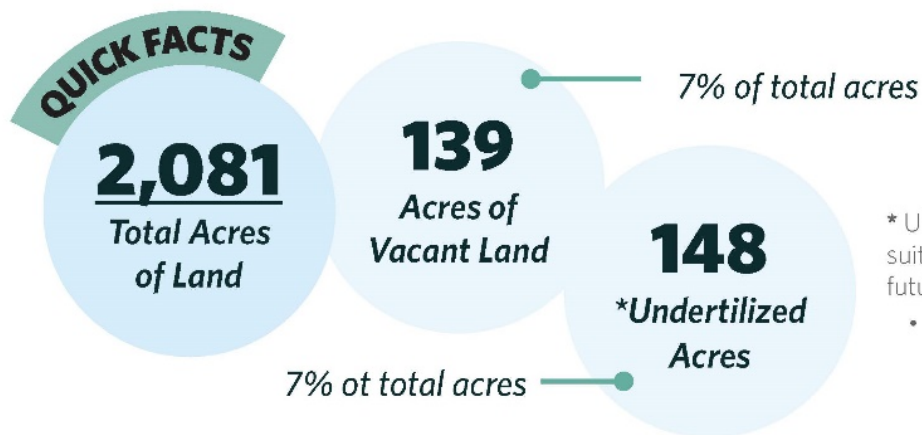
Incomes of people moving into Blaine County have been substantially higher than those who have moved out in recent years.



WE HAVE LIMITED LAND AVAILABLE FOR FUTURE GROWTH...

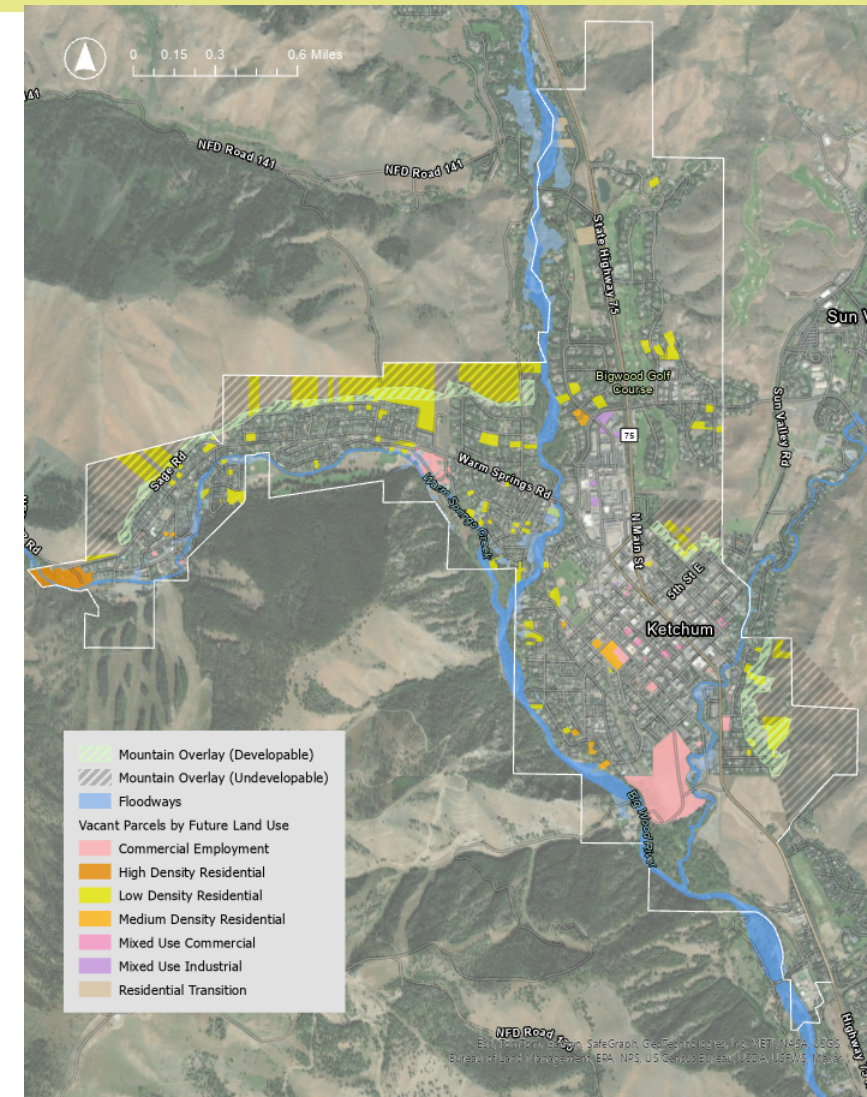
LAND CAPACITY

The density of future development will play an important role in determining if Ketchum has enough land to accommodate growth.



* Underutilized means they may be suitable for redevelopment in the future because they:

- Have buildings or improvements valued at 50% or less than the value of the land; and/or
- Have a building coverage of less than 20%



WHAT WE'VE HEARD

OPPORTUNITIES FOR INPUT AND KEY TAKEAWAYS



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OPPORTUNITIES FOR INPUT



908
Survey
Responses

6
Walking
Tours



In-Person Meetings and Events

- March Open Houses
- April Open Houses
- Informational Presentations to Established Groups
- Hemingway STEAM School Workshop

Council/Commission and Advisory Group Meetings

- Citizens Advisory Committee
- Code Advisory Group
- Technical Advisory Group
- Joint City Council and Planning & Zoning Commission Work Sessions
- Planning & Zoning Commission
- Historic Preservation Commission



UPDATED CORE COMMUNITY VALUES

CHAPTER 1: COMMUNITY VISION AND CORE VALUES

Our Vision: "We aspire to be an authentic mountain community with world-class character, yet small-town feel. We see our community as one with a high quality of life for a local year-round population and a visiting population. We will be successful by creating, marketing, and delivering distinctive choices for jobs, learning, health, outdoor adventure and arts and culture. We value a strong sense of community. Furthermore, we wish to be a place with a strong economy, a vibrant downtown, diverse options for housing, and a varied demographic of people who live, work, and visit here. We will be responsible stewards of our environment, work for a dynamic economy, and maintain our special way of life for generations to come."



1. Strong and Diverse Economy
2. Vibrant Downtown
3. Unique Built and Natural Environment
4. Responsible Stewardship of Natural Resources
5. Diverse Community Housing Options
6. Exceptional Recreational Opportunities
7. Connected Transportation Network
8. Lively Arts and Culture Scene
9. Transparent and Collaborative Government
10. Safe and Healthy Community



KEY TAKEAWAYS

Clear direction on what respondents would like to see...

- More opportunities for full-time residents to live in Ketchum
- A more resilient local economy
- Protection of Ketchum's character (as shaped by its people and sense of place)

Less clarity on how respondents would like to see these priorities come to fruition, and what tradeoffs might be acceptable.



WHY WE'RE HERE TODAY

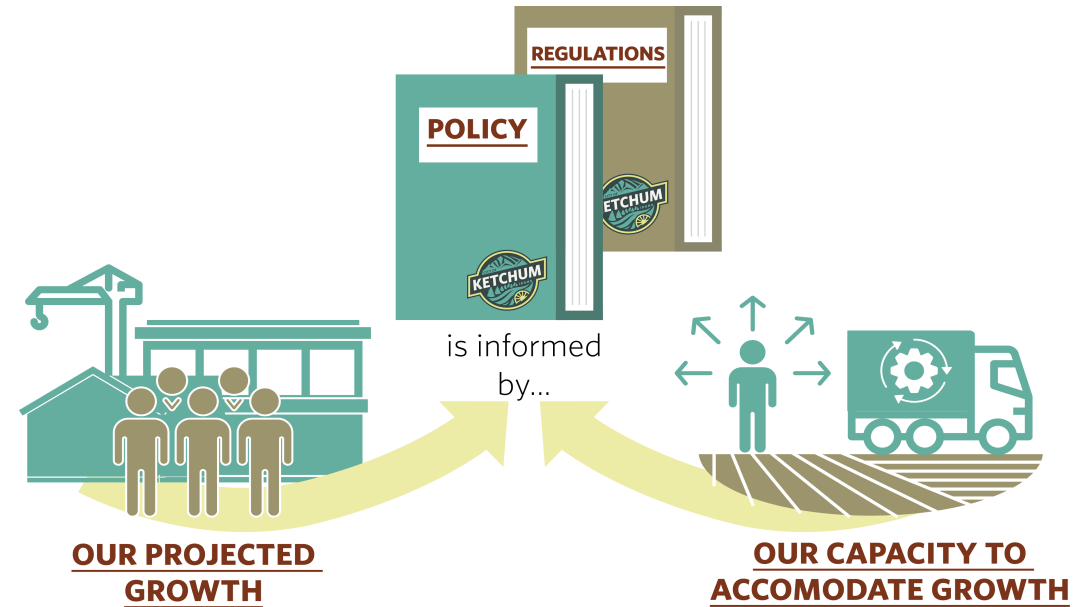


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KETCHUM'S COMPREHENSIVE PLAN AND LAND USE REGULATIONS INFORM...

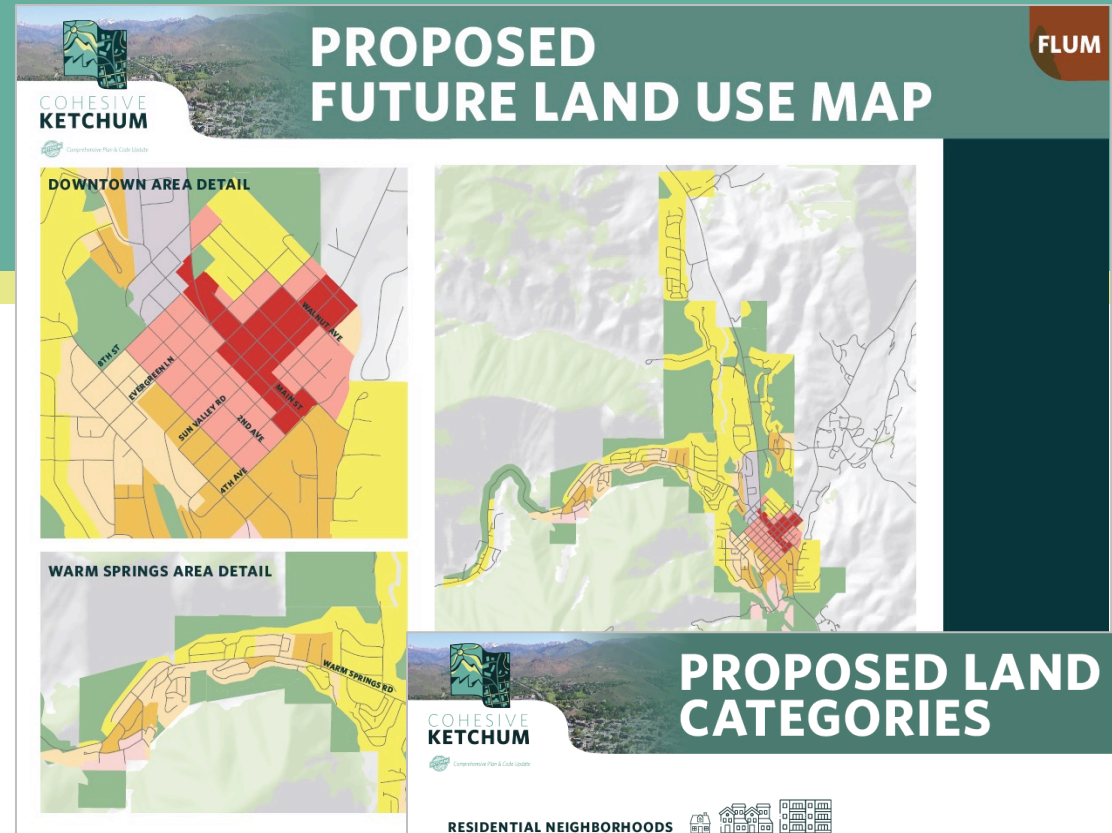
- The types of housing that get built
- The location, scale, and intensity of future development
- The overall mix of uses in Ketchum (residential, non-residential)
- Applicable guidelines and standards for future development
- The tools and programs the City uses to implement community priorities



WHAT WE'VE DONE SO FAR...

Fine-tuned land use category boundaries and descriptions to align with:

- Current conditions
- Current zoning
- Input received to date



RESIDENTIAL NEIGHBORHOODS			
LAND USE CATEGORY	DENSITY/HEIGHT	MIX OF USES	CHARACTERISTICS
Low-Density Residential	<p>Density. Typically ranges from one to six dwelling units per acre; however, pockets of moderate-density development may be accommodated to support community housing goals.</p> <p>Height. Generally three stories or less.</p>	<p>Primary. Single-family detached homes and duplexes</p> <p>Secondary. Accessory dwelling units, townhomes, small multi-family buildings, home-occupations, as well as other supporting and complementary uses.</p>	<ul style="list-style-type: none"> • Lot sizes. Include a mix of lot sizes, ranging from 5,000 square feet to more than 1 acre. Flexibility in lot sizes is provided to encourage the efficient use of available land. • Mix of housing types. The diversification of housing options is encouraged through the integration of ADUs, the subdivision of large lots, or the division of large existing homes into multiple units. • Public realm. Generally feature wide streets with no curb and gutter or sidewalks to accommodate on-street parking and snow storage. Low traffic volumes and speeds support a mix of pedestrian, bicycle, and vehicular movement.
Medium-Density Residential	<p>Density. Typically ranges from six to 18 dwelling units per acre; however, pockets of higher-density development may be accommodated to support community housing goals.</p> <p>Height. Generally three stories or less.</p>	<p>Primary. Townhomes and smaller multi-family residential buildings</p> <p>Secondary. Existing single-family detached homes and duplexes, accessory dwelling units, home-occupations, as well as other supporting and complementary uses.</p>	<ul style="list-style-type: none"> • Lot sizes. Include a mix of lot sizes, ranging from 8,000 to less than 2,500 for townhouse sublots, or as part of a planned unit development. Flexibility in lot sizes is provided to encourage the efficient use of available land and/or the subdivision of large lots. • Mix of housing types. The diversification of housing options is encouraged through the integration of ADUs, the subdivision of large lots, or the division of large existing homes into multiple units. While large single-family detached homes on large lots and duplexes exist, minimum densities and minimum/maximum unit sizes will be required moving forward. • Public realm. Off-street parking on the shoulder is common, but centralized off-street parking facilities will be required for higher-density development.
High-Density Residential	<p>Density. Typically ranges from 18 to 30 or more dwelling units per acre based on underlying zoning. Minimum residential densities apply in some zone districts.</p> <p>Height. Generally three stories or less.</p>	<p>Primary. Townhomes and multi-family residential</p> <p>Secondary. Supporting and complementary uses, such as existing single-family homes and duplexes, and small-scale commercial services and offices.</p>	<ul style="list-style-type: none"> • Mix of housing types. Although pockets of existing single-family detached homes on large lots or duplexes may exist, townhomes and smaller multi-family residential buildings are required to promote the efficient use of land and expand community housing options. • Public realm. Sidewalks are present in some locations and should be provided as part of new development and City capital improvement initiatives to enhance pedestrian safety and access. Off-street parking is provided on shared lots. • Shared Amenities. Should include private recreational amenities, such as common open space, indoor or outdoor recreational facilities, tot lots, or garden/courtyards. • Neighborhood Activity Centers. Where present, neighborhood-serving uses (e.g., restaurants, small-scale commercial or office) should be concentrated in walkable activity centers or along the primary street frontage where they can be easily accessed on foot or bike.

WHERE WE NEED YOUR INPUT...

What types of changes is the community willing to support to achieve goals specific to:

Tourism/Econom

y



Housing

Character

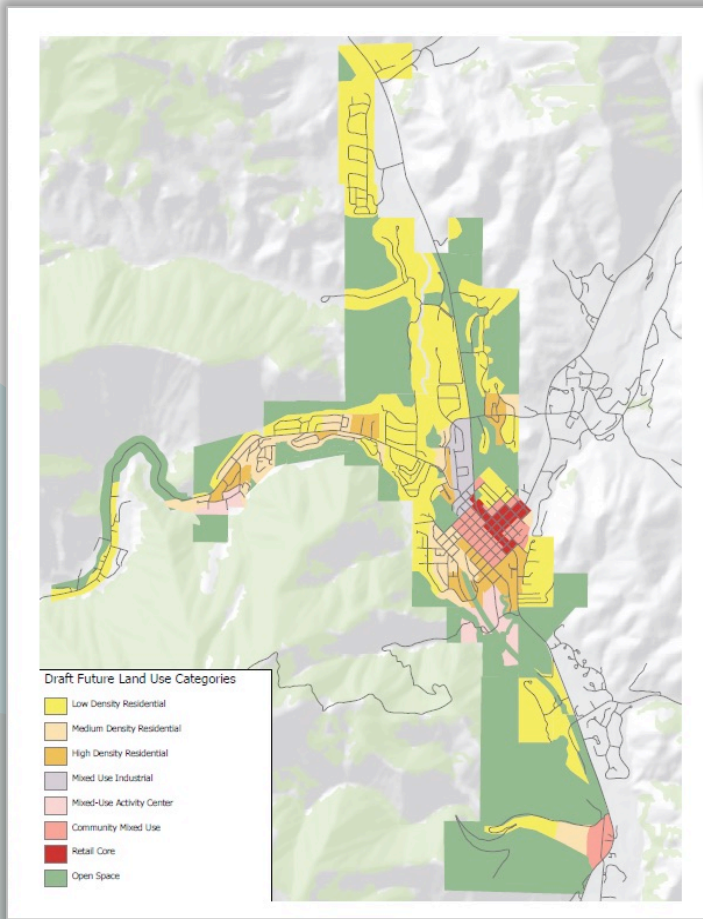


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WHERE WE NEED YOUR INPUT....

Future Land Use Map



Focus Area Handouts

COHESIVE KETCHUM TOURISM/ECONOMY FOCUS

WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
MIXED-USE AREAS (ALL)	<ul style="list-style-type: none"> Maintain flexibility in the design and scale of new development in mixed-use districts Establish regulatory incentives for commercial/industrial development (or spaces within mixed-use developments) that are deed restricted to prevent redevelopment into non-employment uses Continue allowances for small scale commercial uses to support areas of primarily residential areas 	<ul style="list-style-type: none"> Enable the creation of improvement districts Establish a commercial preservation program for local businesses and community uses of commercial Facilitate the development of sponsored
RETAIL CORE	<ul style="list-style-type: none"> Maintain existing height incentives for hotels (up to five stories) and community housing (up to four stories) Continue to require ground floor commercial space/activation Expand the boundary of the Retail Core 	<ul style="list-style-type: none"> Develop incentives
MIXED-USE ACTIVITY CENTERS	<ul style="list-style-type: none"> Re-work height and density allowances to better balance preferred commercial uses and community housing Simplify restrictions on commercial uses to allow more flexibility in new developments Simplify restrictions on work/live and multi-family developments to support creation of community housing 	
MIXED-USE INDUSTRIAL AREA	<ul style="list-style-type: none"> Expand allowances for small-scale retail and commercial services/food trucks Remove minimum height on ground floor of multi-story buildings if used for light industrial space Remove self-storage facilities as a permitted use 	

COHESIVE KETCHUM HOUSING FOCUS

WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
RESIDENTIAL NEIGHBORHOODS (ALL)	<ul style="list-style-type: none"> Allow for smaller lot sizes to support recommended density ranges and housing types and incentivize community housing Expand allowances for ADUs (two ADUs per single-family detached, one ADU per duplex or townhome, depending on lot size) with off-street parking Allow existing homes to be subdivided into two or more units with off-street parking Establish minimum/maximum unit sizes Increase building coverage for community housing 	<ul style="list-style-type: none"> Continue to advance the priorities identified as part of the Housing Action Plan: Secure additional public and private sites for community housing developments Expand funding for community housing including additional Local Action Tax (LAT) revenues Maintain and periodically re-evaluate funding for Lease to Locals and Ownership and Preservation programs Re-evaluate the parameters of the FAR Density Bonus program
LOW-DENSITY RESIDENTIAL	<ul style="list-style-type: none"> Establish a maximum unit size for single-family detached development and require a fee-in-lieu contribution to the community housing fund for homes that exceed a certain size 	<ul style="list-style-type: none"> Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees) Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots
MEDIUM-DENSITY RESIDENTIAL	<ul style="list-style-type: none"> Restrict creation of new single-family detached homes in MDR 	<ul style="list-style-type: none"> Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes) Develop pre-approved plans and streamline approval process for new ADUs

Continued on next page

Comment Forms

COHESIVE KETCHUM TOURISM/ECONOMY FOCUS

I SUPPORT THESE RECOMMENDATIONS
 I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS / I NEED MORE INFORMATION
 I DO NOT SUPPORT THESE RECOMMENDATIONS

TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?	TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/PROGRAMS RECOMMENDED?
<input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/>	<input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/>

QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
- Are there recommendations that you do not support? **Why?**

GENERAL FEEDBACK: DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT KETCHUM'S ECONOMIC VITALITY AND RESILIENCY?

COHESIVE KETCHUM

CHARACTER FOCUS AREA



WHAT WE'VE HEARD

- A desire to retain the character of Downtown
- General support for regulating design with some parameters (in every neighborhood)
 - Fewer flat roofs
 - Less materials/black metal
 - Contextual development next to historic structures
 - Variation at the corner or along the street (courtyards, plazas)
- Concern about the loss of smaller homes

CHARACTER DEFINING FEATURES

DOWNTOWN KETCHUM TODAY



CHARACTER-DEFINING FEATURES

As we complete the tour, keep an eye out for these and other character-defining features that stand out to you.



- **Setback**, relationship to the street.
- Primary **Materials**/Accent Materials.
- **Massing**. Overall building shape, size, and form.
- **Lot Coverage**. Percentage of the lot that is occupied by building(s).
- **Height**. Vertical distance from sidewalk to top of roof or parapet.



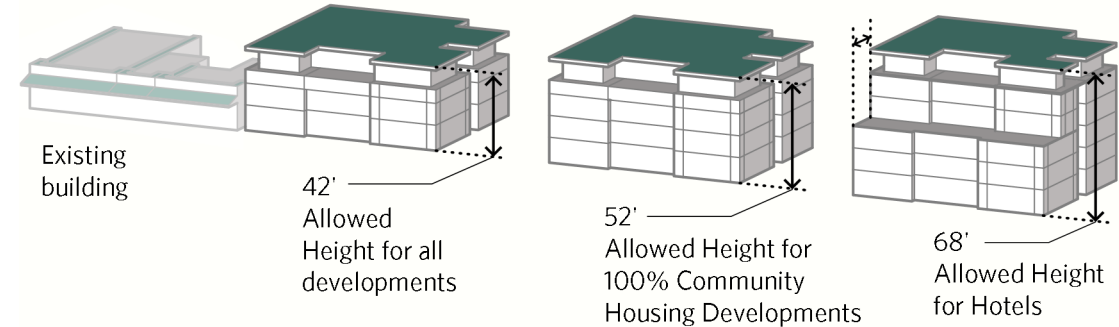
- **Stepbacks**. Upper stories pushed back from the sidewalk or adjacent buildings.
- **Balconies/terraces**. Upper-story open space used by building occupants.
- **Street-level Interest**. Storefront windows, building entrance, landscaping, etc.
- **Adaptive reuse**/integration of existing or historic building(s)



RECOMMENDATIONS: MIXED-USE AREAS

REGULATIONS OR INCENTIVES

- Strengthen design review criteria (in conjunction with location- specific design guidelines)
- Eliminate height incentives for hotels
- Incentivize the **adaptive reuse** of existing buildings (not just those on the historic register)
- Reduce height and FAR allowances to **limit the scale and intensity of new developments in the Retail Core**
- **Reduce pressure on the Retail Core** by maintaining height and FAR allowances in in other mixed-use areas



RECOMMENDATIONS: MIXED-USE AREAS

NEW TOOLS/PROGRAMS

- Establish a **commercial facade/building improvement grant program** for designated Historic buildings
- Establish a **legacy business program** to showcase longtime Ketchum businesses
- **Expand historic preservation focus** to encourage the rehabilitation/adaptive reuse of historic structures and the listing of eligible properties on the city, state, or national register



RECOMMENDATIONS: NEIGHBORHOODS

REGULATIONS OR INCENTIVES

- Maintain larger lot sizes and lower densities to reinforce established patterns
- Establish city right-of-way standards in alignment with neighborhood character
- Re-evaluate setbacks, lot coverage requirements, unit sizes, and open space requirements to encourage new or redevelopment characteristic of what exists today
- Strengthen hillside development regulations



RECOMMENDATIONS: NEIGHBORHOODS

NEW TOOLS/PROGRAMS

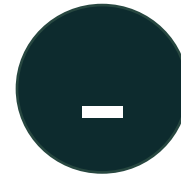
- Adopt **location-specific design guidelines** to reinforce the distinctive characteristics of Ketchum's residential neighborhoods
- **Expand designation of historic buildings** in residential areas



POTENTIAL BENEFITS AND TRADE-OFFS



- Opportunities for **taller, more intense development** are reduced in the **Retail Core**, where historic resources are concentrated, and community concerns are greatest
- **Protective measures will help discourage redevelopment** of smaller scale/older commercial and industrial buildings and historic structures



- Opportunities for the expansion of community housing options will be largely limited to mixed-use areas
- **Light Industrial and Mixed-Use Areas** will be under greater pressure for redevelopment for community housing due to limitations in neighborhoods



HOUSING FOCUS AREA



WHAT WE'VE HEARD

- Frustration that housing is increasingly out of reach for local workforce, resulting in longer commutes and increased congestion
- Support for the expansion of community housing options (in a variety of locations)
- A desire to see Ketchum get “more bang for its buck” out of the limited land the City has available

West Ketchum Residential Walking Tour
Housing & Community Character

Residential and Accessory uses in the Limited Residential & General Residential-Low Density zone: Single family homes, ADU's, and Guesthouses
General Residential-Low Density also permits: Multi-family Homes (2 units max.)

Limited Residential Building Dimensional Standards	General Residential-Low Density Building Dimensional Standards
Min. Lot Size: 9,000 sf	Min. Lot Size: 8,000 sf
Min. Lot Width: 80' average	+4,000 sf for each unit past 2 in PUD's
Max Building Height: 35'	Min. Lot Width: 80' average
Max. Building Coverage: 35%	Max Building Height: 35'
Lot Set-Backs: Front: 15' Rear: 20' Sides: the greater of 10' or 1' for every 2' of building height	Max. Building Coverage: 35%
	Lot Set-Backs: Front: 15' Back: 15' Sides: the greater of 5' or 1' for every 3' of building height

Community Character
Q: What physical items influence the experience as you walk down the street?
Q: What would need to be true to support 3 and 4 units on a lot in the same building or in separate buildings in this area?
Q: What would need to be true to support smaller lot sizes in this area?

GR-L duplex, detached townhomes, single building fourplex, cottage courtyard

**This sheet is intended for basic information only and is not comprehensive of all rules and regulations.*

Warm Springs Residential Walking Tour
Housing & Community Character

Residential and Accessory uses in the Limited Residential zone:
• Single family homes
• ADU's
• Guesthouses

Limited Residential Building Dimensional Standards
Min. Lot Size: 9,000 sf
Min. Lot Width: 80' average
Max Building Height: 35'
Max. Building Coverage: 35%
Lot Set-Backs: Front: 15' Rear: 20' Sides: the greater of 10' or 1' for every 2' of building height

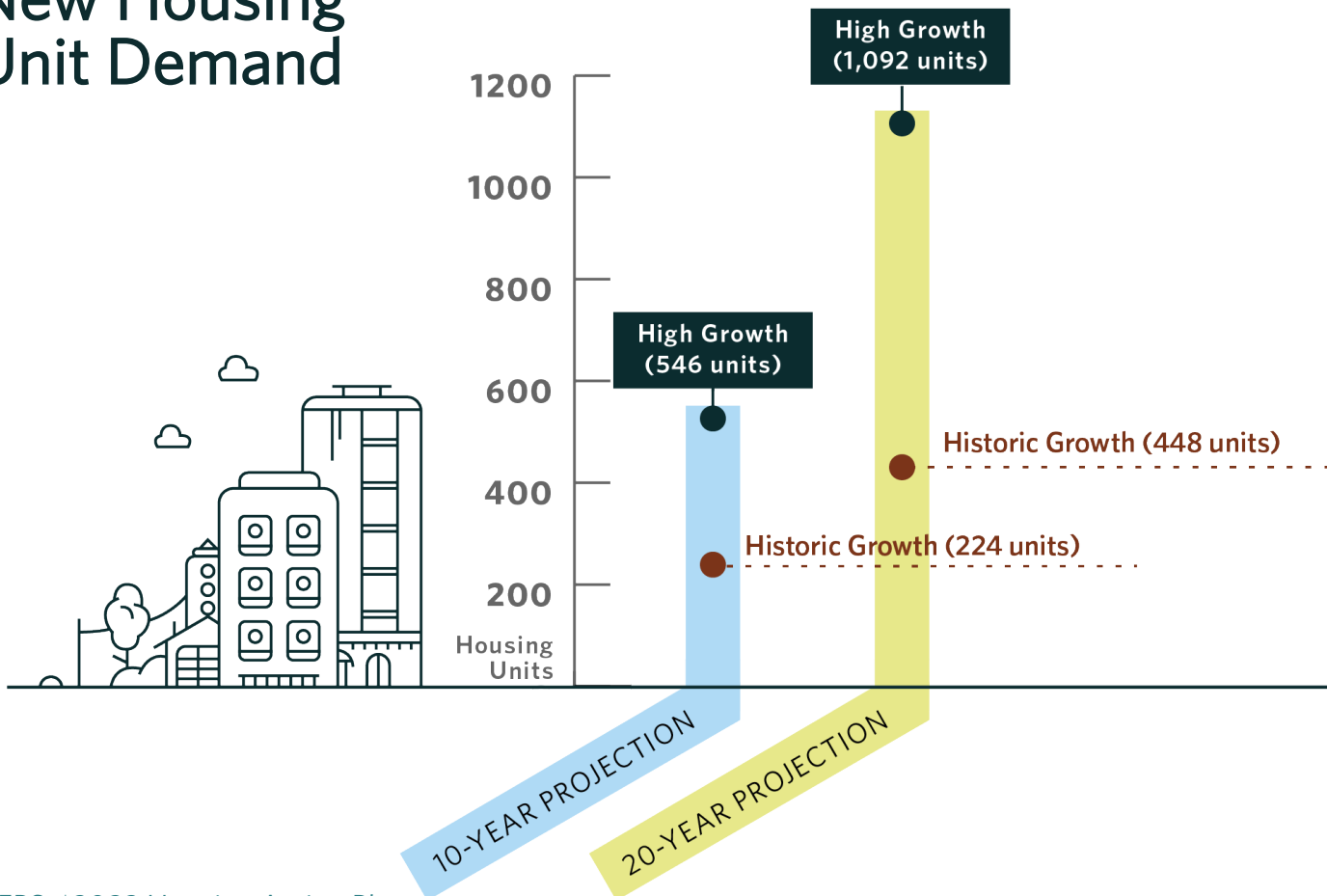
Community Character & Housing
Q: What physical items influence the experience as you walk down the street?
Q: What would need to be true to support duplexes/triplexes and additional ADUs in these areas?
Q: Should the city consider more specific design guidelines to influence architectural style?

attached duplexes, ADU examples, cottage courtyards

**This sheet is intended for basic information only and is not comprehensive of all rules and regulations.*

WHAT WE'RE PLANNING FOR

New Housing Unit Demand



QUICK FACTS

224-546

HOUSING UNITS NEEDED (10 YRS)

436

HOUSING UNITS FOR RESIDENTS AT RISK

335

LONG TERM RENTALS LOST (2010-2019)



RECOMMENDATIONS: NEIGHBORHOODS

REGULATIONS OR INCENTIVES

- Allow for **smaller lot sizes and more building coverage** to support attached housing types and incentivize community housing
- **Allow existing homes to be subdivided** into two or more units with off-street parking
- Establish **minimum/maximum unit sizes**

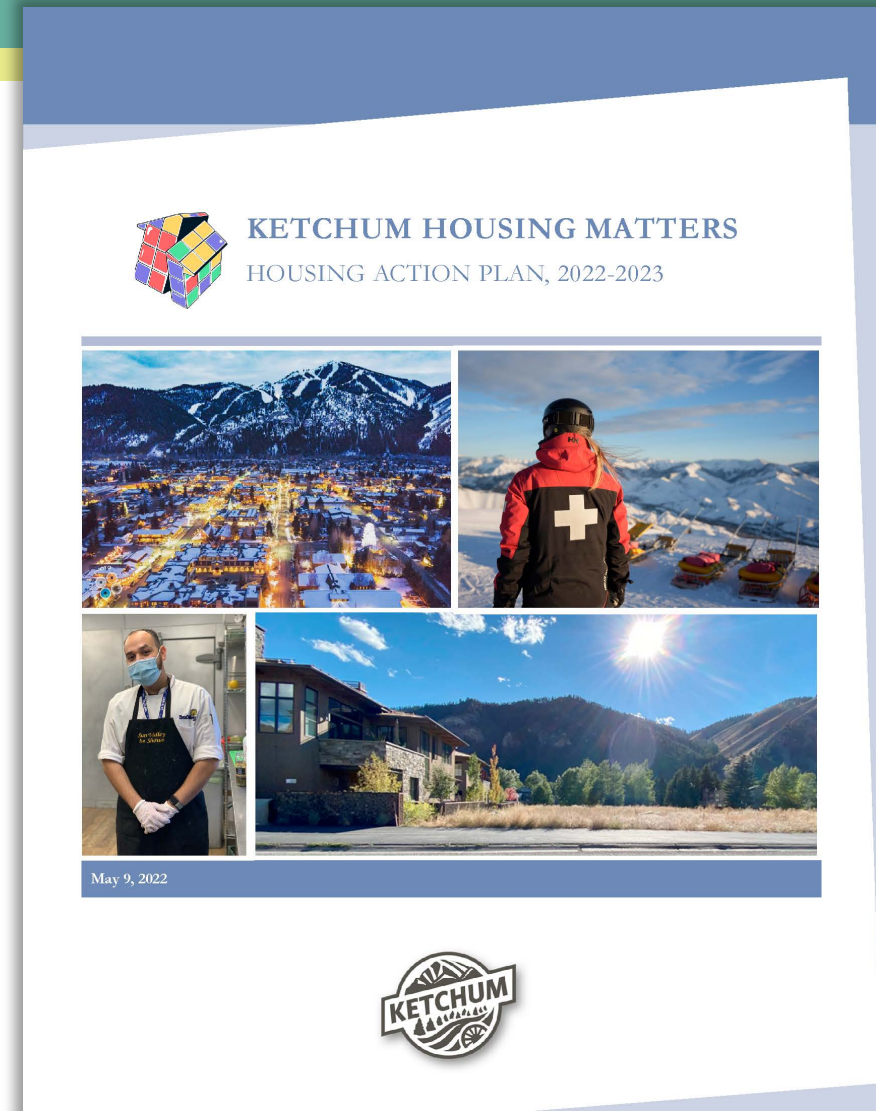


RECOMMENDATIONS: NEIGHBORHOODS

NEW TOOLS/PROGRAMS

Continue to advance the priorities identified as part of the Housing Action Plan:

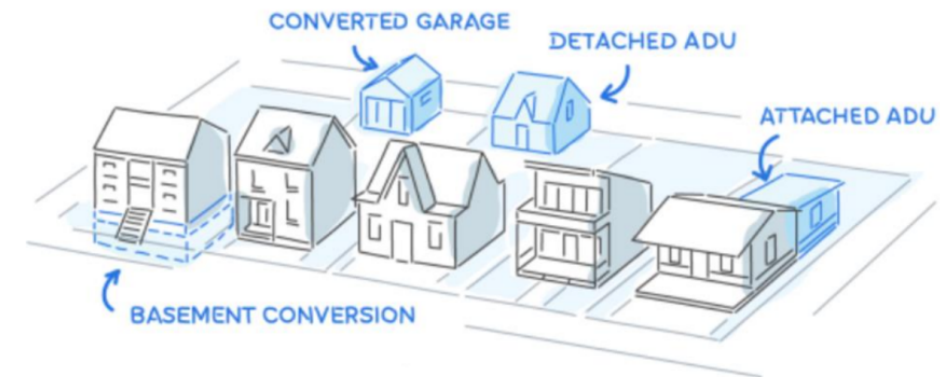
- **Secure additional public and private sites** for community housing developments
- **Expand funding for community housing** including additional Local Action Tax (LOT) revenues
- **Maintain and periodically reevaluate funding for Lease to Locals and Ownership and Preservation** programs
- **Re-evaluate the parameters of the FAR Density Bonus** program



RECOMMENDATIONS: NEIGHBORHOODS

NEW TOOLS/PROGRAMS

- Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees)
- Develop pre-approved plans and streamline approval process for new ADUs
- Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots
- Develop program to preserve and protect naturally occurring community housing (ex: older condo complexes)



RECOMMENDATIONS: MIXED-USE AREAS

REGULATIONS OR INCENTIVES

- Maintain existing **employee housing requirements** for hotels
- Maintain **height/intensity incentives** for community housing
- Adjust **FAR formula** to increase yield of community housing



RECOMMENDATIONS: MIXED-USE AREAS

REGULATIONS OR INCENTIVES (Light Industrial)

- Remove **special approval requirements** for developments with all or mostly community housing units
- Allow **work/live units by right** if unit is rented to a local worker, not just the owner or employee of a business
- Simplify **residential unit calculations**
- Allow for the individual **sale of community housing units**
- Allow for a greater percentage of buildings to be residential provided the ground floor remains industrial



RECOMMENDATIONS: MIXED-USE AREAS

NEW TOOLS/PROGRAMS

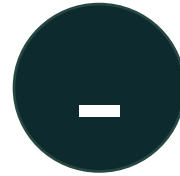
- Facilitate the creation of employer-sponsored housing



POTENTIAL BENEFITS AND TRADE-OFFS



- Potential for the **substantial expansion of community housing options**
- **Diversification of neighborhoods may relieve some of the pressure to provide housing in the Retail Core** (where community character concerns are greatest)
- Provides more **opportunities for incremental change**



- **Diversification of neighborhoods will change the community's character**, which may not be supported by some residents
- **Amount of land and space available for commercial and industrial uses may be displaced by residential uses over time** without corresponding tools/programs to preserve these uses



TOURISM/ECONOMY FOCUS AREA



WHAT WE'VE HEARD

- Employers are facing challenges attracting/retaining employees
- Increased demand for supportive services
- Concern about the loss of affordable space for small businesses and start-ups, or for the expansion of long-time businesses

CHARACTER DEFINING FEATURES

LIGHT INDUSTRIAL AREA TODAY

The City requires design review approval of all development in the LI using the same criteria as the downtown and residential areas.



PLEASE SEND US YOUR PHOTOS BY EMAILING THEM TO:

PLANNINGANDBUILDING@KETCHUMIDAHO.ORG



CHARACTER-DEFINING FEATURES

As we complete the tour, keep an eye out for these and other character-defining features that stand out to you.



• **Ground floor uses**



• Integration of **residential uses with industrial uses.**



• Placement of **parking and/or outdoor storage**



• **Setback**/relationship to the street.



• Primary **materials**/accent materials.



• **Massing.** Overall building shape, size, and form.



• **Building Coverage.** Percentage of the lot that is occupied by building(s).



• **Height.** Vertical distance from sidewalk to top of roof or parapet.

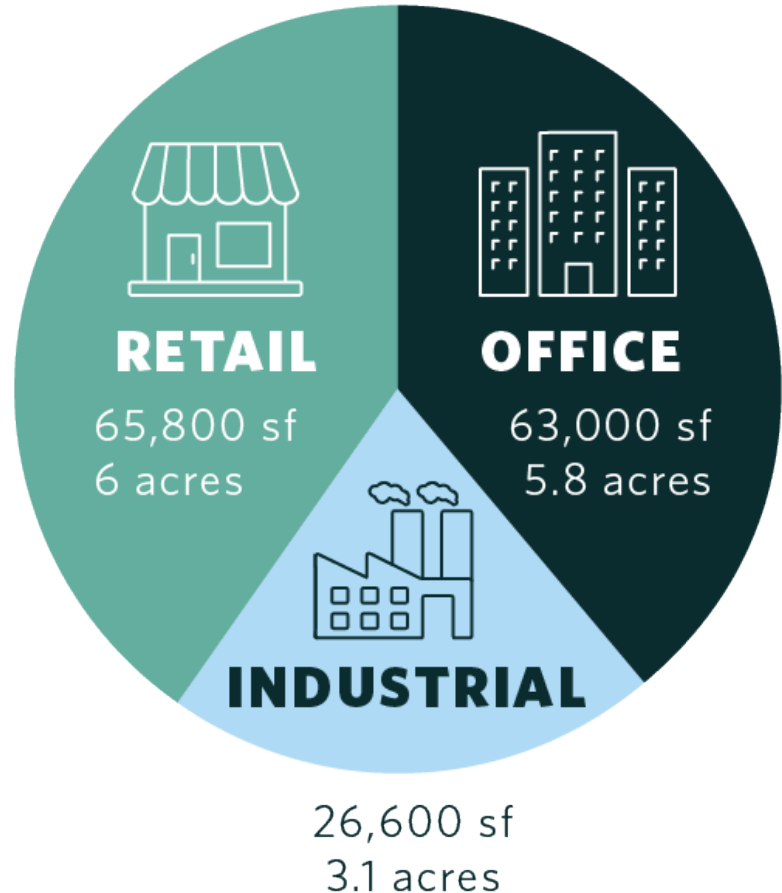


• **Stepbacks.** Upper stories pushed back from the sidewalk or adjacent buildings.



WHAT WE'RE PLANNING FOR

Demand 2023-2042 (15 acres total)



Ketchum likely has an adequate amount of land to accommodate non-residential growth

Source: EPS

RECOMMENDATIONS: MIXED-USE AREAS

REGULATIONS OR INCENTIVES (ALL)

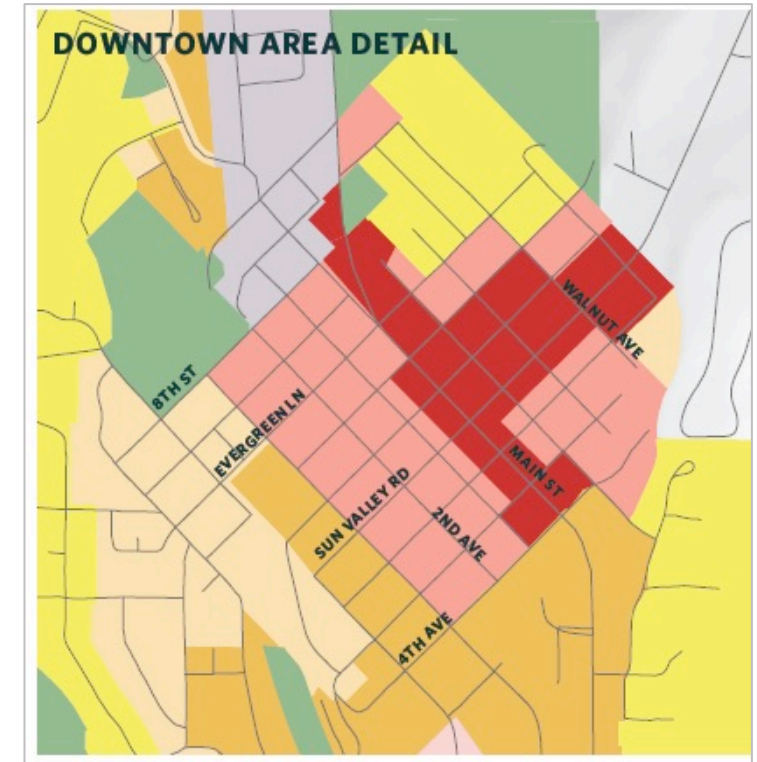
- Maintain **flexibility in the design and scale** of new development in mixed-use districts
- Establish regulatory incentives for **commercial/industrial** development (or spaces within mixed-use developments) that are **deed restricted** to prevent redevelopment into non-employment uses
- Continue allowances for **small scale commercial uses** to support areas of primarily residential areas



RECOMMENDATIONS: MIXED-USE AREAS

REGULATIONS OR INCENTIVES (RETAIL CORE)

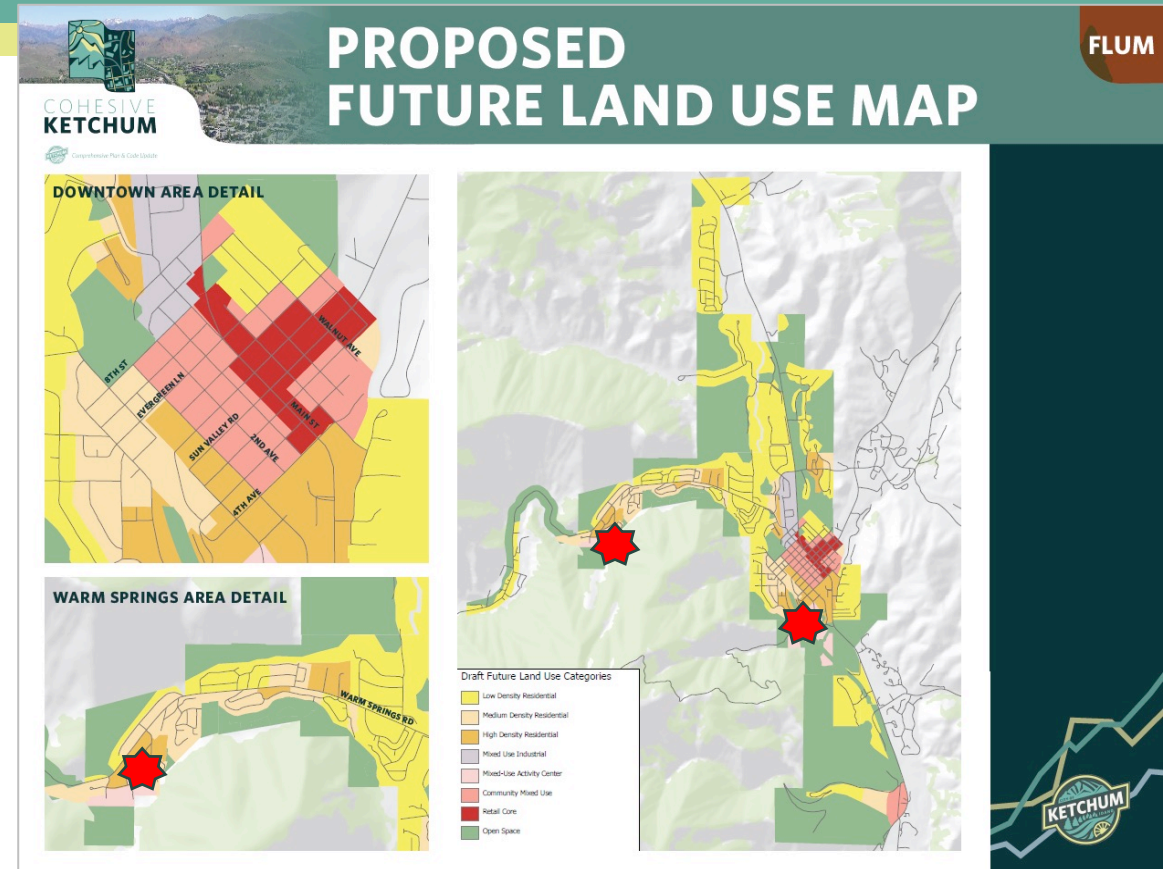
- Maintain existing **height incentives for hotels** (up to five stories) and community housing (up to four stories)
- Continue to require **ground floor commercial space/activation**
- Expand the **boundary of the Retail Core**



RECOMMENDATIONS: MIXED-USE AREAS

REGULATIONS OR INCENTIVES (MIXED-USE ACTIVITY CENTERS)

- Re-work height and density allowances to better balance preferred commercial uses and community housing
- Simplify restrictions on commercial uses to allow more flexibility in new developments



RECOMMENDATIONS: MIXED-USE AREAS

REGULATIONS OR INCENTIVES (LIGHT INDUSTRIAL)

- Simplify restrictions on **work/live and multi-family** developments to support creation of community housing
- Expand allowances for **small-scale retail** and commercial services/food trucks
- Remove **minimum height on ground floor of multi-story buildings** if used for light industrial space
- Remove **self-storage facilities** as a permitted use



RECOMMENDATIONS: MIXED-USE AREAS

NEW TOOLS/PROGRAMS

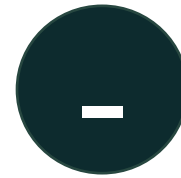
- Enable the creation of **Improvement District(s)** (e.g. business improvement district, urban renewal)
- Establish a **commercial/industrial preservation program** for local businesses that includes community/non-profit ownership of commercial space
- Facilitate the creation of **employer-sponsored housing**
- Develop an **adaptive re-use incentive program**



POTENTIAL BENEFITS AND TRADE-OFFS



- Flexibility in allowed uses and design considerations will support the expansion of retail/support service “nodes” outside of the Retail Core
- Higher density development and community housing options in mixed-use areas will:
 - Serve the local workforce
 - Help increase year-round activity for businesses
 - Be more efficiently served by transit, helping to relieve congestion and parking concerns



- New tools/programs geared toward the preservation of commercial and industrial space will require ongoing funding to support and administer
- Pressure to redevelop smaller scale/older commercial and industrial buildings and historic structures will remain unless protective measures are established



NEXT STEPS



NEXT STEPS

This week...

- Community Workshop, Wednesday, 11am-1pm, Limelight (open to public)
- Meetings with advisory and technical committees
- Focus groups

Follow along at
www.projectketchum.org/cohesive-ketchum/



NEXT STEPS

Fall 2024

- Joint Meeting with City Council and Planning Commission, September 24
- Review Draft: Updated Comprehensive Plan (November)
- Review Draft: Code Assessment Memo

Winter 2025

- Final Community Meetings - January
- Adoption: Consolidated and Reorganized Code + Updated Procedures - January/February (tentative)
- Adoption: Comprehensive Plan - Late-Feb/March (tentative)

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