

## Jessica Parker

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**From:** Lisa Horowitz  
**Sent:** Monday, April 6, 2020 2:52 PM  
**To:** Janet Fugate; Owen Scanlon; Dustin Stone; rich.pogue20@gmail.com; Dan Smith  
**Cc:** Jessica Parker; Christopher Simms  
**Subject:** FW: Arch Blaine Manor design comments  
**Attachments:** ArchBlaineManor-1.JPG; ArchBlaineManor-2.JPG; ArchBbalineManor-ColorReference.JPG

Lisa Horowitz  
COMMUNITY DEVELOPMENT DIRECTOR  
CITY OF HAILEY  
115 S. MAIN ST. HAILEY, ID 83333  
208-788-9815 EXT. 2013  
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**From:** Ken Lagergren <lagergren@cs.com>  
**Sent:** Monday, April 6, 2020 2:50 PM  
**To:** planning <planning@haileycityhall.org>; Lisa Horowitz <lisa.horowitz@haileycityhall.org>; Martha Burke <martha.burke@haileycityhall.org>  
**Subject:** Arch Blaine Manor design comments

Dear Members of Planning and Zoning, Hailey Staff and Mayor Burke,  
First, I only want to comment on the **aesthetics** of this project's design elements. This is a good project for Hailey and please know that I want the best for it!

I looked up aesthetics in architecture and here, in part, is what it said:

"In design, aesthetics refers to the visual attractiveness of a product. Studies have proven that creating **good aesthetics** in a product **leads to better usability and user experience.**"

I strongly object to the aesthetic appearance of the color and roof lines of these buildings. Remember this massive complex is at the entry to downtown; the first impression when one comes into town or goes to the Post Office. The one element that I am pleased with aesthetically is the curved layout. I address my objections one at a time - with suggestions below.

Color: I'm so sorry but there is no other way to describe the yellow green shown in the graphics except as - at best - pea soup green and at worst - a color of vomit. So sorry, but I find the color in the graphic to be sickening, especially since there is so much of it - without other color accents other than bland beige.

**Color Solutions: Add some pale blue to the green to make it more of a true sage color and especially change some parts of the facades to be aqua sky blue colors to accent adjacent sage green facades. Cranberry or wine tones would also add a lot to accent the greens and to make the project more joyful, both to look at and to live in!**

Example - The colors of one of the our downtown blocks used in the town's web site is a perfect example of the **joy** that reddish tones can create. See below a copy of that photo and compare it to the rather sickening views of the Blaine Manor graphics as they are currently proposed.



Our beautiful down town block in which City Hall is located is such a breath of fresh air compared to the suffocating yellow-green mass proposed for the Blaine Manor project.

Now, the Roof Line Design: There is just not enough variation in the roofs so that these buildings look like a Big Box store in "any where USA". Remember, this is the entrance to town! We have fought hard to keep Big Box stores out of the valley.

**Solution to Roof Line Design: I realize this project will be on a tight budget, but I am sure something can be done to make each building look more different from each other. For example just make the colors and roof lines of each building be completely different instead of being so homogeneous which is so boring!!!**

Finally, if you all, (P&Z members and Design Architects) want to see a really refreshing and beautiful building design in Hailey, please go look at the Award Winning design of the Wood River Inn at Main and Myrtle St. The roof line is elegant and the bright cream with beige accent colors are lovely together. Perhaps one of the Blaine Manor buildings could use a similar color and roof scheme, and the other building could be a sage and aqua color scheme. Hopefully the roofs can have enough variation that they are not just cookie-cutter versions of Sweetwater, or other Woodside projects or other Big Box store designs in cities all across USA.

Hailey is special and it should look special too at the entrance to downtown!

With my best wishes for a successful project,  
Ginna Lagergren







## Jessica Parker

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**From:** Lisa Horowitz  
**Sent:** Monday, April 6, 2020 9:26 AM  
**To:** Owen Scanlon; Janet Fugate; Dustin Stone; rich.pogue20@gmail.com; Dan Smith  
**Cc:** Jessica Parker; Christopher Simms  
**Subject:** FW: ARCH Trees comment from City Arborist

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**From:** Stephanie Cook <[stephanie.cook@haileycityhall.org](mailto:stephanie.cook@haileycityhall.org)>  
**Sent:** Friday, April 3, 2020 2:22 PM  
**To:** Lisa Horowitz <[lisa.horowitz@haileycityhall.org](mailto:lisa.horowitz@haileycityhall.org)>  
**Subject:** RE: ARCH Trees

Hi Lisa

I am responding to Linda Ries' concern regarding Blake Jumpers comments, in which Blake states the Tree Committee voted to remove the four spruce.

I am city liaison to the Tree Committee and was in attendance at their regular meeting on March 12<sup>th</sup>, 2020. As stated in the recommendation from the Tree Committee to P&Z, dated March 12, 2020, the committee had a lengthy discussion regarding these 4 spruce trees (commonly referred to as numbers 43, 44, 45, 46). During this discussion, the Tree Committee exhibited a great interest in retaining these 4 spruce trees. The applicant was adamant that moving the building, relocating the building or having any conversation about accommodating the retention of trees was absolutely out of the question and would not happen. This steadfast stance left the Tree Committee backed into a corner and without options. As the plan was presented the evening of March 12<sup>th</sup>, there is basically zero chance any of those 4 trees would survive construction. The applicant was not welcoming of the direction the discussion was headed. The Tree Committee made the best recommendation they possibly could based on the feedback received in real time, which was to retain the trees, although, given the current plan at that time would not happen. In no way was the Tree Committee's majority vote to remove any of the 4 spruce.

Stephanie

Stephanie Cook  
Park Division Manager, City Arborist  
City of Hailey  
208.788.9830, ext. 31  
[stephanie.cook@haileycityhall.org](mailto:stephanie.cook@haileycityhall.org)

## Jessica Parker

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**From:** Lisa Horowitz  
**Sent:** Monday, April 6, 2020 9:25 AM  
**To:** Owen Scanlon; Janet Fugate; rich.pogue20@gmail.com; Dustin Stone; Dan Smith  
**Cc:** Jessica Parker  
**Subject:** FW: ARCH Trees

Linda Ries has confirmed that the email thread below is public comment.

Lisa

Lisa Horowitz  
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**From:** Linda Ries <plries@yahoo.com>  
**Sent:** Thursday, April 2, 2020 8:54 PM  
**To:** Lisa Horowitz <lisa.horowitz@haileycityhall.org>  
**Subject:** FW: ARCH Trees

Hi Lisa,

I sent you an earlier email but I need to update my notes to you. I was looking back through the today's P & Z packet which includes updated ARCH packet. I apologize that I missed the new plan on p. 29 of the P & Z packet. I know Carl recommended not saving the two trees but at \$6400 for the removal of these trees, I think it makes sense to keep them and follow sound professional practices for tree preservation. I (unlike Carl) do not anticipate that these trees will be prone to windthrow as the roots on the west side of the trees are extensive and won't be disturbed, the roots on the north should be fine, and only a section of the roots on the south will be impacted. Spruce have a moderate toleration of root pruning – better than many species. These trees are not as tall as many older spruce in town and as long as both trees are retained they will help support each other as their root systems are intertwined. I still believe it makes sense to keep these two trees and follow good practices before any excavation is done, as well as during the project. The fact that the city has been so proactive in keeping these trees during the demolition of Blaine Manor and keeping them watered to be speaks to the need to save two out of 43 trees!!

Thanks,  
Linda

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**From:** Linda Ries [<mailto:plries@yahoo.com>]  
**Sent:** Thursday, April 2, 2020 7:47 PM  
**To:** 'Lisa Horowitz'  
**Subject:** RE: ARCH Trees

Hi Lisa,

I have been looking over the packet for April 6<sup>th</sup> P & Z that was posted today and have some questions for you.

- 1) I had the understanding that ARCH was looking at moving the building(s). I can see no evidence of this in the packet. Did they give up on that or did they never intend to work on that?



- 2) Also I saw Carl Hjelm's evaluation of the two trees but that is based on the March plan. Without an adjustment/movement of the building I can see where he came up with his recommendation.
- 3) There is a letter written by Blake Jumper (on page 94 of packet) that states that the Hailey Tree Committee voted to remove the 4 trees. That is incorrect – the Hailey Tree Committee recommended keeping the four trees (#43-46) though they acknowledged it would be difficult based on current plan (March 12<sup>th</sup>). I hate to see them twist the recommendations of the HTC to justify the removal of these trees. I would appreciate a public acknowledgement from Blake and Michele recognizing this fact of the HTC the recommendation.

What at this point can I do to help out? I had my hopes up that there would be an honest effort by ARCH to look into options.

Linda

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**From:** Lisa Horowitz [<mailto:lisa.horowitz@haileycityhall.org>]  
**Sent:** Wednesday, April 1, 2020 1:32 PM  
**To:** Linda Ries  
**Subject:** RE: ARCH Trees

Got this!

We do not have any more detailed plans...

Lisa

Lisa Horowitz  
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**From:** Linda Ries <[plries@yahoo.com](mailto:plries@yahoo.com)>  
**Sent:** Wednesday, April 1, 2020 1:23 PM  
**To:** Lisa Horowitz <[lisa.horowitz@haileycityhall.org](mailto:lisa.horowitz@haileycityhall.org)>  
**Cc:** Stephanie Cook <[stephanie.cook@haileycityhall.org](mailto:stephanie.cook@haileycityhall.org)>  
**Subject:** RE: ARCH Trees

Hi Lisa,

I tried to email you from my phone, but in case you didn't get it, I am sending you this email. Yes – the two spruce (#43 and #44) on the NW corner closest to the highway are definitely the most visible of the 4 trees and more significant in size and will provide some wind screening also. I know there is a patio/pathway on the plans but I was thinking there is a covered entrance to the North end of the building that possibly could be shifted over to the east. I wish I could see the large plans so I could point out what I have been looking at.

Thanks for working with us and ARCH! It is so appreciated!!

Linda

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**From:** Lisa Horowitz [<mailto:lisa.horowitz@haileycityhall.org>]  
**Sent:** Wednesday, April 1, 2020 11:43 AM  
**To:** Linda Ries  
**Subject:** RE: ARCH Trees

If all 4 could not be saved, are the 2 closest to the Highway the most important?

Lisa

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**From:** Linda Ries <[plries@yahoo.com](mailto:plries@yahoo.com)>  
**Sent:** Tuesday, March 31, 2020 4:01 PM  
**To:** Lisa Horowitz <[lisa.horowitz@haileycityhall.org](mailto:lisa.horowitz@haileycityhall.org)>  
**Subject:** RE: ARCH Trees

Do you know if this covered walkway could be moved? How much do you think they can move the building or is that still in the process of finding a number of feet they can adjust it.

Linda

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**From:** Lisa Horowitz [<mailto:lisa.horowitz@haileycityhall.org>]  
**Sent:** Tuesday, March 31, 2020 3:55 PM  
**To:** Linda Ries  
**Subject:** RE: ARCH Trees

At this point they plan to move the entire building.

Lisa

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**From:** Linda Ries <[plries@yahoo.com](mailto:plries@yahoo.com)>  
**Sent:** Tuesday, March 31, 2020 3:48 PM  
**To:** Lisa Horowitz <[lisa.horowitz@haileycityhall.org](mailto:lisa.horowitz@haileycityhall.org)>  
**Subject:** RE: ARCH Trees

Hi Lisa,

I was looking at the ARCH blueprint showing current tree locations and ARCH building footprint (page 124 in the packet). I noticed that on the very NW corner of the ARCH building it appears to have a covered entrance adjacent to the building. (see page 126 for the view from the front) This is what seems to be the biggest issue for the two spruce. I am thinking if this covered entrance could be moved further east, the two trees #43 and #44 would have much more space and saving them would be doable. Perhaps this could be a simpler fix if this could be adjusted and moved over.

Thanks for looking into this,  
Linda

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**From:** Lisa Horowitz [<mailto:lisa.horowitz@haileycityhall.org>]

**Sent:** Tuesday, March 31, 2020 11:38 AM

**To:** Linda Ries

**Subject:** ARCH Trees

Feel free to weigh in on the issue of how much space is needed from the tree trunk to the building foundation...

Lisa

Lisa Horowitz

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