



HOUSING MATTERS

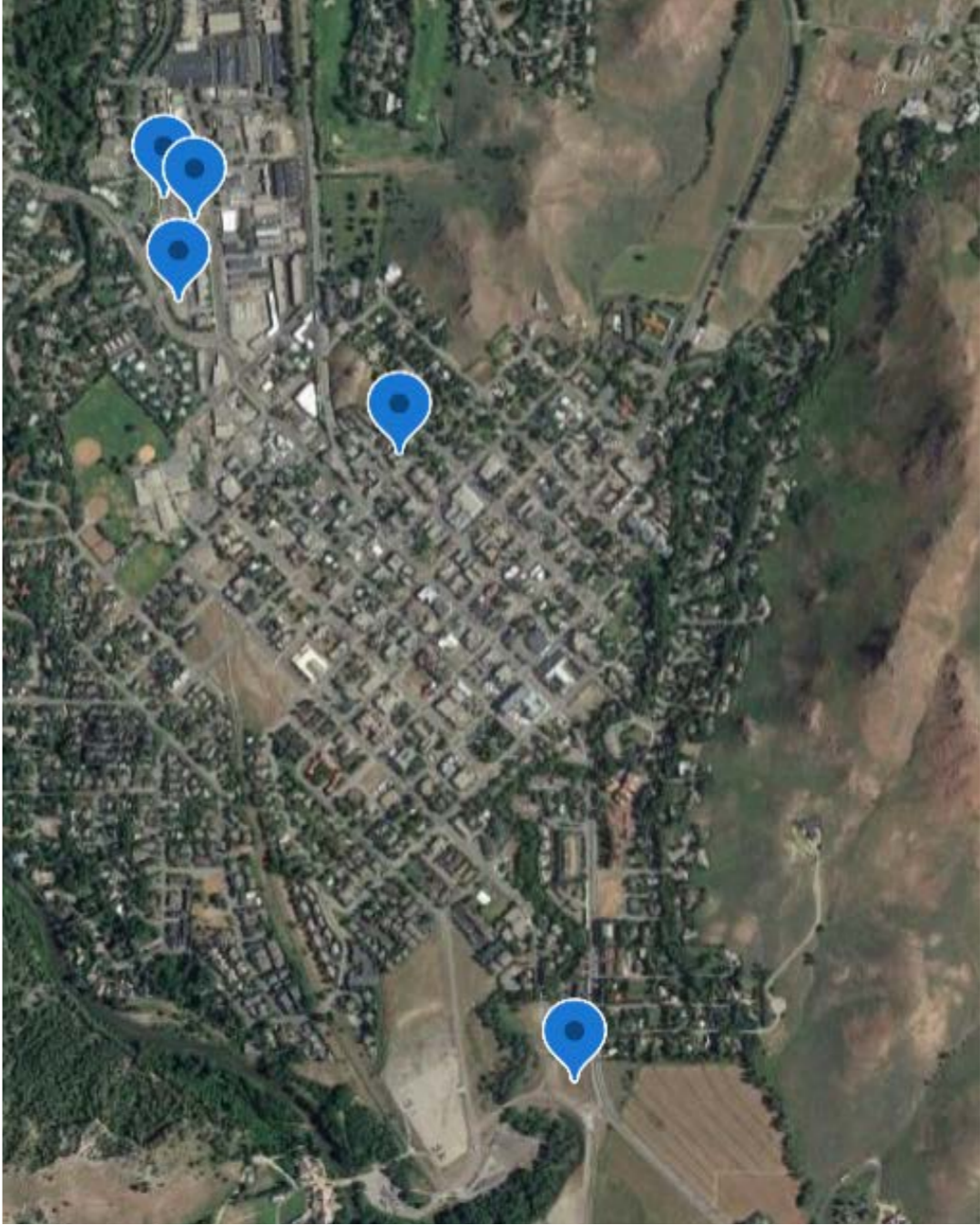
CITY OF KETCHUM

FEASIBILITY ANALYSIS FOR THE DEVELOPMENT OF COMMUNITY HOUSING ON
PUBLICLY OWNED PROPERTIES

Ketchum, Idaho

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SITES



6TH & LEADVILLE



TRAIL CREEK



LIFT TOWER



LEWIS STREET



YMCA SOUTH



YMCA NORTH



6TH & LEADVILLE



6TH & LEADVILLE

ZONING ANALYSIS

SITE DESCRIPTION: The site is located on the corner of 6th St. E. & N. Leadville Ave. within the downtown core. It is comprised of lots seven and eight in block six. Currently 26 public parking spaces exist on the site. It is adjacent to two and three-story mixed-use commercial and residential structures. Memory Park exists to the west of the site across the alley. There is approximately 12 feet of grade change across the site.

ADDRESS: Corner of 6th St. E. & N. Leadville Ave.

LEGAL & PARCEL: RPK00000060080 (0.126 acres), RPK0000006007a (0.126 acres)

SITE AREA: 0.25 acres / 11,100 sf

ZONE DISTRICT: Community Core (CC), Subdistrict 1 - Retail Core

ALLOWABLE USES: Residential, Active Commercial

FAR: No limitation for community housing, per building height and setbacks

VEHICLE PARKING: None required for community housing

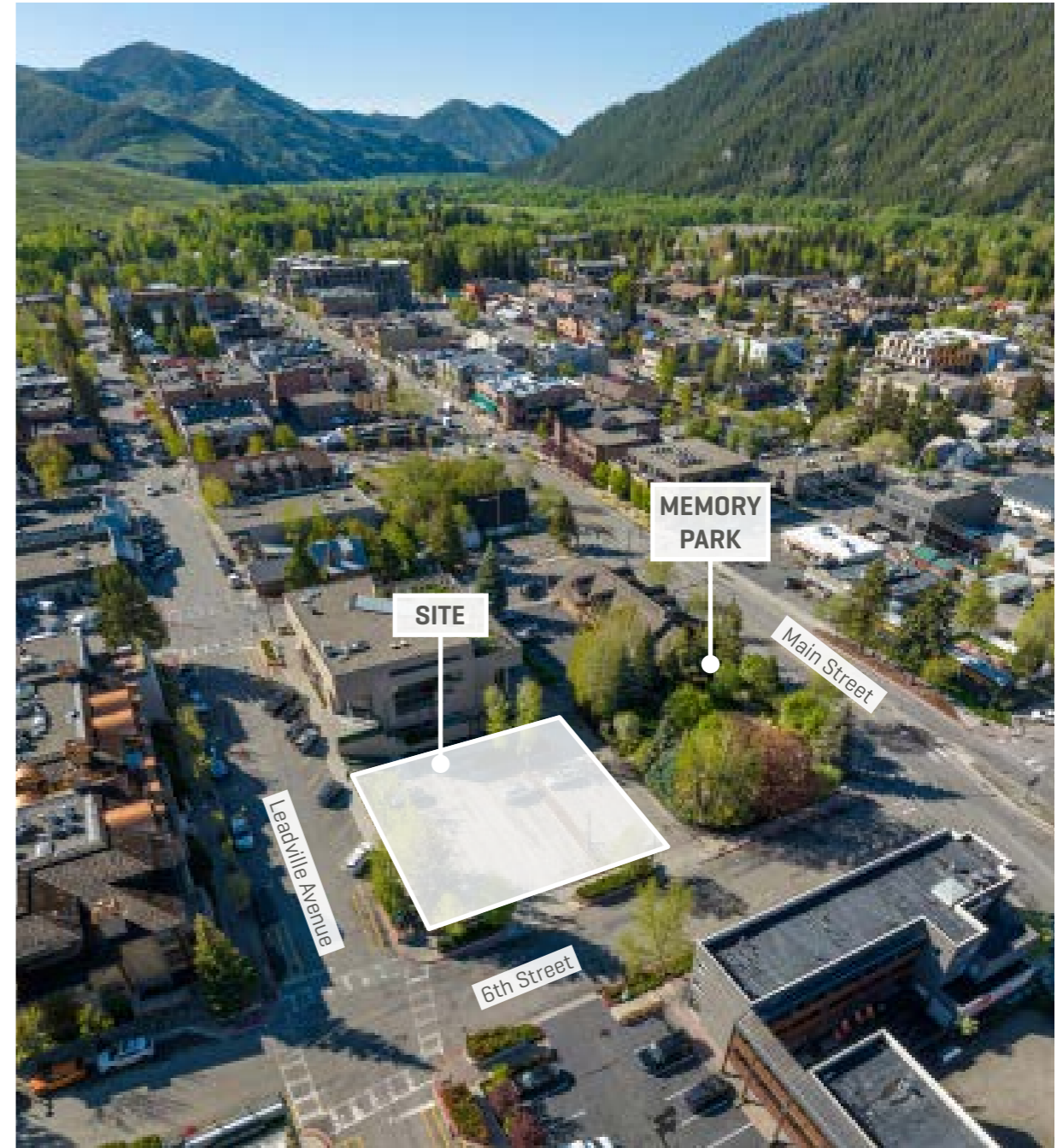
Note: parking to be provided for public park per Resolution #823

BUILDING HEIGHT: Max 52'

BUILDING SETBACKS:

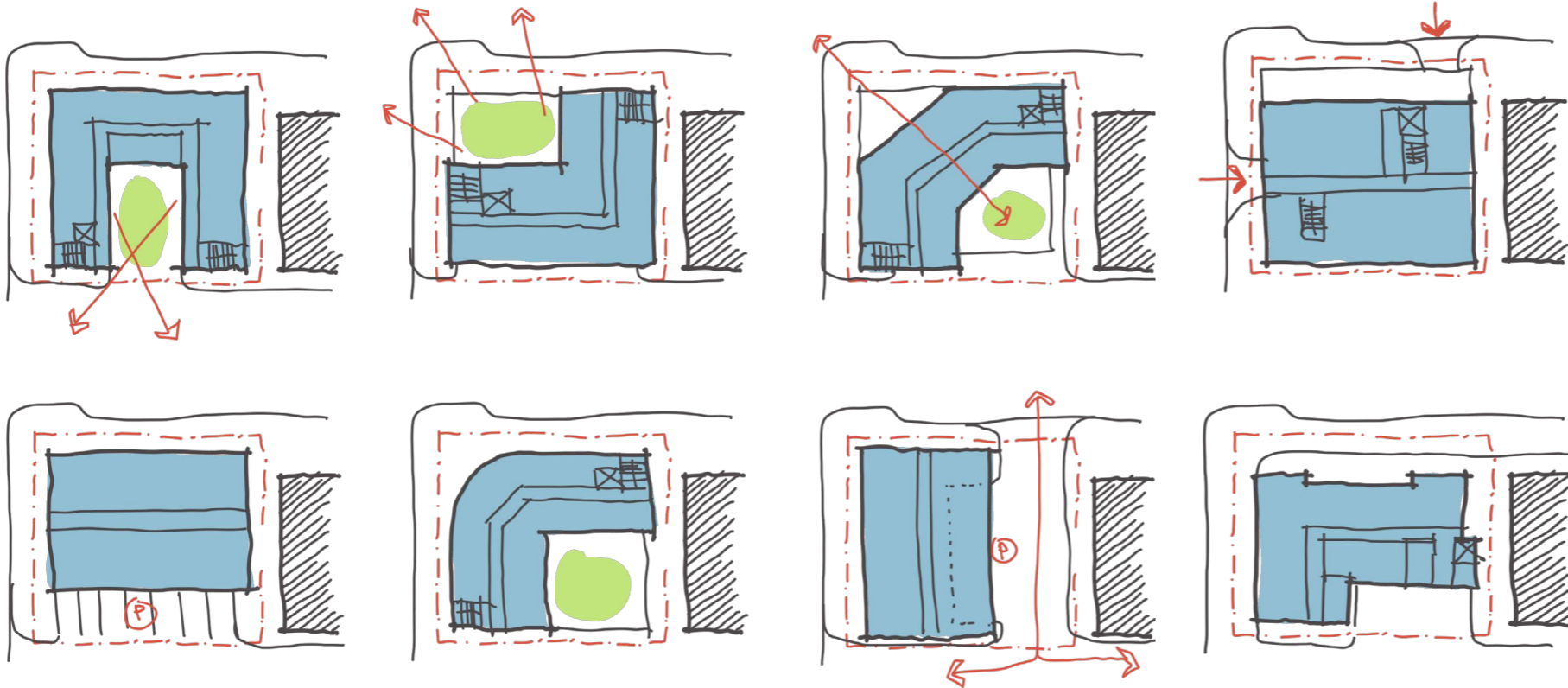
- Front: 0'
- Side: 0'
- Rear: 3' off alley
 - *Note: 10' average setback at the 4th floor*

INFRASTRUCTURE: City sewer, water, natural gas, & electric

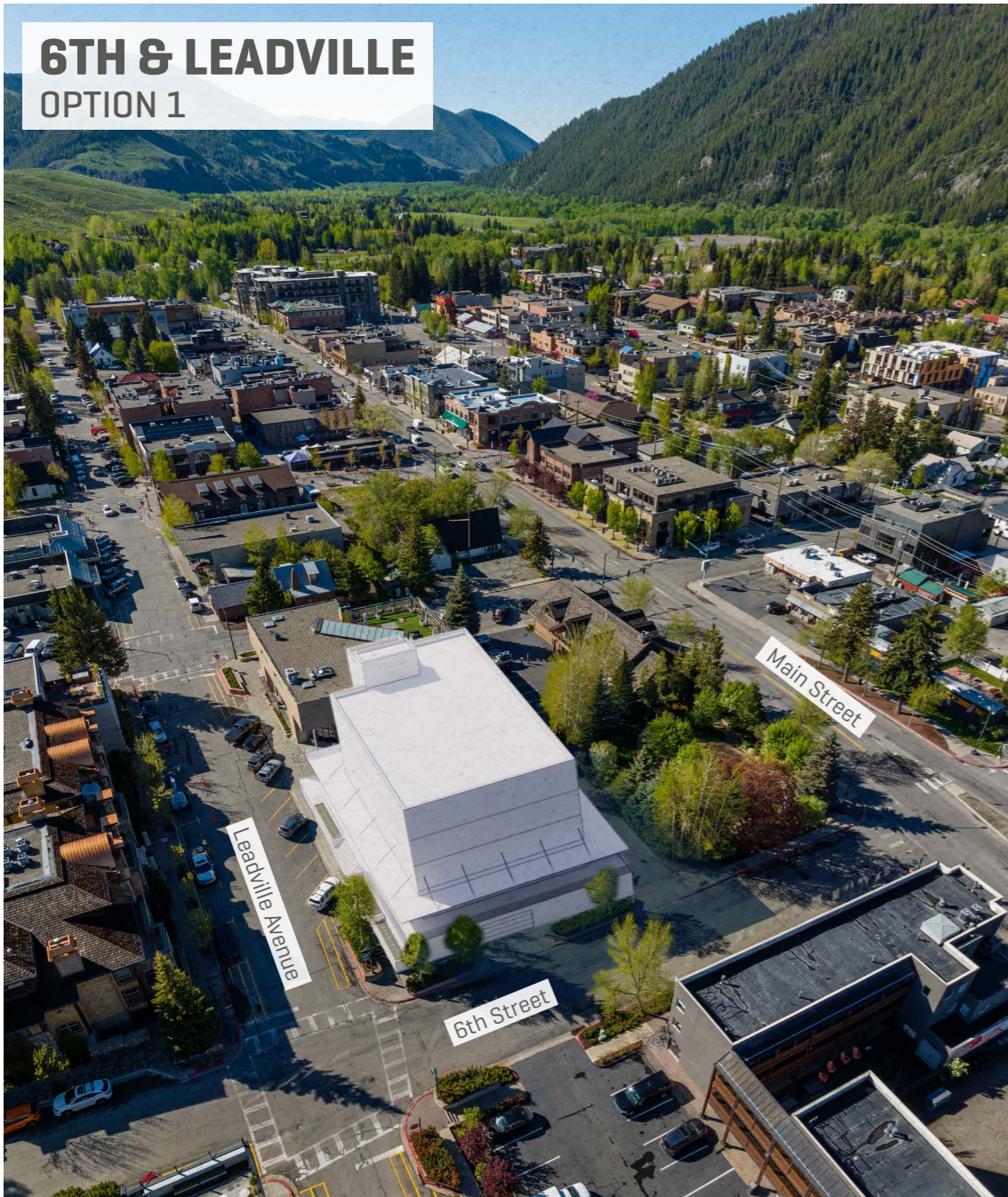


SITE GOALS & EXPLORATIONS

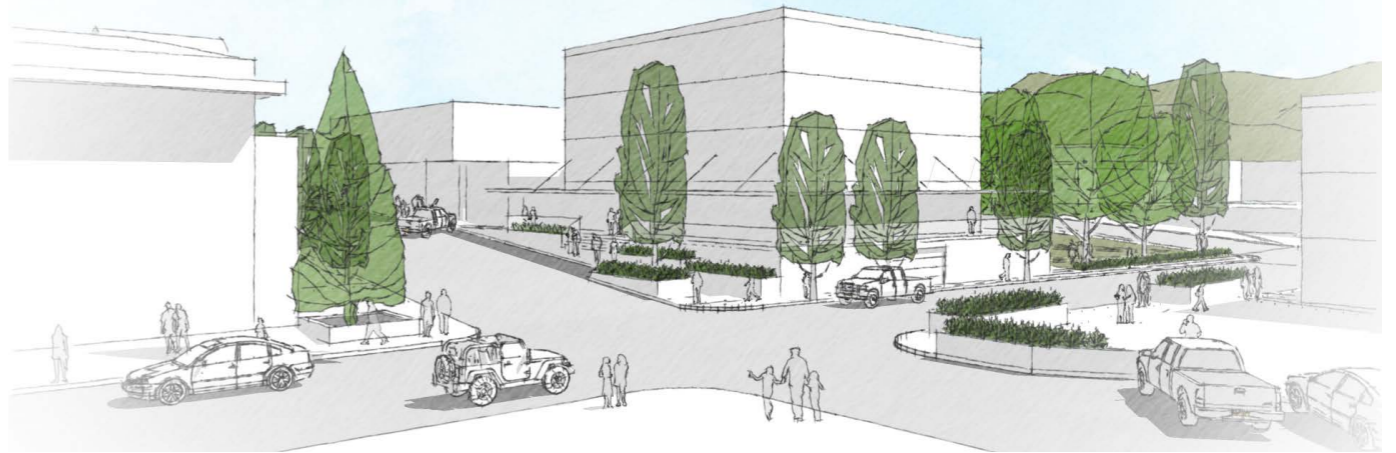
- » Balance unit yield and type with adequate tenant parking
- » Provide vehicle parking for Memory Park, per Resolution #823
- » Integrate overall massing form within the setback requirements and site context
- » Meet the commercial ground floor square footage requirements
- » Create an active pedestrian ground floor experience



6TH & LEADVILLE OPTION 1



View looking SW from the intersection of Leadville Ave. & 6th St.



View down Leadville Ave. towards 6th St.



6TH & LEADVILLE

OPTION 1

SCHEME DESCRIPTION

Option 1 provides an active ground floor experience with a commercial outdoor space that wraps around the street level, allowing activity to spill from indoors to out. Upper level building articulation is simplified providing efficient residential units & cost effective construction. A single level of basement parking is provided with tuck-under access off the alley and a two-way drive aisle from 6th street.

CONSTRUCTION TYPE: Type V (wood) / Type I (concrete)

FLOORS: Basement + 4 floors

TOTAL GSF: 37,711 sf

COMMERCIAL GSF: 3,602 sf

HOUSING NSF: 17,260 sf (84% efficiency)

EXTERIOR WALL AREA: 16,467 sf

EXTERIOR WALL-TO-FLOOR RATIO: 0.43

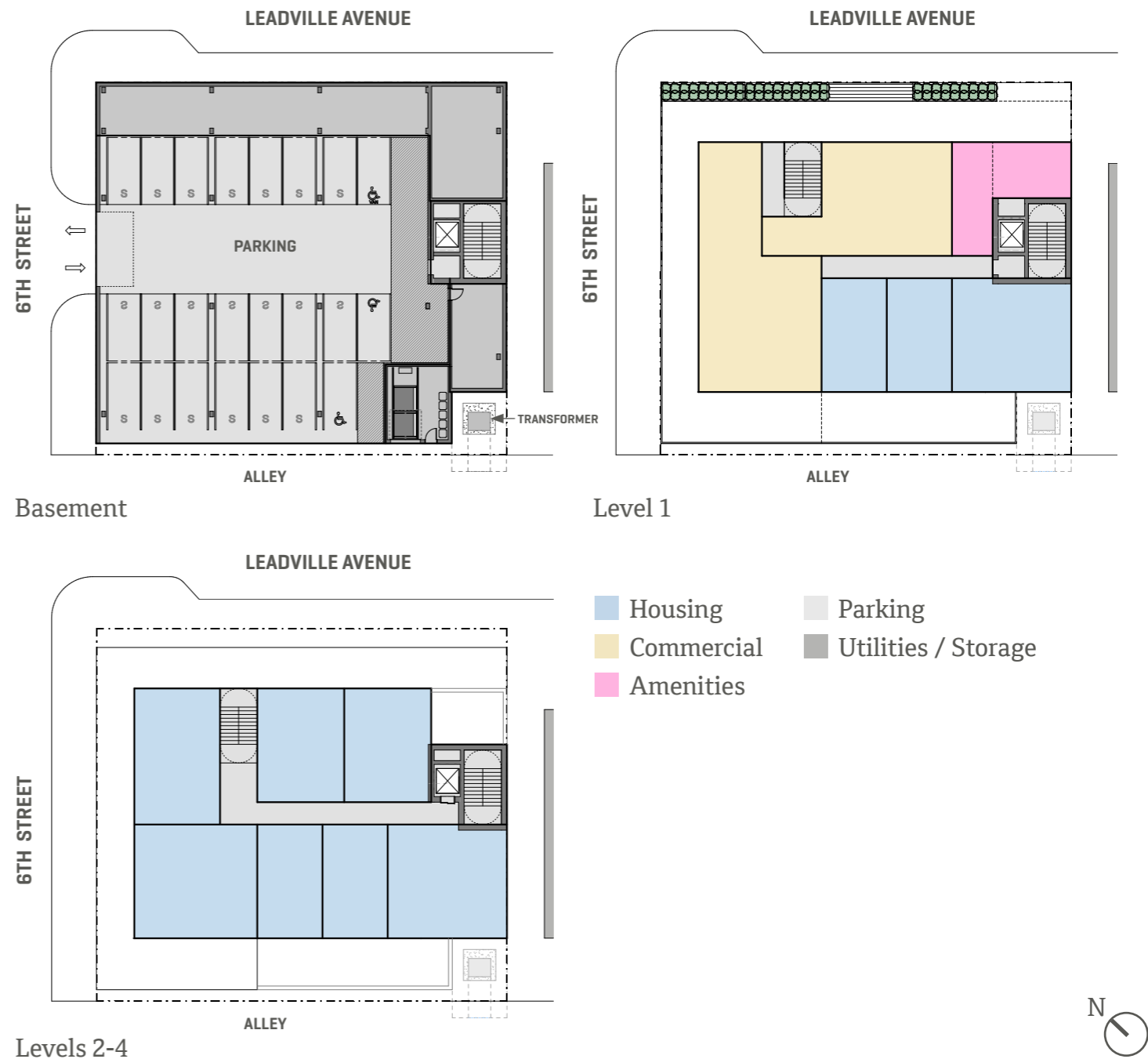
UNIT MIX A: 24 units (8 studios, 10 one-beds, 6 two-beds)

**Unit mix A graphically shown on floor plans*

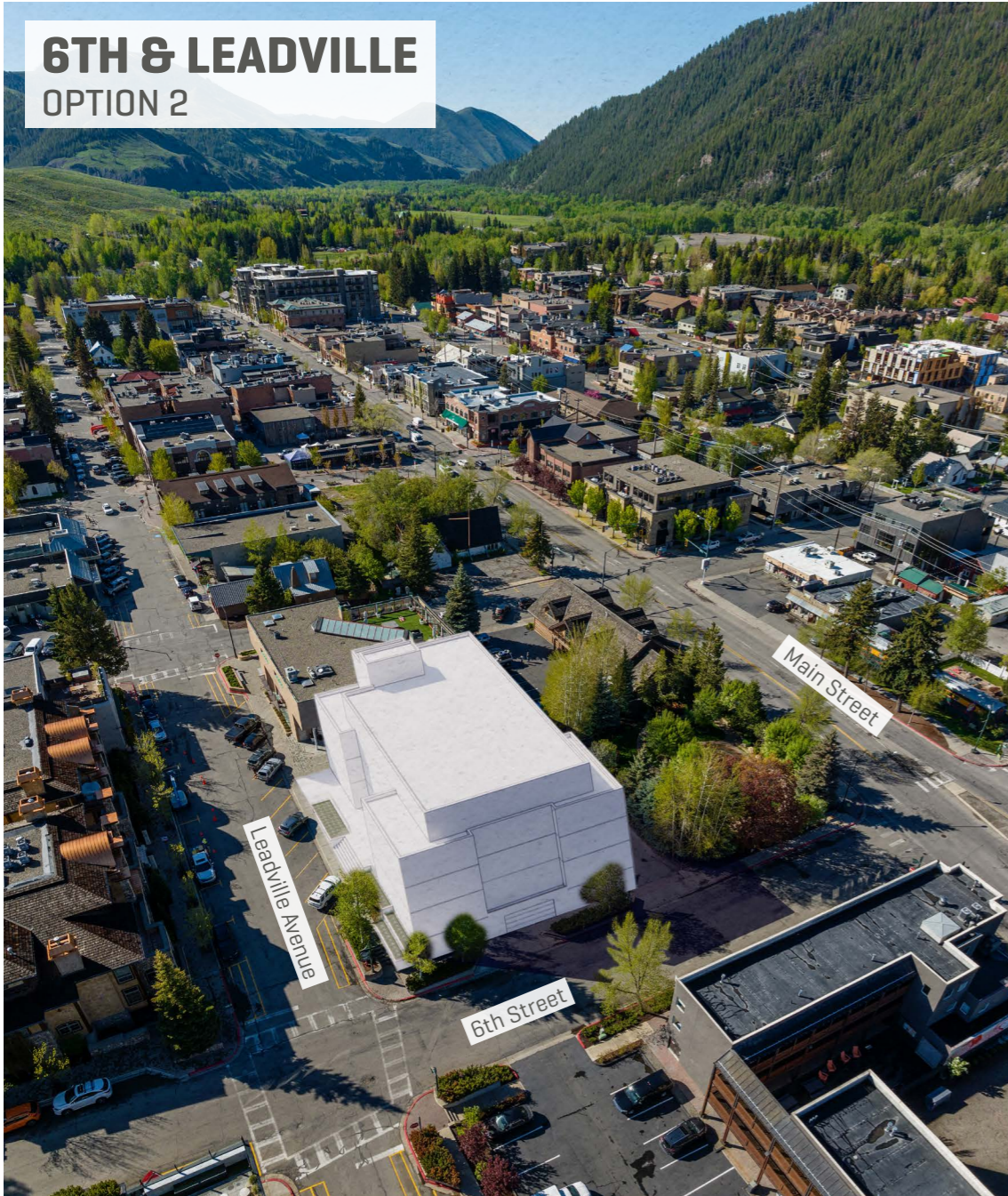
UNIT MIX B: 34 units (all studios)

PARKING: 23 vehicle stalls

FAR: 3.4



6TH & LEADVILLE OPTION 2



View looking SW from the intersection of Leadville Ave. & 6th St.



View down Leadville Ave. towards 6th St.



6TH & LEADVILLE

OPTION 2

SCHEME DESCRIPTION

Option 2 builds upon the found efficiencies in a more variegated massing configuration. Strong massing proportions are provided at the site corners and recessed entry points. Upper residential floors are set back from the street to reduce the perceived massing. A single level of basement parking is provided with tuck-under access located off the alley and a two-way drive aisle off 6th street.

CONSTRUCTION TYPE: Type V (wood) / Type I (concrete)

FLOORS: Basement and 4 floors

TOTAL GSF: 41,455 sf

COMMERCIAL GSF: 4,350 sf

HOUSING NSF: 21,025 sf (84% efficiency)

EXTERIOR WALL AREA: 19,795 sf

EXTERIOR WALL-TO-FLOOR RATIO: 0.47

UNIT MIX A: 30 units (13 studios, 7 one-beds, 10 two-beds)

**Unit mix A graphically shown on floor plans*

UNIT MIX B: 35 units (all studios)

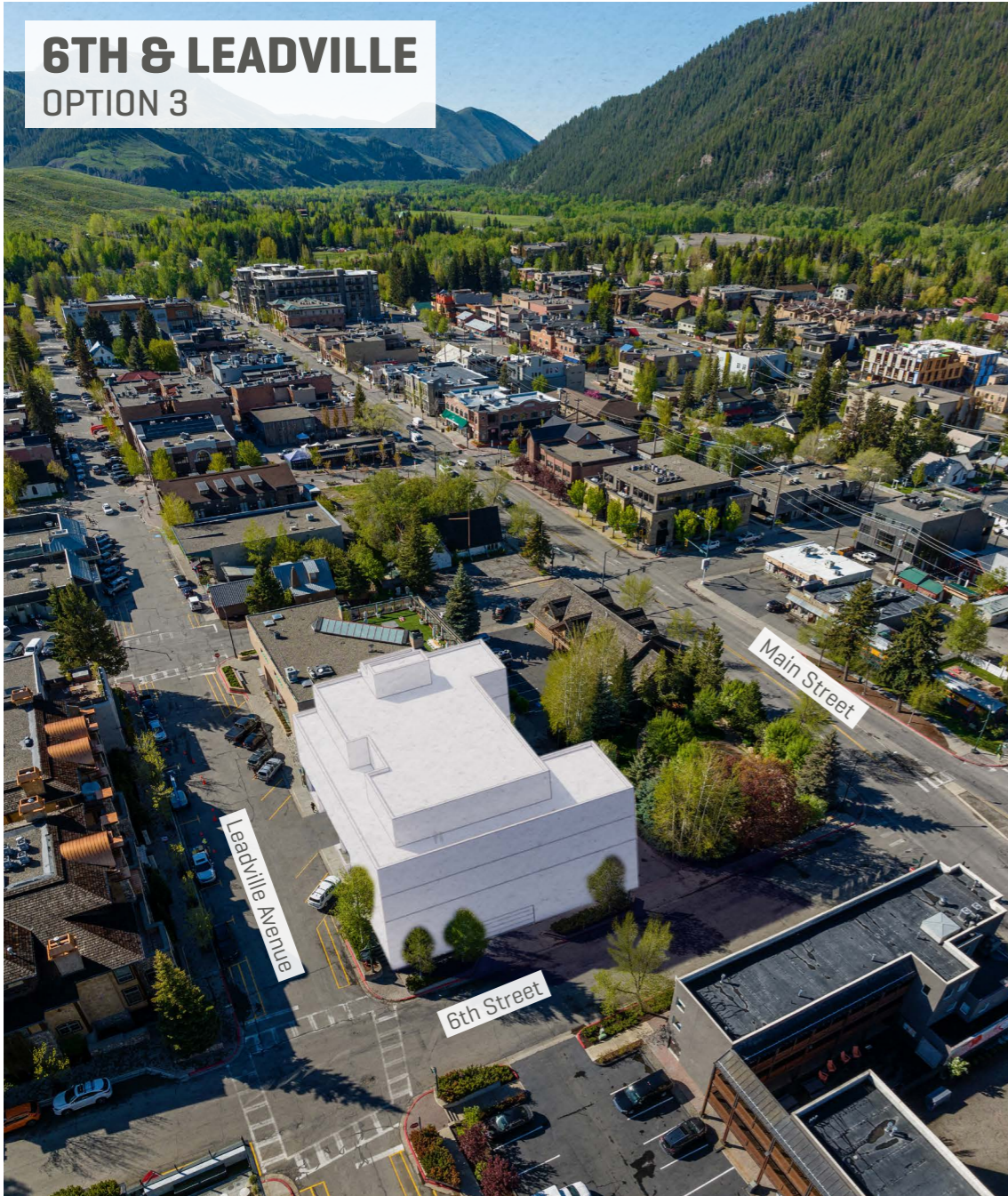
PARKING: 23 vehicle stalls

FAR: 3.7

- Housing
- Commercial
- Amenities
- Parking
- Utilities / Storage



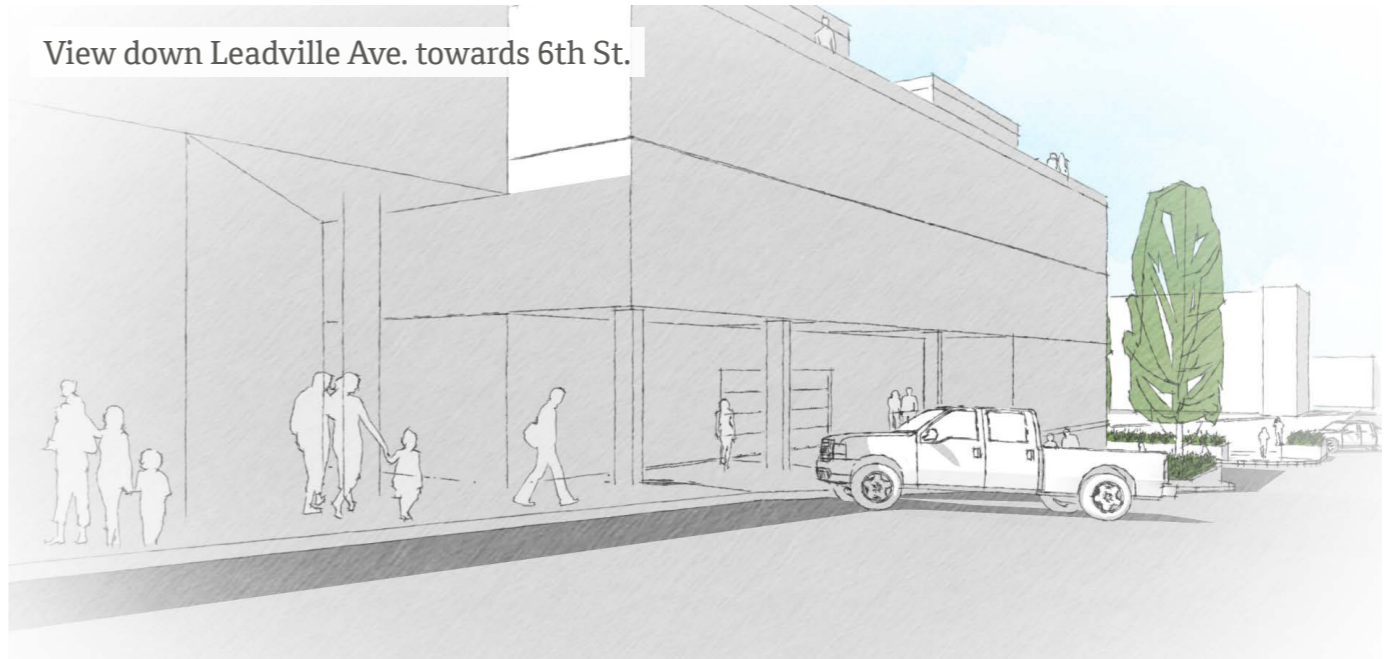
6TH & LEADVILLE OPTION 3



View looking SW from the intersection of Leadville Ave. & 6th St.



View down Leadville Ave. towards 6th St.



6TH & LEADVILLE

OPTION 3

SCHEME DESCRIPTION

Two levels of vehicle parking are provided with access on both Leadville Ave. and 6th St. This double level parking configuration is accomplished structurally with two Type I floor structures (i.e. concrete) at the basement and first floors. Upper level wood-framed residential floors are pushed to the site's minimum setbacks.

CONSTRUCTION TYPE: Type V (wood) / Type I (concrete)

FLOORS: Basement and 4 floors

TOTAL GSF: 44,125 sf

COMMERCIAL GSF: 4,035 sf

HOUSING NSF: 19,870 sf (84% efficiency)

EXTERIOR WALL AREA: 20,599 sf

EXTERIOR WALL-TO-FLOOR RATIO: 0.49

UNIT MIX A: 29 units (12 studios, 7 one-beds, 10 two-beds)

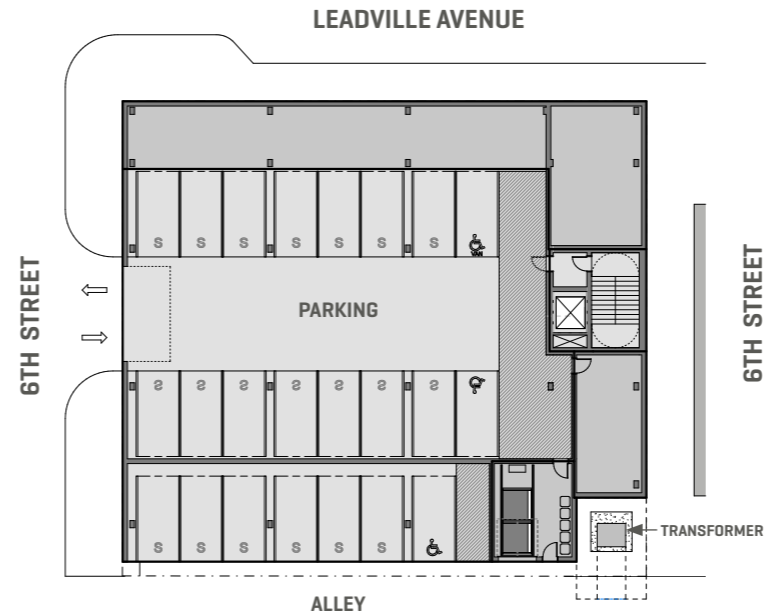
**Unit mix A graphically shown on floor plans*

UNIT MIX B: 34 units (all studios)

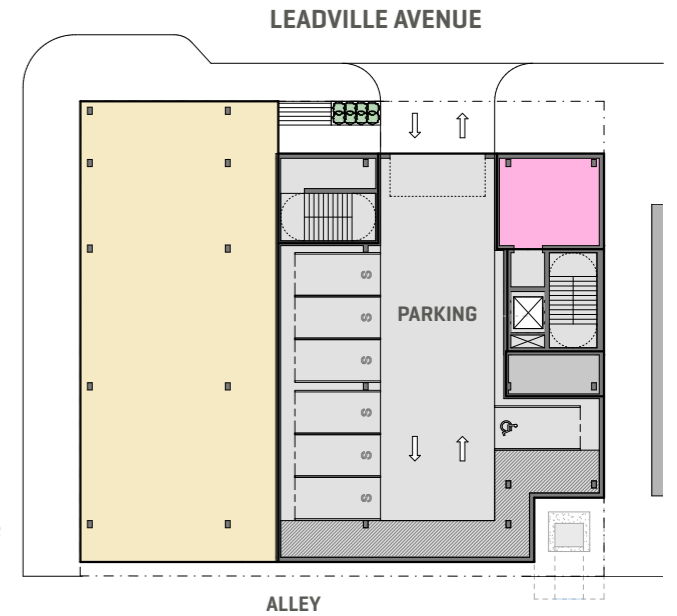
PARKING: 23 vehicle stalls

FAR: 4.0

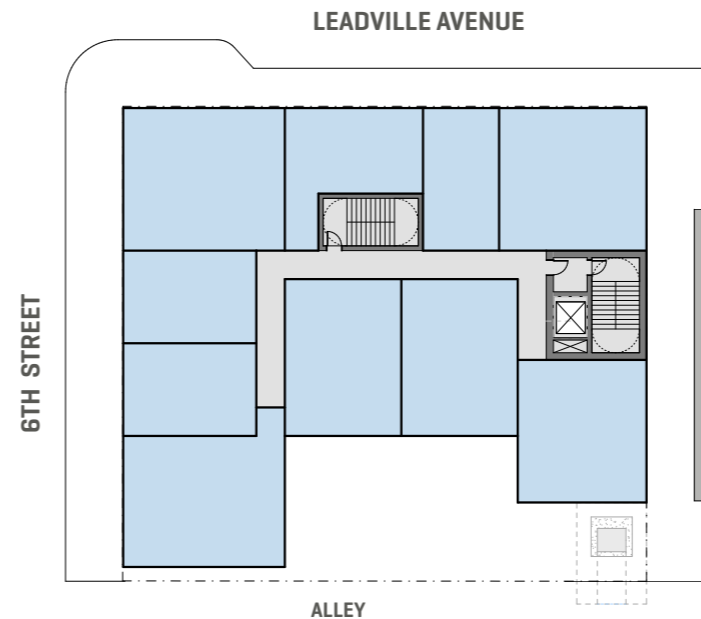
- Housing
- Commercial
- Amenities
- Parking
- Utilities / Storage



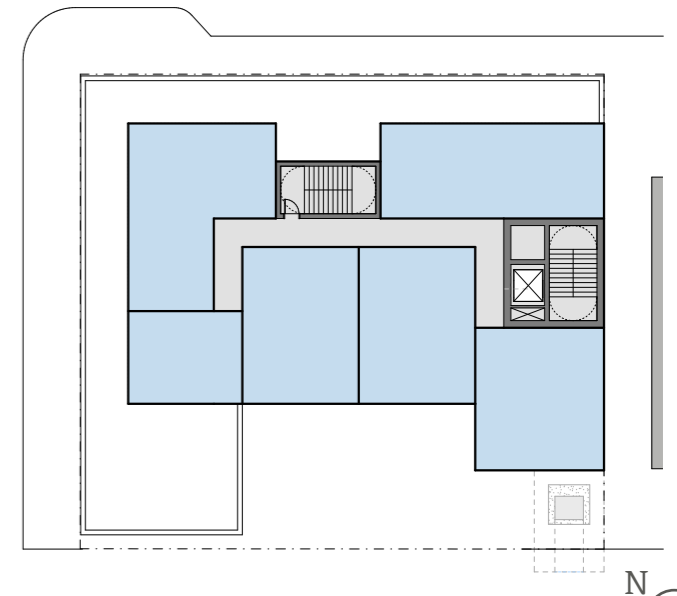
Basement



Level 1



Levels 2-3



Level 4



6TH & LEADVILLE

SCHEME SUMMARY



OPTION 1

TOTAL GSF: 37,711 sf (commercial gsf: 3,602 sf)
 UNITS: 23 - 33 (range per unit mix options)
 PARKING: 23 stalls

- Single level podium
- Efficient exterior envelope
- Active ground floor



OPTION 2

TOTAL GSF: 41,455 sf (commercial gsf: 4,350 sf)
 UNITS: 29 - 34 (range per unit mix options)
 PARKING: 23 stalls

- Single level podium
- Articulated massing
- Strong corner presence



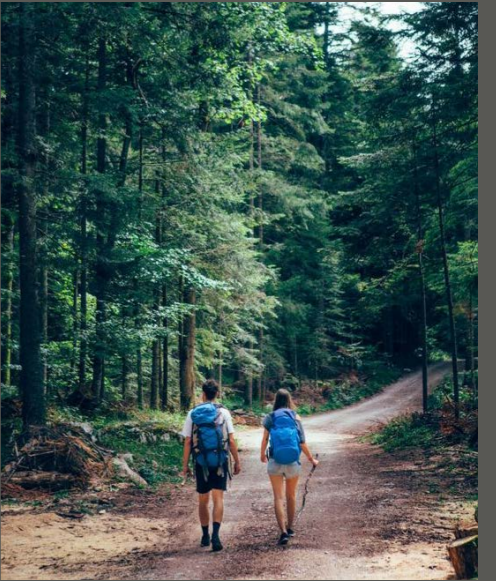
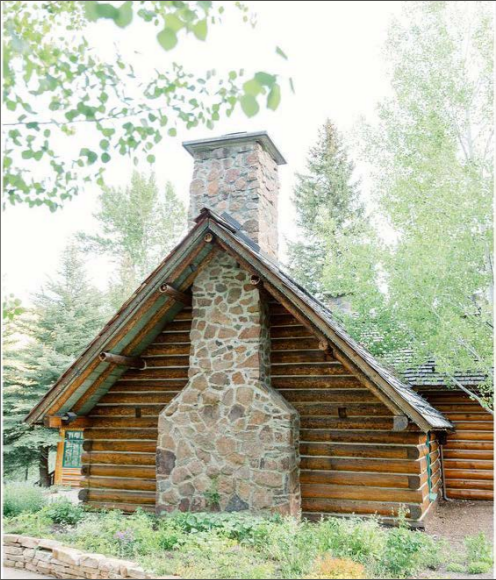
OPTION 3

TOTAL GSF: 44,125 sf (commercial gsf: 4,035 sf)
 UNITS: 26 - 33 (range per unit mix options)
 PARKING: 30 stalls

- Double level podium
- Greatest overall gross square footage & exterior building skin square footage
- Maximizes vehicle parking



TRAIL CREEK



TRAIL CREEK

ZONING ANALYSIS

SITE DESCRIPTION: The site is a combination of the Lift Tower lot (West side of 2nd Avenue) that is currently owned by the Blaine County Housing Authority and Trail Creek lot (Eastside of 2nd Avenue) that is currently owned by Sun Valley Company.

ADDRESS: 703 S Main St., Ketchum, ID 83340

LEGAL/PARCEL: N/A

SITE AREA: 2.3 Acres / 100,337sf

ZONE DISTRICT: Tourist (T), Recreational Use (RU)

ALLOWABLE USES: Residential, Tourist Focused Commercial

FAR: 1.6 for community housing developments

BUILDING HEIGHT: 35' (44' with sloped roof)

BUILDING SETBACKS:

- Front: 15'
- Side: minimum 5'
- Rear: minimum 10'
 - *Note: Note: 25' riparian setback*

MAXIMUM BUILDING SITE COVERAGE: Per FAR and open space

MINIMUM OPEN SPACE: 35%

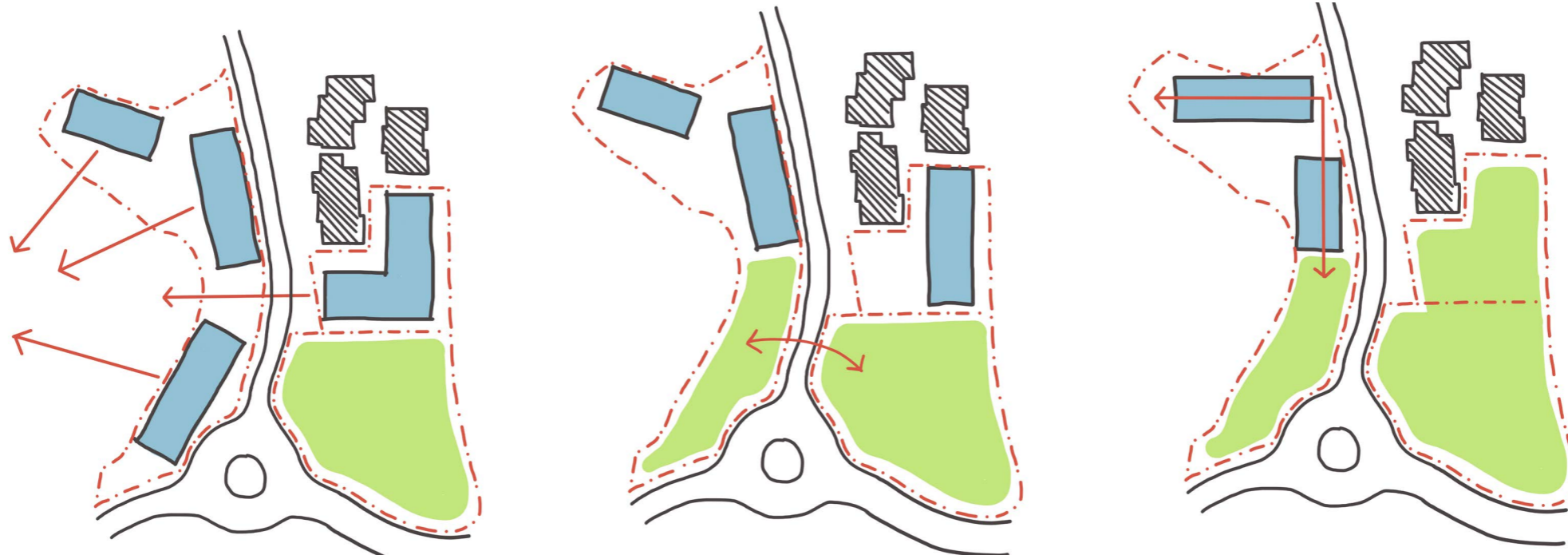
VEHICLE PARKING: None required for community housing

INFRASTRUCTURE: Well access for water



TRAIL CREEK GOALS & EXPLORATIONS

- » Maintain viewshed from highway to Bald Mountain
- » Enhance signage and sense of arrival at city entry with integrated historic lift tower
- » Improve pedestrian and cyclist conditions around site
- » Create a housing development that fits in with the context of Ketchum & provides a gateway to town
- » Balance unit yield/type with adequate tenant parking
- » Eliminate vehicle access off highway
- » Enhance pedestrian experience & safety along 2nd Avenue
- » Integrate building forms along Trail Creek & screen parking areas from street view



TRAIL CREEK



View looking north along Second Ave.



View looking south along Second Ave.



TRAIL CREEK

SCHEME DESCRIPTION

Comprised of a total of (3) separate structures, this scheme integrates (2) three-story walk-up apartment buildings on the north side of trail creek property and a three-story podium style building on the current Lift Tower Lodge site with structured parking on the lowest level.

CONSTRUCTION TYPE: Type V (wood) & Type V (wood) over Type I (concrete)

FLOORS: 3

TOTAL GSF: 90,337 sf

HOUSING NSF: 64,596 sf (84% efficiency)

EXTERIOR WALL AREA: 46,392 sf

EXTERIOR WALL-TO-FLOOR RATIO: 0.51

UNITS: 86 units (1/3 mix of studios, 1 bed, & 2 bed units)

PARKING: 90 vehicle stalls

FAR: 0.91

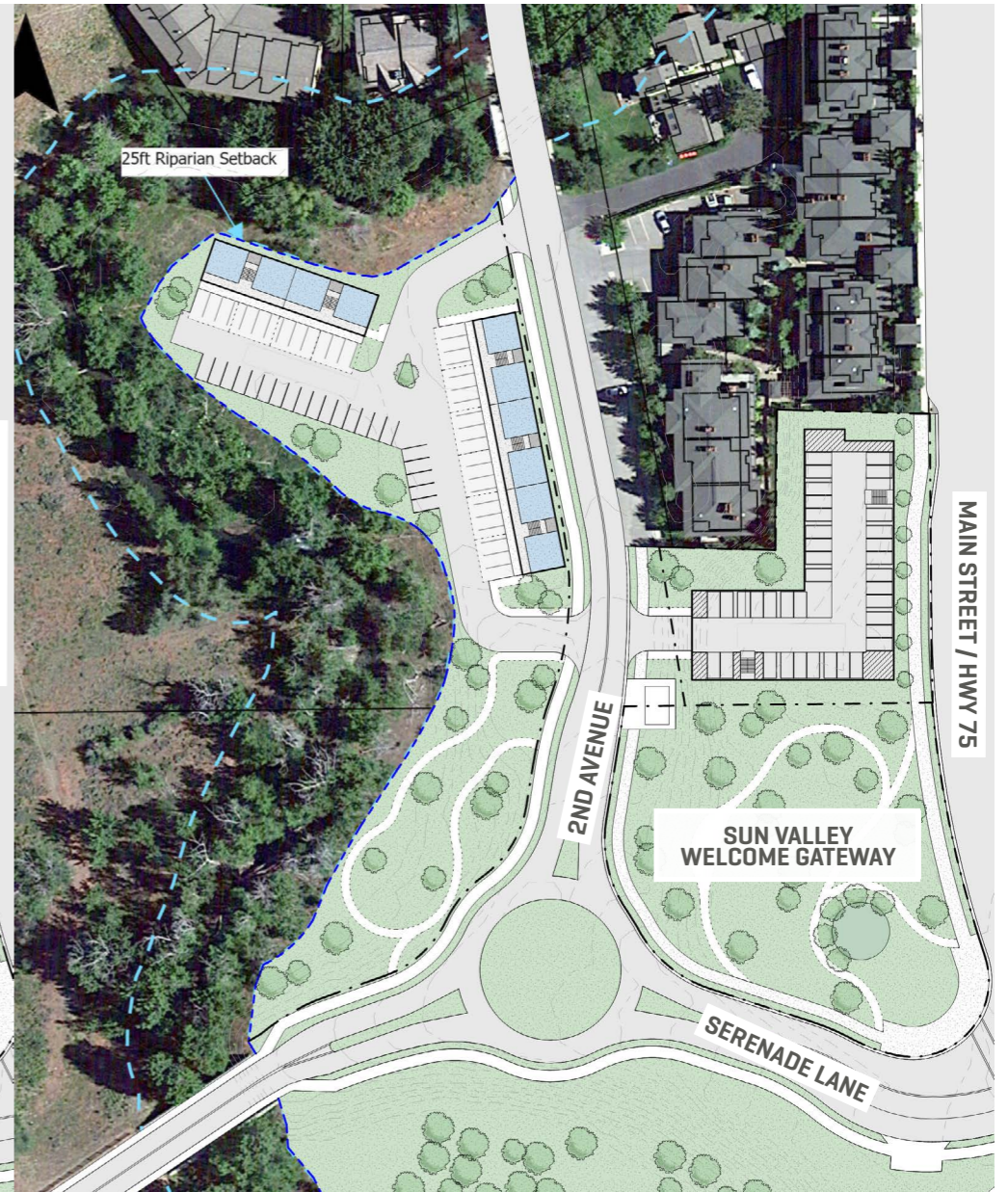
■ Housing

■ Parking

■ Utilities / Storage



Level 1



Levels 2 and 3



TRAIL CREEK

SCHEME SUMMARY



TOTAL GSF: 74,764 sf

UNITS: 86 (1/3 mix of studios, 1 bed, & 2 bed units)

PARKING: 23 stalls

- (2) Walk up all wood frame walk up structures & (1) podium apartment building
- 1:1 Parking ratio with mix of surface, tuck under, & structured parking
- High overall unit yield



LIFT TOWER



LIFT TOWER

ZONING ANALYSIS

SITE DESCRIPTION: The lot is owned by the Blaine County Housing Authority and currently contains 14 transitional housing units. A portion of the parcel to the south is owned by Sun Valley Company but is scheduled to be transferred to City of Ketchum ownership.

ADDRESS: 703 S Main St., Ketchum, ID 83340

LEGAL/PARCEL: RPK4N180180670

SITE AREA: 1.97 Acres / 85,813 sf

ZONE DISTRICT: Tourist (T), Recreational Use (RU)

ALLOWABLE USES: Residential, Tourist Focused Commercial

FAR: 1.6 for community housing developments

BUILDING HEIGHT: 35' (44' with sloped roof)

BUILDING SETBACKS:

- Front: 15'
- Side: minimum 5'
- Rear: minimum 10'
 - *Note: 25'-32' setback from highway*

MAXIMUM BUILDING SITE COVERAGE: Per FAR and open space

MINIMUM OPEN SPACE: 35%

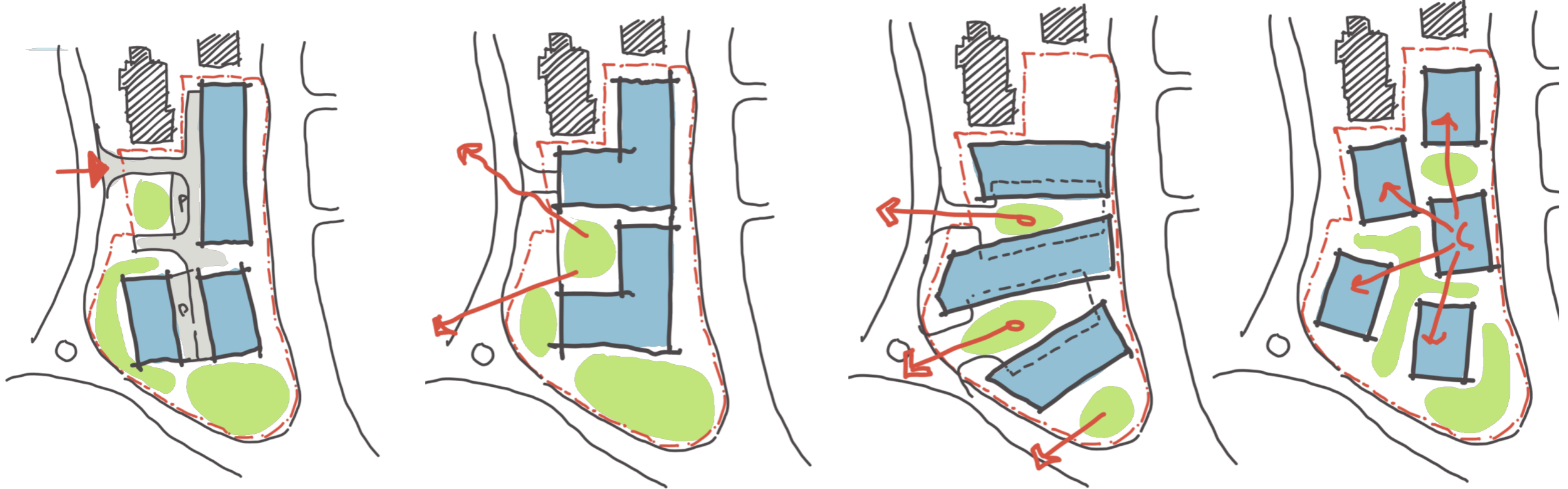
VEHICLE PARKING: None required for community housing

INFRASTRUCTURE: Well access for water



LIFT TOWER GOALS & EXPLORATIONS

- » Maintain viewshed from highway to Bald Mountain
- » Enhance signage and sense of arrival at city entry with integrated historic lift tower
- » Improve pedestrian and cyclist conditions around site
- » Create a housing development that fits in with the context of Ketchum & provides a gateway to town
- » Balance unit yield/type with adequate tenant parking
- » Eliminate vehicle access off highway



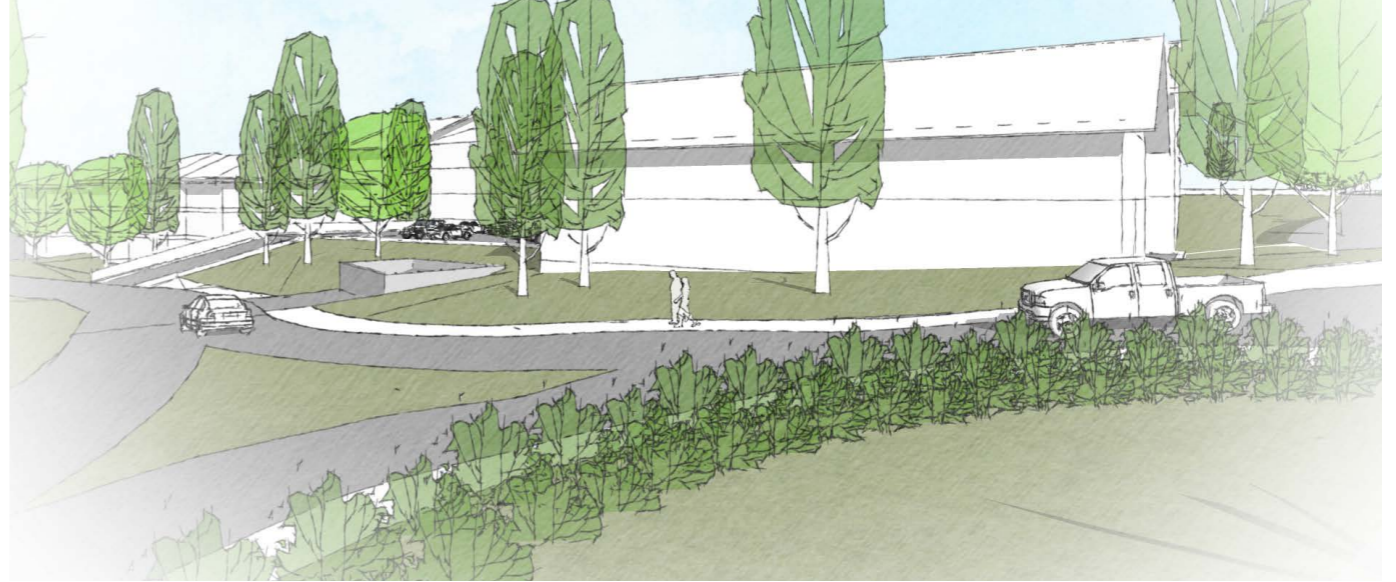
LIFT TOWER OPTION 1



View from the intersection of Main St. and Serenade Lane.



View from the intersection of Serenade Lane and 2nd Ave.



LIFT TOWER OPTION 1

SCHEME DESCRIPTION

Three walk-up style apartment structures are arranged around a central surface vehicle parking area, providing both cost-effective residential units and efficient parking. A welcoming plaza is situated at the site's south end with an integrated historic lift tower and pedestrian friendly experience.

CONSTRUCTION TYPE: Type V (wood)

FLOORS: 3

TOTAL GSF: 48,415 sf

HOUSING NSF: 44,830 sf (84% efficiency)

EXTERIOR WALL AREA: 36,244 sf

EXTERIOR WALL-TO-FLOOR RATIO: 0.74

UNIT MIX A: 67 units (6 studios, 38 one-beds, 23 two-beds)

PARKING: 38 vehicle stalls

FAR: 0.6

- Housing
- Parking
- Commercial
- Storage/Utilities
- Property Line
- Amenities



Level 1



Levels 2 and 3



LIFT TOWER OPTION 2



View from the intersection of Main St. and Serenade Lane.



View from the intersection of Serenade Lane and 2nd Ave.



LIFT TOWER OPTION 2

SCHEME DESCRIPTION

A single level structured parking garage with access off 2nd Ave. serves as the podium structure for two “L” shaped, wood framed apartment buildings above. A central courtyard is provided between these two structures allowing for protected outdoor amenity space. The south structures step in height from one to two stories at the south end, allowing gracious space for a welcoming plaza at the corner.

CONSTRUCTION TYPE: Type V (wood) / Type I (concrete)

FLOORS: Basement parking and 2 floors

TOTAL GSF: 77,524 sf

PARKING GSF: 29,150 sf

HOUSING NSF: 36,140 sf (84% efficiency)

EXTERIOR WALL AREA: 24,737 sf

EXTERIOR WALL-TO-FLOOR RATIO: 0.31

UNIT MIX A: 62 units (25 studios, 24 one-beds, 13 two-beds)

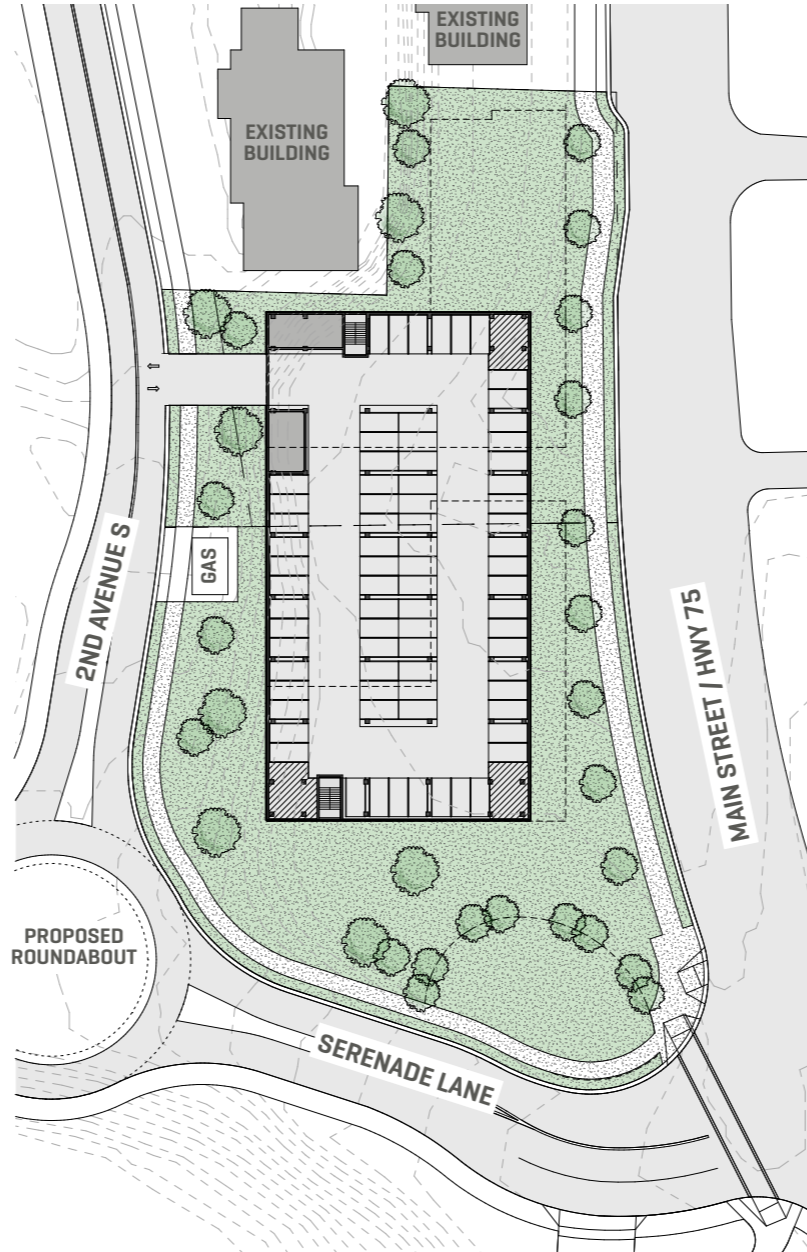
UNIT MIX B: 85 units (all studios)

**Unit mix B graphically shown on floor plans*

PARKING: 76 vehicle stalls

FAR: 0.9

- Housing
- Parking
- Commercial
- Storage/Utilities
- Property Line
- Amenities



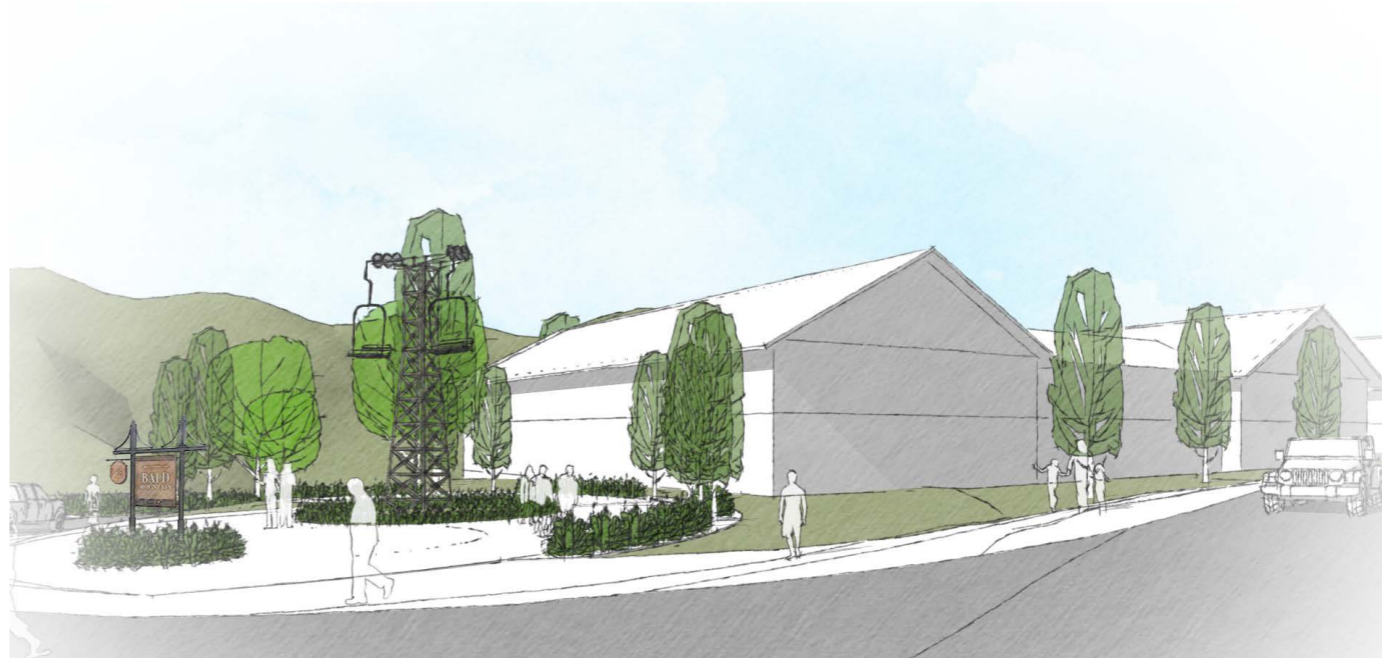
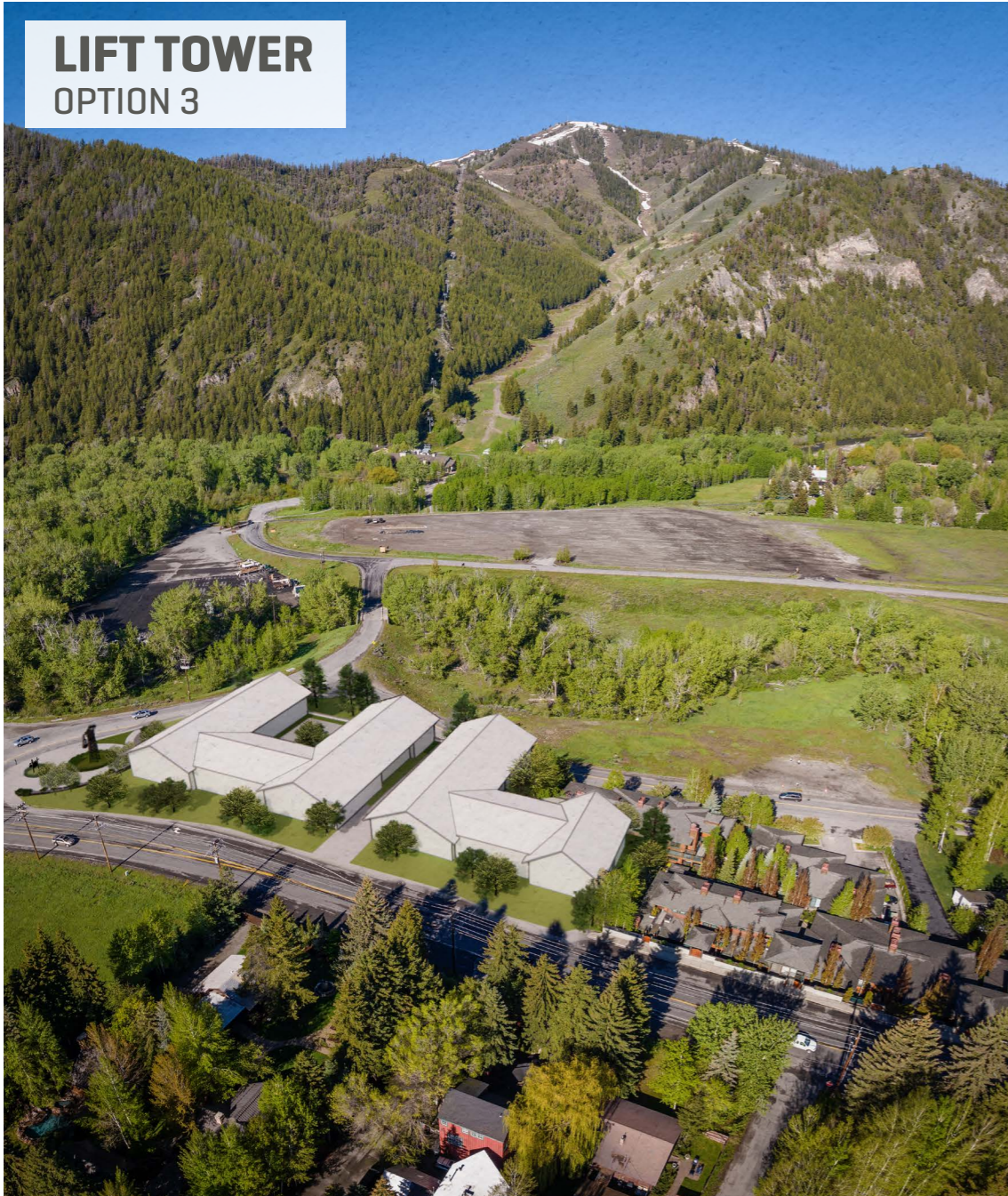
Level B1



Level 1



LIFT TOWER OPTION 3



LIFT TOWER

OPTION 3

SCHEME DESCRIPTION

An elongated, single level structured parking garage with access off 2nd Ave. serves as the podium for two “L” shaped, wood framed apartment buildings above. A central courtyard is placed between these two structures allowing for protected outdoor amenity space and mountain views.

CONSTRUCTION TYPE: Type V (wood) / Type I (concrete)

FLOORS: Basement parking and 2 floors

TOTAL GSF: 95,410 sf

PARKING GSF: 31,325 sf

HOUSING NSF: 45,744 sf (84% efficiency)

EXTERIOR WALL AREA: 34,338 sf

EXTERIOR WALL-TO-FLOOR RATIO: 0.36

UNIT MIX A: 80 units (28 studios, 26 one-beds, 26 two-beds)

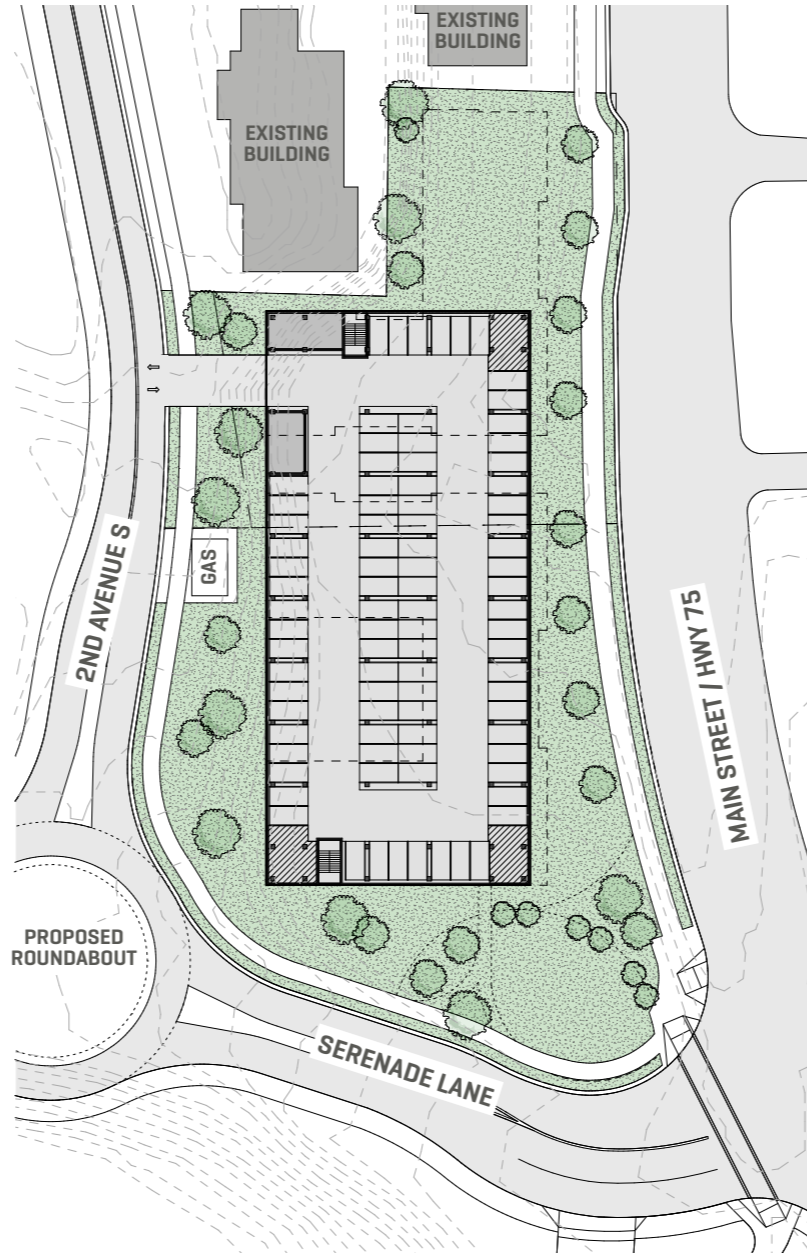
**Unit mix A graphically shown on floor plans*

UNIT MIX B: 124 units (all studios)

PARKING: 82 vehicle stalls

FAR: 1.1

- Housing
- Parking
- Commercial
- Storage/Utilities
- Property Line
- Amenities



Level B1



Level 1



LIFT TOWER

SCHEME SUMMARY



OPTION 1

TOTAL GSF: 48,415 sf
UNITS: 67 units
PARKING: 38 stalls

- Surface parking (low overall count)
- Cost effective, all wood construction



OPTION 2

TOTAL GSF: 77,975 sf
UNITS: 62-86 (range per unit mix options)
PARKING: 76 stalls

- Structured parking (high overall count)
- Low unit yield for construction type



OPTION 3

TOTAL GSF: 95,410 sf
UNITS: 80-124 (range per unit mix options)
PARKING: 82 stalls

- Structured parking (high overall count)
- High unit yield

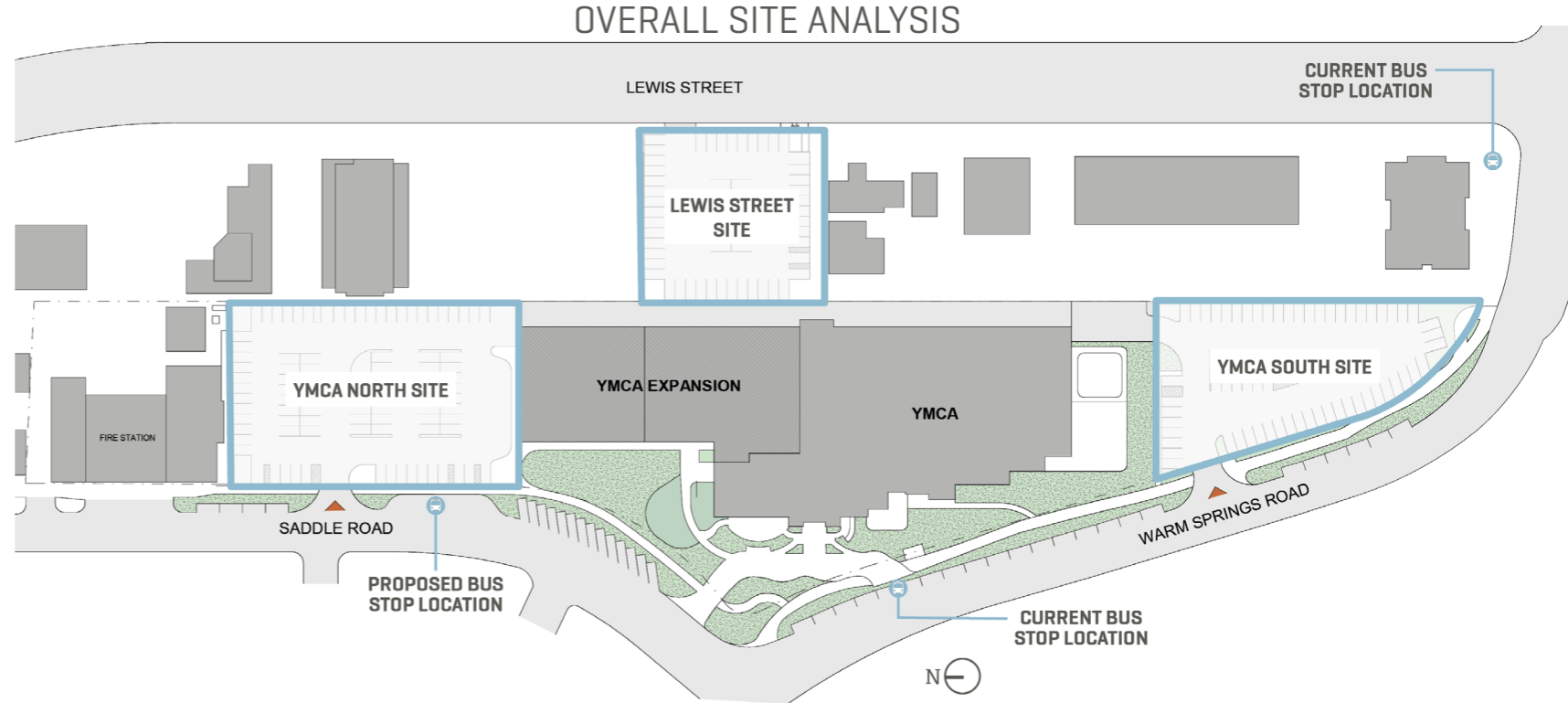


YMCA



YMCA GOALS

- » Consider both short term and long term development solutions
- » 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)
- » Maintain sensitivity to urban context
- » Enhance green street frontages
- » Provide active moments on streetscape for community
- » Improve on-street parking for park & ride
- » Promote Ketchum arts



LEWIS STREET



LEWIS STREET ZONING ANALYSIS

SITE DESCRIPTION: Owned by the City, this lot is currently being utilized as a community recycling center. The City is in the process of installing new recycling equipment, which would enable 90% of the lot to be redeveloped.

ADDRESS: 215 Lewis St.

SITE AREA: 1.37 Acres / 36,206 sf

ZONE DISTRICT: Light Industrial Number 1 (LI-2)

ALLOWABLE USES: Light Industrial, Multi-Family Residential

MAX HEIGHT: 35' - Base
40' - 3 story with qualifying ground floor

BLDG SETBACKS:

- Front: 20'
- Side: 0'
- Rear: 0'

MAXIMUM BUILDING SITE COVERAGE: 75%

MINIMUM OPEN SPACE: None

VEHICLE PARKING: 1 stall per bedroom

BICYCLE PARKING: Per # of required vehicle stalls

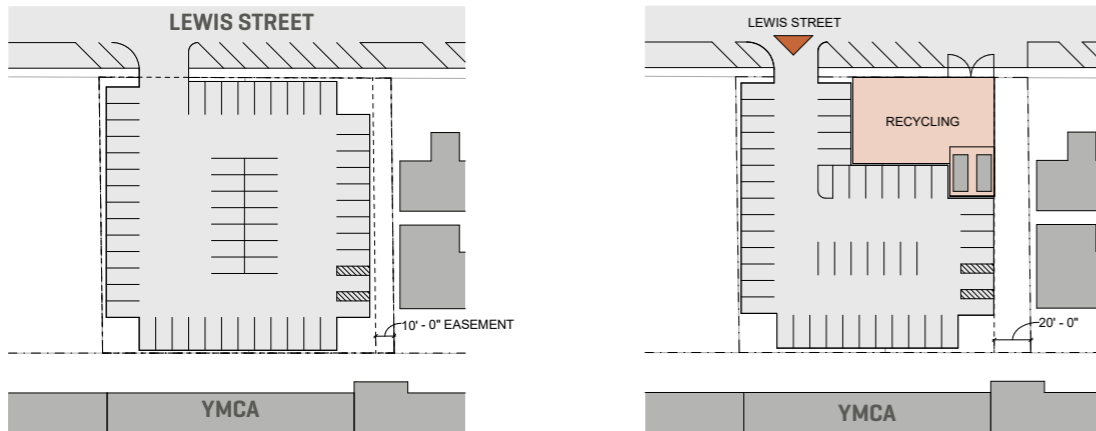
** Up to 50% of any Light Industrial building may be devoted to dwelling units and up to 50% of a live/work unit's gross floor area may be devoted to the residential portion of a live/work unit. Average sf of all units can't be less than 1,000 sf.*



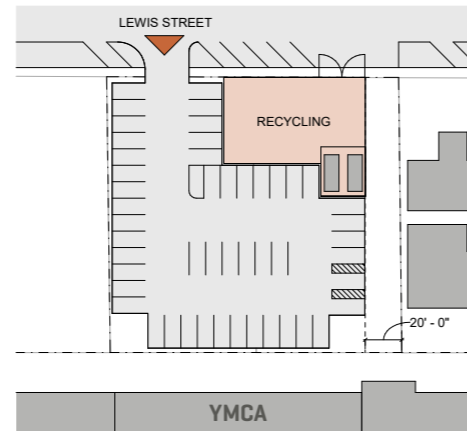
LEWIS STREET PARKING & SITE EXPLORATIONS



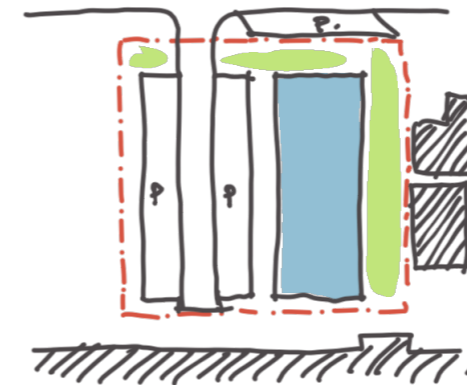
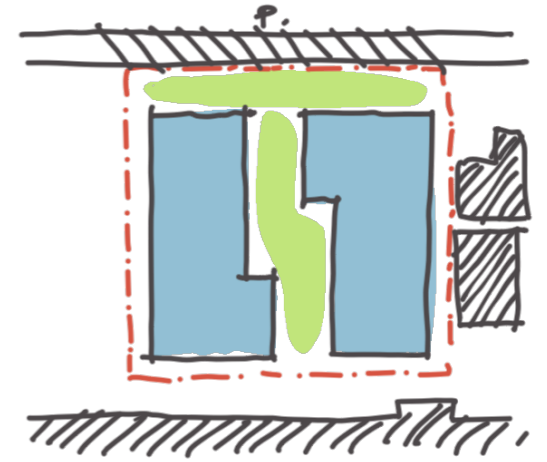
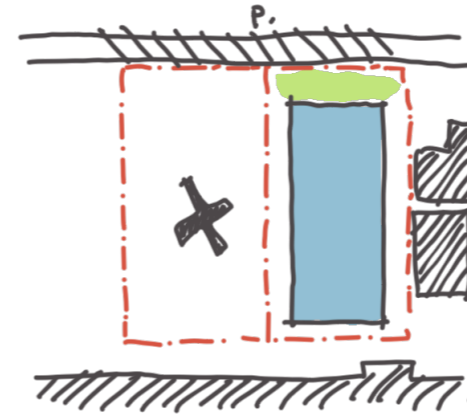
LEWIS STREET STRUCTURED PARKING
Parking: 145 stalls



LEWIS STREET SURFACE PARKING
Parking: 56 stalls



LEWIS STREET SURFACE PARKING
Parking: 48 stalls



LEWIS STREET OPTION 1



View from Lewis Street north.



View from Lewis Street south.



LEWIS STREET

OPTION 1

SCHEME DESCRIPTION

Two building layout with central surface parking area.
Ground floor light industrial spaces with housing above.

CONSTRUCTION TYPE: Type V (wood)

FLOORS: 2

RESIDENTIAL GSF: 10,000 sf

RESIDENTIAL NSF: 8,400 sf (84% efficiency)

COMMERCIAL GSF: 10,000 sf

TOTAL GSF: 20,000 sf

EXTERIOR WALL AREA: 15,912 sf

EXTERIOR WALL-TO-FLOOR RATIO: 0.79

UNITS: 10 units (all 2 bed units)

SITE PARKING: 15 vehicle stalls

STREET PARKING: 8 vehicle stalls

OVERALL SITE ANALYSIS

HOUSING PARKING: 15 vehicle stalls

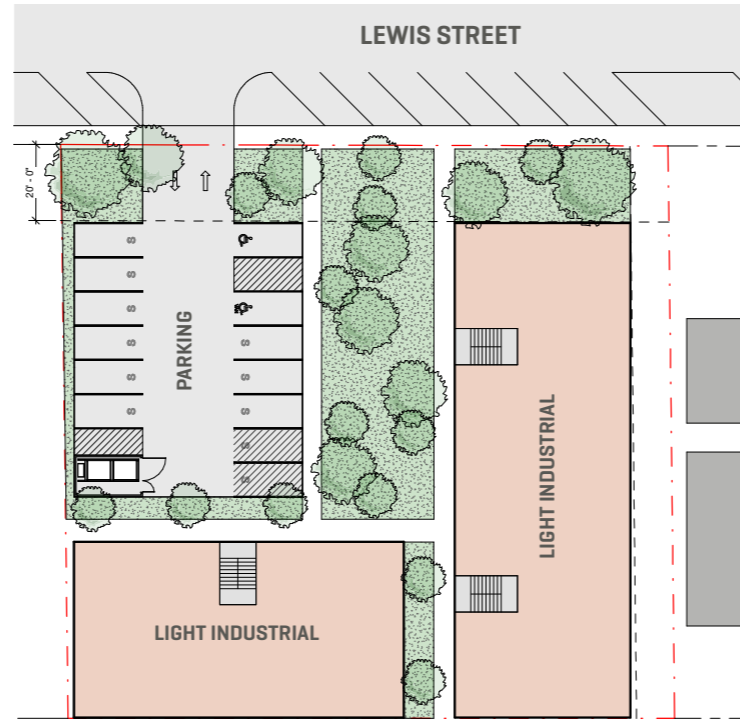
YMCA PARKING: 166 vehicle stalls

STREET PARKING: 40 vehicle stalls

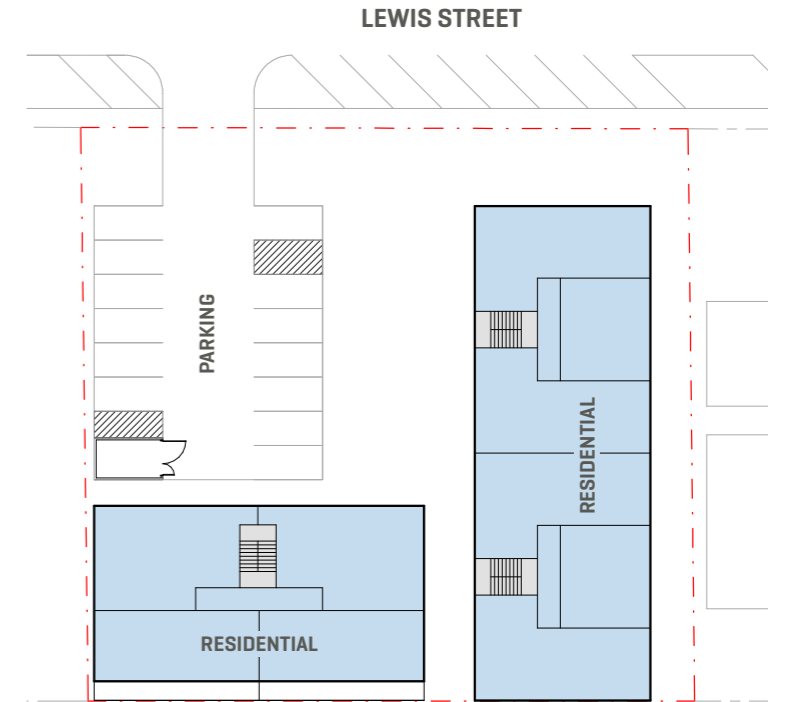
TOTAL: 221 vehicle stalls

FAR: 0.6

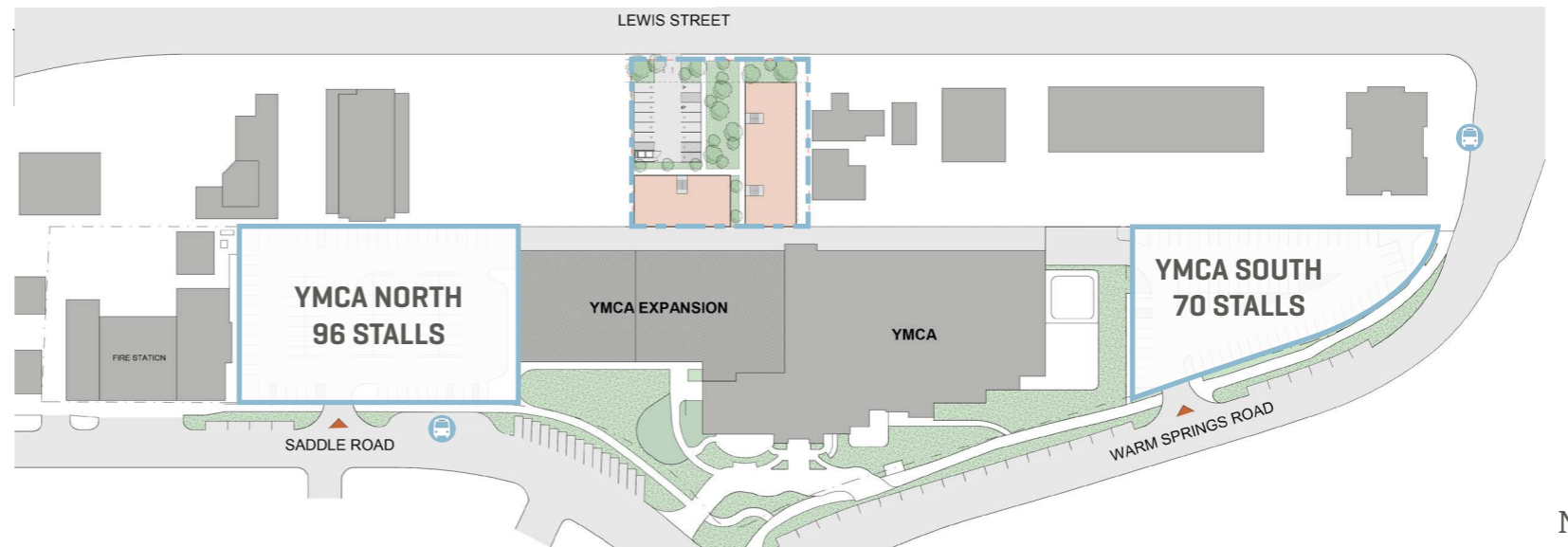
- Housing
- Light Industrial
- Parking
- Storage



Level 1 floor plan



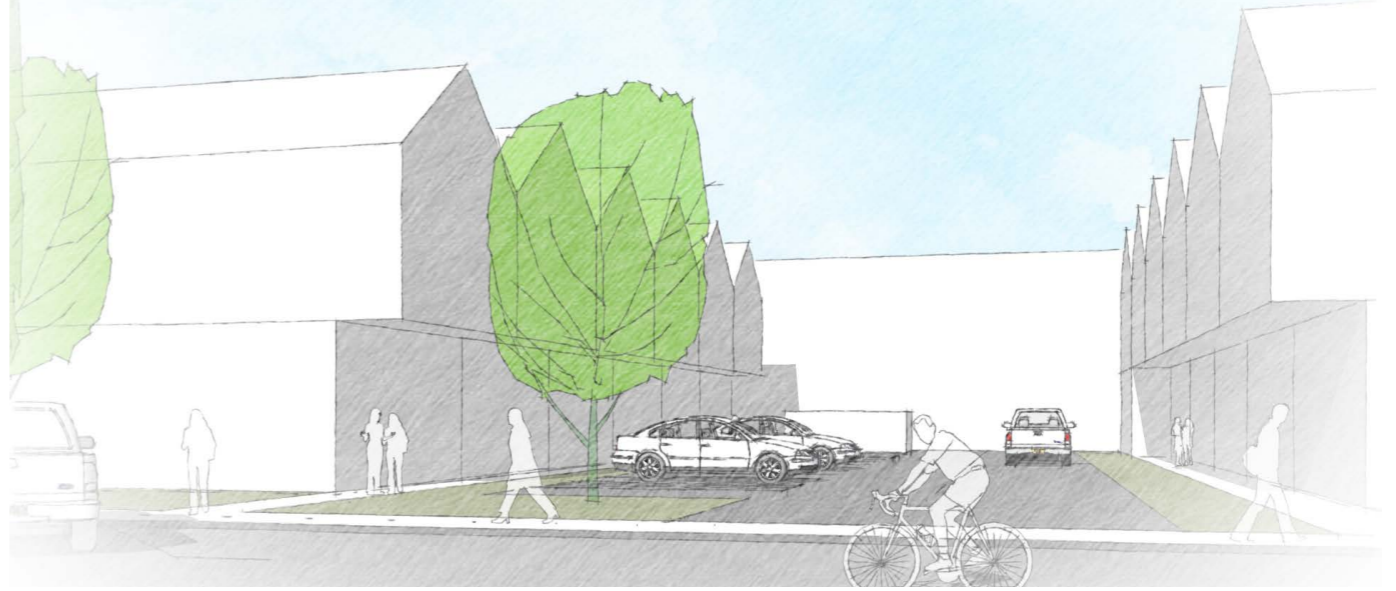
Level 2 floor plan



LEWIS STREET OPTION 2



View from Lewis Street north.



View from Lewis Street south.



LEWIS STREET

OPTION 2

SCHEME DESCRIPTION

Two building layout with central surface parking area.
Ground floor light industrial spaces with housing above.

CONSTRUCTION TYPE: Type V (wood)

FLOORS: 2

RESIDENTIAL GSF: 10,700 sf

RESIDENTIAL NSF: 8,988 sf (84% efficiency)

COMMERCIAL GSF: 10,700 sf

TOTAL GSF: 21,400 sf

EXTERIOR WALL AREA: 18,510 sf

EXTERIOR WALL-TO-FLOOR RATIO: 0.86

UNITS: 12 units (all 2 bed units)

SITE PARKING: 11 vehicle stalls

STREET PARKING: 8 vehicle stalls

OVERALL SITE ANALYSIS

HOUSING PARKING: 11 vehicle stalls

YMCA PARKING: 166 vehicle stalls

STREET PARKING: 40 vehicle stalls

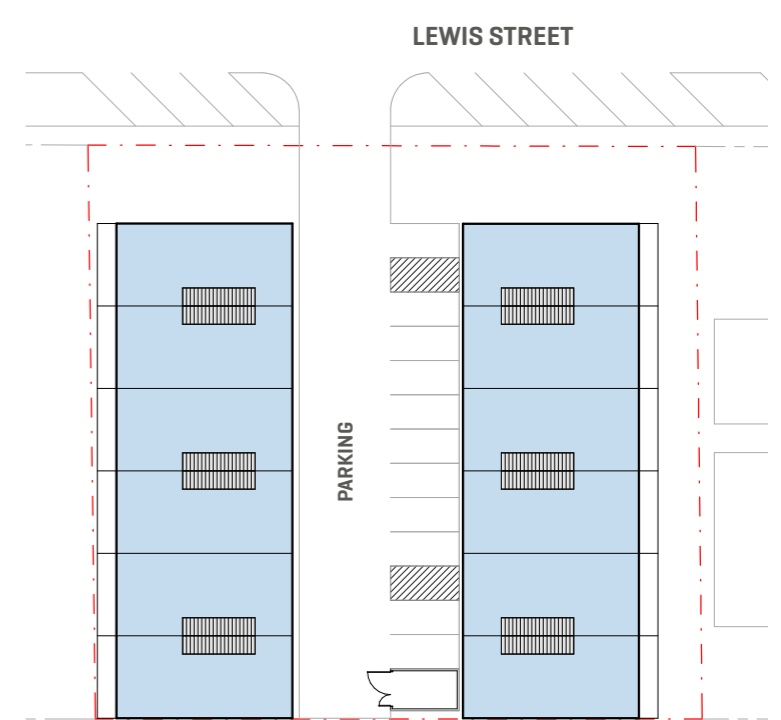
TOTAL: 217 vehicle stalls

FAR: 0.6

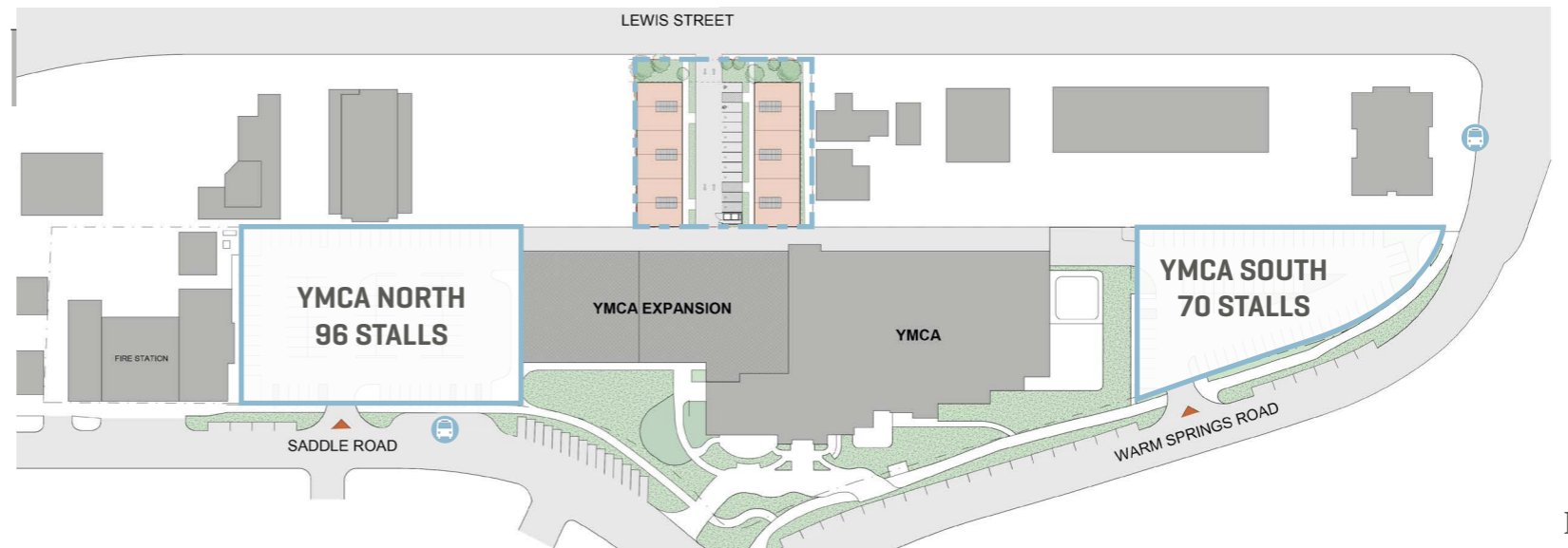
- Housing
- Light Industrial
- Parking
- Storage



Level 1 floor plan



Level 2 floor plan



LEWIS STREET

SCHEME SUMMARY



OPTION 1

RESIDENTIAL GSF: 10,000 sf
COMMERCIAL GSF: 10,000 sf
TOTAL GSF: 20,000 sf

UNITS: 10
SITE PARKING: 15 stalls
STREET PARKING: 8 stalls



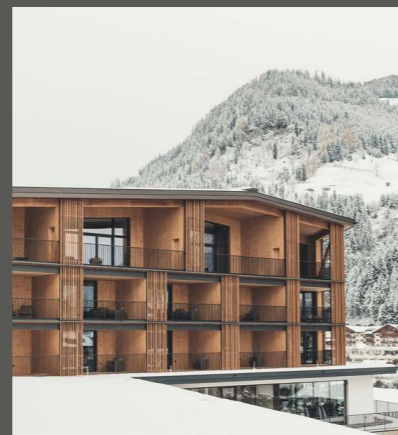
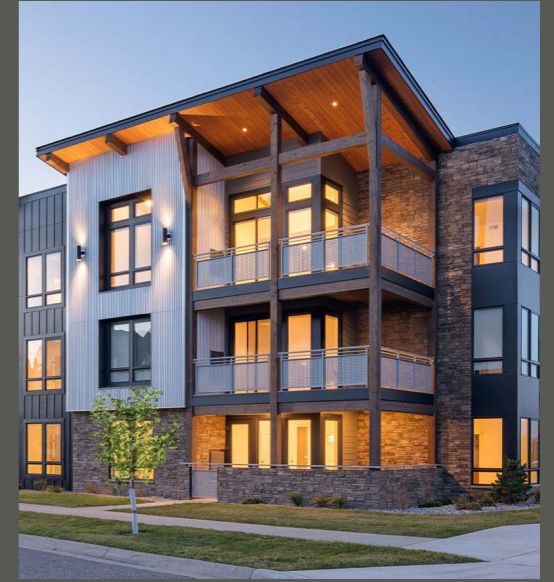
OPTION 2

RESIDENTIAL GSF: 10,700 sf
COMMERCIAL GSF: 10,700 sf
TOTAL GSF: 21,400 sf

UNITS: 12
SITE PARKING: 11 stalls
STREET PARKING: 8 stalls



YMCA SOUTH



YMCA SOUTH

ZONING ANALYSIS

SITE DESCRIPTION: The City has a master lease and parking agreement with the YMCA. Currently the south lot addresses the parking requirements.

ADDRESS: 107 Saddle Road

SITE AREA: 0.66 Acres / 28,749 sf

ZONE DISTRICT: Tourist (T)

ALLOWABLE USES: multi-family residential, tourist focused commercial uses

MAX FAR: 1.6 for community housing developments

MAX HEIGHT: 35' (44' with sloped roof)

BLDG SETBACKS:

- Front: 15'
- Side: 5' (min)
- Rear: 10' (min)

MAX BUILDING SITE COVERAGE: Per FAR & open space

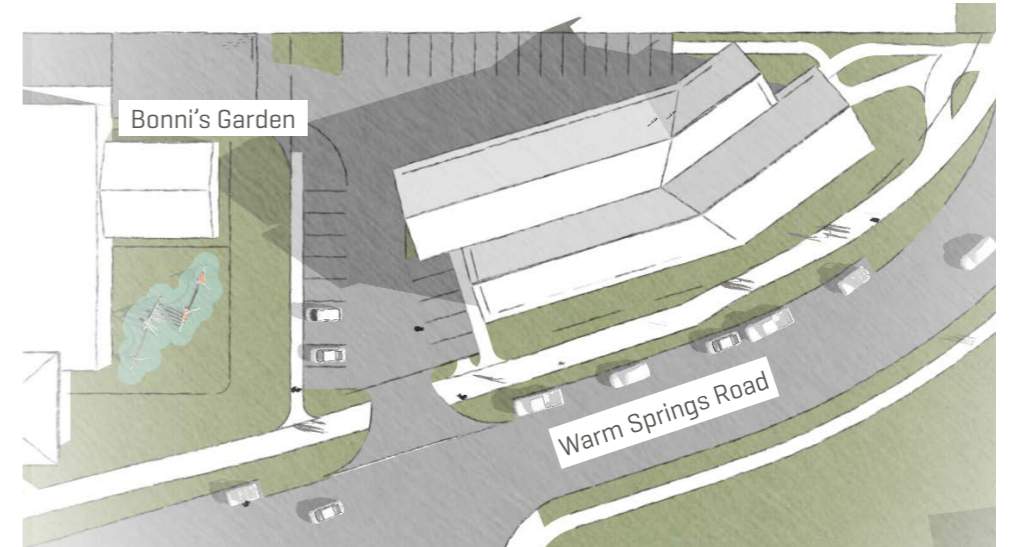
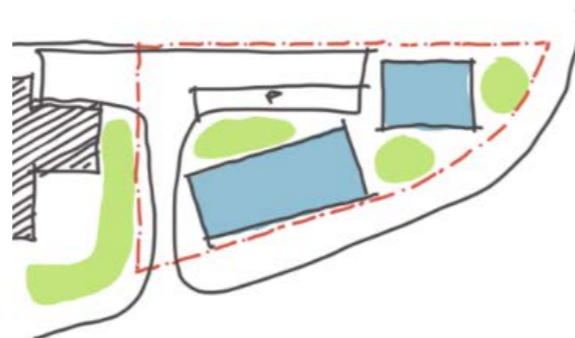
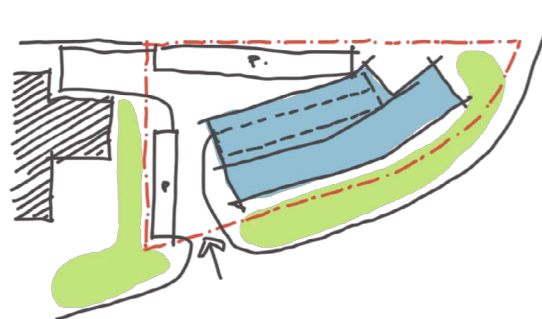
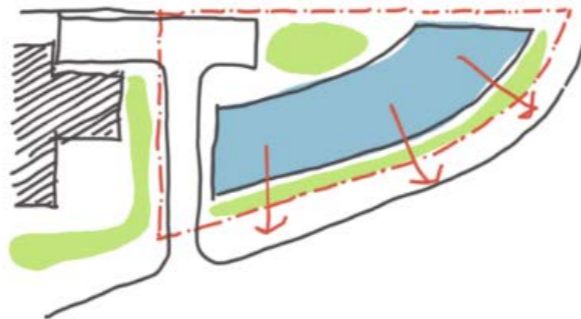
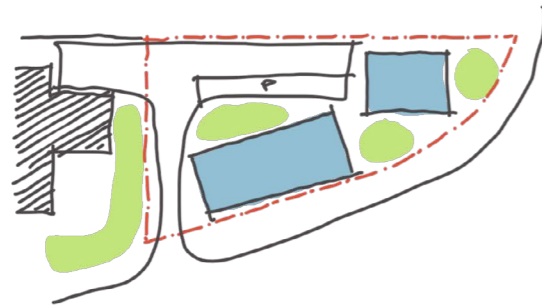
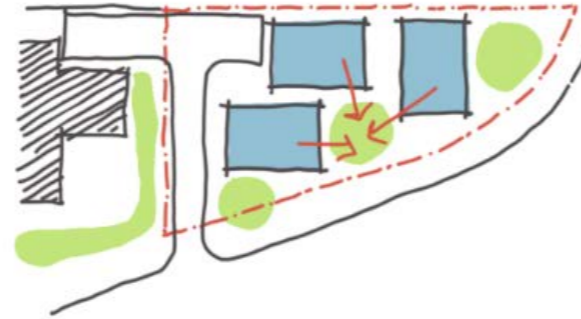
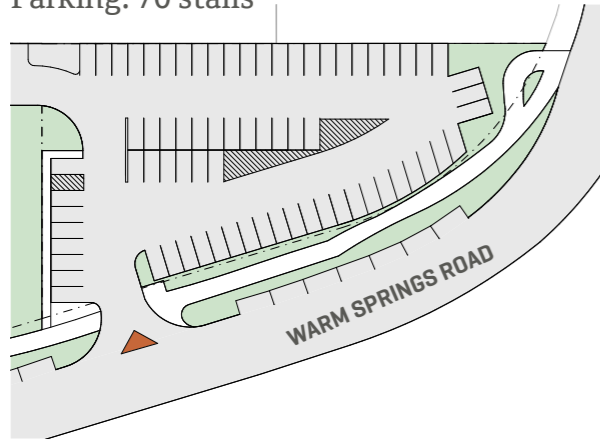
MIN OPEN SPACE: 35%

MINIMUM PARKING: None for community housing units



SOUTH LOT PARKING & SITE EXPLORATIONS

Parking: 70 stalls



This solar study represents the most impactful sun angle for the tallest building configuration on Bonni's Garden. The sun angle represented denotes an angle at the winter solstice (December 21st at 12:00 noon).

SITE STUDY: Double-Loaded Scheme

HEIGHT OF BUILDING: 38'

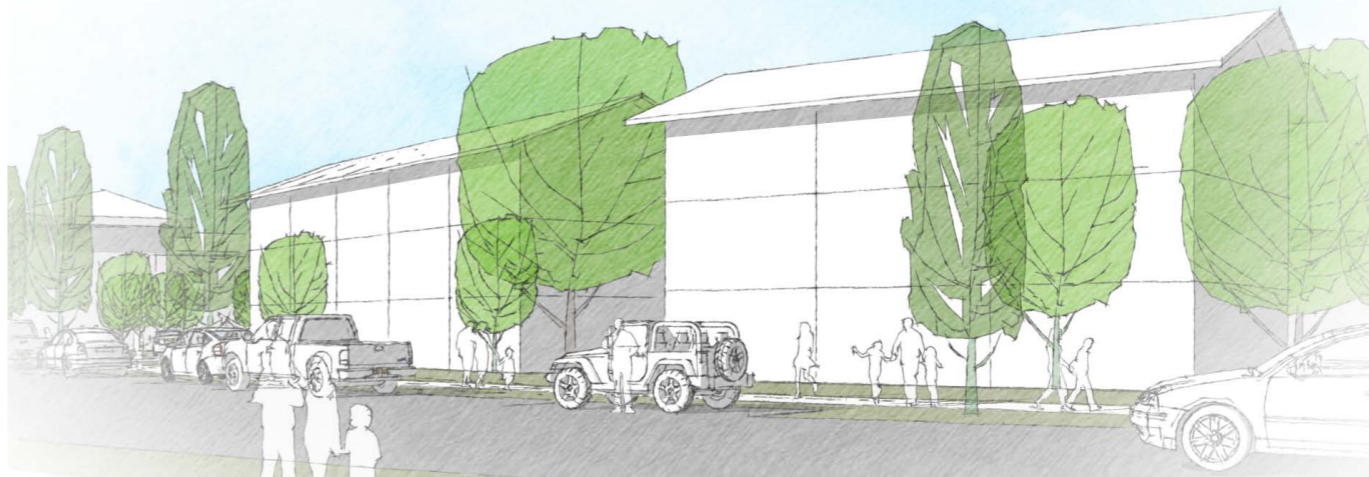
DISTANCE FROM BONNI'S GARDEN: 75'



YMCA SOUTH OPTION 1 (TOWNHOME)



View from Warm Springs Road south.



View from Warm Springs Road north.



YMCA SOUTH OPTION 1

SCHEME DESCRIPTION

Three, three-story townhome buildings with ground floor garage parking located off the alley. Additional surface parking stalls are provided on the north side of the site.

CONSTRUCTION TYPE: Type V (wood)

FLOORS: 3

TOTAL GSF: 21,060 sf

HOUSING NSF: 17,690 sf (84% efficiency)

UNITS: 13 (all 3 bed units)

PARKING: 24 stalls

EXTERIOR WALL AREA: 19,860 sf

EXTERIOR WALL-TO-FLOOR RATIO: 0.94

FAR: 0.7

OVERALL SITE ANALYSIS

HOUSING PARKING: 24 vehicle stalls

YMCA PARKING: 152 vehicle stalls

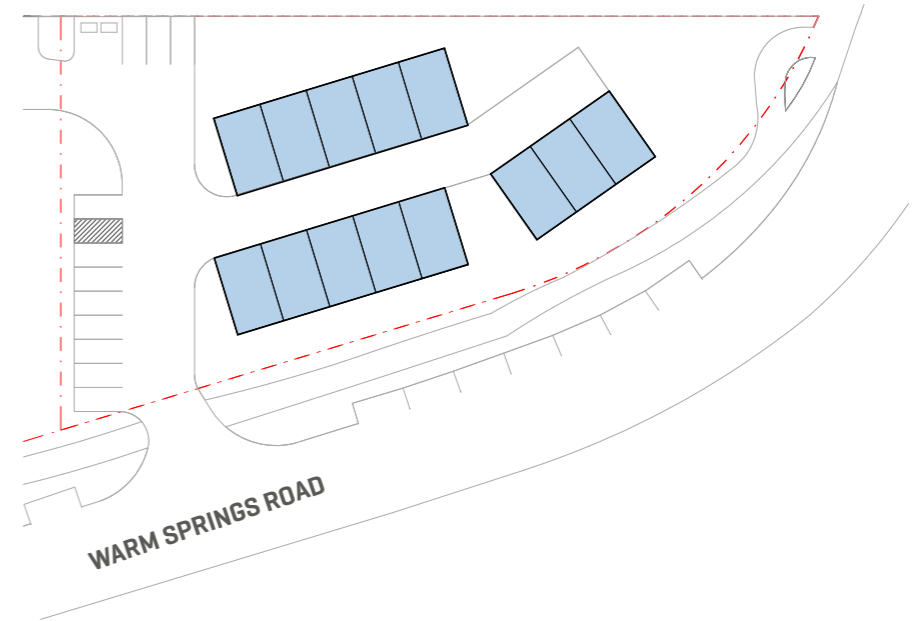
STREET PARKING: 40 vehicle stalls

TOTAL: 216 vehicle stalls

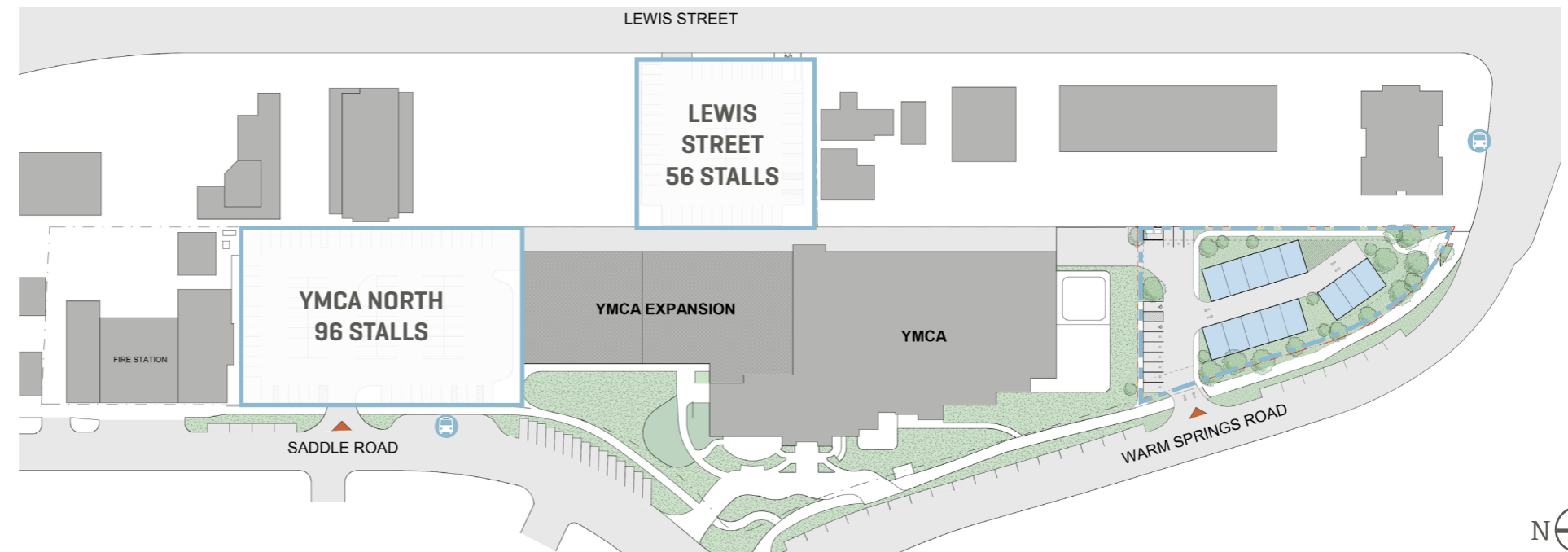
Housing
 Storage
 Parking



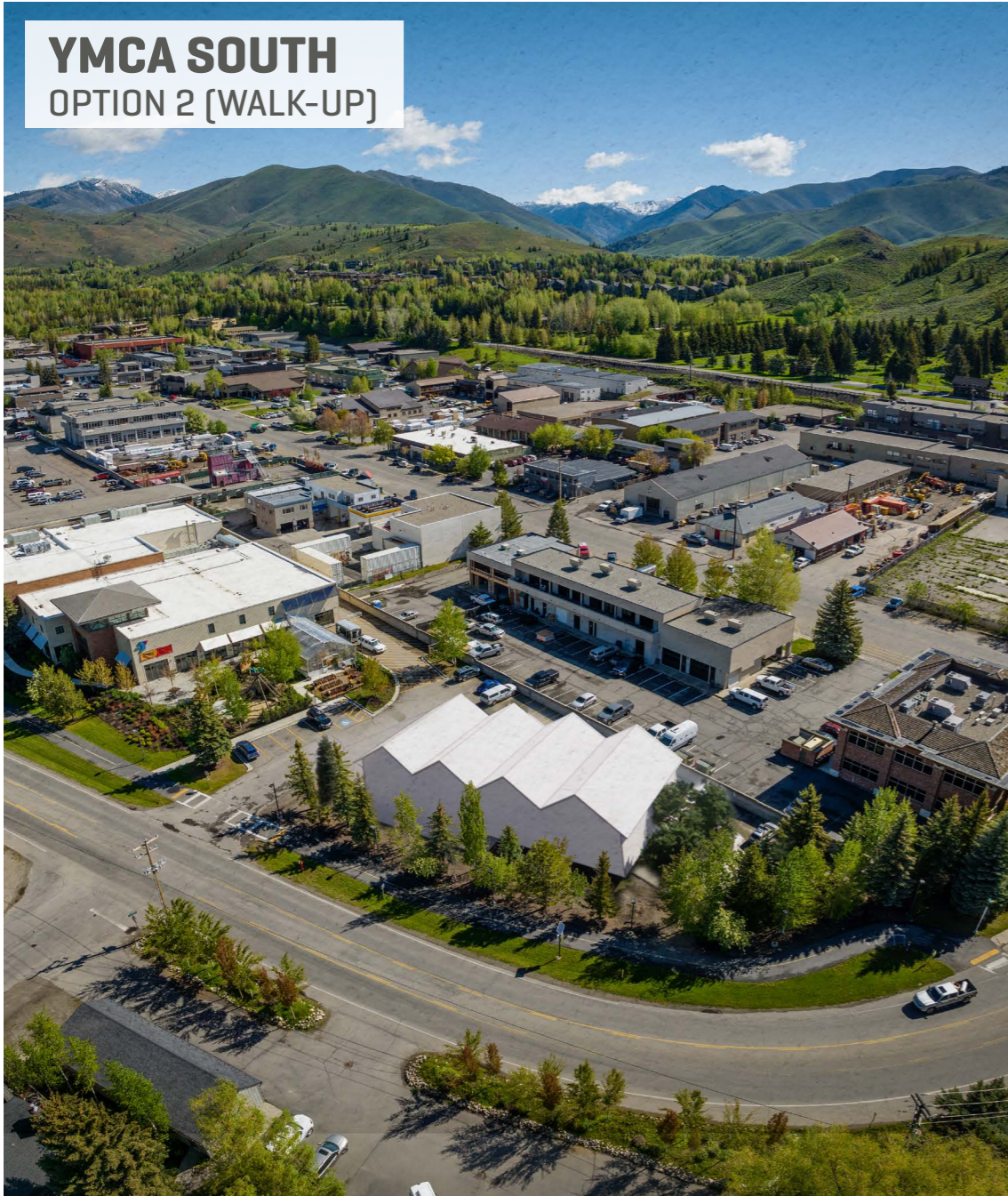
Level 1



Levels 2 and 3



YMCA SOUTH OPTION 2 (WALK-UP)



View from Warm Springs Road south.



View from Warm Springs Road north.



YMCA SOUTH OPTION 2

SCHEME DESCRIPTION

Single, three-level walk-up style residential building with surface parking area on the north side of the site.

CONSTRUCTION TYPE: Type V (wood)

FLOORS: 3

TOTAL GSF: 20,823 sf

HOUSING NSF: 18,740 sf (84% efficiency)

UNITS: 26 (720 sf average unit sf; 4 studios, 14 one-beds, 8 two-beds)

PARKING: 26 stalls

EXTERIOR WALL AREA: 11,831 sf

EXTERIOR WALL-TO-FLOOR RATIO: 0.56

FAR: 0.7

OVERALL SITE ANALYSIS

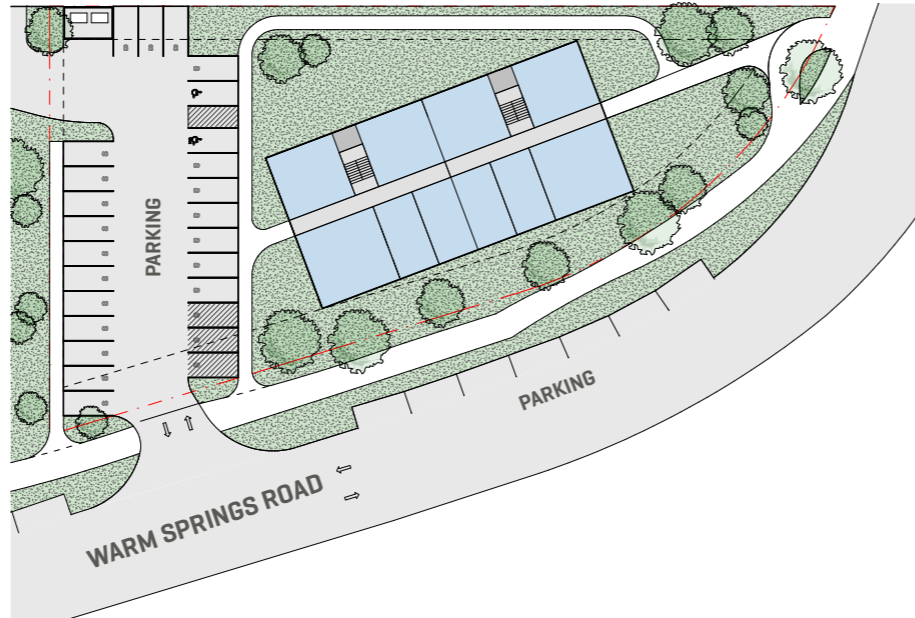
HOUSING PARKING: 26 vehicle stalls

YMCA PARKING: 152 vehicle stalls

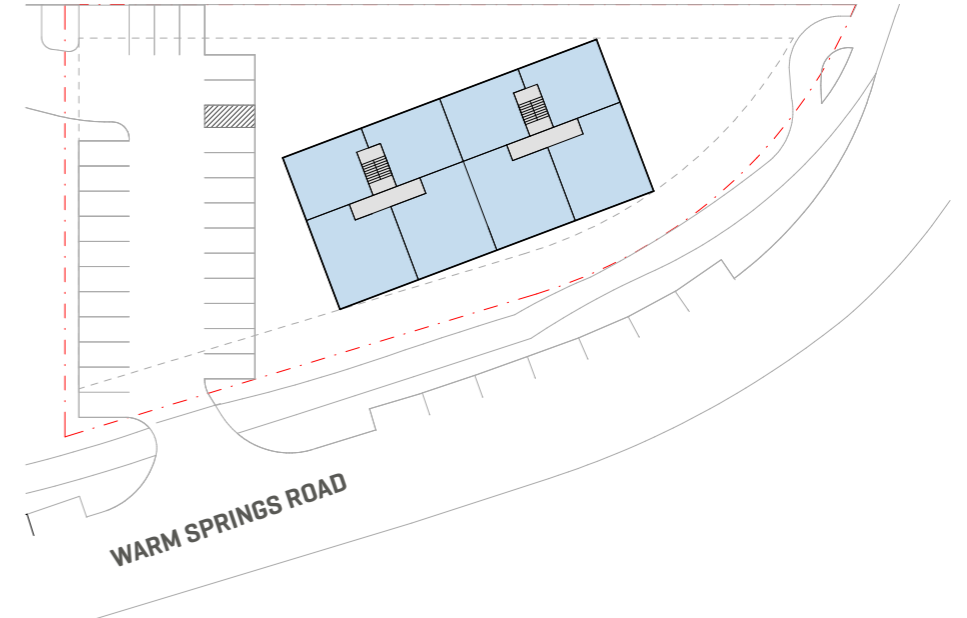
STREET PARKING: 40 vehicle stalls

TOTAL: 218 vehicle stalls

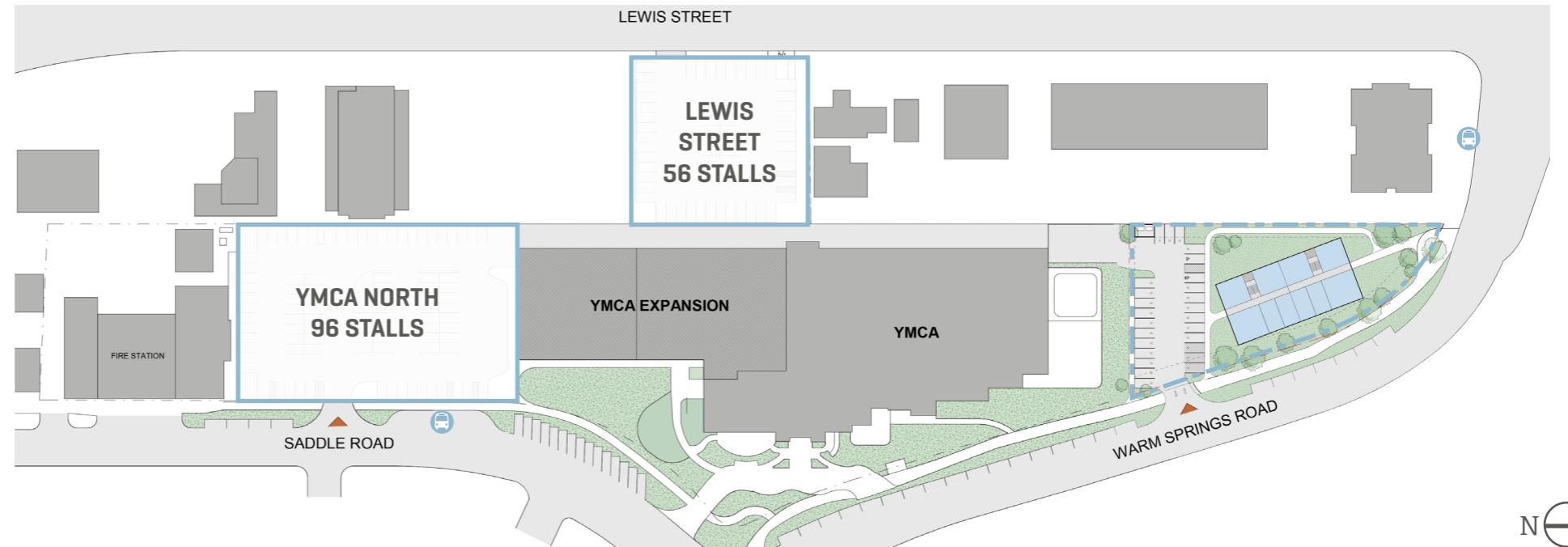
- Housing
- Storage
- Parking



Level 1

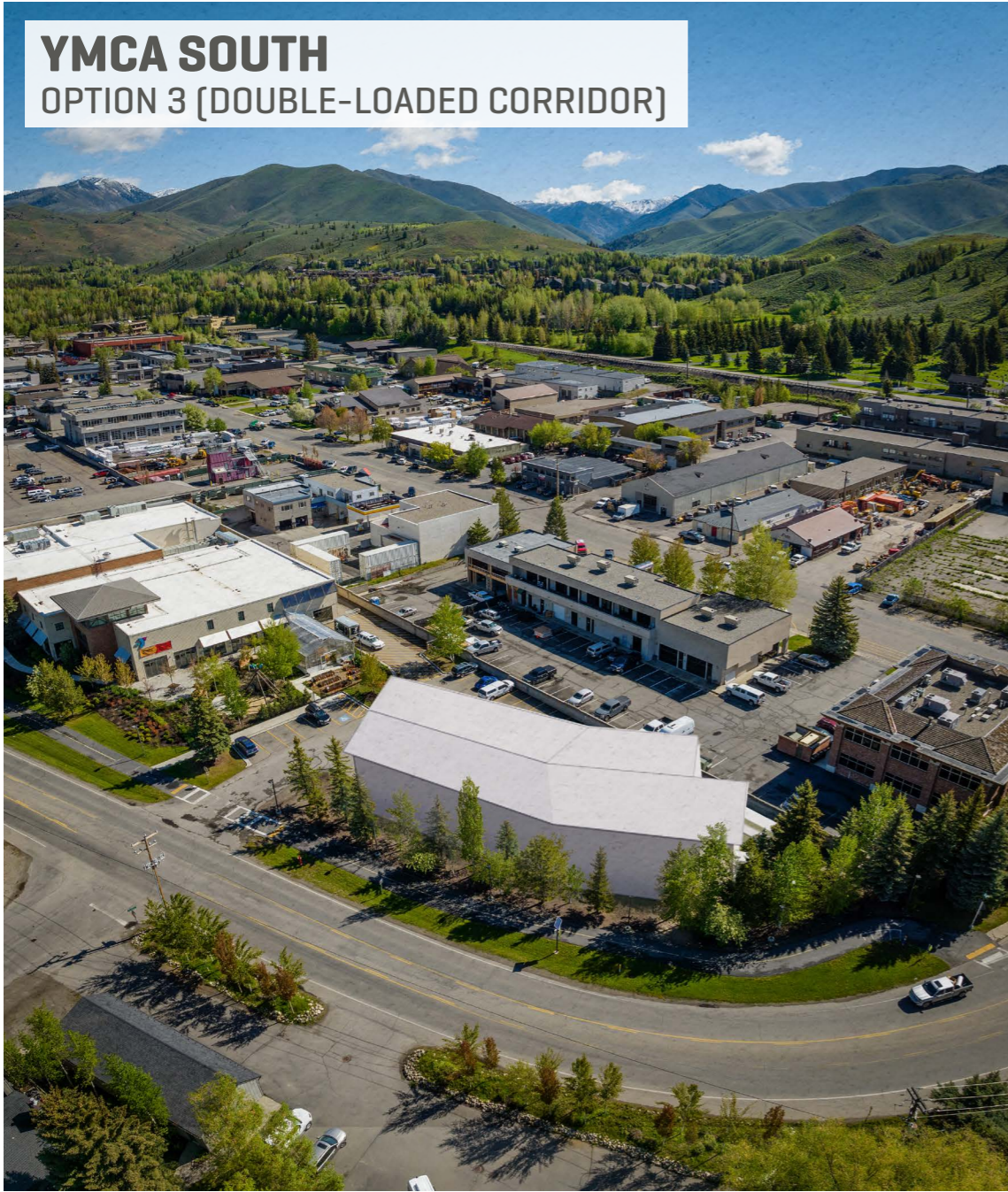


Levels 2 and 3

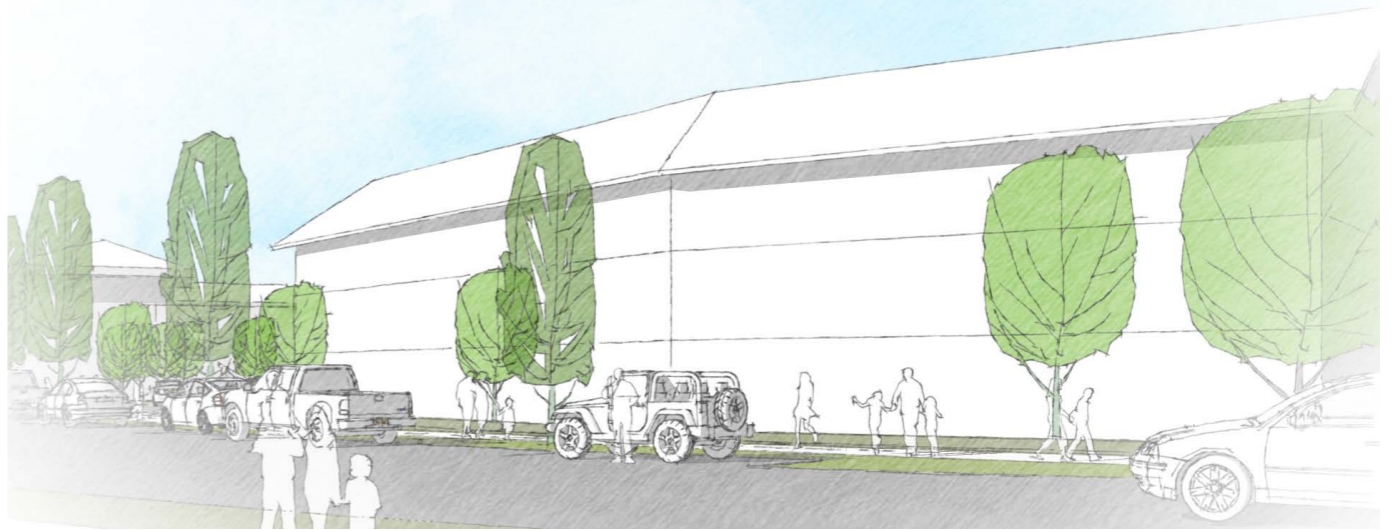


YMCA SOUTH

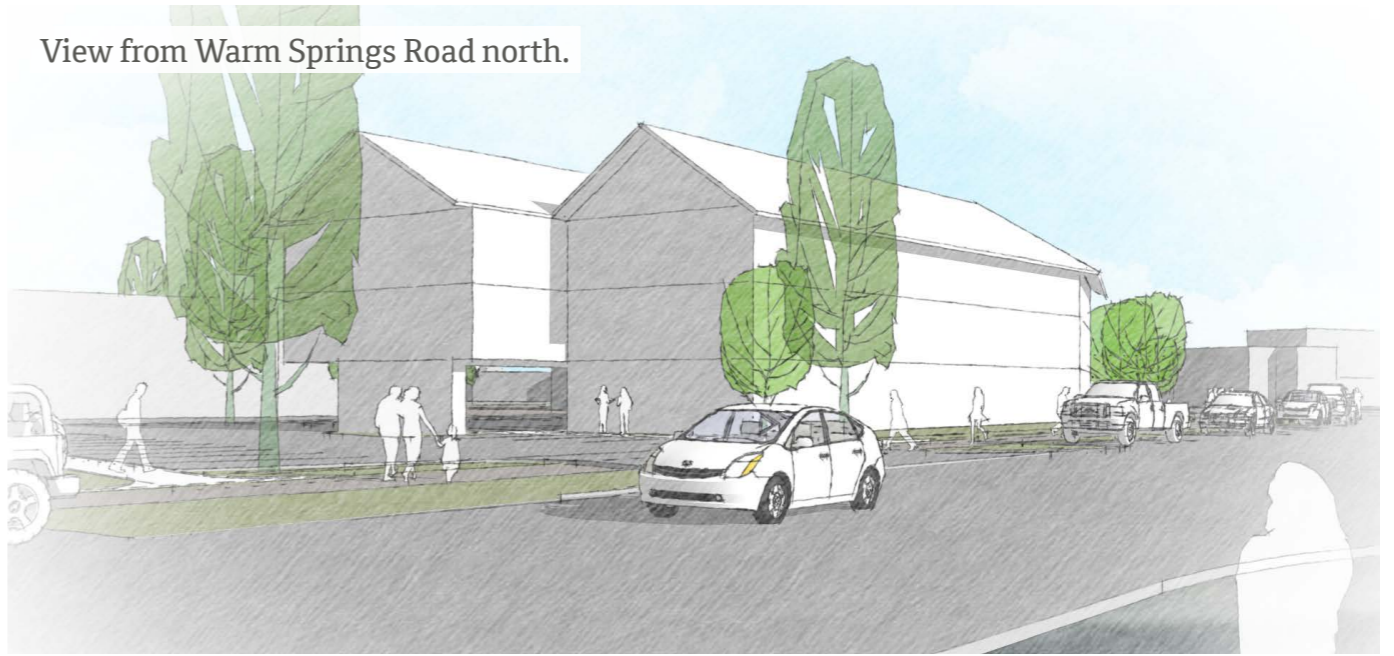
OPTION 3 (DOUBLE-LOADED CORRIDOR)



View from Warm Springs Road south.



View from Warm Springs Road north.



YMCA SOUTH OPTION 3

SCHEME DESCRIPTION

Single, three-level, double-loaded corridor apartment building with a combination of surface and tuck-under parking areas.

CONSTRUCTION TYPE: Type V (wood)

FLOORS: 3

TOTAL GSF: 23,489 sf

HOUSING NSF: 18,791 sf (84% efficiency)

UNITS: 33 (570 sf average unit sf; 10 studios, 13 one-beds, 10 two-beds)

PARKING: 35 stalls

EXTERIOR WALL AREA: 14,431 sf

EXTERIOR WALL-TO-FLOOR RATIO: 0.61

FAR: 0.8

OVERALL SITE ANALYSIS

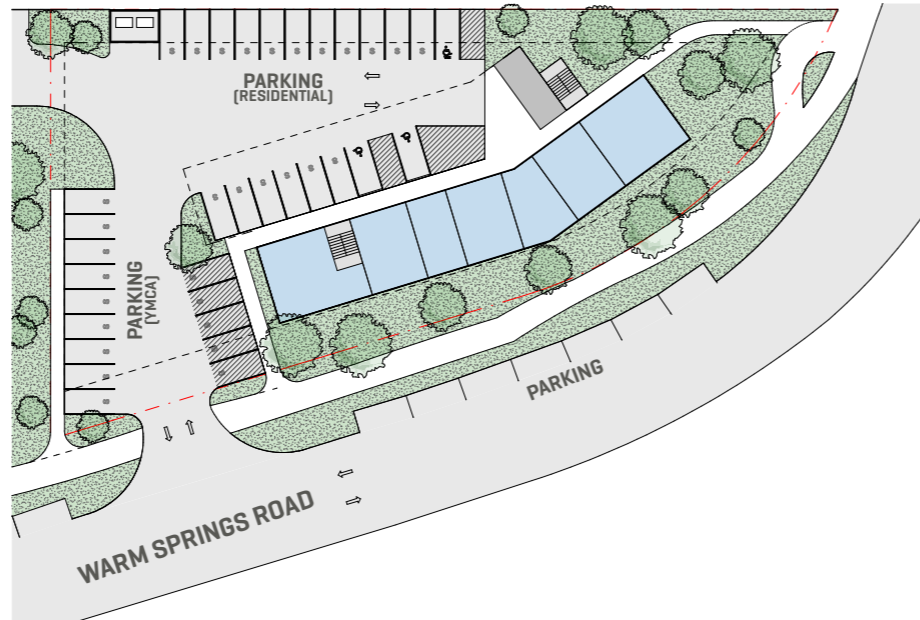
HOUSING PARKING: 35 vehicle stalls

YMCA PARKING: 152 vehicle stalls

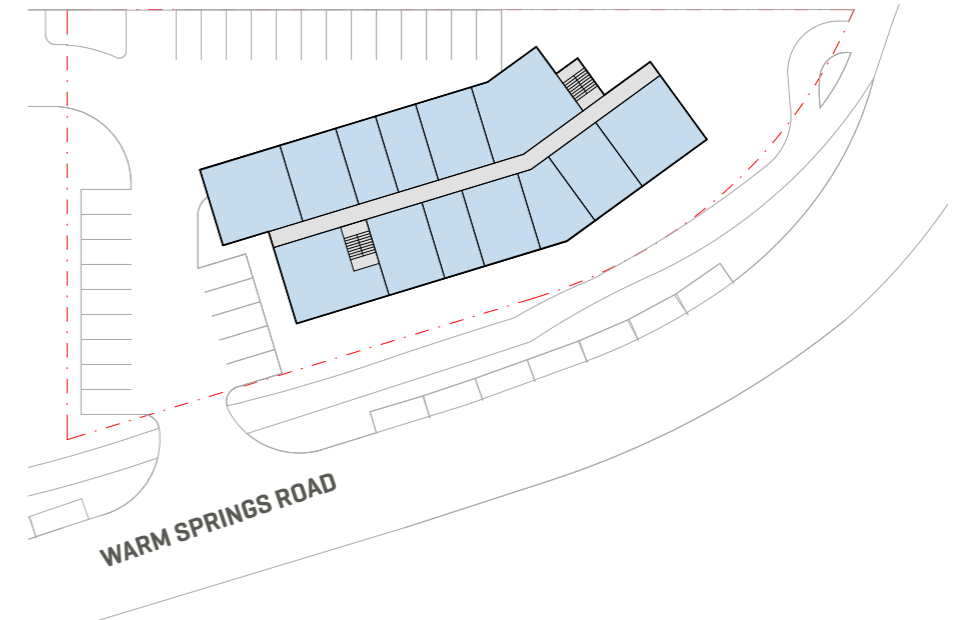
STREET PARKING: 40 vehicle stalls

TOTAL: 227 vehicle stalls

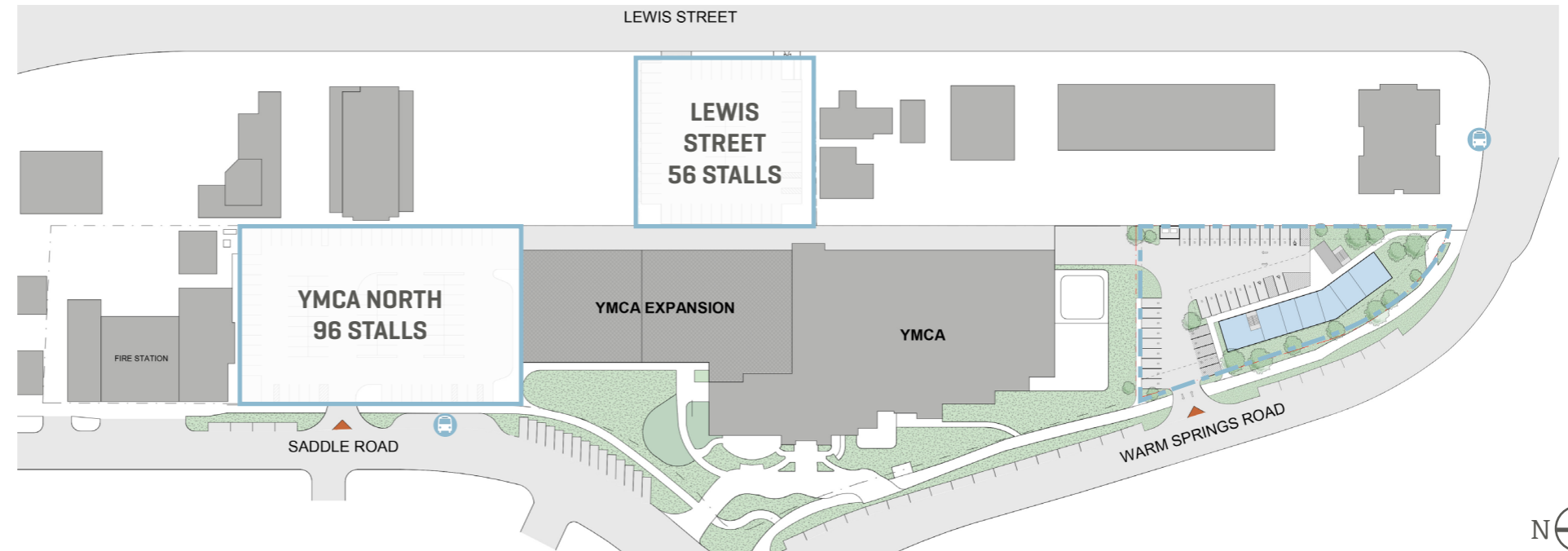
- Housing
- Storage
- Parking



Level 1



Level 2 and 3



YMCA SOUTH

SCHEME SUMMARY



OPTION 1 (TOWNHOME)

TOTAL GSF: 21,060 sf
UNITS: 13 (1,620, average unit sf)
PARKING: 24 stalls

- Provides family housing unit type
- Low overall unit yield



OPTION 2 (WALK-UP)

TOTAL GSF: 20,823 sf
UNITS: 26 (720, average unit sf)
PARKING: 26 stalls

- Efficient and cost effective structure
- High overall unit yield



OPTION 3 (DOUBLE-LOADED CORRIDOR)

TOTAL GSF: 23,489 sf
UNITS: 33 (570, average unit sf)
PARKING: 35 stalls

- Efficient and cost effective structure
- Provides highest overall unit yield and parking count



YMCA NORTH



YMCA NORTH

ZONING ANALYSIS

SITE DESCRIPTION: The City has a master lease and parking agreement with the YMCA. Currently the north lot addresses the parking requirements.

ADDRESS: 107 Saddle Road

SITE AREA: 1.1 Acres / 47,916 sf

ZONE DISTRICT: Tourist (T)

ALLOWABLE USES: multi-family residential, tourist focused commercial uses

MAX FAR: 1.6 for community housing developments

MAX HEIGHT: 35' (44' with sloped roof)

BLDG SETBACKS:

- Front: 15'
- Side: 5' (min)
- Rear: 10' (min)

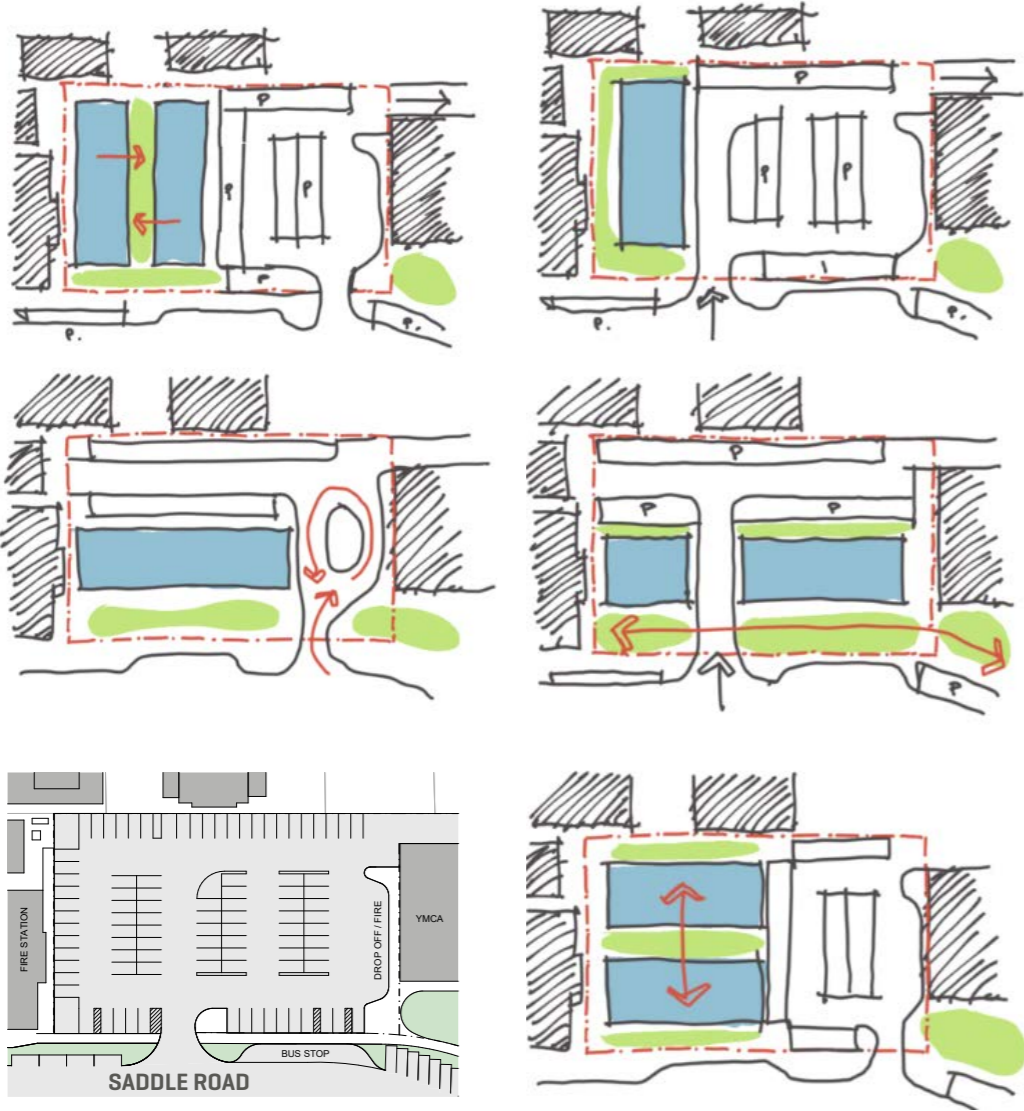
MAXIMUM BUILDING SITE COVERAGE: Per FAR & open space

MINIMUM OPEN SPACE: 35%

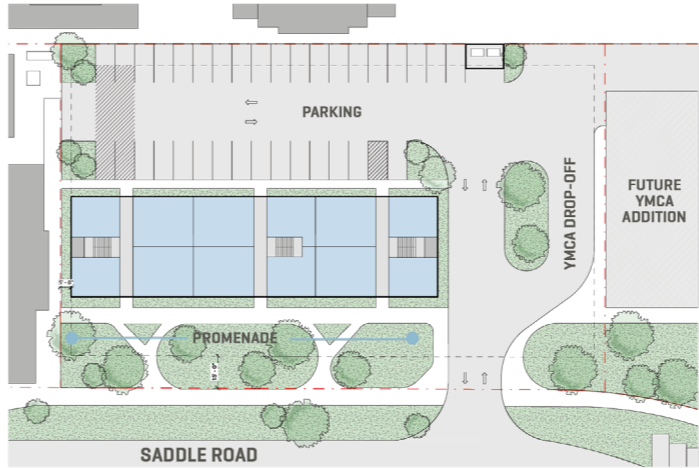
MINIMUM PARKING: None for community housing units



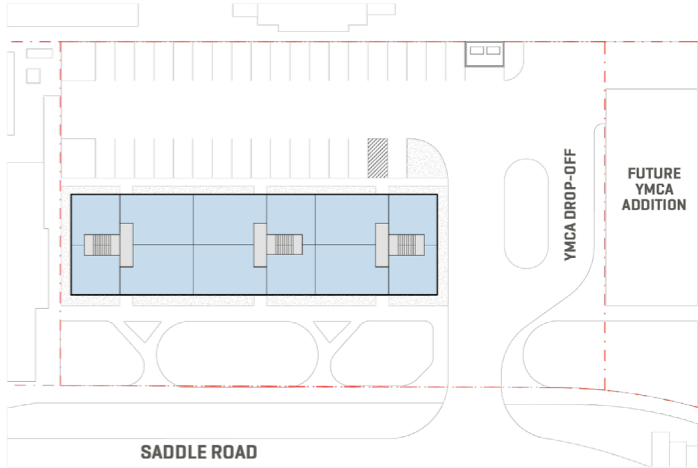
YMCA NORTH



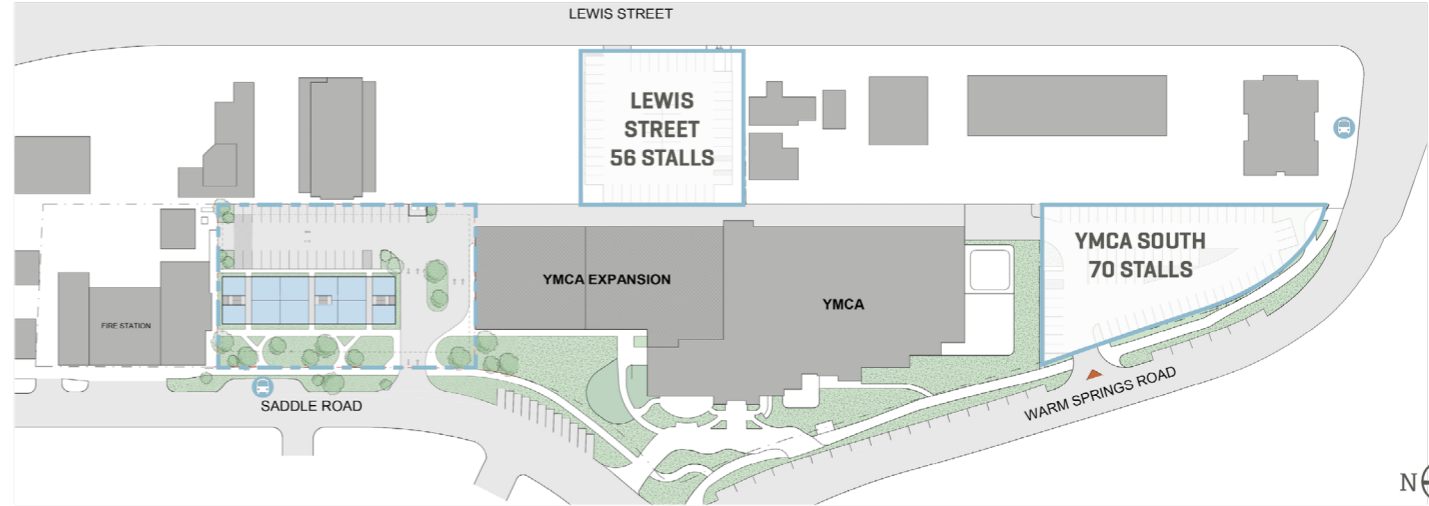
Parking: 96 stalls



Level 1 floor plan



Level 2 and 3 floor plan



- Housing
- Storage
- Parking



FINDINGS & EVALUATION

SUMMARY OF FINDINGS AND EVALUTION BY SITE PENDING COMMUNITY ENGAGEMENT FEEDBACK.

KEY METRICS	SITE OPTIONS												
	6th & Leadville: Opt. 1	6th & Leadville: Opt. 2	6th & Leadville: Opt. 3	Lift Tower: Opt. 1	Lift Tower: Opt. 2	Lift Tower: Opt. 3	Trail Creek	Lewis Street: Opt. 1	Lewis Street: Opt. 2	YMCA South: Opt. 1 / Townhome	YMCA South: Opt. 2 / Walk-Up	YMCA South: Opt. 3	YMCA North
Gross square feet [GSF]	37,711 sf	41,455 sf	44,125 sf	48,415 sf	77,524 sf	95,410 sf	90,337 sf	20,000 sf	21,400 sf	21,060 sf	20,823 sf	23,489 sf	23,628 sf
Net rentable residential area @ 84% efficiency factor [nsf]	17,260 sf	21,025 sf	19,870 sf	44,830 sf	36,140 sf	45,744 sf	64,596 sf	8,400 sf	8,998 sf	17,690 sf	18,740 sf	18,791 sf	21,265 sf
Floor Area Ratio [FAR]	3.4	3.7	4.0	0.6	0.9	1.1	0.9	0.6	0.6	0.7	0.7	0.8	0.5
Exterior Wall-to-Floor Ratio [Building skin/ GSF]	0.43	0.47	0.49	0.74	0.31	0.36	0.51	0.79	0.86	0.94	0.56	0.61	0.86
Unit Count	24 or 34	30 or 35	29 or 34	67	62 or 85	80 or 124	86	10	12	13	26	33	36
Unit Mix	Mix A: 8 studios, 10 one-beds, 6 two-beds Mix B: All Studios	Mix A: 13 studios, 7 one-beds, 10 two-beds Mix B: All Studios	Mix A: 12 studios, 7 one-beds, 10 two-beds Mix B: All Studios	6 studios, 38 one-beds, 23 two-beds	Mix A: 25 studios, 24 one-beds, 13 two-beds Mix B: All Studios	Mix A: 28 studios, 26 one-beds, 26 two-beds Mix B: All Studios	1/3 mix of studios, one-beds, & two-beds	All 2 bed units	All 2 bed units	All 3 bed units	720 sf average unit sf; 4 studios, 14 one-beds, 8 two-beds	570 sf average unit sf; 10 studios, 13 one-beds, 10 two-beds	720 sf average unit; 12 one-beds, 12 two-beds
Parking Count	23 stalls	23 stalls	23 stalls	38 stalls	76 stalls	82 stalls	90 stalls	15 stalls	11 stalls	24 stalls	26 stalls	35 stalls	34 stalls
Construction Type	Type V (wood) / Type I (concrete)	Type V (wood) / Type I (concrete)	Type V (wood) / Type I (concrete)	Type V (wood)	Type V (wood) / Type I (concrete)	Type V (wood) / Type I (concrete)	Type V (wood) / Type I (concrete)	Type V (wood)	Type V (wood)	Type V (wood)	Type V (wood)	Type V (wood)	Type V (wood)



