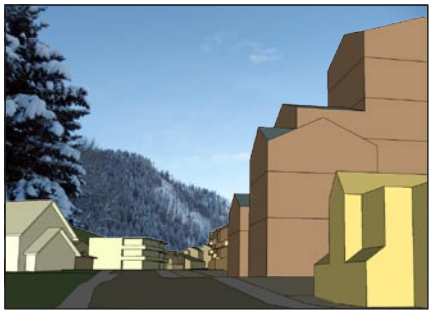
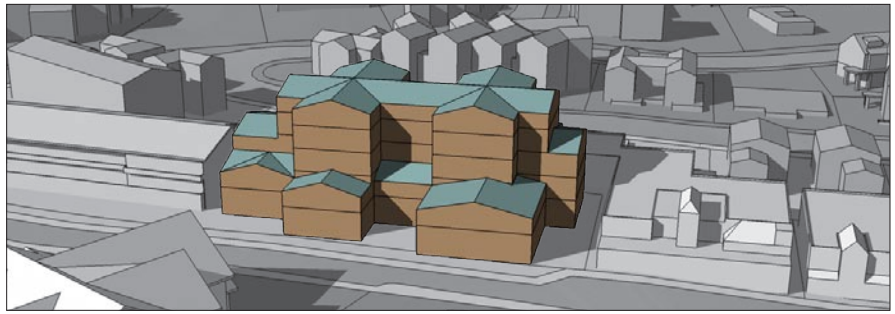
# *Warm Springs Base Area Village Design Guidelines*



# *Credits*

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# *Table of Contents*

# I. Introduction

This document presents Design Guidelines for the City of Ketchum's Warm Springs Base Area Village. The guidelines provide direction for good design in future development projects. This section presents a general overview of the Design Guidelines framework, including a description of how to use the document and understand the format of the guidelines.

## What are Design Guidelines?

Design guidelines convey general policies about new construction, site work, and design within Warm Springs Base Area Village. The Design Guidelines define a range of appropriate responses to a variety of specific design issues. The Warm Springs Base Area Village Design Guidelines are based, in part, on massing studies, framework concepts, design principles and other findings from the Warm Springs Base Area Village Framework Plan.

## Why have Design Guidelines?

Guidelines help establish a common understanding of design principles and standards and provide a basis for making decisions about the appropriateness of new development. They also serve as a tool for property owners and design professionals who seek to make improvements within the village. While the guidelines are written such that they can be used by the layman to plan improvements, property owners are strongly encouraged to enlist the assistance of qualified design and planning professionals, including architects and other development and design consultants.

## Where do the Design Guidelines apply?

The Design Guidelines apply to properties within the Warm Springs Base Area Overlay District. The boundaries of the village are shown on the map at the right.


*The boundaries of the Warm Springs Base Area Overlay District.*

*The Design Guidelines do not dictate style, but they do require compatibility with the village character and its surrounding natural environment.*

## Who uses the Design Guidelines?

These Design Guidelines are primarily for use by property owners considering development projects and by the City's review authority. Property owners are encouraged to review the guidelines when making decisions about proposed new construction projects to assure that the work contemplated will contribute positively to the village character. Owners must comply with the policies, criteria and design guidelines prior to securing a building permit.

## Do Design Guidelines dictate taste?

The guidelines reflect basic approaches to design that will help preserve the unique character of Warm Springs Base Area Village. They do not dictate style, but they do require compatibility with the village character and its surrounding natural environment.

## How is appropriateness determined?

Each project should comply with all relevant design guidelines to the greatest extent feasible. The degree to which each guideline can be met will vary, depending upon specific conditions of the property and the scope of work that is proposed. All of the material in this document may be used in the decision-making process. The interaction of different design variables that are associated with a project, as well as the related guidelines, will be evaluated by city staff or the appropriate design review body on a case-by-case basis. The overall impact on the village area will be considered as well. Staff or the design review body must determine that all of the relevant guidelines have been adequately met in order to approve a project proposal.

## Relation to Zoning Code

In addition to the design objectives and guidelines presented here, any improvements within the district must also comply with the standards set forth in the Zoning Code. If a conflict is identified, the more restrictive standard or guideline shall apply.

## Structure of the Design Guidelines

The chapters containing the design guidelines are organized in a format that provides background information as well as specific regulatory language. Each design guideline presented includes several components that constitute the criteria upon which design review decisions will be made.

### *Design Element*

The guidelines are grouped into pertinent design element categories (e.g., building setbacks, building materials, topography and natural features and resources).

### *Policy Statement*

Each design element category has a policy statement that explains the City of Ketchum's basic approach to the treatment of that topic. In cases where the detailed design guidelines do not appear to address a situation, the general policy statement shall serve as the basis for determining appropriateness.

### *Design Guidelines*

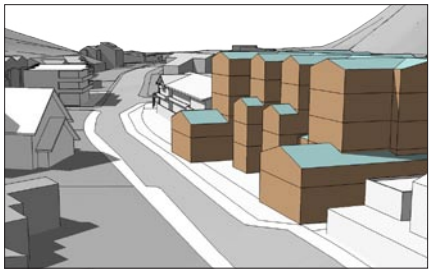
Specific design guidelines are numbered in order to reference them during the design review process. The guidelines are not numbered in order of importance.

### *Additional Information*

Supplementary information is listed as bullet (•) statements, and may include additional requirements, or an expanded explanation of the guideline.

### *Illustrations*

Design Guidelines may be accompanied by a photograph and/or illustration that supports the guideline language. Illustrations are not included for all guidelines. Images included may be from areas within the City of Ketchum or other areas outside the official application of these guidelines. These images are intended to illustrate principles addressed by the design guidelines, but may not meet all of the design standards and guidelines for Warm Spring Base Area Village.



*The primary front façade of a building should be oriented to the street.*

Design Element →

Policy Statement →

Design Guideline ↘

Additional Information ↘

Illustration ↖

## Building Orientation

The orientation of a building on its site is important to the character of the streetscape. A primary building façade should be oriented parallel to the street, with any variation occurring as an accent within the overall street façade. A building should also be orientated for solar access and frame public view corridors.

***8.1 Orient a primary building façade to be parallel to the street.***

- The primary front façade of a building should be oriented to the street.
- A secondary façade may be offset for improved views and/or solar access.

*Structure of the Design Guidelines.*

# II. Design Objectives

The following are key design objectives for development in the Warm Springs Base Area Village. These objectives are based, in part, on information provided in the Warm Springs Base Area Village Framework Plan. They are intended to ensure that development will encourage vitality in the area while maintaining and enhancing the village's unique character and its connections with nature. All new projects within the village shall help to meet these objectives.

***1. Promote a village character.***
Development should help to establish and maintain a village character that consists of individual buildings within a natural setting. Individual projects should convey a human scale and be connected with plazas, walkways and open spaces that are designed for outdoor activity. "Tower elements" and other prominent features should be located to mark gateways into the village. Streets should be pedestrian oriented with a large portion of buildings along the sidewalk edge. Primary streetscapes, such as Picabo Street, should be enhanced with street trees, decorative pavers and other amenities.

***2. Provide a pedestrian-friendly environment.***
Development should address the street edge and provide pedestrian-oriented street fronts and walkways. Cafes, shops and other pedestrian serving uses should be located at the street level to help encourage pedestrian activity and animate the area. Streetscape enhancements which support the pedestrian environment should also be provided.

***3. Promote variety in the street level experience.***
New development should establish a close relationship with the street frontage. Development should enhance street vitality through a combination of the form and design of building frontages, a walkable street network and associated areas of public gathering space. All public areas of a building should be clearly and conveniently accessible from the street front. Any development or public space should contribute to a positive experience in the streetscape.

*Development should help to establish and maintain a village character*


*Development should enhance street vitality through a combination of the form and design of building frontages and areas of public gathering space.*

***4. Provide an interconnected pedestrian circulation system.***
New development should provide access through and among sites. Pedestrian connections and service ways between Howard Drive and Picabo Street should be provided to facilitate pedestrian flow. Additional public access to the base area and public trails should be integrated throughout the village.

***5. Provide a mix of uses throughout the village.***
In order to promote vitality in the area it is important to have a mix of uses which are active throughout the year. Buildings should be designed to support a variety of uses and users, and reinforce the pedestrian orientation of the street level and enhance its pedestrian appeal and accessibility.

***6. Maintain a direct connection to the surrounding natural environment.***
The mountains, Warm Springs Creek, mature landscapes and the enclosed nature of the valley help to define the character of the village area and provide a distinct connection with nature. The design of a building should recognize this and be integrated into its setting. Where areas of slope occur, development should step in height in accordance with the natural topography. Visual access through and between sites is important to maintaining direct visual and physical connection with the village's natural setting. Small scale retail and mixed use buildings should be located adjacent to, and oriented towards, the creek. Landscaped outdoor public spaces can also provide important connections with the natural environment and should be incorporated into new developments.

The area surrounding the village is also rich in geothermal resources. Development should incorporate connections to this natural amenity. Opportunities include space heating, hot water and snow melting. It may also be used in spas and similar amenities.

***7. Maintain key public view corridors to the mountains and other natural features.***
Locate buildings to maximize view opportunities from the public way through and between properties. Orient development to take advantage of views to the mountains, the creek and other natural features. Key public views should be framed by varying building massing and height within a development.

***8. Minimize the perceived scale of large developments.***
A building should provide significant variety in massing, height and façade articulation to promote a human scale and minimize its overall perceived size. Varied roof forms are particularly important; upper floors should be stepped back and be placed within the roof form where feasible. Areas of taller building massing should be limited and be located only on appropriate sites.

*Maintain key public view corridors to the mountains and other natural features.*

# III. Village Level Design Guidelines

The guidelines in this chapter focus on coordinating a development with adjacent properties and on incorporating urban design principles that help to build a sense of village character and visual continuity throughout the area. In this sense, the guidelines are 'outward-reaching' and promote positive interaction between neighboring properties that will be beneficial to individual property owners, the village and the community at large.

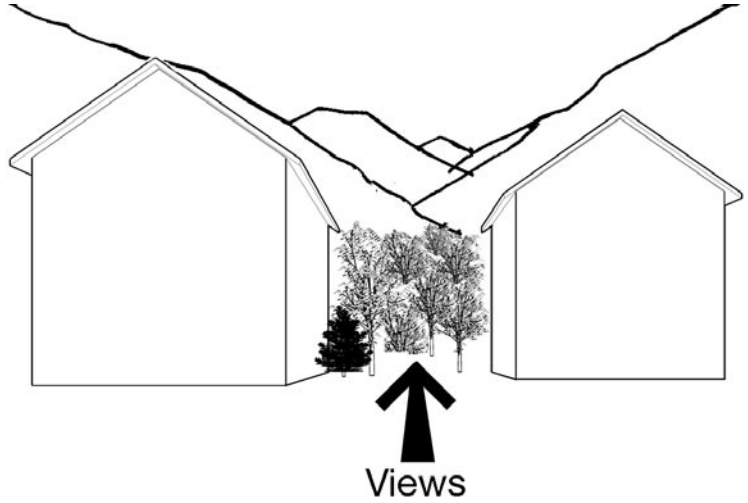
## 1.0 Public View Corridors

Warm Springs Base Area Village has several public areas with dramatic views to the surrounding mountains. These views are key defining features of the village character. Development should maintain key view corridors from the public way to surrounding natural features and landmarks.

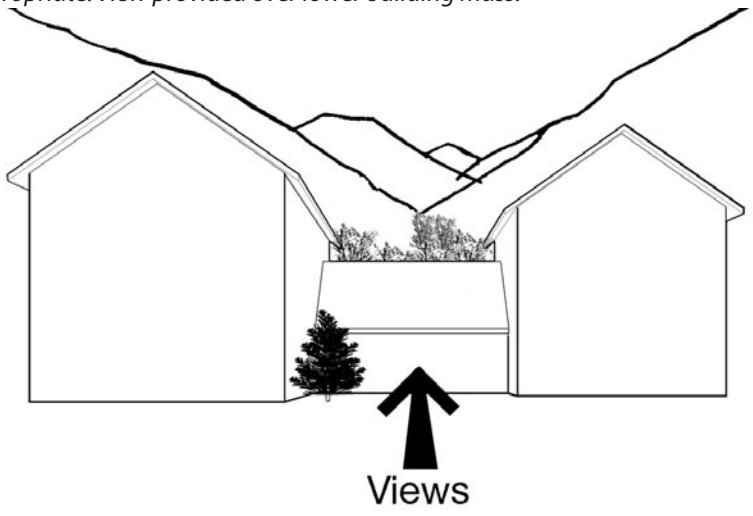
***1.1 Maintain key views from public rights-of-way to significant natural features and landmarks.***

- Preserve key views from public rights-of-way to Bald Mountain.
- Maintain views toward the creek and other significant natural features, such as concentrations of mature natural vegetation.
- Where views from public spaces through a site are important to maintain, vary the building mass to frame the view.

*Appropriate: View provided between buildings.*




*Appropriate: View provided over lower building mass.*




*Where views from public spaces through a site are important to maintain, vary the building mass to frame the view.*

# 2.0 Natural Features and Resources

Natural features of the local landscape are important character-defining elements in Warms Springs Base Area Village. Within such a setting a building is most successful when it is integrated as closely as possible with its site and context. Significant natural features, such as distinctive rock formations, established watercourses and stands of trees, should be retained where possible. Renewable natural resources such as geothermal springs and wells should be integrated into building system designs. Site drainage also should be developed as an amenity that enhances the quality of the built environment.

### *2.1 Incorporate natural site features as amenities within open site areas.*

- Design buildings and open site areas to frame and protect natural site features such as areas of established vegetation, rock outcroppings and drainage ways.
- Preserve mature vegetation that contributes significantly to the village character.
- Locate buildings and paved areas to avoid negative impacts to significant natural features on site or on abutting properties.

### *2.2 Design site drainage to blend with the natural landscape.*

- Incorporate established drainage ways into site drainage design.
- Use open drainage swales with natural linings, local rocks or other local natural materials.
- Use native plantings in and around drainage swales. This is especially important where a property is adjacent to the creek.
- Where there are opportunities to do so, site drainage designs should be coordinated with adjacent properties.

### *2.3 Utilize the area's geothermal resources.*

- Integrate geothermal resources into building systems to provide services such as space heating, hot water, and snow melting.
- Utilize geothermal resources as a natural amenity. A hot spring spa is one example of such a use.


*Existing mature trees and shrub masses should be preserved, especially where they contribute significantly to the village character.*

*Use open drainage swales with natural linings, native rocks and other local materials.*

# 3.0 Topography

Most of the village has a low slope, but this increases closer to the mountain base. Some lots on the southern side of Warm Springs Creek may have areas of high slopes. When on a sloped site, a building should be designed to reflect the change in the elevation of the site through stepped and articulated sections of the mass.

***3.1 Design a building on a sloping site to reflect the natural topography. This should be achieved in the following ways:***

- Vary the wall plane and height of a façade to express the slope of the site.
- Use stepped foundations to reduce the amount of exposed building wall.

*When on a sloped site, a building should reflect the change in the elevation of the site through stepped and articulated sections of the building massing.*

# 4.0 Trail and Walkway Systems

A key to the success of the village area is to provide clarity of access to, and ease of circulation for, pedestrians and bicycles. It is also important that visitors in downtown Ketchum be aware of Warm Springs Base Area Village, with access routes that are well marked. Accessible pedestrian connections that are linked as a system are important to help maintain a cohesive and pedestrian-friendly community. Within the village area a series of pedestrian connections from Picabo Street to the mountain base already exists. These provide both physical and visual access to the mountain and should be enhanced. Connections between sites and to nearby trail systems should be established throughout the village. Clear circulation and convenient access to adjacent uses should also be provided.

*Locate a pedestrian pass through between blocks to facilitate pedestrian circulation between the mountain base and the surrounding neighborhoods.*


*Use paving materials that will encourage use of a walkway by pedestrians.*

***4.1 Provide connections to neighborhoods and regional pedestrian and bicycle ways.***

- Locate a pedestrian pass-through to facilitate circulation between the mountain base and surrounding neighborhoods.
- Coordinate with adjacent properties where appropriate to maintain connections with pedestrian circulation routes.
- Place and enhance a continuous pedestrian corridor along the southern edge of the creek.
- Provide access to outdoor plazas, courtyards and open space along these routes.

***4.2 Position a walkway to encourage pedestrian use.***

- Locate a walkway such that key destination points, including building entries and public plazas, are clearly visible.
- Site a path in an area that will remain visible from active gathering spaces.
- Consider micro-climatic conditions when designing a walkway: avoid locating it where users will be subjected to harsh glare from adjacent surfaces, or where snow and ice conditions may persist in winter months.

***4.3 Use paving materials that will encourage pedestrian use.***

- Employ materials that provide traction and facilitate general maintenance and snow removal.
- Minimize pedestrian and auto conflicts by differentiating these routes with contrasting paving materials.

# 5.0 Public Streetscape

The public streetscape is a combination of the quality of, and relationships between sidewalk, landscaping, streetfront building façades, design details, materials and pedestrian amenities. It contributes to the visual vitality and interest necessary to maintain the high quality pedestrian environment desirable throughout the village. Within Warm Springs Base Area Village there are two main streetscape types, an urban street edge and a landscaped street edge. The character for these two types differs, but each should establish a quality pedestrian-friendly street edge.

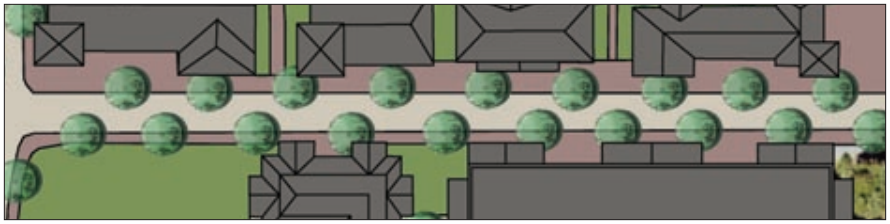
### *5.1 Coordinate improvements within the public right-of-way.*

- Provide a sense of continuity between streetscapes throughout the village.
- The right-of-way should be perceived as one unit which connects multiple developments.
- Connect public rights-of-way with local pedestrian and bicycle routes.

### *5.2 Establish a pedestrian friendly character within the streetscape.*

- Provide decorative paving along sidewalks on urban street edges, within streetfront plazas and in key intersections to enhance the pedestrian experience.
- Provide trees and landscaping along street edges.
- Provide street furniture, signage and other pedestrian amenities which convey a sense of scale and activity.
- Locate parking areas away from the streetfront and minimize interruptions to the streetscape for access areas.


*Establish a pedestrian friendly character through the use of decorative paving, street furniture, and other pedestrian amenities.*



*Urban streetscapes have several buildings built to the street edge and should include improvements such as wide, decoratively paved sidewalks.*

*Urban streetscapes should include improvements such as wide, decoratively paved sidewalks, street furniture, landscaping and other amenities which encourage pedestrian interest and activity.*

### *Urban Street Edge*

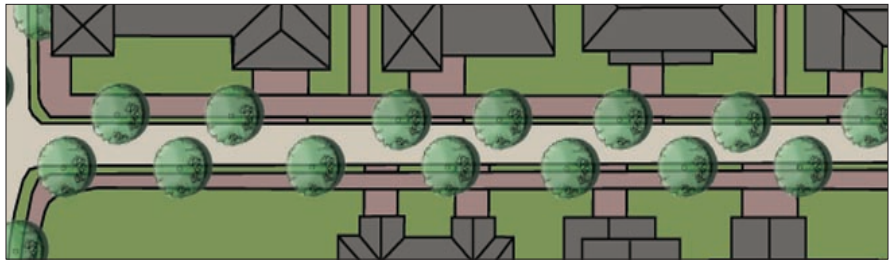
This streetscape type presents a more urban character, with several developments built to the sidewalk edge. This streetscape type should occur along the main pedestrian streets throughout the village. The proportion of a building at the sidewalk edge is established in the zoning overlay for the village. Where buildings are setback from the sidewalk, landscaping and public amenity space should be provided. Urban streetscapes should include improvements such as wide, decoratively paved sidewalks, street furniture and other amenities which encourage pedestrian interest and activity.

### *5.3 Urban street edges should have the following characteristics:*

- Complement and enhance the street scene.
- Integrate development with the streetscape.
- Utilize landscaping and street furniture to create a buffer between the street and the sidewalk.
- Integrate streetfront amenity spaces and mid-block walkways with the pedestrian streetscape.
- Provide public amenity spaces where buildings are setback from the street edge.
- Utilize high quality, durable materials which compliment and enhance the character of the streetscape.

### *Landscaped Street Edge*

This streetscape type presents a green street edge with buildings setback from the sidewalk line. Landscaped street edges currently exist adjacent to much of the residential development in the village area and should be maintained to buffer residences from village traffic. Additional landscaped street edges should be provided along peripheral streets and access routes through residential areas to provide a visually pleasing, landscaped entry into the village.



*Buildings are setback from the sidewalk line along a landscaped street edge.*

***5.4 Landscaped street edges should have the following characteristics:***

- Complement and enhance the street scene.
- Integrate the streetscape with the natural context of the site.
- Buffer sidewalks from the street edge with landscaping where higher traffic volumes occur.
- Provide additional landscaping within front and side setbacks.
- Utilize high quality, durable materials which compliment and enhance the character of the streetscape.

*Landscaped street edges currently exists adjacent to much of the residential development in the village area.*

# *IV. Site Design Guidelines*

This section focuses on the design elements within an individual development site. It reflects objectives to maintain the village character of buildings set within active outdoor spaces and that relate to the natural setting. Each site should be planned such that the apparent mass of a building is minimized and the edges of the property are compatible with neighbors. A site design also should support green design strategies. Natural qualities of the environment, including the topography and established vegetation, should to be respected and incorporated into the design of open areas on site.

*The site design guidelines in this section reflect objectives to maintain the village character of buildings set within active outdoor spaces.*

# 6.0 Building Setbacks

The areas within setbacks and where buildings are stepped back from the setback line provide important spaces for active outdoor use and landscaping which help to express the character of the village. Site design for such areas should assure that landscaped open space exists between buildings, views to the sky and access to light and air are maintained and that key public view corridors are kept open. Building alignment along front setbacks should be varied, but provide sufficient building frontage at the sidewalk along urban street edges to support an active pedestrian environment. Public plazas and active open spaces should be located where buildings are set back from the sidewalk. The design of side setback areas should provide landscaping and secondary access ways, such as mid-block walkways when appropriate, which convey a sense of green open space and permeability between sites. Rear setback areas should create the opportunity for access to light and air and provide landscaped open areas on site.

***6.1 Vary building façade alignment.***

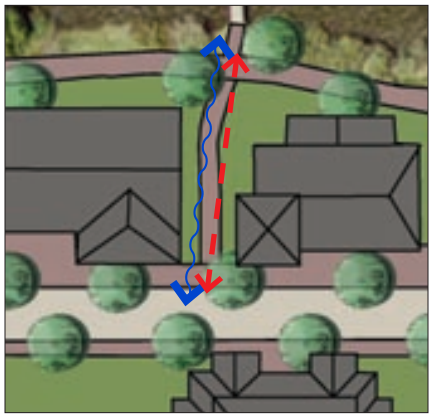
- Vary wall plane setbacks of different building components along all building faces.
- Aligning an entire building façade at the established setback line is inappropriate.

***6.2 Maintain the alignment of primary building façades at the setback line.***

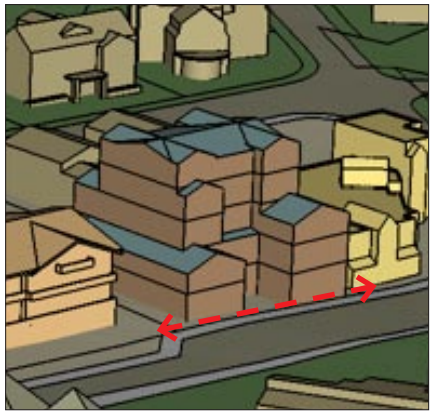
- Conform to the setback standards set forth in the Warm Spring Base Area District overlay.
- Locating an entire building front behind the established setback line is inappropriate.
- The portions of a building façade at the front setback shall be pedestrian oriented and provide for an active streetscape.

***6.3 Locate public amenity spaces and open areas to create active accent features within setbacks and where building mass steps back from a setback line.***

- Accent spaces within building setbacks should support and interact with an active well-defined streetfront.
- Design walkways, landscaped areas and mid-block passages located within setback areas to provide solar access, natural ventilation and access to secondary portions of structures and neighboring properties.



*Walkways, landscaped areas and mid-block passages should be used with setbacks to provide solar access, natural ventilation and access to secondary portions of structures and neighboring properties*



*Maintain the alignment of primary building façades at the sidewalk's edge*

# 7.0 Corner and Through Lots

Street corners are important elements within the streetscape and often frame key views which characterize the village area. A through lot presents a unique opportunity to provide both visual and physical connections between streets in the village. Development on a corner or through lot should address both street fronts and respond to the special nature of such a site. Corner lot buildings should exhibit special features that add accents to the streetscape, frame important public views and, where appropriate, provide village gateway features.

***7.1 On a corner or through lot both street façades shall be treated as a primary building frontage.***

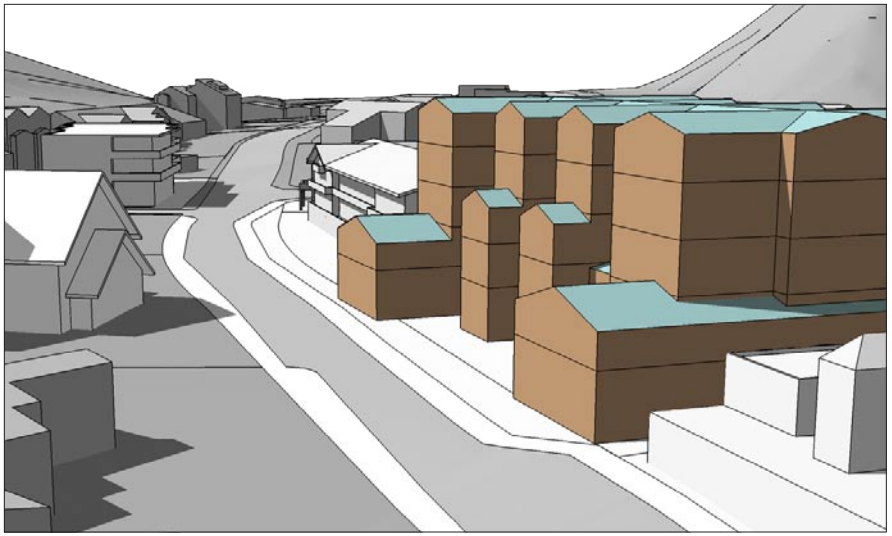
- Develop both street elevations to provide visual interest to pedestrians.
- See Sections 5.0 Public Streetscape and 18.0 Façade Character, for additional guidelines.

***7.2 Special features that highlight prominent corners should be considered.***

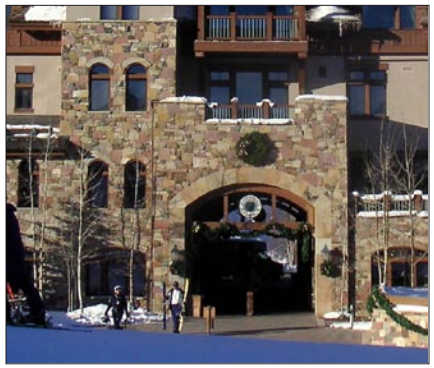
- Visually distinguish corners to improve wayfinding within the village area.
- Provide gateway elements such as towers or other prominent features, at corner locations where appropriate.

*On a corner or through lot both street façades shall be treated as a primary building frontage.*

*Provide gateway elements, such as towers or other prominent features, at corner locations where appropriate.*



*The primary front façade of a building should be oriented to the street.*



*Buildings should have a clearly defined primary entrance on the primary building façade*

*A secondary façade may be offset for improved views and/or solar access.*

# 8.0 Building Orientation

The orientation of a building on its site is important to the character of the streetscape. A primary building façade should be oriented parallel to the street, with any variation occurring as an accent within the overall street façade. A building should also be orientated for solar access and frame public view corridors.

***8.1 Orient a primary building façade to be parallel to the street.***

- The primary front façade of a building should be oriented to the street.
- A secondary façade may be offset for improved views and/or solar access.

***8.2 Orient a primary entrance toward the street or a public plaza adjacent to the street.***

- Buildings should have a clearly defined primary entrance on the primary building façade.
- Do not orient a primary entrance to an interior court.
- Secondary public entrances to commercial spaces are encouraged for larger buildings. These may open onto courtyards, mid-block walkways, or other pedestrian circulation routes.

# 9.0 Open Site Areas and Public Amenity Spaces

Providing a sense of open space is important to maintaining village character and strengthening connections to natural features. As required by the municipal code, a minimum percentage of a site in the village must be maintained as open area. This open area may include setbacks and special public amenity spaces which meet the zoning criteria and the following guidelines. Within the village it is important to ensure adequate permeability and connections between adjacent streets, open spaces, public trails and the mountain base. Public space should be integrated with the village streetscape and provide access to views, open areas and primary pedestrian circulation routes. The form, orientation, quality and use of such spaces are also important.

These spaces should take the form of:

- Public street front amenity space;
- Mid-block walkways; or
- Open site area.

For each of these types, the following general guidelines apply.

***9.1 Design open site areas and public amenity spaces to achieve the following objectives:***

- Create an active and interesting streetscape through the promotion of public gathering space.
- Maintain a well-defined street edge such that a public space is an accent within the streetscape.
- Permit views between buildings to public spaces or natural features.
- Be usable year-round.

***9.2 Plan for environmental conditions in the design and location of open site area and public amenity spaces.***

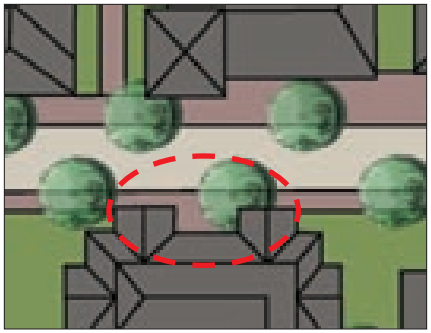
- Position a public amenity space or open site area to maximize solar access and facilitate its use throughout the year.
- Locate a public amenity space or open site area where it will provide access to light and air for multiple properties.
- Locate open site area to maintain public views and solar access through a site.
- Locate landscape elements to both provide for wind protection and allow for natural ventilation.
- Locate deciduous trees and plants to provide summer shade where desirable, while also allowing for winter solar access.

***9.3 Design a public amenity space to be pedestrian-friendly.***

- Provide site furnishings, such as benches, shelters and public art as well as landscape features to add interest when feasible.
- Create a sense of enclosure, this can be achieved by positioning buildings to frame the space or through definition with landscape features.
- Locate a public amenity space adjacent to, and directly visible from, the sidewalk or other pedestrian route.
- Provide a clear connection between a public amenity space, pedestrian circulation routes and building entrances.

*Locate open site area to maintain public views and solar access through a site.*

*Provide site furnishings, such as benches, shelters and landscape features to add interest when feasible.*



*A street front public amenity space shall serve as an active accent feature where buildings are set back from the street edge.*

*Design a street front amenity space to integrate into the design of both the site and the streetscape.*

### *Street Front Amenity Space*

Active outdoor spaces that are available to the public are desirable throughout the village. One type is that which is located adjacent to the street and which enhances the street vitality. This space should be integrated with the design of both its site and the adjacent streetscape and provide an accent feature within an otherwise well defined street wall. A street front amenity space should be oriented to provide physical and visual access to views, light, air and primary pedestrian circulation routes.

***9.4 Design a street front amenity space to:***

- Integrate into the design of both the site and the streetscape.
- Maintain an active, pedestrian-friendly streetfront.
- Be level with the sidewalk.
- Be open to the sky.
- Be paved or otherwise landscaped.
- Be directly accessible from the public right-of-way. Where a space does not directly abut the sidewalk it should be clearly visible and accessible from the street front.
- See Section 5.0 Public Streetscape, for additional guidelines.

### *Mid-Block Walkway Amenity Space*

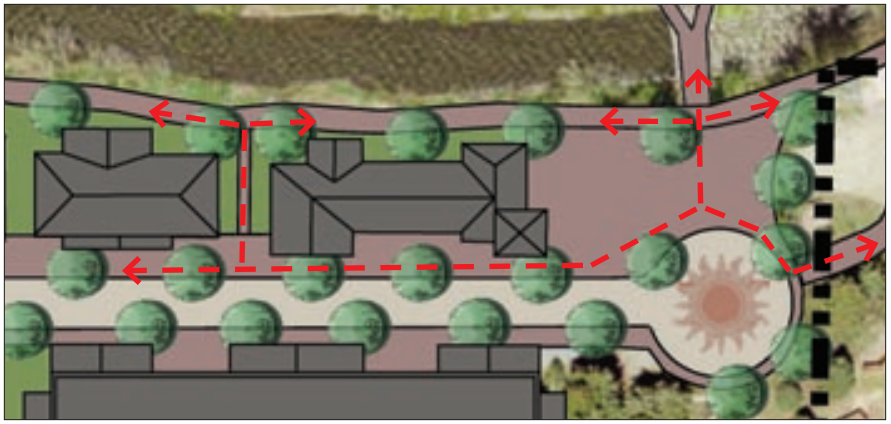
Public circulation patterns, pedestrian character and walkability are important aspects of the village. Providing open spaces and walkways which link the street network, public trails and the mountain base is therefore important. Such links may be within or at the boundary of a site.

***9.5 Design and locate a mid-block walkway to provide public access to the following:***

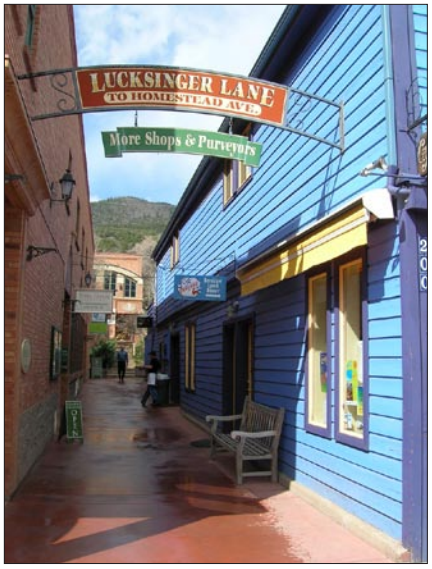
- Additional commercial space and frontage not on the primary building façade;
- Uses located at the rear of a property;
- Adjacent properties and streets; and
- Adjacent public amenity spaces and circulation routes.

***9.6 Establish a human scale in walkways. Use the following methods:***

- The proportion of building wall height to the width of the walkway should be one that maintains views to the sky.
- Use stepped and articulated massing where a building abuts a mid-block walkway.
- Provide visually interesting wall treatments and other finish materials



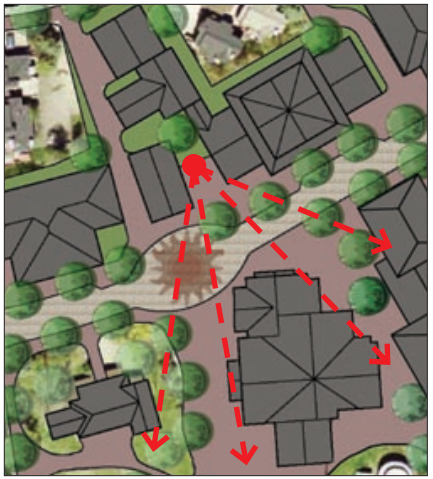
*Link mid-block walkways, adjacent uses, outdoor spaces and circulation routes.*




*Visually interesting wall treatments and other finish materials should be used to establish human scale in walkways.*

*Design and locate a mid-block walkway to provide public access to adjacent properties, streets, public amenity spaces and circulation routes.*

*Coordinate open site areas with those on adjacent properties.*



*Design and orient an outdoor use area to permit views between buildings to public spaces or natural features.*

### *Open Site Area Amenity Space*

Open site area amenity spaces should provide landscaped natural areas within and between developments. These areas should enhance the village character and provide links with surrounding natural features.

***9.7 Design an open site area to:***

- Coordinate with those on adjacent properties.
- Integrate natural site features.
- Permit views between buildings to public spaces or natural features.
- Maintain key public view corridors and solar access through a site.
- See Section 10.0 Landscaping, for additional guidelines.

# 10.0 Landscaping

Mature landscaping helps to create a welcoming and attractive character in the village while also providing a connection to the surrounding natural environment. Landscape buffers should be used along the edges of properties to reinforce the sense of open space and minimize visual impacts of building mass and scale. Landscape designs should incorporate decorative paving, trees and shrubs as enhancements to the streetscape and to integrate a building with its setting.

***10.1 Landscapes should have the following characteristics:***

- Enhance the street scene;
- Integrate a development with its setting;
- Utilize natural site features;
- Minimize the use of impervious surface treatments; and
- Avoid adverse impacts to key public view corridors.

***10.2 Landscape enhancements should integrate with pedestrian circulation routes and open spaces.***

- Provide clear visual links to the sidewalk and nearby open areas and trails.
- Design paving adjacent to sidewalks to integrate with public right-of-way and sidewalk improvements.
- Use deciduous landscaping which provides for summer shade and winter sun in combination with non-deciduous landscaping to provide year-round vegetation.

***10.3 Use water-conserving, native and indigenous plant species to the extent feasible.***

- Incorporate plant materials that are indigenous and which complement those established in the natural surroundings.
- Limit the use of exotic plants to areas of potted accent features, such as at a building entrance.

***10.4 Incorporate landscape buffers and open areas between adjacent properties.***

- Use planting and materials that blend with those of adjacent properties to strengthen the sense of continuity in open space.

***10.5 Maintain a sense of open space between sites when fencing is used.***

- Fencing is discouraged except where it is necessary to screen service areas.
- Solid fencing materials should not be used except to screen small areas which do not front the street.
- Fencing height should remain low to facilitate views through a site.
- Fencing should be constructed of predominantly natural materials such as wood and stone.

*Use deciduous landscaping which provides for summer shade and winter sun in combination with non-deciduous landscaping to provide year-round vegetation.*

*Maintain a sense of open space between sites when fencing is used.*

*Lighting should be designed to highlight elements on the site and minimize light directed toward the sky and neighboring properties.*


*Use shielded light fixtures to focus light onto target surfaces and prevent glare or light scatter.*

# 11.0 Lighting

Maintaining a sense of “dark skies” is an important objective in the village, and minimizing the effects of glare upon the public way and adjacent properties is also important. Therefore, lighting should be designed to highlight elements on the site and minimize light directed toward the sky and neighboring properties. All lighting shall conform with standards set forth in the Ketchum dark sky ordinance.

***11.1 Minimize the visual impacts of lighting.***

- Use shielded light fixtures to focus light onto target surfaces and prevent glare or light scatter.
- Place exterior lights at low heights to minimize light spread.
- Uplighting of building features, trees and other site features is inappropriate.
- Lighting for parking areas, walkways and buildings shall be designed to prevent off-site glare.
- Position lighting to minimize visual impacts as seen from lower viewpoints on adjacent properties.

***11.2 Provide lighting that creates safety and security without excessive glare or visual impact.***

- Provide lighting for pedestrian ways that is low scaled for walking.
- Outdoor lighting on a building should be planned to provide for safe circulation and access, while maintaining a sense of dark skies in the community.

# 12.0 Snow Shedding and Storage

Snow shedding and storage is a key consideration of building and site design in Warm Springs. It is important to plan for snow storage in a site design as large snow deposits can adversely affect pedestrian ways, streets and open space. Snow storage areas should serve as open site areas or public amenity spaces during other seasons. Roof slopes and building spacing should be coordinated to manage snow shedding to avoid negative effects on abutting properties, circulation routes and outdoor use areas.

***12.1 Minimize the impacts of snow storage and shedding on adjacent properties, pedestrian plazas and circulation paths.***

- Locate snow storage areas such that they do not impact primary public amenity spaces.
- Design a building to avoid shedding snow onto primary pedestrian walkways.
- Locate buildings such that they will not shed onto adjoining properties.
- Design sloping roofs to shed onto other roof forms or onto snow storage areas on site.

***12.2 Locate snow storage so that it does not impact key public views.***

- Avoid locating snow storage areas along key public view corridors.

*Large snow deposits can adversely affect pedestrian ways.*

*Design sloping roofs to shed onto other roof forms or onto snow storage areas on site.*

# 13.0 Driveways and Surface Parking

A large area of visible surface parking would negatively impact the village character and should be avoided. Surface parking should be placed away from the street, within the site and effectively buffered and landscaped. In order to maintain a sense of vegetated open site area, the paved surface area of driveways and parking access should be minimized. Such drives should be located to maintain attractive, pedestrian-friendly street edges, open spaces and pedestrian ways.

***13.1 Minimize the visual impacts of a parking area.***

- Minimize the footprint of a parking area and its access.
- Parking should be placed underground or partially underground where feasible.
- Where surface parking must be provided, it shall be located to the rear or the interior of the property, behind the structure.
- Locating a parking lot along the street front of a property, or other public way, is inappropriate.
- A parking area should be visually subordinate to any primary structure on the site and properly screened from view of major pedestrian ways and abutting properties.

***13.2 Minimize interruptions in the streetscape.***

- Minimize the number and width of driveways.
- Use secondary streets for access where feasible.
- Coordinate access with adjoining properties.
- Position a driveway to minimize crossing conflicts with pedestrian and bicycle ways.
- Use a visually unobtrusive paving material.

***13.3 Set back and screen parking areas from sensitive open space areas.***

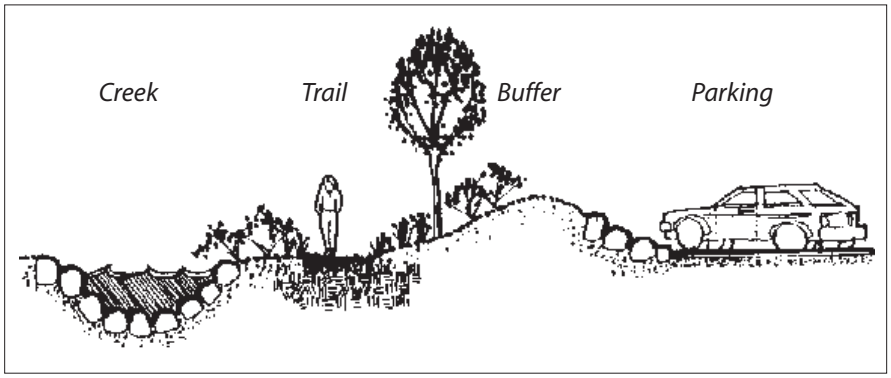
- Maintain or exceed recommended setbacks from sensitive open space areas such as Warm Springs Creek.

***13.4 In sloped areas consider terracing parking areas.***

- Terrace parking lots on steep slopes following the natural topography.

***13.5 Provide access to alternative transit modes for projects with large parking and traffic demands.***

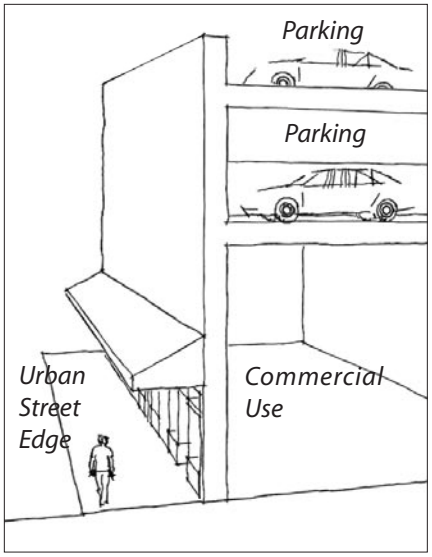
- Provide bicycle racks on site at these locations.
- Connect pedestrian and bicycles paths on site to local trails and other non-motorized circulation routes.




*Set back and screen parking areas from sensitive open space areas.*

# 14.0 Structured Parking

Whenever possible, parking should be placed underground or partially below grade. Providing parking in enclosed garages is encouraged to make open site area available for landscaping and outdoor uses. A parking structure should maintain a pedestrian oriented streetfront by providing a "wrap" of commercial, lodge and/or office use at the street level.




*Structured parking should be placed behind or above a 'wrap' of commercial, lodge, or office uses at the street level.*

***14.1 Minimize the visual impacts of a parking structure.***

- Parking should be concealed from view of public rights-of-way to the maximum extent feasible.
- Locate a parking structure underground or partially below grade where feasible.
- Where a portion of a below-grade parking structure is exposed, provide architectural and landscape treatments that will establish a sense of scale and convey visual interest to pedestrians.

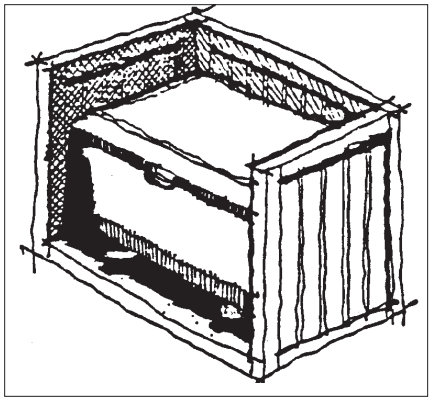
***14.2 Provide an active and pedestrian-friendly streetfront.***

- Place parking areas behind or above a 'wrap' of commercial, lodge or office uses at the street level.
- Utilize storefronts, display cases, architectural detailing, landscaping, public art or similar strategy to provide pedestrian interest and scale.

***14.3 Minimize negative impacts of parking structure access to the character of the streetscape.***

- Minimize the exposure of auto entry areas.
- Locate access from a secondary street when feasible.
- Integrate structure access into the building design.

*The use of shared service areas is encouraged. This example of a shared service area also combines a shared driveway and parking area for the adjacent developments.*



*Screen a service area from view.*

# 15. Service Areas

Service areas should have a minimal visual impact on public ways, including pedestrian and bicycle routes. The use of shared service areas is encouraged.

***15.1 Screen a service area from view of a pedestrian route, public way or adjacent property.***

- Appropriate screening devices include fences, walls and landscaping.

***15.2 Locate a service area internally to the site.***

- Locating a service area such that it abuts an adjoining parcel is inappropriate, except where shared service area exist.

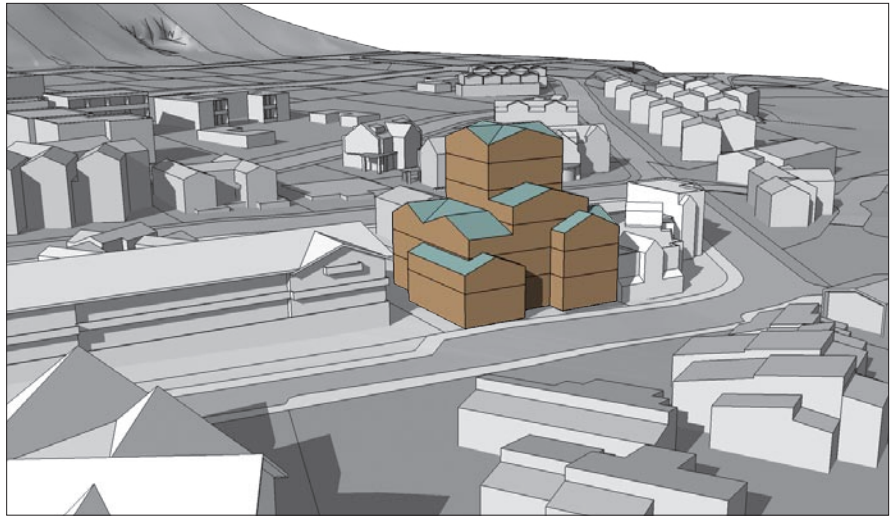
***15.3 Service areas should be appropriately scaled for the size of the development.***

- Use of a large service area should be reserved for a large building or where shared service areas exist.

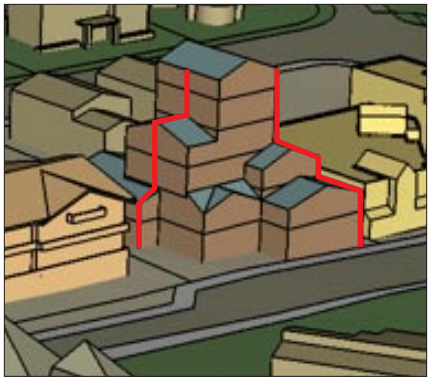
# V. Building Design Guidelines

This section provides guidelines which promote buildings that convey a human scale and contribute to the village character. At the same time, they anticipate a variety of building styles and design solutions. The intent is to accommodate diversity in design while maintaining the village character.

The unique character of the village area is based upon its direct connections with the natural surroundings, an intimate human scale, and a variation in building height, massing, design, architectural detail and materials. It is important that a new building be designed to reflect these characteristics. Creative designs that make use of natural materials and varied massing are encouraged. New development should be modulated and articulated to vary building profiles. This variety is particularly important on large sites. Building designs should also convey a sense of human scale through the use of details that have a substantial depth, cast clear shadow lines and provide visual interest. Because buildings are also viewed from the mountain slopes, enhancing the roofscape to reinforce the rhythm and scale of a building is also important.



*New development should be modulated and articulated to vary building profiles and enhance the village character.*



*Step down building façade height and scale toward setbacks*

*Use varied heights of building masses to reduce the perceived building mass and create visual interest in the building form.*

# 16.0 Building Height

The height of building masses should be varied to create a sense of human scale and reduce the overall perceived mass of a building. The distinction between the first floor and the upper floors of a building plays a key role in conveying a sense of human scale. Building designs should respect the character of the first floor, and its visual role as the tallest floor of the building.

***16.1 Provide variety in building heights across all façades.***

- Use varied heights of building masses to reduce the overall perceived building mass and create visual interest in the building form.

***16.2 Step down building façade height and scale toward setbacks.***

- Step down buildings to allow access to light, air and views along setbacks.
- Buildings should also step down where they are adjacent to low scale residential development.
- Building height at all setbacks should convey a human scale.

***16.3 Locate taller portions of a building to:***

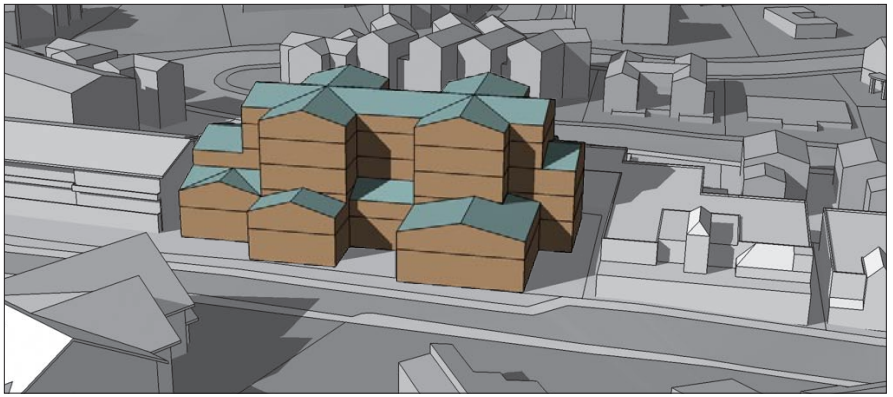
- Be set back toward the center of the overall building mass, on prominent corners or backing to the mountainside;
- Maintain key public views; and
- Allow for access to light and air for itself and adjoining properties.

***16.4 Maintain the distinction between the street level and upper floors.***

- The floor-to-floor height of an upper floor shall not be taller than that of the first floor.

# 17.0 Building Mass and Scale

A building should be designed to provide massing variety which maintains key public view corridors, creates visual interest, and enhances the village character. The majority of a building mass should appear relatively low or horizontal in form, with any taller, vertical elements serving as accents. Varied massing and changes in wall planes should be used to reduce the overall perceived mass and scale of a building. The arrangement, proportion and orientation of a building's mass plays a critical role in how a project relates to the environment. Building massing should take advantage of solar access for both passive and active strategies of day lighting and solar energy collection. Setbacks, step backs and open site areas should be used to blend the building with its site, adjacent developments and the natural environment.



*Design building massing to minimize or prevent shading on south-facing façades of adjacent buildings during winter months.*

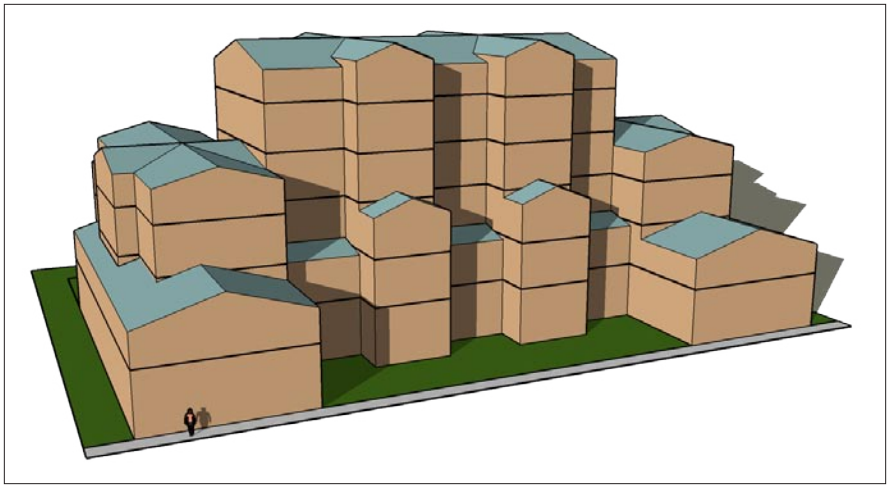
***17.1 Design building massing to support green building strategies.***

- Arrange building massing to optimize energy efficiency, allowing for both passive and active strategies.
- Maximize massing areas with southern exposures.
- Minimize or prevent shading on south-facing façades of adjacent buildings during winter months.
- Arrange building massing to maximize solar access for all portions of the building.
- The width of a building mass should be sized to allow natural daylight to reach the maximum amount of actively used, interior spaces feasible.

*Maximize massing areas with southern exposures.*

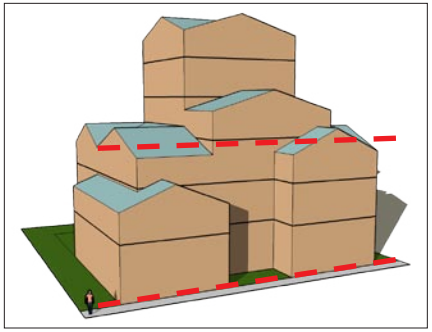
***17.2 Arrange building masses to provide weather protection.***

- Avoid massing that creates wind tunnel effects.
- Articulate massing to help protect pedestrian areas from adverse weather effects.
- Minimize winter shading of sidewalks and open spaces to prevent ice over.



*Express massing variation across the entire structure, including its roof, such that the composition appears to be a collection of smaller building masses*

*Place top floors within the roof form to reduce the perceived height of a building.*



*A building should have a horizontal emphasis with the majority of the building mass in the first three floors.*

***17.3 Articulate a building's mass to create visual interest, reflect human scale and reduce the overall perceived mass.***

- Use variations in wall plane setbacks and heights to break up the mass of a building across all façades.
- Express a distinction between street level and upper levels through architectural massing, detailing, materials, fenestration patterns and roofscape design.
- Express massing variation across the entire structure, including its roof, such that the composition appears to be a collection of smaller building masses.
- Place top floors within the roof form to reduce the perceived height of a building.

***17.4 Design building massing to have a horizontal emphasis with vertical accents.***

- Locate the majority of the building mass in the first three floors.
- Limit the mass of upper floors.

# 18.0 Façade Character

Building façade composition, fenestration pattern, texture and detailing are essential to the creation of light and shadow and the character of the building façade. The character of a street level façade, including its relationship between building entrance and sidewalk, architectural embellishment and detail and the quality of materials, help to establish a high quality pedestrian streetscape. The vertical and horizontal articulation of the street façade is also important in the composition of a human scale building and streetscape. Building façades should be articulated or otherwise designed to reduce the overall perceived scale of building and integrate it more successfully within the village context. The design of a street level building façade should provide clear access, encourage pedestrian activity, and provide visual interest along walkways and streets.

***18.1 Articulate a building façade to minimize the perceived scale of the overall mass.***

- Vary architectural detailing to distinguish wall planes and building mass. Changes in façade material, window design, façade height or decorative details are examples of techniques that should be used.
- Avoid using repetitive elements along a building wall as this begins to read as a single mass rather than an articulated façade.

***18.2 Incorporate material detailing to create a sense of human scale.***

- Use eave overhangs and trim elements with substantial depth to help establish scale and visual interest.
- Variations in materials, texture and color should also be employed.
- An area of featureless wall is inappropriate.
- Highly reflective or darkly tinted glass also is inappropriate.

***18.3 Provide a pedestrian-friendly character on a street level building façade where it fronts a street or pedestrian circulation route.***

- Use architectural features which convey a sense of human scale and create visual interest. Storefronts and display windows, as well as variations in architectural detailing, materials and textures are examples.

***18.4 Locate a primary entrance to be clearly visible and accessible from the street.***

- The primary entrance for a building should be clearly visible from a public way.
- Clearly identify the entrance with a sheltering element such as a porch, arcade, portico or other distinctive element to signify the primary entrance.
- Elevated or sunken entrances are not appropriate.


*Buildings located adjacent to public streets should have a pedestrian-friendly character at the street level*

*Variations in wall planes and architectural detailing help to minimize the perceived scale of the building.*

# 19.0 Roofscape Design

Due to high levels of visibility from nearby buildings and mountain slopes, specific attention should be paid to creating a varied and interesting roofscape. The form seen from above should reinforce the rhythm and scale of the building massing and façade articulation. On a sloping site use a series of roof profiles that reflect the natural topography of the setting.

***19.1 Design a roofscape with the same attention as the secondary elevations of the building.***

- Design roofscapes to reflect the modulation of the building and its site.
- Design roofscapes to frame key public views.
- Use materials which complement the design of the building façades.
- Orient roofs to support solar collectors and/or natural day lighting strategies.
- Group and screen mechanical units from view.

***19.2 Minimize the use of flat roofs.***

- A sloping roof, such as hip, gable and shed forms, should be the dominant roof shape.
- A flat roof may be used as an accent to break up the perceived mass of the overall building.
- Provide substantial eave overhangs, to help establish a sense of scale and provide visual interest.
- Roof slopes that repeat the slope of the hillside are encouraged.

***19.3 Provide a variety of roof planes.***

- Variation in roof profile should be reflected in both the width and the depth of the roofscape of the building(s).
- Building roofs should be broken up to give the appearance of a collection of smaller structures.

***19.4 On larger roofs use dormers to help break up the mass and provide a sense of scale.***

- Provide a pattern and rhythm of dormers along the roof plane.
- Simple dormer forms are encouraged to help break up the roof mass.

***19.5 Design roof slopes, overhangs and setbacks to minimize impacts of snow shedding.***

- See Section 12.0 Snow Shedding and Storage, for additional guidelines.

*Due to its visibility from nearby buildings and mountain slopes, careful attention should be paid to creating a varied and interesting roofscape.*

*Group and screen mechanical units from view.*

*A flat roof may be used as an accent to break up the perceived mass of the overall building*

# 20.0 Building Materials

Building materials should establish a sense of human scale and convey a connection with the natural features of the village. The palette of materials used for all building façades should reflect, complement and enhance the village character. A range of façade materials should be used to reduce the apparent scale of a larger building. Materials and their applications should support sustainable building systems.

***20.1 Building materials should have the following features:***

- Reduce the perceived scale of the building;
- Enhance the visual interest of the façade;
- Be predominantly natural materials, such as wood and stone;
- Be of high quality and have proven durability and weathering characteristics within the local climate; and
- Facilitate low levels of energy use for the building.

***20.2 Use sustainable materials to the maximum extent feasible.***

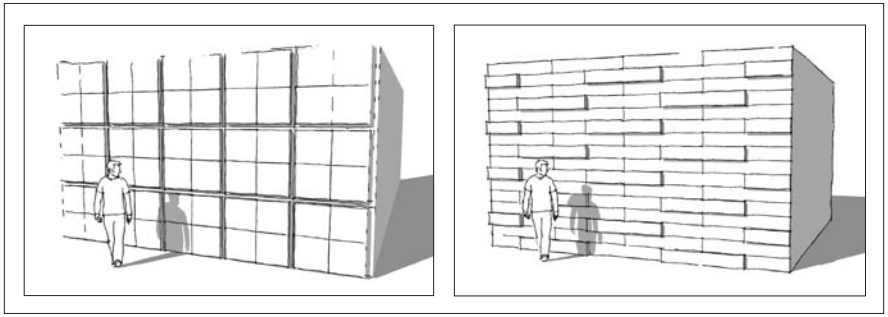
- Use materials which have long life spans and require minimal maintenance.
- Use regional, reclaimed, recycled, recyclable and rapidly renewable materials.
- Avoid toxic or otherwise hazardous materials.

***20.3 Applications of materials should support sustainable building systems and functionality.***

- Use materials and components with high thermal insulation values or appropriate rates of thermal lag.
- Use walls with thermal mass storage where possible.
- Use operable windows to allow for natural ventilation.
- Use low infiltration fenestration products.
- Use high efficiency lamps and fixtures.
- Use lighting fixtures with minimal light pollution to night skies and adjacent sites.
- Avoid thermal bridges at joints and structural components.

***20.4 Use building materials that help establish a human scale.***

- For example, use modular masonry units, horizontal and vertical wood siding, native stone and heavy timber materials to express human scale.
- Changes in color, texture and materials can also help to define human scale and should be incorporated in building designs.
- Large panelized products and extensive featureless surfaces are inappropriate.



*Modular materials can be used to help convey human scale.*

*Use building materials which convey a sense of belonging in the village's natural setting.*

*Predominant exterior materials should include: wood or heavy timber, tinted or textured concrete, sandstone or other local stone.*

***20.5 Use building materials which convey a sense of belonging in the village's natural setting.***

- Use natural materials and colors that blend into the surroundings.
- Use indigenous and traditional building materials for primary wall surfaces.
- Predominant exterior materials should include: wood or heavy timber, tinted or textured concrete, sandstone or other local stone.