

Andrea Chatterton

From: Lisa Enourato
Sent: Wednesday, February 19, 2025 11:30 AM
To: Andrea Chatterton; Trent Donat; Jade Riley
Subject: FW: Comments for Traffic Authority Meeting on 2/20:

Public comment for tomorrow's Traffic Authority meeting. Thank you.

LISA ENOURATO | CITY OF KETCHUM

P.O. Box 2315 | 191 Fifth St. W. | Ketchum, ID 83340
c: 208.720.9766

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From: Liz Roquet <lroquet@lizzysfreshcoffee.com>
Sent: Wednesday, February 19, 2025 10:45 AM
To: Lisa Enourato <LEnourato@ketchumidaho.org>; Participate <participate@ketchumidaho.org>
Cc: 'Info' <info@engelassociates.com>; 'Jeremy Lange' <jeremy@engelassociates.com>
Subject: Comments for Traffic Authority Meeting on 2/20:

Hi Lisa,

Please see below my comments for inclusion in tomorrow's Traffic Authority Meeting regarding Agenda Item #6: Discussion on Potential 10th Street Parking Changes.

As a business owner in the 10th Street area for over 16 years—10 years in Northtown Center and 6 years in 10th Street Center—I am writing to express my strong support for the proposed parking changes.

Specifically, designating the approximately six parking spots on the northeast (top of the hill) area as **daytime parking only** will help alleviate a little bit of the ongoing parking shortage for employees of all businesses in the area, including Lizzy's. In recent years, much of 10th Street has been dominated by overnight and long-term parking, further limiting available spaces during business hours.

Businesses in the 10th Street Center face a unique challenge, as we are essentially on a parking island at the north end of town. Demand for parking in the area comes from multiple sources, including Knob Hill Inn, 10th Street Center (which houses 11 businesses on the upper level of Highway 75—not to mention the multiple lower-level businesses), Ketchum Auto, and Intermountain Construction work crews—especially in the summer. Unlike businesses in Ketchum's core, which have adjacent blocks to accommodate overflow parking, we have no additional reasonable locations for parking nearby.

Additionally, I encourage the City of Ketchum to explore options for additional public parking along Highway 75 in front of the 10th Street Center, Northtown Center, or even near the Cemetery to further support businesses in this area.

Thank you for your time and consideration.

Kind Regards, Liz

Liz Roquet
lroquet@lizzysfreshcoffee.com



Hi Lisa,

Thanks for the update. I can plan to attend, but I believe that is' most valuable if, in addition, someone from Engel Associates could be there to talk on behalf of the entire building.

I don't think I'm the right representative for that, but I can contribute my perspective as it impacts my business alongside my neighbors.

Jeremy Lange – nice to meet you and will you be planning to attend the meeting? Let me know if you want to chat ahead or if Matt has you fully briefed on the status already.

Kind Regards, Liz

Liz Roquet
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Hi Liz. I finally have some information to share with you. The city has been struggling with the parking situation around Ketchum Auto for quite some time. After some internal discussions, the city is going to present an option to the Traffic Authority at its meeting on Thursday, December 19, at 9 a.m. in City Hall. This is probably your busiest time but we are hoping you can attend and present your frustrations to the committee in person.

One of the items to be presented is to change the parking at the east end of 10th Street (from the entrance to 10th Street Center to the highway) from long term to no overnight parking. This way, there should be parking available in the early morning hours. In addition, winter parking regulations will continue to be enforced to keep anyone from parking overnight between November 1 and May 1. This may be difficult since we have been allowing overnight parking in the winter except when snow maintenance will be occurring. I'm sure this will be part of the discussion at the meeting. It is my understanding that the Community Service Officers have been monitoring the area to ensure there is no parking beyond the 7-day limitation.

It would be great if you could attend so that the committee could hear the concerns over this issue from a business owner, rather than just city staff. If you can't attend, perhaps a representative from Engel Associates could attend on behalf of all of the businesses located in the 10th Street Center.

Please let me know if you are able to attend. I will provide an update if not.

Thanks so much for your patience.

Lisa

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From: Matt Engel <matt@englassociates.com>

Sent: Friday, November 8, 2024 2:23 PM

To: Liz Roquet <lroquet@lizzysfreshcoffee.com>; Lisa Enourato <LEnourato@ketchumidaho.org>

Cc: Info <info@englassociates.com>

Subject: RE: Upcoming Project Main Street Phases

Hi Liz:

Thanks for copying me on your email to Lisa. I was just commenting to other owners at 10th Street about impactful Ketchum Automotive is to the parking around 10th Street. Sometimes it looks like a parking lot with cars encroaching into the right of way, not to mention the issues you raised.

Lisa has been great about being proactive with getting information out about the planned Main Street Work for this coming spring and summer of 2025. I am sure she is planning more information dissemination and potential meetings to discuss.

P.S. Best for all future email to use info@englassociates.com. I will be stepping back from an active role in the business at the end of this year. Thanks again!

Matt Engel

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From: Liz Roquet <lroquet@lizzysfreshcoffee.com>
Sent: Friday, November 8, 2024 1:45 PM
To: 'Lisa Enourato' <LEnourato@ketchumidaho.org>
Cc: Matt Engel <matt@engelassociates.com>
Subject: RE: Upcoming Project Main Street Phases

Hi Lisa,
CC Matt Engel (Building management)

Thanks for the info, and reaching out proactively. It's much appreciated.

The construction will definitely have a significant impact to parking for all businesses here at the 10th St Center.

Currently, all 10th St building businesses have staff and customer overflow parking across at Knob Hill (about 8 spots) or on Highway 75 (about 4 spots).

We have had a **growing parking challenge** here at the center due to businesses with higher volume of staff and customers. It's do-able, but it's getting tough, and it will be a major issue during construction without the Hwy 75 parking. Lack of parking will certainly negatively impact my business and others in the center.

Solution? For parking during this construction, and honestly ASAP, we need to see the 10th St and Leadville Ave street parking freed up. Basically, Ketchum Automotive dominates almost all of that parking with tons of all day and/or overnight vehicles parked (there are at least 12 street parking spots used daily/overnight by this operation). As an example, I get to work at 6:30 am. When I arrive, the center's parking lot is completely empty, but the road parking on 10th St is completely full with cars that have been parked there overnight. The result is that neither I, nor my staff that arrives at 7am can park on that street. There is just nowhere else to go for public parking as everything else around us is private property.

I get that all businesses are trying to do their work, and Ketchum Auto is no exception. However, are there any parking rules and guidelines as to this single business using nearly all this parking all the time? At the very least, we need to revise this through construction, but as I said, I'd like to see a forward looking solution on 10th St and Leadville Ave to free up some daily public parking.

Please let me know your thoughts and how we might gain more parking to offset the blockage on Hwy 75 for both the construction period and current demand.

Thanks, Liz

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From: Lisa Enourato <LEnourato@ketchumidaho.org>
Sent: Thursday, October 10, 2024 1:49 PM
Subject: Upcoming Project Main Street Phases

Hello.

I am writing to share important updates regarding the final phases of Project Main Street, scheduled from early spring through July 2025, as they will affect the Tenth Street Industrial Center. Attached is the preliminary plan for the road closure and detour route.

The first phase involves work on Main Street and Highway 75 between 4th Street and just north of 6th Street. The work in this section is less extensive than the area between River and 4th Streets, with fewer drainage issues, only one traffic light, and minimal sidewalk work. A key focus will be reconstructing the 6th/Main/Warm Springs intersection to improve vehicle movement and enhance pedestrian safety. Additionally, a 10-foot multi-use pathway will be constructed on the east side of the highway, starting at the corner of 6th and Main.

After a summer pause, the second and final phase will begin after Labor Day. This phase will continue north on Highway 75 to at least 10th Street, with the hope of extending up to Saddle Road. Completing this section now will allow us to avoid waiting for ITD's scheduled work in 2028. This phase will be completed by October 15, 2025.

Throughout the project, access to your building and parking lot will be maintained at all times. The city will install signs along the detour route to help your customers find your business, and we'll also maintain a strong social media presence with maps and business promotion. Additionally, our coupon program will be available to encourage customers to continue visiting your business during construction.

I will be keeping in touch with you as plans progress to advise you on schedule and project updates. I am also available to meet with you to go over any questions or concerns you may have at this point and to gather input you may have for the city to consider in implementing the detour. You can reach me via email or on my cell phone listed below.

Thank you for your understanding and cooperation.

Lisa

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