



POTENTIAL NEW COMMUNITY HOUSING DEVELOPMENTS

February 2025



TODAY'S GOALS

PURPOSE OF STUDY

- Review key city properties for potential future community housing development sites
- Transparency to community regarding future housing developments

TODAY'S OUTCOMES

- Presentation – background and quick overview of analysis completed
- Q&A
- Review the boards, chat with staff, and **TAKE THE SURVEY**



NEXT STEPS

WE ARE HERE



Collect community feedback

Mid-February 2025



- Present feedback to City Council (public hearing)
- Issue RFP to identify qualified developers/plans

April 2025



Review and recommend top RFP proposal

May 2025



City Council approval of top RFP proposal and public hearing

June/July 2025



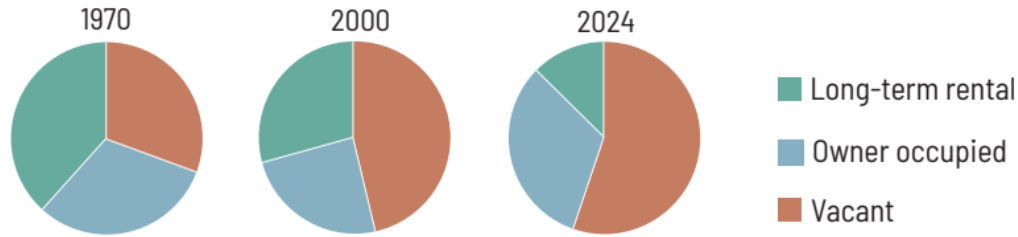
Prepare application for funding to Idaho Housing and Finance Association



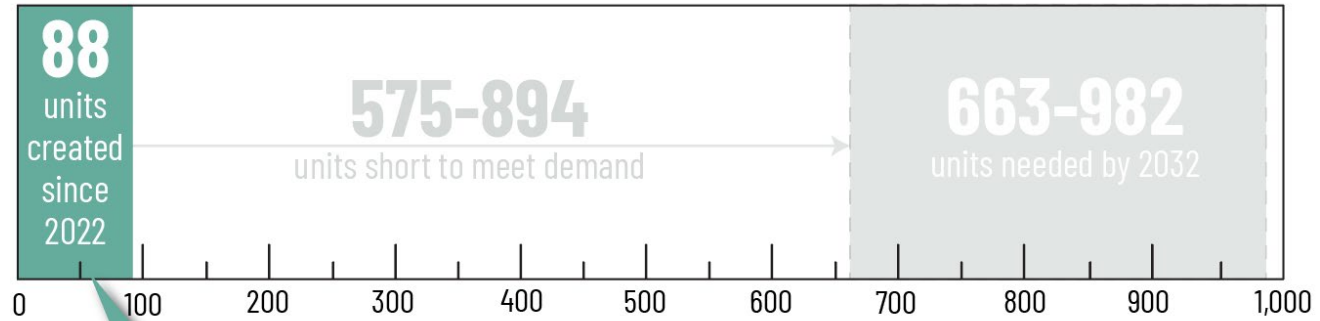


STATE OF COMMUNITY HOUSING

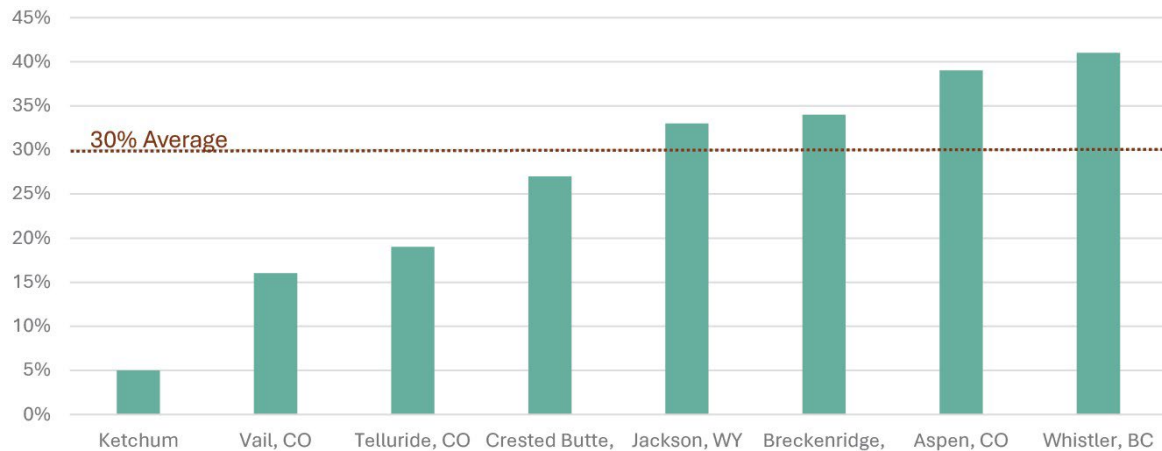
Number of long-term housing units



Long-term housing units needed



% of housing inventory comprised of Community Housing units



SOURCES OF UNITS CREATED/PRESERVED

DEVELOPMENTS

- Bluebird Village

51 UNITS

DENSITY BONUS/ OWNERSHIP & PRESERVATION PROGRAMS

- Units throughout Ketchum

28 UNITS

LIFT TOWER LODGE

9 UNITS



HOUSING PLAN IN ACTION

GOAL 1: Produce & Preserve Community Housing

- **Immediate actions**
 - Lease to Locals
 - Lift Tower Lodge
 - Silver Creek Living (Hailey)
- **Permanent solutions**
 - Preservation of existing units
 - Deed Restriction Program (OPP) – available for individual sellers or buyers
 - 2nd Ave/Sun Valley Road Property (3 units immediate, up to 5 in the future)





HOUSING PLAN IN ACTION

- Permanent solutions, cont.
 - Construction of new units
 - Leveraging publicly owned property
 - Bluebird
 - First & Washington
 - Purchasing new property
 - Partnering with private landowners (Simplot, Albertson) in Ketchum
 - Evaluating property outside of town for purchase





INCOMES SERVED

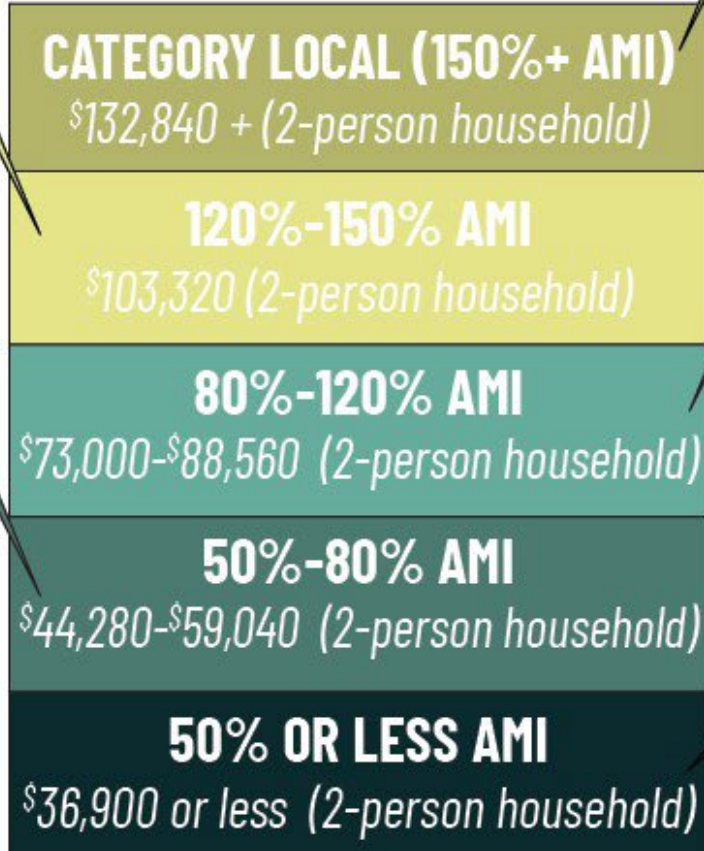
88

created units of the
663-982 needed

OWNERSHIP AND PRESERVATION PROGRAM 291 N 2nd Ave.

NEW LIFT TOWER BUILDING

BLUEBIRD VILLAGE



PRIVATE DEVELOPMENT WITH DENSITY BONUS

LEASE TO LOCALS PROGRAM

1ST & WASHINGTON

YMCA SOUTH LOT

NEW LIFT TOWER BUILDING

NORTHWOOD PLACE

CURRENT LIFT TOWER BUILDING

BLUEBIRD VILLAGE

NEW LIFT TOWER BUILDING

YMCA SOUTH LOT

BLUEBIRD VILLAGE

CURRENT LIFT TOWER BUILDING

NEW LIFT TOWER BUILDING



PROPERTIES CONSIDERED

Evaluation: “How would development...”

- Benefit the community
- Be affected by land use and zoning restrictions
- Be achieved based on characteristics & limitations
- Provide the best overall cost benefit

The Lift Tower Lodge and south YMCA parking lot locations provided the largest benefits with fewest limitations.



YMCA SOUTH



LIFT TOWER



LEWIS STREET



6TH & LEADVILLE



YMCA NORTH



PROPERTIES NOT RECOMMENDED



LEWIS STREET



6TH & LEADVILLE

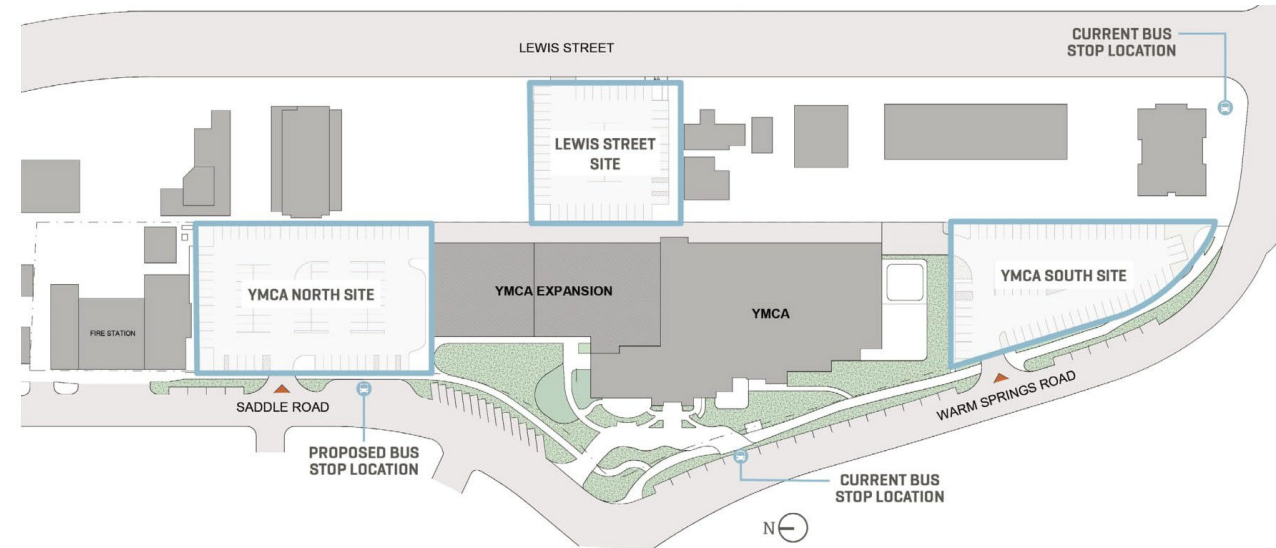


YMCA NORTH



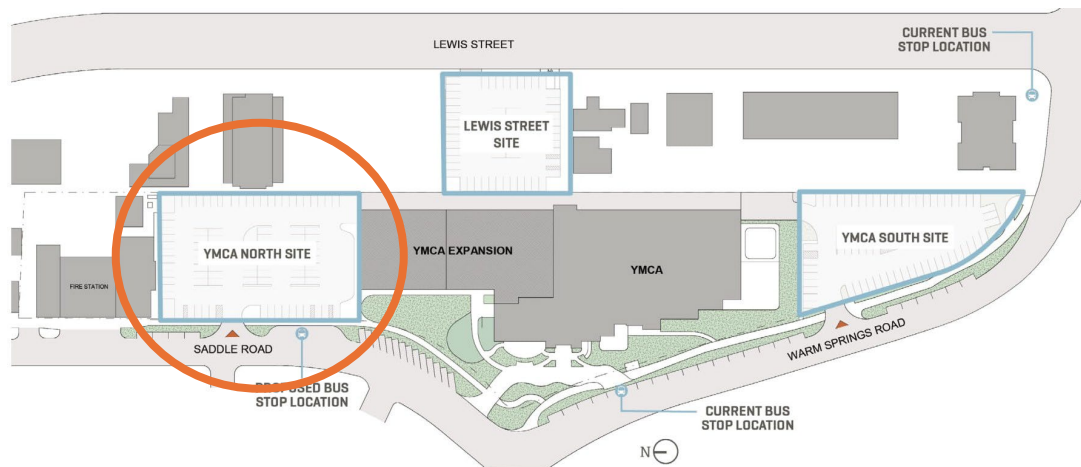
YMCA GOALS

- Set up YMCA expansion for success
- **Ensure parking agreement is met for current and future conditions**
 - **at time of YMCA expansion, city to provide 200 public parking stalls, 150 of which to be on-site**
- Housing development schemes to provide min 1:1 parking (per key community stakeholders)
- Consider both short-term and long-term development solutions
- Retain green street frontages and protective buffer for bike path





YMCA NORTH



DETAILS

- **OWNERSHIP:** City owned (master lease/parking agreement with the YMCA)
- **AREA:** 1.1 Acres
- **MAX HEIGHT:** 35' or 44' with sloped roof (both shorter than the YMCA)

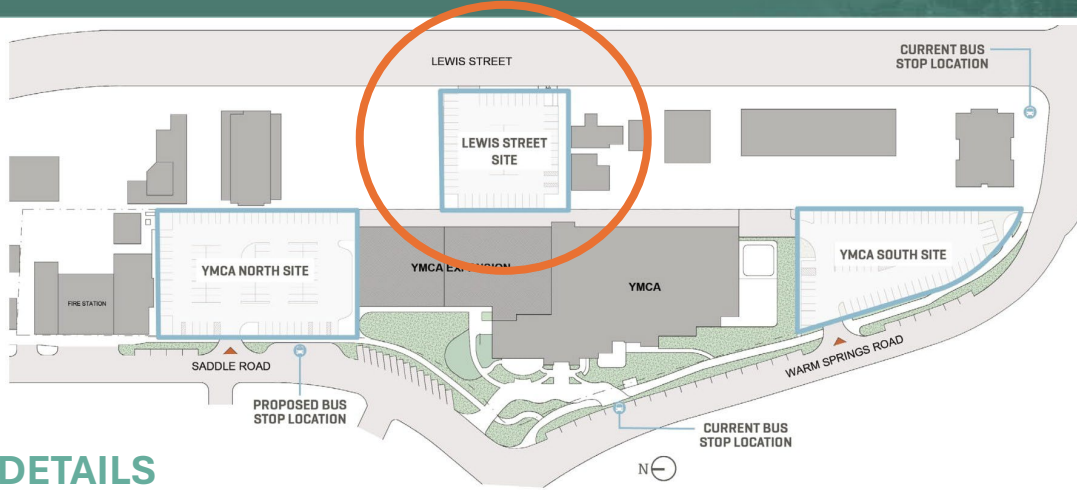
CONS

- Conflicts with YMCA expansion plan / parking impact
- Expensive podium construction type likely required





LEWIS STREET



DETAILS

- **OWNERSHIP:** City owned (master lease/parking agreement with the YMCA)
- **AREA:** 1.37 Acres;
- **UNIT COUNT:** 10 to 12
- **MAX HEIGHT:** 35' base or 40' with qualifying ground floor
- **MINIMUM OPEN SPACE REQUIREMENTS:** 0%

CONS

- Required light industrial component per zoning
- Low unit yield with limited vehicle parking
- Would require relocation of fire tower





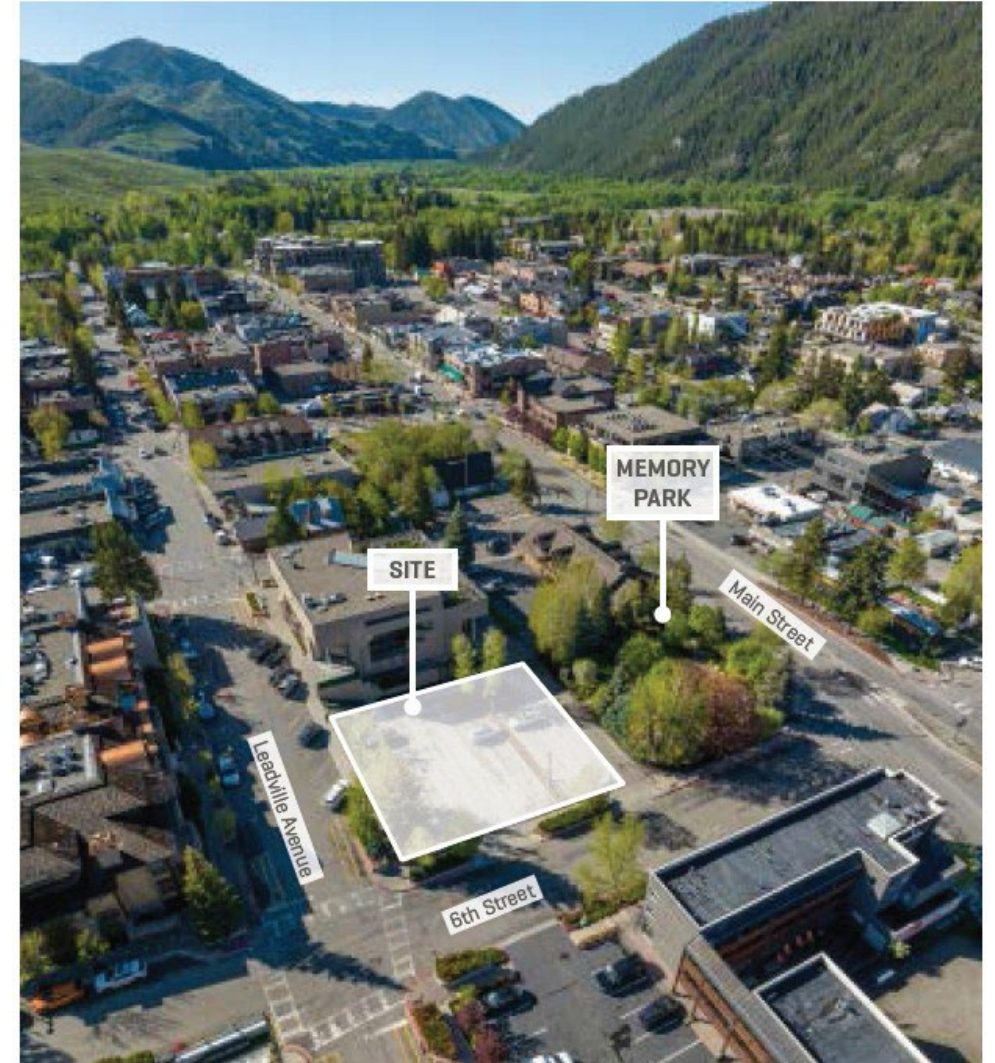
6th & LEADVILLE

DETAILS

- **OWNERSHIP:** City-owned
- **AREA:** .025 Acres
- **UNIT COUNT:** 23 to 34
- **MAX HEIGHT:** 52'

CONS

- Expensive concrete construction required for parking podium
- Low unit yield and high impact to the availability for public parking
- Least attractive to affordable housing developers due to complexity





RECOMMENDED PROPERTIES



YMCA SOUTH

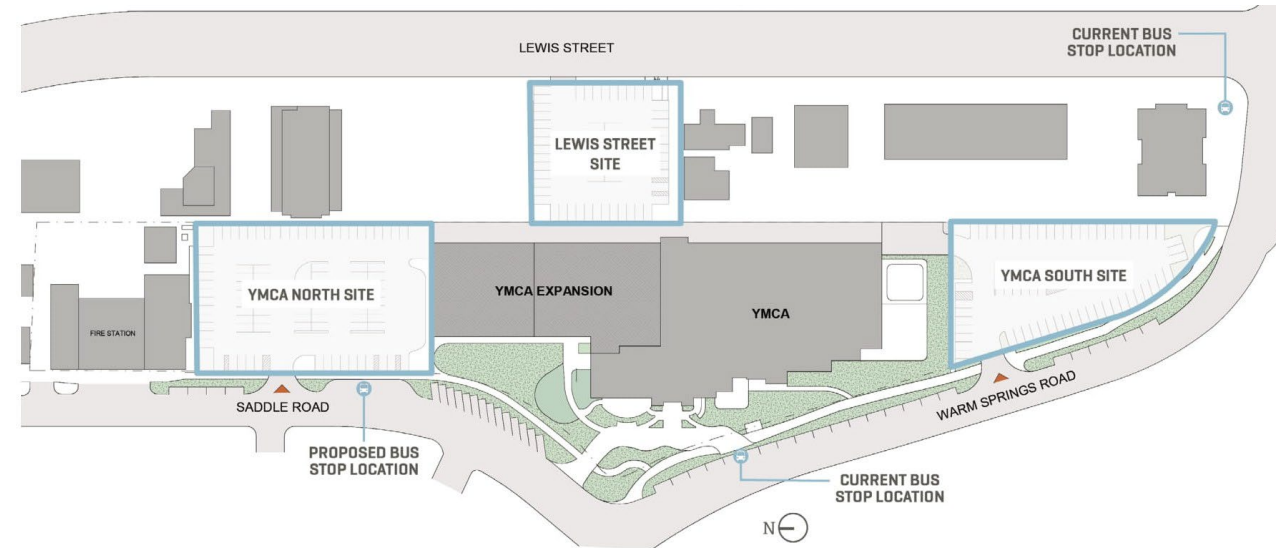


LIFT TOWER



YMCA GOALS

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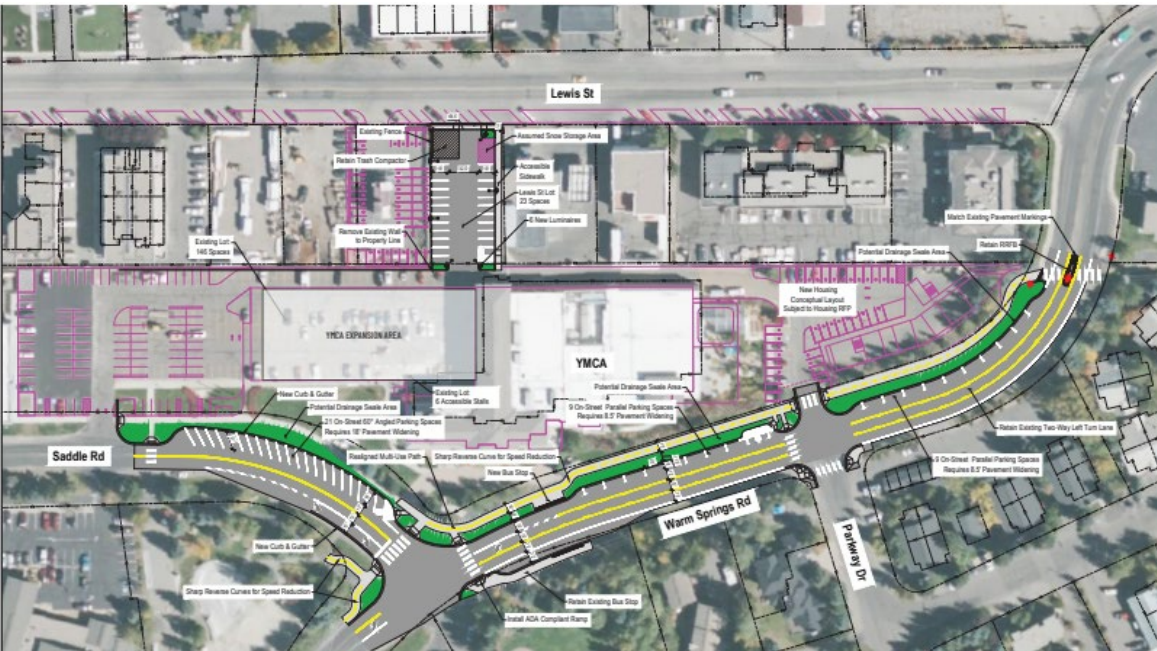


YMCA PARKING CONFIGURATIONS

BEFORE



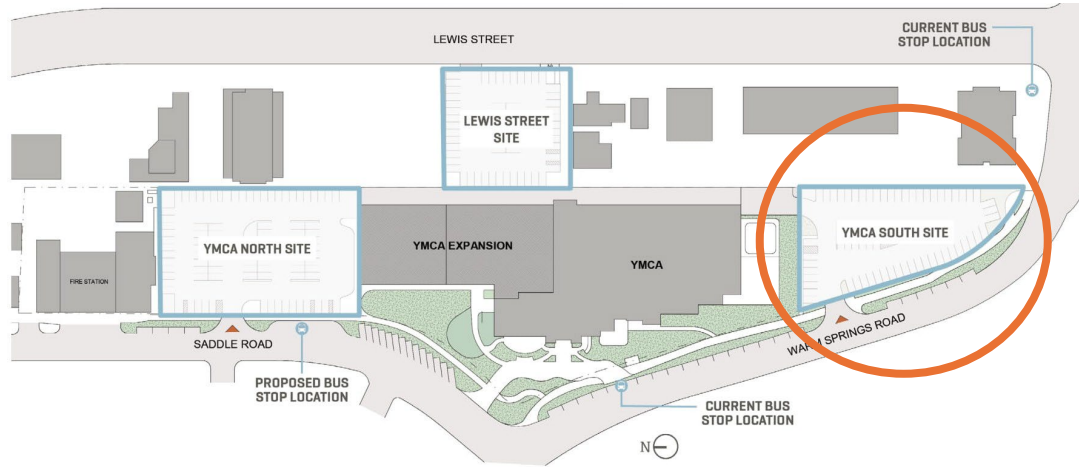
AFTER



- The current parking agreement between the YMCA and Ketchum is 150 public parking spaces.
- After the YMCA's expansion, there will be 200 public parking spaces available.
- The new Community Housing development's parking would be in addition to the public parking spaces.



YMCA SOUTH



DETAILS

- **OWNERSHIP:** City owned (master lease/parking agreement with the YMCA)
- **AREA:** .66 Acres
- **MAX HEIGHT:** 35' or 44' with sloped roof (both shorter than the YMCA)
- **MINIMUM OPEN SPACE REQUIREMENTS:** 35%

BENEFITS

- Close proximity to schools & the YMCA for families
- Near public transit stops



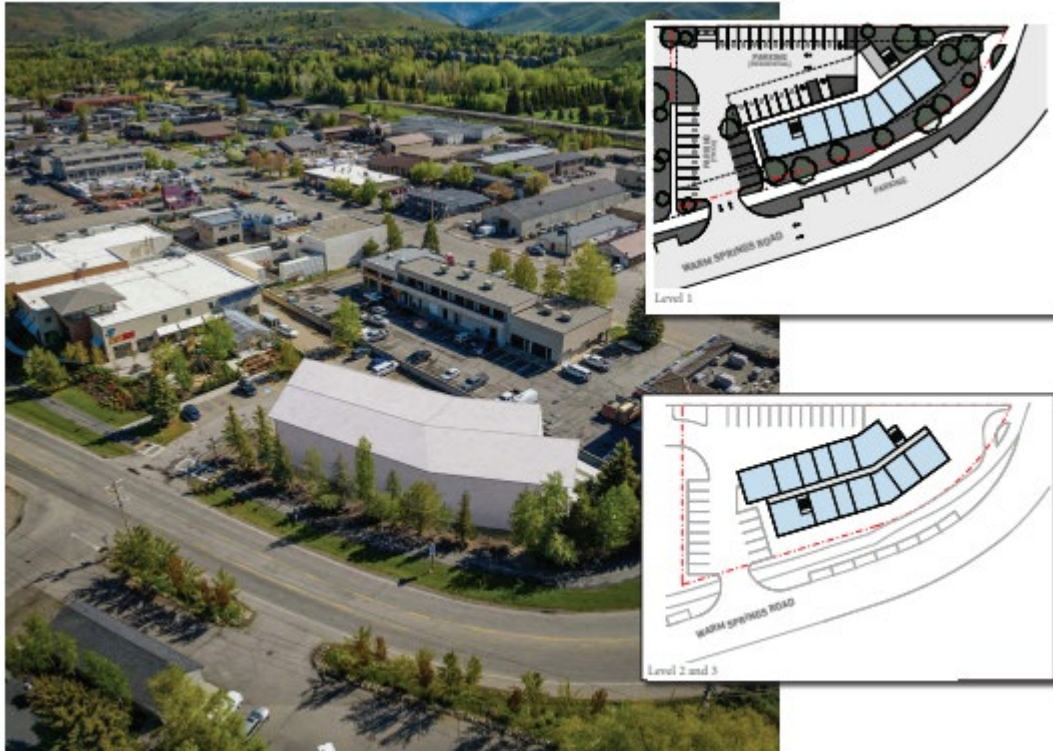


YMCA SOUTH DEVELOPMENT OPTIONS

OPTION #1 | DETAILS

Efficient & cost effective, providing the highest overall unit & parking count.

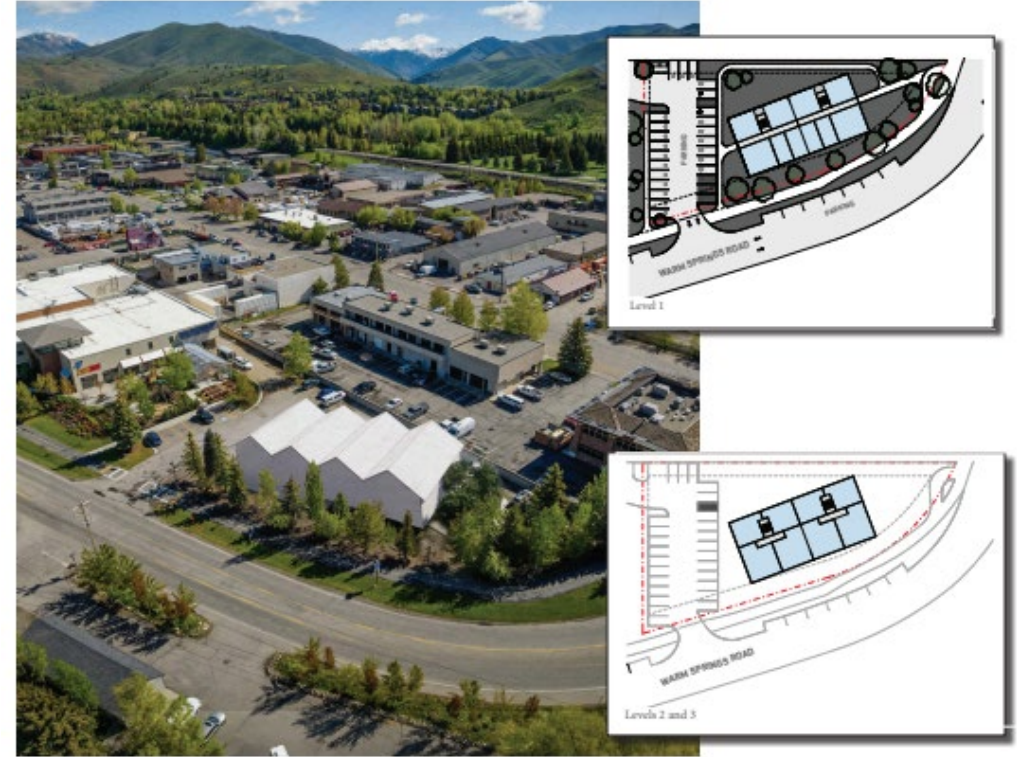
- **NUMBER OF UNITS:** 28
- **TOTAL SQUARE FEET:** 23,489
- **TYPE OF UNITS:** 13 one-beds, 5 two-beds, 10 three-beds
- **PARKING:** 35 spaces



OPTION #2 | DETAILS

Efficient & cost effective, with a high overall unit & parking count.

- **NUMBER OF UNITS:** 24
- **TOTAL SQUARE FEET:** 20,823
- **TYPE OF UNITS:** 12 one-beds, 6 two-beds, 6 three-beds
- **PARKING:** 26 spaces (combination of surface and tuck-under)





LIFT TOWER LODGE

DETAILS

- **OWNERSHIP:** City of Ketchum and portion of the southern parcel by Sun Valley Company
- **AREA:** 1.97 Acres
- **MAX HEIGHT:** 35' or 44' with sloped roof
- **MINIMUM OPEN SPACE REQUIREMENTS:** 35%

GOALS

- Maintain Bald Mountain view from Highway 75
- Enhance entrance to the city and integrated historic lift tower
- Improve vehicle access from highway



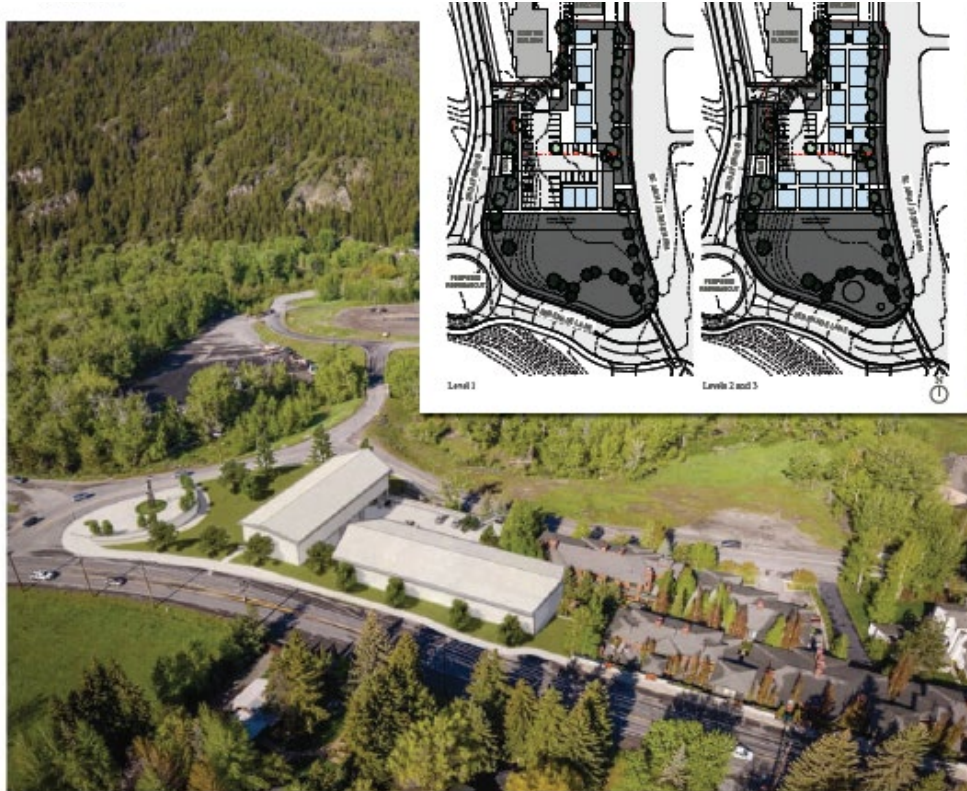


LIFT TOWER LODGE DEVELOPMENT OPTIONS

OPTION #1 | DETAILS

Cost effective, all-wood construction

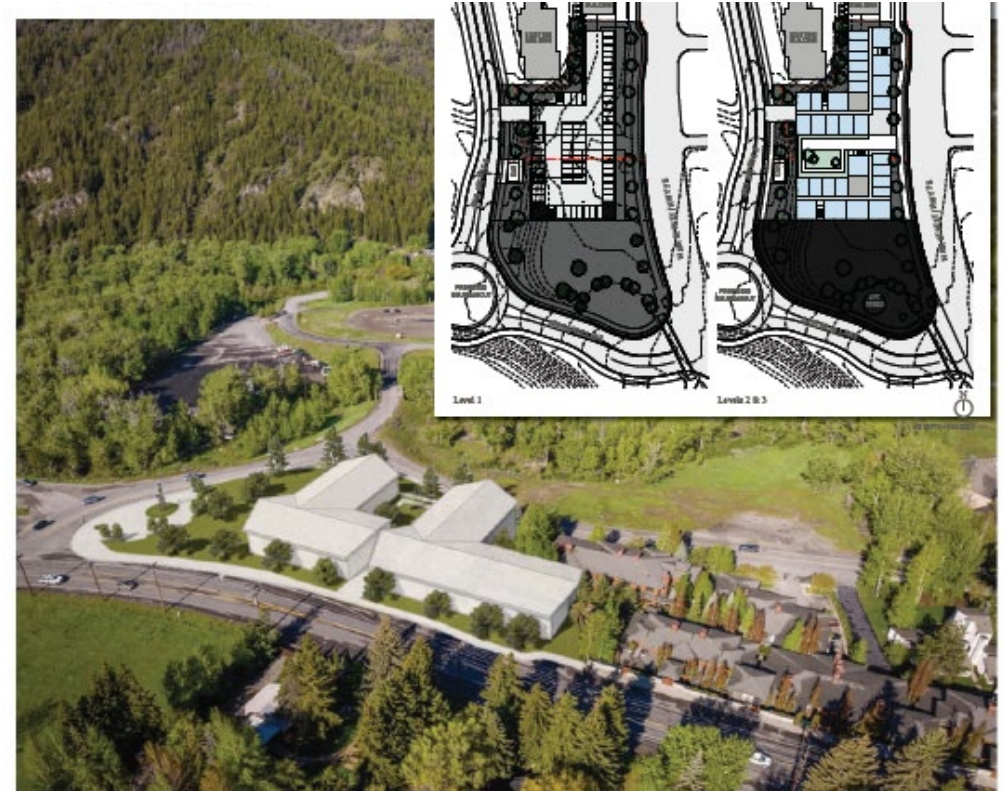
- **NUMBER OF UNITS:** 44
- **TOTAL SQUARE FEET:** 44,841
- **TYPE OF UNITS:** 25 one-beds, 6 two-beds, 13 three-beds
- **PARKING:** 33 spaces



OPTION #2 | DETAILS

Concrete podium/wood construction

- **NUMBER OF UNITS:** 50
- **TOTAL SQUARE FEET:** 79,391
- **TYPE OF UNITS:** 4 studios, 24 one-beds, 14 two-beds, 8 three-beds; **PARKING:** 63 spaces





PROPOSED SITES FOR RFP



PROS

- Close proximity to schools & the YMCA
- Allows for flexibility of housing types and cost effective construction

CONS

- Requires surface parking lot on Lewis Street parcel to meet YMCA's parking goals
- Requires additional Warm Springs Road parking spots



PROS

- Improvement of existing housing use in convenient location
- Potential for cost effective construction type with higher unit yield
- Adjacent to existing housing to provide neighborhood feel to area

CONS

- Could require relocation of existing housing tenants & represents short-term loss of existing community units
- Significant earthwork adjacent to 2nd Avenue with sloping grade



PROPOSED SITES FOR RFP

QUESTIONS?



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Survey / Feedback

YMCA SOUTH LOT | As the RFP comes together...

- Which features or characteristics of this site are most important to protect or enhance?
- Are there any features or characteristics the evaluation missed considering?

LIFT TOWER LODGE | As the RFP comes together

- Which features or characteristics of this site are most important to protect or enhance?
- Are there any features or characteristics the evaluation missed considering?

NEXT STEPS

Is there any other feedback you'd like to provide to the city as we move forward?



Scan the QR code to take the survey online or visit [menti.com](https://www.menti.com) and use the code **1570 3809**