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Learn more about the Limelight Residences
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KETCHUM, IDAHO



One of the mountains' biggest stars
is about to shine a little brighter,
as Ketchum, Idaho — home to the legendary
Sun Valley ski resort — welcomes
the Limelight Ketchum.



The five-story hotel, now rising on Main Street in downtown, is built not only to welcome guests into spacious, modern rooms, but to welcome a mountain community into its lobby lounge. That room — massive yet intimate, cozy yet modern — is a place that is forever full of music, games, and lively conversation. It serves not only as the hub of the hotel, but as the hub of a community. The Limelight Ketchum is designed around the interaction of guests and locals, and it's also built around a philosophy that says a hotel can be more than just a place to lay your head. It can be a place to enrich your soul.

At the top of the Limelight Hotel — in the heart of downtown Ketchum, at the center of America's mountain culture — are 14 spacious private residences, available to 14 families who want to embrace the town's rich history while helping build its future.





Ketchum, Idaho, is the ideal mountain town. The rivers are clear and the air is clearer, the snow is light and dry, the trails twisty and the views breathtaking. The locals are the perfect blend of cosmopolitan and cowpoke, quick to laugh and slow to judge.

There are no freeway off-ramps here, no outlet malls, yet there are world-class art galleries, bookstores, theater, museums, classical music, and festivals ranging from writing to film. The restaurants are powered by passionate chefs serving locally sourced food and sommeliers working in world-class wine cellars. The coffee and the beer are as fresh as the powder the morning after a blizzard. All of this perfection is a direct flight away from cities all over the West, thanks to an airport just down the valley in Hailey. That ease of access to an out-of-the-way oasis has made Ketchum a favorite destination of people with a deep love for the mountains.





There's evidence of Native Americans living there 10,000 years ago, where they enjoyed the fresh air, abundant wildlife, and local hot springs. In the gold and silver rushes of the 1880s, Ketchum was a boomtown, but even after the inevitable bust, the Wood River Valley's natural beauty continued to attract visitors to what had become a remote sheep farming community. One day in 1936, an Austrian, Count Felix Schaffgotsch arrived while on the hunt for a place to build a ski resort. And, with the help of the owners of the railroad, American winter tourism was born.

As winter came to Ketchum in 1936, Sun Valley had become America's first ski resort, complete with the first chair lift in the world. Celebrities took the train in for the opening (a few, most notably Ernest Hemmingway, would eventually make it home), and they were followed by reporters and photographers. A 1941 movie, *Sun Valley Serenade*, kept the town in the limelight, where it has remained ever since.

Other ski resorts were soon founded throughout the west, and with them came overdevelopment, and mountains covered in condominiums rather than conifers. Ketchum somehow escaped that fate and today retains the small-town feel that it's had for the last 80 years. It is the thing that mountain resorts aspire to be.

Ketchum has always been a destination.





AN IDEA IS BORN, A VISION IS REALIZED

The idea of the Limelight began like a lot of ideas do — in a bar. In this case, the bar was called the Limelite, and it was a ramshackle nightclub and dinner theater in Aspen, Colorado that was a gathering place for locals and the celebrity guests that visited Aspen in the 1950s. It grew into a lodge, but gradually fell into disrepair, and by 2005 had to be demolished. It was rebuilt, with stunning architecture, and then was suddenly put up for sale.

Aspen Skiing Company — who knows a thing or two about luxury hotel lodging — decided to purchase the hotel. But rather than make it just another modern masterpiece for the jet set, they decided to honor the lineage of the property, creating a local-embracing, pet-friendly, music-loving hub in Aspen’s downtown core. It’s become a gathering place for all of the mountain community, in Aspen and beyond, hosting meetings for local nonprofits and international think tanks, as well as beer tastings and hike meetups. Guides (skiing, fishing, biking, paddleboarding, paragliding, mountaineering, rafting, and plenty of others) meet guests over breakfast in the lobby before big days in the wilderness. Politicians shake hands and count election results, guitarists and fiddlers play lonesome tunes, media personalities interview Olympic athletes, and seemingly all of Aspen gathers for pizza night (even when it’s not officially Pizza Night).

In Ketchum, we’ve been given the opportunity to create a space from the ground up. Rather than converting an existing building, we’re erecting a stunning piece of architecture that honors the region’s history while helping build its future. We’re taking all we’ve learned in Aspen — our successes and failures, but most of all our desire to connect with guests and locals — to build a property that Ketchum can embrace.



We're building
the Limelight in
the heart of Ketchum,
and we hope to find
our way into
Ketchum's heart.

The welcoming, open lobby is built to be a center of Sun Valley life, with a lively après ski (and après hike, and après work) crowd, a delicious casual menu in the restaurant, and meeting rooms that welcome both local organizations and conferences of out-of-towners.

As we welcome people in, we help our guests out: out into Ketchum's cafes and shops, into the nightlife, and of course into the mountains, streams, and trails that make the area an outdoor mecca. That's why the Limelight has racks full of bikes, daily activity boards chalked full of community events, and relationships with some of the best guides in town.

The Limelight Ketchum is designed around the interaction of guests and locals, athletes and artists — and it's also built around a philosophy that says a hotel can be more than just a place to lay your head. It can be a place to enrich your soul.



Limelight Ketchum will be unique, not just in the Wood River Valley, but in the world of hospitality. It's not a place of marble and brass, meant to shelter those inside from the bustle of the street outside. Instead, it's a porous place of wood and glass that invites the mountains (and the mountain folk) inside. The service is impeccable but casual, the décor rustically modern, and the attitude always warm and welcoming.





THE LIMELIGHT HOTEL EXPERIENCE

The Limelight prides itself on providing everything a guest needs — and then some — we provide transportation in and around town, either in our hotel SUVs or via our free-to-take townies and fat tire bikes. Each morning, guests help themselves to breakfast of local fresh-baked croissants, donuts and pastries, homemade granola with dried fruit, fresh fruit, yogurt, smoked fish and sliced meats, hot and cold cereals, freshly baked bagels and cream cheese, and coffee, tea, and juices. Hot items rotate in and out daily. A restaurant operates in the Lounge, and delivers a complete menu to guests and residents in their rooms.

Guests have access to our pool, hot tubs, an outdoor firepit in a four-season courtyard, and of course all the hospitality of our Lounge and lobby bar. There's a fitness center on site, a ski valet and lockers, as well as a gameroom for recreational pursuits that don't involve breaking a sweat. And, because you really don't want to put that base layer back in your suitcase smelling like that, there are laundry facilities available.





THE DESIGN APPROACH

Public spaces at Limelight Ketchum aren't merely rooms you walk through; they're rooms you live in. From an early breakfast to a late night cocktail, and for meetings, concerts, meals, or simply relaxing, they are as important to your experience as the bed where you sleep.

The lobby is a shared living room, two spaces joined by the bar, each with its own hearth. Design elements, from the rustic beam ceiling to fabric choices, take cues from Ketchum's rich past — from mines, railroads, and ranches, but also from early Austrian settlers and Sun Valley's Hollywood history. The Lounge offers cozy banquette seating, perfect for listening to live music or playing games, including very competitive shuffleboard matches.

Throughout, the design uses sustainable materials including recycled content, reclaimed wood, and ultra-efficient environmental systems.



THE LIMELIGHT RESIDENCES

Fourteen private residences are available at Limelight Ketchum, all with terraces and balconies and all offering commanding views of town and mountain from the 4th and 5th floors. They range in size from a two-bedroom at 1528 square feet to grand five-bedroom top floor residence at 3579 square feet. Offerings include 3 two-bedroom, 7 three-bedroom, 2 four-bedroom, and 2 five-bedroom floor plans. Each residence has access to dedicated underground heated parking, pool, firepit, fitness center, cruiser and fat bikes, and storage lockers on property and at the River Run base. Homeowner fees include access to breakfast, ski and town shuttles and airport transportation.





THE DESIGN OF THE RESIDENCES

The Limelight Residences are luxuriously contemporary. White oak, textural stone, and tile and dark metals combine with rich blues, greens, and plums for a fresh, sophisticated feel. Millwork dining banquettes become central gathering spaces around two-sided fireplaces. Generous ceiling and door heights give the residences a wide-open feel, letting the views and the fresh air penetrate the entire space. Large outdoor terraces and balconies with snowmelt encourage an indoor and outdoor lifestyle 12 months out of the year. Features include floor-to-ceiling windows, wide-plank white oak flooring, Wolf and Sub-Zero kitchens, Kohler and Grohe plumbing fixtures, heated bathroom floors and steam showers. A well curated furnishings package is available including turnkey accessories.

ABOUT THE DEVELOPER

Limelight Ketchum is being developed by Aspen Skiing Company, in their first project outside of the Aspen Snowmass area. They were attracted to Ketchum because the two towns share a common beginning as mining boomtowns, which withered to sheep and potato farm communities before becoming star-studded ski resorts. Limelight Aspen has become a vital part of the Aspen community, and Aspen Skiing Company hopes to do the same for Ketchum/Sun Valley.



The Little Nell Hotel in Aspen

Aspen Skiing Company is consistently ranked among the Best Places to Work by *Outside* magazine, and the company encourages its employees to give back to the community through employee philanthropy funds dedicated to that purpose.

Aspen Skiing Company entered the hospitality world at the top, with the building of The Little Nell hotel at Aspen Mountain in 1989. That luxury property has been successful from its first day, and that legendary property has given management daily lessons in guest relations and economics. ASC has also developed many on-mountain restaurants and amenities, all with a commitment to green and sustainable building and operations, and has been the recipient of many accolades and awards. In everything they do, Aspen Skiing Company puts the guest experience first.

ABOUT THE DESIGN/BUILD TEAM

Callison is an architecture and design firm with a vision to be a leader in the design of built environments worldwide. With 11 offices and a global presence, Callison builds more than buildings — creating brands and places, big and small, that people seek out and remember, that define and sustain the communities and businesses they serve, and that respect the earth. In their 40 years of designing some of the world's most stunning properties, they have become legendary for the passion, curiosity, and integrity that they bring to every job.

McAlvain Group of Companies, Inc., is a third-generation family-owned construction firm headquartered in Boise, Idaho. Since 1980, McAlvain has provided design build, construction management, and general contracting services throughout the western United States, with particular expertise in complicated structures of exacting requirements. McAlvain employs approximately 150 full-time employees including skilled certified craftspersons, superintendents and foremen, project managers, accounting personnel, field engineers, safety personnel, estimators, and cost control engineers.

Rowland+Broughton is a Colorado-based architecture, urban design, and interior design firm with studios in Aspen and Denver that serve as basecamps for regional, national, and international work. The team is made up of AIA licensed architects, ASID interior designers, thinkers, and innovators, all of whom value leadership, sustainability, service, and excellence. As an award-winning firm, R+B takes their industry leadership position seriously by serving on city commissions, non-profit boards, and professional associations and committees. They are stewards on behalf of their clients, the environment, and sustainable design.





GETTING TO + FROM SUN VALLEY

Ketchum/Sun Valley can be reached by daily direct flights from Denver, Los Angeles, Seattle, San Francisco, and Salt Lake City during winter and summer high seasons, with reduced service in late spring and fall. Flights arrive at Friedman Memorial Airport (SUN) 12 miles south of town in Hailey, Idaho.

IN THE HEART OF KETCHUM

Limelight Ketchum sits right on Main Street Ketchum, in the heart of downtown. It's an easy walk to all the restaurants, bars, shops, and galleries of town, and convenient to transportation to Bald Mountain and Dollar Mountain. Limelight Ketchum provides guests with airport shuttles and other transportation — and we provide townie bikes to make getting around even more convenient.

