

OWNER
Harriman Ketchum Hotel

ARCHITECT/S
Hornberger + Worstell

PROJECT TYPE/S
Ground-Up

SELF-PERFORM SCOPE/S
Structural Concrete, Structural Wood Framing, Shoring & Formwork, Exterior Façade Systems, Metal Framing/Drywall, Insulation, Fireproofing, Flooring

SIZE
148,773

LEVELS
7

UNITS
73 (Hotel) 12 (Multifamily Condominium)

STALLS
105

KETCHUM, ID

The Observatory Sun Valley, A Viceroy Resort

A luxury alpine retreat combining 73 guest suites, 12 resort residences, year-round amenities, and a signature rooftop observatory overlooking Sun Valley.

The Observatory Sun Valley, A Viceroy Resort is a 148,773-square-foot luxury hospitality destination along Trail Creek in Ketchum, Idaho. The four-story, Type II-A mixed-use development integrates 73 guest suites and 12 for-sale resort residences, with three below-grade levels accommodating 105 vehicles through a mechanical parking system.

The hospitality program centers around a 3,500-square-foot restaurant and bar led by chef Charlie Palmer, complemented by a bakery, ski lounge, spa, fitness facilities, retail, and meeting and event spaces. A rooftop observatory offers sweeping mountain views, while an outdoor pool and event terrace create opportunities for year-round gathering.

Refined interiors and extensive back-of-house facilities support both hotel operations and residential living. Situated on a constrained alpine site, the project requires careful sequencing around terrain, seasonal weather, and limited access. Build Group coordinates the vertically integrated hotel, residential, assembly, retail, and parking uses, including complex life safety systems with multi-level fire protection and standpipes designed to NFPA 13 standards.