

## Cyndy King

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**From:** Amanda Breen  
**Sent:** Friday, November 15, 2024 3:33 PM  
**To:** Cyndy King  
**Cc:** Daniel Hansen  
**Subject:** Fw: First and Washington Project

Public comment

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**From:** Mark Maykranz <mmaykranz@hotmail.com>  
**Sent:** Friday, November 15, 2024 2:55 PM  
**To:** Spencer Cordovano <SCordovano@ketchumidaho.org>; Amanda Breen <ABreen@ketchumidaho.org>; Tripp Hutchinson <thutchinson@ketchumidaho.org>; chamilton@ketchum.org <chamilton@ketchum.org>  
**Subject:** Re: First and Washington Project

Could one of you guys please advance this email to Courtney. I don't have her email.

Thanks,  
Mark  
Sent from my iPhone

On Nov 15, 2024, at 1:47 PM, Mark Maykranz <mmaykranz@hotmail.com> wrote:

Council Members:

Quite a number of people have been asking me to share my opinion with Council on the First and Washington project now that there are parking proposals on the table. Accordingly, for what it is worth, I will share some of my thinking.

I am glad to see that parking structure options were exercised along with some cost information for F and W because, based on my many years of experience in the real estate and construction business (and my educational background), I think the highest and best use for F and W, in terms of the Town's needs, is a parking structure. That said, I do not think the town should embark on a structure at this time, but instead, have the F and W location in the hopper for additional parking needs down the road. As well, the Town would be smart to start a sinking fund for construction of such a structure.

Placing affordable housing in a small town's commercial core is bold, risky, and very expensive. Were Ketchum a medium sized City, it could make sense, but we are a small town of 3,500 people and our small town has a small commercial core with very limited parking. I suggest that you not seek to ameliorate one problem by exasperating a number of others. Many savvy members of the Ketchum business community are advising against this approach, and I agree with them.

First and Washington is a very expensive location for housing of any type. The Town of Ketchum is not a developer, but is behaving like one, and at the same time is not listening to the members of the community who have real estate skills. The Town is writhing over the path that we are on. Please remember that getting a grant for 2.5 million for housing at that location is not a valid reason to do dumb things. That site will chew up and spit out the 2.5 in record time. Other site options will build out for less money even without the benefit of a 2.5 million grant.

Workforce housing is very important. It should be properly located, right sized, and be financially digestible by our small town. It also must have abundant parking. My suggestion is that you take the extra funds and purchase the Albertson's property. If they do not agree to sell it, then use the powers of eminent domain and take it. The Albertson's site would be very well received by the community -no more writhing.

I suggest that the council members have the humility and maturity to change directions, and instead of pursuing housing at F and W, do so at Albertson's. The parking analysis you have just performed militates in favor of this approach. I think the community would be proud of you as a group.

Sincerely,  
Mark Maykranz

Although we are not fulltime residents, we have owned our home in Ketchum for 20 years and spend as much time here as possible.

We came here because of the charming authenticity of the community, the breathtaking natural scenery, the laid back relaxed scene and the high octane sports environment

Lately we have been feeling concerned about all the changes simultaneously taking place in our little town. While we all agree that affordable housing is a MUST...for the obvious reasons.....we also recognize that establishing enough of it will impact our town in positive as well as in negative ways.

Affordable housing needs to serve its main purpose... which is to provide housing for essential workers for businesses, restaurants, hospitals, schools... all of which are fundamental to the life of our town. It also needs to be located in areas where those workers will want to live which isn't always in the town center.

It is essential that we also consider the impact of that housing especially when looking at parking. Most people own and need a car. Bicycles are useless in December. Building apartments with too few parking spaces is a mistake, taking away so much street parking is a mistake, not providing designated parking for shoppers and restaurant also is a mistake.

Before we jump into taking away the Washington street parking and adding another 'affordable housing' complex

We need to consider all the ramifications for the town.  
We don't need to go through with a plan just because it seemed like a good idea...when now we realize it is not !!

Should the city instead consider selling expensive downtown lots and use the money to build affordable housing in the industrial area which would be near the schools thus attracting families and putting less pressure on limited downtown parking.

With so many other critical items to consider....such as the forest service park, the lift tower lodge, the town square, covered bus stops....I feel we need more input from the small business owners and from the community at large who live here in order to form a unified plan going forward.

Ketchum's unique character is at stake and we can't afford to make mistakes just because we were in a hurry to solve a problem.

Thank you  
Janet Nathanail  
Ketchum

**Cyndy King**

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**From:** Sheila Moriarty <moriarty.she@gmail.com>  
**Sent:** Monday, November 18, 2024 11:12 AM  
**To:** Participate; Participate  
**Subject:** City Council / KURA 11/18 Public Comment

**Sheila Moriarty**

Ketchum, ID  
11/18/2024

**Ketchum City Council & Ketchum Urban Renewal Agency**

Dear Members of the City Council/KURA,

I am writing to express my support for the proposed affordable housing project in the downtown core, overseen by KURA. This project is an essential step toward addressing our community's critical need for housing across diverse income categories, and I believe the benefits far outweigh any concerns over public parking.

While the development will result in the loss of a parking lot currently utilized by residents and visitors, I appreciate that the proposal includes dedicated tenant parking, which is sufficient for the needs of this project. Additionally, the city has conducted parking studies that show ample parking availability still exists throughout town, even if it may require adjustments to less central locations. This development balances practicality with reasonable compromise that reflects thoughtful planning.

Furthermore, alternative approaches to parking requirements and future development can and should be explored over time as our city continues to grow and evolve. However, delaying this crucial project over parking concerns would be an irreconcilable disservice to our community. The benefits of this housing project, particularly in meeting the demand for diverse income-category housing, are too significant to postpone.

I urge the deciding entities to take a forward-thinking approach, approving this project while considering longer-term solutions for parking as needed. Housing is a foundation for intentional community growth, and this project represents a major opportunity to address our current housing challenges.

Sincerely,

Sheila Moriarty

c: 402.490.9793