



Community Outreach Summary

ROUND 2 | SUMMER 2024

ROUND TWO OUTREACH OVERVIEW

The second round of community outreach for the Cohesive Ketchum Comprehensive Plan update was conducted in July and August of 2024 to solicit input on key policy choices related to housing, tourism/economy, and community character. Opportunities for input included:

- **Walking Tours.** In late July, Planning Services staff hosted six neighborhood walking tours to gather feedback on the character and scale of buildings across Ketchum. A total of 59 community members participated.
- **Community Workshops.** Two community workshops were held at the Limelight Hotel to discuss policy choices related to community character, the economy, and housing. The first meeting took place on August 20th and was designed to elicit feedback from Ketchum's younger residents and workers (individuals who are around 40 years old, or younger) whose feedback has been harder to gather throughout the Cohesive Ketchum project. The second meeting took place on the morning of August 21st and was open to the general public. A total of 109 community members participated.
- **Advisory Group Meetings.** Two Cohesive Ketchum project advisory groups, the Technical Advisory Group and the Citizens Advisory Committee, met on August 20th to discuss policy choices related to community character, the economy, and housing, as well as the benefits and trade-offs associated with the proposed policy choices. A total of 18 advisory group members participated.

Key themes that emerged from these discussions are summarized below.

KEY TAKEAWAYS FROM ROUND TWO OUTREACH

Information gathered during this round of community outreach was born from meaningful, guided conversations with advisory group members, business and property owners, workers, and Ketchum residents at structured events. As a result, the following sections are designed to provide an overview of topics discussed and the themes that arose from those in-depth conversations.

Three focus areas were explored as part of this round of outreach: community character, housing, and tourism/economy. These focus areas were selected because they represent topics where the community has mixed opinions on the types of policies and implementation actions the City should take to meet the community's vision for the future.

Community Character

The first round of public outreach conducted in the spring of 2024 revealed that participants in the Cohesive Ketchum project are passionate about preserving Ketchum's character, which is shaped by the people who live here as well as the buildings and natural environment that contribute to the community's sense of place. Questions asked during this round of outreach were intended to prompt participants to consider the tradeoffs that might accompany policy positions that prioritize regulation of Ketchum's built environment.

Key Takeaways

- Support for limiting the height of buildings in the Retail Core to 3-stories (at a minimum) and throughout Downtown (as an ideal).
- Concern for the loss of historic structures Downtown and the loss of smaller homes throughout Ketchum.
- Support for regulating building design, with some parameters
 - Fewer flat roofs
 - Less variation in building materials on a single structure/less black metal
 - Contextual design next to historic structures
 - Incorporation of courtyards and plazas along street frontages/at the corner of buildings
- Desire for stronger parking requirements.

Open-ended Comments

When reviewing feedback related to community character, comments could be grouped into 17 topic areas, the most common of which were design standards/guidelines and building scale/bulk/mass (see Figure 1).

- **Active street level.** Support for the creation of corner plazas and public gathering places.
- **Building materials.** Emphasis on the impact of building materials on Ketchum's visual appeal. Support for high-quality, durable exterior building materials.



Community offered **support** for the following policies:

- Strengthen design review criteria (in conjunction with design guidelines/standards)
- Expand historic preservation focus and programs to encourage rehabilitation/adaptive reuse of historic structures
- Reduce height and FAR allowances in the Retail Core to limit the scale and intensity of new developments
- Eliminate height incentive for hotels
- Strengthen hillside development regulations

- **Community character.** Open-ended comments related to community character equated character with vibrancy. They also noted that Main Street is part of Ketchum’s character.
- **Community housing.** Acknowledgement that workforce housing is needed in Ketchum, with support for providing community housing options outside of Downtown.
- **Contextual design.** Desire for developers to incorporate context-sensitive design features and transitions into their projects.
- **Design standards/guidelines.** Concern about the lack of variation among new developments (e.g., big boxes). Some participants support the creation of new/more design guidelines, but others are wary of their effectiveness.
- **Downtown.** Interest in highlighting the differences between retail core and the rest of Downtown.
- **Historic preservation/adaptive reuse.** Support for protecting legacy and historic buildings.
- **Incentives.** Mixed feedback was provided regarding existing height incentives for hotels and community housing.
- **Infrastructure.** Desire for better maintained public streets and pedestrian access.
- **Light Industrial Area.** Support for providing housing opportunities in the Light Industrial Area.
- **Mix of uses.** General support for allowing a mix of uses in retail core and mixed-use land use categories (though there is some disagreement around which uses should be encouraged).
- **Parking.** Concern about the amount of parking available in Ketchum.
- **Process.** Need for clarity around the roles and responsibilities of the Planning Commission.
- **Property rights.** Concern for impact of policy changes on property rights.
- **Scale/bulk/mass.** Several participants noted dissatisfaction with the current height and bulk of buildings, especially Downtown. Others noted they would be okay with larger buildings in other areas (e.g., Light Industrial Area, not on Main Street).

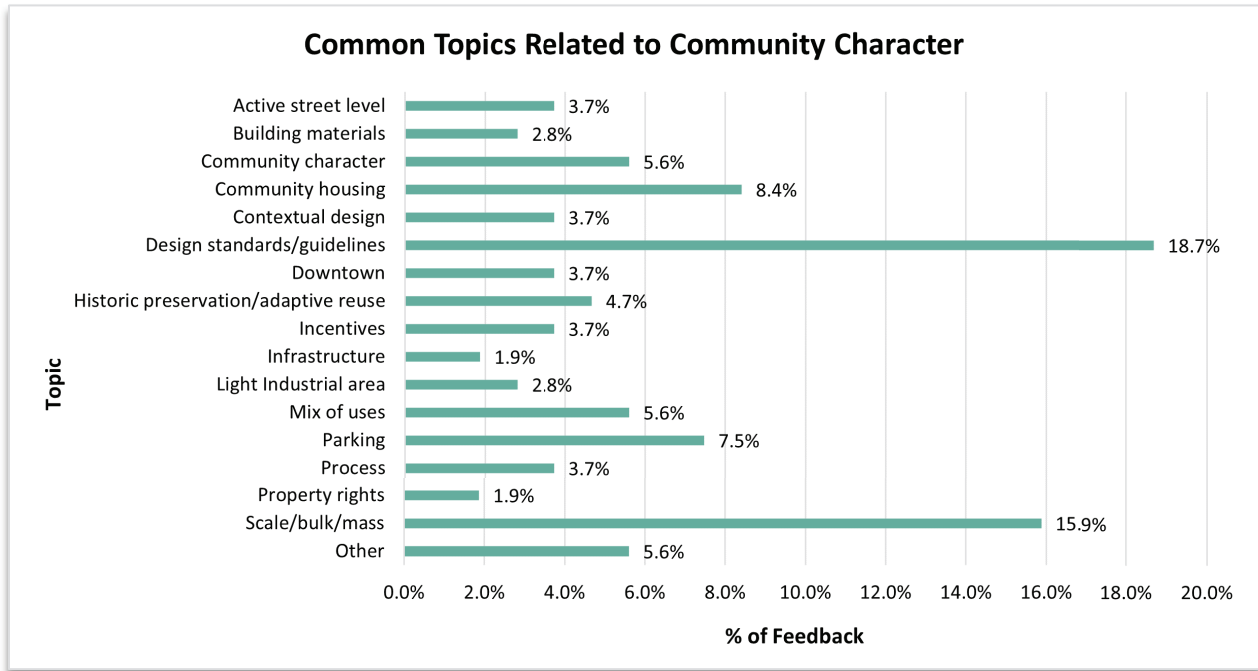


Figure 1: Common Topics Related to Community Character

Housing

Throughout the Cohesive Ketchum project, participants have continually expressed a desire to create opportunities for full-time (or mostly full-time) residents to live in Ketchum. This sentiment is closely aligned with participants' feelings about Ketchum's character, which is informed by the people who contribute to the city's unique sense of place. The discussions held during this round of outreach were designed to encourage residents to think about the different types of housing that may be appropriate in Ketchum and the benefits and tradeoffs associated with housing development at different densities.

Key Takeaways

- Frustration that housing is increasingly out of reach for members of the local workforce, resulting in longer commutes and increased traffic congestion.
- Support for the expansion of Community Housing options in a variety of locations.
- Desire to see Ketchum get “more bang for its buck” (i.e., more units per structure) out of the limited land the City has available for development.
- Interest in the City pursuing housing solutions down valley/outside of Ketchum and/or in the Light Industrial Area.
- Concern around the impacts that changes to housing policy may have on private property rights.
- Unfavorable view of the City subsidizing Community Housing.



Community offered **support** for the following policies:

- Allow for smaller lot sizes to support recommended density ranges and housing types and incentivize community housing
- Expand allowances for ADUs with off-street parking
- Maintain existing employee housing requirements for hotels
- Facilitate the creation of employer-sponsored housing
- Allow work/live unit by-right in LI if unit is rented to a local worker

Open-ended Comments

Open-ended comments related to housing could be grouped into 18 topic areas, the most common of which were housing types/options and community housing (see Figure 2). A summary of feedback provided by topic area is provided below.

- **ADUs.** Support for loosening restrictions around the construction of accessory dwelling units, with regulations designed to limit their use as short-term rentals (if City funding is involved).
- **Amenities.** Support for new residential developments to include sidewalks, pedestrian amenities, and bike parking.
- **Community housing.** Feedback related to community housing was mixed, though participants were generally supportive of funding and constructing community housing if units are going to be occupied by local workers.
- **Density.** Participants who commented on density during the housing discussion acknowledged the need to construct taller/larger buildings to meet Ketchum's housing demand, but also expressed a desire for those buildings to fit in with Ketchum's character.
- **Hillside protection.** Support for strengthening Ketchum's hillside development standards.
- **Historic preservation.** Support for applying historic preservation standards in residential neighborhoods.

- **Housing programs.** Mixed support for the creation of employer-sponsored housing.
- **Housing types/options.** Most participants who commented on housing types were in favor of expanding the options available within Ketchum (e.g., single-family homes, ADUs, duplexes, missing middle housing, variation in unit sizes, etc.).
- **Incentives.** Disapproval of current FAR incentives.
- **Light Industrial Area.** Support for loosening restrictions around housing in LI.
- **Lot size/configuration.** General concern about property owners' ability to consolidate multiple lots.
- **Maximum unit size.** Mixed feedback was provided regarding whether or not the City should establish maximum unit sizes for new residential development.
- **More housing units.** Desire to see more units incorporated into new multi-family buildings and to preserve existing, single-family detached units.
- **Neighborhood character.** Feedback that changes to structures in residential neighborhoods should be in line with the surrounding context.
- **Parking.** General consensus that housing developments should include parking for residents.
- **Regional focus.** Participants emphasized the need to work as a region to solve housing issues, and expressed a desire for new residential development to occur down valley.
- **Retail core.** Feedback in support of providing housing options outside of Ketchum's retail core.
- **Second homeowners.** One participant commented on the need to consider seasonal homeowners when considering neighborhood policy changes.
- **Short-term rentals.** Concern for popularity of short-term rentals and their impact on housing needs.

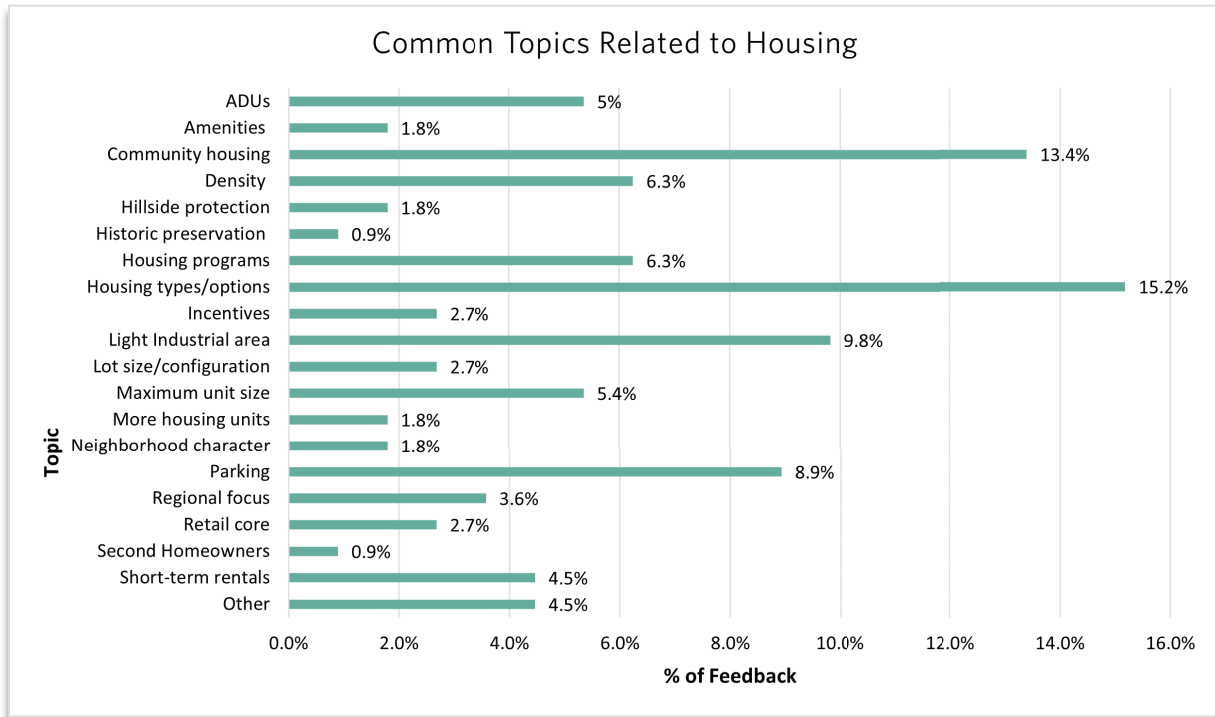


Figure 2: Common Topics Related to Housing.

Tourism/Economy

Finally, outreach conducted as part of this project has revealed that participants are interested in creating a more resilient local economy. This may mean continuing to support tourism operations while advancing policies that support the diversification of Ketchum's businesses and employment opportunities. Questions asked during this round of outreach were designed to prompt participants to consider the role of certain land use policies and programs in attracting new businesses and retaining existing businesses.

Key Takeaways

- Support for increasing flexibility in the types of uses allowed in the Light Industrial Area (e.g., restaurants, retail, Community Housing) with limitations.
- Desire to maintain Ketchum's reputation as a "home" for local businesses and start-ups.
- Interest in encouraging uses that will increase the year-round vibrancy of the Warm Springs Base Area (and throughout Ketchum).
- Concern for current incentives related to parking, building height, and Floor Area Ratio.
- Wary of parking impacts associated with higher density development.

Open-ended Comments

Open-ended feedback related to tourism/economy could be grouped into 14 topic areas, the most common of which were incentives and the Light Industrial Area (see Figure 3). A summary of feedback provided by topic area is provided below.

- **Business impacts.** Concern for how changes to city policy may impact existing businesses.
- **Business mix.** Support for attracting and maintaining a variety of businesses in Ketchum, including retailers, restaurants, small-scale hotels, mixed-use buildings, and office space.
- **Community character.** Open-ended comments related to community character equated character with Ketchum's small-town feel and smaller buildings.
- **Economic development tools.** Lack of clarity around the potential impacts of different economic development tools (e.g., deed-restricted commercial, Business Improvement District).
- **Economic diversification.** Support for diversifying the local economy in a way that builds on non-tourism industries.
- **Housing.** Support for exploring employee housing opportunities.
- **Incentives.** Mixed feedback was provided regarding existing height incentives for hotels and community housing.



Community offered **support** for the following policies:

- Maintain flexibility in the design and scale of new development in mixed-use districts
- Establish a commercial/industrial preservation program for local businesses
- Enable the creation of Business Improvement District(s)
- Establish regulatory incentives for commercial/industrial development (or spaces within mixed-use developments) that are deed restricted to prevent redevelopment into non-employment uses
- Expand the Retail Core

- **Infrastructure/public amenities.** Support for improving connectivity of public infrastructure (e.g., bike lanes and public gathering spaces).
- **Light Industrial Area.** Support for loosening use restrictions in LI to allow for the creation of restaurants, retail businesses, and housing.
- **Parking.** Concern about the amount of parking available in Ketchum.
- **Retail core.** Mostly supportive of expanding the boundaries of the retail core.
- **Warm Springs Base.** Interest in making the Warm Springs Base area a vibrant, year-round community center.

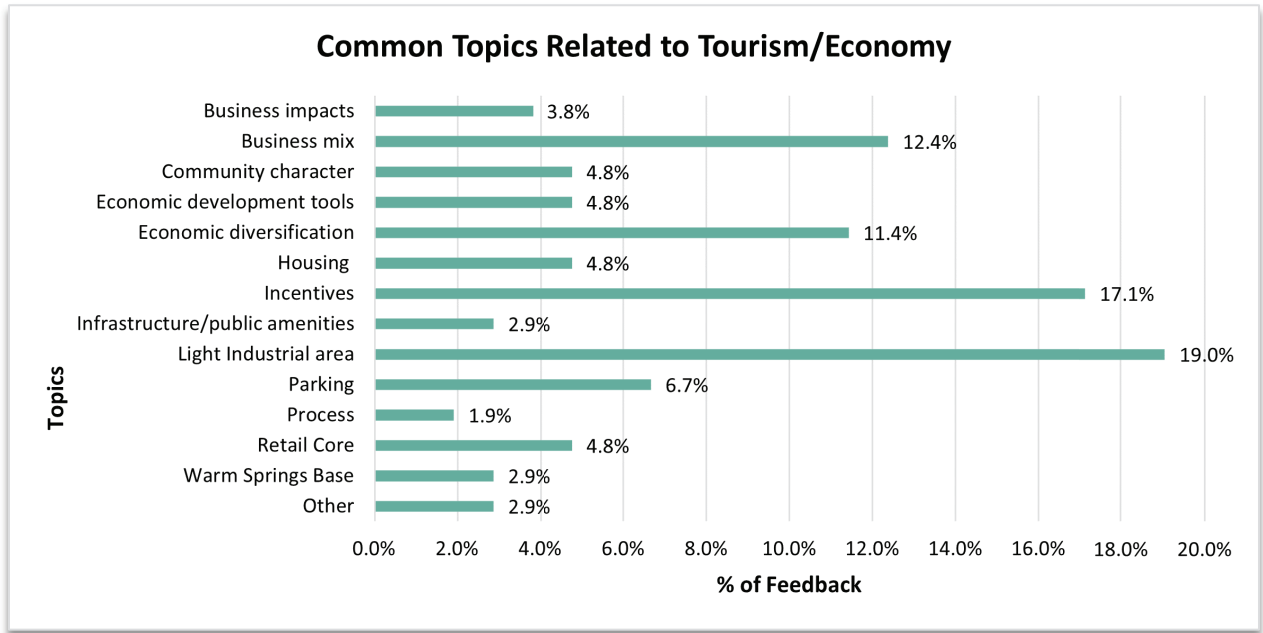


Figure 3: Common Topics Related to Tourism/Housing






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

<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>			
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>			

GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?

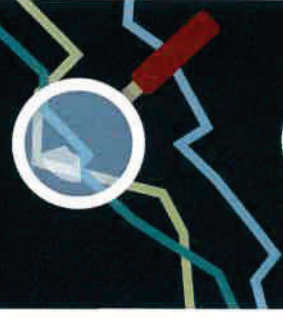
Do not encourage housing in retail area — it interferes with access for locals & tourists to the retail businesses

APPEALING



QUESTIONS FOR DISCUSSION:

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





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

<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p>I SUPPORT THESE RECOMMENDATIONS</p>	<p>I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION</p>	<p>I DO NOT SUPPORT THESE RECOMMENDATIONS</p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>	<p>I SUPPORT THESE RECOMMENDATIONS</p>	<p>I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION</p>	<p>I DO NOT SUPPORT THESE RECOMMENDATIONS</p>



QUESTIONS FOR DISCUSSION:

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parking should be required for new construction both residential and retail/office. Parking!



GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?



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

<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p>Yes</p>		
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>	<p>Yes</p>		

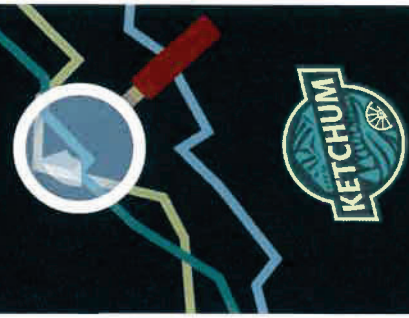
GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?

- I think using light innovation for housing is appropriate. So much flexibility to access - parks/univers/ymca/ & close to walk to town.
- move housing to outskirts of town near residential areas.
- Parking



QUESTIONS FOR DISCUSSION:

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

<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p>Keep lower hotels offer opportunities for smaller hotels. design new functions. More in human scale</p>		
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>	<p>More industrial park housing</p>		



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GENERAL FEEDBACK:
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INCENTIVES FOR ACCESS IN INDUSTRIAL OWNERS *Incentivize*

I SUPPORT THESE RECOMMENDATIONS

Reduce height
Eliminate height incentives for hotels
Expand allow's in mixed use ind.



TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?

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

I DO NOT SUPPORT THESE RECOMMENDATIONS

DO NOT SUPPORT THESE RECOMMENDATIONS IN LOW DENSITY
Mandatory layout trees to incentivize ADU's!
Need these new tools



TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?

Legacy business
Historic preservation

EXPAND DESIGNATED (1) OF HISTORIC BLDGS WHY ADOPT THIS MEDIUM DENSITY ADU's?



QUESTIONS FOR DISCUSSION:

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GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?

MORE ADU INCENTIVES IN MEDIUM-LOW DENSITY RESIDENTIAL
MORE INCENTIVES FOR LIGHT INDUSTRIAL BUILDING OWNERS TO MOVE TO ARE-PART INDUSTRIAL AREA OR? SOUTH





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

<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p><i>we support them but we don't want to have a community that is too restrictive. No more of this kind of way.</i></p>	<p><i>we support them but we don't want to have a community that is too restrictive. No more of this kind of way.</i></p>	<p><i>we support them but we don't want to have a community that is too restrictive. No more of this kind of way.</i></p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>			

GENERAL FEEDBACK: DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?

the city is unable to maintain its right of ways in residential neighborhoods! the gravel goes to Knapsweed and grass (fisher yard)



QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
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<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p>— STRENGTHEN DESIGN REVIEW CRITERIA — REDUCE HEIGHT OF NEW DOWEL — ELIMINATE HEIGHT INCREASES FOR HOTELS</p>		
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>	<p>EXPAND LEAKY BONE & HISTORIC PRESERVATION EXPAND HOUSING IN INDUSTRIAL AREA</p>		

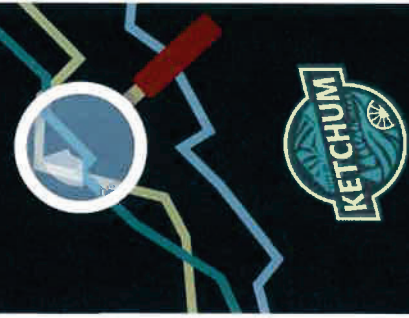


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GENERAL FEEDBACK:
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<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p><i>yes</i></p>		
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>	<p><i>yes</i></p>		



QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
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Enhance bike speed access

GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?





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<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p>Yes Incentivize adaptive re-use Expand locations for housing</p>	<p>ELIMINATE FAR allowances Keep Hotel height restrictions & phase away to allow Do not eliminate design review</p>	<p>ELIMINATE FAR allowances Keep Hotel height restrictions & phase away to allow Do not eliminate design review</p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>	<p>Keep Historic Buildings & encourage renovation Bullet 3 Limit expand historic preservation</p>		

GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?

No more big box buildings
Do not allow in-tiew increases in height etc → Should stick w/ the Code restrictions & not allow developers to pay their way out of complying w/ height etc.

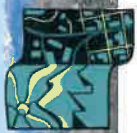


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QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
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Parking in business core
 B&B's through out town.
 less use of The color Black!

GENERAL FEEDBACK:
 DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?









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<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p><i>not eliminate Madison strategies Slopedown lots OK for height incentive of water - context of adjacent bids for height</i></p>	<p></p>	<p></p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>	<p><i>- Small scale blinds - design</i></p>	<p></p>	<p></p>



GENERAL FEEDBACK:
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QUESTIONS FOR DISCUSSION:

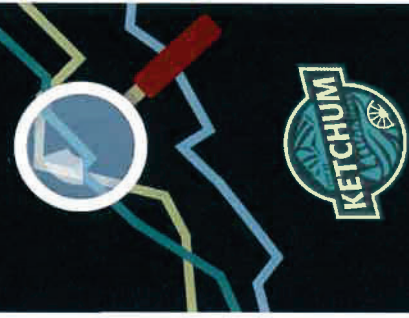
- Are there recommendations that you think should be prioritized? **Why?**
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GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?

* Eliminate Big housing projects in downtown - Specifically First + Washington, which is too Big and takes away our biggest parking complex (which downtown businesses need). #. Fill bluebird First!!

* Do not take away More parking ^{If Parking goes, then business will wane & maybe move.}

* No worker housing in Retail core - just add to an already dense area. Residential/worker housing should move to areas outside Retail core!





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I SUPPORT THESE RECOMMENDATIONS

TO WHAT EXTENT DO YOU SUPPORT THE **REGULATIONS OR INCENTIVES** RECOMMENDED?

- don't support design specific criteria that results in 'too many' blogs



regardless of what they look like. we've already tried + rejected form based code

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

financial feasibility considered with over regulation, meaning no things, including



desirable housing, gets built.

I DO NOT SUPPORT THESE RECOMMENDATIONS

ensure recommendations are fair to property owners
voluntary incentives



much preferred to mandated policy



QUESTIONS FOR DISCUSSION:

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GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?

- And have owners and their rights are part of our character, and ^{our} economic support base
- ~~keep~~ understand the needs ~~of~~ all ~~not~~ just the targeted











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

<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>			
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>			

No subsidies recommended

GENERAL FEEDBACK:
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CHARACTER FOCUS

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<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>			
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>			



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 PROTECT/REINFORCE KETCHUM'S CHARACTER?

*Don't support the high priority for housing.
Please address parking.*





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<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>			<p>NONE FOR HOTELS</p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>			

GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?

UNDERGROUND PARKING REQUIRED TOO BUILD
REQUIRED SET BACKS FOR 2ND & 3RD STORY
EVERY NEW UNIT NEEDS 1.25 PARKING SPACES
SMALLER LOT SIZE SMALLER BLDGS, DON'T
LET THEM BE COMBINED



QUESTIONS FOR DISCUSSION:

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TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?		✓	
TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?		✓	



QUESTIONS FOR DISCUSSION:

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GENERAL FEEDBACK:
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retain needs to consider existing owners and their property rights.





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<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>			<p><i>No incentives to developers</i></p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>			<p><i>Do not support</i></p>

GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?

Limit height to three stories measured from street level



QUESTIONS FOR DISCUSSION:

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I DO NOT SUPPORT THESE RECOMMENDATIONS

<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p>Expand core to 2nd Ave</p>	<p>Preserve core. Add affordable housing nearby</p>	
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>	<p>I support with generous guidelines.</p>		

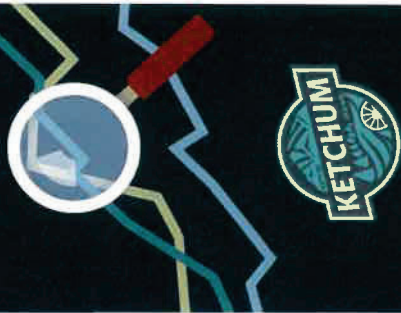


QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
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GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?





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TO WHAT EXTENT DO YOU SUPPORT THE **REGULATIONS OR INCENTIVES** RECOMMENDED?

TO WHAT EXTENT DO YOU SUPPORT THE **NEW TOOLS/ PROGRAMS** RECOMMENDED?



QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
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What about requiring solar panels & green roofs to make flat roofs useful? The character is decreased w/ large grass lawns.

GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?





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<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p><i>Incentivize adaptive reuse Keep central core of Ketchum in fact as much as possible Strengthen building regulations</i></p>		
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>	<p>X</p>		



*Why no discussion re. parking?
Keep downtown core as is as much as possible --
maintain character with existing buildings*

GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?



QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
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GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?

Need to address education, healthcare, whether we use FTA funds for community housing, parking, transportation, building in flood plains (which should be disallowed)



QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
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QUESTIONS FOR DISCUSSION:

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I DO NOT SUPPORT THESE RECOMMENDATIONS

TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?

Take residential land and create a few high density areas.
Refine the Retail Core to be for S/U property to the Post Office

higher density in both Retail and housing will limited to manageable areas.

Architectural Review Committee do NOT work.



TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?

Look for programs that work in other communities
Define the difference between "Affordable" and "Work space"
Get rid of Montrose Morning for hotels

Smaller lot sizes
Think long term about the growth of the community, we can never build enough "affordable units" if we continue to grow.

Revisiting the wheel Architectural Review Comm

GENERAL FEEDBACK: DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?

Citizens who advocate for design/architectural/landscaped reviews are going against well documented studies that "design reviews" does not work, 100 books have been written showing that you get worse results than communities with NO architectural reviews.



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TO WHAT EXTENT DO YOU SUPPORT THE **REGULATIONS OR INCENTIVES** RECOMMENDED?

Some on my panel believe that government is the only solution to all problems and that private property rights and market processes are irrelevant. The question is not about specifics but about the rules within which market processes can operate



TO WHAT EXTENT DO YOU SUPPORT THE **NEW TOOLS/ PROGRAMS** RECOMMENDED?

GENERAL FEEDBACK: DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?

The ~~discussions~~ recommendations should make clear distinction b/w mandatory v. permissive regulations. Otherwise the discussion goes in circles.



QUESTIONS FOR DISCUSSION:

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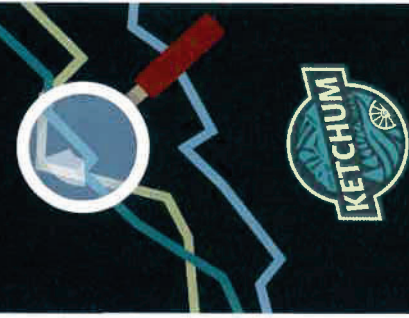


QUESTIONS FOR DISCUSSION:

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GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?

Why is more better? Let's use zoning to limit population growth.





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<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p><i>I recommend stricter guidelines for developers.</i></p>		
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>	<p><i>Location w/ regard to height should be a factor higher in periphery more acceptable.</i></p>		



GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?



QUESTIONS FOR DISCUSSION:

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QUESTIONS FOR DISCUSSION:

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GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?

can we encourage architects to stop building buildings that look like box's should have some sort of mountain feel





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<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p><i>B+85 =</i></p>		
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>			



QUESTIONS FOR DISCUSSION:

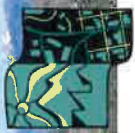
- Are there recommendations that you think should be prioritized? **Why?**
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187a lot design

GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?








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GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?

→ mountains & sun - view corridors -
→ hotels or here but not in the other parts of town.
→ wedding cake - crosswalk
→ proportionally to street



QUESTIONS FOR DISCUSSION:

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TO WHAT EXTENT DO YOU SUPPORT THE **NEW TOOLS/ PROGRAMS** RECOMMENDED?

	X		
	X		

GENERAL FEEDBACK:
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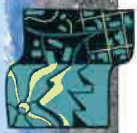
make it enjoyable for the residents and tourism will take care of itself.



QUESTIONS FOR DISCUSSION:

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

GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?

Parking!!! Need a lot more. LI - low income housing



QUESTIONS FOR DISCUSSION:

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- Reduce hotel heights
- Increase res. diversity, decrease size

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?

I support many of the regs & incentives but not those related to increasing DR criteria



Increasing DR reqs

TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?

• Help legacy businesses support most
• Get neighborhood specific

QUESTIONS FOR DISCUSSION:



- Are there recommendations that you think should be prioritized? **Why?**
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GENERAL FEEDBACK:
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<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p><i>expand downtown reduce FAR revise policy revise height</i></p>		
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>			

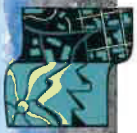
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<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p>Reducing FAR AND REQUIRING PARKING Reserve River Area</p>		
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>			

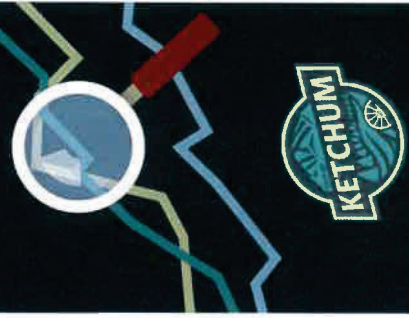


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GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO PROTECT/REINFORCE KETCHUM'S CHARACTER?

Expand design requirements
Revisit codes & set back requirements
Create a non-resident advisory committee



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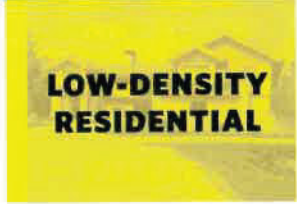
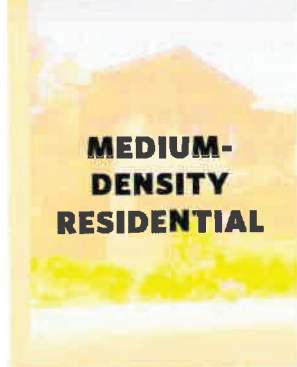
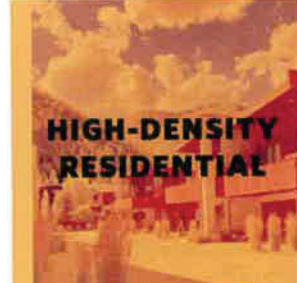


WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> 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 Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> 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
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	

Keep lower Hotels

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WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types • Establish city right-of-way standards in alignment with neighborhood character • Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity • Strengthen hillside development regulations 	<ul style="list-style-type: none"> • Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods • Expand designation of historic buildings in residential areas
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) 	
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Establish maximum unit sizes 	

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WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> 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 <i>yes</i> Eliminate height incentive for hotels <i>and work force housing</i> Continue to require ground floor commercial space/activation 	<p><i>Parking Parking Parking</i></p> <ul style="list-style-type: none"> 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
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<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	<p><i>yes</i></p>
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	<p><i>allow more housing not just work/live</i></p>

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types Establish city right-of-way standards in alignment with neighborhood character 	
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 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) Establish maximum unit sizes 	<ul style="list-style-type: none"> Expand designation of historic buildings in residential areas


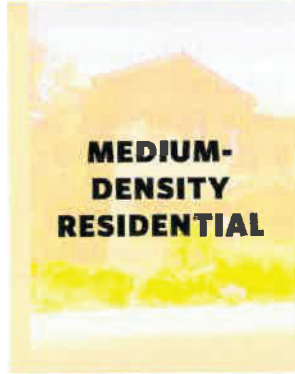
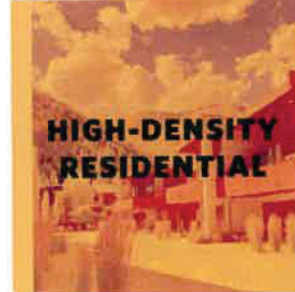
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> 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 Eliminate height incentive for hotels <i>Keep to 3 Floors Max !!</i> Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> 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
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Establish city right-of-way standards in alignment with neighborhood character Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity Strengthen hillside development regulations 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) Establish maximum unit sizes 	<ul style="list-style-type: none"> Expand designation of historic buildings in residential areas

CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt <u>location-specific design guidelines</u> that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, <u>roof forms</u>, and public gathering spaces, particularly for new or redevelopment <u>next to historic buildings</u>
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> 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 Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated Historic buildings Establish a <u>legacy business</u> program to showcase longtime Ketchum businesses Expand historic preservation focus to encourage the <u>rehabilitation/adaptive reuse</u> of historic structures and the listing of eligible properties on the city, state, or national register
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	<p>INCREASE LOT USE</p>

HEIGHT CONTEXT

NO FLAT

HEIGHT + MATERIALS


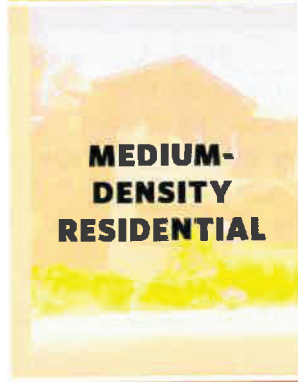
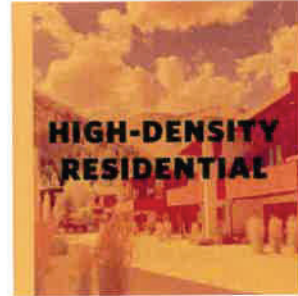
KEEP CHARACTER / ARCHITECTURE

HEIGHT IN CONTEXT AND OFFICE SPACE

HEIGHT CONTEXT

✓

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types ✓ 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Establish city right-of-way standards in alignment with neighborhood character ? Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity Strengthen hillside development regulations ? 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) Establish maximum unit sizes 	<ul style="list-style-type: none"> Expand designation of historic buildings in residential areas

Handwritten notes:
 ? PARKING CONCERN ✓
 MAINTAIN MIN SETBACK - NOT CLOSE TO OR ON STREET

CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> 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 Eliminate height incentive for hotels Continue to require ground floor commercial space/activation ? 	<ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated Historic buildings Establish a legacy business program to showcase longtime Ketchum businesses ?
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	<ul style="list-style-type: none"> 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
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	

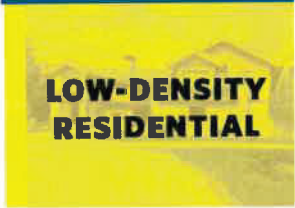
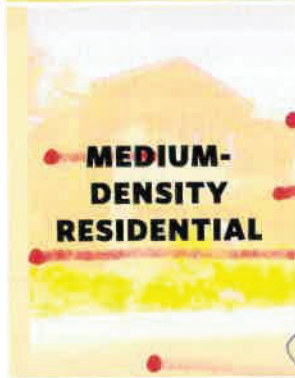
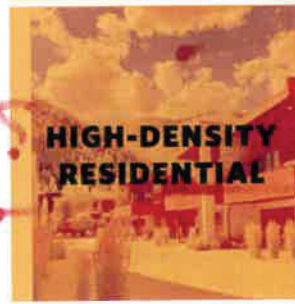
If it will be followed step violating UAC?

only if owners compensated

If we want to successfully address housing and parking needs we will need to partner with

developers experienced in/w/with, develop ments that address our needs!

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types Establish city right-of-way standards in alignment with neighborhood character 	<p><i>? Possibly, there maybe opportunities to develop additional density/housing opportunities.</i></p>
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity Strengthen hillside development regulations 	<p><i>? Define further.</i></p> <ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) Establish maximum unit sizes 	<p><i>do you mean density?</i></p> <p><i>ability to create ADUs on smaller lots?</i></p>

It is hard to know what to do. We want to successfully address housing and parking needs we will need to be met with to be successful in the future. Developers experienced in multi-family development that address our needs!

→ No mentions:
 - Transportation
 - parking



CHARACTER FOCUS

WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?



tried form based code. it didn't work.

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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MIXED-USE AREAS (ALL)	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) <i>- rejects in design type favored by policymakers</i> 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
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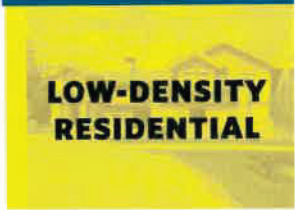
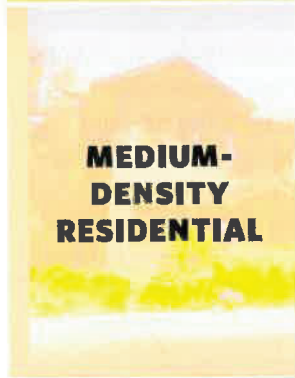
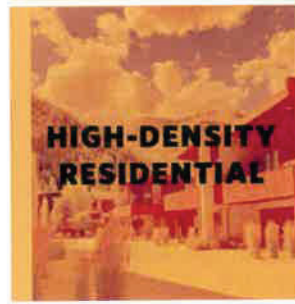
RETAIL CORE	<ul style="list-style-type: none"> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) <i>- STIPLES CREATIVITY - OR IF VOLUNTARY</i> Reduce height and FAR allowances to limit the scale and intensity of new developments <i>NO</i> Eliminate height incentive for hotels <i>NO!</i> Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated historic buildings Establish a legacy business program to showcase longtime Ketchum businesses <i>OK IF</i> 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 <i>THIS DOES NOT PREVENT DEMOLITION. OK IF</i>
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COMMUNITY MIXED-USE	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels <i>NO!</i> 	<p><i>IF THEY ARE TRULY HISTORIC. I.E. NOT SOMEONE WE THINK IS IMPORTANT ONCE LIVED HERE...</i></p>
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MIXED-USE ACTIVITY CENTERS	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
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MIXED-USE INDUSTRIAL AREA	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas ✓ Eliminate or minimize design review requirements ✓ Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development <i>CHANGE NOT MAINTAIN</i> 	
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CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types Establish city right-of-way standards in alignment with neighborhood character 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity Strengthen hillside development regulations 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) Establish maximum unit sizes 	

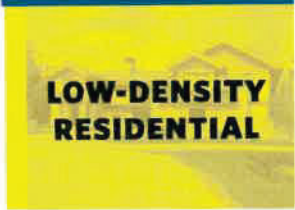
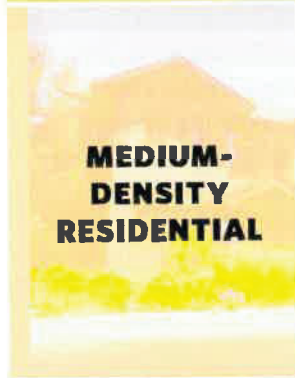
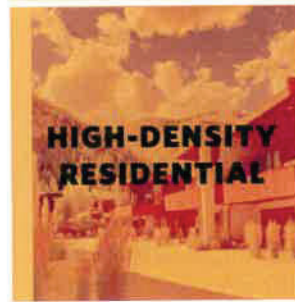
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
MIXED-USE AREAS (ALL)	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) <p><i>consider how standards were in 90's</i></p>	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
RETAIL CORE	<ul style="list-style-type: none"> 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 Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated Historic buildings Establish a legacy business program to showcase longtime Ketchum businesses <p><i>when design resulted in better scale to humans</i></p>
COMMUNITY MIXED-USE	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	<ul style="list-style-type: none"> 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
MIXED-USE ACTIVITY CENTERS	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
MIXED-USE INDUSTRIAL AREA	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	<p><i>bad idea</i></p> <p><i>don't make it into what people don't like about new development in the core</i></p>

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types Establish city right-of-way standards in alignment with neighborhood character 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity Strengthen hillside development regulations 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) Establish maximum unit sizes 	

81% of people comments into KETCHUM

* 9% of people live & work in Ketchum
o Sensitivity Report?



CHARACTER FOCUS



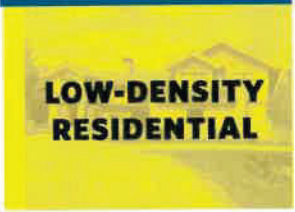
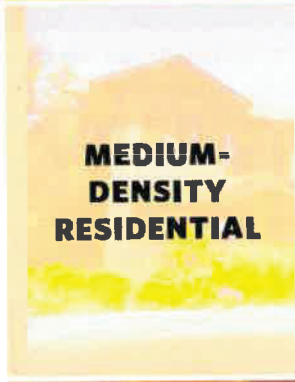
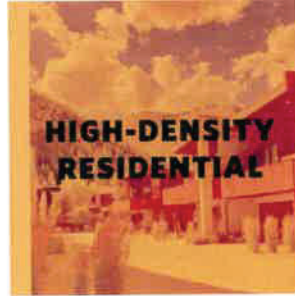
WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

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<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	<ul style="list-style-type: none"> Keep historical styles +++ increase set backs! increase space between buildings reduce lot coverage!

Ban homes over 3k sqft

increase set backs!
increase space between buildings
reduce lot coverage!

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types Establish city right-of-way standards in alignment with neighborhood character 	
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 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) Establish maximum unit sizes 	<ul style="list-style-type: none"> <i>Incentivize ADU's</i> <i>Incentivize duplexes, triplexes</i>


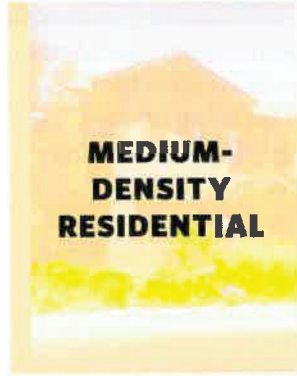
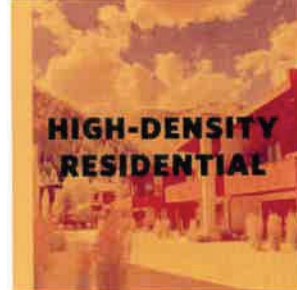
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

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<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	

CHARACTER FOCUS


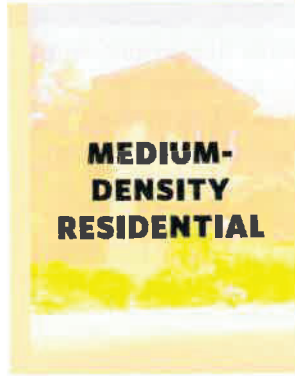
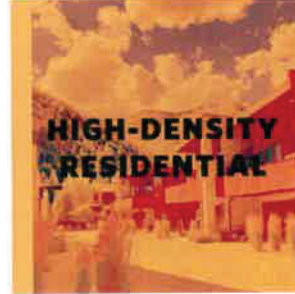
WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types • Establish city right-of-way standards in alignment with neighborhood character • Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity • Strengthen hillside development regulations 	<ul style="list-style-type: none"> • Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods • Expand designation of historic buildings in residential areas
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) • Establish maximum unit sizes 	
 <p>HIGH-DENSITY RESIDENTIAL</p>		



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

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<p>RETAIL CORE</p>	<ul style="list-style-type: none"> Incentivize the adaptive reuse of <u>existing buildings (not just those on the historic register)</u> Reduce height and FAR allowances to limit the scale and intensity of new developments Eliminate height incentive for hotels <u>Continue to require ground floor commercial space/activation</u> 	<ul style="list-style-type: none"> Establish a <u>commercial facade/building improvement grant program</u> for designated Historic buildings Establish a <u>legacy business program to showcase longtime Ketchum businesses</u> Expand historic preservation focus to <u>encourage the rehabilitation/adaptive reuse of historic structures and the listing of eligible properties on the city, state, or national register</u>
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas <u>Eliminate or minimize design review requirements</u> Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Establish city right-of-way standards in alignment with neighborhood character Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity Strengthen hillside development regulations 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) Establish maximum unit sizes 	


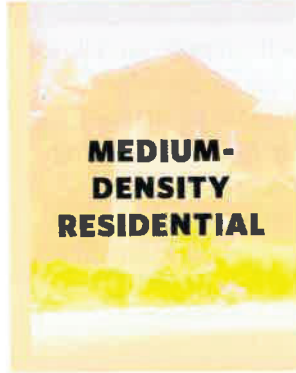
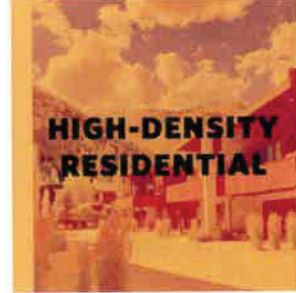
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> 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 Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> 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
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	<p><i>3 STORY MAXIMUM</i></p>
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Establish city right-of-way standards in alignment with neighborhood character Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity Strengthen hillside development regulations 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) Establish maximum unit sizes 	<ul style="list-style-type: none"> Expand designation of historic buildings in residential areas


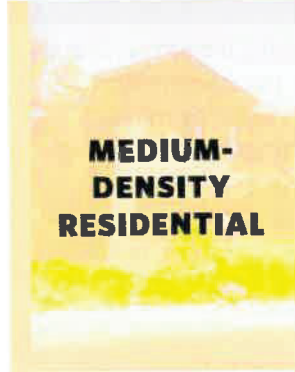
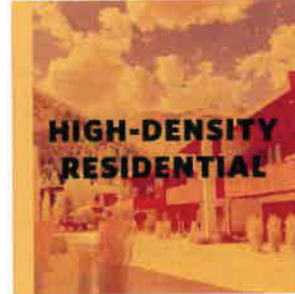
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt <u>location-specific</u> design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
<p>RETAIL CORE</p>	<p>750 SF - NO Parking</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) <input type="checkbox"/> Reduce height and FAR allowances to limit the scale and intensity of new developments <input type="checkbox"/> <u>Eliminate height incentive for hotels</u> <input type="checkbox"/> Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> 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
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<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Maintain current height and density allowances/incentives 	<p>?</p>
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Expand allowance for a range of housing options to reduce pressure for housing in other areas <input checked="" type="checkbox"/> Eliminate or minimize design review requirements <input type="checkbox"/> Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	<p>?</p> <p>No</p>

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> ✗ Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types ✗ Establish city right-of-way standards in alignment with neighborhood character 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> ✗ Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity ⦿ Strengthen hillside development regulations 	<ul style="list-style-type: none"> ⦿ Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods ⦿ Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> ⦿ Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) • Establish maximum unit sizes 	

Harry



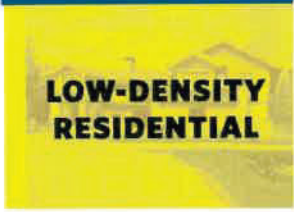
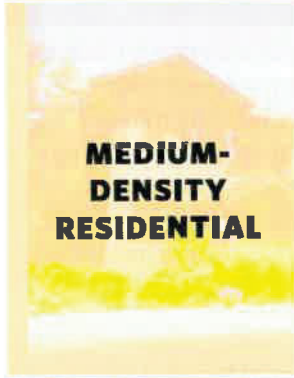
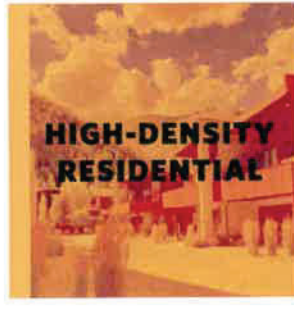
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
MIXED-USE AREAS (ALL)	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
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MIXED-USE ACTIVITY CENTERS	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
MIXED-USE INDUSTRIAL AREA	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> ○ Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> ○ Establish city right-of-way standards in alignment with neighborhood character ○ Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity ○ Strengthen hillside development regulations 	<ul style="list-style-type: none"> ✓ Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods ✓ Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> ○ Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) ○ Establish maximum unit sizes 	


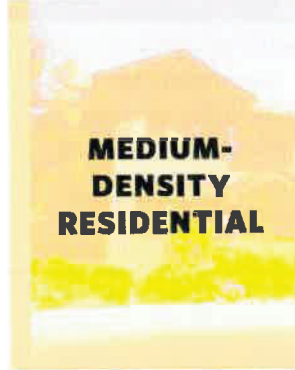
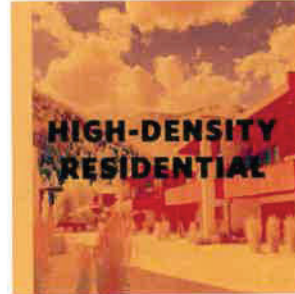
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
MIXED-USE AREAS (ALL)	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
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CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Establish city right-of-way standards in alignment with neighborhood character • Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity • Strengthen hillside development regulations 	<ul style="list-style-type: none"> • Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods • Expand designation of historic buildings in residential areas
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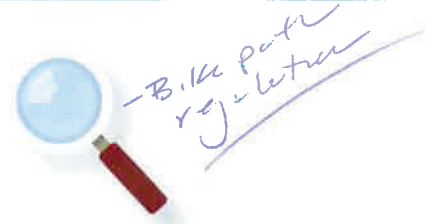
* Remove incentives for anything higher than 3 stories
 * Eliminate FAR incentives/waiver
 * Eliminate FAR in new areas

Make the "pink" (Community Mixed Use) on map
 "burgundy" (Retail Core) to avoid the destruction of
 more single story charming buildings/homes
 along streets like Second St. East of main



CHARACTER FOCUS

- Height
 - connection to
 nature
 - access (view)



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
MIXED-USE AREAS (ALL)	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
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?
 - no in lieu of other
 or at min cost of afford housing
 not less

incentive for love?
 why?
 why? vs
 incentives
 parking

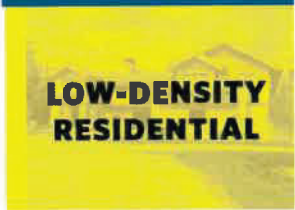
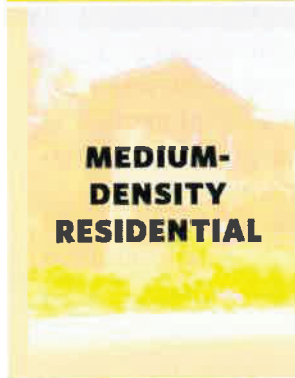
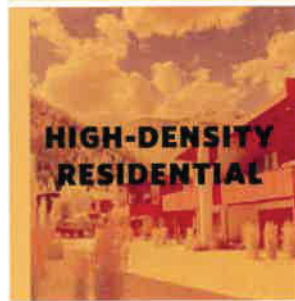
- showcase -
 but not
 preserve?

agree
 3 stories max
 what are they
 getting higher
 seems to be getting
 and blocker.

- create it
 as a event
 design grant

no incentives to
 allow higher buildings
 for hotels, affordable
 housing.

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types Establish city right-of-way standards in alignment with neighborhood character <i>what does this mean</i> 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity Strengthen hillside development regulations 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) Establish maximum unit sizes 	

To empower higher buildings, affordable housing, ~~and~~ update the height + density limits of places away from city core (red and pink areas) For example, around St. Lukes / Cold Springs area.

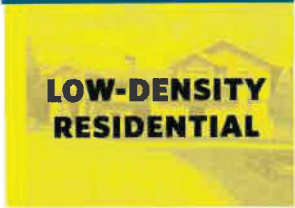
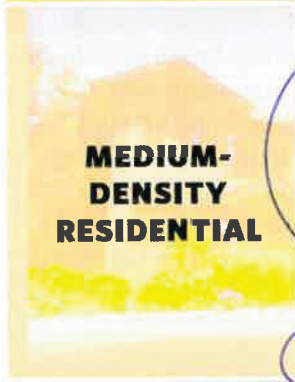
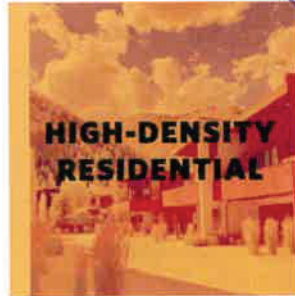
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
MIXED-USE AREAS (ALL)	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
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COMMUNITY MIXED-USE	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
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CHARACTER FOCUS

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CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

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CHARACTER FOCUS

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 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) • Establish maximum unit sizes 	
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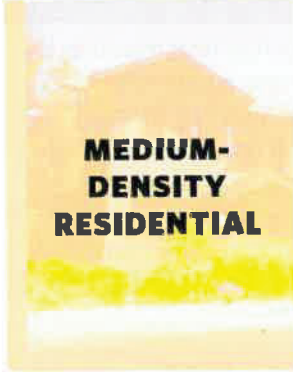
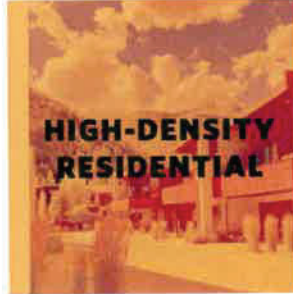
CHARACTER FOCUS



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WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> 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 Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> 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
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Establish city right-of-way standards in alignment with neighborhood character Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity Strengthen hillside development regulations 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) Establish maximum unit sizes 	

CHARACTER FOCUS

• Policy
 • Rezoning L.I.
 • Transportation
 • FHA vs → FHA
 • Floodplain
 • Education
 • Role of PEZ
 • Region
 • Amenity



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
MIXED-USE AREAS (ALL)	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
RETAIL CORE	<ul style="list-style-type: none"> 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 Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> 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
COMMUNITY MIXED-USE	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
MIXED-USE ACTIVITY CENTERS	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
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CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Establish city right-of-way standards in alignment with neighborhood character Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity Strengthen hillside development regulations 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods Expand designation of historic buildings in residential areas
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PROTECT NEW CORR.


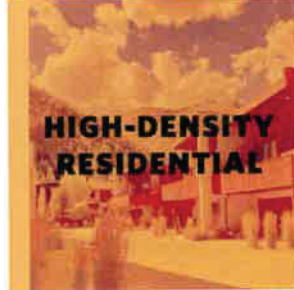
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> ✓ Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> ✓ Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> ✓ 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 ✗ Eliminate height incentive for hotels ✓ Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> ✓ 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
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> ✓ Retain height and FAR allowances to offset proposed reductions in the Retail Core ✓ Eliminate height incentive for hotels 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> ✓ Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> ✓ Expand allowance for a range of housing options to reduce pressure for housing in other areas ✗ Eliminate or minimize design review requirements <i>admin DR OK</i> • Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	<p><i>↑ density in ind. core</i></p> <p><i>retail</i></p>

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Establish city right-of-way standards in alignment with neighborhood character • Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity • Strengthen hillside development regulations 	<ul style="list-style-type: none"> • Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) • Establish maximum unit sizes 	<ul style="list-style-type: none"> • Expand designation of historic buildings in residential areas


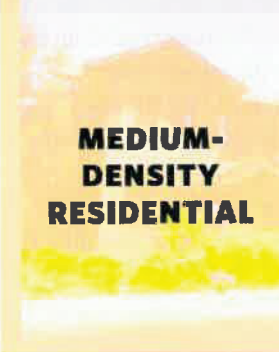
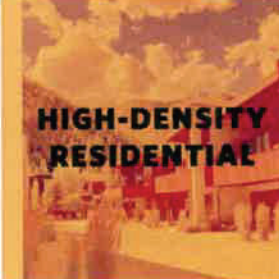
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> 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 Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> 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
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Establish city right-of-way standards in alignment with neighborhood character Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Strengthen hillside development regulations Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) Establish maximum unit sizes 	<ul style="list-style-type: none"> Expand designation of historic buildings in residential areas


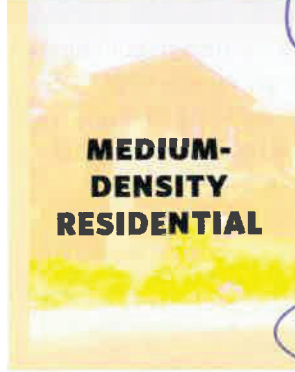
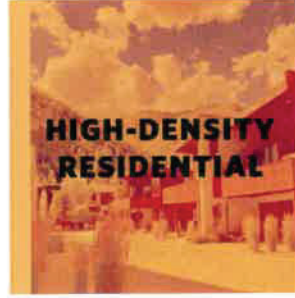
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> 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 Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<p><i>Stop height incentives for hotels + housing</i></p> <ul style="list-style-type: none"> 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
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	<p><i>HPC is a joke => look at log cabin</i></p>
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	<p><i>Reduce heights</i></p>
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types Establish city right-of-way standards in alignment with neighborhood character 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity Strengthen hillside development regulations 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) Establish maximum unit sizes 	

No more lot-line-to-lot-line 4 story boxes.
 If we do 4th story, require MIN 10' setback.
 we want to see our horizon line.
 we want wedding cake tiering of buildings.

- the some of our table believe that govt is the solution to all problems and the private property rights and market process are irrelevant. You must rely to some extent on these institutions

CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

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<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
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<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	<p><i>Ambiguous incentives to go up or not go up</i></p>
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	<p><i>how can I answer this if I don't know the status quo?</i></p> <p><i>Mandatory v permissive?</i></p>

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Establish city right-of-way standards in alignment with neighborhood character Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity Strengthen hillside development regulations 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods Expand designation of historic buildings in residential areas
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QUALITY
OF LIFE
FOR
RESIDENTS

PARKING
PARKING
PARKING

*Denise Hamilton
of
Builder*



CHARACTER FOCUS


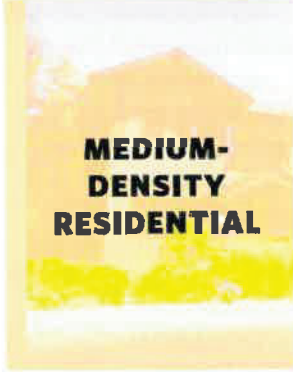
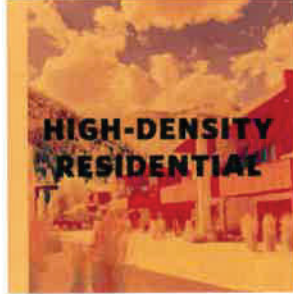


WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> 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 Eliminate height incentive for hotels <i>- use/change</i> Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated Historic buildings <i>- use green/carbon reducer - use! keep/bulldoze established "assets"</i> 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 <i>- use - look at Skythsoanian</i>
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	

"Trees" keep value incentive number all urban trees/heritagetrees/Urban canopy

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Establish city right-of-way standards in alignment with neighborhood character Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity Strengthen hillside development regulations 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) Establish maximum unit sizes 	

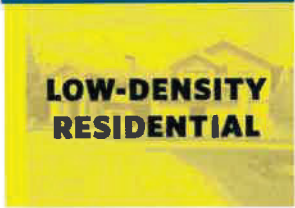
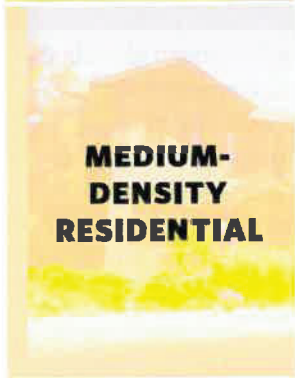
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
MIXED-USE AREAS (ALL)	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
RETAIL CORE	<ul style="list-style-type: none"> 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 ✓ Eliminate height incentive for hotels <i>depends on location</i> Continue to require ground floor commercial space/activation ✓ 	<ul style="list-style-type: none"> 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
COMMUNITY MIXED-USE	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
MIXED-USE ACTIVITY CENTERS	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
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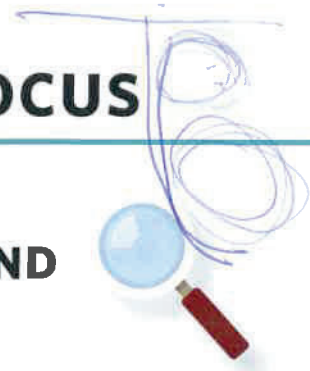
CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types • Establish city right-of-way standards in alignment with neighborhood character • Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity • Strengthen hillside development regulations 	<ul style="list-style-type: none"> • Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods • Expand designation of historic buildings in residential areas
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) • Establish maximum unit sizes 	

Gregg Carr



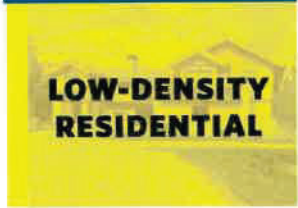
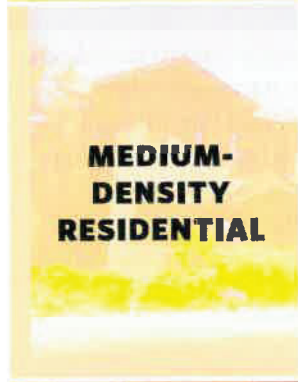
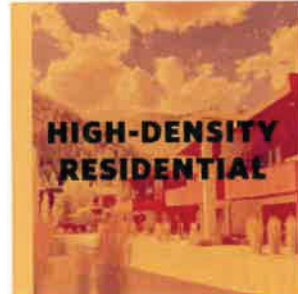
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	<p>2nd / 6th</p>
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	<p>Jerry Sullivan</p>

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> ▪ Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types ▪ Establish city right-of-way standards in alignment with neighborhood character 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> ▪ Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity ▪ Strengthen hillside development regulations 	<ul style="list-style-type: none"> ▪ Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods ▪ Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> ▪ Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) ▪ Establish maximum unit sizes 	


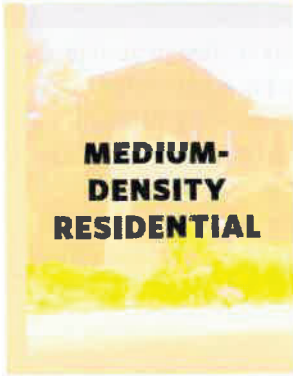
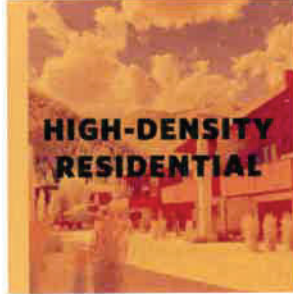
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> 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 Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> 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
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types Establish city right-of-way standards in alignment with neighborhood character 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity Strengthen hillside development regulations 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) Establish maximum unit sizes 	


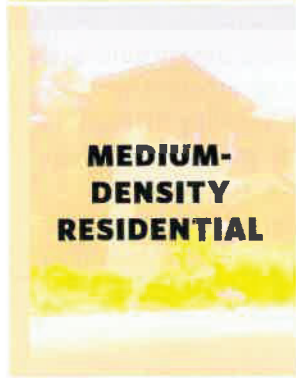
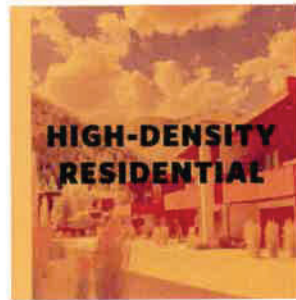
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> 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 Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> 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
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types • Establish city right-of-way standards in alignment with neighborhood character 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity • Strengthen hillside development regulations 	<ul style="list-style-type: none"> • Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods • Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) • Establish maximum unit sizes 	

CHARACTER FOCUS


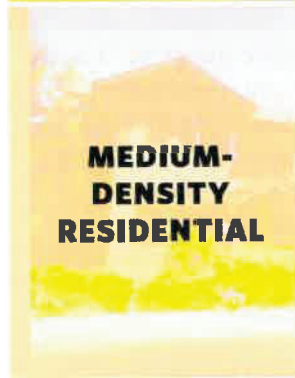
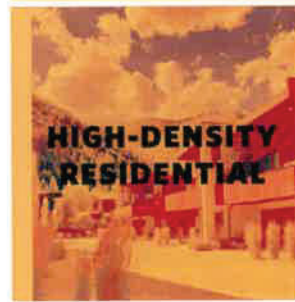


WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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OK where they are in the middle

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Establish city right-of-way standards in alignment with neighborhood character • Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity • Strengthen hillside development regulations 	<ul style="list-style-type: none"> • Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods • Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) • Establish maximum unit sizes 	


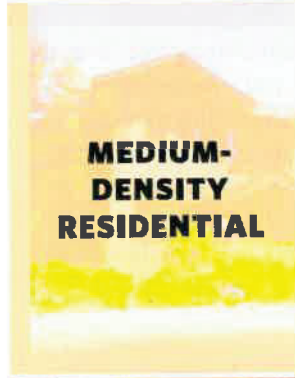
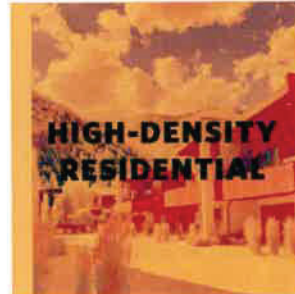
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
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<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Establish city right-of-way standards in alignment with neighborhood character Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity Strengthen hillside development regulations 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) Establish maximum unit sizes 	

CHARACTER FOCUS

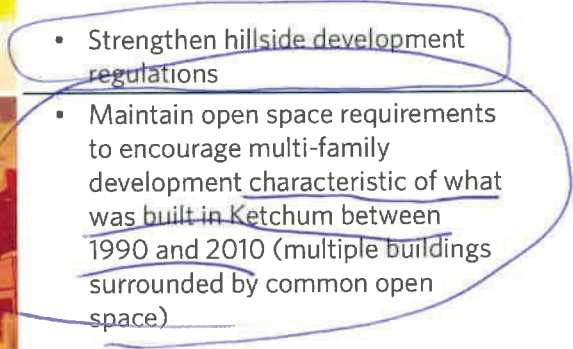


WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) <i>1.0 ratio</i> Reduce height and FAR allowances to limit the scale and intensity of new developments Eliminate height incentive for hotels Continue to require ground floor commercial <u>space/activation</u> 	<ul style="list-style-type: none"> <i>25% fee - funding? -</i> 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
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Establish city right-of-way standards in alignment with neighborhood character Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Strengthen hillside development regulations Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) Establish maximum unit sizes 	<p><i>Design Height incentive Hillside devel.</i></p>



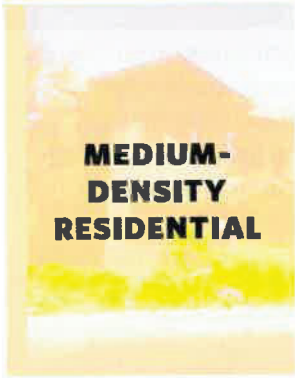
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) <p><i>Keep architectural creativity free</i></p>	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> 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 Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<p><i>For penthouse + hotel style buildings only. Increase height for housing / commercial</i></p> <ul style="list-style-type: none"> 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
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	<p><i>← Fix parking requirements</i></p>

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Establish city right-of-way standards in alignment with neighborhood character Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity Strengthen hillside development regulations 	<p><i>Find ways to ↑ density</i></p> <ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) Establish maximum unit sizes 	<p><i>← housing development</i></p> <p><i>← yes</i></p>

CHARACTER FOCUS


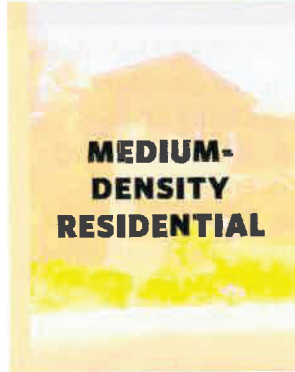
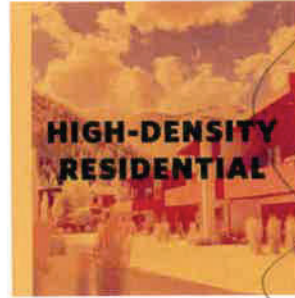


WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
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<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
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Where did the in-lieu parking fees go?

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Establish city right-of-way standards in alignment with neighborhood character Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity Strengthen hillside development regulations 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) Establish maximum unit sizes 	

Silver Creek Outfitters style

Change Parking exemptions

CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
MIXED-USE AREAS (ALL)	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) <i>↑ + 100% review w/ tools</i> 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
RETAIL CORE	<ul style="list-style-type: none"> 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 <i>hillside</i> Eliminate height incentive for hotels Continue to require ground floor commercial space/activation <i>/parking</i> 	<ul style="list-style-type: none"> 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
COMMUNITY MIXED-USE	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels <i>✓</i> 	<p><i>parking - or with some requirement</i></p>
MIXED-USE ACTIVITY CENTERS	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	<p><i>more ADUs</i></p>
MIXED-USE INDUSTRIAL AREA	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	<p><i>define common housing by restricted in lieu fees re-evaluate FAR - lower 1.772.5 35' + 174 incentivize 5/6 to build at River Run. back to 1.7 (the change)</i></p>

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types Establish city right-of-way standards in alignment with neighborhood character 	
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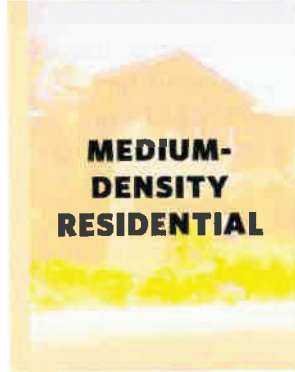
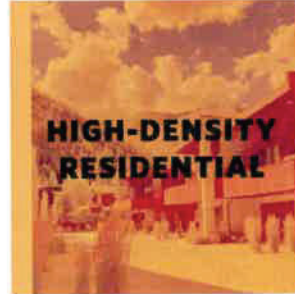
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
MIXED-USE AREAS (ALL)	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
RETAIL CORE	<ul style="list-style-type: none"> 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 Eliminate height incentive for hotels Continue to require ground floor commercial space/activation <p><i>→ This should be addressed through design guidelines</i></p>	<ul style="list-style-type: none"> 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
COMMUNITY MIXED-USE	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
MIXED-USE ACTIVITY CENTERS	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
MIXED-USE INDUSTRIAL AREA	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Establish city right-of-way standards in alignment with neighborhood character Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity Strengthen hillside development regulations 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) Establish maximum unit sizes 	

CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> 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 Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> 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
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types • Establish city right-of-way standards in alignment with neighborhood character 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity • Strengthen hillside development regulations 	<ul style="list-style-type: none"> • Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods • Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) • Establish maximum unit sizes 	

CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> 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 Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> 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 <p><i>Handwritten notes:</i> Main St. marketing integrate art expand outside sit reference nearby buildings to be accessible more walkability keep parking flat roof of garage</p>
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	<p><i>Handwritten notes:</i> - lack of productivity - change parking requirements</p>

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	<p><i>open to requiring ADU</i></p>
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Establish city right-of-way standards in alignment with neighborhood character Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity Strengthen hillside development regulations 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) Establish maximum unit sizes 	

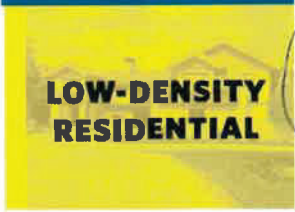
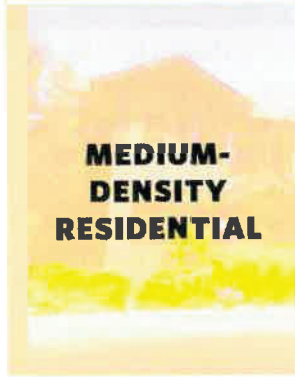
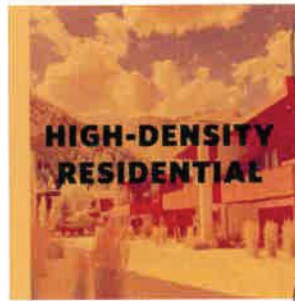
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> 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 Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> 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
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	<p><i>consistent to existing neighborhood</i></p>
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Establish city right-of-way standards in alignment with neighborhood character Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity Strengthen hillside development regulations 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) Establish maximum unit sizes 	

Parking is integral to community planning

Morgan - planning & bldg. dept.

2014
Compreh.
Plan

40% emply. us.
now 9%



CHARACTER FOCUS



PARKING

WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
MIXED-USE AREAS (ALL)	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
RETAIL CORE	<ul style="list-style-type: none"> 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 Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<p>* eliminating low-income emphasis in retail core</p> <ul style="list-style-type: none"> 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
COMMUNITY MIXED-USE	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
MIXED-USE ACTIVITY CENTERS	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
MIXED-USE INDUSTRIAL AREA	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	<p>community character design height</p>

Clarim's EPS

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Establish city right-of-way standards in alignment with neighborhood character Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity 	
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Strengthen hillside development regulations Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) Establish maximum unit sizes 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods Expand designation of historic buildings in residential areas


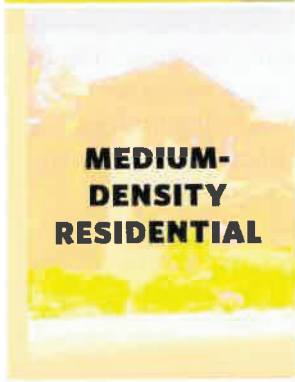
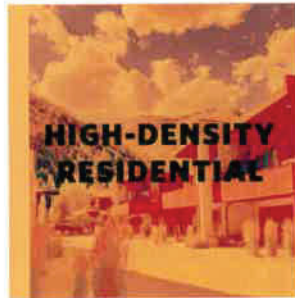
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) + 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> 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 Eliminate height incentive for hotels † Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> 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 †
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Establish city right-of-way standards in alignment with neighborhood character Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity Strengthen hillside development regulations 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) Establish maximum unit sizes + 	

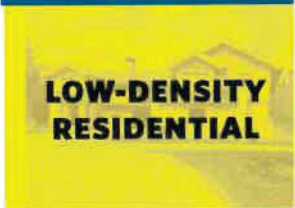
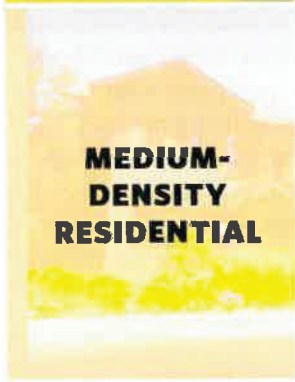
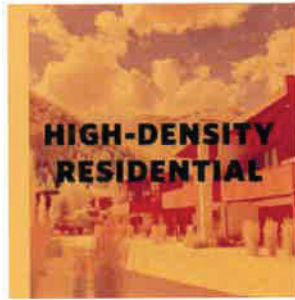
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> 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 Eliminate height incentive for hotels <i>already too high</i> Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> 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
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	<p><i>Parking is a must</i></p>
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types • Establish city right-of-way standards in alignment with neighborhood character 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> ✗ Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity • Strengthen hillside development regulations 	<ul style="list-style-type: none"> • Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods • Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) • Establish maximum unit sizes 	

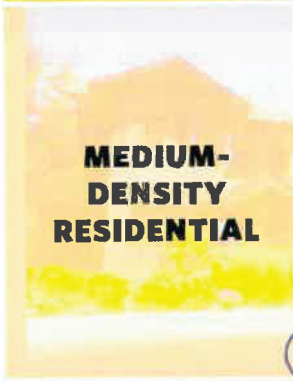
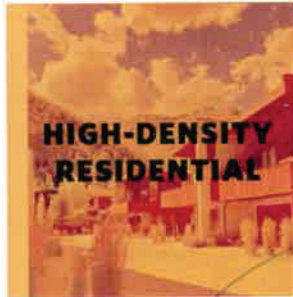
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
MIXED-USE AREAS (ALL)	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
RETAIL CORE	<ul style="list-style-type: none"> 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 Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> 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
COMMUNITY MIXED-USE	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	<ul style="list-style-type: none"> 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
MIXED-USE ACTIVITY CENTERS	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	<p><i>need more</i></p>
MIXED-USE INDUSTRIAL AREA	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	<p><i>parking !!!</i></p>





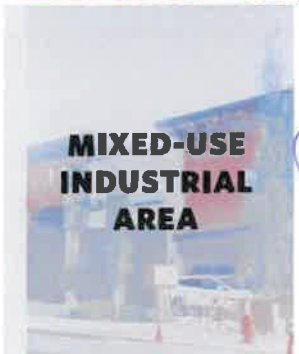
CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Establish city right-of-way standards in alignment with neighborhood character Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Strengthen hillside development regulations Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) Establish maximum unit sizes 	<ul style="list-style-type: none"> Expand designation of historic buildings in residential areas <i>and stick to it</i>


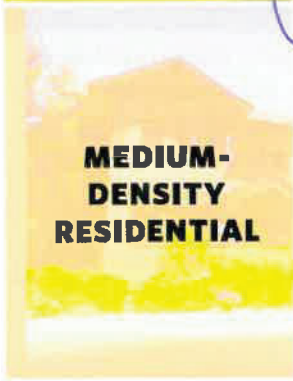
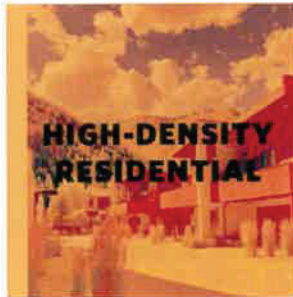
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) <i>Requirements</i> 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
 <p>RETAIL CORE</p>	<ul style="list-style-type: none"> 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 Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> 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
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 <p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements <i>NO!</i> Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	<p><i>Design Review needed</i></p>
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Establish city right-of-way standards in alignment with neighborhood character Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity Strengthen hillside development regulations 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) Establish maximum unit sizes 	<p><i>parking!!</i></p>

CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
MIXED-USE AREAS (ALL)	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
RETAIL CORE	<ul style="list-style-type: none"> 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 Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> 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
COMMUNITY MIXED-USE	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
MIXED-USE ACTIVITY CENTERS	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	<p>Keep lower building</p>
MIXED-USE INDUSTRIAL AREA	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	<p>increase design review.</p> <p>—keep</p>

Stronger Design

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Establish city right-of-way standards in alignment with neighborhood character Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity Strengthen hillside development regulations 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) Establish maximum unit sizes 	<p>1) <i>have worked in the past been more employees vs 9%</i></p> <p>2) <i>what % in 2014?</i></p>

- Land CAPACITY MAP -

CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?


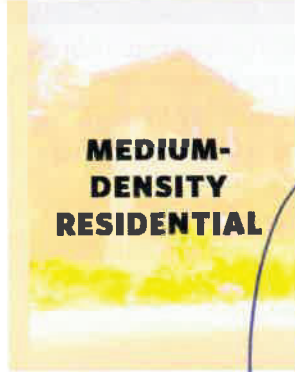
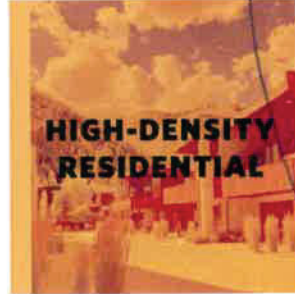
WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> 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 Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> 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
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	

Handwritten notes:

look at new develop- mt options 30' in industrial zone area

* what does Ketchum do about new residential buildings w/ not enough parking for residents for townsm - bus owners

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Establish city right-of-way standards in alignment with neighborhood character Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Strengthen hillside development regulations Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) Establish maximum unit sizes 	<ul style="list-style-type: none"> Expand designation of historic buildings in residential areas

Encourage ADU building in accordance w/ neighborhoods

take care of all right of ways by city standards + regs

too much


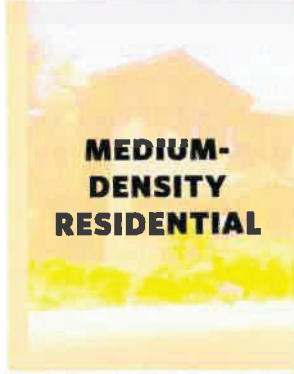
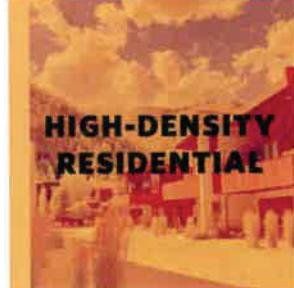
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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MIXED-USE ACTIVITY CENTERS	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
MIXED-USE INDUSTRIAL AREA	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Establish city right-of-way standards in alignment with neighborhood character Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity Strengthen hillside development regulations 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) Establish maximum unit sizes 	

CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
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<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	<p>Undeveloped area for housing, parking incentives for biz open up for use</p>

More residential downtown but parking concern
parking opportunities

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Establish city right-of-way standards in alignment with neighborhood character • Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity • Strengthen hillside development regulations 	<ul style="list-style-type: none"> • Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods • Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) • Establish maximum unit sizes 	<p><i>Encourage ADU</i></p>

CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
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<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	<p><i>NO MORE TALL BUILDINGS</i></p>
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	<p><i>- WE MUST. IT IS VITAL REMAINING REAL ESTATE</i></p>

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower density housing types 	<p>- NEED MORE DENSITY</p>
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Establish city right-of-way standards in alignment with neighborhood character Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity Strengthen hillside development regulations 	<p>NEEDS ENFORCED</p> <ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) Establish maximum unit sizes 	<p>AND SIZE HOUSES ON HILLSIDE LOTS</p> <p>NEED MORE DENSITY. WE ARE SURROUNDED BY OPEN SPACE OF PUBLIC LAND</p>

CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
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<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Establish city right-of-way standards in alignment with neighborhood character • Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity • Strengthen hillside development regulations 	<ul style="list-style-type: none"> • Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods • Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) • Establish maximum unit sizes 	


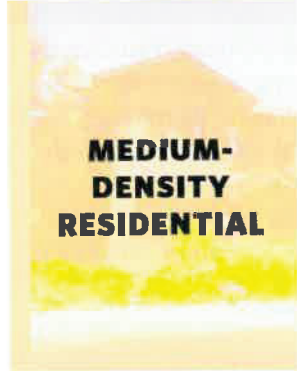
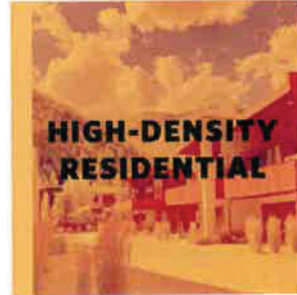
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) <i>yes</i> Reduce height and FAR allowances to limit the scale and intensity of new developments <i>yes</i> Eliminate height incentive for hotels Continue to require ground floor commercial space/activation <i>+ RESTAURANTS</i> 	<ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated Historic buildings Establish a <u>legacy business</u> 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
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> <u>Retain</u> height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> <u>Expand allowance</u> for a range of housing options to reduce pressure for housing in other areas <i>yes mixed residential INCENTIVES FOR CURRENT WAREHOUSE</i> Eliminate or minimize design review requirements <i>NOT FOR HEIGHT RESTRICTIONS</i> Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development <i>yes</i> 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	<p><i>INCENTIVE FOR ADU'S</i></p>
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Establish city right-of-way standards in alignment with neighborhood character Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity Strengthen hillside development regulations 	<p><i>YES - (IT'S A little LATE)</i></p> <ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods Expand designation of historic buildings in residential areas <p><i>NO</i></p>
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) Establish maximum unit sizes 	<p><i>! yes</i></p>


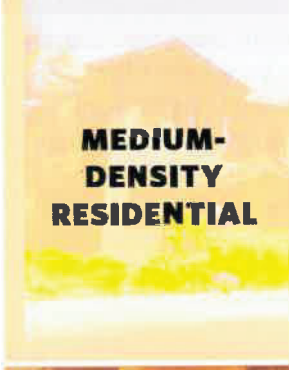
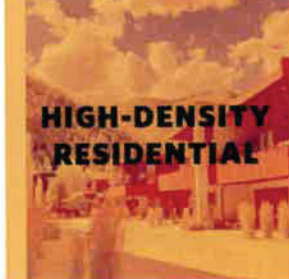
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> 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 Eliminate height incentive for hotels <i>yes</i> Continue to require ground floor commercial space/activation <i>no!</i> 	<ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated Historic buildings <i>yes</i> Establish a legacy business program to showcase longtime Ketchum businesses <i>?</i> 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 <i>yes</i>
<p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels <i>yes</i> 	
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	<p><i>Reduce height incentives</i></p>
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas <i>yes!</i> Eliminate or minimize design review requirements <i>no</i> Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development <i>yes - increase housing incent over Retail/Service on ground floor!</i> 	<p><i>Encourage development on Saddle Road/75 corner. Job. Com. House</i></p>

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types 	<p><i>NO Encourage ADU!</i></p>
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Establish city right-of-way standards in alignment with neighborhood character Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity Strengthen hillside development regulations 	<p><i>NO! The city doesn't maintain Right of ways and create weed/firedans</i></p> <p><i>NO</i></p> <ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods Expand designation of historic buildings in residential areas <p><i>NO</i></p>
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) Establish maximum unit sizes 	<p><i>ok</i></p> <p><i>yes</i></p>

ABBY

Last
2011

2016 Plan



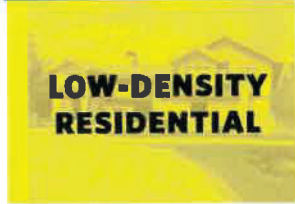
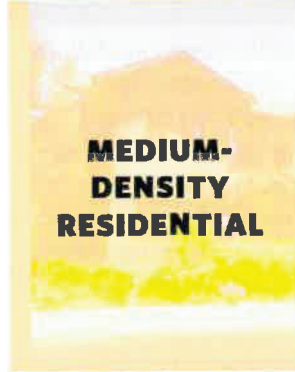
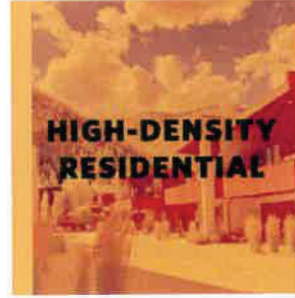
CHARACTER FOCUS



WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
MIXED-USE AREAS (ALL)	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
RETAIL CORE	<ul style="list-style-type: none"> 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 Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> 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
COMMUNITY MIXED-USE	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
MIXED-USE ACTIVITY CENTERS	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
MIXED-USE INDUSTRIAL AREA	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types Establish city right-of-way standards in alignment with neighborhood character 	
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity Strengthen hillside development regulations 	<ul style="list-style-type: none"> Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum's residential neighborhoods Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) Establish maximum unit sizes 	

Design Review



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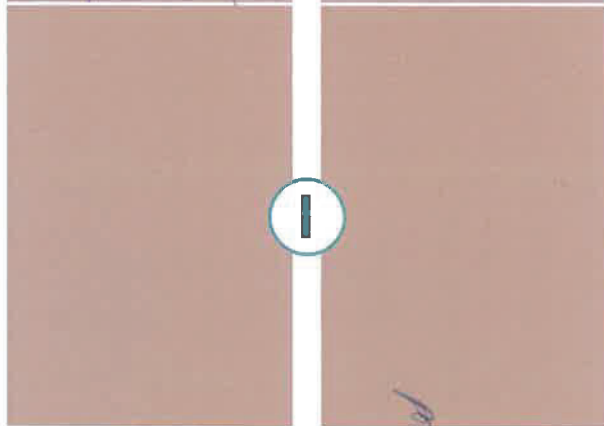
HOUSING FOCUS

~~Do not~~
DO NOT USE FAR
KEEP WITH
RECOMMENDATIONS

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

I SUPPORT THESE RECOMMENDATIONS

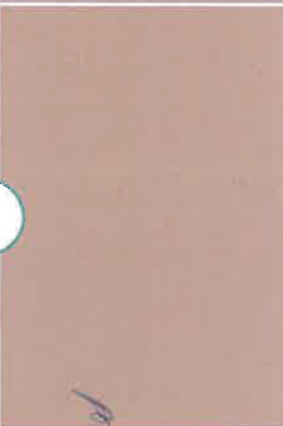
TO WHAT
EXTENT DO YOU
SUPPORT THE
**REGULATIONS
OR INCENTIVES**
RECOMMENDED?



ONLY have
tax payer support
affordable housing
all essential workers
Not for people
wanting to live in
the
wonderful
place



TO WHAT
EXTENT DO YOU
SUPPORT THE
**NEW TOOLS/
PROGRAMS**
RECOMMENDED?



GENERAL FEEDBACK:
DO YOU HAVE
OTHER THOUGHTS/
SUGGESTIONS THAT
YOU WOULD LIKE TO
SEE CONSIDERED TO
SUPPORT HOUSING
CHOICE AND
AFFORDABILITY?

Why are we as tax payers subsidizing
people who want to live in Ketchum
due to the skiing etc. and only
work part time? - ~~It~~ or not at
all.
We need criteria for people who receive
subsidized housing - ~~we~~ need ~~of~~ subsidized housing
only for essential workers



QUESTIONS FOR DISCUSSION:

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





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<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>			
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>			



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 HOUSING CHOICE AND AFFORDABILITY?

work with all cities and county to develop work for all housing no parking exemption





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TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?			
TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?			



* Fill Bluebird Village First before building 15th Wash!

* Housing MUST provide 2 ^{Parking} spots per unit as most units have couples or 2 adults who drive.

* DO NOT Take away parking

* You CAN NOT apply growth rates from the last 5 years to the next 10 years. The last 5 years growth was fueled by COVID.

* No small lot sizes - ~~1/4~~ No housing exemption

* I don't feel heard on the 1st 4 Wash project.



QUESTIONS FOR DISCUSSION:

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





HOUSING FOCUS

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TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?

- Support lot split and add'l density ok in low density areas on a voluntary incentive basis

DO NOT REGULATE UNIT SIZES!



TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?

As in downtown, ensure neighborhood changes respect the context of existing property types

GENERAL FEEDBACK:

reduce pkg req't in LF so in-place higher density residential can actually be built, as it cannot now with 1 pkg stall / bedroom requirements

- Recognize contribution + needs of seasonal homeowners when considering neighborhood policy changes



QUESTIONS FOR DISCUSSION:

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





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QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
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I SUPPORT THESE RECOMMENDATIONS

I DO NOT SUPPORT THESE RECOMMENDATIONS

<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p>SMALLER LOTS ALLOW WORK-LIVE IN INDUSTRIAL AREA</p>		<p>FAR-STEP IT "IN-LIEU" FEES GET MORE SITES - BEYOND CURRENT CITY LIMITS</p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>	<p>+ EMPLOYER SPONSORED HOUSING + PRESERVATION OF OLDER HOUSING COMPLEXES</p>		

GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?





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TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?



TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?



QUESTIONS FOR DISCUSSION:

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

1. Why - 1 area for Ketchum
2. Consider South Valley for housing

GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?











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GENERAL FEEDBACK:
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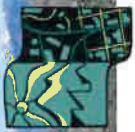
Reduce density for work force housing.



QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
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<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>	<p></p>	<p></p>	<p></p>

GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?

ALLOW MID-RISE BLDGS OUT IN THE COUNTY & ALLOW KETCHUM TO STAY VERY LOW DENSITY



QUESTIONS FOR DISCUSSION:

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





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<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p>✓</p>		
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>	<p>✓</p>		

GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?

Loosen restrictions in industrial zone, loose ADU restrictions. This is only works w \$1100000 for land owners.



QUESTIONS FOR DISCUSSION:

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





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GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?

*Industrial area used for affordable with height restriction
No vacation home ~~new~~ owners only for people who have basins*



QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
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<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p>I support ADUs, Duplexes etc in yellow zones</p> 	<p>Clear guidelines on who is eligible & required</p> 	
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>			<p>No to Employer Sponsor housing JUST pay Employee more</p>



GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?



QUESTIONS FOR DISCUSSION:

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<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p>No parking minimums no building in flood plains</p>		
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>			



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 HOUSING CHOICE AND AFFORDABILITY?

We need indoor bike parking for those who do not want the stress of driving & cost of driving.
Increase ~~density~~ density in U.I.



We need indoor bike parking for those who do not want the stress of driving & cost of driving.
Increase ~~density~~ density in U.I.





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QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
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GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?

*More ADU's permitted throughout LI district —
reduce parking requirements*



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*stop building in flood plains
Put Community Housing in KI*

GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?



QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
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QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
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GENERAL FEEDBACK:
 DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?

STOP STOP STOP
Prioritize essential workers





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<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p><i>mixed-use.</i></p>		
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>			

*more live-work. (Garden City near Boise)
if area to be developed exceeds "X" requirement for mixed use & style.*

GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?



QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
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GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?

*Air BnB - alliance →
mixed density of in developments*



QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
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<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p>• Smaller lots + smaller units • ADU incentives</p>		<p>• Spending a premium to inject housing into downtown Ketchum</p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>	<p>• ADU incentives</p>		

GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?



QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
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<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>			
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>	<p><i>allocate density to Attraction # shared Slight of family sustainable B. zoned property</i></p>		

GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?

Li & V Co.



QUESTIONS FOR DISCUSSION:

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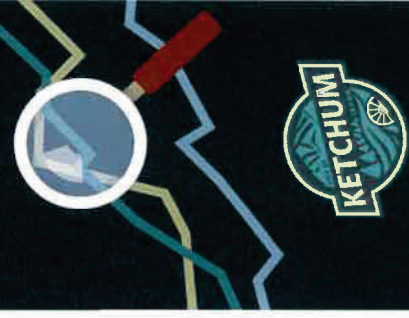
<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p>RE ZONE INDUSTRIAL AREA</p>		
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>			



QUESTIONS FOR DISCUSSION:

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

GENERAL FEEDBACK:
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GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?

Open the industrial area to high density housing.



QUESTIONS FOR DISCUSSION:

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





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QUESTIONS FOR DISCUSSION:

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GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?

PARKING



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TO WHAT EXTENT DO YOU SUPPORT THE **REGULATIONS OR INCENTIVES** RECOMMENDED?

TO WHAT EXTENT DO YOU SUPPORT THE **NEW TOOLS/ PROGRAMS** RECOMMENDED?



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 HOUSING CHOICE AND AFFORDABILITY?

What if : LOT tax be put on all condos which are not owner occupied full time. Exemptions could be for long term rental to Blaine County employee





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QUESTIONS FOR DISCUSSION:

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- 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 HOUSING CHOICE AND AFFORDABILITY?

you built Barrarian village in the core - you will regret it - actually we will regret it.





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

<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>			
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>			



GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?

Parking!!



QUESTIONS FOR DISCUSSION:

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





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Comprehensive Plan & Code Update

HOUSING 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?



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 HOUSING CHOICE AND AFFORDABILITY?

- 1) build group to fight short-term regulations w/ the state of Idaho. Less STR.
- 2) remove in lieu fee - require developers to build housing
- 3) provide land for duplexes
- 4) where will snow go.
- 5) Parking





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HOUSING FOCUS

I SUPPORT THESE RECOMMENDATIONS

If you're building something big, make sure it can be affordable and make sure it will be filled fully.



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

[Empty brown response box]



I DO NOT SUPPORT THESE RECOMMENDATIONS

[Empty grey response box]



QUESTIONS FOR DISCUSSION:

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



[Large empty white area for general feedback]

GENERAL FEEDBACK:

DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?





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 Comprehensive Plan & Code Update


HOUSING FOCUS

I SUPPORT THESE RECOMMENDATIONS

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

I DO NOT SUPPORT THESE RECOMMENDATIONS

<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p>EMPHASIS MIN & MAX UNIT SIZES REDUCE SPACING APPEARANCE MIXED-USE INDUSTRY</p>	<p>NO FEE INCREASE FEE-IN-LIEN CONTRIBUTIONS REDUCE</p>	<p></p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>	<p>APU's 1408 SPRING LINE ASU EMPLOYER-SPONSORED HOUSING</p>	<p></p>	<p></p>

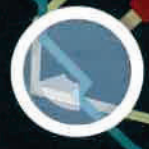


GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?



QUESTIONS FOR DISCUSSION:

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





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

<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p><i>Yes! But a handful of recommendations</i></p>	<p><i>[Empty]</i></p>	<p><i>[Empty]</i></p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>	<p><i>Yes! Add incentives for parking</i></p>	<p><i>[Empty]</i></p>	<p><i>[Empty]</i></p>

add parking concerns to Planning & land acquisitions or leasing!

Use Ketchum Housing \$ per Housing developments down valley!

GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?



QUESTIONS FOR DISCUSSION:

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





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HOUSING FOCUS

Yes smaller lot sizes for more single family residences

I SUPPORT THESE RECOMMENDATIONS

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

I DO NOT SUPPORT THESE RECOMMENDATIONS

<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>			
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>		<p><i>parking NO exemptions for housing.</i></p>	

*Put a parking garage at Washington 1st
with housing on top. Housing
should be affordable
Make the investment now for the parking
garage for the future.*

GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT HOUSING CHOICE AND AFFORDABILITY?



QUESTIONS FOR DISCUSSION:

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





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

<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>		X	
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>		X	



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 HOUSING CHOICE AND AFFORDABILITY?

No High density housing in the core
move it to the county - work with all cities, Sun Valley, Hazel, Bellevue + Carey to work together

Keep the parking lot No Housing on the Parking Lot!



HOUSING FOCUS



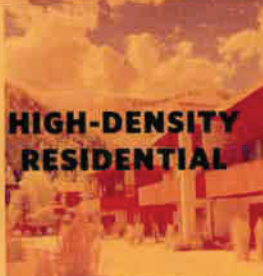

WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p> <p><i>city core</i></p>	<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: <ul style="list-style-type: none"> 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
<p>LOW-DENSITY RESIDENTIAL</p>		<ul style="list-style-type: none"> Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees)
<p>MEDIUM-DENSITY RESIDENTIAL</p>	<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 Restrict creation of new single-family detached homes in MDR 	<ul style="list-style-type: none"> Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots 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

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PRIORITY 3

HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none">Restrict the creation of new single-family detached homes and duplexesRe-evaluate the FAR Density Bonus program to increase community housing in new developmentsAllow for limited supporting services (retail, personal services, office)Maintain existing employee housing requirements for hotels	<ul style="list-style-type: none">Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes) <p><i>NO community housing in the core</i></p>
<p>MIXED-USE AREAS (GENERALLY)</p>	<ul style="list-style-type: none">Maintain height/intensity incentives for community housingAdjust FAR formula to increase yield of community housing <i>NO</i>	<ul style="list-style-type: none">Facilitate the creation of employer-sponsored housing
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none">Remove special approval requirements for developments with all or mostly community housing unitsAllow work/live units by right if unit is rented to a local worker, not just the owner or employee of a businessSimplify residential unit calculationsAllow for the individual sale of community housing units <i>NO</i>Allow for a greater percentage of buildings to be residential provided the ground floor remains industrial	

284-546

cofennick

HOUSING FOCUS



WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<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 (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
<p>LOW-DENSITY RESIDENTIAL</p> <p>MEDIUM-DENSITY RESIDENTIAL</p>	<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 • Restrict creation of new single-family detached homes in MDR 	<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 • 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

PRIORITY 3

HOUSING FOCUS

WHERE WOULD THEY APPLY?

REGULATIONS OR INCENTIVES

NEW TOOLS/PROGRAMS

HIGH-DENSITY RESIDENTIAL

- Restrict the creation of new single-family detached homes and duplexes
- Re-evaluate the FAR Density Bonus program to increase community housing in new developments
- Allow for limited supporting services (retail, personal services, office)

- Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)

MIXED-USE AREAS (GENERALLY)

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

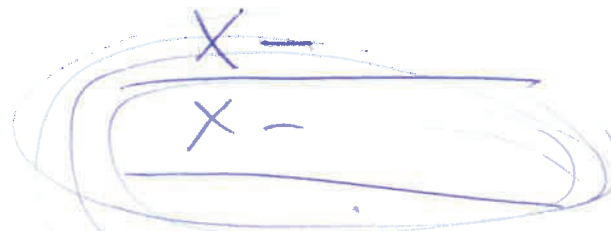
- Facilitate the creation of employer-sponsored housing

MIXED-USE INDUSTRIAL AREA

- 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

Use these areas for Affordable housing
OR South of Gas Plant

aka RIVAST in Haley -
Find a Ketchikan location for housing



HOUSING FOCUS



WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<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 (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
<p>LOW-DENSITY RESIDENTIAL</p>		<ul style="list-style-type: none"> Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees)
<p>MEDIUM-DENSITY RESIDENTIAL</p>	<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 Restrict creation of new single-family detached homes in MDR 	<ul style="list-style-type: none"> Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots 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

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PRIORITY 3

HOUSING FOCUS

WHERE WOULD THEY APPLY?

REGULATIONS OR INCENTIVES

NEW TOOLS/PROGRAMS



HIGH-DENSITY RESIDENTIAL

- Restrict the creation of new single-family detached homes and duplexes
- Re-evaluate the FAR Density Bonus program to increase community housing in new developments
- Allow for limited supporting services (retail, personal services, office)

- Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)

MIXED-USE AREAS (GENERALLY)

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

- Facilitate the creation of employer-sponsored housing



MIXED-USE INDUSTRIAL AREA

- 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

PARKING

HOUSING FOCUS



WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<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 (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
<p>LOW-DENSITY RESIDENTIAL</p>	<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 • Restrict creation of new single-family detached homes in MDR 	<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 • 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
<p>MEDIUM-DENSITY RESIDENTIAL</p>		

Continued on next page

PRIORITY 3

HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Restrict the creation of new single-family detached homes and duplexes Re-evaluate the FAR Density Bonus program to increase community housing in new developments Allow for limited supporting services (retail, personal services, office) 	<ul style="list-style-type: none"> Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)
<p>MIXED-USE AREAS (GENERALLY)</p>	<ul style="list-style-type: none"> Maintain existing employee housing requirements for hotels Maintain height/intensity incentives for community housing Adjust FAR formula to increase yield of community housing <p><i>NO!</i> <i>NO!</i></p>	<ul style="list-style-type: none"> Facilitate the creation of employer-sponsored housing
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	

HOUSING FOCUS




WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<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 <u>off-street parking</u>! Allow existing homes to be subdivided into two or more units with off-street parking Establish <u>minimum</u>/maximum unit sizes Increase building coverage for community housing <p><i>Handwritten notes: "DON'T OVERBUILD ON ONE LOT", "NO"</i></p>	<ul style="list-style-type: none"> Continue to advance the priorities identified as part of the Housing Action Plan: <ul style="list-style-type: none"> Secure additional public and private sites for community housing developments Expand funding for community housing including additional Local Action Tax (LOT) revenues <u>Maintain and periodically reevaluate funding for Lease to Locals and Ownership and Preservation programs</u> Re-evaluate the parameters of the FAR Density Bonus program <p><i>Handwritten notes: "NOT 'IN' DOWNTOWN. OTHER WAYS? REAL ESTATE EXPAND BUS!"</i></p>
<p>LOW-DENSITY RESIDENTIAL</p> <p>MEDIUM-DENSITY RESIDENTIAL</p>	<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 Restrict creation of new single-family detached homes in MDR <p><i>Handwritten note: "CONTROL WITH LOT COVERAGE"</i></p>	<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 <u>remove restrictions</u> on the development of ADUs and subdivision of lots 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 <p><i>Handwritten note: "✓"</i></p>

PRIORITY 3

HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Restrict the creation of new single-family detached homes and duplexes Re-evaluate the FAR Density Bonus program to increase community housing in new developments ✓ Allow for limited supporting services (retail, personal services, office) ✓ 	<ul style="list-style-type: none"> Develop preservation program to preserve and protect naturally occurring <u>community housing</u> (ex: older <u>condo complexes</u>)
<p>MIXED-USE AREAS (GENERALLY)</p>	<ul style="list-style-type: none"> Maintain existing employee housing requirements for hotels ✓ Maintain height/intensity incentives for community housing <i>→ MAKE CASE W/ CONTEXT</i> Adjust FAR formula to increase yield of community housing 	<ul style="list-style-type: none"> Facilitate the creation of employer-sponsored housing ?
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 <u>worker</u>, not just the owner or employee of a business Simplify residential unit calculations ✓ Allow for the individual sale of community housing units <i>→ MAINTAIN WORK/ASSET REQUIREMENTS. REQUIRE LIVE-IN; NOT RE-RENT</i> Allow for a greater percentage of buildings to be residential provided the ground floor remains industrial ? 	<p><i>→ MUST WORK, NOT RETIREES.</i></p> <p><i>DON'T RUN BUSINESSES OUT OF KETCHUM</i></p>

HOUSING FOCUS



WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<ul style="list-style-type: none"> Allow for smaller lot sizes to support recommended density ranges and housing types and incentivize community housing <i>Do you mean subdividing existing lots?</i> 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 <i>Maybe.</i> 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: <ul style="list-style-type: none"> Secure additional public and private sites for community housing developments Expand funding for community housing including additional Local Action Tax (LOT) revenues <i>IF there are clear transparent + ENFORCEABLE Rules for revenue collected</i> Maintain and periodically reevaluate funding for Lease to Locals and Ownership and Preservation programs Re-evaluate the parameters of the FAR Density Bonus program <i>SHOULD BE EXPANDED/INCREASED</i>
<p>LOW-DENSITY RESIDENTIAL</p>	<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)
<p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Restrict creation of new single-family detached homes in MDR 	<ul style="list-style-type: none"> Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots 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

PRIORITY 3

HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none">• Restrict the creation of new single-family detached homes and duplexes• Re-evaluate the FAR Density Bonus program to increase community housing in new developments• Allow for limited supporting services (retail, personal services, office)• Maintain existing employee housing requirements for hotels	<ul style="list-style-type: none">• Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)
<p>MIXED-USE AREAS (GENERALLY)</p>	<ul style="list-style-type: none">• Maintain height/intensity incentives for community housing• Adjust FAR formula to increase yield of community housing	<ul style="list-style-type: none">• Facilitate the creation of employer-sponsored housing
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none">• 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	

- Don't understand this

density?

- More productive/better use if rented.

HOUSING FOCUS



WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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RESIDENTIAL NEIGHBORHOODS (ALL)

No!!

- ✓ 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

- 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 *- depends on use of funds*
 - Maintain and periodically reevaluate funding for Lease to Locals and Ownership and Preservation programs
 - Re-evaluate the parameters of the FAR Density Bonus program *- only if economic feasibility is a parameter*

LOW-DENSITY RESIDENTIAL

do not discriminate against personal housing desires

MEDIUM-DENSITY RESIDENTIAL

- ✗ 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
- ✗ Restrict creation of new single-family detached homes in MDR

- 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 *no*
- ✗ Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes) *- inefficient - energy - density*
- Develop pre-approved plans and streamline approval process for new ADUs

We are a 2nd home economy. Owners

Continued on next page

contribute hugely to community fabric (Argyros, Stuber, et.)

PRIORITY 3

HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none">▪ Restrict the creation of new single-family detached homes and duplexes▪ Re-evaluate the FAR Density Bonus program to increase community housing in new developments▪ Allow for limited supporting services (retail, personal services, office)	<ul style="list-style-type: none">▪ Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)
<p>MIXED-USE AREAS (GENERALLY)</p>	<ul style="list-style-type: none">▪ Maintain existing employee housing requirements for hotels▪ Maintain height/intensity incentives for community housing▪ Adjust FAR formula to increase yield of community housing	<ul style="list-style-type: none">▪ Facilitate the creation of employer-sponsored housing
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none">▪ 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	

HOUSING FOCUS



WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p> <p><i>Support culture of</i></p>	<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 <i>or lot sizes</i> Increase building coverage for community housing <p><i>more support for long-term housing</i></p>	<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 (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

LOW-DENSITY RESIDENTIAL


MEDIUM-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 Restrict creation of new single-family detached homes in MDR <p><i>support lower density to support the families who were able to make Ketchum their home consider impacts of short-term rental on inability of joined density to zones for current families making it work.</i></p>	<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 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
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PRIORITY 3

HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Restrict the creation of new single-family detached homes and duplexes Re-evaluate the FAR Density Bonus program to increase community housing in new developments Allow for limited supporting services (retail, personal services, office) 	<ul style="list-style-type: none"> Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes) ✓
<p>MIXED-USE AREAS (GENERALLY)</p>	<ul style="list-style-type: none"> Maintain existing employee housing requirements for hotels Maintain height/intensity incentives for community housing Adjust FAR formula to increase yield of community housing 	<ul style="list-style-type: none"> Facilitate the creation of employer-sponsored housing ✓
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	<p><i>work w/ state to allow restriction of short-term housing</i></p> <p><i>smaller lot size by cup if limited to long-term housing - PUD'S</i></p>

✱

tap into potential occupants of community housing

to ensure proposals would fit needs of that demographic

HOUSING FOCUS



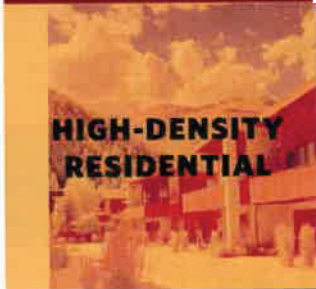

WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<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 (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
<p>LOW-DENSITY RESIDENTIAL</p>  <p>MEDIUM-DENSITY RESIDENTIAL</p>	<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 ⦿ Restrict creation of new single-family detached homes in MDR 	<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 ⦿ 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

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PRIORITY 3

HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> ⊙ Restrict the creation of new single-family detached homes and duplexes ⊙ Re-evaluate the FAR Density Bonus program to increase community housing in new developments <ul style="list-style-type: none"> ▪ Allow for limited supporting services (retail, personal services, office) ? 	<ul style="list-style-type: none"> ⊙ ? Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)
<p>MIXED-USE AREAS (GENERALLY)</p>	<ul style="list-style-type: none"> ⊙ Maintain existing employee housing requirements for hotels ✗ Maintain height/intensity incentives for community housing ✗ Adjust FAR formula to increase yield of community housing 	<ul style="list-style-type: none"> ⊙ Facilitate the creation of employer-sponsored housing <i>How</i>
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> ✗ 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 <i>How?</i> ✗ Simplify residential unit calculations <ul style="list-style-type: none"> ▪ 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 	

HOUSING FOCUS



WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

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<p>LOW-DENSITY RESIDENTIAL</p>		<ul style="list-style-type: none"> • Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees)
<p>MEDIUM-DENSITY RESIDENTIAL</p>	<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 • Restrict creation of new single-family detached homes in MDR 	<ul style="list-style-type: none"> • Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots • 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

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PRIORITY 3

HOUSING FOCUS

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<p>MIXED-USE AREAS (GENERALLY)</p>  <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> Maintain height/intensity incentives for community housing Adjust FAR formula to increase yield of community housing 	<ul style="list-style-type: none"> Facilitate the creation of employer-sponsored housing
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NO MORE EXCEPTIONS FOR HEIGHT, SINGLE FAMILY, USAGE.

PRIORITY 3

HOUSING FOCUS

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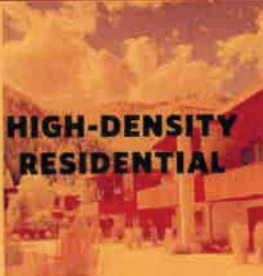

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<p>MEDIUM-DENSITY RESIDENTIAL</p>		

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Handwritten notes:
 limit to 3 stories in core / community mixed use
 can be higher outside core / community mixed use
 eliminate FAR waiver.
 - eliminate FAR allowance.

Handwritten note: Rethink incentives & requirements to attract ~~the~~ the type of demographic City desires.

Handwritten note: To attract families...
 - lot sizes
 -

Handwritten note: or To attract non-resident, vacation home owners

Handwritten note: Develop this as a design/creative industry "quarter". Create opportunities for locally-employed workforce (full-time) --- not for super-rich vacation property owners

HOUSING FOCUS



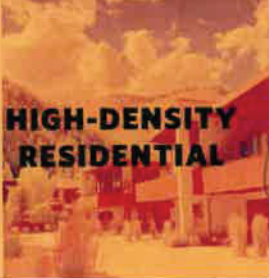

WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<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 (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
<p>LOW-DENSITY RESIDENTIAL</p> <p>MEDIUM-DENSITY RESIDENTIAL</p>	<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 Restrict creation of new single-family detached homes in MDR 	<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 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

PRIORITY 3

HOUSING FOCUS

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<p>MIXED-USE AREAS (GENERALLY)</p>	<ul style="list-style-type: none">• Maintain existing employee housing requirements for hotels• Maintain height/intensity incentives for community housing• Adjust FAR formula to increase yield of community housing	<p><i>increase housing</i></p> <ul style="list-style-type: none">• Facilitate the creation of employer-sponsored housing
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none">• 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	

HOUSING FOCUS




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HOUSING FOCUS

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<p>LOW-DENSITY RESIDENTIAL</p> <p>MEDIUM-DENSITY RESIDENTIAL</p>	<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 Restrict creation of new single-family detached homes in MDR 	<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 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

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RAISE to 100%

Keep them

HOUSING FOCUS



WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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Yes but also these need to be well planned to big good neighbors

RESIDENTIAL NEIGHBORHOODS (ALL)

Need a Urban Canopy Plan

but possibly maybe under 5000

- Allow for smaller lot sizes to support recommended density ranges 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 *like a mix/average*
- Increase building coverage for community housing *yes*

- Continue to advance the priorities identified as part of the Housing Action Plan:
- Secure additional public and private sites for community housing developments *combine w/parking*
- 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 *?*

LOW-DENSITY RESIDENTIAL

MEDIUM-DENSITY RESIDENTIAL

- 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
- 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 *NO*

lot coverage - Building for families

PRIORITY 3

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light industrial area -

HOUSING FOCUS



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HOUSING FOCUS



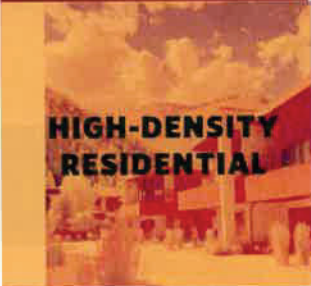
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HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none">• Restrict the creation of new single-family detached homes and duplexes• Re-evaluate the FAR Density Bonus program to increase community housing in new developments• Allow for limited supporting services (retail, personal services, office)• Maintain existing employee housing requirements for hotels	<ul style="list-style-type: none">• Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)
<p>MIXED-USE AREAS (GENERALLY)</p>	<ul style="list-style-type: none">• Maintain height/intensity incentives for community housing• Adjust FAR formula to increase yield of community housing	<ul style="list-style-type: none">• Facilitate the creation of employer-sponsored housing
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none">• 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	

HOUSING FOCUS



WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<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 (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
<p>LOW-DENSITY RESIDENTIAL</p> <p>MEDIUM-DENSITY RESIDENTIAL</p>	<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 • Restrict creation of new single-family detached homes in MDR 	<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 • 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

PRIORITY 3

HOUSING FOCUS

WHERE WOULD THEY APPLY?

REGULATIONS OR INCENTIVES

NEW TOOLS/PROGRAMS



HIGH-DENSITY RESIDENTIAL

- Restrict the creation of new single-family detached homes and duplexes
- Re-evaluate the FAR Density Bonus program to increase community housing in new developments
- Allow for limited supporting services (retail, personal services, office)

- Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)

MIXED-USE AREAS (GENERALLY)

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

- Facilitate the creation of employer-sponsored housing



MIXED-USE INDUSTRIAL AREA

- 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

HOUSING FOCUS



WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<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: <ul style="list-style-type: none"> 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
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PRIORITY 3

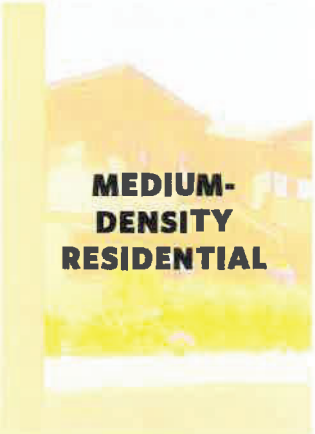
HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none">• Restrict the creation of new single-family detached homes and duplexes• Re-evaluate the FAR Density Bonus program to increase community housing in new developments• Allow for limited supporting services (retail, personal services, office)	<ul style="list-style-type: none">• Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)
<p>MIXED-USE AREAS (GENERALLY)</p>	<ul style="list-style-type: none">• Maintain existing employee housing requirements for hotels• Maintain height/intensity incentives for community housing• Adjust FAR formula to increase yield of community housing	<ul style="list-style-type: none">• Facilitate the creation of employer-sponsored housing
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none">• 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	

HOUSING FOCUS



WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<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: <ul style="list-style-type: none"> ▪ 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
<p>LOW-DENSITY RESIDENTIAL</p>  <p>MEDIUM-DENSITY RESIDENTIAL</p>	<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 • Restrict creation of new single-family detached homes in MDR 	<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 • 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

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PRIORITY 3

HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	

HOUSING FOCUS



WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p> <p><i>Conflicts w/ parking + open space.</i></p>	<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: <ul style="list-style-type: none"> Secure additional public and private sites for community housing developments <i>(look outside Ketchum!)</i> 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
<p>LOW-DENSITY RESIDENTIAL</p>		<ul style="list-style-type: none"> Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees)
<p>MEDIUM-DENSITY RESIDENTIAL</p>	<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 Restrict creation of new single-family detached homes in MDR 	<ul style="list-style-type: none"> Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots 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

PRIORITY 3

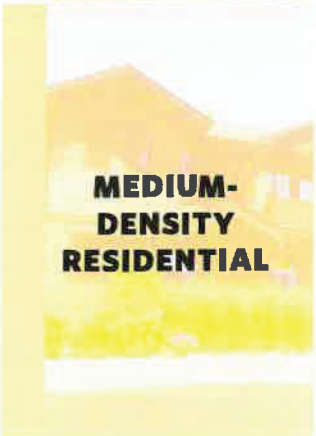
HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Restrict the creation of new single-family detached homes and duplexes Re-evaluate the FAR Density Bonus program to increase community housing in new developments Allow for limited supporting services (retail, personal services, office) 	<ul style="list-style-type: none"> Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes) <p><i>← No, keep residential</i></p>
<p>MIXED-USE AREAS (GENERALLY)</p>	<ul style="list-style-type: none"> Maintain existing employee housing requirements for hotels Maintain height/intensity incentives for community housing Adjust FAR formula to increase yield of community housing 	<ul style="list-style-type: none"> Facilitate the creation of employer-sponsored housing <p><i>raise the roof for housing</i></p>
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	

HOUSING FOCUS

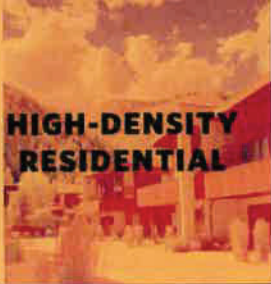



WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<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 (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
<p>LOW-DENSITY RESIDENTIAL</p>  <p>MEDIUM-DENSITY RESIDENTIAL</p>	<p><i>No Exceeding</i></p> <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 • Restrict creation of new single-family detached homes in MDR 	<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 • 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

PRIORITY 3

HOUSING FOCUS

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<p>MIXED-USE AREAS (GENERALLY)</p>	<ul style="list-style-type: none">Maintain existing employee housing requirements for hotelsMaintain height/intensity incentives for community housingAdjust FAR formula to increase yield of community housing	<ul style="list-style-type: none">Facilitate the creation of employer-sponsored housing
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none">Remove special approval requirements for developments with all or mostly community housing unitsAllow work/live units by right, if unit is rented to a local worker, not just the owner or employee of a businessSimplify residential unit calculationsAllow for the individual sale of community housing unitsAllow for a greater percentage of buildings to be residential provided the ground floor remains industrial	

Non occupancy tax

y vertical
 224 - 586
 436 at rpk
 335 lost prj



WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><i>Cost to 4K reviews in neighborhoods Harley again Cullers</i></p> <p><i>10 Cat work</i></p> <p><i>Multitimize design guidelines</i></p> <p>RESIDENTIAL NEIGHBORHOODS (ALL)</p> <p><i>off street park</i></p>	<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 <i>current 8K sq'</i> • 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 (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
<p>LOW-DENSITY RESIDENTIAL</p>		<ul style="list-style-type: none"> • Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees)
<p>MEDIUM-DENSITY RESIDENTIAL</p>	<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 • Restrict creation of new single-family detached homes in MDR 	<ul style="list-style-type: none"> • Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots • 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

PRIORITY 3

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<p><i>Review</i></p> <p>MIXED-USE AREAS (GENERALLY)</p> <p><i>11</i></p>	<ul style="list-style-type: none"> Maintain existing employee housing requirements for hotels Maintain height/intensity incentives for community housing Adjust FAR formula to increase yield of community housing 	<ul style="list-style-type: none"> Facilitate the creation of employer-sponsored housing
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	

HOUSING FOCUS



WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<ul style="list-style-type: none"> Allow for smaller lot sizes to support recommended density ranges and housing types and incentivize community housing <i>Again - looking @ design considerations</i> Expand allowances for ADUs (two ADUs per single-family detached; one ADU per duplex or townhome, depending on lot size) with off-street parking <i>with stringent design review guidelines</i> Allow existing homes to be subdivided into two or more units with off-street parking <i>location specific</i> Establish minimum/maximum unit sizes Increase building coverage for community housing <i>location specific</i> 	<ul style="list-style-type: none"> Continue to advance the priorities identified as part of the Housing Action Plan: <ul style="list-style-type: none"> 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
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WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

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<p>LOW-DENSITY RESIDENTIAL</p> <p>MEDIUM-DENSITY RESIDENTIAL</p>	<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 • Restrict creation of new single-family detached homes in MDR 	<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 • 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

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PRIORITY 3

HOUSING FOCUS

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<p>LOW-DENSITY RESIDENTIAL</p> <p>MEDIUM-DENSITY RESIDENTIAL</p>	<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 Restrict creation of new single-family detached homes in MDR 	<ul style="list-style-type: none"> Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees) <i>yes occupied units</i> Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots 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 <i>no</i>

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PRIORITY 3

HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none">• Restrict the creation of new single-family detached homes and duplexes• Re-evaluate the FAR Density Bonus program to increase community housing in new developments• Allow for limited supporting services (retail, personal services, office)	<ul style="list-style-type: none">• Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)
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HOUSING FOCUS




WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<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 (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
<p>LOW-DENSITY RESIDENTIAL</p>		<ul style="list-style-type: none"> Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees)
<p>MEDIUM-DENSITY RESIDENTIAL</p>	<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 Restrict creation of new single-family detached homes in MDR 	<ul style="list-style-type: none"> Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots 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

PRIORITY 3

HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none">Restrict the creation of new single-family detached homes and duplexesRe-evaluate the FAR Density Bonus program to increase community housing in new developmentsAllow for limited supporting services (retail, personal services, office)	<ul style="list-style-type: none">Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)
<p>MIXED-USE AREAS (GENERALLY)</p>	<ul style="list-style-type: none">Maintain existing employee housing requirements for hotelsMaintain height/intensity incentives for community housingAdjust FAR formula to increase yield of community housing	<ul style="list-style-type: none">Facilitate the creation of employer-sponsored housing
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none">Remove special approval requirements for developments with all or mostly community housing unitsAllow work/live units by right if unit is rented to a local worker, not just the owner or employee of a businessSimplify residential unit calculationsAllow for the individual sale of community housing unitsAllow for a greater percentage of buildings to be residential provided the ground floor remains industrial	

PARKING



WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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PRIORITY 3

HOUSING FOCUS

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eliminate fee for forgoing providing employee housing

HOUSING FOCUS



WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

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PRIORITY 3

HOUSING FOCUS

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HOUSING FOCUS



WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

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<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<ul style="list-style-type: none"> Allow for smaller lot sizes to support recommended density ranges and housing types and incentivize community housing <i>possibly</i> 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 <i>possibly</i> Establish minimum/maximum unit sizes Increase building coverage for <i>n</i> community housing 	<ul style="list-style-type: none"> Continue to advance the priorities identified as part of the Housing Action Plan: <ul style="list-style-type: none"> 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
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PRIORITY 3

HOUSING FOCUS

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HOUSING FOCUS



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<p>LOW-DENSITY RESIDENTIAL</p> <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Establish a maximum unit size for single-family detached development and require a fee-in-lieu contribution <i>off street parking</i> to the community housing fund for homes that exceed a certain size Restrict creation of new single-family detached homes in MDR 	<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 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

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Parking!

HOUSING FOCUS

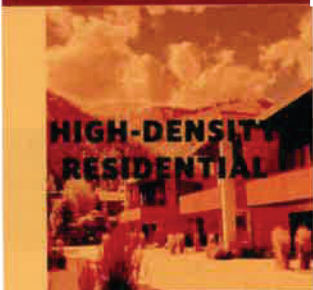


WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

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436 - Risk - why?

- 8k - lot size

335 - LTR lost -

restrict dev. buying land.



HOUSING FOCUS



WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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Single homes could add ADU - but parking would need to be inc.

RESIDENTIAL NEIGHBORHOODS (ALL)

- 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 *nope*
- 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

- 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

LOW-DENSITY RESIDENTIAL

No in lieu fee

MEDIUM-DENSITY RESIDENTIAL

- 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
- Restrict creation of new single-family detached homes in MDR

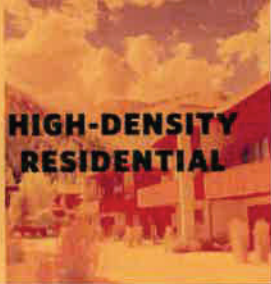

- Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees)
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Continued on next page

they want build housing - the fee doesn't help in the long-run w/ housing

PRIORITY 3

HOUSING FOCUS

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 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none">Remove special approval requirements for developments with all or mostly community housing unitsAllow work/live units by right if unit is rented to a local worker, not just the owner or employee of a businessSimplify residential unit calculationsAllow for the individual sale of community housing unitsAllow for a greater percentage of buildings to be residential provided the ground floor remains industrial	

— Monitorium on STRs - only allow so many.

— Increase fee to developer - or remove option to choose SF cost versus adding employee housing

— Allow for more duplexes.

HOUSING FOCUS



WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><i>ALSO NEEDS DEED RESTRICTION - ALSO, DEPTH W/ GROUND RESTRICTION</i></p> <p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<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 (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 <p><i>YES PLEASE!!</i></p> <p><i>NEED HOME OWNERSHIP BY LOCAL WORK-FORCE</i></p>
<p>LOW-DENSITY RESIDENTIAL</p> <p>MEDIUM-DENSITY RESIDENTIAL</p>	<p><i>WE WOULD LOVE TO HAVE AN ADU.</i></p> <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 Restrict creation of new single-family detached homes in MDR 	<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 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

PRIORITY 3

HOUSING FOCUS

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HOUSING FOCUS



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HEIGHT RESTRICTIONS + UNDERGROUND PARKING

PRIORITY 3

HOUSING FOCUS

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*depends on industry
what you would want to drive above*

HOUSING FOCUS



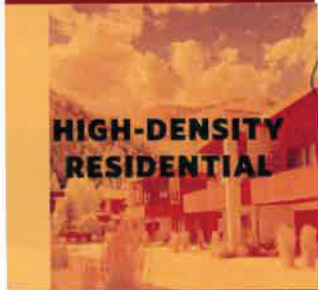
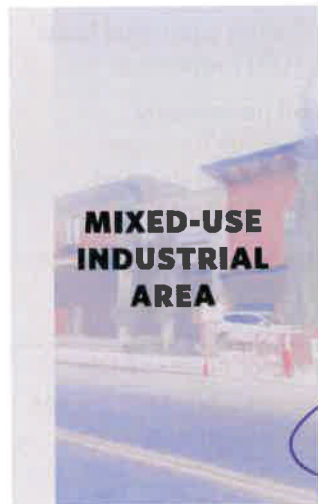
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<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<ul style="list-style-type: none"> Allow for smaller lot sizes to support recommended density ranges and housing types and incentivize community housing Expand allowances for ADUs (two ADUs per single-family detached; 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 (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
<p>LOW-DENSITY RESIDENTIAL</p> <p>MEDIUM-DENSITY RESIDENTIAL</p>	<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 Restrict creation of new single-family detached homes in MDR 	<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 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

PRIORITY 3

HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Restrict the creation of new single-family detached homes and duplexes Re-evaluate the FAR Density Bonus program to increase community housing in new developments Allow for limited supporting services (retail, personal services, office) 	<ul style="list-style-type: none"> Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)
<p>MIXED-USE AREAS (GENERALLY)</p>	<ul style="list-style-type: none"> Maintain existing employee housing requirements for hotels Maintain height/intensity incentives for community housing Adjust FAR formula to increase yield of community housing 	<ul style="list-style-type: none"> Facilitate the creation of employer-sponsored housing
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	

Use Ketchum Housing \$ in Bellevue County to Build Mid Range income housing

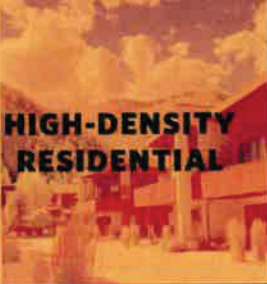


WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<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 <i>yes</i> Allow existing homes to be subdivided into two or more units with off-street parking <i>yes!</i> Establish <i>no</i> minimum <u>maximum</u> unit sizes <i>yes!</i> Increase building coverage for community housing <i>yes</i> 	<p><i>add PARKING!</i></p> <ul style="list-style-type: none"> Continue to advance the priorities identified as part of the Housing Action Plan: <i>yes</i> Secure additional public and private sites for community housing developments <i>yes</i> Expand funding for community housing including additional Local Action Tax (LOT) revenues <i>yes</i> Maintain and periodically reevaluate funding for Lease to Locals and Ownership and Preservation programs <i>yes</i> Re-evaluate the parameters of the FAR Density Bonus program <i>yes</i>
<p>LOW-DENSITY RESIDENTIAL</p> <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Establish a <u>maximum</u> 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 <i>yes!</i> Restrict creation of new single-family detached homes in MDR <i>yes</i> 	<ul style="list-style-type: none"> Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees) <i>yes</i> Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots <i>yes</i> Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes) <i>?</i> Develop pre-approved plans and streamline approval process for new ADUs <i>yes</i>

PRIORITY 3

HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Restrict the creation of new single-family detached homes and duplexes <i>yes</i> Re-evaluate the FAR Density Bonus program to increase community housing in new developments <i>yes</i> Allow for limited supporting services (retail, personal services, offices) <i>OK</i> 	<ul style="list-style-type: none"> Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes) <i>yes</i>
<p>MIXED-USE AREAS (GENERALLY)</p>	<ul style="list-style-type: none"> Maintain existing employee housing requirements for hotels <i>yes</i> Maintain height/intensity incentives for community housing Adjust FAR formula to increase yield of community housing 	<ul style="list-style-type: none"> Facilitate the creation of employer-sponsored housing <i>yes</i>
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> Remove special approval requirements for developments with all or mostly community housing units <i>yes</i> Allow work/live units by right if unit is rented to a local worker, not just the owner or employee of a business <i>yes</i> Simplify residential unit calculations <i>yes</i> Allow for the individual sale of community housing units <i>yes</i> Allow for a greater percentage of buildings to be residential provided the ground floor remains industrial <i>yes</i> 	<p><i>do everything possible to encourage Building Projects of affordable housing Here</i></p>

HOUSING FOCUS



WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<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 (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
<p>LOW-DENSITY RESIDENTIAL</p> <p>MEDIUM-DENSITY RESIDENTIAL</p>	<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 • Restrict creation of new single-family detached homes in MDR 	<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 • 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

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PRIORITY 3

HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none">▪ Restrict the creation of new single-family detached homes and duplexes▪ Re-evaluate the FAR Density Bonus program to increase community housing in new developments▪ Allow for limited supporting services (retail, personal services, office)	<ul style="list-style-type: none">• Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)
<p>MIXED-USE AREAS (GENERALLY)</p>	<ul style="list-style-type: none">▪ Maintain existing employee housing requirements for hotels▪ Maintain height/intensity incentives for community housing▪ Adjust FAR formula to increase yield of community housing	<ul style="list-style-type: none">• Facilitate the creation of employer-sponsored housing
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none">▪ 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	



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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?

*work/live
an area I
support as
well as the
Frustration
in area*



*Maintain or
reduce height
of hotels & commercial
housing - dependant
on location in
retail core*



(Empty box)



TO WHAT EXTENT DO YOU SUPPORT THE **NEW TOOLS/ PROGRAMS** RECOMMENDED?

(Empty box)

(Empty box)

(Empty box)

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

*why try to increase the population
& tourism? ~~not~~
This is a lovely, small community*



QUESTIONS FOR DISCUSSION:

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



Anne Kalik



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TO WHAT EXTENT DO YOU SUPPORT THE **REGULATIONS OR INCENTIVES** RECOMMENDED?

TO WHAT EXTENT DO YOU SUPPORT THE **NEW TOOLS/ PROGRAMS** RECOMMENDED?



more small hotels / scale down, throughout town.
 more trees
 west pocket parks / Heat abatement
 Vibrant plaza
 view corridors
 Rules about blocking (trees)
 more residential above commercial -
 stronger design Rules - story, meaning, beauty -
 Appalled by Vintage!
 (science of what makes humans feel good in a space)

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



QUESTIONS FOR DISCUSSION:

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<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>			
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>			



Community housing should not exceed 3 floors max!

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



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<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>	<p>I SUPPORT THESE RECOMMENDATIONS</p>	<p>I SUPPORT SOME, BUT NOT ALL, OF THESE RECOMMENDATIONS/ I NEED MORE INFORMATION</p>	<p>I DO NOT SUPPORT THESE RECOMMENDATIONS</p>



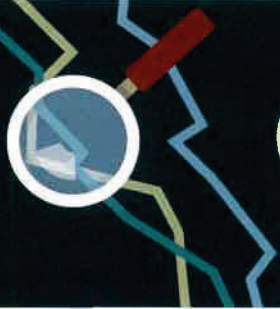
more restaurants.

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



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<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>			
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>	<p>publicly, financially supported comm'l reservation = OK No alienation of private ownership or development potential</p>		



QUESTIONS FOR DISCUSSION:

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

→ Reduce residential parking reqs. i.e. - reduce side of lot - Understand the economic reality of actions. i.e. Some people might want shorter hotels, but if they are not financially feasible (obviously not now considering recent hotel development challenges) they don't get built. WE ARE A TOURIST SECOND HOME Economy that has fewer hotel rooms now than it did 20 years ago.





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I DO NOT SUPPORT THESE RECOMMENDATIONS

<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p>ACQUIRE GROUND FLOOR RETAIL SIMPLIFY INDUSTRIAL AREA RESTRICTION</p>		<p>MAINTAINING HOTEL HEIGHT INCENTIVES = 1</p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>	<p>FACILITATE CREATION OF EMPLOYER SPONSORED NASIMS</p>		



QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
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GENERAL FEEDBACK:
DO YOU HAVE OTHER THOUGHTS/ SUGGESTIONS THAT YOU WOULD LIKE TO SEE CONSIDERED TO SUPPORT KETCHUM'S ECONOMIC VITALITY AND RESILIENCY?











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GENERAL FEEDBACK:
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<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>	<p>I Support these recommendations</p> <p></p>	<p>I Support some, but not all, of these recommendations / I need more information</p> <p>X</p> <p></p>	<p>I do not support these recommendations</p> <p></p>



Targeted for economically viable but not if a project does not stand on its merits, it should not be supported

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



QUESTIONS FOR DISCUSSION:

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<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>	<p><i>HOW DO WE KEEP FROM BECOMING PALMA BEACH - ALL HIGH END RETAIL FOR RICH TOURISTS?</i></p>		

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



QUESTIONS FOR DISCUSSION:

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TO WHAT EXTENT DO YOU SUPPORT THE **REGULATIONS OR INCENTIVES** RECOMMENDED?

TO WHAT EXTENT DO YOU SUPPORT THE **NEW TOOLS/ PROGRAMS** RECOMMENDED?



I do not support incentives

Limit hotels & heights



QUESTIONS FOR DISCUSSION:

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



We actually don't need hotels s.v. has not needed to build another hotel - because they are not full

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





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<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p><i>Maintain height restrictions in place now. For core + mixed</i></p>	
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>		



QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
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GENERAL FEEDBACK:
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I would love smaller litter canner stores.

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



QUESTIONS FOR DISCUSSION:

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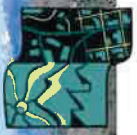
*Move grocery uses to LI district?
Protect industrial, commercial + historic structures as much as possible*



QUESTIONS FOR DISCUSSION:

- Are there recommendations that you think should be prioritized? **Why?**
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No more waivers for jobs or housing for new commercial development

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



QUESTIONS FOR DISCUSSION:

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<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>			



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

TOURISM IS A GREAT ECONOMY THAT DEPRESSES WAGES



QUESTIONS FOR DISCUSSION:

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



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

*water-cooler - attract small businesses
development subsidized
yes, more multifamily housing in
industrial area.*



QUESTIONS FOR DISCUSSION:

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<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>			
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>			



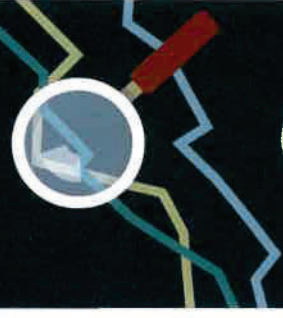
- affordable groceries -
- support for additional grocery stores
- "bit of everything" - keep the blend.

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



QUESTIONS FOR DISCUSSION:

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





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KETCHUM

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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

<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p><i>LI housing</i></p>		
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>			



QUESTIONS FOR DISCUSSION:

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you can't buy this life style -
 The Billionaires try but they are part of
 the problem.
 We can't see 'Greed' but we can
 regulate it.

GENERAL FEEDBACK:
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<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p><i>Diablo Lake LI Expand Retail core Include water garden City</i></p>	<p><i>expand commercial in 2nd choice = winter & local support biz share space</i></p>	<p><i>[Empty]</i></p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>	<p><i>involve private sector</i></p>	<p><i>[Empty]</i></p>	<p><i>[Empty]</i></p>



*Give bonus to Albertsons signlet & something
might happen.
entirely non-resident advisory committee
like Nantucket
see below*

GENERAL FEEDBACK:
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GENERAL FEEDBACK:
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REZONE LI
Handles a big part of the housing problem & add a new vibrant neighborhood with commercial/retail/ restaurants



QUESTIONS FOR DISCUSSION:

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parking, parking, parking



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<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>		X	
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>		-	



- utilize mixed use to allow for restaurants / retail.
- Figure out how to create housing in areas that don't draw tourists around their homes.
- parking
- incentive for bus. nesses to move to industrial as it makes sense.

GENERAL FEEDBACK:
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<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p>MIXED USE - INCENTIVES FOR DEEP RESERVATION RESERVATIONS ALLOWING OF HOUSING FOR STAYC FACILITIES FOR EMPLOYEES</p>	<p>THumbs up icon</p>	<p>THumbs down icon</p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>	<p>EMPLOYEES SPANSES BUILDING MORE PARKS GREEN SPACE CREATE A PARKING GARAGE SUBSTITUE NEAR RIVER RUN</p>	<p>THumbs up icon</p>	<p>THumbs down icon</p>



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

NEED INCENTIVIZE SUMMER FAMILY EVENTS ON THE MOUNTAIN OR AT OUR PARKS
NEED INCENTIVE FOR ~~DAY~~ EVENING RES ESTABLISHMENTS (DANCE HALLS, KIDS ~~ARCAD~~ ARCADE, TRASSAN RUDE ON) MOUNTAIN



QUESTIONS FOR DISCUSSION:

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TOURISM/ECONOMY FOCUS



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<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>	<p><i>all except incentives for commercial/retail.</i></p> <p><i>PROFIT IS the incentive NOT taxpayers!</i></p>	<p><i>Yes Except over the</i></p> <p><i>NO more five building! story building!</i></p>	<p><i>thumbs up icon</i></p>
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>	<p><i>thumbs down icon</i></p>	<p><i>thumbs up icon</i></p>	<p><i>thumbs down icon</i></p>



GENERAL FEEDBACK:
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<p>TO WHAT EXTENT DO YOU SUPPORT THE REGULATIONS OR INCENTIVES RECOMMENDED?</p>		<p>X</p>	
<p>TO WHAT EXTENT DO YOU SUPPORT THE NEW TOOLS/ PROGRAMS RECOMMENDED?</p>		<p>X</p>	



Parking is needed and especially in the winter
PARKING

GENERAL FEEDBACK:
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TOURISM/ECONOMY FOCUS

WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?



WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<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 Business Improvement District(s) 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 ?
<p>RETAIL CORE</p>	<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 an adaptive re-use incentive program
<p>MIXED-USE ACTIVITY CENTERS</p>	<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 	<p><i>Please do not exceed 35'</i></p>
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Implement more proactive enforcement of personal storage violations that do not comply with allowed uses

The 'City' needs to understand that our bread & butter is our local economy.

Tourist's (defined as weekenders) may or may not be a bonus.

The Second home owners are growing on top.

But Second home owners are as flighty as humming birds. - Not consistent.

TOURISM/ECONOMY FOCUS



WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

SEE CHARACTER NOTES

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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X

NO STORAGE UNITS

LIVE/WORK

LIVE/WORK

IN CONTEXT w/ SURROUNDING BUILDINGS

NOW OFFICE

WHAT INCENTIVES?

STBUT DON'T CHASE OUT BUSINESSES

Remove self-storage facilities as a permitted use

TOURISM/ECONOMY FOCUS



WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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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) <i>Increase</i> Continue to require ground floor commercial space/activation Expand the boundary of the Retail Core 	<ul style="list-style-type: none"> Develop an adaptive re-use incentive program <i>Possibly.</i>
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 	
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TOURISM/ECONOMY FOCUS



WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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city funded only!

MIXED-USE AREAS (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 ✓

- Enable the creation of Business Improvement District(s) ✓
- Establish a commercial/industrial preservation program for local businesses that includes community/non-profit ownership of commercial space *voluntary or public funding*
- Facilitate the creation of employer-sponsored housing ✓

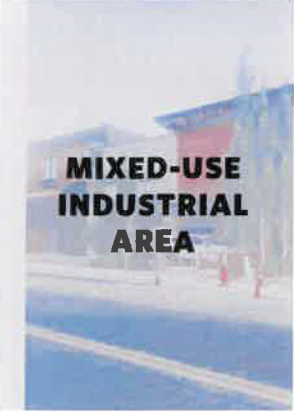


- Maintain existing height incentives for hotels (up to five stories) and community housing (up to four stories) ✓
- Continue to require ground floor commercial space/activation *- in reduced zone*
- Expand the boundary of the Retail Core *- OK, but change CC to some type of bus zone.*

- Develop an adaptive re-use incentive program *voluntary*



- 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 ✓
- 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 ✓

- Implement more proactive enforcement of personal storage violations that do not comply with allowed uses

TOURISM/ECONOMY FOCUS



WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

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<p>RETAIL CORE</p>	<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 	<p><i>only if design renew standards are changed to create better human scale aesthetic</i></p> <ul style="list-style-type: none"> Develop an adaptive re-use incentive program
<p>MIXED-USE ACTIVITY CENTERS</p>	<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 	
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Now that economy & tourism is @ such a high level, Allow the scale to tip back away from encouraging more visitors & instead focus on improving quality of life & sustainability which will keep people coming & supporting economy



WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

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TOURISM/ECONOMY FOCUS



WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?




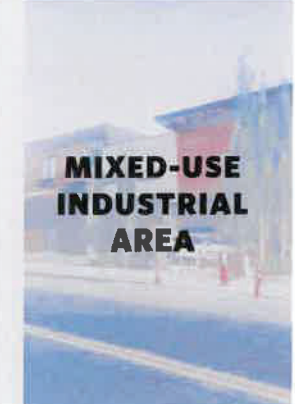
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160⁰⁰
7/9/20

TOURISM/ECONOMY FOCUS



WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

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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 Business Improvement District(s) • 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
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 an adaptive re-use incentive program
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 	
MIXED-USE INDUSTRIAL AREA	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • Implement more proactive enforcement of personal storage violations that do not comply with allowed uses

First step should be determining the demographics/type of community we want to create. ... vacation/holiday homes or families/community.



COHESIVE KETCHUM

Comprehensive Plan & Code Update

The incentives/waivers should be designed to support this ~~strategic~~ community **TOURISM/ECONOMY FOCUS**

development objective. Talking about height restrictions, FAR, in lieu of, etc without this is like rearranging deck chairs on the Titanic. Currently, it seems "regulations" are written to incentivize + appease developer economic needs.

WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

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MIXED-USE AREAS (ALL)

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- Continue allowances for small scale commercial uses to support areas of primarily residential areas
- Enable the creation of Business Improvement District(s)
- 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

RETAIL CORE

- Maintain existing height incentives for hotels (up to five stories) and community housing (up to four stories) *No. 3 stories max*
- Continue to require ground floor commercial space/activation *No.*
- Expand the boundary of the Retail Core *Yes - expand to include "Community Mixed Use"*
- Develop an adaptive re-use incentive program *- Do not allow vacation homes in core + "pink community mixed use"*

MIXED-USE ACTIVITY CENTERS

- Re-work height and density allowances to better balance preferred commercial uses and community housing *Yes - expand to include "Community Mixed Use"*
- Simplify restrictions on commercial uses to allow more flexibility in new developments *Create/eliminate incentives to support development friendly community where locals can live.*
- Simplify restrictions on work/live and multi-family developments to support creation of community housing



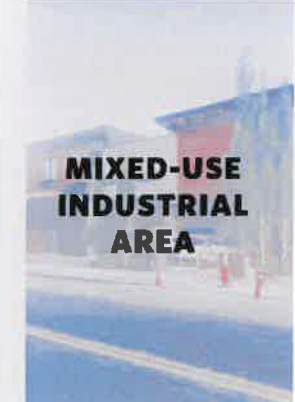
MIXED-USE INDUSTRIAL AREA

- 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
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TOURISM/ECONOMY FOCUS

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TOURISM/ECONOMY FOCUS



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<p>RETAIL CORE</p>	<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 	<p><i>no parking minimums</i></p> <ul style="list-style-type: none"> Develop an adaptive re-use incentive program
<p>MIXED-USE ACTIVITY CENTERS</p>	<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 	
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Mark Ungeli



TOURISM/ECONOMY FOCUS



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 MIXED-USE INDUSTRIAL AREA	<ul style="list-style-type: none"> ✓ Simplify restrictions on work/live and multi-family developments to support creation of community housing <i>NO MF</i> ✓ 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 <i>conditional use if paired w/ industrial or CH use</i> 	<ul style="list-style-type: none"> ✓ Implement more proactive enforcement of personal storage violations that do not comply with allowed uses

TOURISM/ECONOMY FOCUS



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Kristen



TOURISM/ECONOMY FOCUS



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TOURISM/ECONOMY FOCUS



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WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<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 Business Improvement District(s) • 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
<p>RETAIL CORE</p>	<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 an adaptive re-use incentive program
<p>MIXED-USE ACTIVITY CENTERS</p>	<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 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • Implement more proactive enforcement of personal storage violations that do not comply with allowed uses

"Employed" "local employee"



TOURISM/ECONOMY FOCUS



WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<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 <i>yes</i> 	<ul style="list-style-type: none"> Enable the creation of Business Improvement District(s) <i>grant to preserve Conocchi Square</i> Establish a commercial/industrial preservation program for local businesses that includes community/non-profit ownership of commercial space <i>yes federal funds</i> Facilitate the creation of employer-sponsored housing <i>expand density bonus</i>
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> Maintain existing height incentives for hotels (up to five stories) and community housing (up to four stories) <i>9</i> Continue to require ground floor commercial space/activation Expand the boundary of the Retail Core 	<ul style="list-style-type: none"> Develop an adaptive re-use incentive program <i>Commercial tourist zone 15 stories no commercial frame</i> <i>retail core keep current stories</i>
<p>MIXED-USE ACTIVITY CENTERS</p>	<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 	<ul style="list-style-type: none"> <i>community housing is its own animal</i>
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Implement more proactive enforcement of personal storage violations that do not comply with allowed uses <i>— yes, not large units</i>

Warm Springs & LI

corner stores grocers to LI need how to exit Atkinson

TOURISM/ECONOMY FOCUS



WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<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 Business Improvement District(s) 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
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> Maintain existing height incentives for hotels (up to five stories) and community housing (up to four stories) <i>Needs to be lower</i> Continue to require ground floor commercial space/activation Expand the boundary of the Retail Core 	<ul style="list-style-type: none"> Develop an adaptive re-use incentive program
<p>MIXED-USE ACTIVITY CENTERS</p>	<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 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Implement more proactive enforcement of personal storage violations that do not comply with allowed uses

TOURISM/ECONOMY FOCUS



PARKING

WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<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 Business Improvement District(s) 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
<p>RETAIL CORE</p>	<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 	<p><i>← maintain heights w/ the 5 story exception given to the LimeLight</i></p> <ul style="list-style-type: none"> Develop an adaptive re-use incentive program
<p>MIXED-USE ACTIVITY CENTERS</p>	<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 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Implement more proactive enforcement of personal storage violations that do not comply with allowed uses

TOURISM/ECONOMY FOCUS



WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<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 Business Improvement District(s) ⦿ 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
<p>RETAIL CORE</p>	<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 an adaptive re-use incentive program
<p>MIXED-USE ACTIVITY CENTERS</p>	<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 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> ⦿ 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 <i>Keep</i> • Remove self-storage facilities as a permitted use <i>Keep</i> 	<ul style="list-style-type: none"> • Implement more proactive enforcement of personal storage violations that do not comply with allowed uses ?



WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<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 Business Improvement District(s) 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
<p>RETAIL CORE</p>	<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 	<p><i>Parking, Parking, Parking!!</i></p> <ul style="list-style-type: none"> Develop an adaptive re-use incentive program
<p>MIXED-USE ACTIVITY CENTERS</p>	<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 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Implement more proactive enforcement of personal storage violations that do not comply with allowed uses

TOURISM/ECONOMY FOCUS



WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<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 Business Improvement District(s) • 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 w/ parking
<p>RETAIL CORE</p>	<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 an adaptive re-use incentive program <p><i>Parking!</i></p>
<p>MIXED-USE ACTIVITY CENTERS</p>	<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 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> • 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 <p><i>NO</i></p>	<ul style="list-style-type: none"> • Implement more proactive enforcement of personal storage violations that do not comply with allowed uses <p><i>DO NOT WANT TO LOSE INDUSTRIAL USES</i></p>

TOURISM/ECONOMY FOCUS



WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p><i>Keep it low</i> →</p> <p>MIXED-USE AREAS (ALL)</p>	<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 Business Improvement District(s) ?? 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 <i>- what are tax ramifications/issue?</i>
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> Maintain existing height incentives for hotels (up to five stories) and community housing (up to four stories) → <i>lower height</i> Continue to require ground floor commercial space/activation Expand the boundary of the Retail Core 	<ul style="list-style-type: none"> Develop an adaptive re-use incentive program
<p>MIXED-USE ACTIVITY CENTERS</p>	<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 	<p><i>Keep it low! Don't draw retail out of core</i></p>
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 ?? 	<ul style="list-style-type: none"> Implement more proactive enforcement of personal storage violations that do not comply with allowed uses

Diff Discussion
GM

TOURISM/ECONOMY FOCUS

WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?



WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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MIXED-USE AREAS (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
- Enable the creation of Business Improvement District(s)
- 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

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
 - Develop an adaptive re-use incentive program
- NO LOWER THEM*
- NEED TO DEFINE*

MIXED-USE ACTIVITY CENTERS

- Expand the boundary of the Retail Core
- 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

MIXED-USE INDUSTRIAL AREA

- 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
- Implement more proactive enforcement of personal storage violations that do not comply with allowed uses

A&D BUILDINGS ON TOP FOR DEED-RESTRICTIONS OR AFFORDABLE HOUSING

TOURISM/ECONOMY FOCUS



WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<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 Business Improvement District(s) 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
<p>RETAIL CORE</p>	<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 	<p>- AT MOST</p> <ul style="list-style-type: none"> Develop an adaptive re-use incentive program
<p>MIXED-USE ACTIVITY CENTERS</p>	<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 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Implement more proactive enforcement of personal storage violations that do not comply with allowed uses

TOURISM/ECONOMY FOCUS

Handwritten: ?
Handwritten: Urban employees



WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
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MIXED-USE AREAS (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

- Enable the creation of Business Improvement District(s)
- 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

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
- Re-work height and density allowances to better balance preferred commercial uses and community housing

- Develop an adaptive re-use incentive program

MIXED-USE ACTIVITY CENTERS

- Simplify restrictions on commercial uses to allow more flexibility in new developments

Handwritten: Height restriction
Handwritten: no commercial space
Handwritten: 3-4 stories
Handwritten: 1-2 stories
Handwritten: Core

MIXED-USE INDUSTRIAL AREA

- 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

- Implement more proactive enforcement of personal storage violations that do not comply with allowed uses

Handwritten: Non-Use?
Handwritten: NO minimum height type

Handwritten: Parking area near low rise & light industrial
Handwritten: Light Industrial
Handwritten: 2-3 stories

TOURISM/ECONOMY FOCUS



WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<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 Business Improvement District(s) 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
<p>RETAIL CORE</p>	<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 	<ul style="list-style-type: none"> Develop an adaptive re-use incentive program
<p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Expand the boundary of the Retail Core 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 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Implement more proactive enforcement of personal storage violations that do not comply with allowed uses

SHOULD BE OUT OF CITY LIMIT AREAS



WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<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 Business Improvement District(s) 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
<p>RETAIL CORE</p>	<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 <i>PARKING</i> Expand the boundary of the Retail Core 	<ul style="list-style-type: none"> Develop an adaptive re-use incentive program
<p>MIXED-USE ACTIVITY CENTERS</p>	<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 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Implement more proactive enforcement of personal storage violations that do not comply with allowed uses

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 <i>yes</i> Establish regulatory incentives for commercial/industrial development (or spaces within mixed-use developments) that are deed restricted to prevent redevelopment into non-employment uses <i>yes</i> Continue allowances for small scale commercial uses to support areas of primarily residential areas 	<ul style="list-style-type: none"> Enable the creation of Business Improvement District(s) <i>?</i> Establish a commercial/industrial preservation program for local businesses that includes community/non-profit ownership of commercial space <i>yes</i> Facilitate the creation of employer-sponsored housing <i>yes</i>
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) <i>no</i> Continue to require ground floor commercial space/activation <i>no!</i> Expand the boundary of the Retail Core 	<ul style="list-style-type: none"> Develop an adaptive re-use incentive program <i>yes</i>
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 <i>yes</i> Simplify restrictions on commercial uses to allow more flexibility in new developments <i>yes</i> 	
MIXED-USE INDUSTRIAL AREA	<ul style="list-style-type: none"> Simplify restrictions on work/live and multi-family developments to support creation of community housing <i>yes</i> Expand allowances for small-scale retail and commercial services/food trucks <i>yes</i> Remove minimum height on ground floor of multi-story buildings if used for light industrial space <i>yes</i> Remove self-storage facilities as a permitted use <i>yes</i> 	<ul style="list-style-type: none"> Implement more proactive enforcement of personal storage violations that do not comply with allowed uses <i>yes</i>

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 Business Improvement District(s) 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
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 an adaptive re-use incentive program
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 	
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TOURISM/ECONOMY FOCUS



WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<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 Business Improvement District(s) • 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
<p>RETAIL CORE</p>	<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 an adaptive re-use incentive program
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TOURISM/ECONOMY FOCUS

WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?



WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<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 Business Improvement District(s) 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
<p>RETAIL CORE</p>	<ul style="list-style-type: none"> Maintain existing height incentives for hotels (up to five stories) and community housing (up to four stories) <i>NO!</i> Continue to require ground floor commercial space/activation <i>3 floors max</i> Expand the boundary of the Retail Core 	<ul style="list-style-type: none"> Develop an adaptive re-use incentive program
<p>MIXED-USE ACTIVITY CENTERS</p>	<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 	
<p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Implement more proactive enforcement of personal storage violations that do not comply with allowed uses



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Comprehensive Plan & Code Update

COMPREHENSIVE PLAN UPDATE LIGHT INDUSTRIAL WALKING TOUR OBSERVATIONS & FEEDBACK

Thank you for joining us! As you walk around downtown, please jot down your thoughts or comments.

Currently, the design review criteria for the light industrial is the same for downtown and residential areas. Should the city be more flexible on design in the light industrial area?

Yes - need diff. criteria; must be / can be more dense.
some store front - look some
some space w/ sidewalks
which that one area w/ sidewalks?
parking in glass lot areas
OK - maybe drop to 12' req. from 18' big barrier?
13' that a?

Do certain areas of the light industrial feel different? What areas of the light industrial zone are best suited for housing?

what to live in spaces in this area? <10%?
is the an area (near bakery?)
business
overs - cut back
needs
Yes add the dense ~~the~~ building for work
#21 people can work + live here, for sure
1 building, 5 story, small, cheap rent
aprice so ppl don't commute!
Rear Shoshone!



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Comprehensive Plan & Code Update

COMPREHENSIVE PLAN UPDATE LIGHT INDUSTRIAL WALKING TOUR OBSERVATIONS & FEEDBACK

Thank you for joining us! As you walk around downtown, please jot down your thoughts and feedback.

Should the city consider allowing housing in the light industrial without requiring commercial in the development? If housing is expanded in the light industrial, what other issues need to be considered?

yes - underground parking
- redevelop
- side walks
- pedestrian access

Should the city allow a wider range of commercial uses in the light industrial area?

yes
- restaurants + food truck ok + brewery + far better here than gym + indoor tennis!
- want springs & ketchum too big lift

The community supports the light industrial area as a place for start-up and local businesses and services. What can we do in the light industrial area to support these businesses?

yes - need housing for those folks
- office bldgs
- high density
- CRID warehouse bed

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COMPREHENSIVE PLAN UPDATE WEST KETCHUM NEIGHBORHOOD WALKING TOUR FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

What physical items influence the experience as you walk down the street?

High density in fill Not unattractive, but potential to be noisy
Lacking sidewalks

Should the city consider more specific design guidelines to influence architectural style?

No

Should this area still permit new single-family homes?

Yes



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Comprehensive Plan & Code Update

WEST KETCHUM NEIGHBORHOOD WALKING TOUR FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts and feedback.

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?

SIDE BACK
SIDE WALKS
Noise Reduction Standards

What would need to be true to support smaller lot sizes in this area?

NEED OR DEMAND FOR HOMES

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Comprehensive Plan & Code Update

COMPREHENSIVE PLAN UPDATE WEST KETCHUM NEIGHBORHOOD WALKING TOUR FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

What physical items influence the experience as you walk down the street?

Bird Dr. - Dense, unaffordable houses; Lots of dumpsters - Rec. making
It so new builds should build dumpster storage areas Do like
that there's different styles of homes (not cookie cutter)
Bordeaux - Enjoyed serene space + natural landscaping

Should the city consider more specific design guidelines to influence architectural style?

Encourage landscaping that
encompasses the natural
beauty of the area (keeping native
trees, flowers, etc) in larger
developments

Should this area still permit new single-family homes?

YES



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Comprehensive Plan & Code Update

COMPREHENSIVE PLAN UPDATE WEST KETCHUM NEIGHBORHOOD WALKING TOUR FEEDBACK

We are for higher density in our urban areas. ^{diversify neighborhood} ~~diversify neighborhood~~ can support higher density if cars are not the priority. Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

We need to be able to comfortably walk & bike back & forth from town.

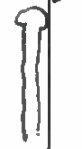
(I stopped adding notes once we turned onto Wood River Drive)

What physical items influence the experience as you walk down the street?

Large buildings to my west - used to see the mountains here. ^(At Silver Birch) ~~large street-side parking lot on west (next thing I see) housing is set back. Parking is prominent. Very wide street encouraging faster vehicular travel. Just trees are cooling, as is shaded area of street buildings closer to street now. Views elsewhere. Rember boxes are not ugly. Landscaping helps soften, invite nature. Single family shack existing across st. is unattractive door from Rember Boxes trash cans. 140 buildings - artfully done landscaping - P.O.W. is 50' here. Road's narrowed as roads improved. Cars rule, but shouldn't.~~

I'm not a big fan of this idea for specific design

Should the city consider more specific design guidelines to influence architectural style?

I'm on Bordeaux St. I like the character of our street, but I would support higher density on our street. I think some leeway on set backs might help & people want some flexibility in adding a small garage or Bordeaux should be split in the middle - no passage thru.  gate for five roads

Should this area still permit new single-family homes?

No. ~~The town has~~ ^(I would not) ~~going in~~ ~~area~~ ~~of Williams & Wood River Drive~~ ~~may be an~~ ~~example of~~ ~~that~~ We need to take some rather big steps to try and help young families live in Ketchum. We've lost several young couples w/ kids forced out when properties change hands. Bidding wars leading to rich people have part time.

WEST KETCHUM NEIGHBORHOOD WALKING TOUR FEEDBACK

Regarding first question on other side. I had impressions all along the walk, but did not continue to add those. Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts and feedback.

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?

I support this - 3-4 units on lots in this region (neighborhood). I'm afraid people are not comfortable w/ change, so maybe a difficult sell. What can we get in exchange. Bikes & ped in charge of neighborhood streets. Change thru roads to roads that do not pass thru housing

What would need to be true to support smaller lot sizes in this area?

I'm in support. We are small house on 1/4 acre. We could be more units. ~~lot~~ 30' foot & pedal power! Attractive tight clusters of housing

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Comprehensive Plan 6 Code Update

COMPREHENSIVE PLAN UPDATE WEST KETCHUM NEIGHBORHOOD WALKING TOUR FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

What physical items influence the experience as you walk down the street?

how close the houses are to the roads, how big the buildings are, how tall the buildings are, how much green space there is, whether you see people out of their cars.

Should the city consider more specific design guidelines to influence architectural style?

no - ~~sub~~ ^{sub} yes, incentivize ~~for~~ developers to ~~erect~~ ^{erect} w/ giant boxes

Should this area still permit new single-family homes?

yes



COMPREHENSIVE PLAN UPDATE WARM SPRINGS RESIDENTIAL NEIGHBORHOOD WALKING TOUR FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts and feedback.

Should the city consider more specific design guidelines to influence architectural style?

Yes
- can't have a wood pile as a fence
- have to trim trees out of center of road
- architecture has to be "neighborhoody" - that means
- one doesn't fit in with the hood architecturally
- have to have some guidelines and restrictions - I
- cannot be the wild wild west because THAT hasn't worked

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Comprehensive Plan & Code Update

WARM SPRINGS RESIDENTIAL NEIGHBORHOOD WALKING TOUR FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

What physical items influence your experience of this neighborhood as you walk down the street?

no side walks - that's OK
 fire wood pile - yuck, no
 big houses - not good. For community residents don't add because
 weeds along street - keep trim for a part of the community if they go
 away lot, some - wow 40% part timers, vacant
 power lines, underground could be done. Pd-by taxes
 more "neighborhood" parks for kids and seniors, all the like
 there are none - just big lots, wasted space and
 no
 friendly

What would need to be true to support duplexes/triplexes and additional ADUs in this neighborhood?

- openness to change what we've done bc same/no change doesn't work
 - one lot big enough to build a triplex - doesn't make sense
 For these duplex/triplex dwellings to be one their own
 as "one-offs", better to be on one block together with
 a courtyard like some photos. That's a appealing
 and creates neighborhoods



COMPREHENSIVE PLAN UPDATE WEST KETCHUM NEIGHBORHOOD WALKING TOUR FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

What physical items influence the experience as you walk down the street?

loss of green space, New density (attractive) inconsistent
sidewalk (like lack of sidewalk) (attractive) setback prevents
view of mountain. I like combination of single and
multi family.
Profound streets feels like Kohlin

Should the city consider more specific design guidelines to influence architectural style?

Who gets to final decision
this. The persons junk is
an others act. This would
be a nightmare to exercise
and lead to litigation.

Should this area still permit new single-family homes?

Higher density housing
Multi family needs to
go in industrial and
increase height for town

Why is multi family building more
that number in 11-11-10 - 12-1-10



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Comprehensive Plan & Code Update

COMPREHENSIVE PLAN UPDATE WEST KETCHUM NEIGHBORHOOD WALKING TOUR FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

What physical items influence the experience as you walk down the street?

variety of dense-contemporary, old across the street, lots of flexes (3-8-10 condos). Why so big and at \$5M?
mature trees - need to open it up bc so shady in winter (cars, speed bumps exist.
too much shade & more out of the year, sorry. I'd cut some of the trees to allow for sunlight, melts snow on roads v. icy

Should the city consider more specific design guidelines to influence architectural style?

yes, no black boxy must fit the character of the neighborhood
115 cabin? out
found about - Best - no stop
new and a west in the area

Should this area still permit new single-family homes?

yes, not big, limit size
Zoning will be OK on lot
don't agree to any variances, have to follow ~~the~~ rules



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Comprehensive Plan & Code Update

WEST KETCHUM NEIGHBORHOOD WALKING TOUR FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts and feedback.

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?

What would need to be true to support smaller lot sizes in this area?

Y add sm. neighborhood
park in neighborhood
where there are smaller
lot size like
Little Park downtown needs
restroom for kids

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Comprehensive Plan & Code Update

COMPREHENSIVE PLAN UPDATE WEST KETCHUM NEIGHBORHOOD WALKING TOUR FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

What physical items influence the experience as you walk down the street?

- TREES
- MOUNTAIN VIEW - LOST?
- HIGH DENSITY HOUSING
- SIDEWALKS NOT EVERYWHERE?
- SET BACK TO ROAD

Should the city consider more specific design guidelines to influence architectural style?

NO

Should this area still permit new single-family homes?

YES



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ADAPTED
A CITY
COMPREHENSIVE PLAN & CODE UPDATE
HEATHER ADAM

COMPREHENSIVE PLAN UPDATE WEST KETCHUM NEIGHBORHOOD WALKING TOUR FEEDBACK

① Affordability

② Return's

Aspen Mountain Community of Small Town Feel

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

What physical items influence the experience as you walk down the street?

Yards, Trees, Views

CANNOT see the mountains in high density

LOTS of concrete, NO setbacks Feel crowded and don't feel natural

Should the city consider more specific design guidelines to influence architectural style?

① YES PEAKED ROOFS Feel more 'mountainy'

and less dense and allow for views.

Flat roofs feel boxy and block views

MORE

② Set back from street also aesthetically better.

Should this area still permit new single-family homes?

Yes, but with parameters so that we don't have 10,000 sq ft + behemoths that are occupied 3 weeks a year.



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Comprehensive Plan & Code Update

WEST KETCHUM NEIGHBORHOOD WALKING TOUR FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts and feedback.

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?

Setbacks, peaked roofs, limited heights to provide views for all.

What would need to be true to support smaller lot sizes in this area?

Setbacks, peaked roofs, limited height to provide views for all

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COMPREHENSIVE PLAN UPDATE WARM SPRINGS RESIDENTIAL NEIGHBORHOOD WALKING TOUR FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

What physical items influence your experience of this neighborhood as you walk down the street?

Trees PPP
Power lines ☹️ ☹️ ☹️

What would need to be true to support duplexes/triplexes and additional ADUs in this neighborhood?



COMPREHENSIVE PLAN UPDATE WARM SPRINGS RESIDENTIAL NEIGHBORHOOD WALKING TOUR FEEDBACK

Spaigo Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

What physical items influence your experience of this neighborhood as you walk down the street?

Setbacks, large homes, power lines (varied housing sizes distinguish neighborhood)
Prefer grass instead of gravel in ROW, however no street parking w/ grass - limit road width
↳ maintain parking strip - trash in road when people park on street
Can utilities in between accommodate increased housing? Yes - better sewer verified
If priority is to underground lines, why not tax & create revenue base? Comp plan sets project priorities for city focus
Favorable of duplexes that look like SF

What would need to be true to support duplexes/triplexes and additional ADUs in this neighborhood?

Feels more like a neighborhood, busier - more consistent house sizes (RP)



**COMPREHENSIVE PLAN UPDATE
WARM SPRINGS BASE AREA
WALKING TOUR
OBSERVATIONS & FEEDBACK**

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

What physical items influence the experience as you walk down the street?

"Dark" TOO MANY EMPTY CONDOS & HOMES (Single family)
NO TOURIST ACTIVITIES - EXCEPT Bike Riders
GOING ^{How} OUT WARM SPRINGS

Should the city continue to encourage more year-round commercial activity in the Warm Springs Base Area?

Yes - of course



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Comprehensive Plan 6 Code Update

COMPREHENSIVE PLAN UPDATE WARM SPRINGS BASE AREA WALKING TOUR OBSERVATIONS & FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts and feedback.

Should the Warm Springs Base Area be focused on tourist housing or locals housing or both?

LOCAL - ONLY!

Should this area still permit new single-family homes?

NO

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Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

What physical items influence the experience as you walk down the street?

Surface of the sidewalk
traffic
lighting
dog poop
cars with names

Should the city continue to encourage more year-round commercial activity in the Warm Springs Base Area?

yes, with limitations on size

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts and feedback.

Should the Warm Springs Base Area be focused on tourist housing or locals housing or both?

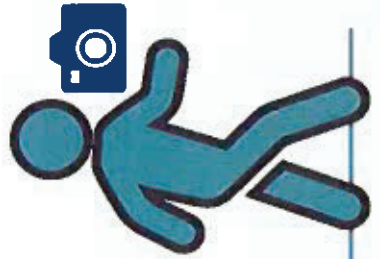
Both

Should this area still permit new single-family homes?

Yes

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Comprehensive Plan & Code Update

**COMPREHENSIVE PLAN UPDATE
WARM SPRINGS BASE AREA
WALKING TOUR
OBSERVATIONS & FEEDBACK**

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

What physical items influence the experience as you walk down the street?

CHIPPED CURBS, SIDEWALKS

Should the city continue to encourage more year-round commercial activity in the Warm Springs Base Area?

YES

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts and feedback.

Should the Warm Springs Base Area be focused on tourist housing or locals housing or both?


TOURIST

Should this area still permit new single-family homes?

PEOPLE HAVE PROPERTY RIGHTS!

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Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

What physical items influence the experience as you walk down the street?

Too many empty homes

NO HUMAN ACTIVITY except for construction workers

Should the city continue to encourage more year-round commercial activity in the Warm Springs Base Area?

YES



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Comprehensive Plan 5. Code Update

COMPREHENSIVE PLAN UPDATE WARM SPRINGS BASE AREA WALKING TOUR OBSERVATIONS & FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts and feedback.

Should the Warm Springs Base Area be focused on tourist housing or locals housing or both?

Local ONLY

Should this area still permit new single-family homes?

NO NO

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Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

What physical items influence the experience as you walk down the street?

Need Ahead lights working at night

Should the city continue to encourage more year-round commercial activity in the Warm Springs Base Area?

yes
Please be generous in support of Barsotti hotel/strawing/parking proposal



COMPREHENSIVE PLAN UPDATE WARM SPRINGS BASE AREA WALKING TOUR OBSERVATIONS & FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

What physical items influence the experience as you walk down the street?

✓ Lighting
✓ Streets "Potholes" - damage
✓ Landscaping (empty lights)

Should the city continue to encourage more year-round commercial activity in the Warm Springs Base Area?

✓ for sure!



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Comprehensive Plan 5 Code Update

COMPREHENSIVE PLAN UPDATE WARM SPRINGS BASE AREA WALKING TOUR OBSERVATIONS & FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts and feedback.

Should the Warm Springs Base Area be focused on tourist housing or locals housing or both?

✓ Both but predominantly locals

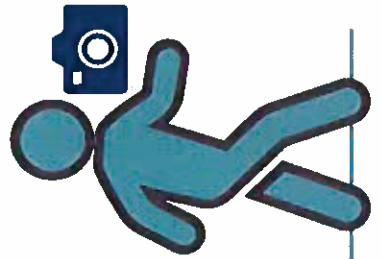
We need to keep our community vibrant & full of life! ~~at~~ Hailey should be a

Should this area still permit new single-family homes?

NO -
✓ If we do - Restrict size
Build in community housing

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Comprehensive Plan & Code Update

COMPREHENSIVE PLAN UPDATE
WARM SPRINGS BASE AREA
WALKING TOUR
OBSERVATIONS & FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

What physical items influence the experience as you walk down the street?

dead area - no one lives here? old condos @ 44th/lea
mixed housing
need more flexes NOT 34000 sq ft. luxury. now
about smaller living spaces that are
affordable. bc can't live here otherwise

Should the city continue to encourage more year-round commercial activity in the Warm Springs Base Area?

Nothing the bar hotel + commercial that attracts tourist + pt residents,
what attracts someone to live here full time?
- access and signage for hiking trails
- narrow loop
- park where people can meet, Congregate, swirls set
for kids (who don't live here)
- how to balance to comm. zone of life, living, full time

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts and feedback.

Should the Warm Springs Base Area be focused on tourist housing or locals housing or both?

Tough one.
This area has never, will
never be for locals because
too expensive

Should this area still permit new single-family homes?

- restrict size
- don't take the bait, the
\$2.5M.
- REQUIRE smaller
more townhomes
we what these building
is NOT affordable

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Comprehensive Plan & Code Update

COMPREHENSIVE PLAN UPDATE SECOND AVENUE TRANSITION AREA WALKING TOUR OBSERVATIONS & FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts and feedback.

Should new commercial uses continue to be permitted in this area?

yes! don't change that
OK for dry cleaner or
seamstress, lower cost
for sm. biz

Should new single-family homes continue to be permitted in this area?

No, better suited for
multi-family units

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Comprehensive Plan & Code Update

COMPREHENSIVE PLAN UPDATE SECOND AVENUE TRANSITION AREA WALKING TOUR OBSERVATIONS & FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

What physical items influence the experience as you walk down the street?

- needs mowing in many places along roadside. @weeds!!
- sidewalks need replanting, improving
- need a roundabout
- Creek crossing is nice
- Sit rental fee should be significant and LOT ↓
is it actual?

Should the city consider more specific design guidelines to influence architectural style?

yes

don't change regulations -

allow transitional w/ resi + commercial is ok
allow's downtown to have some "relaxed" lower
cost, more available, in this area for d... dry cleaner



COHESIVE
KETCHUM

Comprehensive Plan & Code Update

COMPREHENSIVE PLAN UPDATE SECOND AVENUE TRANSITION AREA WALKING TOUR OBSERVATIONS & FEEDBACK

Thank you for joining us! As you walk around the neighborhood, please jot down your thoughts or comments.

What physical items influence the experience as you walk down the street?

I don't want massive over built buildings.
We are going to lose all our green space.
Building are being built on the entire lot there want
to any space soon. I moved here in the 60's
because I didn't want to live in a big crowded city.
We don't need more hotels!

Should the city consider more specific design guidelines to influence architectural style?
