

Cyndy King

From: Annie Nelson <nemson@gmail.com>
Sent: Tuesday, November 26, 2024 2:03 PM
To: Amanda Breen; Courtney Hamilton; Participate; Neil Bradshaw
Subject: Locals Beyond Frustrated with Bradshaw, Hamilton and Breen

Dear Mayor Bradshaw & Councilmembers Hamilton and Breen,

I periodically read Perry Boyle's substack "The Ketchum Sun" because I truly appreciate his tireless efforts to preserve what's left of Ketchum. He speaks for locals' ever-deepening concerns over what you're doing to this town. I suggest tuning in to read all the comments on his posts. Ketchum locals, including small business owners, wonder what on earth can be done to stop you. People are beyond frustrated with the fact that you are **working solely for developers** and not actually for the public interest. Curious, are any of you getting financial kickbacks? I would love your answers for the public record. Could you please publicly respond to this question in your next council meeting?

Please see Perry's post today which nicely sums up local sentiment:



The Ketchum Sun

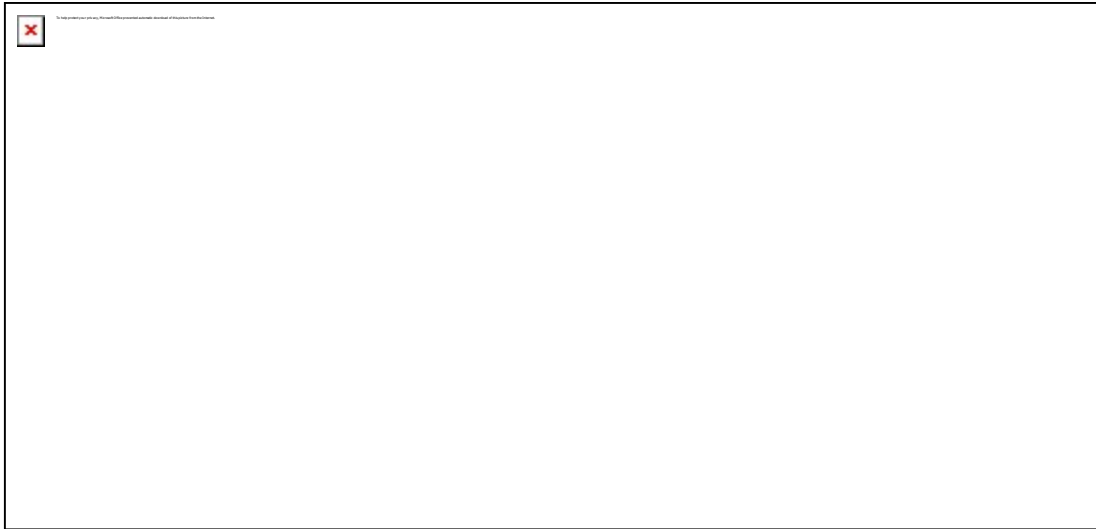
Issue #51: Ketchum Council Should Trial Run Before they Permanently Eliminate Lot

Isn't that basic common sense?

PERRY BOYLE
NOV 26



READ IN APP 



When you can try before you buy, for free, shouldn't you do that? Especially if you will spend tens of millions of your constituent's resources on something they have been loud and clear that they don't want?

Here is a way for the Ketchum Council to legitimate their decision to permanently eliminate parking with a value of over \$8mm at the Washington Lot to build a four-story, lot-line-to-lot-line housing project that will require public services but will add zero to Ketchum's tax base.¹

The F3c! You to Ketchum's Business Community

On November 18, the controlling votes on the Ketchum City Council (the Troika of Bradshaw/Breen/Hamilton) informed the public that the originally proposed Washington Lot development, without the parking requested by Ketchum's business community, would proceed as planned.

Mr. Hutchinson and Mr. Cordovano objected, but the Troika rules Ketchum with an iron grip. The meeting was packed with people opposed to the project. Only two people spoke in favor—one who lives in public housing in Ketchum and a non-resident who described herself as a "tourist."² The meeting was held at the request of the Ketchum Business Advisory Council (KBAC), comprised of local businesses. They presented a petition of over 2,000 signatures opposing the Troika's plan. It was ignored. Unacknowledged.

The Troika's decision will permanently eliminate 65 parking spots, which have a value of over \$8 mm, based on the lowest KURA number for building a parking space. The Troika has no plan to replace the parking elsewhere in Ketchum and has already eliminated 27 downtown spots worth \$3.3mm with the Mayor's Main Street Project.

Will The Troika Put Their Money Where Their Mouth Is?

The City staff position, frequently repeated by Troika members, is that Ketchum has more parking than any other mountain resort city. Why do they always justify their actions by comparing us to places we don't want to be?³ Why are they so hellbent on turning Ketchum into Aspen? But more importantly, **if they don't think parking has value, why don't they test it?**

This winter, just close off the Washington Lot. Don't let anyone park on it. No one. Not the public. Not workers sleeping in campers. Not construction staging work. Treat it as if the new building was on it.

If the Troika is so sure that local businesses will not suffer from the loss of the parking lot, they could put up money to make the businesses whole if there is a shortfall. If the Troika is correct, this should be costless.

Then, see what happens.

The Troika Does Not Care About Locals or Local Businesses

They won't try before they make us buy because they know they are not right and do not care about us.

They do not care about local business in Ketchum in the Ketchum core.

What's the evidence? Just look at the Mayor's campaign HQ site. His developer buddy has put in a Faherty and a Johnny Was.⁴ These are national mall chain stores, not local businesses. Not a peep out of the Troika.

They don't care about local residents trying to park in the Ketchum core.

What's the evidence? Despite multiple assertions that contractors who overstay 2-hour parking in Ketchum get their permits pulled if there are three strikes on them, the City chooses not to enforce parking limits on their favorite developer—GMD. Meanwhile, local residents get to circle Atkinson's looking for a spot.



This is Part of the Troika Aspenization Program

They are on a mission to eliminate not just parking but middle-class locals and replace them with better-paying tourists. They have already gotten rid of hundreds of long-term rental units for Airbnb and are trying to get more Airbnbs in Warm Springs. They have a \$350mm+ plan to build taxpayer-funded dorms⁵ to keep wages depressed for the large tourism companies the Troika works for.⁶

Cyndy King

From: City of Ketchum Idaho <participate@ketchumidaho.org>
Sent: Tuesday, November 26, 2024 11:31 AM
To: Participate
Subject: Form submission from: Contact Us

Submitted on Tuesday, November 26, 2024 - 11:30am

Submitted by anonymous user: 184.183.112.246

Submitted values are:

First Name Patricia

Last Name Klahe

Email tklahr@cox.net

Question/Comment

The Ketchum Post Office is a complete nonfunctional mess! And has been for months! It is time for the City of Ketchum to stop and weigh in on this. It' is ridiculous!! It reflects very poorly on the town and is causing extreme frustration for thousands of residents.

Thank you for helping on this very important issue!

The results of this submission may be viewed at:

<https://www.ketchumidaho.org/node/7/submission/12526>

Cyndy King

From: Julie Johnson <jjournishme@gmail.com>
Sent: Monday, November 25, 2024 9:40 PM
To: Participate
Subject: In regards to the joint KURA/Council meeting November 18

I want to first thank the staff for the hard work done with pursuing subterranean parking coupled with the proposed affordable housing on First and Washington Ave. KBAC asked you to sharpen your pencil, dig deeper and find a solution to the lost parking in the 3rd quadrant of town.

And you got 'er done. Twenty two pages of it. Unfortunately most people could not get through those pages unaided, or at all.

The take away from the meeting of November 18 was that the uniform consensus from the audience was very negative for the urbanization of downtown Ketchum. - that should not have been a shock.

The Mayor lost his temper
Amanda Breen was angry about tax monies being spent !? Since when?
Susan Scovel had her head explode with bewilderment by the community's opposition to this project.

The question begs asking, at what point will we be heard?
Ten years ago? Eight years ago? Six years ago? Four years ago? Two years ago? (I personally was under house arrest healing a shattered shoulder, so not in the room) Nine months ago?

When exactly is the time the community will be heard? It is not fair to keep blaming us for not being heard. Read the room.

The presentation at the special KURA/Council lacked some details as to the funding solutions. This lack of information did not allow for meaningful discussion with the participants. This discussion needs to be carried on further.

Underground parking is costly. These costs will not go down as time passes. While quadrant one (Atkinson's) has a greater need for underground parking. KURA and the City will soon be creating the same need in this area. Why wait for chaos? We can plan ahead.

If the city is 'hell bent' on building out this block - no matter what, then option 6 is the only way to proceed. We deserve a redo with a deeper conversation.

Let's hammer this thing out together.
Julie Johnson

--

Nourishme & Julie Foods

Julie Johnson NTP
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Ketchum, ID 83340
208 928 7604 /fax 928 7605

Cyndy King

From: Warren Benjamin <thebenj4@gmail.com>
Sent: Friday, November 22, 2024 2:27 PM
To: Participate
Cc: Tom Nickel; Julie Johnson
Subject: Accountability

Follow Up Flag: Follow up
Flag Status: Flagged

While I couldn't attend the recent city council/KURA meeting to discuss the proposed Washington Street parking issue, I was extremely disappointed to read about the decisions and comments made.

I need to ask;

"The question of accountability has to be asked, Who are you accounted to?"

"Do you have any responsibilities to the community and local business owners on the decisions you are making?"

"What kind of trade-offs are you making in this decision process that accounts for what your constituents are saying?"

For over a year, the discussion on this issue has percolated. In the beginning, your comments ranged from "Where were you years ago when these discussions took place to "the public has a right to speak."

Well, the public is speaking.

1. I'm not sure what the exact number of petitions have been signed by our local residents asking to pause on the development, but I do know it's more than 1/2-3/4 of the local population. Shouldn't that be enough reason to consider other options for this development?
2. The local businesses of Ketchum are asking for your understanding on how desperate this year has been for local revenue. You've seen the formation of KBAC and the overwhelming business support to have city officials listen to their needs. You've even sent a city council representative to attend these meetings to obviously no avail (lip service at its worse)
3. Instead, what we get as a community is your decision to continue as is. It seems your solution to this problem is to "add a few more spaces" so each of the 66 residents have one space each. Don't these people have family and friends? Where are they supposed to park? Not to mention the displaced locals, visitors and employees?
4. Have you seen how empty Main Street looks now that the "beatification" of the Main Street Project has concluded? It looks like an abandoned downtown area where once cars and people and retail stores added to the character of our town. Now there is none of that. Show me another mountain resort town that looks abandoned like ours? Steamboat? No Telluride? No. Jackson? No. So much for the public's need and opinion to maintain the "character" of Ketchum.

Finally, while affordable housing remains high on the priority list of needs and nobody is asking to not continue with efforts to improve this situation, you seem to be ignoring what our Mayor said "the decision about a parking structure involves trade offs." I applaud and thank Trip Hutchinson for standing up and voting the way he did.

Trade offs for whom? Certainly not for a community that has voiced its opposition to not having a parking facility or parking places and certainly not for the local businesses. People like all of you that own, work and thrive on our stores to keep our town going.

Warren Benjamin
Ketchum

Cyndy King

From: Mary Rolland <sohoartist@me.com>
Sent: Tuesday, November 26, 2024 2:35 PM
To: info@ketchumura.org.
Subject: Washington /1st st parking lot

I am a commercial owner in the LI2 zoning but am also a resident in Elkhorn . Parking is a major concern for me and all of downtown Ketchum businesses. It is impossible even with this parking area still available, to find parking anywhere during the daytime.

My suggestion is to keep all the open parking on GROUND level (not underground) area for public use and build the 4 Story building with necessary columns to support 4 Stories on top of the GROUND LEVEL parking. The parking will be open meaning NOT enclosed. Charge hourly so money is collected by public use. And reserve x amount of parking for the residents.

Why hasn't this option been presented and if it has, what is estimated cost to build over (on top of / above) the open ground level parking area? Surely far less than digging 2 levels underground!

Mary Rolland
Elkhorn

Cyndy King

From: Neil Bradshaw
Sent: Tuesday, November 26, 2024 3:54 PM
To: Beth Chiodo
Cc: Participate; Amanda Breen; Courtney Hamilton; Jade Riley
Subject: Re: Feedback

Thanks for your email Beth

I would be happy to meet with you to discuss your concerns.

In particular I would like to see your data that shows that Bluebird has made the parking situation worse than when it was the city hall. I am not sure that this claim can be made.

I am sorry you don't like the Bluebird project but I can assure you that many are very supportive, not least the new residents and the employers they work for.

I truly appreciate that the work on Main Street was disruptive but I hope you think it was worth it. I am sure you understand that, due to our frigid winters, construction timing for asphalt projects have a limited window. We picked the best available time to do the work.

I would like to hear your suggestions for an alternative approach that we can take to reduce construction conflicts.

I am available to meet next week. Does next Friday work for you? 10am?

Thanks

Neil

NEIL BRADSHAW | CITY OF KETCHUM

Mayor

P.O. Box 2315 | 191 5th Street,W | Ketchum, ID 83340

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nbradshaw@ketchumidaho.org | www.ketchumidaho.org

On Nov 26, 2024, at 10:25 PM, Beth Chiodo <bajabethy@gmail.com> wrote:

Dear Mayor and City Council

I strongly opposed the Bluebird Project being built in the heart of downtown—a four-story structure that I find so unattractive I avoid passing by it altogether. Downtown already struggles with limited parking, and this project has only made the situation worse. Similarly, I am against the development of the Washington Lot, which will result in the loss of 65 much-needed parking spaces. On top of that, the Main Street repairs caused closures during the busiest time of the year, and we're now facing another summer of disruptions along with even more lost parking.

Please consider other options like listening to what local businesses and residents suggest.

Sincerely

Beth Chiodo