



## Ketchum Urban Renewal Agency

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P.O. Box 2315 | 191 5<sup>th</sup> Street | Ketchum, ID 83340

May 11, 2026

Chair and Commissioners  
Ketchum Urban Renewal Agency  
Ketchum, Idaho

### Update on YMCA Public Parking

#### Introduction

- At the April 16<sup>th</sup> joint meeting, the Board and City Council affirmed Option One was the preferred future parking layout
- Staff will present the final design concept to ensure previous issues were addressed prior to the design team completing the detailed design
- Staff has completed an updated construction cost estimate which has concluded the following:
  - Temp Installation: \$ 15,000
  - Lewis Street parking lot: \$140,166
  - Saddle Road on-street: \$150,868
  - Contingency: \$ 43,966
  - Total \$350,000

#### History/Background

- A revised parking agreement was executed between the City and YMCA in 2019 associated with the construction of the new fire station and the long-term land lease with the YMCA.
- Under the agreement, the City is obliged to provide 150 parking spaces (on-site) and 50 (adjacent) when the YMCA's expansion is completed.
- It is important to note that the URA Board instructed staff to work with the YMCA design team to determine the additional costs should the newly expanded facility be constructed on podium to enable tuck-under parking. The additional costs would range from \$3-5 million. Staff would recommend moving forward with an alternate approach.
- The YMCA is scheduled to appear in front of Planning & Zoning Commission in May for Design Review. They have indicated they intend to start their expansion project late summer of 2026. Should City Council and URA approve the new parking plan, temporary parking measures could be instituted to accommodate this schedule

and complete permanent installation in 2027 or when it would work best with YMCA construction.

#### Financial Requirement/Impact

The URA has budgeted \$800,000 for the project. With the reduced construction estimate, staff is proposing to utilize a portion of the budget savings towards the First & Washington power undergrounding project.

#### Attachments:

1. Revised parking plan with landscaping and placemaking enhancements





LEGEND

- 1 22 stalls at 60° with new paving and curb and gutter
- 2 7 parallel parking stalls with new paving
- 3 Lanes realigned and narrowed to 11.5' at pedestrian crossing
- 4 BCRD Trail crossing realigned
- 5 Potential for a raised table top at crossing
- 6 Sculpture to remain as is in native grasses
- 7 Area for additional historic artifact
- 8 Relocated YMCA Sign
- 9 Maintain existing trees
- 10 Landscape repair, elemination of 'cow paths'
- 11 Informal tree cluster
- 12 New evergreen trees at 30' o.c. in continuous 6' wide planter
- 13 Plaza with seating
- 14 Buffer planting
- 15 Existing YMCA lawn to remain
- 16 Stripped pedestrian parking lot access
- 17 Flush concrete walkway from satellite parking lot
- 18 Sattelite parking lot
- 19 Existing asphalt edge to be removed
- 20 Existing concrete path to be removed
- 21 Extend fire lane pavers and add mountable curb, with removable bollards