



ENGINEERING, REIMAGINED

ROOSEVELT CENTER PARKING STUDY AND ACCESS STRATEGIES

Red Lodge, MT

December 2022

TABLE OF CONTENTS

Table of Contents	i
Project Background	1
Scope of Study	1
Existing Conditions	1
Existing Roadway Network.....	1
Current Building Uses.....	2
On-site Parking.....	2
Off-site Parking.....	2
Developed Conditions	3
Parking Demand	3
Public Meetings	3
Recommendations	4
ADA Compliance.....	4
New Parking	4
Pedestrian Facilities	6
Loading Zones	7
Stormwater	7
Conclusion	7
References.....	8

List of Figures

Figure 1 – Existing Parking	9
Figure 2 – Landscape Plan.....	10
Figure 3 – Future Development	11
Figure 4 – Existing Conditions	12
Figure 5 – Future Parking	13

Exhibits

Appendix 1 – ADA Parking Guidelines	
Appendix 2 – City of Red Lodge Letter, November 17, 2017	
Appendix 3 – City of Red Lodge Zoning Map	
Appendix 4 – Public Meeting Notifications Attendance	
September 23, 2021 Open House Invitation and Sign In	
November 17, 2021 Open House Invitation and Sign In	
January 26, 2022 Open House Invitation and Sign in	

PROJECT BACKGROUND

Scope of Study

The purpose of this Parking and Access Strategy Study is to assist The Red Lodge Area Community Foundation (RLACF) with identifying improvements necessary to satisfy the parking and access needs of employees, tenants, and visitors while minimizing the impact on adjacent neighborhood residences and businesses, providing minimal on-site parking, and maximizing non-motorized access to the Roosevelt Center and formalizing additional American with Disabilities Act (ADA) compliant parking needs. This report was funded by the RLACF utilizing a Montana Main Street Program Grant through the Community Development Division and the Montana Office of Tourism at the Montana Department of Commerce.

RLACF emphasizes that the primary focus of the Center’s outdoor space is for art, culture, performance, reception and a community gathering place. The City of Red Lodge would like to ensure the parking and access strategies are developed and operated in accordance with the City’s Adopted Growth Policy, Active Transportation Plan and Red Lodge Wayfinding Plan and its goal to increase access to downtown using non-motorized modes of transportation.

Existing Conditions

The Roosevelt Center is located in the southern end of the historic downtown business district within the transitional commercial zone. From 1923 to 2009 the Roosevelt Center was an elementary school. The RLACF has preserved and enhanced the vacant, historical building, repurposing the building for community events, providing needed meeting space and providing outdoor art activities. The Roosevelt Center is one of the few remaining load bearing brick buildings remaining in Red Lodge.

The Roosevelt Center is located on three fourths of a city block, framed by Broadway Ave (HWY 212) on the East, 17th Street on the South, and Hauser Ave. to the West. Residences are located to the north of the parcel. The legal description of the property is Lots 2-10 of Block 35, Red Lodge First Addition. The property is zoned C-3-5 Community Entrance South. The parking within this zone is to be located to the sides and the back of the building, the Roosevelt Center has received a determination from the City of Red Lodge no general on-site parking is required, other than ADA compliant parking.

EXISTING ROADWAY NETWORK

The site is bounded by Broadway (Highway 212) on the east, 17th Street to the south, Hauser Ave. to the west and residences to the north. Highway 212 and Hauser Ave. have 70-foot-wide right of way, while 17th street has a 60 foot right of way. An alley forms the north boundary. Broadway has a curb gutter and a 5-foot-wide boulevard sidewalk. Parking is also allowed on both sides of the street. Hauser also has a curb gutter and sidewalk on the west side of the street and a curb gutter and sidewalk along the east side of the street north of the Roosevelt Center. There is no sidewalk, curb and gutter along 17th Street. Parallel parking is allowed on all of the surrounding streets. The sidewalk along these streets is in poor condition with cracking, spalling, and settlement along their lengths. ADA ramps have been recently constructed along the intersections of Broadway Ave.

CURRENT BUILDING USES

The Roosevelt Center has many available areas for hosting the numerous diverse community events of the diverse community events of Red Lodge and the surrounding area. Available spaces for holding events are the auditorium, the conference room, the arts guild annex, and outdoor space.

The Auditorium is a large space that holds community events ranging from farmers' markets to theater performances and much more. Room size is 4,944 square feet accommodating seating for up to 321 persons.

The future third floor Recital Hall has 1600 square feet of space and a stage. The capacity of this space is estimated at 50 people.

The Conference Room is 864 square feet with the capacity to seat 49 people. The space is generally utilized to host business meetings, trainings, and seminars.

The Arts Guild Annex is the smallest area available at the Roosevelt Center. It is 692 square feet and can accommodate 12 people at a time, it is primarily utilized by artist of varying mediums to gather and share their talents with the community through sip and paints, writer's workshops, performing arts classes, and more.

The largest area is the Outdoor Space at 40,912 square feet with a capacity for outdoor seating for 300 and a 1,000-person occupancy capacity. The space is utilized for outdoor stage live performances, team meetings on the lawn, and outdoor ceremonies.

ON-SITE PARKING

Available on-site parking currently totals 2 spaces as can be seen in Figure 1. There are 6 parking spaces north of the building and adjacent to the alley way, along with one signed ADA parking spaces located in the northern area of the building. Another 16 parking spaces could be utilized by converting the old concrete basketball court for additional parking. These parking spaces provide the most convenient access to the south main doors of the Roosevelt Center, tenants currently use them for loading and unloading.

OFF-SITE PARKING

For our assessment of off-site parking, we limited our assessment to parking areas adjacent to or across a street from the Roosevelt Center. These areas include parking spaces adjacent to or across from Highway 212 or along one of the city streets available around the Center. The estimated number of available parking spaces in these areas is 82 spaces as seen on Figure 1.

The one on-site ADA parking space is located on the north side of the building. The slope of this space exceeds the maximum 2% grade in any direction allowed for ADA compliant parking spaces. Furthermore, the grade of the accessible route from the parking space to the doorway, exceeds the maximum slopes allowed.

There is a sidewalk that is installed along Broadway Ave. to the building's east entrance. This is not an ADA accessible route due to two steps in front of the building's east doors and sidewalk slopes to the south entrance. There is no other ADA accessible pedestrian access to a sidewalk from a sidewalk within the public right of way, as required by ADA.

Developed Conditions

The exterior development of the Roosevelt Center is planned to utilize as much of the outdoor space as possible, see Figures 2 and 3. Plans for the outdoor space include a community garden and areas for outdoor concerts.

PARKING DEMAND

To determine the total number of parking spaces, we have used the zoning requirements for on-site parking that is required for commercial buildings constructed within the city's (C-3-5) Community Entrance South zoning district as follows:

Parking Required- 3/1000 SF of retail space

Parking Required- 1/3 seats (1 seat per 24" bench seating)

Based on this, retail space would have a parking demand of 72 spaces. The auditorium would have total parking demand of 107 spaces. Since these uses do not occur at the same time, it has been estimated peak parking demand is 107 parking spaces.

The City of Red Lodge has written a letter stating that on-site parking is not required, however the building will need to meet ADA requirements. ADA requires a certain number of parking spaces to be set aside for people with disabilities to access public spaces, to include commercial buildings. For 107 parking spaces, the total number of ADA compliant spaces required is 5 with 4 spaces being normal (eight-foot-wide parking space with five-foot-wide aisle) and one van accessible space (eight-foot-wide parking space with eight-foot-wide aisle) (See Appendix 1). ADA parking spaces must have a direct, accessible route to the main entrance of the building.

In addition, to determining the parking demand based on zoning, we also looked at how many cars are parked at the facility by inventory. The average vehicle count was 12 vehicles with a peak of 17 vehicles on a typical day with no onsite events scheduled.

Public Meetings

Three public meetings were conducted. These meetings were held on the on September 23, 2021 November 17, 2021 and January 26, 2022. Meetings were attended by building tenants and residents from the neighborhood. Among the tenant concerns was parking away from the building entrances and ensuring there is an adequate loading and unloading zone. The tenants also wanted to include a drop off area at the building's south entrance. There were also concerns about the north side of the buildings being snow and ice covered during the winter.

Neighboring residents were primarily concerned with the impact that occurred during larger events. Due to inadequate on-site parking, patrons have parked in front of driveways, forcing residents to pull cars out of driveways well before events are scheduled or leaving vehicles parked several blocks away when returning home due to vehicles parked in front of driveways. Traffic was also a concern. Evening events being held it is dark make pedestrian travel sometimes dangerous, particularly during winter weather when road and sidewalk conditions are poor.

Recommendations

ADA COMPLIANCE

Based on the parking requirements contained within the City of Red Lodge Zoning and assurances from the City of Red Lodge that on-site parking is not required, four standard and one van accessible space will be required to meet the ADA Requirements. These spaces do not have to be located adjacent to each other and can be separated between the north and south entrances to the building. Access to both doors will need improvements to meet the slope requirements for ADA accessible routes between the parking and building doors.

Furthermore, the ADA requires an accessible route from one of the building's main entrances to a sidewalk constructed within an adjacent public right of way. The boulevard sidewalk along Broadway Ave, adjacent to the Roosevelt Center meets these conditions. At least one ADA accessible route is required from the main entrance to the sidewalk in the Right of Way. See Appendix 1 for typical layouts of ADA parking.

NEW PARKING

There are several areas adjacent the Roosevelt Center where parking could be enhanced and increased. Additional parking could be developed along 17th Street, Hauser Ave and in the alley north of the building. If all these areas were developed into parking, approximately 59 offsite parking spaces and 5 ADA parking spaces could be developed on the streets adjacent to the Center. According to Red Lodge Zoning the typical dimensions of a parking space is 9 feet wide and 18 feet long. For parallel parking spaces need to be 8 feet wide.

1. 17th Street (26 Spaces, 2 ADA)

Up to 26 perpendicular or angle parking spaces and 2 ADA spaces could be added along the north side of 17th St. (see Figure 5). In order to properly develop these parking space, a 7' wide sidewalk should be added along the north side of the street. In order to ensure adequate travel lane width and parking space length, the sidewalk would need to encroach into the Roosevelt Center lot four to six feet. From the sidewalk, a vehicle route could be developed between the sidewalk and the Centers south entrance doors. Tenants could use this route for loading and unloading.

2. Hauser Avenue (11 Spaces)

A parking area could be developed along the east side of Hauser Ave. A new 7' wide sidewalk could be constructed from the intersection of 17th Street in the south, towards the north, along the outside of the Center's building and terminate at the alley. Eleven angled or perpendicular parking spaces could then be developed along the east side of Hauser Ave. Developing this parking would require the street to be widened on the west side approximately two to four feet. The widening would be required to provide adequate space for the proposed parking area and maintain adequate travel lanes, parallel parking and adequate sidewalks along the west side of the street. Hauser Ave has a 70' right of way which is an adequate right of way to accommodate the parking and sidewalk next to the center, a 24-foot travel way, parallel parking spaces and boulevard sidewalk along the west side of Hauser Ave. This is very similar to the elementary school parking area along S Oakes Ave. Landscaping islands could be added at the intersections with the alley and 17th Street. Additional landscaping islands could be installed in the parking area along

the east side of Hauser Ave. This would eliminate a couple of parking spaces but, enhance the aesthetics by breaking up the visual of a line of cars along the street.

The 2020 Capital Improvements Plan (CIP) for the City of Red Lodge has the reconstructing of a water main in Hauser Ave. scheduled for 2023. In addition, the CIP identifies the reconstruction of Hauser Ave. from Highway 212 to 15th St. The year for the street reconstruction has not been identified. The CIP recognizes the need to build complete streets that incorporate traffic lanes, pedestrian facilities, bicycle lanes, and on-street parking.

3. Northeast Parking Area

Another parking area could be located northeast of the building. This parking would be on the Roosevelt Center property. Sidewalk could be constructed along the south side of the parking area (north side of the building). This parking area is most appropriate for ADA parking spaces due to its proximity with the north entrance doors. The sidewalk would provide an accessible route from the parking area to the building doors. Approximately 20 parking spaces and 3 ADA parking spaces could be developed in this area. If the two large spruce trees were maintained, the parking spaces would be reduced by 4.

Parking could be developed on-site and south of the building; however, this would encroach onto spaces available for other outdoor uses more compatible with the Center's development strategy.

There are also several areas of opportunity for shared parking. Shared parking would reduce the number of parking spaces adjacent to the Roosevelt Center, as well as utilize existing parking areas during times they are vacant. This allows spaces to be used for other purposes by minimizing the amount of hard surfacing within the City.

The Yodeler Motel is located south of the Roosevelt Center. The parking lot for the motel appears to have spaces available most of the time. An agreement between the motel and the Roosevelt Center could be negotiated during the motel's off season. Furthermore, the Sibayne parking area on the east side of Broadway Ave., across from the Roosevelt Center, could also be utilized. The Roosevelt Center would also need to enter into an agreement with the owner of that lot.

The Elementary school located 3.5 blocks north of the Roosevelt Center has approximately 20 parking spaces that are not used when school is not in session. There is also a large asphalt parking area north of the Civic Center available for parking. The Red Lodge Active Transportation Plan (ATP) has identified the area north of the Civic Center as a space to develop parking for pedestrian access to downtown. The development of the sidewalks and parking areas in the Civic Center/Post Office Area is the first priority of the ATP. Critical to effectively utilizing these areas will be communicating to patrons for large events and providing wayfinding for people using the Roosevelt Center. A shuttle could also be operated between these areas and the Roosevelt Center.

The pedestrian access from these parking areas may require additional development. Sidewalks are spotty with not all blocks within these areas having serviceable sidewalks all the way to the Roosevelt Center. The ATP also identified the Mountain View Elementary School area sidewalk infill as the second highest priority. The Roosevelt Center is located within this area as well.

Critical to the use of these areas for pedestrians is adequate sidewalk maintenance and street lighting. During winter months especially, these sidewalks are often snow covered or slick, forcing people to utilize the street instead of the sidewalk. Lighting along these routes is also a spotty which adds to the hazards of walking in these areas. For the areas further away, shuttles should be considered to drop off people and pick them up again. New well-maintained sidewalks will also promote routine removal of snow. When moving forward with any of the outlined recommendations, the City of Red Lodge and the RLCF should consider implementing guidelines as outlined by the National Institute of Crime Prevention in their Crime Prevention Through Environmental Design (CPTED) program. Concepts include often inexpensive ways in which communities can utilize natural surveillance, territorial reinforcement, access control, and regular maintenance to not only encourage walkability and community gathering but to create/rehabilitate infrastructure that reduces the opportunity for criminal activity.

PEDESTRIAN FACILITIES

The City of Red Lodge is a walkable community. Based on a recent study completed during the development of the ATP, 18% of commute trips in Red Lodge are pedestrian trips. This is more than any other community studied in Montana. Enhanced off-site parking and improving pedestrian facilities, especially off of Broadway Ave. should increase this percentage. Furthermore, bike racks should be added at or near the building to encourage multimodal transportation to the Roosevelt Center.

The existing 5' sidewalk that connects the Central Business District to the Roosevelt Center, could be improved to a 10-foot-wide sidewalk. At that width, the sidewalk could be used for pedestrians' scooters, bicycles and skateboards as they become common. Sidewalks between the Central Business District and the Roosevelt Center should be improved. Areas that have settled or are otherwise not in good condition should be replaced. The current condition of much of the sidewalk discourages snow from being removed, which creates slip, trip and fall hazards and at times makes sidewalks impassable. Pedestrian travel between downtown and the Roosevelt Center could be further enhanced with better, CPTED guided lighting.

The lighting on the Roosevelt Campus could also be enhanced. Montana's winter season results in reduced light and sometimes complete darkness by 5pm. Adequate lighting along the pedestrian routes greatly enhances the safety and security along the route. Reducing opportunities for slips and falls and for criminal activity, encouraging more non-motorized use and activity in the area.

Another concern expressed during the development of the ATP is the "mud" boulevard. Many of the side streets have an area that is not paved between the edge of the asphalt and the curb. This area is used for parking, snow storage and stormwater. However, during the spring and summer these areas becomes muddy and discourages pedestrian crossings. Paving these areas would encourage walking on the side streets.

The ATP discusses ensuring major facilities within the area have wayfinding signs to direct people to facilities and community locations of interest. Currently no signs exist for the Roosevelt Center. Adding wayfinding signs would assist tourists to travel from the Civic Center or Downtown parking areas to the Roosevelt Center.

LOADING ZONES

To address the loading and unloading zone, there are at least two options. The first is as previously stated, utilizing an ADA access from the 17th Street; a more obvious one is along the alley north of the building. When the building was a school, this alley was used by buses to drop off and pickup students. This could now be used by tenants for loading and unloading. Another option would be to construct an access along the south side of the Auditorium to an area near the south building entrance. This would remove a couple of parking spaces and add asphalt area where this is currently programmed for green space.

STORMWATER

Most of the outlined improvements will require upgrades to the existing stormwater facilities. A recently completed Preliminary Engineering Report recommends stormwater improvements along Hauser Ave between 15th Street and 17th Street. These stormwater facilities will help any on street parking improvements that will be constructed. Unfortunately, the improvements are not scheduled to occur for several years. Any other parking improvements will need to ensure that stormwater is incorporated.

Conclusion

The Red Lodge Area Community Foundation has a very clear vision for the Roosevelt Center. Utilizing the Center for community events from food drives to vaccination clinics to outdoor concerts and a community garden; all activities that require a centralized space that is currently lacking in the community. Some of these events are very well attended and are perceived to have detrimental impact on neighboring residents. The impacts, although temporary, can be inconvenient and frustrating. Although large events have not created safety concerns, they could. With more pedestrians and increased traffic around the Roosevelt Center, pedestrian and other non-motorized transportation opportunities as well as ADA accessibility issues will continue to increase and become a barrier to full participation in the vision for the Center and for the neighborhood. Implementing at least some of the recommended improvements will mitigate these impacts.

Recommended improvements include the following:

- providing onsite ADA compliant parking
- installing parking improvements along 17th Street
- installing parking improvements along South Hauser Avenue
- installing parking areas on the north side of the building
- improve pedestrian facilities by upgrading site lighting and repairing sidewalks

Most of the improvements recommended in this report require close coordination with the City of Red Lodge and Montana Department of Transportation. Some of the improvements along Hauser Ave. should be deferred until completion of proposed water, wastewater and street improvements along that street have either been completed or incorporated into the design for those improvements. Many of these parking space estimates were completed based on available information. The specific number of spaces will need to receive approval from the City and MDT based on actual surveying and engineering.

The most immediate concern is the lack of parking that meets the ADA requirements. Parking Spaces that meet these requirements should be installed as soon as financially feasible, even if they are only temporary.

References

- Peaks to Plains Design & Alta + Design (2016), *City of Red Lodge Active Transportation Plan*, City of Red Lodge
- City of Red Lodge (2016), *City of Red Lodge Zoning Regulations*
- Great West Engineering (2020), *City of Red Lodge Capital Improvements Plan*, City of Red Lodge
- A&E Architects (2017), *Preliminary Architectural Report, Red Lodge, Old Roosevelt School*, Red Lodge Community Foundation
- Red Lodge Community Foundation (2020), *Roosevelt Center Parking Study and Access Strategies*, Grant application

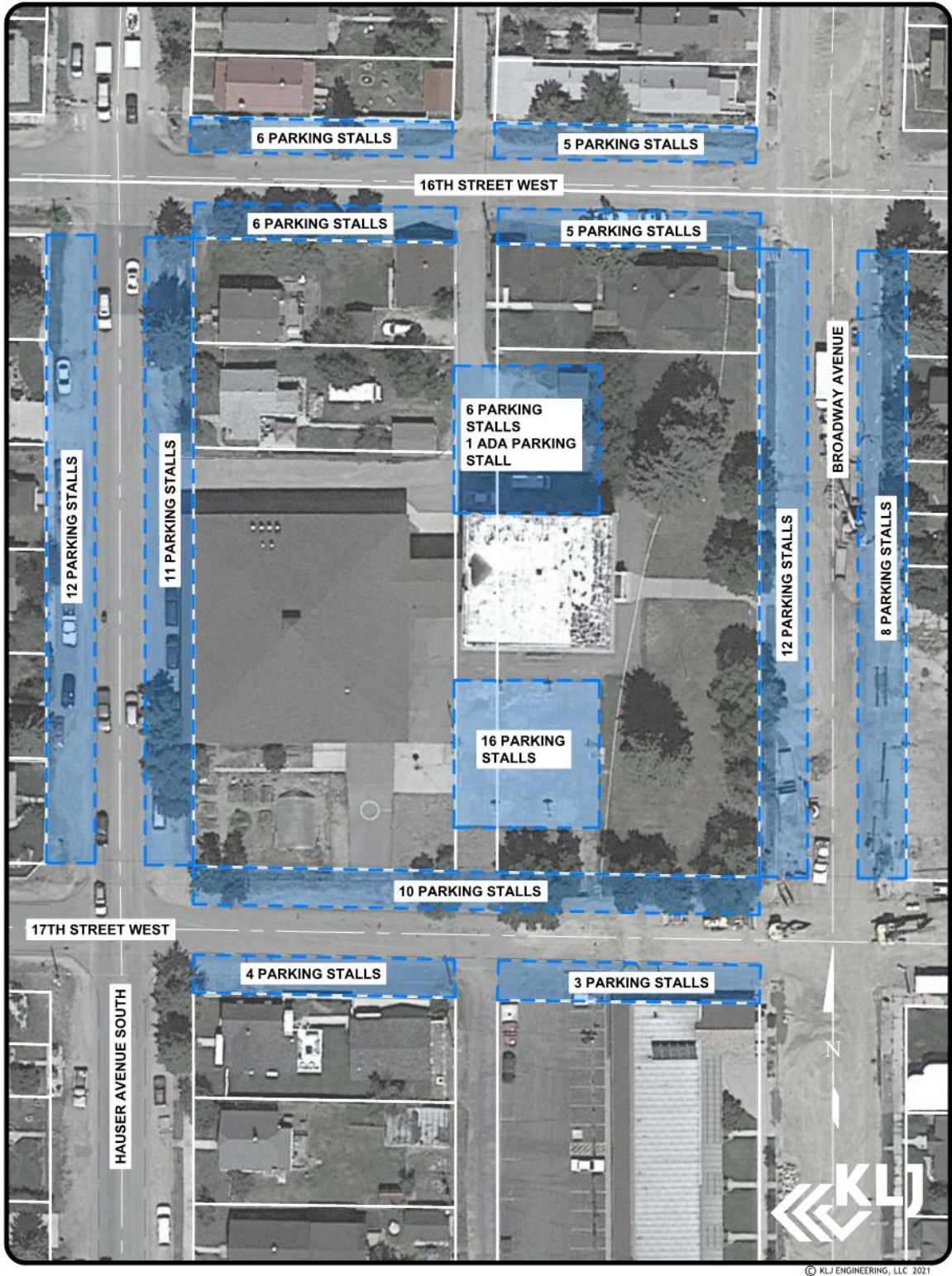


Figure 1: Existing Parking Spaces

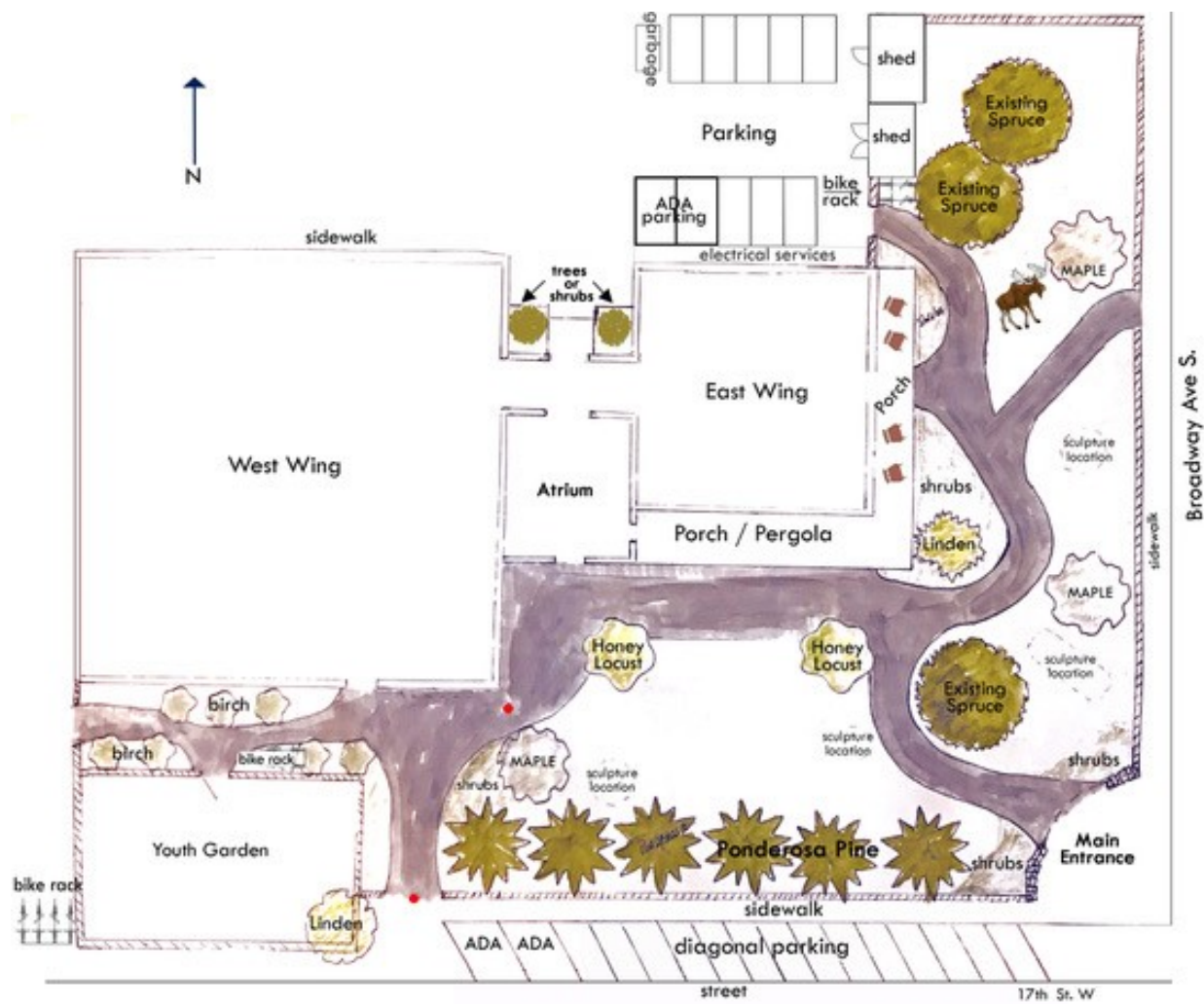


Figure 2: Landscape Plan



Figure 3: Future Development (from Preliminary Architectural Report)

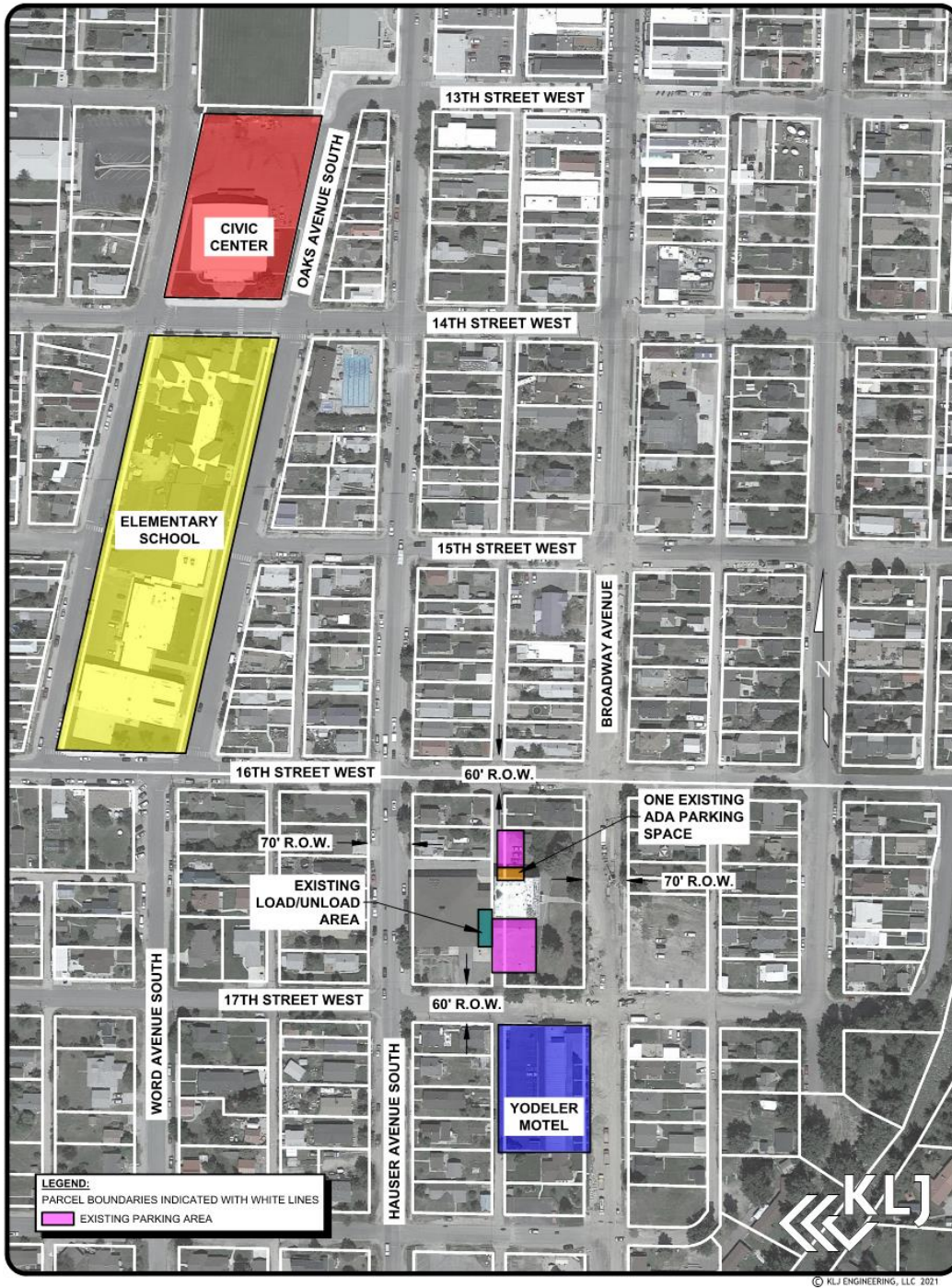


Figure 4: Existing Conditions

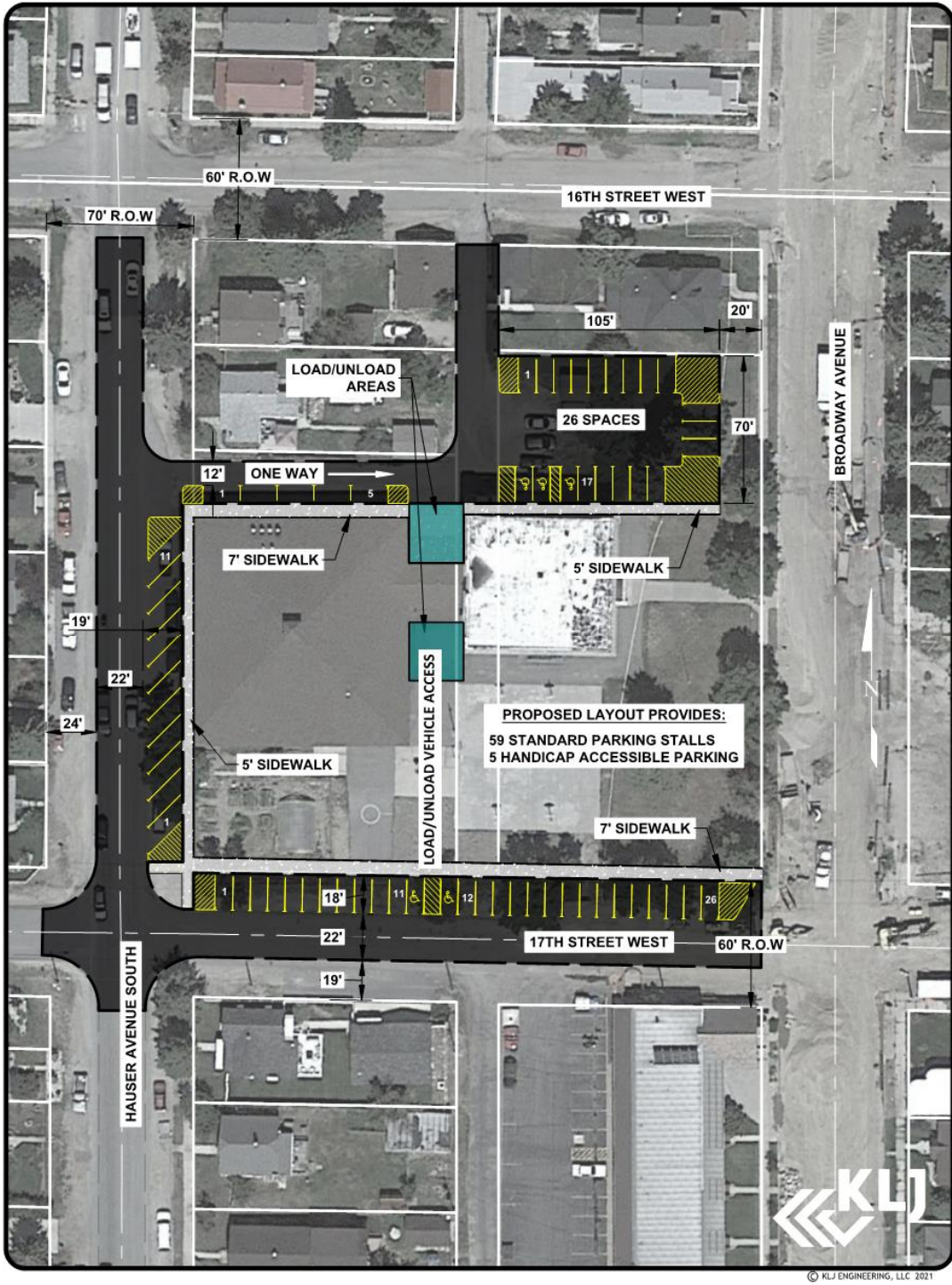


Figure 5: Possible Future Parking

Appendix 1

ADA Parking Guideline



ADA
 Design Guide

1

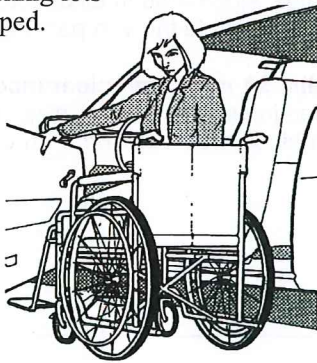
Restriping Parking Lots

Accessible Parking Spaces

When a business, State or local government agency, or other covered entity restripes a parking lot, it must provide accessible parking spaces as required by the ADA Standards for Accessible Design. Failure to do so would violate the ADA.

In addition, businesses or privately owned facilities that provide goods or services to the public have a continuing ADA obligation to remove barriers to access in existing parking lots when it is readily achievable to do so. Because restriping is relatively inexpensive, it is readily achievable in most cases.

This ADA Design Guide provides key information about how to create accessible car and van spaces and how many spaces to provide when parking lots are restriped.



Accessible Parking Spaces for Cars

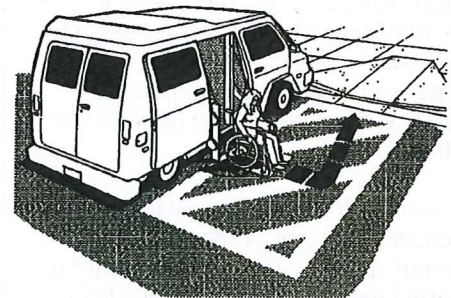
Accessible parking spaces for cars have at least a 60-inch-wide access aisle located adjacent to the designated parking space. The access aisle is just wide enough to permit a person using a wheelchair to enter or exit the car. These parking spaces are identified with a sign and located on level ground.

Van-Accessible Parking Spaces

Van-accessible parking spaces are the same as accessible parking spaces for cars except for three features needed for vans:

- a wider access aisle (96") to accommodate a wheelchair lift;
- vertical clearance to accommodate van height at the van parking space, the adjacent access aisle, and on the vehicular route to and from the van-accessible space, and
- an additional sign that identifies the parking spaces as "van accessible."

One of eight accessible parking spaces, but always at least one, must be van-accessible.



Minimum Number of Accessible Parking Spaces

ADA Standards for Accessible Design 4.1.2 (5)

Total Number of Parking spaces Provided (per lot)	Total Minimum Number of Accessible Parking Spaces (60" & 96" aisles)	Van Accessible Parking Spaces with min. 96" wide access aisle	Accessible Parking Spaces with min. 60" wide access aisle
	Column A		
1 to 25	1	1	0
26 to 50	2	1	1
51 to 75	3	1	2
76 to 100	4	1	3
101 to 150	5	1	4
151 to 200	6	1	5
201 to 300	7	1	6
301 to 400	8	1	7
401 to 500	9	2	7
501 to 1000	2% of total parking provided in each lot	1/8 of Column A*	7/8 of Column A**
1001 and over	20 plus 1 for each 100 over 1000	1/8 of Column A*	7/8 of Column A**

* one out of every 8 accessible spaces

** 7 out of every 8 accessible parking spaces

Location

Accessible parking spaces must be located on the shortest accessible route of travel to an accessible facility entrance. Where buildings have multiple accessible entrances with adjacent parking, the accessible parking spaces must be dispersed and located closest to the accessible entrances.

When accessible parking spaces are added in an existing parking lot, locate the spaces on the most level ground close to the accessible entrance. An accessible route must always be provided from the accessible parking to the accessible entrance. An accessible route never has curbs or stairs, must be at least 3-foot wide, and has a firm, stable, slip-resistant surface. The slope along the accessible route should not be greater than 1:12 in the direction of travel.

Accessible parking spaces may be clustered in one or more lots if equivalent or greater accessibility is provided in terms of distance from the accessible entrance, parking fees, and convenience. Van-accessible parking spaces located in parking garages may be clustered on one floor (to accommodate the 98-inch minimum vertical height requirement).

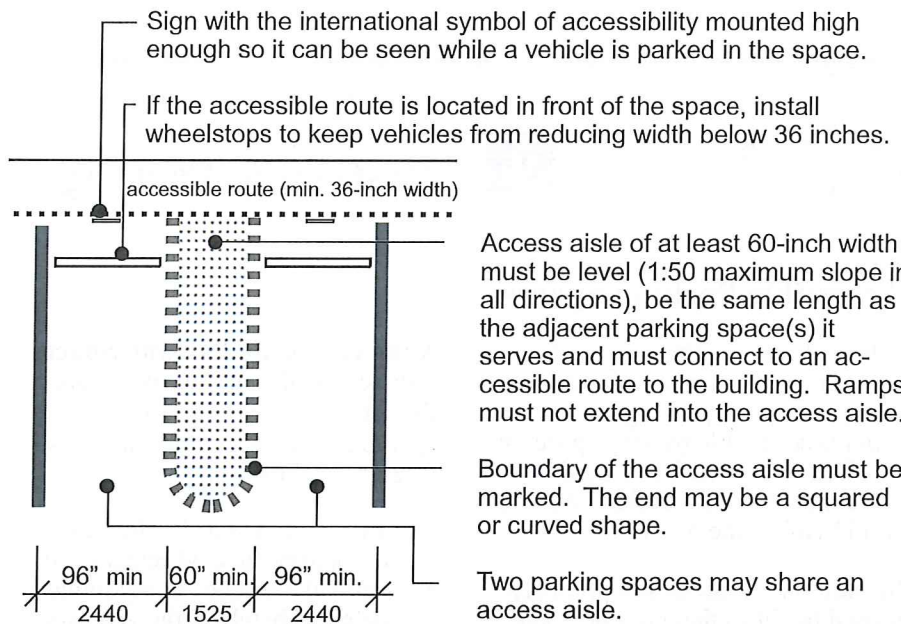
Free Technical Assistance

Answers to technical and general questions about restriping parking lots or other ADA requirements are available by telephone on weekdays. You may also order the ADA Standards for Accessible Design and other ADA publications, including regulations for private businesses or State and local governments, at any time day or night. Information about ADA-related IRS tax credits and deductions is also available from the ADA Information Line.

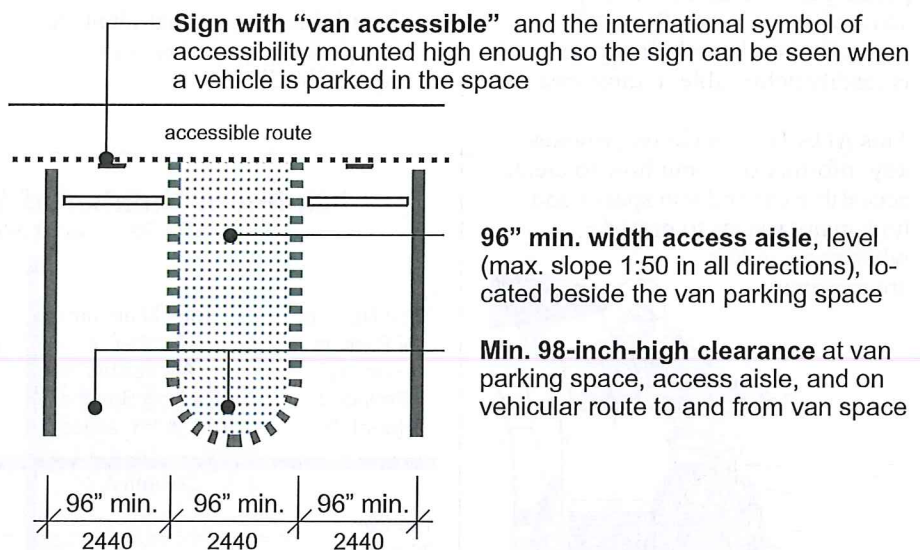
**Department of Justice
ADA Information Line**

**800-514-0301 (voice)
800-514-0383 (tty)**

Features of Accessible Parking Spaces for Cars



Three Additional Features for Van-Accessible Parking Spaces



Internet

You may also review or download information on the Department's ADA Internet site at any time. The site provides access to ADA regulations, technical assistance materials, and general ADA information. It also provides links to other Federal agencies, and updates on new ADA requirements and enforcement efforts. Internet address:
www.usdoj.gov/crt/ada/adahom1.htm

Reference:

ADA Standards for Accessible Design (28 CFR Part 36):

- § 4.1.6 Alterations;
- § 4.1.2 Accessible Sites and Exterior Facilities: New Construction, and
- § 4.1.6 Parking and Passenger Loading Zones.

Appendix 2

City of Red Lodge Letter

CITY OF RED LODGE

1 PLATT AVENUE SOUTH, P.O. BOX 9, RED LODGE, MONTANA 59068



November 17, 2017

Tracy Timmons
122 Hauser Avenue South
PO Box 1871
Red Lodge, MT 59068
via email: susanfoisy@mac.com, tracy@rlacf.org

RE: Parking at Old Roosevelt

Dear Ms. Timmons:

Thank you for your letter of November 17, 2017. You have asked about certain aspects of the City's Zoning Regulations as they may pertain to the property located at the NW corner of Broadway Ave. and 17th Street in Red Lodge, MT; also known as 519 Broadway Ave. South, which is commonly referred to as the "Old Roosevelt School."

Specifically, you have asked for a zoning determination regarding the issue of on-site parking. As the Zoning Administrator for the City, I am charged with interpreting the Regulations when questions arise as to their meaning and intent. Based upon my understanding of your request, you would like to provide parking only for the purpose of accommodating those patrons with physical disabilities; and no other on-site parking. The City Zoning Regulations Section 4.5.41 state, in part, that the purpose and intent of this Section is to establish off-street parking standards; and *...these regulations are intended to encourage the use of alternate forms of transportation throughout the community (italic emphasis added.)*

As to the first issue of on-site parking for those with physical disabilities, please note that the Zoning Regulations Section 4.5.42.C - Parking for Physical Disabilities states, in part, *...that parking lots shall provide parking for persons with physical disabilities pursuant to the currently adopted International Building Codes, and all other applicable regulations. Approval of parking plans by the City of Red Lodge does not signify that the requirements of the Americans with Disabilities Act (ADA) or Federal Fair Housing Act have been satisfied. The applicant is responsible to ensure said requirements have been met. The following contact information is provided as a customer service only, and the applicant is advised to seek legal counsel for confirmation:*

- 1. Office of the American with Disabilities Act, Civil Rights Division, U.S. Department of Justice, 950 Pennsylvania Avenue NW, Housing and Civil Enforcement Section, Washington, DC (italic emphasis added.)*
- 2. U.S. Department of Justice, 950 Pennsylvania Avenue, Civil Rights Division, Disability Rights Section, Washington, DC (italic emphasis added.)*

406.446.1606



CITYOFREDLODGE.NET

As the City Zoning Administrator, I have no objection to the use of the area north of your building to accommodate on-site parking for those with physical disabilities; however, it will be incumbent upon you to make certain that your design and field implementation is in accordance with all applicable standards as noted herein above.

Regarding your second request to have "zero" on-site parking for your general population patrons, I have reviewed the Zoning Regulations Sections 4.5.42.B, D., and E. Those sections (B. Uses Not Identified and Excess Parking, D. Change of Use, and E. Expansion) provide a broad amount of flexibility and latitude for me to analyze and address your proposal. As required, you have provided (attached) the requisite back-up and supporting information of another similar use (Missoula's Roxy Theater.) Based upon the aforementioned regulatory provisions along with the Roxy Theater information, I believe that both the spirit and intent along with the letter of the Zoning Regulations will not be diminished by the elimination of general on-site parking. Ample on-street parking in the general area surrounding the Old Roosevelt site should suffice to accommodate your programs. I would suggest that as the programs' success grows, should parking ever become problematic, that you coordinate with surrounding landowners which possess ample parking areas to enter into a parking agreement with them.

Should you have any further questions, please do not hesitate to contact me.

Sincerely



Peter A. Italiano
Community Development Director

Xc: James Caniglia



November 17, 2017

Dear Mr. Italiano,

Due to the Community Foundation's recent acquisition of Old Roosevelt School, we are seeking your approval of the parking plan for that facility under the provisions of Sections 4.5.42B, D, and E of the current City of Red Lodge Zoning Regulations. While most, if not all, of the uses planned for Old Roosevelt were uses exercised to some extent under its previous owner, some functions will be expanded and others de-emphasized. For this reason, it appears the following applies:

The applicant shall submit citations of similar, existing built uses in other jurisdictions (preferably similar to Red Lodge); and supporting documentation from the Planning, Public Works, and Law Enforcement Divisions of said jurisdiction(s). In the case of any discrepancies, the decision of the Zoning Administrator shall rule.

As a similar existing built use, we are using the Roxy Theater, at 714 South Higgins Avenue, Missoula, Montana. The Roxy is "a non-profit organization whose mission is to inspire, educate and engage diverse audiences about the natural and human worlds through cinematic and cultural events." It is home to the annual International Wildlife Film Festival, as well as a year-round media center and educational facility. Like Old Roosevelt, it is housed in a historic building. It has **zero** onsite parking. Daytime visitors in cars must park on the street. Nighttime visitors may use the lot of the senior center across the street. As you can tell from the aerial view and the description of its Planning Department, like Old Roosevelt it is located in a mixed use area of commercial, residential, and institutional establishments. As intended by Old Roosevelt, the Roxy rents out parts of its facilities for

Connecting People ~ Building Community
122 Hauser Avenue S, P.O. Box 1871, Red Lodge MT 59068

www.rlacf.org

[446-2820](tel:446-2820)

special events. Its main theater (which is generally in regular use) has 126 seats; a second theater has 119 seats, and a third has 64-75 seats. A lobby is also available for rental. (In comparison, the former gymnasium at Old Roosevelt currently seats approximately 100 when arranged with tables and chairs and a temporary stage. The old collapsible gymnasium seating has been permanently removed.)

Old Roosevelt currently has a small parking lot accessed via a paved drive on the (north) side of the building and ten to twenty spaces on the south side in an area which has doubled as an outdoor basketball court. If the parking plan is approved, the south parking will be eliminated and replaced with landscaping and a sculpture garden, in accordance with the Preliminary Architectural Report for Old Roosevelt School, which follows the requirements set forth by the Montana Department of Commerce's Community Development Block Grant Program. The smaller north lot will be maintained as handicap-accessible parking, as it is immediately adjacent to the north door of the main entrance. The planned landscaping and sculpture garden on the south side will provide a much-improved view coming down Broadway from the south, which will be consistent with the goals of the C-3-S community entrance zoning.

Since Old Roosevelt is several blocks away from the densest part of the business district, there is normally very little demand for the on-street parking available on Broadway near the building except when an event is underway. When the school had special events there in the past (dance recitals, workshops, plays, and concerts) parking was observed to be adequate. This has also been the case during several events held there since the RLACF acquired the building. These events included several performances of Sleepy Hollow as well as the Fun Run Awards Dinner and the Montana Developers Association Conference. Besides on-street parking on Broadway, there are normally available spaces on 17th Street on the south and 16th on the north. Immediately adjacent to the west side of the building are a few spaces. While many residents in the immediate area on Hauser utilize parking on the street in front of their houses, from 18th to the south on Hauser all the way to Broadway, nearly all of the houses, as well as the businesses, have dedicated private off-street parking, so on-street parking is readily available there. The Yodeler motel, immediately across 17th is generally closed for several weeks in the fall and spring "shoulder seasons," and its owner Tulsa Dean agreed that Old Roosevelt patrons could be encouraged to park in their lot during those motel closures. There is public parking available at the junction of 16th Street and Oakes (1.5

blocks) at the middle and elementary schools, and this is rarely used at night. In addition, a bicycle rack(s) is scheduled to be installed at Old Roosevelt in the spring.

I would note that steering committee representatives from the CBD are strongly advocating toward minimized onsite parking at Old Roosevelt because they want to encourage the connection between the facility and the stores and restaurants a few blocks to the north. The intent of the project is to be an integral part of the community, not to be isolated from it.

Should parking become a problem as uses of the building grow, the Foundation will explore organizing shuttles from the Civic Center parking lot, and/or acquiring the (ugly) parking lot which is for sale across Broadway. There is no money to buy that lot now, but if it can be acquired in the future, the plan would be to significantly beautify it, and to have landscaping and entrances arranged so that the view from Broadway significantly enhances the community entrance.

Attached are statements from the Missoula Planning and Police Departments which support our request. At of this writing I have not received a response from two requests to Public Works, but based on the responses from the other two departments, I cannot imagine that Public Works would have any contrary views. My favorite remark is from the Planning Department (Development Services Director): "...our code compliance staff report no complaints from neighboring business or residential neighbors regarding the operation of the theater or its demand on parking. Despite significant parking limitations on the four-block long Hip Strip, it remains one of the most vibrant and desirable mixed-use (commercial, residential and institutional) areas of the city."

I hope you will agree that Old Roosevelt's lack of onsite parking will not inhibit its vibrancy, nor will it adversely affect its neighbors, and that you will officially approve its parking plan.

Sincerely,

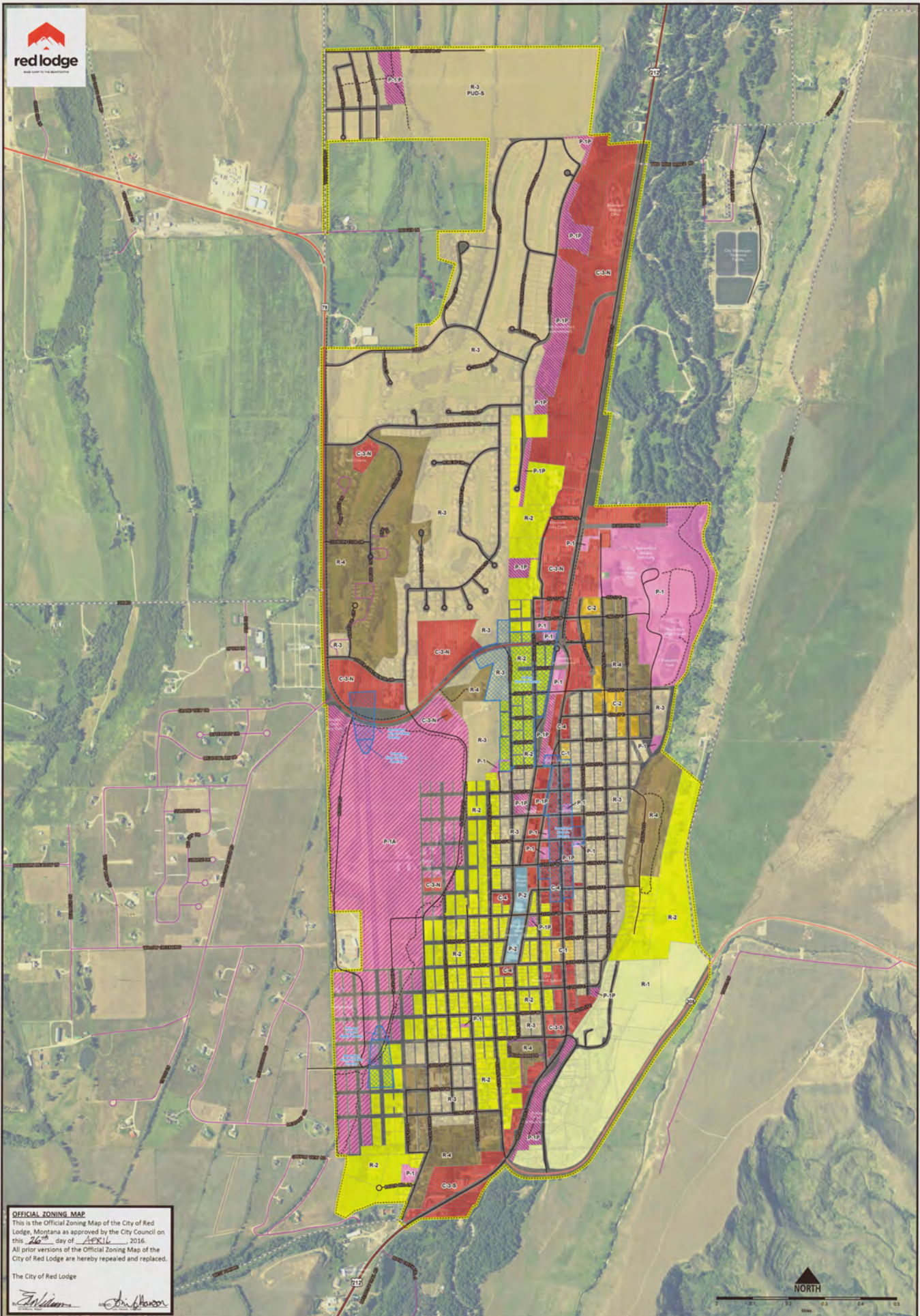
Tracy Timmons

*by Susan Hovick,
designed*

Tracy Timmons
Executive Director

Appendix 3

Zoning Map



OFFICIAL ZONING MAP
 This is the Official Zoning Map of the City of Red Lodge, Montana as approved by the City Council on this 26th day of April 2016.
 All prior versions of the Official Zoning Map of the City of Red Lodge are hereby repealed and replaced.
 The City of Red Lodge
[Signatures]



CITY OF RED LODGE
Zoning Map 9.0

- Low Density Rural Residential (R-1)
- Low Density Urban Residential (R-2)
- Commercial Mixed Use (C-2)
- Community Entrance South (C-3-S)
- Medium Density Residential (R-3)
- Community Entrance North (C-3-N)
- High Density Residential (R-4)
- Central Business (C-4)
- Central Business Transition (C-1)
- Public Use (P-1)
- Airport (P-1 A)
- Dedicated Park (P-1 P)
- Public Use (P-2)
- Right of Way

- Zoning Overlays
- City Limits
- Parcels

Map Scale
 1:7000 or 1 inch = 563 feet
 Revision Date
 April 3, 2016
 Cartographer
 Tom Kohler DBA Ranch Maps

Appendix 4

Public Meetings



Roosevelt Center Parking Lot Study Outreach

- Held first Open House September 23rd at Roosevelt Center from 5-6:30 pm
 - 9-15-21 Emailed Roosevelt Steering Committee invitation and information
 - 9-15-21 Emailed all Roosevelt tenants with invite and information
 - 9-21-21 sent Outlook calendar invitations to tenants and Roosevelt steering committee.
 - Sent reminder emails leading up to event on Sept. 23rd
 - 9-24-21 Sent tenant and Roosevelt Steering Committee follow-up email letting them know that they could email and comments, suggestions, or concerns to kat@rlacf.org.
 - Sent all responses to Matt Smith at KLJ from neighbors, tenants, and Roosevelt Steering Committee members with written comments
 - Printed 50 invitations out 2 weeks before event with contact information to submit any feedback, employee distributed on Sept. 1st.
 - 9-23-21 Distributed another 50 invitations to Roosevelt Center neighbors and businesses the day of the event.
- Held 2nd Open House Wednesday Nov. 17th from 7 pm-8 pm offered virtually and in-person meeting
 - 11.4.21 Emailed all Roosevelt Tenants and Roosevelt Center Steering Committee members with invitation to attend 2nd meeting. This time offered a virtual option for those who could not attend.
 - Printed 50 invitations 2 weeks before event to invite neighbors
 - Posted on RC Facebook page 11.4.21 and also posted on local RL Buzz FB page (with 8,000 Facebook group members).
 - November 17th Printed and distributed another 50 invitations day of the event to remind neighbors of event.
- Held Parking Study Presentation with KLJ's report findings on Wednesday, January 26th at 7 pm offered virtually and in-person meeting.
 - 1.20.22 Emailed all Roosevelt Tenants and Roosevelt Center Steering Committee members with invitation to attend the presentation of the plan. This time offered a virtual option for those who could not attend.
 - Emailed reminder on day of 1.26.22 as a reminder to all Roosevelt Tenants, and Steering Committee members.
 - Printed 50 invitations 2 weeks before event to invite neighbors
 - Posted on RC Facebook on January 20th and on Red Lodge Montucky buzz 1.20.22 (1,000 members)
 - 1.25.22 Printed and distributed another 50 invitations the day before the event to remind neighbors.
- Copies of printed invitations:



Through a grant through the Montana Department of Commerce Main Street Program, we have funding to start work on a Parking Study & Access Strategy for the Roosevelt Center. After an RFP process, KLJ was selected as firm to complete the engineering, planning and surveying for this project.

We hope you will join us:

When: Thursday, September 23rd

@ 5:00 pm

Where: Roosevelt Center

This Open House will be to obtain feedback from tenants, businesses, and residents in the neighborhood to help KLJ Engineering develop a parking concept and access strategy plan that will address the needs within the community for motorized and non-motorized parking and access for the Roosevelt Center. This includes the adjacent neighborhood and the area to the south end of the central business district at 14th Street.

The Parking Study and Access Strategies will satisfy the parking and access needs of employees, tenants, and visitors to the center, while minimizing the impact upon adjacent neighborhood residences and businesses. The plan will also provide areas for additional handicap-accessible parking needs while preserving the primary focus of indoor and outdoor spaces as a community gathering place.

Community input is vital for this project to be successful! We hope you will join us for the Open House and come with your valuable insight and ideas.

Can't make it? Email: kat@rlacf.org with feedback



Please Join Us for an Open House

Wednesday, November 17th at 7 pm

519 Broadway Ave. S

Zoom: <https://us06web.zoom.us/j/87405519940>

Through a grant through the Montana Department of Commerce Main Street Program, we have funding to start work on a Parking Study & Access Strategy for the Roosevelt Center. After an RFP process, KLJ was selected as firm to complete the engineering, planning and surveying for this project.

We hope you will join us:

**When: Wednesday, November 17th
@ 7:00 pm**

Where: Roosevelt Center

This Open House will be to obtain feedback from tenants, businesses, and residents in the neighborhood to help KLJ Engineering develop a parking concept and access strategy plan that will address the needs within the community for motorized and non-motorized parking and access for the Roosevelt Center. This includes the adjacent neighborhood and the area to the south end of the central business district at 14th Street.

The Parking Study and Access Strategies will satisfy the parking and access needs of employees, tenants, and visitors to the center, while minimizing the impact upon adjacent neighborhood residences and businesses. The plan will also provide areas for additional handicap-accessible parking needs while preserving the primary focus of indoor and outdoor spaces as a community gathering place.

Community input is vital for this project to be successful! We hope you will join us for the Open House and come with your valuable insight and ideas.

Can't make it? Email: kat@rlacf.org with feedback



Please Join Us for a Presentation!

Wednesday, January 26th at 7 pm

519 Broadway Ave. S

Zoom: <https://us06web.zoom.us/j/89359417696>

Through a grant through the Montana Department of Commerce Main Street Program, we secured funding to start work on a Parking Study & Access Strategy for the Roosevelt Center. After an RFP process, KLJ was selected as firm to complete the engineering, planning and surveying for this project.

KLJ held a series of Open Houses to obtain feedback from tenants, businesses, and residents in the neighborhood to help them develop a parking concept and access strategy plan that will address the needs within the community for motorized and non-motorized parking and access for the Roosevelt Center, including the adjacent neighborhood and the area to the south end of the central business district at 14th Street.

We invite you to attend the presentation when KLJ will present the plan and proposed solutions.

We hope you will join us:

**When: Wednesday, Jan 26th
@ 7:00 pm**

Where: Roosevelt Center

Zoom: <https://us06web.zoom.us/j/89359417696>

Can't make it? Email: kat@rlacf.org with feedback

- Posted on our Roosevelt Center’s social media:

Roosevelt Center added an event.
November 4 · 🌐



WED, NOV 17
Roosevelt Center Parking Lot Study Open House
Red Lodge
0 Went · 3 Interested


Roosevelt Center
Published by Becky Van Horn · November 17 at 10:00 AM · 🌐

Please join us for an Open House, Tonight: Wednesday, November 17th at 7:00 PM. This Open House will be to hear feedback from tenants, businesses, and residents in the neighborhood to help the Roosevelt Center develop a parking concept and access strategy plan. If you are unable to attend in person, please join us on Zoom: <https://us06web.zoom.us/j/87405519940>

See flyer below for more details! #Rooseveltcenter #rlacf #redlodgemt



Roosevelt Center added an event.
January 20 at 11:48 AM · 🌐



WED, JAN 26
Parking Lot Presentation
Red Lodge
0 Went · 1 Interested

76 People reached 2 Engagements Boost unavailable

Posted on Red Lodge Buzz, with 8,000 group members:

Kathleen Healy
November 15 at 1:18 PM · 🌐
<https://www.facebook.com/events/615565752808640?ref=newsfeed>



WED, NOV 17
Roosevelt Center Parking Lot Study Open House
Red Lodge
You like Roosevelt Center

Beth Korth, Holly Lucara and 2 others

Like Comment Share

Posted it on Red Lodge Montucky Buzz (1,000 members):

Becky Van Horn
January 20 at 11:51 AM

Through a grant through the Montana Department of Commerce Main Street Program, we secured funding to start work on a Parking Study & Access Strategy for the Roosevelt Center. After an RFP process, KJL was selected as firm to complete the engineering, planning and surveying for this project.


We hope you will join us:
Where: Wednesday, January 26th
@ 7:00 pm
Where: Roosevelt Center
519 Broadway Ave S.
Virtual connection: <https://us06gweb.zoom.us/j/89359417696>

KJL held a series of Open Houses to obtain feedback from tenants, businesses, and residents in the neighborhood to help KJL Engineering develop a parking concept and access strategy plan that will address the needs within the community for motorized and non-motorized parking and access for the Roosevelt Center. This includes the adjacent neighborhood and the area to the south end of the central business district at 14th Street.

The Parking Study and Access Strategies will satisfy the parking and access needs of employees, tenants, and visitors to the center, while minimizing the impact upon adjacent neighborhood residences and businesses. The plan will also provide areas for additional handicap-accessible parking needs while preserving the primary focus of indoor and outdoor spaces as a community gathering place.

Community input is vital for this project to be successful! We invite you to attend the presentation when KJL will present the plan and proposed solutions.

Can't make it? Email: kaj@rlacf.org with feedback.
<https://fb.me/e/5py9C5eZf>



WED, JAN 26
Parking Lot Presentation
Red Lodge
You like Roosevelt Center

Beth Korth and 6 others

Like Comment


Sign- in sheets from Parking Lot Open House on Sept. 23rd, 2021

Parking Lot Open House
Sept. 23rd, 2021 @ 5 PM

Name	Name	Email
Bill Joing	wfoisy@hotmail.com	
Susan Joing	susanfoisy@mac.com	
Sheila Johns	on file	
Nancy Danglep	on file	
Ellen Herminghaus		
Tracey Timmons	on file	
Quayt + Pat Reed		
James Caniglia	city	
Mark Schubert		
Pamela Stevens	116 S Hauser 406-425-0263	Violin teacher
Alberta Johnson		pastor
Kat Healy	on file	BLACF

Sign-in sheet from Parking Lot Study Open House #2 on November 17th, 2021


Parking Lot Study Open House #2 Nov. 17th @ 7pm



ROOSEVELT CENTER
PERFORMANCES - ARTS - CONFERENCES

First Name:	Last Name:	Phone:	Email:
Sean	Keeney	406-425-0739	sean@sk.com
Matt	Smith		mt.smith@kcr.org
Tracy	Timmons	406-425-0392	tracy@kcr.org
Susan	Keisy	426-0583	
William	Keisy	426-0550	
Janet	Peterson	406-425-3806	ja.peterson.mt@gmail.com
Narel	Hartman	406-209-1856	narel@cauliflower.com
Sue	Logan	406-446-3419	Smlogan@gmail.com
Ellen	Herminghaus	405-651-9678	
Kat	Healy	Zoom attendee	
Marvette	Labrie	Zoom attendee	
Phillip	Janet Favero	Zoom	
Dwight	Fleck	Zoom	

Sign in sheet from Parking Presentation on January 26th, 2022:



ROOSEVELT CENTER
PERFORMANCES - ARTS - CONFERENCES

First Name:	Last Name:	Phone:	Email:
Bill	Choi		woisy@hotmail.com
Debbie	Shefner		dnsenterprises@gmail.com
Carol	HARTMAN	406-209-1856	carol@cauliflower.com
Kris	Kallinen	406-694-8989	Krist.kallinen@gmail.com
Tracy	Timmons		
Sean	Keeney		
Wendy			
Paula	Favero		
Sue	Logan		
Dwight	Fleck		
Patti	Fleck		
Janet	Peterson		

Email notifications:

Fw: Yale Architecture/Tippet Rise - Tour on Thursday, September 30

Kathleen Healy <kat@rlacf.org>

Wed 9/15/2021 11:56 AM

To: blackcanary50@hotmail.com <blackcanary50@hotmail.com>; Brian Langeliers <brian@artifactconcepts.com>; Carol Hartman (hartmanfinearts@icloud.com) <hartmanfinearts@icloud.com>; Dan Bailey (bdaley@abwilderness.org) <bdaley@abwilderness.org>; drew mcmanus <alpinehighs87@gmail.com>; Elizabeth LaRowe <laroweelizabeth@gmail.com>; Ellen H <bigskyyellen@gmail.com>; Guynema Terry <guynema@gmail.com>; Gwen Williams <gwen@mountaintechadvantage.com>; Hans Howell (vikinghowell@yahoo.com) <vikinghowell@yahoo.com>; Henry Blond <henryblond@gmail.com>; Karin Solberg (rockandstarstudio@gmail.com) <rockandstarstudio@gmail.com>; Manette.rene@gmail.com <Manette.rene@gmail.com>; Melissa Gundersen <mgundersen@abwilderness.org>; Nancy Dunlap <madwomansewing@yahoo.com>; Paulette Piccin <pmpiccin@msn.com>; Rhett Smith <rsmith1234@gmail.com>; scillapris3@gmail.com <scillapris3@gmail.com>; Sean Keeney <aobomb.sk@gmail.com>; Stephen Wilcox <stephenwilcox@gmail.com>

Cc: Andrea Keeney <andrea@rlacf.org>; Schyler Allyn <Schyler@rlacf.org>

Dear Roosevelt Tenants,

On September 30th from 10-11 am 10 Yale Architecture students will be visiting the Roosevelt Center-- please see below for bit more information from Lindsey Hinmon at Tippet Rise about the project). I am hoping we can show them as many studios as we have time for since each space is so unique. Please respond via email if you will be available so that we can make a general schedule. We are excited to show off the space!

Other upcoming dates: tomorrow night, Sept 16th at 5:30 we are hosting the Chamber After Hours event-- we hope you can make it (you do not need to be a Chamber member to attend).

Thursday, September 23rd will be Red Lodge Food Distribution -- cars can start lining up at 1 pm.

The same night, Thursday Sept. 23rd, we will also be hosting an Open House at 5:00 pm with KLJ Engineering. This is the first step to the Parking Lot Study-- we invite you to attend as stakeholders and come with your input so that they can get started on designs that will incorporate feedback from tenants, Roosevelt Center Steering Committee members, neighbors, city zoning, and MDOT Hwy 212 requirements.

As always, please do not hesitate to reach out with any questions or concerns.

Kat Healy

Roosevelt Center Parking Lot Study

Kathleen Healy <kat@rlacf.org>

Wed 9/15/2021 3:31 PM

To: aj_schuyler@msn.com <aj_schuyler@msn.com>; Betty Hecker <betty@rlacf.org>; carboncountyartsguild@yahoo.com <carboncountyartsguild@yahoo.com>; danielkoselmusic@gmail.com <danielkoselmusic@gmail.com>; hobin727@gmail.com <hobin727@gmail.com>; Janet peterson <ja.peterson.mt@gmail.com>; Jo Ann Eder <joeder@mac.com>; Maryvette Labrie <maryvette@rlacf.org>; pippijeanne@yahoo.com <pippijeanne@yahoo.com>; pmpiccin@msn.com <pmpiccin@msn.com>; prerogativekitchen@gmail.com <prerogativekitchen@gmail.com>; redlodgeschoolofdance1@gmail.com <redlodgeschoolofdance1@gmail.com>; Schyler Allyn <Schyler@rlacf.org>; smlogan@q.com <smlogan@q.com>; susanfoisy@mac.com <susanfoisy@mac.com>; thomson.pat@gmail.com <thomson.pat@gmail.com>; tom@redlodgerestaurants.com <tom@redlodgerestaurants.com>; Tracy Timmons <Tracy@rlacf.org>; wfoisy@hotmail.com <wfoisy@hotmail.com>; Brian Laneliers (brian@artifactconcepts.com) <brian@artifactconcepts.com>

Cc: Matt Smith <matt.smith@kljeng.com>



Dear Roosevelt Steering Committee Members,

Through a grant through the Montana Department of Commerce Main Street Program, we have funding to start work on a Parking Study & Access Strategy for the Roosevelt Center. After an RFP process, KLJ was selected as firm to complete the engineering, planning and surveying for this project.

We hope you will join us next **Thursday, September 23rd at 5:00 pm** for an Open House to obtain feedback from tenants, businesses and residents in the neighborhood to help KLJ Engineering develop a parking concept and access strategy plan that will address the needs within the community for motorized and non-motorized parking and access for the Roosevelt Center. This includes the adjacent neighborhood and the area to the south end of the central business district at 14th Street. The Parking Study and Access Strategies will satisfy the parking and access needs of employees, tenants, and visitors to the center, while minimizing the impact upon adjacent neighborhood residences and businesses. The plan will minimize on-site physical parking and maximize non-motorized access to the Center. The plan will also provide areas for additional handicap-accessible parking needs while preserving the primary focus of indoor and outdoor spaces as a community gathering place. Community input is vital for this project to be successful! We hope you will join us for the Open House and come with your valuable insight and ideas.

As always, please do not hesitate to reach out if you have any comments, questions, or concerns. If you are unable to attend

Parking Lot Study Open House

Kathleen Healy <kat@rlacf.org>

Tue 9/21/2021 10:47 AM

To: blackcanary50@hotmail.com <blackcanary50@hotmail.com>; Brian Langeliers <brian@artifactconcepts.com>; Carol Hartman (hartmanfinearts@icloud.com) <hartmanfinearts@icloud.com>; Dan Bailey (bdaley@abwilderness.org) <bdaley@abwilderness.org>; drew mcmanus <alpinehighs87@gmail.com>; Elizabeth LaRowe <laroweelizabeth@gmail.com>; Ellen H <bigskyellen@gmail.com>; Guynema Terry <guynema@gmail.com>; Gwen Williams <gwen@mountaintechadvantage.com>; Hans Howell (vikinghowell@yahoo.com) <vikinghowell@yahoo.com>; Henry Blond <henryblond@gmail.com>; Karin Solberg (rockandstarstudio@gmail.com) <rockandstarstudio@gmail.com>; Manette.rene@gmail.com <Manette.rene@gmail.com>; Melissa Gundersen <mgundersen@abwilderness.org>; Nancy Dunlap <madwomansewing@yahoo.com>; Paulette Piccin <pmpiccin@msn.com>; Rhett Smith <rsmith1234@gmail.com>; scillapris3@gmail.com <scillapris3@gmail.com>; Sean Keeney <aobomb.sk@gmail.com>; Stephen Wilcox <stephenwilcox@gmail.com>



Re: Roosevelt Center Parking Lot Study

Kathleen Healy <kat@rlacf.org>

Fri 9/24/2021 11:18 AM

To: aj_schuyler@msn.com <aj_schuyler@msn.com>; Betty Hecker <betty@rlacf.org>; carboncountyyartsguild@yahoo.com <carboncountyyartsguild@yahoo.com>; danielkoselmusic@gmail.com <danielkoselmusic@gmail.com>; hobin727@gmail.com <hobin727@gmail.com>; Janet peterson <ja.peterson.mt@gmail.com>; Jo Ann Eder <joeder@mac.com>; Maryvette Labrie <maryvette@rlacf.org>; pippijeanne@yahoo.com <pippijeanne@yahoo.com>; pmpiccin@msn.com <pmpiccin@msn.com>; prerogativekitchen@gmail.com <prerogativekitchen@gmail.com>; redlodeschoolofdance1@gmail.com <redlodeschoolofdance1@gmail.com>; Schyler Allyn <Schyler@rlacf.org>; smlogan@q.com <smlogan@q.com>; susanfoisy@mac.com <susanfoisy@mac.com>; thomson.pat@gmail.com <thomson.pat@gmail.com>; tom@redlodgerestaurants.com <tom@redlodgerestaurants.com>; wfoisy@hotmail.com <wfoisy@hotmail.com>; Brian Laneliers (brian@artifactconcepts.com) <brian@artifactconcepts.com>

Just a quick reminder that if you missed the Parking Lot Study meeting last night, you can email me any feedback you have at kat@rlacf.org and I will pass it on to Matt Smith, the engineer at KLJ who is working on this project.

Thank you!

Kat Healy • Roosevelt Center Director

kat@rlacf.org • 406.546.0729

519 S Broadway Ave. • Red Lodge, MT 59068 • RooseveltCenterRedLodge.org



From: Kathleen Healy

Sent: Wednesday, September 15, 2021 3:31 PM

To: aj_schuyler@msn.com <aj_schuyler@msn.com>; Betty Hecker <betty@rlacf.org>; carboncountyyartsguild@yahoo.com <carboncountyyartsguild@yahoo.com>; danielkoselmusic@gmail.com <danielkoselmusic@gmail.com>; hobin727@gmail.com <hobin727@gmail.com>; Janet peterson <ja.peterson.mt@gmail.com>; Jo Ann Eder <joeder@mac.com>; Maryvette Labrie <maryvette@rlacf.org>; pippijeanne@yahoo.com <pippijeanne@yahoo.com>; pmpiccin@msn.com <pmpiccin@msn.com>; prerogativekitchen@gmail.com <prerogativekitchen@gmail.com>; redlodeschoolofdance1@gmail.com <redlodeschoolofdance1@gmail.com>; Schyler Allyn <Schyler@rlacf.org>; smlogan@q.com <smlogan@q.com>; susanfoisy@mac.com <susanfoisy@mac.com>; thomson.pat@gmail.com <thomson.pat@gmail.com>; tom@redlodgerestaurants.com <tom@redlodgerestaurants.com>; Tracy Timmons <Tracy@rlacf.org>; wfoisy@hotmail.com <wfoisy@hotmail.com>; Brian Laneliers (brian@artifactconcepts.com) <brian@artifactconcepts.com>

Parking Lot Study Feedback

Kathleen Healy <kat@rlacf.org>

Fri 9/24/2021 11:19 AM

To: blackcanary50@hotmail.com <blackcanary50@hotmail.com>; Carol Hartman (hartmanfinearts@icloud.com) <hartmanfinearts@icloud.com>; Dan Bailey (bdaley@abwilderness.org) <bdaley@abwilderness.org>; drew mcmanus <alpinehighs87@gmail.com>; Elizabeth LaRowe <laroweelizabeth@gmail.com>; Ellen H <bigskyellen@gmail.com>; Guynema Terry <guynema@gmail.com>; Gwen Williams <gwen@mountaintechadvantage.com>; Hans Howell (vikinghowell@yahoo.com) <vikinghowell@yahoo.com>; Henry Blond <henryblond@gmail.com>; Karin Solberg (rockandstarstudio@gmail.com) <rockandstarstudio@gmail.com>; Manette.rene@gmail.com <Manette.rene@gmail.com>; Melissa Gundersen <mgundersen@abwilderness.org>; Nancy Dunlap <madwomansewing@yahoo.com>; Paulette Piccin <pmpiccin@msn.com>; Rhett Smith <rsmith1234@gmail.com>; scillapris3@gmail.com <scillapris3@gmail.com>; Sean Keeney <aobomb.sk@gmail.com>; Stephen Wilcox <stephenbwilcox@gmail.com>; Theresa Whistler <theresawhistler@gmail.com>

Dear Roosevelt Tenants,

Just a quick reminder that if you missed the Parking Lot Study meeting last night, you can email me any feedback you have at kat@rlacf.org and I will pass it on to Matt Smith, the engineer at KLJ who is working on this project.

Thank you!

Kat Healy • Roosevelt Center Director

Kat@rlacf.org • 406.546.0729

519 S Broadway Ave. • Red Lodge, MT 59068 • RooseveltCenterRedLodge.org



2nd Parking Lot Study Open House

Kathleen Healy <kat@rlacf.org>

Thu 11/4/2021 4:42 PM

To: blackcanary50@hotmail.com <blackcanary50@hotmail.com>; Brian Laneliers (brian@artifactconcepts.com) <brian@artifactconcepts.com>; Carol Hartman (hartmanfinearts@icloud.com) <hartmanfinearts@icloud.com>; Dan Bailey (bdaley@abwilderness.org) <bdaley@abwilderness.org>; drew mcmanus <alpinehighs87@gmail.com>; Elizabeth LaRowe <laroweelizabeth@gmail.com>; Ellen H <bigskyellen@gmail.com>; Guynema Terry <guynema@gmail.com>; Hans Howell (vikinghowell@yahoo.com) <vikinghowell@yahoo.com>; Karin Solberg (rockandstarstudio@gmail.com) <rockandstarstudio@gmail.com>; Keri Walter <walter.keriann@gmail.com>; Manette.rene@gmail.com <Manette.rene@gmail.com>; Nancy Dunlap <madwomansewing@yahoo.com>; Paulette Piccin <pmpiccin@msn.com>; sara@secondbloomflowers.com <sara@secondbloomflowers.com>; Priscilla Neff <scillapris3@gmail.com>; Sean Keeney <aobomb.sk@gmail.com>; Stephen Wilcox <stephenbwilcox@gmail.com>; Theresa Whistler <theresawhistler@gmail.com>; aj_schuyler@msn.com <aj_schuyler@msn.com>; Betty Hecker <betty@rlacf.org>; carboncountyartsguild@yahoo.com <carboncountyartsguild@yahoo.com>; Daniel Kosel <danielkoselmusic@gmail.com>; Barbara Ostrum <hobin727@gmail.com>; Janet peterson <ja.peterson.mt@gmail.com>; Jo Ann Eder <joeder@mac.com>; Maryvette Labrie <maryvette@rlacf.org>; Jeanne Thomas <pippijeanne@yahoo.com>; 'Prerogative -- Gena' <prerogativekitchen@gmail.com>; redlodgeschoolofdance1@gmail.com <redlodgeschoolofdance1@gmail.com>; Schyler Allyn <Schyler@rlacf.org>; Sue Logan <smlogan@q.com>; Susan Foisy <susanfoisy@mac.com>; 'Pat Thomson (thomson.pat@gmail.com)' <thomson.pat@gmail.com>; tom@redlodgerestaurants.com <tom@redlodgerestaurants.com>; Tracy Timmons <Tracy@rlacf.org>; wfoisy@hotmail.com <wfoisy@hotmail.com>; Aneesa Addarich <aneesa.addarich.nccc@gmail.com>; Rebecca Van Horn <Becky@rlacf.org>; Matt Smith <matt.smith@kljeng.com>

For those who missed the first Parking Lot Study Open House:

2nd Parking Lot Study Open House

KH Kathleen Healy
Thu 11/4/2021 4:42 PM



To: blackcanary50@hotmail.com; Brian Laneliers (brian@artifactconcepts.com); Carol Hartman (hartmanfinearts@icloud.com); Dan Bailey (bdaley@abwilderness.org) +36 others

2nd Parking Lot Study Open House

Wed 11/17/2021 7:00 PM - 8:00 PM

Roosevelt Center Conference Room

No conflicts

For those who missed the first Parking Lot Study Open House:



KLJ Parking Lot Study Presentation

KH

Kathleen Healy
Thu 1/20/2022 10:06 AM

To: aj_schuyler@msn.com; Betty Hecker; Brian Laneliers (brian@artifactconcepts.com); carboncountyartsguild@yahoo.com; danielkoselmusic@gmail.com; hobin727@gmail.com; Janet peterson; Jo Ann Eder; Maryvette Labrie; pippjeanne@yahoo.com; pmpiccin@msn.com; prerogativekitchen@gmail.com; redlodgeschoolofdance1@gmail.com; smlogan@q.com; susanfoisy@mac.com; thomson.pat@gmail.com; tom@redlodgerestaurants.com; Tracy Timmons; wfoisy@hotmail.com

KLJ Parking Lot Study Presentation

 Wed 1/26/2022 7:00 PM - 8:00 PM

 Roosevelt Center

No conflicts

We invite you to join us for a presentation from KLJ with outcomes of the Roosevelt Center Parking Lot Study. Please join us either in-person at the Roosevelt Center conference room or virtually:

Join Zoom Meeting
<https://us06web.zoom.us/j/89359417696>

KLJ Parking Study

KH

Kathleen Healy
Thu 1/20/2022 10:02 AM

To: blackcanary50@hotmail.com; Brian Langeliers <brian@artifactconcepts.com>; Carol Hartman (hartmanfinearts@icloud.com); Dan Bailey (bdaley@abwilderness.org); drew mcmanus <alpinehighs87@gmail.com>; Elizabeth LaRowe <laroweelizabeth@gmail.com>; Ellen H <bigskyellen@gmail.com>; Guynema Terry <guynema@gmail.com>; Hans Howell (vikinghowell@yahoo.com); Karin Solberg (rockandstarstudio@gmail.com); Keri Walter <walter.keriann@gmail.com>; marty.clague@gmail.com; Nancy Dunlap <madwomansewing@yahoo.com>; Paulette Piccin <pmpiccin@msn.com>; Rebecca Van Horn; sara@secondbloomflowers.com; Schyler Allyn; scillapris3@gmail.com; Sean Keeney <aobomb.sk@gmail.com>; Stephen Wilcox <stephenwilcox@gmail.com>; Theresa Whistler <theresawhistler@gmail.com>; Cheryl Kesler <lynnard086@gmail.com>

KLJ Parking Study

 Wed 1/26/2022 7:00 PM - 8:00 PM

 Roosevelt Conference Room

[No conflicts](#)

We invite you to join us to see what KLJ Engineering came up with for the parking lot study!


Please join us either in-person at the Roosevelt Center in the conference room, or virtually:
Topic: Parking Lot Study Open House
Time: Jan 26, 2022 07:00 PM Mountain Time (US and Canada)

Join Zoom Meeting
<https://us06web.zoom.us/j/89359417696>

Reminder: Parking Lot Study Presentation TONIGHT at 7 pm MST

KH

Kathleen Healy
Wed 1/26/2022 6:04 PM

Cc: aj_schuyler@msn.com; Betty Hecker; Brian Laneliers (brian@artifactconcepts.com); carboncountyartsguild@yahoo.com; danielkoselmusic@gmail.com; hobin727@gmail.com; Janet peterson; Jo Ann Eder; Maryvette Labrie; pippjeanne@yahoo.com; pmpiccin@msn.com; prerogativekitchen@gmail.com; redlodgeschoolofdance1@gmail.com; Schyler Allyn; smlogan@q.com; susanfoisy@mac.com; thomson.pat@gmail.com; tom@redlodgerestaurants.com; wfoisy@hotmail.com; blackcanary50@hotmail.com; Brian Laneliers (brian@artifactconcepts.com); Carol Hartman (hartmanfinearts@icloud.com); Cheryl Kesler <lynnard086@gmail.com>; Dan Bailey (bdaley@abwilderness.org); drew mcmanus <alpinehighs87@gmail.com>; Elizabeth LaRowe <laroweelizabeth@gmail.com>; Ellen H <bigskyellen@gmail.com>; Guynema Terry <guynema@gmail.com>; Hans Howell (vikinghowell@yahoo.com); Karin Solberg (rockandstarstudio@gmail.com); Keri Walter <walter.keriann@gmail.com>; marty.clague@gmail.com; Nancy Dunlap <madwomansewing@yahoo.com>; pmpiccin@msn.com; Rebecca Van Horn; sara@secondbloomflowers.com; Schyler Allyn; scillapris3@gmail.com; Sean Keeney <aobomb.sk@gmail.com>; Stephen Wilcox <stephenwilcox@gmail.com>; Theresa Whistler <theresawhistler@gmail.com>

We hope you can make it tonight at 7 pm MST for a presentation from KLJ with outcomes of the Roosevelt Center Parking Lot Study. Please join us either in-person at the Roosevelt Center conference room or virtually:

Join Zoom Meeting
<https://us06web.zoom.us/j/89359417696>

Meeting ID: 893 5941 7696
One tap mobile
+16699006833,,89359417696# US (San Jose)
+12532158782,,89359417696# US (Tacoma)