



April 14, 2023

City of Livingston  
Department of Planning  
220 E. Park St.  
Livingston, MT 59047

Dear Jennifer,

The Shane Lalani Center for the Arts is submitting this Special Exception Permit for the proposed Pavilion as an expansion to the scope and scale of our existing use as a nonprofit community arts and cultural center. The Shane Center's mission is to *Strengthen Community through Participation in the Arts*. The proposal is for a portion of the parking lot area to the west of the main building to be covered by an un-sprinklered, non-combustible structure that is open on two sides with a roof to provide weather protection for seasonal assembly purposes.

In Spring 2020, the Shane Center closed its doors due to Covid-19, prioritizing the health and safety of our community. One of the many challenges the pandemic introduced was the restriction on the number of people who could gather at one time and other social distancing protocols. In Summer 2021, the Shane Center pivoted our programming and created a place for our community to safely gather and connect outside. We hosted a free summer concert series, provided education opportunities with our Summer Young Actors' Workshop, produced live theatre, and allowed other organizations, like the Yellowstone Ballet Company to showcase their dance recital, on the outdoor temporary stage.

Public participation was integral for the outdoor event venue's success and it is from the community's participation, the demand, and support that the construction of a permanent pavilion was inspired. The Shane Center exists to serve our community and it is their participation that has informed our organization's programming and improvements. The Pavilion will serve our community by enhancing quality-of-life opportunities and provide for future growth, in line with the City's Strategic Plan and Goals. The pavilion will serve as a public cultural amenity that will further foster a healthy community by providing a place for connectivity.

This application packet will demonstrate that this project will meet and exceed the criteria listed through the supporting documentation provided. We look forward to presenting this application at the City Commission's earliest convience. Thank you for your time and consideration and don't hesitate to reach out to me directly with any questions or concerns.

Sincerely,

Erika J. Adams  
Executive Director  
(406) 403-8986  
erika@theshanecenter.org



PO Box 58 Livingston, MT 59047



(406) 222-1420



[www.theshanecenter.org](http://www.theshanecenter.org)

*"Strengthening community through participation in the arts"*

City of Livingston  
Department of Planning  
220 E. Park St.  
Livingston, MT 59047  
(406)222-4903

[planning@livingstonmontana.org](mailto:planning@livingstonmontana.org)

**PAID**  
APR 14 2023  
Livingston Finance  
\$500



## City of Livingston Special Exception Permit Instructions

A Special Exception Permit (SEP) is required for the use of any property within the City of Livingston that is shown as "S" in the List of Uses table found in Section 30.40 of the City of Livingston Zoning Ordinance for the Zoning District in which the property is located.

Special Exception Permits require a public hearing, and are approved or denied by the City Commission. All SEPs are evaluated by the Commission based upon three (3) criteria:

1. The use will not place a substantial adverse effect upon nearby properties or their occupants.
2. That the proposed use is in harmony with the general purposes and intent of the zoning ordinance.
3. If desired, the City Commission may add such requirements as it deems necessary to protect the surrounding neighborhood from the effects of the granted Special Exception.

The City Commission may impose conditions of approval on all Special Exemption Permit applications to ensure that the above criteria are met. **It is highly recommended that you meet with planning staff prior to applying for a SEP.**

### Submittal Requirements:

- Completed Application Form.
- Cover letter with a description of the project and how the project meets the criteria listed in Section 30.75.A of the Zoning Ordinance and included in these instructions.
- Site Plan showing locations of all structures on the property with the distances from the structures to all property lines clearly labeled and area of the lot.
- Building Elevations for all new structures with building heights and ingress and egress clearly labeled.
- Site Plan showing locations and dimensions of vehicular parking, loading areas, and bike parking dimensions and design, and locations of any refuse areas.
- Landscaping Plans with plant types and size (if required).
- Lighting plans showing compliance with the Night Sky Ordinance if outdoor lighting is proposed. - N/A
- Any other documents needed to show compliance with the City of Livingston Zoning Ordinance. - many attached
- A development schedule.
- The Special Exception Permit review fee.

All documents shall be submitted on either 8 1/2" x 11" or 11" x 17" paper. Additionally, digital copies of the submittal in PDF file format are required.

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220 E. Park St.  
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## City of Livingston Special Exception Permit Application

1. **Property Owner Name:** The Shane Lalani Center for the Arts

2. **Location of Property**

General Location: Old East Side School Location, 400 Block of East Lewis Street

Address: 415 E. Lewis Street

Subdivision: Tract A-1 and Tract B-1 of Plat 410 Lot: 24/25 Block: 75

Zoning District: CBD

3. **Contact Information**

*Property Owner*

Home Address: 415 East Lewis Street

Livingston, MT 59047

Phone Number: 406-222-1420

Email Address: info@theshanecenter.org

*Primary Contact/ Applicant*

Name: Erika Adams, Executive Director for the Shane Center

Address: PO Box 58

Livingston, MT 59047

Phone Number: 406-403-8986

Email Address: erika@theshanecenter.org

*Secondary Contact*

Name: Lucas Schad, Licensed Architect

Address: 215 E. Lewis Room 102

Livingston, MT 59047

Phone Number: 406-579-8883

Email Address: lucas@ltsaia.com

**4. Zoning Information**

Existing Structures on Property and Year Constructed: Original structure 1902 with 1949 addition constructed immediately to the east. 2021 addition includes elevator, restrooms, lobby, concessions, veranda, PV Solar Array

Proposed Use: Outdoor event venue an extension of use of existing facility

Building Height: 28' - 6"

Building Setback from Property Line: see site plan

Front Street:      Side:      Rear:      Side Street (if corner lot):     

Number of Vehicular Parking Spaces: 51 Number of Bicycle Parking Spaces: 6

Exterior Lighting?  Yes  No

Within Historic District or Design Overlay District?  Yes  No

Landscaping Required?  Yes  No as part of parking calc

**I hereby certify that the information included in this application is true and accurate.**

*Erita J. Adams*  
Applicant's Signature

4/14/2023  
Date



# **THE SHANE LALANI CENTER FOR THE ARTS SPECIAL EXCEPTION APPLICATION for the PAVILION**

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- C. Crazy Mountain Productions Project Proposal
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## **1. PROJECT DESCRIPTION**

The Shane Lalani Center for the Arts is submitting this Special Exception Permit for the proposed Pavilion structure as an expansion to the scope and scale of the existing use as a nonprofit community arts and cultural center. The proposal is for a portion of the parking lot to the west of the existing brick building to be covered by an un-sprinklered, non-combustible structure, which will be referred to as the “Pavilion” and is open on two sides with a roof to provide weather protection for seasonal assembly purposes.

## **2. PROJECT LOCATION – LEGAL DESCRIPTION**

The Shane Center and proposed site for the Pavilion are located at 415 East Lewis Street on Tract A-1 and Tract B-1 of Subdivision Plat No.410 formerly referred to as the Old Eastside School Property and are located in Block 75 of the Original Townsite to the City of Livingston, Montana, all of which are on file and public record in the office of the Clerk and Recorder for Park County, Montana and zoned as Central Business District.

The legal description is: LIVINGSTON ORIGINAL TOWNSITE, S13, T02 S, R09 E, BLOCK 75, 61420 SQUARE FEET, TRACT A-1 & B-1 OF SD 410.

The geocode for the property is 49-0802-13-1-03-14-0000.

*The latest survey is attached as Appendix A.*

## **3. ZONING & LAND USE**

### Central Business District

Since 2009, the Shane Lalani Center for the Arts has been zoned CDB Central Business District. Therefore, the proposed Pavilion project is subject to the CBD zoning designation. Central Business District is defined by the City of Livingston in City Code 30.30 as:

“a district intended to accommodate stores, hotels, government and cultural centers, professional offices, service establishments and all manner of housing with an emphasis on high density apartment housing. In order to protect the public interest and welfare and to facilitate an attractive, efficient, and prosperous C.B.D., the emphasis is on large scale, dense buildings.”

For the past 14 years the land use of the property has indeed been for the purpose of operating a center for the arts.

#### 4. HISTORY & BACKGROUND

The historic Eastside School building was completed in 1902 and was used as a school until 1984 when a new school was built. In January 1993, the City of Livingston purchased the Eastside school, and the building lay vacant for years. On May 14, 2009 the City of Livingston passed Resolution No. 4029 of its intent to sell the Eastside School. On June 10, 2009 after advertising for Requests for Proposals to sell, the Shane Center (at that time known as Crazy Mountain Productions dba the Firehouse 5) approached the city with a Project Proposal to purchase the former Eastside School. Resolution No. 4073 authorized the agreement for sale as it was decided that the bid from the Shane Center was in the best interests of the city.

As part of the greater transaction between the City of Livingston and the Shane Center, in Resolution No. 4073, Condition 2, the purchase price balance was to be paid through investments made into the real property totaling (\$420,000.00) Four Hundred and Twenty Thousand dollars. **The amount of required investment has been more than fulfilled by the Shane Center as the investment into the property has totaled approximately 10 times that amount or (\$4,000,000.00) Four Million Dollars to date.** This overwhelming monetary support from the community is evidence that this property will be well funded in the future.

*Resolution No. 4073 is attached as Appendix B.*

In the proposal that was presented to the City Commission in 2009, the Shane Center cited a list of direct beneficiaries of this project, including:

a.) The Community at Large.

Our community will be strengthened by the existence of a centrally located public gathering place and will enjoy an increased reputation as a focal point for cultural activity in south-central Montana.

b.) Our Kids.

Located within walking distance of the schools, the Center will provide an easily accessible and safe venue for after school programming and youth activities. We will be able to keep our young people engaged in a positive social environment, through which they learn self-confidence, teamwork, and commitment.

c.) Area Residents.

Residents of the East Side will benefit from the renovation and reinvigoration of the former Eastside School. As the facility is improved, property values in the vicinity should increase.

*Full Project Proposal Listed in Appendix C.*

The Dulcie Theatre officially opened its doors in October 2010 and final renovations were completed to the building at large in 2013. Over the past 14 years, the Shane Center organization has served

315,000+ visitors, provided a space for more than 1,800+ community events, inspired 27,500+ education participants and invested more than \$4M back into the property.

*See Appendix D for Images of Proposed Pavilion.*

## **5. DESIGN INTENT**

Inspiration for the form and detailing of this structure was taken from the historic brick school building and its existing additions on site, as well as the historic nature of downtown Livingston as a train town. Research was done on the interaction of brick, steel, and glass in railroad structures; that inspired the combination of those elements in the Pavilion. Brick, concrete, and the stucco wall behind the raised platform serve to tie the new structure in with existing historic building. The arched roof is a classic rail station form that helps to decrease the profile of the structure from the street. Inspired by the Shane Center's focus on community theater, the structure, windows, and curtains were layered to control physical and visual access to the space from the street in a pleasing manner that maintains a human scale. The low brick walls and the movable glass panels on the D Street side were also intended to help control wind in the Pavilion.

*See Appendix D for Images of Proposed Pavilion.*

## **6. PROJECT IMPACT**

There are two potential impacts the Pavilion might have on the neighborhood. The first is the impact on parking requirements and the second is on the noise level surrounding the new venue. Due to the existing use of the space, planned use of the space, and scheduling, the Pavilion will not have a substantial adverse effect on nearby properties.

In addition, the Shane Center has identified a list of adjacent properties and will be extending an invitation to the neighborhood for a Q&A/Informal Information Session on Wednesday, April 26, 2023. Any concerns or questions from the residents may be voiced and addressed at that time.

*See Appendix E for List of Adjacent Properties and Appendix F for Neighborhood Invitation.*

### **THE PAVILION WILL NOT CAUSE A SUBSTANTIAL ADVERSE EFFECT ON NEARBY PROPERTIES OR THEIR OCCUPANTS**

- a. The use of the space as a seasonal outdoor event venue has been 'live tested' since 2021 when the Shane Center began using a portable stage in the parking lot due to the Covid19 pandemic. No public complaints have been lodged against this use of the space.

- b. The outdoor events that occur in this space provide neighbors and the wider community with family-friendly gatherings, socialization, and engagement with the arts. This usage has been praised by neighbors and other attendees as a positive addition to the neighborhood and the downtown environment.
- c. The construction of a permanent Pavilion is inspired by the success of and demand for its current usage. Public participation has supported the Shane Center's programming for 14 years and has enabled the success of the current venue.
- d. The Pavilion will be used as a covered parking lot for increased accessibility. The Pavilion will provide protection from the weather for a large section of the parking lot, as well as provide cover over the ADA compliant ramp that currently provides access to the historic brick building from the west. This covering will ensure that people have safer access to the building during the months in which ice and snow are more prevalent.
- e. The structure will provide better protection from the weather and a better-defined entrance to the venue; this will enable the Shane Center to manage crowds and minimize 'spillover' onto neighboring properties. Simply having a wall on the west side and north side of the Pavilion will mitigate noise in those directions.
- f. The Pavilion will only be used as an 'event venue' for approximately 5 months out of the year. As the Pavilion is an open-air structure that will not be heated, it will only be used for events during the warmer months. During this time, the Shane Center will adhere to the following conditions so as not to adversely affect the neighboring properties.
- g. The Pavilion will not be used to host an event that overlaps with any events taking place at the Dulcie Theater (within the Shane Center). This also means that the Dulcie Theater will not be used to host an event that overlaps with any event taking place at the Pavilion. In this way, the Shane Center commits to not unduly increasing traffic requirements beyond the current requirements.
- h. The Shane Center meets and exceeds parking requirements by approximately 20% of the required spaces. In addition, the Shane Center is exploring shared parking agreements with three nearby entities within walking distance to ensure that any parking concerns are mitigated.
- i. The Shane Center will host a maximum of 10 events per year that will end between the hours of 8 – 10pm. This means that there will be approximately 2-3 events per month during the 5-month warm season that will go past 8pm. The Shane Center will strictly adhere to the Municipal Code Section 10.5 regarding prohibited noises between the hours of 10pm and 7am. This will not cause substantial adverse effects upon nearby occupants. It is believed that the

increase of local events will enhance the character of the neighborhood and serve the community in ways articulated in the Zoning Ordinance and Community Plan.

## 7. ZONING COMPLIANCE

The proposed use is in harmony with the general purpose and intent of the zoning ordinance. Cultural centers are listed as intended use for the Central Business District (CBD) in the narrative description of Section 30.30 of the Municipal Code. The Shane Lalani Center for the Arts serves the community as a cultural center by providing access to the arts. The Pavilion is an extension of the current usage as a cultural center. As an extension of the Shane Center, the Pavilion will expand and continue access to the performing arts, which is consistent with the Shane Center’s mission statement to strengthen community through participation in the arts.

In 2009, the property currently occupied by the Shane Lalani Center for the Arts was rezoned from Neighborhood Commercial (NC) to the Central Business District (CBD) in Ordinance No. 2015. This specifically stated that the purpose was done to:

“develop, in accordance with its mission statement to strengthen the community through participation in the performing arts, a performing arts center at the location of the Old East Side School.”

Ordinance No. 2015 expressly rezoned the premises with the intent was to:

“Allow development of the performing arts in close proximity to the downtown business area thereby enhancing the downtown business environment by creating a ‘walkable’ area in which the patrons of the performing arts may enjoy the culinary delights of restaurants and other attributes offered by downtown business, such as the “art walks’[.]”

*See Appendix G for Ordinance No. 2015.*

- a. The Shane Lalani Center for the Arts strengthens the community through its dedication to the arts. It fosters creativity and builds community through its arts programming, classes, and events.
- b. The Pavilion complies with the intent of the zoning district. Although ‘Pavilion for use as an outdoor event venue’ is not a use specifically listed in the table of allowable uses for the CBD, it is clearly the type of use intended for the site, per Chapter 30 of the Livingston Municipal Code and Ordinance No. 2015, designating is as part of the CBD.



- c. City Officials have determined that the expansion of the Shane Center through the construction of a Pavilion requires a Special Exception Permit due to the scope and scale of the impact of such a structure.

## **8. INTENDED USE**

The Shane Lalani Center for the Arts intends to use the flexible outdoor space of the Pavilion to facilitate community gatherings, ticketed events, education programming, and covered parking. The events will take place seasonally during the warmer months, and during the colder months, the Pavilion will offer covered parking with protection from the elements. The proposed Pavilion roof will cover the existing handicapped accessible ramp on the west side of the historic brick building. Even during the warmer months, when not in use for the set-up, duration, and clean-up of an event, the Pavilion will function as a covered parking area, providing a weather shelter to ADA parking spaces and the ADA ramp.

The following are examples of events intended to take place under the Pavilion:

### *Summer Outdoor Concert Series*

*Thursdays in June & July, 4-7pm*

Since 2021, the Shane Center has offered free, local, and regional music for the community in an open-air environment. In 2022, there was an average of 325 attendees during the 3-hour event.

### *Youth Day Camps*

*1-week sessions in June/July, Monday – Friday, 9am-4pm*

Students in grades K-8th participate in arts education classes to educate the youth about the arts and develop skills in self-expression and empathy.

### *Summer Young Actors' Workshop*

*1st 2-weeks in August, Monday – Friday, 9am-4pm*

Students in grades K-12<sup>th</sup> are offered a two-week program in the performing arts while working towards putting on a musical production. The workshop includes rehearsals and afternoon break-out sessions with smaller, same-age groups of students in a variety of classes. Participation is limited by current space availability. Additional outdoor space would provide capacity for the growing demand and not limit access to arts education for the young people in the Livingston community. On average there have been approximately 125 student participants.

### *The Shane Center's Annual Spotlight Gala*

*3rd Saturday in August, 5:30pm – 9:00pm*

The Spotlight Gala is the Shane Center's one annual fundraiser. Tickets are \$100 per person and include a catered dinner, beer & wine, a performance showcase, live music, and dancing. The pavilion will replace the large tent typically erected to host this event. The maximum past attendance was 150 guests with 15 volunteers, caterers, staff and musicians.

Montana Shakespeare in the Parks

*Friday or Saturday around Labor Day, 6-9pm*

The Shane Center has partnered with Montana Shakespeare in the Parks since 2013 to provide a local presentation to the Livingston community. In 2022, there was approximately 250 attendees.

Possible additional uses for the community:

Incident Command Center

The Pavilion's central location and proximity to the City & County building make it a good staging ground for regional emergency response gatherings to aid in relief for flooding or wildfires.

Back Up Location for 4th of July Arts Show

The 4th of July Arts Show has been cancelled in the past due to weather. The Pavilion could be a backup space to move the event if necessary to a protected area.

Future Open-Air Events

The recent pandemic has highlighted the value of a protected, open-air space for events which may require social distancing and good ventilation.

Community Resource

The Pavilion could serve as a space for other nonprofits and community organizations to utilize for their programming needs. In 2022, the Yellowstone Ballet Company showcased their Annual Dance Recital on the outdoor portable stage.

**9. SITE PLAN & BUILDING ELEVATIONS – SEE THE FOLLOWING (8) 11X17 SHEETS: G-1, G-2, G-3, G-4, C-1, A1.1, A2.1, S2.1**



# SHANE CENTER PAVILION

## STANDARD ABBREVIATIONS:

A.B.	ANCHOR BOLT	K.D.	KNOCKED DOWN
A/C	AIR CONDITIONING	KSI	KIPS PER SQUARE INCH
A.D.A.	AMERICANS WITH DISABILITIES ACT		
ADJ.	ADJUSTABLE, ADJACENT	LPG	LIQUID PROPANE GAS
ALT.	ALTERNATE		
ALUM.	ALUMINUM	MAG	MAGNETIC
APPROX.	APPROXIMATE	MAS	MASONRY
ARCH.	ARCHITECTURAL/ARCHITECT	MAT	MATERIAL
&	AND	MAX	MAXIMUM
@	AT	MECH	MECHANICAL
BKT	BRACKET	MFR/MFG	MANUFACTURER
BLDG	BUILDING	MIN	MINIMUM
BLK	BLOCK	MISC	MISCELLANEOUS
BLKG	BLOCKING	MM	MILLIMETER
BM	BEAM	MR	MOISTURE RESISTANT
B.M.	BENCH MARK	MTL	METAL
B.O.F.	BOTTOM OF FOOTING		
		N	NORTH
B5MNT	BASEMENT	N.I.C.	NOT IN CONTRACT
BTR	BETTER	NOM	NOMINAL
BU.	BUILT-UP	N.T.S.	NOT TO SCALE
		O.C.	ON CENTER
CAB.	CABINET	O.D.	OUTSIDE DIAMETER
CGSPF	CLOSED CELL SPRAY FOAM INSUL.	O.H.	OVERHEAD
C.I.	CAST IRON	OHD	OVERHEAD DOOR
C.J.	CONTROL/CONSTRUCTION JOINT	OPG	OPENING
CLG	CEILING	OPF	OPPOSITE
CLO.	CLOSET	ORIG	ORIGINAL
CLR	CLEAR		
CM	CONSTRUCTION MANAGER		
C.M.U.	CONCRETE MASONRY UNIT		
C.O.	CLEANOUT	+	PLUS OR MINUS
COL	COLUMN	PENET	PENETRATION
CONC	CONCRETE	FL	PLATE
CONST	CONSTRUCTION	FLAM.	PLASTIC LAMINATE
CONT.	CONTINUOUS	PART	PARTITION
CONTR	CONTRACTOR	POLY	POLYURETHANE
COORD	COORDINATE	PREFAB	PREFABRICATED
COORR	CORRUGATED	PSF	POUNDS/SQUARE FOOT
CPT	CARPET	PSI	POUNDS/SQUARE INCH
CTR	CENTER	PVC	POLY VINYL CHLORIDE
C.W.	COLD WATER	QT	QUARRY TILE
d	FENNY		
DBL	DOUBLE	R	RADIUS
DET.	DETAIL	R.D.	ROOF DRAIN
DF.	DRINKING FOUNTAIN	REF	REFERENCE
DIA	DIAMETER	REINF	REINFORCE/REINFORCING
DIM	DIMENSION	REQ.	REQUIRED
DISP	DISPENSER/DISPOSAL	RET	RETAIN/RETAINED
DN	DOWN	REV	REVISION
D.P.	DAMP PROOFING	RM	ROOM
DR	DOOR	RND	ROUND
D.S.	DOWNSPOUT	R.O.	ROUGH OPENING
DWG	DRAWING	φ	ROUND
E	EAST	S4P	SAND & POLYURETHANE
EA	EACH	S4V	STAIN & VARNISH
EB	EXPANSION BOLT	S.C.	SOLID CORE
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	SCHED	SCHEDULE
		SECT	SECTION
E.J.	EXPANSION JOINT	S.F.	SQUARE FEET
EL	ELEVATION	S6	SEMI GLOSS
ELEC	ELECTRICAL/ELECTRIC	SHT	SHEET
ELEV	ELEVATOR/ELEVATION	SHTG	SHEATHING
E.P.D.M.	ETHYLENE PROPYLENE DIENE MONOMER	SIM	SIMILAR
		SP	SPECIFICATIONS
EQ	EQUAL	SQ	SQUARE
EQUIP	EQUIPMENT	SS	STAINLESS STEEL
EXIST	EXISTING	STAG	STAGGERED
EXP	EXPANSION/EXPOSURE	STD	STANDARD
EXT	EXTERIOR	STL	STEEL
F	FLAT	STOR	STORAGE
F.D.	FLOOR DRAIN	STRUCT	STRUCTURAL
FDN	FOUNDATION	SUSP	SUSPENDED
		□	SQUARE FOOT
FIN.	FINISH	TEL	TELEPHONE
FL/FLR	FLOOR	TEMP	TEMPERED
F.O.B.	FACE OF BRICK OR BEAM	T.O.B.	TOP OF BEAM
FRMG	FRAMING	T.O.F.	TOP OF FOOTING
FRP	FIBER REINFORCED PANEL	T.O.L	TOILET
FT	FEET/FOOT	T.O.J	TOP OF JOIST
FTG	FOOTING	T.O.W	TOP OF WALL
FURR	FURRING		
G	GLOSS	TRTD	TREATED
GA/g	GAUGE	TYP	TYPICAL
GALV	GALVANIZED		
GEN.	GENERAL	UBC	UNIFORM BUILDING CODE
		U.G.	UNDERGROUND
GL	GLASS	U.L.	UNDER WRITER'S LAB.
G.W.B.	GYPSON WALLBOARD	UNFIN	UNFINISHED
		URE	URETHANE
H.B.	HOSE BIB	V.B.	VAPOR BARRIER
HDCP	HANDICAPPED	V.C.T.	VINYL COMPOSITE TILE
H.C.	HOLLOW CORE	VENT	VENTILATION/VENTILATOR
HDN	HARDWARE	VERT	VERTICAL
HDND	HARDWOOD		
H.M.	HOLLOW METAL		
HT	HEIGHT		
H.W.	HOT WATER		
I.D.	INSIDE DIAMETER		
IN	INCH/INCHES		
INFO	INFORMATION		
INSUL	INSULATION		
INT	INTERIOR		
JAN	JANITOR		
JT	JOINT		

The Shane Center Pavilion - Special Exemption Permit Documentation



## LEGEND:

SYMBOLS	
□	ROOM NUMBER
○	DOOR / OPENING NUMBER
◡	WINDOW / RELITE TYPE
△	DEMOLITION NOTE
○	CABINET TYPE
◇	ACCESSORY TYPE
← DN	SLOPE DOWN
1 33.9	INTERIOR VIEWS / PAGE NUMBER
1 A3.1	BUILDING SECTION / PAGE NUMBER
6 S3.2	WALL SECTION / PAGE NUMBER
7 A4.1	DETAIL NUMBER / PAGE NUMBER
↑	ELEVATION MARKER
↑ TO WALL	ELEVATION MARKER
---	INDICATES CENTER LINE

## HATCHES

[Hatch]	EARTH - IN SECTION	[Hatch]	FRAMING OR CONTINUOUS WOOD
[Hatch]	GRAVEL - IN SECTION	[Hatch]	BLOCKING - IN SECTION
[Hatch]	CONCRETE - IN SECTION	[Hatch]	BATT INSULATION - IN SECTION
[Hatch]	BRICK - IN SECTION	[Hatch]	POLYURETHANE SPRAY FOAM INSULATION - IN SECTION
[Hatch]	METAL - IN SECTION		
[Hatch]	PLYWOOD - IN SECTION		
[Hatch]	FINISHED WOOD - IN SECTION		
[Hatch]	GYPSON BOARD - IN SECTION		
[Hatch]	W	WEST	
[Hatch]	N	NORTH	
[Hatch]	W.C.	WATER CLOSET	
[Hatch]	WD	WOOD	
[Hatch]	WDW/WDO	WINDOW	
[Hatch]	W/O	WITHOUT	
[Hatch]	W.P.	WATERPROOF	
[Hatch]	W.R.	WATER RESISTANT	
[Hatch]	W.W.F.	WELDED WIRE FABRIC	

## PROJECT INFORMATION:

<b>OWNER:</b>	SHANE LALANI CENTER FOR THE ARTS
<b>ARCHITECT:</b>	LTS ARCHITECTS 215 E. LEWIS ST. ROOM 102 LIVINGSTON, MT 59047 OFFICE: 406.333.0533

## NOTES:

- VERIFY ALL LOCAL CODES, ENERGY TYPES, AND SITE CONDITIONS PRIOR TO CONSTRUCTION.
- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- SECURE THE WATER HEATER WITH RIGID METAL PIPE OR APPROVED STRAPPING.
- THE MINIMUM WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3'-0".
- THE SUPPORTING STRUCTURE SHALL BE PROTECTED BY NOT LESS THAN 1/2" GYP WALLBOARD OR EQUIVALENT.
- ALL GUARDRAILS TO BE 36" ABOVE WALKING SURFACE. INTERMEDIATE RAILS SHALL NOT ALLOW PASSAGE OF AN OBJECT 4" OR GREATER.
- RAILINGS MUST TERMINATE INTO A WALL OR RENEW POST.
- INSULATE ALL INTERIOR WALLS.
- CONTRACTOR TO PROVIDE WOOD BLOCKING FOR ALL BATHROOM ACCESSORIES, HAND RAILS, PANELS AND CASEWORK INSTALLATION.
- WINDOW OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING FOR EMERGENCY ESCAPE AND RESCUE OF 5.7 SQ. FT. (MIN. CLEAR HEIGHT OF 24"; MIN. CLEAR WIDTH OF 20").
- G.C. TO DETERMINE PROPER SWING AND HINGE FOR EACH DOOR PRIOR TO ORDERING. DOOR SIZES ARE GIVEN AS A GUIDE. ACTUAL ROUGH OPENINGS MUST BE DETERMINED IN RESPECT TO MANUFACTURER OF CHOICE. DIMENSIONS ARE SHOWN TO CENTER LINE OF ROUGH OPENINGS. ADJUSTMENTS BY CONTRACTOR DURING CONSTRUCTION MAY BE NECESSARY FOR HOLD DOWN ALIGNMENT.
- WINDOW SIZES ARE GIVEN AS A GUIDE. ACTUAL ROUGH OPENINGS MUST BE DETERMINED IN RESPECT TO MANUFACTURER OF CHOICE. DIMENSIONS ARE SHOWN TO CENTER LINE OF ROUGH OPENINGS. ADJUSTMENTS BY CONTRACTOR DURING CONSTRUCTION MAY BE NECESSARY FOR HOLD DOWN ALIGNMENT. G.C. TO VERIFY MULLED WINDOW ASSEMBLIES, OPERATION, AND GRID PATTERNS FROM ELEVATION DRAWINGS.  
T = TEMPERED      E = EGRESSABLE
- UNAUTHORIZED USE OF THESE DRAWINGS IS PROHIBITED. AUTHORIZED USE OF THESE DRAWINGS IS FOR THE CONVENIENCE OF THE USER. FIELD VERIFY ALL CONDITIONS AND DIMENSIONS.

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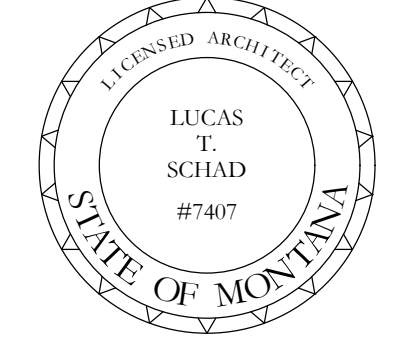
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COVER SHEET



# SHANE CENTER PAVILION - CODE REVIEW

**PROJECT DESCRIPTION:**  
THIS REVIEW IS INTENDED TO HIGHLIGHT THE REQUIREMENTS FOR THE PROPOSED SHANE CENTER PAVILION LOCATED AT 415 E LEMIS ST LIVINGSTON, MT 59041.

- APPLICABLE CODES IN THIS REVIEW:**
- INTERNATIONAL BUILDING CODE, 2021 (IBC)
  - ICC A 111.1 ACCESSIBILITY CODE, 2011 (ICC)
  - ADMINISTRATIVE RULES FOR MONTANA CHAPTER 24.301 (ARM)
  - LIVINGSTON MUNICIPAL CODE 2023 (LMC)

THIS REVIEW WILL ENCOMPASS ITEMS SUCH AS LIFE SAFETY, EGRESS, PLUMBING FIXTURE COUNT, PARKING, AND BY CHAPTER BUILDING CODE REVIEW. THIS REVIEW IS NOT APPLICABLE FOR ANY CIVIL, STRUCTURAL, ELECTRICAL OR PLUMBING DESIGN OUTSIDE OF PLUMBING FIXTURE COUNTS AND/OR PARKING REQUIREMENTS.

**INTERNATIONAL BUILDING CODE 2021**

**CHAPTER 2: DEFINITIONS**

**PLATFORM**  
A RAISED AREA WITHIN A BUILDING USED FOR WORSHIP, THE PRESENTATION OF MUSIC, PLAYS OR OTHER ENTERTAINMENT, THE HEAD TABLE FOR SPECIAL GUESTS, THE RAISED AREA FOR LECTURERS AND SPEAKERS, BOXING AND WRESTLING RINGS, THEATER-IN-THE-ROUND STAGES, AND SIMILAR PURPOSES WHEREIN, OTHER THAN HORIZONTAL SLIDING CURTAINS, THERE ARE NO OVERHEAD HANGING CURTAINS, DROPS, SCENERY OR STAGE EFFECTS OTHER THAN LIGHTING AND SOUND. A TEMPORARY PLATFORM IS ONE INSTALLED FOR NOT MORE THAN 30 DAYS.

**CHAPTER 3: OCCUPANCY**  
A-5 - PAVILION (303.6)

**303.6 ASSEMBLY GROUP A-5**  
GROUP A-5 OCCUPANCY INCLUDES ASSEMBLY USES INTENDED FOR PARTICIPATION IN OR VIEWING OUTDOOR ACTIVITIES INCLUDING, BUT NOT LIMITED TO:  
AMUSEMENT PARK STRUCTURES  
BLEACHERS  
GRANDSTANDS  
STADIUMS

**311.1.1 ACCESSORY STORAGE SPACES**  
A ROOM OR SPACE USED FOR STORAGE PURPOSES THAT IS ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS PART OF THAT OCCUPANCY.

**CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY**

**410.3 PLATFORM CONSTRUCTION**  
PERMANENT PLATFORMS SHALL BE CONSTRUCTED OF MATERIALS AS REQUIRED FOR THE TYPE OF CONSTRUCTION OF THE BUILDING IN WHICH THE PERMANENT PLATFORM IS LOCATED. PERMANENT PLATFORMS ARE PERMITTED TO BE CONSTRUCTED OF FIRE-RETARDANT-TREATED WOOD FOR TYPES I, II AND IV CONSTRUCTION WHERE THE PLATFORMS ARE NOT MORE THAN 30 INCHES ABOVE THE MAIN FLOOR, AND NOT MORE THAN ONE-THIRD OF THE ROOM FLOOR AREA AND NOT MORE THAN 3,000 SQUARE FEET IN AREA, WHERE THE SPACE BENEATH THE PERMANENT PLATFORM IS USED FOR STORAGE OR ANY PURPOSE OTHER THAN EQUIPMENT, WIRING OR PLUMBING, THE FLOOR ASSEMBLY SHALL BE NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION, WHERE THE SPACE BENEATH THE PERMANENT PLATFORM IS USED ONLY FOR EQUIPMENT, WIRING OR PLUMBING, THE UNDERSIDE OF THE PERMANENT PLATFORM NEED NOT BE PROTECTED.

**410.5 MEANS OF EGRESS**  
EXCEPT AS MODIFIED OR AS PROVIDED FOR IN THIS SECTION, THE PROVISIONS OF CHAPTER 10 SHALL APPLY.

**410.5.1 ARRANGEMENT**  
WHERE TWO OR MORE EXITS OR EXIT ACCESS DOORWAYS FROM THE STAGE ARE REQUIRED IN ACCORDANCE WITH SECTION 1006.2, NOT FEWER THAN ONE EXIT OR EXIT ACCESS DOORWAY SHALL BE PROVIDED ON EACH SIDE OF A STAGE.

**410.5.2 STAIRWAY AND RAMP ENCLOSURE**  
EXIT ACCESS STAIRWAYS AND RAMPS SERVING A STAGE OR PLATFORM ARE NOT REQUIRED TO BE ENCLOSED. EXIT ACCESS STAIRWAYS AND RAMPS SERVING TECHNICAL PRODUCTION AREAS ARE NOT REQUIRED TO BE ENCLOSED.

**410.7 STANDPIPES**  
STANDPIPE SYSTEMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 905.

**CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS**

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION											
		TYPE I		TYPE II		TYPE III		TYPE IV		TYPE V			
		A	B	A	B	A	B	A	B	C	HT	A	B
A-5	NS	UL	UL	UL	UL	UL	UL	UL	UL	UL	UL	UL	UL
	S1	UL	UL	UL	UL	UL	UL	UL	UL	UL	UL	UL	UL
	SM	UL	UL	UL	UL	UL	UL	UL	UL	UL	UL	UL	UL

- UL = UNLIMITED.
- NS = NOT PERMITTED; NS - BUILDINGS NOT EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
- S1 - BUILDINGS A MAXIMUM OF ONE STORY ABOVE GRADE PLANE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1.
- S1R - BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.2.
- S1D - BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.3.

**CHAPTER 6: TYPES OF CONSTRUCTION**

**602.3 TYPE V**  
TYPE V CONSTRUCTION IS THAT TYPE OF CONSTRUCTION IN WHICH THE STRUCTURAL ELEMENTS, EXTERIOR WALLS AND INTERIOR WALLS ARE OF ANY MATERIALS PERMITTED BY THIS CODE.

**CHAPTER 9: FIRE PROTECTION AND LIFE SAFETY SYSTEMS**

**903.2.1.5 GROUP A-5**  
AN AUTOMATIC SYSTEM SHALL BE PROVIDED FOR ALL ENCLOSED GROUP A-5 ACCESSORY USE AREAS IN EXCESS OF 1,000 SQUARE FEET.

**903.3.2 GROUP A**  
CLASS I AUTOMATIC WET STANDPIPES SHALL BE PROVIDED IN NONSPRINKLERED GROUP A BUILDINGS HAVING AN OCCUPANT LOAD EXCEEDING 1,000 PERSONS.  
EXCEPTIONS:  
1. OPEN-AIR SEATING SPACES WITHOUT ENCLOSED SPACES.  
2. CLASS I AUTOMATIC DRY AND SEMIAUTOMATIC DRY STANDPIPES OR MANUAL WET STANDPIPES ARE ALLOWED IN BUILDINGS THAT ARE NOT HIGH-RISE BUILDINGS.

**CHAPTER 10: MEANS OF EGRESS**

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR
ACCESSORY STORAGE	300 GROSS
ASSEMBLY WITH FIXED SEATING	SEE SECTION 1004.6
ASSEMBLY WITHOUT FIXED SEATING	7 NET
CONCENTRATED (CHAIRS ONLY - NOT FIXED)	5 NET
STANDING SPACE	15 NET
UNCONCENTRATED (TABLES AND CHAIRS)	15 NET
BUSINESS AREAS	150 GROSS
KITCHENS, COMMERCIAL	200 GROSS
STAGES AND PLATFORMS	15 NET

OCCUPANT LOAD	PLATFORM	LOADING/STORAGE	ASSEMBLY	CONCESSIONS	TICKETING
1,604 SQFT @ 15 NET = 107 OCCUPANTS	1,604 SQFT @ 15 NET = 107 OCCUPANTS	763 SQFT @ 300 GROSS = 3 OCCUPANTS	4,882 SQFT @ 5 NET = 977 OCCUPANTS	120 SQFT @ 15 NET = 48 OCCUPANTS	365 SQFT @ 5 NET = 73 OCCUPANTS

**1005.3.2 OTHER EGRESS COMPONENTS**  
THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH PER OCCUPANT.

PLATFORM:	1.07 x 0.2 =	2.14' (32" MIN)
LOADING/STORAGE:	3 x 0.2 =	0.6' (32" MIN)
ASSEMBLY:	977 x 0.2 =	195.4'
CONCESSIONS:	47 x 0.2 =	9.4' (32" MIN)
TICKETING:	74 x 0.2 =	14.8' (32" MIN)

**TABLE 1006.3.3 MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY**

OCCUPANT LOAD PER STORY	MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS FROM STORY
1-500	2
500-1,000	3
MORE THAN 1,000	4

**REQUIRED EXIT ACCESS**  
PLATFORM: 2  
LOADING/STORAGE: 1  
ASSEMBLY: 3  
CONCESSIONS: 1  
TICKETING: 2

**1007.1.2 THREE OR MORE EXITS OR ACCESS DOORWAYS**  
WHERE ACCESS TO THREE OR MORE EXITS IS REQUIRED, NOT LESS THAN TWO EXIT OR EXIT ACCESS DOORWAYS SHALL BE ARRANGED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 1007.1.1. ADDITIONAL REQUIRED EXIT OR EXIT ACCESS DOORWAYS SHALL BE ARRANGED A REASONABLE DISTANCE APART SO THAT IF ONE BECOMES BLOCKED, THE OTHERS WILL BE AVAILABLE.

**1030.2 ASSEMBLY MAIN EXIT**  
A BUILDING, ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT HAS AN OCCUPANT LOAD OF GREATER THAN 300 AND IS PROVIDED WITH A MAIN EXIT THAT MAIN EXIT SHALL BE OF SUFFICIENT CAPACITY TO ACCOMMODATE NOT LESS THAN ONE-HALF OF THE OCCUPANT LOAD, BUT SUCH CAPACITY SHALL BE NOT LESS THAN THE TOTAL REQUIRED CAPACITY OF ALL MEANS OF EGRESS LEADING TO THE EXIT WHERE THE BUILDING IS CLASSIFIED AS A GROUP A OCCUPANCY, THE MAIN EXIT SHALL FRONT ON NOT LESS THAN ONE STREET OR AN UNOCCUPIED SPACE OF NOT LESS THAN 10 FEET IN WIDTH THAT ADJACENT A STREET OR PUBLIC WAY, IN A BUILDING, ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WHERE THERE IS NOT A WELL-DEFINED MAIN EXIT OR WHERE MULTIPLE MAIN EXITS ARE PROVIDED, EXITS SHALL BE PERMITTED TO BE DISTRIBUTED AROUND THE PERIMETER OF THE BUILDING PROVIDED THAT THE TOTAL CAPACITY OF EGRESS IS NOT LESS THAN 100 PERCENT OF THE REQUIRED CAPACITY.

**1030.3 ASSEMBLY OTHER EXITS**  
IN ADDITION TO HAVING ACCESS TO A MAIN EXIT, EACH LEVEL IN A BUILDING USED FOR ASSEMBLY PURPOSES HAVING AN OCCUPANT LOAD GREATER THAN 300 AND PROVIDED WITH A MAIN EXIT, SHALL BE PROVIDED WITH ADDITIONAL MEANS OF EGRESS THAT SHALL PROVIDE AN EGRESS CAPACITY FOR NOT LESS THAN ONE-HALF OF THE TOTAL OCCUPANT LOAD SERVED BY THAT LEVEL AND SHALL COMPLY WITH SECTION 1007.1.1. IN A BUILDING USED FOR ASSEMBLY PURPOSES WHERE THERE IS NOT A WELL-DEFINED MAIN EXIT OR WHERE MULTIPLE MAIN EXITS ARE PROVIDED, EXITS FOR EACH LEVEL SHALL BE PERMITTED TO BE DISTRIBUTED AROUND THE PERIMETER OF THE BUILDING, PROVIDED THAT THE TOTAL WIDTH OF EGRESS IS NOT LESS THAN 100 PERCENT OF THE REQUIRED WIDTH.

**CHAPTER 11: ACCESSIBILITY**

**TABLE 1106.2 ACCESSIBLE PARKING SPACES**

TOTAL PARKING SPACES PROVIDED IN PARKING FACILITIES	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACE
1 TO 25	1
26 TO 50	2
51 TO 75	3

**1106.6 VAN SPACES**  
FOR EVERY SIX OR FRACTION OF SIX ACCESSIBLE PARKING SPACES, AT LEAST ONE SHALL BE A VAN-ACCESSIBLE PARKING SPACE.

**CHAPTER 24: PLUMBING SYSTEMS**

**TOTAL OCCUPANTS: 2,286**  
PAVILION: 1,208  
PLATFORM: 107  
LOADING/STORAGE: 3  
ASSEMBLY: 977  
CONCESSIONS: 48  
TICKETING: 73  
EVERYDAY BUSINESS: 111  
CAFE: 49  
LOWER BUSINESS: 19  
UPPER BUSINESS: 43  
THEATER: 840  
LOWER THEATER: 18  
STAGE: 89  
FIXED SEATING: 185  
LOBBY: 248  
UPPER THEATER: 16  
SOUND BOOTH: 1  
REHEARSAL: 64  
BALCONY: 144  
OPEN BALCONY: 71  
BANQUET HALL: 127  
BANQUET STORAGE: 1  
BANQUET KITCHEN: 3  
BANQUET ASSEMBLY: 123

**PAVILION PLUMBING FIXTURES REQUIRED (604 MALE/604 FEMALE)**  
MALE WATER CLOSETS: 604 @ 1/15 = 8,05  
MALE LAVATORIES: 604 @ 1/200 = 3,02  
FEMALE WATER CLOSETS: 604 @ 1/40 = 15.1  
FEMALE LAVATORIES: 604 @ 1/150 = 4.03  
DRINKING FOUNTAINS: 1,208 @ 1/1000 = 1.21  
SERVICE SINKS: 1

**EVERYDAY BUSINESS PLUMBING FIXTURES REQUIRED (56 MALE/56 FEMALE)**  
MALE WATER CLOSETS: 25 @ 1/15 = 0.33 + 31 @ 1/25 = 1.24 = 1.57  
MALE LAVATORIES: 25 @ 1/200 = 0.13 + 31 @ 1/40 = 0.78 = 0.91  
FEMALE WATER CLOSETS: 25 @ 1/15 = 0.33 + 31 @ 1/25 = 1.24 = 1.57  
FEMALE LAVATORIES: 25 @ 1/200 = 0.13 + 31 @ 1/40 = 0.78 = 0.91  
DRINKING FOUNTAINS: 49 @ 1/500 = 0.01 + 62 @ 1/100 = 0.62 = 0.63  
SERVICE SINKS: 1

**THEATER PLUMBING FIXTURES REQUIRED (420 MALE/420 FEMALE)**  
MALE WATER CLOSETS: 420 @ 1/125 = 3.36  
MALE LAVATORIES: 420 @ 1/200 = 2.1  
FEMALE WATER CLOSETS: 420 @ 1/65 = 6.46  
FEMALE LAVATORIES: 420 @ 1/200 = 2.1  
DRINKING FOUNTAINS: 840 @ 1/500 = 1.68  
SERVICE SINKS: 1

**BANQUET HALL PLUMBING FIXTURES REQUIRED (64 MALE/64 FEMALE)**  
MALE WATER CLOSETS: 64 @ 1/15 = 0.85  
MALE LAVATORIES: 64 @ 1/200 = 0.32  
FEMALE WATER CLOSETS: 64 @ 1/15 = 0.85  
FEMALE LAVATORIES: 64 @ 1/200 = 0.32  
DRINKING FOUNTAINS: 127 @ 1/500 = 0.25  
SERVICE SINKS: 1

**CURRENT PLUMBING FIXTURES PROVIDED:**  
MALE WATER CLOSETS: 4  
MALE LAVATORIES: 8  
FEMALE WATER CLOSETS: 13  
FEMALE LAVATORIES: 8  
DRINKING FOUNTAINS: 7  
SERVICE SINKS: 1

THE PAVILION AND THEATER WILL NOT BE OPERATED AT THE SAME TIME. THE THEATER WILL BE OMITTED FROM THE CALCULATION FOR MINIMUM PLUMBING FIXTURES REQUIRED.

**TOTAL PLUMBING FIXTURES REQUIRED:**  
MALE WATER CLOSETS: 11  
MALE LAVATORIES: 9  
FEMALE WATER CLOSETS: 18  
FEMALE LAVATORIES: 6  
DRINKING FOUNTAINS: 9  
SERVICE SINKS: 1

WHEN IN USE, THE PAVILION WILL BE PROVIDED WITH PORTABLE TOILETS TO MEET THE NUMBER OF PLUMBING FIXTURES REQUIRED.

**LIVINGSTON MUNICIPAL CODE 2023**

**CHAPTER 30: ZONING**  
CENTRAL BUSINESS DISTRICT ZONE

**30.5.1 OFF STREET PARKING AND LOADING ZONES**  
CENTRAL BUSINESS DISTRICT  
IN THE CENTRAL BUSINESS DISTRICT ZONE ANY COMMERCIAL ENTERPRISE THAT IS REQUIRED TO MEET THE MINIMUM STANDARDS FOR OFF-STREET PARKING, SHALL BE REQUIRED TO HAVE ONLY FIFTY PERCENT OF THE PARKING SPACE REQUIREMENTS IN THE TABLE OF MINIMUM STANDARDS.

USE	SPACE REQUIRED
OFFICES NOT PROVIDING ON-SITE CUSTOMER SERVICE	ONE PER 4 EMPLOYEES OR ONE PER 800 SQFT OF GROSS FLOOR AREA, WHICHEVER IS GREATER
EATING AND DRINKING ESTABLISHMENTS	ONE PER 100 SQFT OF GROSS FLOOR AREA FOR THE FIRST 4,000 SQFT WITH 10 SPACES MINIMUM REQUIREMENT AND ONE SPACE FOR EACH ADDITIONAL 300 SQFT
THEATERS	ONE PER 10 SEATS
CHURCHES, AUDITORIUMS, AND SIMILAR OPEN ASSEMBLIES	ONE PER 5 SEATS OR ONE PER 100 LINEAR INCHES OF PER OR ONE PER 65 SQFT OF GROSS FLOOR AREA USED FOR ASSEMBLY PURPOSES, WHICHEVER IS GREATER

**K.**  
UP TO TWENTY PERCENT OF THE PARKING SPACES REQUIRED IN THE TABLE OF MINIMUM STANDARDS MAY BE REPLACED BY ENLARGED LANDSCAPE AREAS, STORMWATER SWALES, OR SOCAL AREAS. ENLARGED LANDSCAPE, STORMWATER, OR SOCAL AREAS MUST BE EQUIVALENT OR GREATER IN TOTAL SQUARE FOOTAGE TO THE PARKING SPACES BEING REPLACED.

**R. BICYCLE PARKING**  
1. BICYCLE PARKING STANDARDS AND DESIGN  
**A.** IN ALL MULTI-FAMILY RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND MIXED-USE DEVELOPMENT, THE AMOUNT OF PROVIDED BICYCLE PARKING SHALL BE NO LESS THAN TEN PERCENT OF THE REQUIRED AUTOMOBILE PARKING SPACES IN BUILDINGS WITH LESS THAN TWENTY PARKING SPACES. TWO BICYCLE PARKING SPACES SHALL BE REQUIRED. BUILDINGS WITH EXISTING BICYCLE PARKING IN THE ADJACENT RIGHT-OF-WAY MAY MAIVE THE REQUIRED BICYCLE PARKING SPACES IF THE NUMBER OF BICYCLE PARKING SPACES PROVIDED WITHIN THE ADJACENT RIGHT-OF-WAY IS EQUAL TO OR GREATER THAN THE NUMBER OF SPACES REQUIRED BY THIS REGULATION. WHERE THERE ARE FIVE OR MORE BICYCLE SPACES REQUIRED, TWENTY PERCENT OF THOSE SPACES SHALL BE FOR BICYCLES WITH TRAILERS.

**REQUIRED PARKING**  
PAVILION: 4,882 @ 65 GROSS= 48.84 SPACES  
CAFE: 49 @ 100 GROSS= 49.1 SPACES (10 MIN)  
BUSINESS: 8,940 @ 800 GROSS= 11.24 SPACES  
BANQUET: 1,831 @ 65 GROSS= 28.17 SPACES  
THEATER: 185 @ 1/10 SEATS= 18.5 SPACES

THE PAVILION AND THEATER WILL NOT BE OPERATED AT THE SAME TIME. THE THEATER, AS BEING THE LESSER OF THE TWO, WILL BE OMITTED FROM THE CALCULATION FOR MINIMUM REQUIRED PARKING.

48,84 @ 10 = 1,24 + 28.17 = 124.52	99 SPACES	
99 x 50% = 49.5	50 SPACES	(LMC 30.5.1J)
50 x 20% = 10	10 SPACES MAX REDUCTION	(LMC 30.5.1K)
50 - 10 =	40 SPACES MINIMUM	
	2 ACCESSIBLE SPACES	(IBC TABLE 1106.2)
40x 10% =	4 BICYCLE PARKING	(LMC 30.5.1R)

**PROVIDED PARKING**  
51 SPACES (3 ACCESSIBLE)  
2,050 SQFT OF LANDSCAPING (12 SPACES @ 18'-6"x9'-0")  
4 BICYCLE PARKING (3x6)  
2 BICYCLE WITH TRAILER PARKING (3x10)

CONSULT WITH ARCHITECT CONCERNING STANDPIPE REQUIREMENTS

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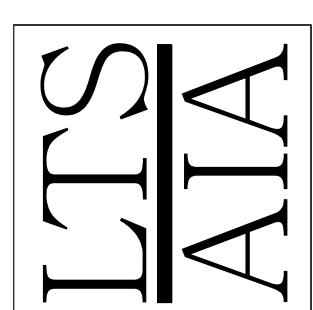
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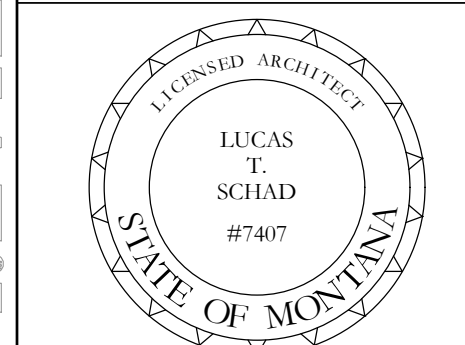
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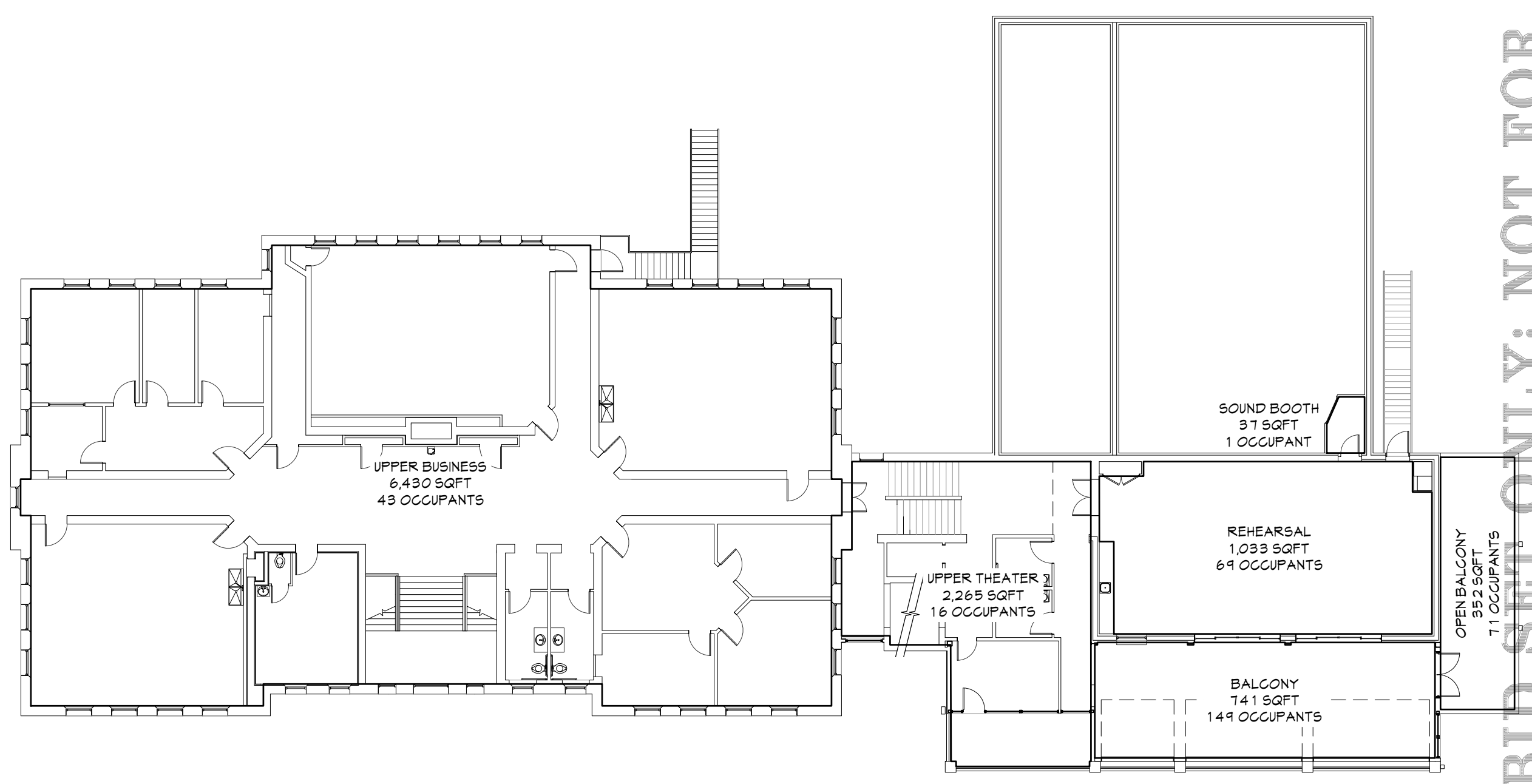
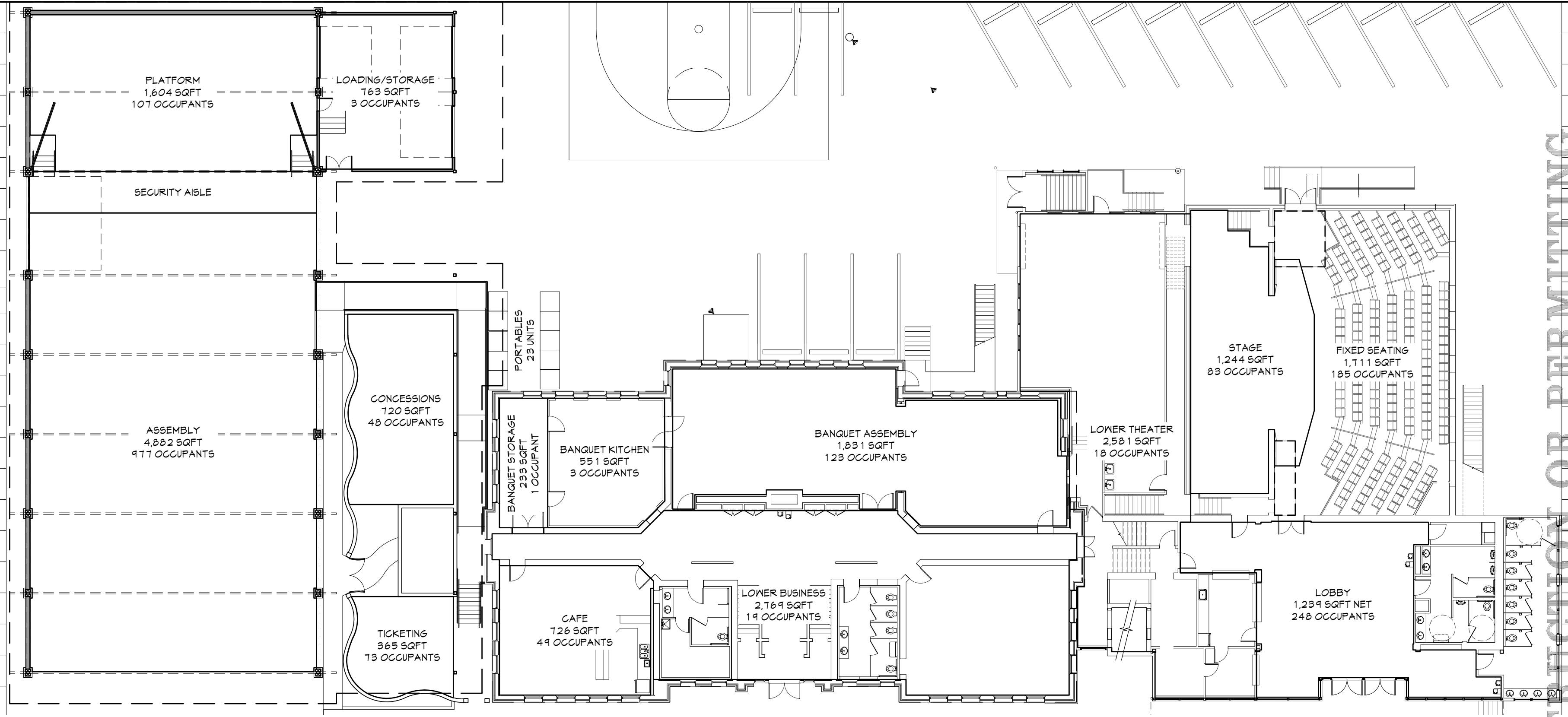
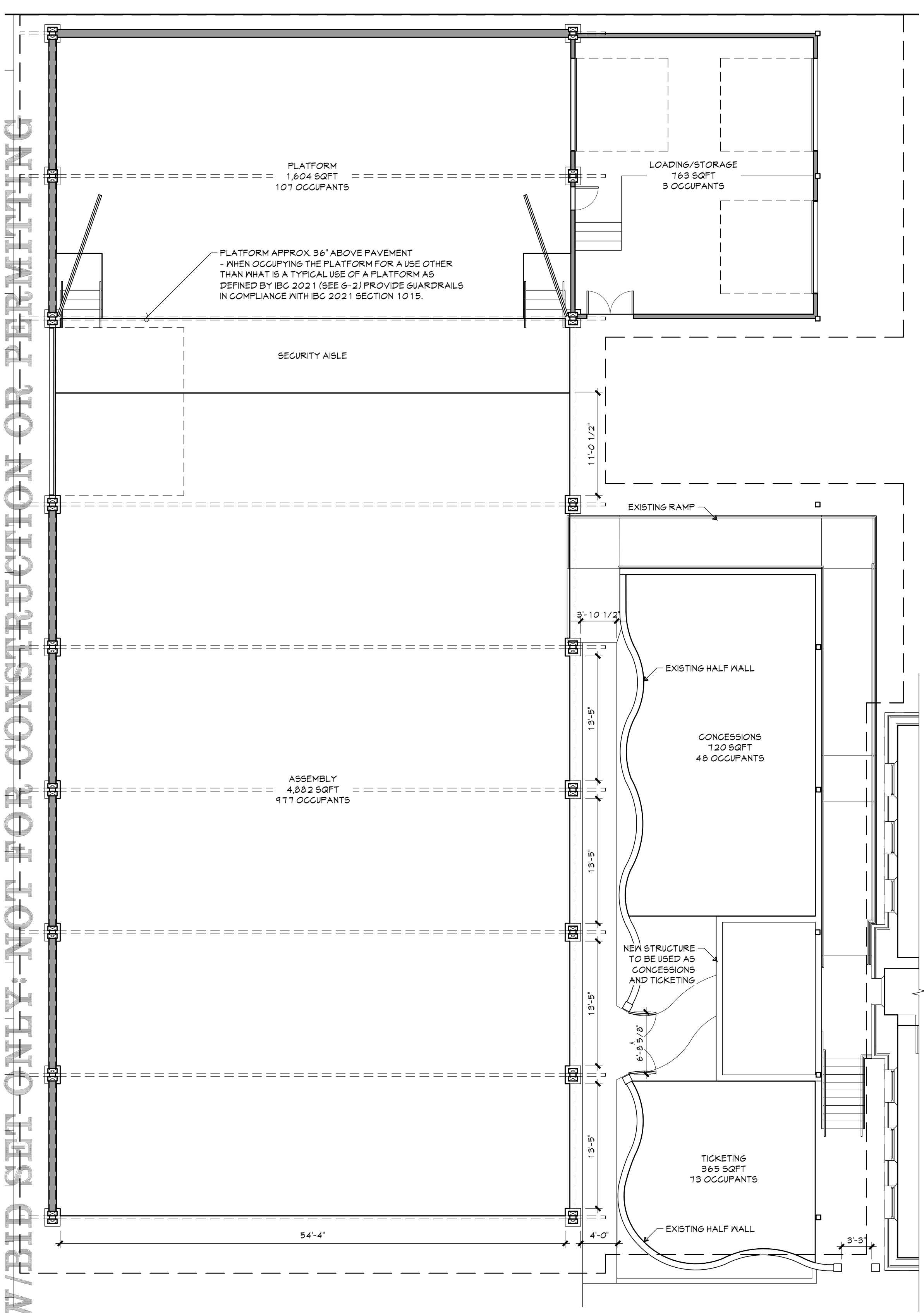
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NOTE  
OCCUPANCY, PLUMBING, & EGRESS BASED ON IBC 2021

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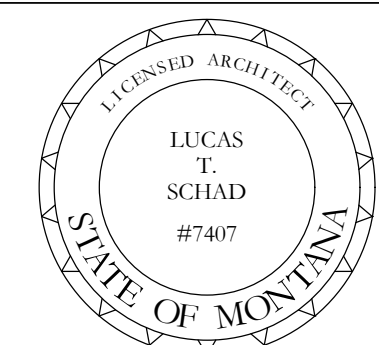
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EGRESS & PLUMBING  
FIXTURE COUNT

G-3



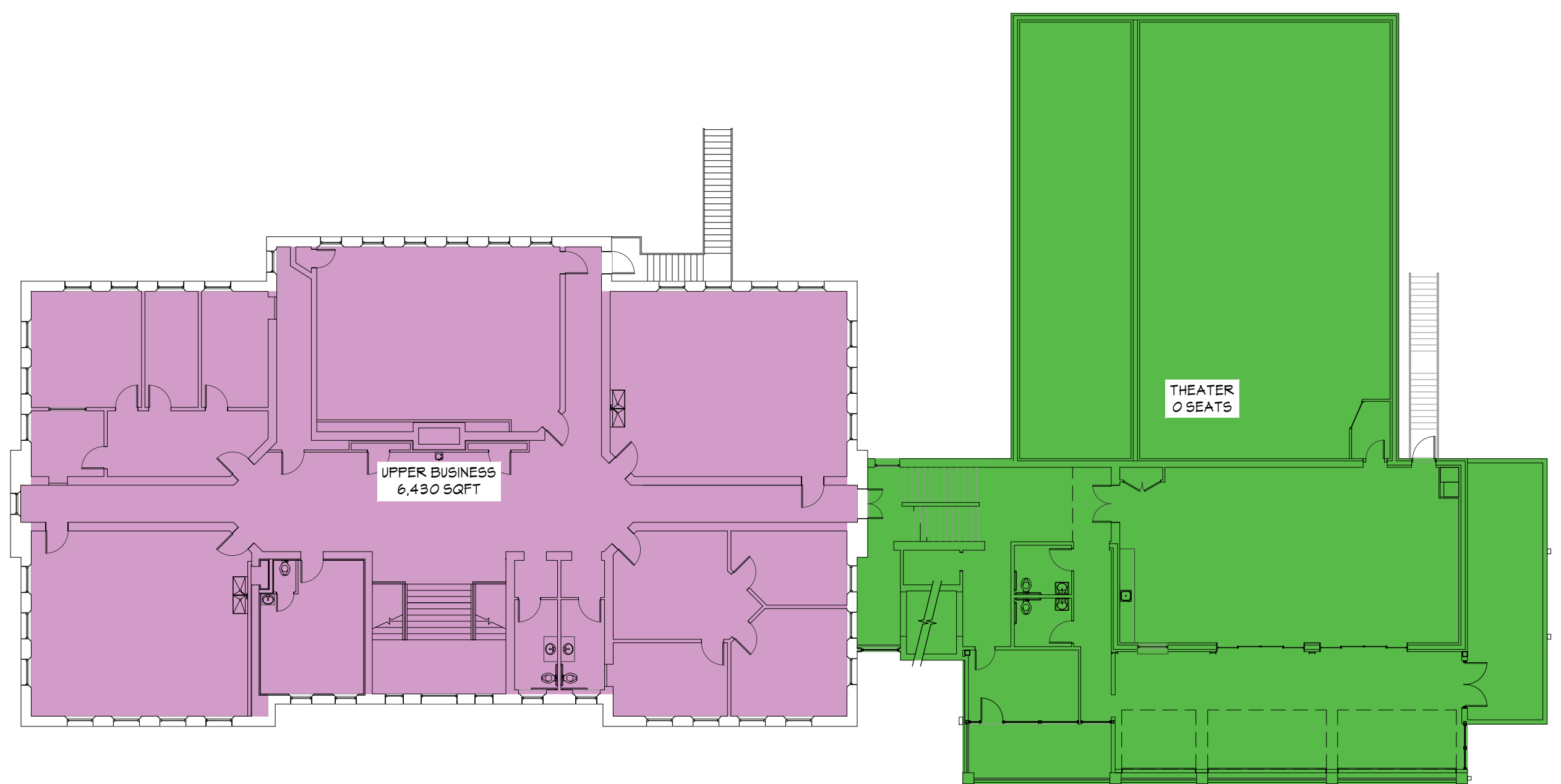
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1 PROPOSED PARKING PLAN  
 6-4 SCALE: 1/16" = 1'-0"

PARKING CALCULATIONS

COLOR	USE
	PAVILION
	CAFE
	BUSINESS
	BANQUET
	THEATER

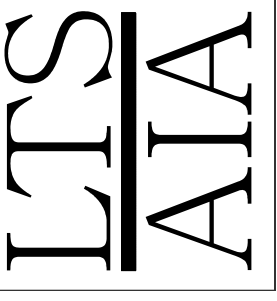


2 UPPER PARKING CALCS.  
 6-4 SCALE: 1/16" = 1'-0"

NOTE  
 PARKING BASED ON LIVINGSTON MUNICIPAL CODE 2023

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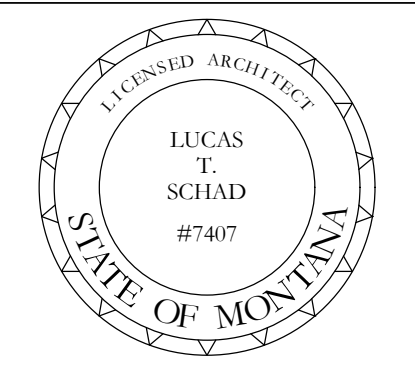


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PARKING PLAN

G-4

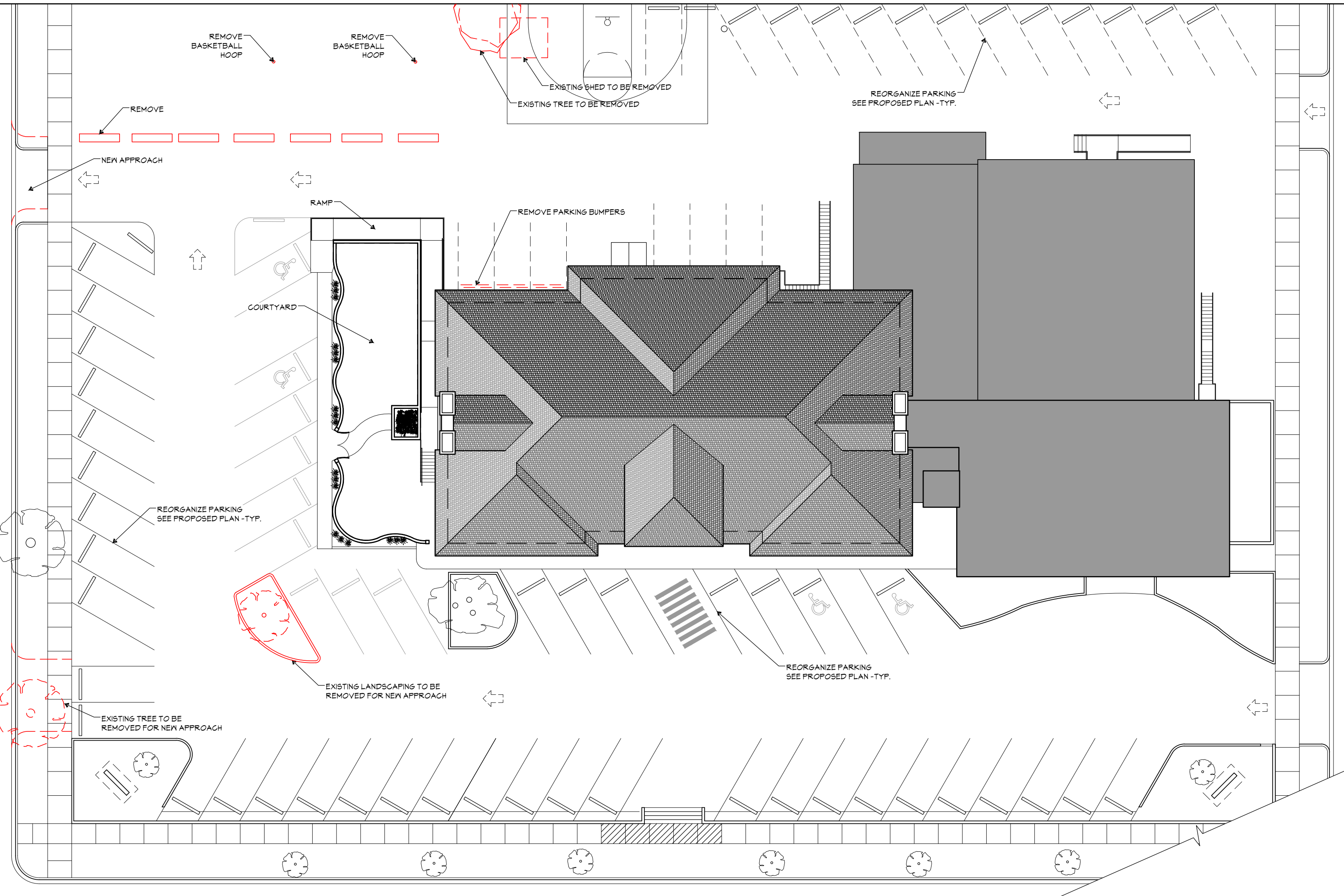


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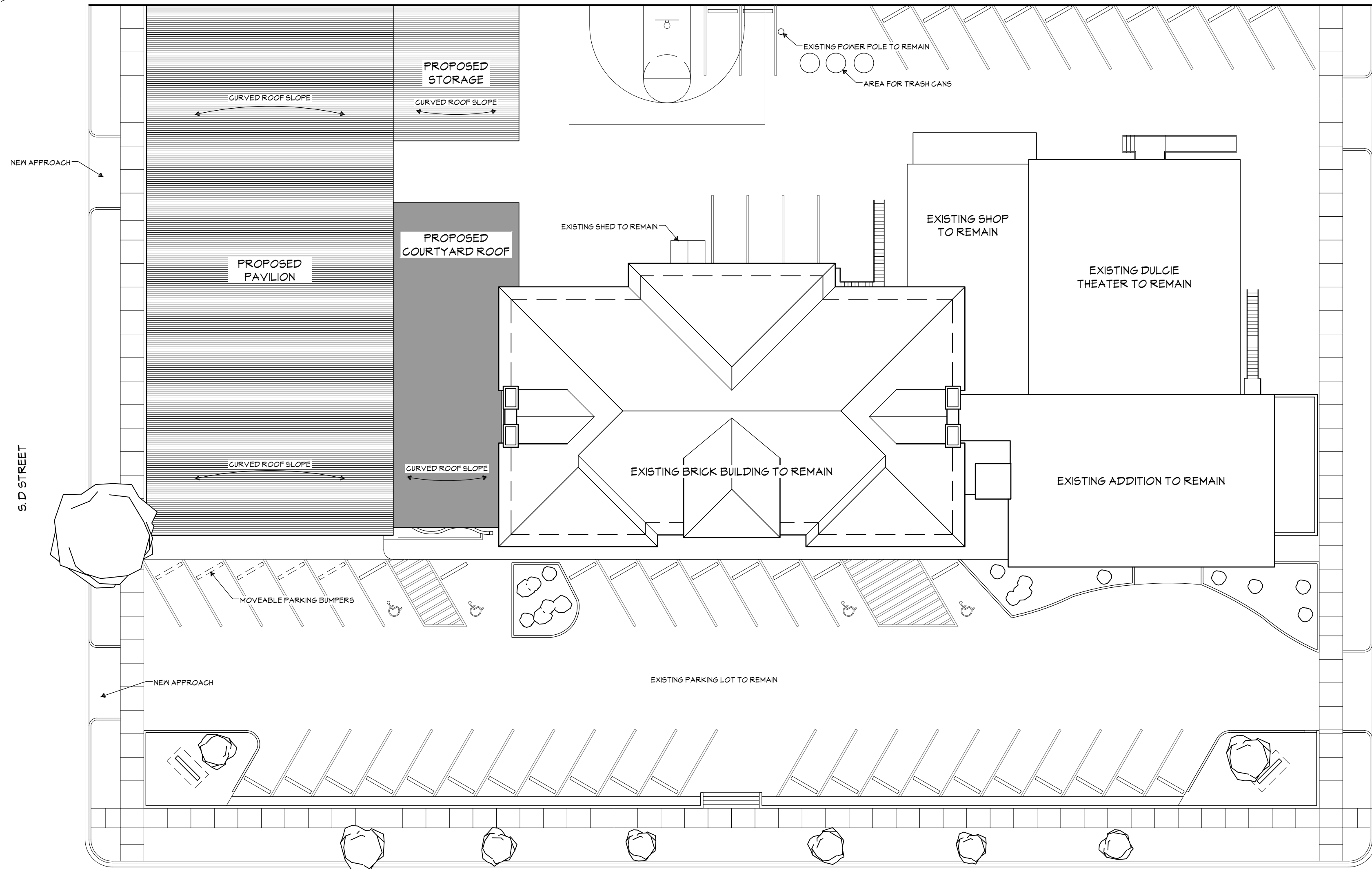
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1 EXISTING SITE PLAN W/ DEMO NOTES  
 C-1 SCALE: 1" = 20'-0"

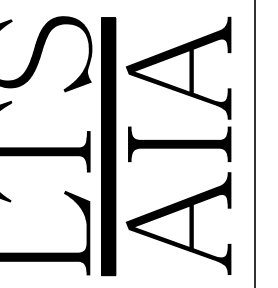


2 PROPOSED SITE PLAN  
 C-1 SCALE: 1" = 20'-0"

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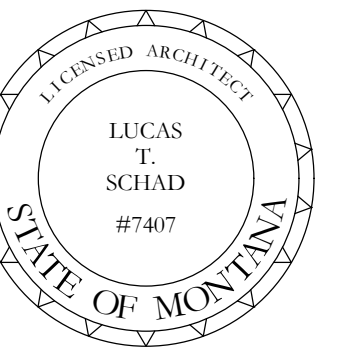
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REVIEW SET	04/06/23
SEP SET	04/14/23

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SITE PLAN

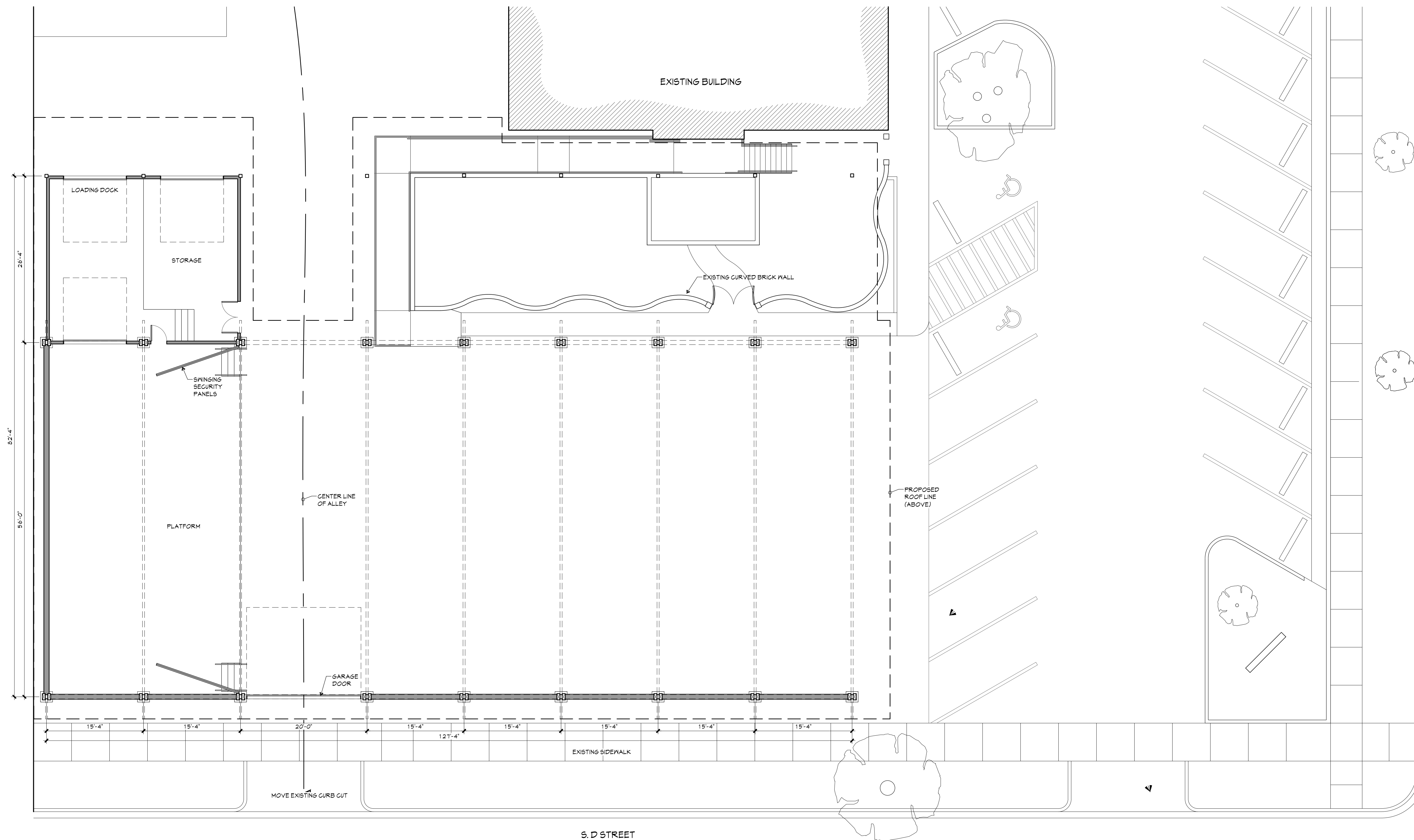
C-1

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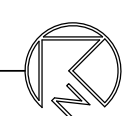
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1 PAVILION PLAN  
 A1.1 SCALE: 1/8" = 1'-0"



The Shane Center Pavilion - Special Exemption Permit Documentation

PAGE 14

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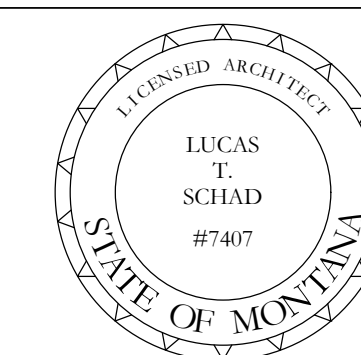
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PAVILION PLAN

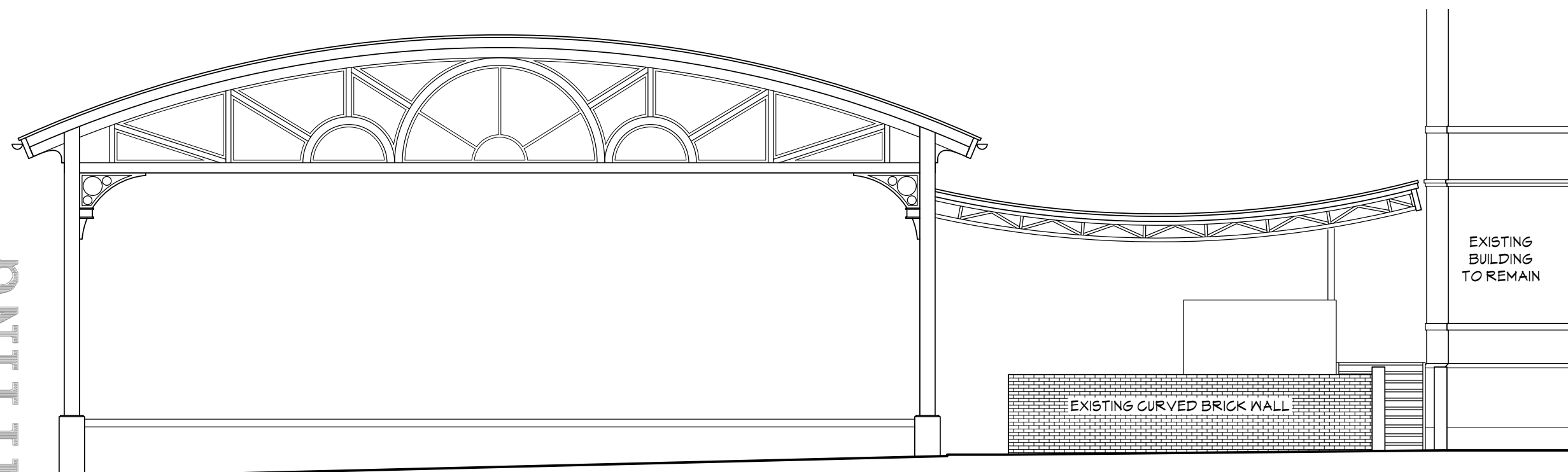
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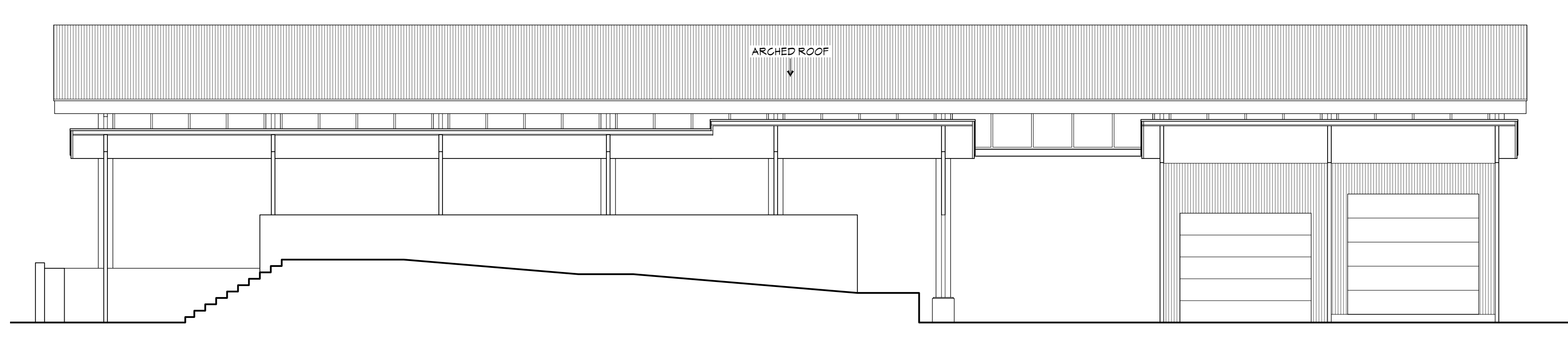


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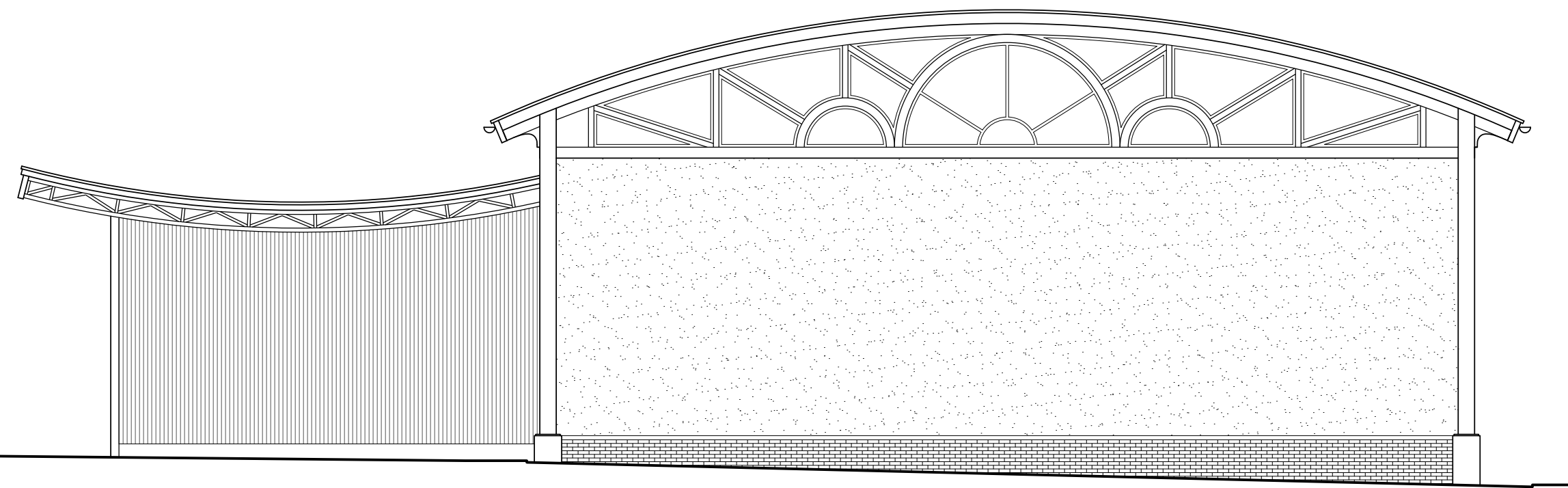
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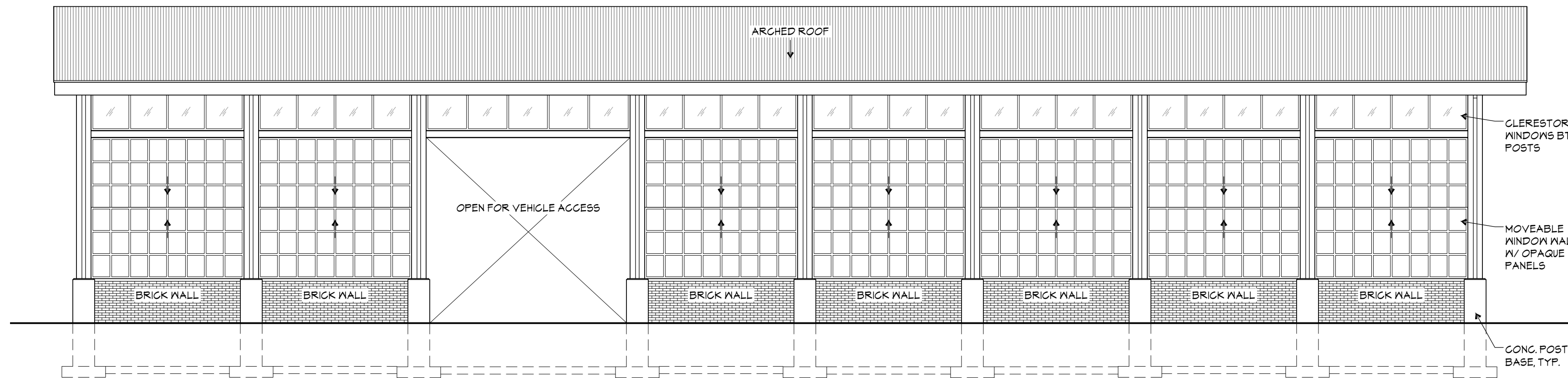
1 SOUTH ELEVATION  
A2.1 SCALE: 1/8" = 1'-0"



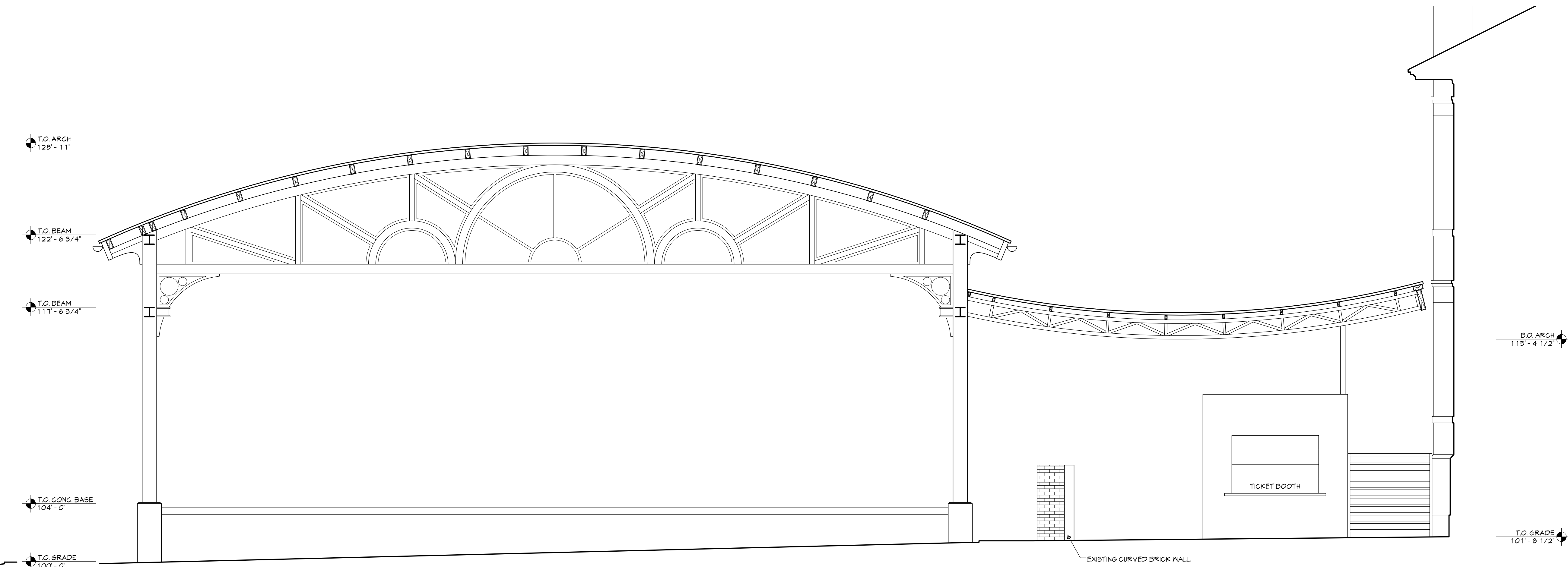
2 EAST ELEVATION  
A2.1 SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION  
A2.1 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION  
A2.1 SCALE: 1/8" = 1'-0"



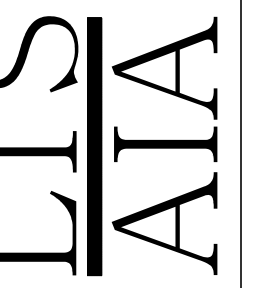
5 PAVILION SECTION  
A2.1 SCALE: 1/4" = 1'-0"

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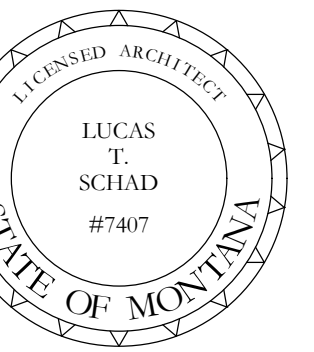
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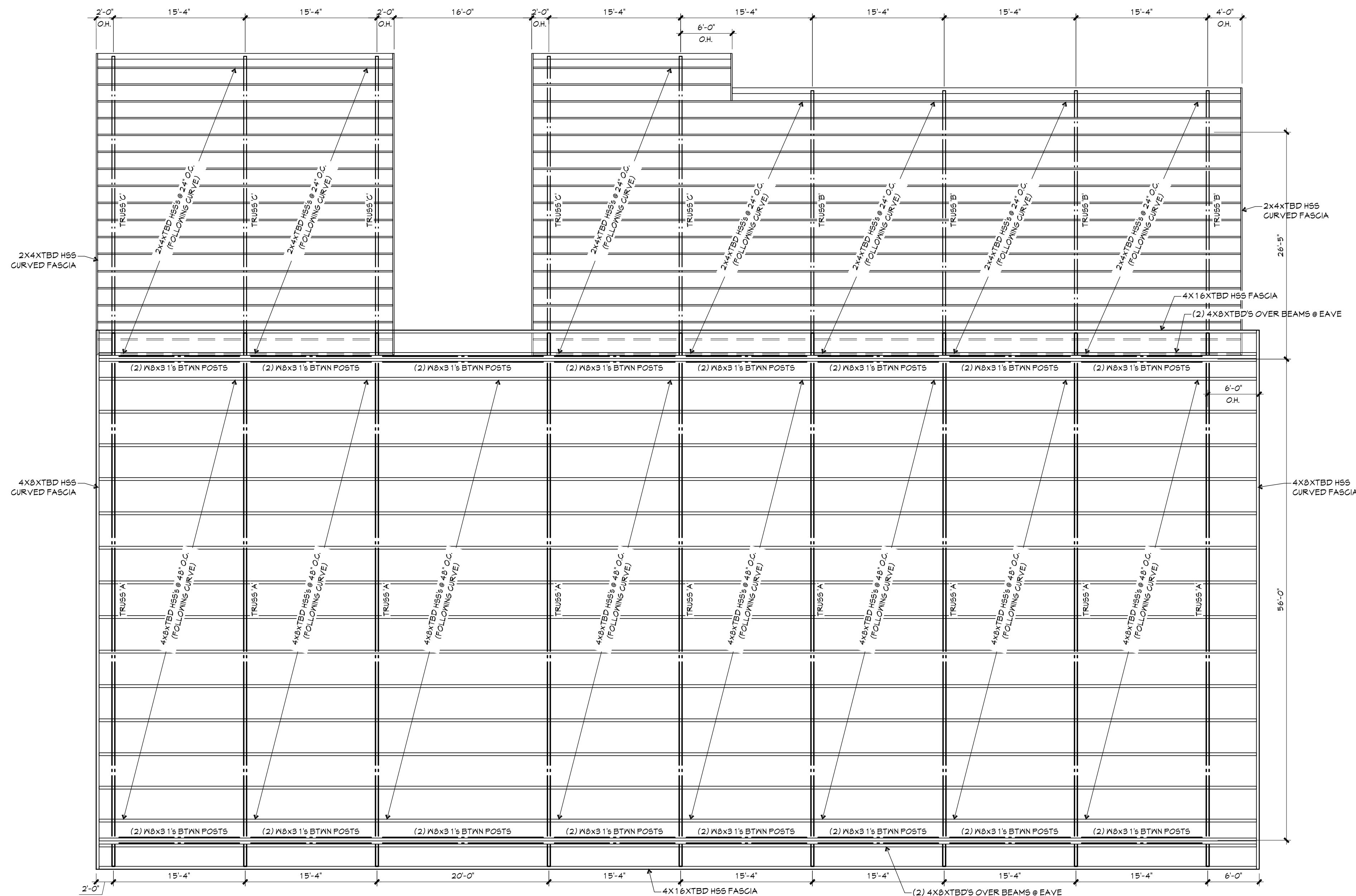
ELEVATIONS & SECTION

A2.1

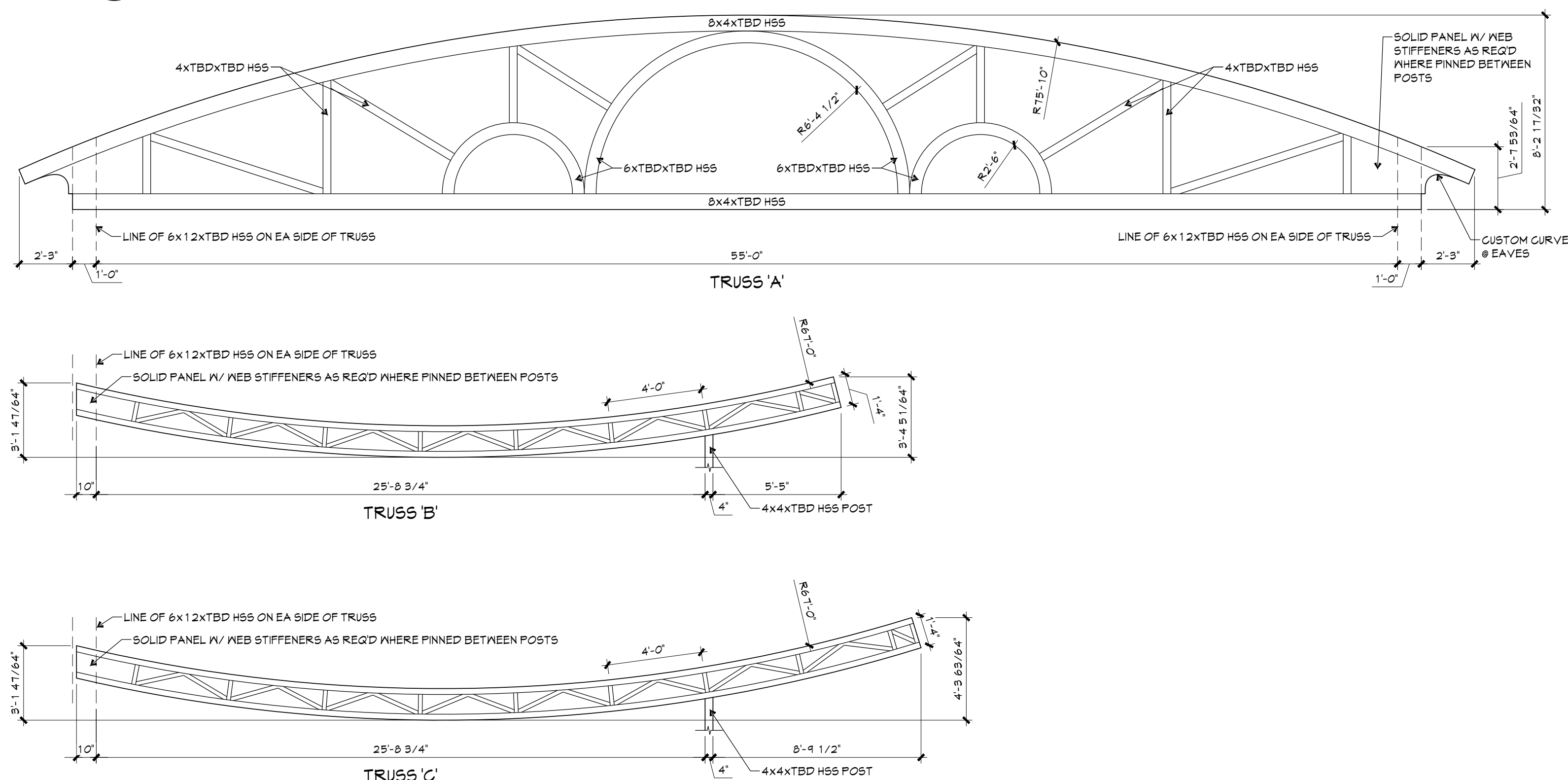
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1  
52.1  
**ROOF FRAMING PLAN**  
SCALE: 1/8" = 1'-0"

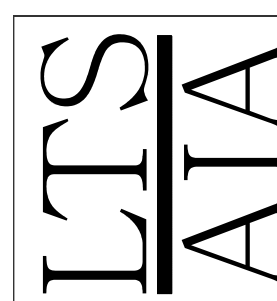


2  
52.1  
**TRUSS DIAGRAMS**  
SCALE: 1/8" = 1'-0"

The Shane Center Pavilion - Special Exemption Permit Documentation

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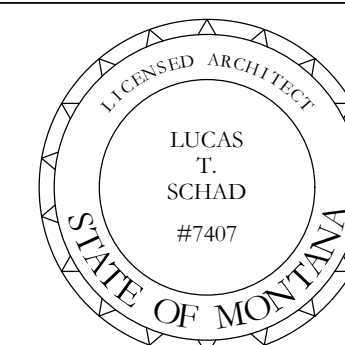
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ROOF FRAMING PLAN

52.1

## 10. CODE REVIEW TEXT

### International Building Code 2021

#### Occupancy Classification

The Pavilion, being an outdoor assembly in nature, is classified as an A-5 occupancy per 303.6.

##### **303.6 Assembly Group A-5**

Group A-5 occupancy includes assembly uses intended for participation in or viewing outdoor activities including, but not limited to:

- Amusement Park structures
- Bleachers
- Grandstands
- Stadiums

The attached Loading/Storage adjacent to the Platform will be classified as an A-5 occupancy per 311.1.1.

##### **311.1.1 Accessory Storage Spaces**

A room or space used for storage purposes that is accessory to another occupancy shall be classified as part of that occupancy.

The Pavilion only having A-5 occupancies is classified as a single-occupancy A-5 building.

#### Construction Classification

The Pavilion will be constructed as Type VB Construction in accordance with 602.3 and Table 601.

##### **602.5 Type V**

Type V construction is that type of construction in which the structural elements, exterior walls and interior walls are of any materials permitted by this code.

Table 601 does not require any building elements to have a Fire-Resistance Rating in Type VB Construction.

TABLE 601

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV				TYPE V	
	A	B	A	B	A	B	A	B	C	HT	A	B
Primary structural frame <sup>f</sup> (see Section 202)	3 <sup>a, b</sup>	2 <sup>a, b, c</sup>	1 <sup>b, c</sup>	0 <sup>c</sup>	1 <sup>b, c</sup>	0	3 <sup>a</sup>	2 <sup>a</sup>	2 <sup>a</sup>	HT	1 <sup>b, c</sup>	0
Bearing walls	See Table 705.5											
Exterior <sup>e, f</sup>	3	2	1	0	2	2	3	2	2	2	1	0
Interior	3 <sup>a</sup>	2 <sup>a</sup>	1	0	1	0	3	2	2	1/HT <sup>g</sup>	1	0
Nonbearing walls and partitions Exterior	See Table 705.5											
Nonbearing walls and partitions Interior <sup>d</sup>	0	0	0	0	0	0	0	0	0	See Section 2304.11.2	0	0
Floor construction and associated secondary structural members (see Section 202)	2	2	1	0	1	0	2	2	2	HT	1	0
Roof construction and associated secondary structural members (see Section 202)	1 1/2 <sup>b</sup>	1 <sup>b, c</sup>	1 <sup>b, c</sup>	0 <sup>c</sup>	1 <sup>b, c</sup>	0	1 1/2	1	1	HT	1 <sup>b, c</sup>	0

a. Roof supports: Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.

b. Except in Group F-1, H, M and S-1 occupancies, fire protection of structural members in roof construction shall not be required, including protection of primary structural frame members, roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.

c. In all occupancies, heavy timber complying with Section 2304.11 shall be allowed for roof construction, including primary structural frame members, where a 1-hour or less *fire-resistance rating is required*.

d. Not less than the fire-resistance rating required by other sections of this code.

e. Not less than the fire-resistance rating based on fire separation distance (see Table 705.5).

f. Not less than the fire-resistance rating as referenced in Section 704.10.

g. Heavy timber bearing walls supporting more than two floors or more than a floor and a roof shall have a *fire resistance* rating of not less than 1 hour.



The Pavilion will not be equipped throughout with an automatic sprinkler system and will be constructed to preserve life safety accordingly.

**Allowable Building Height and Area**

A-5 Occupancies constructed using Type VB Construction and not equipped throughout with an automatic sprinkler system will have a maximum allowable building height above the grade plane of 40'-0" per Table 504.3. *The proposed structure is 28'-6" in height.*

**TABLE 504.3**  
**ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE<sup>a</sup>**

OCCUPANCY CLASSIFICATION	TYPE OF CONSTRUCTION												
	See Footnotes	Type I		Type II		Type III		Type IV				Type V	
		A	B	A	B	A	B	A	B	C	HT	A	B
A, B, E, F, M, S, U	NS <sup>b</sup>	UL	160	65	55	65	55	65	65	65	65	50	40
	S	UL	180	85	75	85	75	270	180	85	85	70	60
H-1, H-2, H-3, H-5	NS <sup>c, d</sup>	UL	160	65	55	65	55	120	90	65	65	50	40
	S		180	85	75	85	75	140	100	85	85	70	60
H-4	NS <sup>c, d</sup>	UL	160	65	55	65	55	65	65	65	65	50	40
	S	UL	180	85	75	85	75	140	100	85	85	70	60
I-1 Condition 1, I-3	NS <sup>d, e</sup>	UL	160	65	55	65	55	65	65	65	65	50	40
	S	UL	180	85	75	85	75	180	120	85	85	70	60
I-1 Condition 2, I-2	NS <sup>d, e, f</sup>	UL	160	65	55	65	55	65	65	65	65	50	40
	S	UL	180	85									
I-4	NS <sup>d, g</sup>	UL	160	65	55	65	55	65	65	65	65	50	40
	S	UL	180	85	75	85	75	180	120	85	85	70	60
R <sup>h</sup>	NS <sup>d</sup>	UL	160	65	55	65	55	65	65	65	65	50	40
	S13D	60	60	60	60	60	60	60	60	60	60	50	40
	S13R	60	60	60	60	60	60	60	60	60	60	60	60
	S	UL	180	85	75	85	75	270	180	85	85	70	60

UL = Unlimited; NP = Not Permitted; NS = Buildings not equipped throughout with an automatic sprinkler system; S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1; S13R = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2; S13D = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.3.

a. See Chapters 4 and 5 for specific exceptions to the allowable height in this chapter.

b. See Section 903.2 for the minimum thresholds for protection by an automatic sprinkler system for specific occupancies.

A-5 Occupancies constructed using Type VB Construction and not equipped throughout with an automatic sprinkler system are allowed an unlimited number of stories above the grade plane per Table 504.4.

*The proposed building is at grade with no additional stories.*

**TABLE 504.4**

**ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE<sup>a, b</sup>**

OCCUPANCY CLASSIFICATION	TYPE OF CONSTRUCTION												
	See Footnotes	Type I		Type II		Type III		Type IV				Type V	
		A	B	A	B	A	B	A	B	C	HT	A	B
A-1	NS	UL	5	3	2	3	2	3	3	3	3	2	1
	S	UL	6	4	3	4	3	9	6	4	4	3	2
A-2	NS	UL	11	3	2	3	2	3	3	3	3	2	1
	S	UL	12	4	3	4	3	18	12	6	4	3	2
A-3	NS	UL	11	3	2	3	2	3	3	3	3	2	1
	S	UL	12	4	3	4	3	18	12	6	4	3	2
A-4	NS	UL	11	3	2	3	2	3	3	3	3	2	1
	S	UL	12	4	3	4	3	18	12	6	4	3	2
A-5	NS	UL	UL	UL	UL	UL	UL	1	1	1	UL	UL	UL
	S	UL	UL	UL	UL	UL	UL	UL	UL	UL	UL	UL	UL
B	NS	UL	11	5	3	5	3	5	5	5	5	3	2
	S	UL	12	6	4	6	4	18	12	9	6	4	3

A-5 Occupancies constructed using Type VB Construction and not equipped throughout with an automatic sprinkler system are allowed an unlimited building area per Table 506.2.

*The proposed building is 8,315 square feet.*

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION											
		Type I		Type II		Type III		Type IV				Type V	
		A	B	A	B	A	B	A	B	C	HT	A	B
A-1	NS	UL	UL	15,500	8,500	14,000	8,500	45,000	30,000	18,750	15,000	11,500	5,500
	S1	UL	UL	62,000	34,000	56,000	34,000	180,000	120,000	75,000	60,000	46,000	22,000
	SM	UL	UL	46,500	25,500	42,000	25,500	135,000	90,000	56,250	45,000	34,500	16,500
A-2	NS	UL	UL	15,500	9,500	14,000	9,500	45,000	30,000	18,750	15,000	11,500	6,000
	S1	UL	UL	62,000	38,000	56,000	38,000	180,000	120,000	75,000	60,000	46,000	24,000
	SM	UL	UL	46,500	28,500	42,000	28,500	135,000	90,000	56,250	45,000	34,500	18,000
A-3	NS	UL	UL	15,500	9,500	14,000	9,500	45,000	30,000	18,750	15,000	11,500	6,000
	S1	UL	UL	62,000	38,000	56,000	38,000	180,000	120,000	75,000	60,000	46,000	24,000
	SM	UL	UL	46,500	28,500	42,000	28,500	135,000	90,000	56,250	45,000	34,500	18,000
A-4	NS	UL	UL	15,500	9,500	14,000	9,500	45,000	30,000	18,750	15,000	11,500	6,000
	S1	UL	UL	62,000	38,000	56,000	38,000	180,000	120,000	75,000	60,000	46,000	24,000
	SM	UL	UL	46,500	28,500	42,000	28,500	135,000	90,000	56,250	45,000	34,500	18,000
A-5	NS												
	S1	UL	UL	UL	UL	UL	UL	UL	UL	UL	UL	UL	UL
	SM												
B	NS	UL	UL	37,500	23,000	28,500	19,000	108,000	72,000	45,000	36,000	18,000	9,000
	S1	UL	UL	150,000	92,000	114,000	76,000	432,000	288,000	180,000	144,000	72,000	36,000
	SM	UL	UL	112,500	69,000	85,500	57,000	324,000	216,000	135,000	108,000	54,000	27,000

*The Pavilion is 28'-6" in height, 1 story, and has an area of 8,315 square feet; all these values are allowed by Table 504.3, Table 504.4, and Table 506.2 respectively.*

**Fire Protection and Life Safety Systems**

Section 903.2 provides the minimum thresholds for protection by an automatic sprinkler system for specific occupancies.

*Since the enclosed Loading/Storage area is only 763 square feet, there are no automatic sprinkler system requirements for the Pavilion per 903.2.1.5.*

**903.2.1.5 Group A-5**

An automatic sprinkler system shall be provided for all enclosed Group A-5 accessory use areas in excess of 1,000 square feet.

*In summary, the storage being less than 1,000 sf does not require a sprinkler system.*



Section 903.2.11 lists requirements for specific areas and hazards. Section 410 must be reviewed per Table 903.2.11.6.

### 410.6 Automatic Sprinkler System

[F] TABLE 903.2.11.6	
ADDITIONAL REQUIRED PROTECTION SYSTEMS	
SECTION	SUBJECT
402.5, 402.6.2	Covered and open mall buildings
403.3	High-rise buildings
404.3	Atriums
405.3	Underground structures
407.7	Group i-2
410.6	Stages
411.3	Special amusement buildings
412.2.4	Airport traffic control towers
412.3.6, 412.3.6.1, 412.5.6	Aircraft hangars
415.11.11	Group H-5 HPM exhaust ducts
416.5	Flammable finishes
417.4	Drying rooms
424.3	Play structures
428	Buildings containing laboratory suites
507	Unlimited area buildings
508.5.7	Live/work units
509.4	Incidental uses
1030.6.2.3	Smoke-protected assembly seating
IFC	Sprinkler system requirements as set forth in Section 903.2.11.6 of the <i>International Fire Code</i>

Stages shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1. Sprinklers shall be installed under the roof and gridiron and under all catwalks and galleries over the stage. Sprinklers shall be installed in dressing rooms, performer lounges, shops and storerooms accessory to such stages.

***Section 410.6 is not applicable to the Pavilion since it requires stages to be equipped with an automatic sprinkler system. The Pavilion has a horizontal sliding curtain and no overhead hanging curtains, drops, scenery or stage effects other than lighting and sound; thus is a platform as defined by Chapter 2.***

### **Stage**

A space within a building utilized for entertainment or presentations, which includes overhead hanging curtains, drops, scenery or stage effects other than lighting and sound.

### **Platform**

A raised area within a building used for worship, the presentation of music, plays or other entertainment; the head table for special guests; the raised area for lecturers and speakers; boxing and wrestling rings; theater-in-the-round stages; and similar purposes wherein, other than horizontal sliding curtains, there are no overhead hanging curtains, drops, scenery or stage effects other than lighting and sound. A temporary platform is one installed for not more than 30 days.

***The platform will be constructed with materials approved for Type V construction. The platform is constructed of a concrete slab with no space underneath the platform. The platform is not required to have a Fire-Resistance Rating per 410.3.***

### **410.3 Platform Construction**

Permanent platforms shall be constructed of materials as required for the type of construction of the building in which the permanent platform is located. Permanent platforms are permitted to be constructed of fire-retardant-treated wood for Types I, II and IV construction where the platforms are not more than 30 inches above the main floor, and not more than one-third of the room floor area and not more than 3,000 square feet in area. Where the space beneath the permanent platform is used for storage or any purpose other than equipment, wiring or plumbing, the floor assembly shall be not less than 1-hour fire-resistance-rated construction. Where the space beneath the permanent platform is used only for equipment, wiring or plumbing, the underside of the permanent platform need not be protected.

Standpipes are determined per 410.7.

### **410.7 Standpipes**

Standpipe systems shall be provided in accordance with Section 905.

***We are requesting a design occupancy of a total of 999 persons.***

### **905.3.2 Group A**

Class I automatic wet standpipes shall be provided in nonsprinklered Group A buildings having an occupant load exceeding 1,000 persons.

**Exceptions:**

1. Open-air-seating spaces without enclosed spaces.
2. Class I automatic dry and semiautomatic dry standpipes or manual wet standpipes are allowed in buildings that are not high-rise buildings.

*Since we are requesting a design occupancy of 999 occupants, which is less than 1,000 occupants, we do not need a wet standpipe.*

Portable fire extinguishers will be provided in accordance with section 906.

**906.2 General Requirements**

Portable fire extinguishers shall be selected and installed in accordance with this section and NFPA 10.

**Exception:**

1. The distance of travel to reach an extinguisher shall not apply to the spectator seating portions of Group A-5 occupancies.

*Fire Alarm and Detection Systems will be provided in accordance with section 907. We are requesting a design occupancy of a total of 999 persons.*

**907.2.1. Group A**

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies where the occupant load due to the assembly occupancy is 300 or more, or where the Group A occupant load is more than 100 persons above or below the lowest level of exit discharge. Group A occupancies not separated from one another in accordance with Section 707.3.10 shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

**907.2.1.1 System Initiation in Group A Occupancies with an Occupant Load of 1,000 or More**

Activation of the fire alarm in Group A occupancies with an occupant load of 1,000 or more shall initiate a signal using an emergency voice/alarm communications system in accordance with Section 907.5.2.2.

**Exception:**

Where approved, the prerecorded announcement is allowed to be manually deactivated for a period of time, not to exceed 3 minutes, for the sole purpose of allowing a live voice announcement from an approved, constantly attended location.

*Since we are requesting a design occupancy of 999, we do not need to provide a fire alarm system.*



## Means of Egress

The occupant load of each area is calculated using Table 1004.5.

<b>FUNCTION OF SPACE</b>	<b>OCCUPANT LOAD FACTOR<sup>a</sup></b>
Accessory storage areas, mechanical equipment room	300 gross
Assembly	
Gaming floors (keno, slots, etc.)	11 gross
Exhibit gallery and museum	30 net
Assembly with fixed seats	See Section 1004.6
Assembly without fixed seats	
Concentrated (chairs only—not fixed)	7 net
Standing space	5 net
Unconcentrated (tables and chairs)	15 net
Bowling centers, allow 5 persons for each lane including 15 feet of runway, and for additional areas	7 net
Business areas	150 gross
Concentrated business use areas	See Section 1004.8
Kitchens, commercial	200 gross
Stages and platforms	15 net
Warehouses	500 gross

See drawing 1/G-3 for defined egress areas. The Assembly area will use “Standing Space” as the most concentrated occupancy of the area.

Assembly: 4,822sqft @ 5 net = 977 occupants

The Platform will use “Stages and Platforms”.

Platform: 1,604sqft @ 15 net = 107 occupants

The Loading/Storage area will use “Accessory Storage”.

Storage: 763sqft @ 300 gross = 3 occupants

The Concession area will use “Unconcentrated (Tables and Chairs)”.

Concessions: 699sqft @ 15 net = 47 occupants

The Ticketing area will use “Standing Space”.

Ticketing: 367sqft @ 5 net = 74 occupants

The number of exits required from each area will be provided in accordance with Table 1006.3.3.

**TABLE 1006.3.3**

**MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY**

OCCUPANT LOAD PER STORY	MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS FROM STORY
1-500	2
501-1,000	3
More than 1,000	4

Assembly: 977 occupants = 3 exits

Platform: 107 occupants = 2 exits

Storage: 3 occupants = 1 exit

Concessions: 47 occupants = 1 exit

Ticketing: 74 occupants = 2 exits

**1005.3.2 Other Egress Components**

The capacity, in inches, of means of egress components other than stairways shall be calculated by multiplying the occupant load served by such component by a means of egress capacity factor of 0.2 inch per occupant.

**Assembly: 977 occupants x 0.2 = 195.4” Provided: 1,513”**

**Platform: 107 occupants x 0.2 = 21.4” Provided: 96”**

**Storage: 3 occupants x 0.2 = 0.6” Provided: 60”**

**Concessions: 47 occupants x 0.2 = 9.4” Provided: 72”**

**Ticketing: 74 occupants x 0.2 = 14.8” Provided: 110”**

## Plumbing

The occupant load of each area is calculated using Table 1004.5. See drawings 2/G-3 and 3/G-3 for defined plumbing areas. The plumbing calculations are divided by uses of the site, the Pavilion, Everyday Business, the Theater, and the Banquet Hall. The minimum number of required plumbing fixtures will be calculated by the sum of the greatest number of required fixtures between uses that will be occupied simultaneously.

### The Pavilion

The Assembly area will use "Standing Space" as the most concentrated occupancy of the area.

Assembly: 4,822sqft @ 5 net = 977 occupants

The Platform will use "Stages and Platforms".

Platform: 1,604sqft @ 15 net = 107 occupants

The Loading/Storage area will use "Accessory Storage".

Storage: 763sqft @ 300 gross = 3 occupants

The Concession area will use "Unconcentrated (Tables and Chairs)".

Concessions: 699sqft @ 15 net = 47 occupants

The Ticketing area will use "Standing Space".

Ticketing: 367sqft @ 5 net = 74 occupants

Total Pavilion Occupants: 1,208 Design Occupancy: 999

### Everyday Business

The Cafe area will use "Unconcentrated (Tables and Chairs)".

Café: 726sqft @ 15 net = 49 occupants

The Lower Business area will use "Business Areas".

Lower Business: 2,769sqft @ 150 gross = 19 occupants

The Upper Business area will use "Business Areas".

Upper Business: 6,430sqft @ 150 gross = 43 occupants

Total Everyday Business Occupants: 111

The Theater

The Lower Theater area will use “Business Areas”.

Lower Theater: 2,581sqft @ 150 gross = 18 occupants

The Stage area will use “Stages and Platforms”.

Stage: 1,244sqft @ 15 net = 83 occupants

The Fixed seating will use 1004.6.

Fixed Seating: 185 seats = 185 occupants

The Lobby area will use “Standing Space”.

Lobby: 1,239sqft @ 5 net = 248 occupants

The Upper Theater area will use “Business Areas”.

Upper Theater: 2,265sqft @ 150 gross = 16 occupants

The Sound Booth area will use “Business Areas”.

Sound Booth: 37sqft @ 150 gross = 1 occupant

The Rehearsal area will use “Stages and Platforms”.

Rehearsal: 1,033sqft @ 15 net = 69 occupants

The Balcony area will use “Standing Space”.

Balcony: 741sqft @ 5 net = 149 occupants

The Open Balcony area will use “Standing Space”.

Open Balcony: 352sqft @ 5 net = 71 occupants

Total Theater Occupants: 840

The Banquet Hall

The Banquet Storage area will use “Accessory Storage”.

Banquet Storage: 233sqft @ 300 gross = 1 occupant

The Banquet Kitchen area will use “Kitchens, Commercial”.

Banquet Kitchen: 551sqft @ 200 gross = 3 occupants

The Banquet Assembly area will use “Unconcentrated (Tables and Chairs)”.

Banquet Assembly: 1,831sqft @ 15 net = 123 occupants

Total Banquet Hall Occupants: 127

The minimum number of required of plumbing fixtures are determined by the Minimum Number of Required Plumbing Fixtures Table in the Administrative Rules for Montana 24.301.351.

Minimum Number of Required Plumbing Fixtures <sup>b, l, j, i, m, n, o, p, q, r</sup>								
Classification	Description	Water Closets (Urinals - see footnotes f, g & o)		Lavatories		Bathtubs/Showers	Drinking Fountains <sup>s</sup>	Other
		Male	Female	Male	Female			
Assembly	Theaters and other buildings for the performing arts and motion pictures <sup>l</sup>	1 per 125	1 per 65	1 per 200		-	1 per 500	1 service sink
	Nightclubs, bars, taverns, dance halls and buildings for similar purposes <sup>d, g, h, i</sup>	1 per 40	1 per 40	1 per 75		-	1 per 500	1 service sink
	Restaurants, banquet halls and food courts <sup>d, g, h, i</sup>	1 per 75	1 per 75	1 per 200		-	1 per 500	1 service sink
	Casino gaming areas	1 per 100 for the first 400 and 1 per 250 for the remainder exceeding 400	1 per 50 for the first 400 and 1 per 150 for the remainder exceeding 400	1 per 250 for the first 750 and 1 per 500 for the remainder exceeding 750		-	1 per 1000	1 service sink
	Auditoriums without permanent seating, art galleries, exhibition halls, museums, lecture halls, libraries, arcades and gymnasiums <sup>l</sup>	1 per 125	1 per 65	1 per 200		-	1 per 500	1 service sink
	Passenger terminals and transportation facilities <sup>l</sup>	1 per 500	1 per 500	1 per 750		-	1 per 1000	1 service sink
	Places of worship and other religious services <sup>h, j</sup>	1 per 150	1 per 75	1 per 200		-	1 per 1000	1 service sink
	Coliseums, arenas, skating rinks, pools and tennis courts for indoor sporting events and activities <sup>l</sup>	1 per 75 for the first 1500 and 1 per 120 for the remainder exceeding 1500	1 per 40 for the first 1520 and 1 per 60 for the remainder exceeding 1520	1 per 200	1 per 150	-	1 per 1000	1 service sink
	Stadiums, amusement parks, bleachers and grandstands for outdoor sporting events and activities <sup>l</sup>	1 per 75 for the first 1500 and 1 per 120 for the remainder exceeding 1500	1 per 40 for the first 1520 and 1 per 60 for the remainder exceeding 1520	1 per 200	1 per 150	-	1 per 1000	1 service sink
Business	Buildings for the transaction of business, professional services, other services involving merchandise, office buildings, banks, light industrial, ambulatory care and similar uses <sup>i, k, m, n, q</sup>	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50		1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80		-	1 per 100	1 service sink <sup>k</sup>
Educational	Educational Facilities	1 per 50		1 per 50		-	1 per 100	1 service sink
Factory and Industrial	Structures in which occupants are engaged in work fabricating, assembly or processing of products or materials <sup>l</sup>	1 per 100		1 per 100		-	1 per 400	1 service sink
Institutional	Custodial care facilities	1 per 10		1 per 10		1 per 8	1 per 100	1 service sink
	Medical care recipients in hospitals and nursing homes <sup>c</sup>	1 per room <sup>d</sup>		1 per room <sup>d</sup>		1 per 15	1 per 100	1 service sink
	Employees in hospitals and nursing homes <sup>c</sup>	1 per 25		1 per 35		-	1 per 100	-
	Visitors in hospitals and nursing homes	1 per 75		1 per 100		-	1 per 500	-
	Prisons <sup>c</sup>	1 per cell		1 per cell		1 per 15	1 per 100	1 service sink
	Reformatories, detention centers and correctional centers <sup>c</sup>	1 per 15		1 per 15		1 per 15	1 per 100	1 service sink
	Employees in reformatories, detention centers and correctional centers <sup>c</sup> Adult day care and child day care	1 per 25 1 per 15		1 per 35 1 per 15		- 1 per 15 <sup>d</sup>	1 per 100	- 1 service sink
Mercantile	Retail stores, service stations, shops, salesrooms, markets and shopping centers <sup>i, k, m, n, q</sup>	1 per 500		1 per 750		-	1 per 1000	1 service sink <sup>k</sup>
Residential	Hotels, motels, boarding houses (transient)	1 per sleeping unit		1 per sleeping unit		1 per sleeping unit	-	1 service sink
	Dormitories, fraternities, sororities and boarding houses (not transient)	1 per 10		1 per 10		1 per 8	1 per 100	1 service sink
	Apartment house	1 per dwelling unit		1 per dwelling unit		1 per dwelling unit	-	1 kitchen sink per dwelling unit; 1 automatic clothes washer connection per 20 dwelling units
	One- and two-family dwellings and lodging houses with five or fewer guestrooms	1 per dwelling unit		1 per 10		1 per dwelling unit	-	1 kitchen sink per dwelling unit; 1 automatic clothes washer connection per dwelling unit
	Congregate living facilities with 16 or fewer persons	1 per 10		1 per 10		1 per 8	1 per 100	1 service sink

The Pavilion

Classification: Assembly Description: Outdoor Activities

Total Occupants: 999 (500 Male/ 500 Female)

Male Water Closets:	500occ. @ 1 per 75	=	6.66
Male Lavatories:	500occ. @ 1 per 200	=	2.50
Female Water Closets:	500occ. @ 1 per 40	=	12.5
Female Lavatories:	500occ. @ 1 per 150	=	3.33
Drinking Fountains:	999 occ. @ 1 per 1,000	=	1.00
Service Sinks:	1 sink	=	1.00

Everyday Business

Classification: Assembly Description: Cafe

Total Occupants: 49 (25 Male/ 25 Female)

Male Water Closets:	25occ. @ 1 per 75	=	0.33
Male Lavatories:	25occ. @ 1 per 200	=	0.13
Female Water Closets:	25occ. @ 1 per 75	=	0.33
Female Lavatories:	25occ. @ 1 per 200	=	0.13
Drinking Fountains:	49occ. @ 1 per 500	=	0.01
Service Sinks:	1 sink	=	1.00

Classification: Business Description: Offices

Total Occupants: 62 (31 Male/ 31 Female)

Male Water Closets:	31occ. @ 1 per 25	=	1.24
Male Lavatories:	31occ. @ 1 per 40	=	0.78
Female Water Closets:	31occ. @ 1 per 25	=	1.24
Female Lavatories:	31occ. @ 1 per 40	=	0.78
Drinking Fountains:	62occ. @ 1 per 100	=	0.62
Service Sinks:	1 sink	=	1.00

Theater

Classification: Assembly Description: Theater

Total Occupants: 840 (420 Male/ 420 Female)

Male Water Closets:	420occ. @ 1 per 125	=	3.36
Male Lavatories:	420occ. @ 1 per 200	=	2.10
Female Water Closets:	420occ. @ 1 per 65	=	6.46
Female Lavatories:	420occ. @ 1 per 200	=	2.10
Drinking Fountains:	840occ. @ 1 per 500	=	1.68
Service Sinks:	1 sink	=	1.00

Banquet Hall

Classification: Assembly Description: Banquet Hall

Total Occupants: 127 (64 Male/ 64 Female)

Male Water Closets:	64occ. @ 1 per 75	=	0.85
Male Lavatories:	64occ. @ 1 per 200	=	0.32
Female Water Closets:	64occ. @ 1 per 75	=	0.85
Female Lavatories:	64occ. @ 1 per 200	=	0.32
Drinking Fountains:	127occ. @ 1 per 500	=	0.25
Service Sinks:	1 sink	=	1.00

The Pavilion and the Theater will not be operating at the same time. The Pavilion has a greater requirement of Male Water Closets, Male Lavatories, Female Water Closets, and Female Lavatories. The Theater has a greater requirement of Drinking Fountains.

**Total Plumbing Fixtures Required:**

Male Water Closets:	$6.66+0.33+1.24+0.85$	=	9.08
Male Lavatories:	$2.50+0.13+0.78+0.32$	=	3.73
Female Water Closets:	$12.5+0.33+1.24+0.85$	=	14.92
Female Lavatories:	$3.33+0.13+0.78+0.32$	=	4.56
Drinking Fountains:	$0.01+0.62+1.68+0.25$	=	2.56
Service Sinks:	1 sink	=	1.00

**Plumbing Fixtures Required:**

<b>Male Water Closets:</b>	<b>10</b>
<b>Male Lavatories:</b>	<b>4</b>
<b>Female Water Closets:</b>	<b>15</b>
<b>Female Lavatories:</b>	<b>5</b>
<b>Drinking Fountains:</b>	<b>3</b>
<b>Service Sinks:</b>	<b>1</b>

**Current Plumbing Fixtures Provided:**

<b>Male Water Closets:</b>	<b>9</b>
<b>Male Lavatories:</b>	<b>8</b>
<b>Female Water Closets:</b>	<b>13</b>
<b>Female Lavatories:</b>	<b>8</b>
<b>Drinking Fountains:</b>	<b>7</b>
<b>Service Sinks:</b>	<b>1</b>

*When at maximum design occupancy of 999, the Pavilion will be provided with portable toilets to meet the number of plumbing fixtures required.*

**Parking**

The minimum number of parking spaces required is determined by the Livingston Municipal Code 30.51.J.

USE	SPACE REQUIRED
Bowling alleys.	Five per alley.
Medical and dental clinic.	One per 200 square feet of gross floor area.
Banks, business and professional offices with on-site customer service.	One per 400 square feet of gross floor area.
Offices not providing on-site customer services.	One per 4 employees or one per 800 sq. ft. of gross floor area, whichever is greater.
Eating and drinking establishments.	One per 100 sq. ft. of gross floor area for the first 4,000 sq. ft. with 10 spaces minimum requirement and one space for each additional 300 square feet.
Theaters.	One per 10 seats.
Health and exercise establishment	One per 200 square feet of gross floor area plus 3 per court
Churches, auditoriums and similar open assemblies.	One per 5 seats or one per 100 linear inches of pew or one per 65 sq. ft. of gross floor area used for assembly purposes, whichever is greater.
Stadiums, sport arenas and similar open assemblies.	One per 8 fixed seats plus one per 100 sq. ft. of assembly space without fixed seats.
*In calculating minimum required parking, gross floor area shall not include car ports and garage areas.	

*See drawings 1/G-4 and 2/G-4 for defined parking areas. The parking calculations are divided by uses of the site, the Pavilion, the Cafe, Business, Banquet, and the Theater. The minimum number of required parking spaces will be calculated by the sum of the greatest number of required parking spaces between uses that will be occupied simultaneously.*

The Pavilion area will use “Stadiums, sport arenas and similar open assemblies”.

Pavilion: 4,882sqft @ 1 per 100sqft = 48.84 spaces

The Cafe area will use “Eating and drinking establishments”.

Cafe: 951sqft @ 1 per 100sqft = 9.51 (10) spaces

The Business area will use “Offices not providing on-site customer services”.

Business: 8,990sqft @ 1 per 800sqft = 11.24 spaces

The Banquet area will use “Churches, auditoriums and similar open assemblies”.

Banquet: 1,831sqft @ 1 per 65sqft = 28.17 spaces

The Theater area will use “Theaters”.

Theater: 185 seats @ 1 per 10 seats = 18.5 spaces

***The Pavilion and the Theater will not be operating at the same time. The Pavilion has a greater requirement of parking spaces.***

Total parking spaces required:

48.84+10+11.24+28.17 = 98.25 (99) spaces

***The Pavilion, being in the Central Business District Zone, may meet 50% of the parking spaces required by the Table of Minimum Standards per Livingston Municipal Code 30.51.I.***

**30.51.I Central Business District**

Central Business District. In the Central Business District Zone any commercial enterprise that is required to meet the minimum standards for off-street parking, shall be required to have only fifty percent of the parking space requirements in the Table of Minimum Standards. Apartment units in the Central Business District shall meet the full parking space requirements.

99 spaces x 50% = 49.5 (50) spaces

***20% of required parking may be replaced with equal size landscaping per Livingston Municipal Code 30.51.K.***

**30.51.K**

Up to twenty percent of the parking spaces required in the Table of Minimum Standards may be replaced by enlarged landscaped areas, stormwater swales, or social areas. Enlarged landscaped, stormwater, or social areas must be equivalent or greater in total square footage to the parking spaces being replaced.

***50 spaces x 20% = 10 spaces max reduction***



**One parking spot may be replaced for each 166.5sqft of landscaping per Livingston Municipal Code 30.51.K and Table 30.51. The Pavilion provides enough landscaping to reduce required parking by a maximum of 10 spaces.**

Table 30.51. Commercial and Industrial Parking stall and drive aisle dimension requirements.			
Parking Angle	Parking Stall Length	Parking Stall Width	Drive Aisle Width One-Way/Two-Way
30°	18'6"	9'	13'/21'
45°	18'6"	9'	13'/21'
60°	18'6"	9'	16'/21'
75°	18'6"	9'	16'/21'
90°	18'6"	9'	—/24'

$$\begin{aligned}
 18.5\text{ft} \times 9\text{ft} &= 166.5\text{sqft} \\
 166.5\text{sqft} \times 10 &= 1,665\text{sqft of landscaping} \\
 &= 2,076\text{sqft of provided landscaping} \\
 40 \text{ spaces} - 10 \text{ spaces} &= 40 \text{ minimum spaces required} \\
 &= \mathbf{51 \text{ spaces provided}}
 \end{aligned}$$

The Pavilion is required to provide bicycle parking. The bicycle parking must be equal to or greater than 10% of the required automobile parking per Livingston Municipal Code 30.51.R.1.a.

**30.51.R.1.a.**

In all multi-family residential, commercial, industrial and mixed-use development, the amount of provided bicycle parking shall be no less than ten percent of the required automobile parking spaces. In buildings with less than twenty parking spaces, two bicycle parking spaces shall be required. Buildings with existing bicycle parking in the adjacent right-of-way may waive the required bicycle parking spaces if the number of bicycle parking spaces provided within the adjacent right-of-way is equal to or greater than the number of spaces required by this regulation. Where there are five or more bicycle spaces required, twenty percent of those spaces shall be for bicycles with trailers.

$$\begin{aligned}
 40 \text{ spaces} \times 10\% &= 4 \text{ bicycle parking spaces required} \\
 &= \mathbf{6 \text{ bicycle parking spaces provided}}
 \end{aligned}$$

Parking stalls will be at 60 degrees and 90 degrees and will follow the dimensions in Livingston Municipal Code Table 30.51. The number of accessible parking spaces will be provided in accordance with Table 1106.2 of the International Building Code.

**TABLE 1106.2**  
**ACCESSIBLE PARKING SPACES**

TOTAL PARKING SPACES PROVIDED IN PARKING FACILITIES	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
1,001 and over	20, plus one for each 100, or fraction thereof, over 1,000

**Required Accessible Parking:**

**Spaces Required: 3**

**Spaces Provided: 4**

Accessible parking stalls will follow the dimensions in the Montana Accessibility Code 2017, 502.2.

## 502.2 Vehicle Space Size

Car parking spaces shall be 96 inches (2440 mm) minimum in width. Van parking spaces shall be 132 inches (3355 mm) minimum in width.

**Exception:** Where the adjacent access aisle is 96 inches (2440 mm) minimum in width, van parking spaces shall be 96 inches (2440 mm) minimum in width.

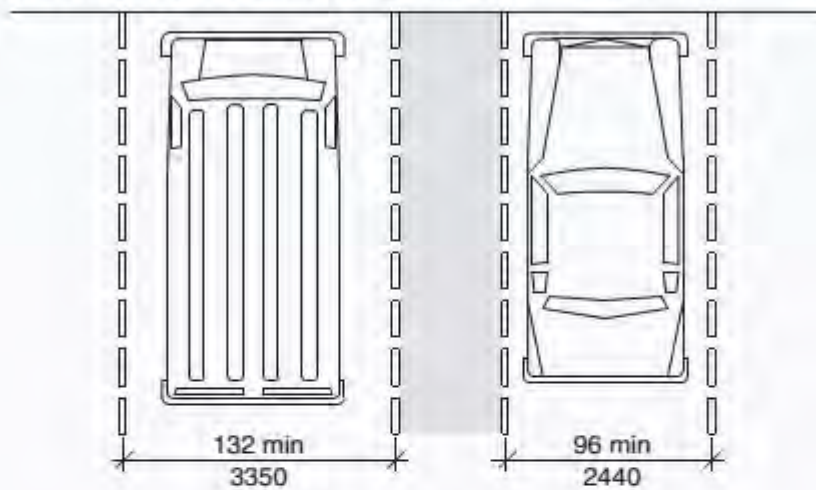


FIGURE 502.2(A)  
VEHICLE PARKING SPACE SIZE

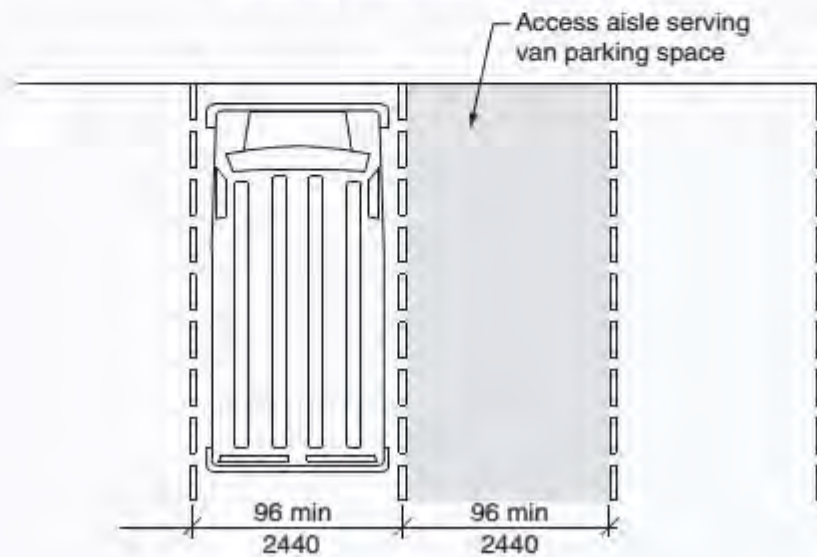


FIGURE 502.2(B)  
VAN PARKING SPACE SIZE EXCEPTION

Bicycle parking spaces will follow the dimensions in Livingston Municipal Code 30.51.R.1.b.

**30.51.R.1.b.**

A bicycle parking space shall be no less than three feet wide by six feet long. Bicycle with trailer spaces shall be no less than three feet wide by ten feet long.

**Required Bicycle Parking:**

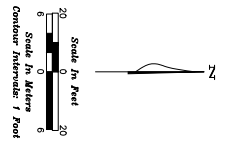
<b>Required Standard Bicycle Parking:</b>	<b>4</b>	<b>Provided Standard Bicycle Parking:</b>	<b>4</b>
<b>Required Trailer Bicycle Parking:</b>	<b>0</b>	<b>Provided Trailer Bicycle Parking:</b>	<b>2</b>

**11. DEVELOPMENT SCHEDULE**

We have engaged Basecamp Supply & Construction to put forth a development schedule with the major milestones listed below:

Excavation, Backfill, & Compaction	October 2023 – December 2023
Anticipated Project Completed	June 2024

*Detailed Development Schedule Listed in Appendix I.*



**LEGEND**

- (R) RECORD DISTANCE OR AZIMUTH
- FOUND 5/8 INCH REBAR WITH 1 1/4 INCH PLASTIC CAP (COURTESY OF BSS) OR AS NOTED
- CP #1 BENCHMARK / CONTROL POINT
- EXISTING SPOT ELEVATION
- EXISTING CONCRETE FOUNDATION
- EXISTING WATER MAIN
- EXISTING CURB STOP
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING TREE
- PROPERTY BOUNDARY LINE
- SURROUNDING PROPERTY LINE
- EXISTING FENCE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING SWANER SPANER MARKING (SEE OBSERVATIONS ON A MODIFIED STATE PLANE GRID, ROUTE ADJUSTED SHOWN 0734427 CCW TO SURVEY RELATED ADJUSTMENTS)
- UNNOTICED BEARING COMPUTED FROM ADJACENT SURVEY

**LEGAL DESCRIPTION**

Tract A-1 & B-1 of SD 410  
 Block 75, Livingston Original Townsite  
 NE 1/4 and SE 1/4 of Section 18,  
 T. 2 S., R. 9 E. of P.M.M.,  
 Park County, Montana

**BENCHMARK**

Top of set magnet (CP#1)  
 Elevation: 4483.77 Feet  
 Datum: (NAVD83)

**DATE OF FIELD SURVEY**

March 21, 2023

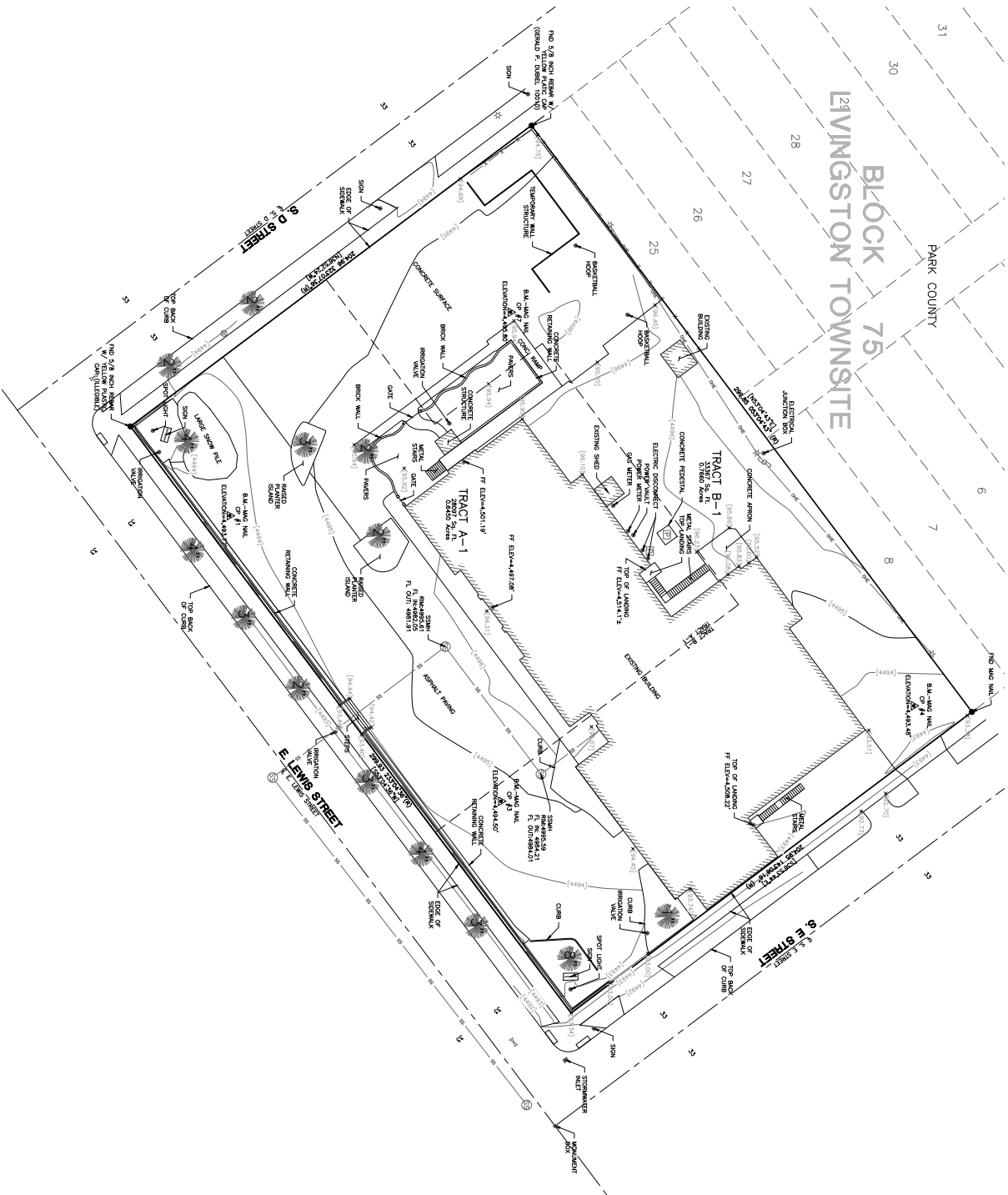
**FIELD NOTES**  
 BOOK 302, PAGE 52  
 BOOK 302, PAGE 03



I hereby certify that this topographic map was prepared and reduced to a horizontal datum and that the survey data shown thereon are true and correct to the best of my knowledge and belief.  
 Date: This \_\_\_\_\_ Day of \_\_\_\_\_, 2023.  
 Mark A. Chandler, License No. 95785

**NOTES**

Contractor to verify utilities prior to construction.  
 At the time in which this survey was performed, the subject property was vacant. The survey was performed by the contractor and the surveyor under a property boundary survey was not done at this time. Additional field work would be required to check property boundary location.



**1** **TOPOGRAPHIC MAP**  
 SCALE: 1"=20'

#23001316



**SHANE LALANI CENTER FOR THE ARTS**  
**TRACTS A-1 & B-1 OF SD 410,**  
**LIVINGSTON ORIGINAL TOWNSITE**  
**406 E. LEWIS ST., LIVINGSTON**  
**PARK COUNTY, MONTANA**

**TOPOGRAPHIC MAP**  
**FOR**  
**LTS ARCHITECTS**



Sheet 1 of 1

RESOLUTION NO. 4073

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LIVINGSTON, MONTANA, AUTHORIZING CITY MANAGER TO ENTER INTO AGREEMENT WITH CRAZY MOUNTAIN PRODUCTIONS FOR SALE OF EASTSIDE SCHOOL.

WHEREAS, on May 14, 2009, the City of Livingston passed Resolution No. 4029 of its intent to sell Eastside School: and

WHEREAS, on May 18, 2009, the City Commission, following a legally noticed public hearing passed Resolution No. 4030 to sell Eastside School; and

WHEREAS, on June 10, 2009, after advertising for Requests for Proposal to sell Eastside School, the City commission received two bids and decided that the bid from Crazy Mountain Productions was in the best interests of the City; and

WHEREAS, the City and Crazy Mountain Productions after negotiations have prepared an Agreement for the Purchase and Sale of Real Property of the Eastside School which is attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein.

NOW, THEREFORE, BE IT RESOLVED, by the City Commission of the City of Livingston, Montana, as follows:

That the City Manager is hereby authorized to enter into the Agreement for Purchase and Sale of Real Property for the Eastside School attached hereto as Exhibit A with Crazy Mountain Productions.

PASSED AND ADOPTED by the City Commission of the City of Livingston, Montana, this 21<sup>st</sup> day of September, 2009.

STEVE CALDWELL - Chairman

ATTEST:

ROBYN KEYES  
Recording Secretary

APPROVED AS TO FORM:

BRUCE E. BECKER  
City Attorney

Resolution No. 4073

Approving Agreement for Sale of Eastside School to Crazy Mountain Productions

Page 1

STATE OF MONTANA  
City of Livingston  
I hereby certify that this instrument is a full, true and correct copy of the original now on file and of record in my office.  
Witness my hand and Official Seal this 21<sup>st</sup> day of October 20 09.  
Tam Payovich, Recording Secretary  
By: Recording Secretary

**AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY**

*September 21, 2009*

RECEIVED FROM CRAZY MOUNTAIN PRODUCTIONS, herein called "Buyer," the sum of One Dollar (\$1.00) to be deposited into the Trust Account of Karl Knuchel as earnest money within three (3) days of the Seller's acceptance of this agreement. This earnest money is to be considered as a deposit on account of the purchase price of Four Hundred Twenty Thousand Dollars (\$420,000) for the purchase of property situated in Park County, Montana, and generally described as follows:

Tract A-1 and B-1 of Amended Subdivision Plat #410, Park County, Montana, according to the official plat on file and of record in the office of the County Clerk and Recorder of Park County, Montana.

The Buyer offers to purchase the described property from THE CITY OF LIVINGSTON, on the following terms and conditions:

1. Purchase Price: Four Hundred Twenty Thousand Dollars (\$420,000).
2. Balance. Shall be paid by investments made by Crazy Mountain Productions into the real property totaling Four Hundred Twenty Thousand Dollars (\$420,000). The payments will be tracked by a certified public accountant with annual certified reports made to the City for three (3) years or until the Four Hundred Twenty Thousand Dollar (\$420,000) investment has been fulfilled.

**CONTINGENCIES:**

1. The City of Livingston shall be given a first right of refusal to buy the property back should Crazy Mountain Productions decide to sell the property after purchasing it.
2. All renovations on the exterior of the property will be subject to the standards of historic restoration set forth by the Secretary of the Interior.
3. Crazy Mountain Productions will grant a thirty (30) year lease agreement to The City of Livingston leasing the southwest classroom in the basement of the old school and the property defined as the South five feet (5') of the Original Lot 25 and all of Original Lot 24 for a one-time fee of One Dollar (\$1.00).
4. Crazy Mountain Productions will grant The City of Livingston free access to the Center's eventual conference room. The City's use of the conference room is subject to availability and at the discretion of the City Manager and the Executive Director of Crazy Mountain



Productions.

5. Crazy Mountain Productions will rent all areas of the Center available for daily rental, including, but not limited to the ballroom, catering kitchen, and auditorium to the City at the public/non-profit rate as established by Crazy Mountain Productions.
6. Crazy Mountain Productions will operate the Center in accordance with its current stated mission: to strengthen community through participation in the performing arts.
7. The legal agreement between The City of Livingston and Crazy Mountain Productions will be structured as a Special Deed supported by a Trust Indenture outlining the conditions of the transfer of the property to Crazy Mountain Productions.
8. The City will be obliged to rezone the property to "Center Business District" prior to closing with Crazy Mountain Productions.
9. Crazy Mountain Productions agrees to invest the minimum of Four Hundred Twenty Thousand Dollars (\$420,000) in the property within the first three (3) years of ownership. In the event of non-compliance with this condition, The City may declare a default and upon Crazy Mountain Productions' failure to correct the default, property ownership will revert to The City.
10. The property will be subject to the conditions set forth in MCA §7-8-4201(3) which provides as follows:

(3) If a city or town owns property containing a historically significant building or monument, the city or town may sell or give the property to nonprofit organizations or groups that agree to restore or preserve the property. The contract for the transfer of the property must contain a provision that:

(a) requires the property to be preserved in its present or restored state upon any subsequent transfer; and

(b) provides for the reversion of the property to the city or town for noncompliance with conditions attached to the transfer.

The Warranty Deed transferring the property will set forth these conditions.

CLOSING:

The parties agree to close this transaction on November 19, 2009

PERSONAL PROPERTY/BUILDINGS:

The parties agree that all buildings currently on the property in question shall transfer with the property and shall include, but not be limited to all buildings currently on the premises.

TAXES AND INSURANCE:

Crazy Mountain Productions shall be responsible for all taxes following the date of closing. Crazy Mountain Productions will be responsible for insuring the property at a minimum of Four Hundred Twenty Thousand Dollars (\$420,000) with The City name as an "also insured".

POSSESSION:

Possession of this property shall be delivered to Buyer upon the closing of this transaction.

THE UNDERSIGNED BUYER OFFERS AND AGREES TO BUY THE ABOVE-DESCRIBED PROPERTY ON THE TERMS AND CONDITIONS ABOVE STATED AND ACKNOWLEDGES RECEIPT OF A COPY HEREOF.

BUYER:

CRAZY MOUNTAIN PRODUCTIONS

By W. J. L.  
Its Executive Director

**ACCEPTANCE**

The undersigned accepts the offer and agrees to sell the property described on the terms and conditions therein set forth.

The undersigned acknowledges receipt of a copy hereof.

DATED this 21<sup>st</sup> day of October, 2009.

THE CITY OF LIVINGSTON

By   
ED MEECE, City Manager

10/19/2009

**A resolution of the Board of Directors of Crazy Mountain Productions, Authorizing Executive Director to enter into Agreement for Purchase and Sale of Real Property with the City of Livingston.**

Whereas, on June 1, 2009 the Board of Directors of Crazy Mountain Productions passed a resolution authorizing Board President Storrs Bishop and Executive Director Walter Russell Lewis to sign and submit a proposal in response to an Invitation for Bid issued by The City of Livingston regarding the lease/purchase of the former East Side School.

Whereas, on July 6, 2009 the Board of Directors of Crazy Mountain Productions passed a resolution authorizing Board President Storrs Bishop and Executive Director Walter Russell Lewis to enter into negotiations on behalf of Crazy Mountain Productions with the City of Livingston regarding details of the purchase of the former East Side School.

Now, therefore, be it resolved, by the Board of Directors of Crazy Mountain Productions as follows:

The Executive Director of Crazy Mountain Productions is hereby authorized to enter into the Agreement for Purchase and Sale of Real Property attached hereto as Exhibit A with the City of Livingston.

Passed and adopted by the Board of Directors of Crazy Mountain Productions this 19<sup>th</sup> day of October, 2009.

\_\_\_\_\_  
Storrs Bishop, CMP Board President

Attest:

\_\_\_\_\_  
Gary Fish, CMP Vice President

\_\_\_\_\_  
Walter Russell Lewis, Executive Director



Theatre on the Yellowstone

The Shane Center Pavilion -  
Special Exemption Permit  
Documentation

PO Box 58 - Livingston, MT 59047  
crazymountainproductions.org  
406.222.1420  
FEIN: 45-0490660

*Strengthening community through participation in the performing arts.*

# THE FIREHOUSE 5

June 10, 2009

## Crazy Mountain Productions (Former) East Side School Project Proposal

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*A 501 (c) (3) Non-profit Organization*  
*PO Box 58*  
*Livingston, MT 59047*  
*www.crazymountainproductions.org*  
*406.222.1420*

*"Strengthening community through participation in the performing arts."*

**Bid Form:**  
**Sale/Long-Term Lease of**  
**(former) East Side School**

**OPTION ONE: Purchase of the former East Side School**

- a) Bidder's Purchase Offer = \$0.00
- b) Additional Conditions (Bidder) of Sale: (attach additional sheets if needed)

**\*Please see Attachment 1 - Purchase of the Former East Side School.**

**OPTION TWO: Long-Term Lease of the former East Side School**

- a) Per-Month Lease Amount = \$3,500.00 (in lease-holder improvements)
- b) Annual Lease Amount Increase = \$0.00
- c) Addition Conditions (Bidder) of Long-Term Lease: (attach additional sheets if needed)

**\*Please see Attachment 2 – Long-Term Lease of the Former East Side School.**

Submitted by: Crazy Mountain Productions  
Name of Bidder

Storrs Bishop, CMP Board President  
Authorized Agent

\_\_\_\_\_  
Date

Walter Russell Lewis, Executive Director  
Authorized Agent

\_\_\_\_\_  
Date

**ALL OTHER REQUIRED BID INFORMATION SHOULD BE ATTACHED TO THE**  
**REAR OF THIS PAGE, WITH TABLE OF CONTENTS.**

## **Attachment 1 - Purchase of the Former East Side School**

### **Section I – Bidder's Purchase Offer = \$0.00**

Given that CMP's project of renovating the former East Side School into a non-profit community center for the performing arts will cost, even with CMP staff and volunteers providing most of the labor, a minimum of \$800,000 (please see Attachment 6 – Estimated Phase 1 Project Budgets), and that the majority of these finances will need to be raised by CMP through a capital campaign drawing directly from this community, we ask the City of Livingston to consider donating this property to our organization for this project. We realize the donation of the former East Side School to a non-profit organization is outside the scope of this IFB and the City's current Resolution of Intent to Sell, but we hope to outline in this proposal some of the most significant reasons why CMP believes the City would be serving the public good by making such a donation. The following section of this attachment outlines some of the most compelling reasons why the City of Livingston should consider donating this property to CMP for this project of establishing a non-profit community center for the performing arts at the former East Side School.

#### **1. Legal Empowerment**

As it is one of the major intentions of this project to preserve the former East Side School property from further deterioration and eventually restore the exterior of the Old School Building (1902) to its historic facade, we believe that the City's donation or sale of this property to CMP is governed by Montana State Code section 7-8-4201, sub-section 3 which states, "If a city or town owns property containing a historically significant building or monument, the city or town may sell or give the property to non-profit organizations or groups that agree to restore or preserve the property. The contract for the transfer of the property must contain a provision that: a) requires the property to be preserved in its present or restored state upon any subsequent transfer; and b) provides for the reversion of the property to the city or town for non-compliance with conditions attached to the transfer." Please see Attachment 3 - MCA Section 7-8-4201 and House Bill No. 623 for relevant details.

#### **2. Precedent**

There is precedent in Montana for substantial support from municipalities for similar projects. In 1990, The City of Missoula contributed \$350,000 to the Missoula Children's Theatre (MCT) for purchase of the Central School from the Missoula School District; with a stipulation that MCT invest an additional \$350,000 in the property over time. Over the past 20 years, MCT has far surpassed this condition by raising \$3,500,000 through a capital campaign and investing this sum in the Central School, transforming this historic building into a state of the art performing arts center. MCT, which began as an organization similar in size to CMP, has become a nationally recognized theatre and



considerable economic engine in their community. They have created dozens of new jobs in Missoula, and brought national funds to Montana in the form of grants, donations, program tuitions, fees for service, and tourism. If CMP were to have the opportunity to move forward with this project, it would be our sincere hope to achieve similar goals.

### **3. Investment in a Historic Property**

As stated above, CMP's Phase 1 goal of renovating the former East Side School and transforming it into a non-profit community center for the performing arts will cost a minimum of \$800,000, and our Phase 2 goal of building a new addition housing a state of the art stage and renovating the auditorium to seat approximately 350 people, will cost upwards of an additional \$1,000,000. The achievement of these goals will become significantly more possible if CMP is able to apply the vast majority of the up-front resources we are able to borrow and raise directly to renovations. In essence, CMP hopes to serve as the conduit through which plans will be made and funds gathered to renovate and reinvigorate this historic property, which is truly one of Montana's architectural treasures, having been designed by C.E. Bell, the architect who designed the Capitol Building in Helena.

### **4. Affordability to Renters, Sub-Leasers, and Program Participants**

By donating the former East Side School to CMP for the purposes of this project, the City will enable us to provide inexpensive access to space in the intended Arts Center. Our renters and sub-lesers, anticipated to be largely non-profit organizations and area artists, will benefit from below market value access to square footage, helping their businesses prosper. Those wishing to host an event, teach a class, or stage a production will be able to do so with less expense. They will in turn be able to pass this savings onto the individual community members taking advantage of their programming. In addition, CMP will be able to continue to offer inexpensive access to all of our productions and educational programs so that cost, in Livingston, will never be a barrier to participation in the performing arts.

### **5. Project Beneficiaries**

Some of the direct beneficiaries of this project will be:

- a. Our Community at Large.

Our community will be strengthened by the existence of a centrally located public gathering place and will enjoy an increased reputation as a focal point for cultural activity in south-central Montana.

b. Our Kids.

Located within walking distance of the schools, the Center will provide an easily accessible and safe venue for after school theatre-arts programming and other youth activities. We will be able to keep our young people engaged in a positive social environment, through which they learn self-confidence, teamwork, and commitment, not to mention gaining a life-long appreciation of the arts.

c. Area Residents.

Residents of Livingston's East Side will benefit from the renovation and reinvigoration of the former East Side School. As the facility is improved, property values in the vicinity should increase, and the establishment of up to 80 off-street parking spaces will alleviate any parking concerns neighbors might have.

d. Area Businesses.

Through our productions and programs, CMP currently hosts approximately 20,000 visits per year at The Firehouse 5 Theatre. By establishing The East Side Arts Center, these visits will transfer from the edge of our community to downtown Livingston, which will generate a substantial economic impact. Numerous local businesses already report increased patronage during our productions; by relocating operations downtown, our ability to contribute to Livingston's economy will grow. Please see Section 6 of this attachment, Increased Economic Impact, for additional information on this subject.

e. The City of Livingston.

By collaborating with Crazy Mountain Productions to establish The East Side Arts Center, the City of Livingston will benefit considerably. The financial burden of maintaining such a large structure will pass onto CMP, freeing up City resources to fund other projects and services. The City will enjoy increased tax revenue due to the economic impact of The Center on the business community and an enhanced reputation among its constituents as progressive and community-oriented. In addition, the City will enjoy access to an improved parking lot, storage space, as well as a conference room, ballroom, commercial kitchen, and auditorium. Please see Section 7 of this attachment, Favorable Memoranda of Understanding, for further information on this subject.

f. Crazy Mountain Productions.

Over the course of a season, CMP channels the creative efforts of more than 200 community volunteers. Hundreds of people participate in our workshops and classes and thousands of theatre patrons attend our shows. The whole CMP family can only benefit from the establishment of The East Side Arts Center, a facility in which we can work to achieve our mission of strengthening this community through participation in the performing arts.

## **6. Increased Economic Activity**

Numerous studies have been conducted to determine the economic impact of the arts on local economies; perhaps the most comprehensive of which was The Arts and Economic Prosperity III. This study, conducted in 2007 with the participation of 156 rural and urban communities, ranging in size from 4,000 to 3,000,000 residents, resulted in the creation of a calculator used to determine the economic impact of an individual arts organization based on: the population of the community in which the organization is active, the organization's annual expenditures, and the total annual attendance to the organization's arts events.

According to this calculator, based on our current operating model, CMP generates approximately \$476,000 in direct and ancillary economic activity for Livingston annually. Our annual activities generate 12.9 FTE (Full Time Equivalent) jobs, contribute \$234,000 in household income to area residents, and a total of \$36,000 in local and state government revenue. Based on this evidence it can be stated that CMP is already a significant economic force in this community. When we adjust our input into this calculator to our projected operational model for the East Side Arts Center, our economic impact increases substantially. In this projected scenario, our annual activities would generate \$739,000 in direct and ancillary economic activity, 20.1 FTE jobs, \$365,000 in household income, and a total of \$56,000 in government revenue. These figures are based solely on CMP's projected annual operating model. The economic activity of our potential renters and sub-lessees would be in addition to these figures. It is for these reasons that we believe the establishment of the East Side Arts Center would have a beneficial economic impact on our community.

## **7. Favorable Memoranda of Understanding**

If the City chooses to donate the former East Side School Property to CMP for the purposes of this project, CMP is willing, if desired, to adopt several favorable Memoranda of Understanding in addition to the Conditions of Sale stipulated in the IFB. These include, but are not necessarily limited to, the following:

- a. CMP will operate the facility in accordance with our stated mission: to strengthen community through participation in the performing arts.
- b. CMP will grant the City free access to a predetermined amount of storage and parking space. (The exact quantity of storage and parking space would need to be determined in negotiations.)
- c. CMP will grant the City a predetermined amount of free access to those areas of the facility available for daily rental. (The exact quantity of access would also need to be determined in negotiations.)
- d. CMP will invest a minimum of \$420,000 in the facility over the next ten years.

## **Section II – Additional Conditions (Bidder) of Sale**

### **1. Zoning**

It is CMP's understanding that the property is currently zoned Neighborhood Commercial. To the best of our knowledge this zoning district does not allow for a live-theatre, or Public Recreation Facility, to operate. In order for CMP to legally operate out of the former East Side School, it would need to be rezoned to a district that allows for a live-theatre and performing arts center. If we are incorrect in any of these assumptions, we are certainly willing to defer to the City's better knowledge of such matters and will do whatever is required to legally operate in the proposed facility.

### **2. Satisfactory Code Analysis, Certified Structural Engineer's Report, Certified Asbestos Inspection, and Bid for Abatement**

If CMP is chosen to enter negotiations with the City for purchase or lease of the former East Side School, we will require a satisfactory Code Analysis, Certified Structural Engineer's Report, Certified Asbestos Inspection, and Bid for Abatement before we will be able to close any agreement or in any way assume responsibility for this property. We agree to fund any required analysis and reports and agree to share any information garnered with the City.

## **Attachment 2 - Long-Term Lease of the former East Side School**

### **Section I – Per-Month Lease Amount = \$3,500 (in lease-holder improvements)**

If the City deems it unfeasible to donate the former East Side School property to CMP for the purposes of this project, and our organizations cannot arrive at a compromise for an up-front purchase price, we hope the City will agree to sign a ten-year lease agreement with CMP, wherein, over the term of the lease, we fund and execute a minimum of \$420,000 (an average of \$3,500/month) in lease-holder improvements in lieu of rent. These improvements would need to be agreed upon by CMP and City representatives in advance of signing. In addition, we hope the City will agree to sign a buy/sell agreement to take effect at the end of the lease (2020), wherein the City agrees to sell CMP the property for a figure to be determined at the end of the lease and not to exceed \$423,000, the property's 2009 fair market value as established through the City's recent appraisal of the property conducted by Kirk Holm. This arrangement would protect CMP supporters from "re-paying" for any improvements made on the facility over the term of the lease, enable CMP to apply its immediate resources directly to renovations, allow us to begin programming in the facility in a timely fashion, and give us a window of time to raise the funds required for eventual purchase of the property.

CMP is willing to enter into a lease agreement with the City, wherein CMP assumes all management of and financial and legal responsibility for the former East Side School. This agreement will remove the burden of maintaining and restoring this substantial property from the City while providing our community access to a new public facility. In essence, in the case of a lease agreement, our wish is to serve as the management organization for what would remain, until the end of the lease, a City-owned facility and the conduit through which funds will be raised and invested in this historic property.

We realize our proposed lease agreement asks for generous terms from the City, but we feel obliged to our supporters to seek the best terms possible for access to this property. The reasons stated in Attachment 1, why the City of Livingston should consider donating this property to CMP, also pertain to a lease agreement and all of the favorable Memoranda of Understanding CMP offered in Attachment 1 would also apply to this proposed lease.

### **Section II – Annual Lease Amount Increase = \$0.00**

Although the lease agreement sought by CMP calls for \$3,500.00/month to be invested in the property, in actuality, this figure would be an average of CMP's investment over the term of the lease, as a minimum of \$420,000 will need to be invested up-front in the facility to fund Phase 1a of our plan, and make possible our occupancy and programming. CMP would then spend the term of the lease servicing the debt accrued in funding Phase 1a. Please see Attachment 6 – Estimated Phase 1 Project Budget for further information on this subject.

### **Section III – Additional Conditions (Bidder) of Long-Term Lease**

#### **1. Zoning**

Please see the Additional Conditions of Sale section of Attachment 1 for details on this subject, as this condition of sale also applies to CMP's offer to lease the former East Side School.

#### **2. Satisfactory Code Analysis, Certified Structural Engineer's Report, Certified Asbestos Inspection, and Bid for Abatement**

Please see the Additional Conditions of Sale section of Attachment 1 for details on this subject, as this condition of sale also applies to CMP's offer to lease the former East Side School.

#### **3. Ability to Secure a Loan for Leaseholder Improvements**

CMP intends to fund a portion of the initial renovations on the former East Side School (Phase 1a) with financed (borrowed) money. In the case of a lease agreement however, CMP would not be able to offer the property as collateral to secure a loan from a standard commercial lender. In this event, CMP would seek to borrow funds from the Livingston Revolving Loan Fund for this project, as a loan from this City-fund would be secured by City-owned property. If CMP were not able to secure a loan through the Livingston Revolving Loan Fund, we would have to retract our offer to lease this facility and evaluate our ability to fund the necessary renovations through another source.

## Section A – Project Overview and Proposal

### 1. Contact Information

Organization Name: Crazy Mountain Productions

Mailing Address: PO Box 58  
Livingston, MT 59047

Web Address: [www.crazymountainproductions.org](http://www.crazymountainproductions.org)  
E-mail: [info@crazymountainproductions.org](mailto:info@crazymountainproductions.org)

Telephone: 406.222.1420

### 2. Property Re-Development Description

#### a. CMP Mission, Vision, and History

##### **Mission**

The mission of Crazy Mountain Productions is to strengthen community through participation in the performing arts.

##### **Vision**

In a world inundated with media, where we increasingly interact with one another through remote, electronic means, it is crucial that we preserve and foster our traditional gathering places. At a theatre, the community comes together to participate in some of mankind's oldest and most fundamental activities: storytelling, music making and dance. A shared collection of memories is thereby created and the community becomes stronger, closer knit, and more aware of itself and its history.

At Crazy Mountain Productions, we believe the establishment of a community center for the arts near downtown Livingston would better enable us to achieve our mission and strengthen the ties that keep us connected, not only to one another, but to the strong cultural traditions represented in the American theatre.

##### **History**

Crazy Mountain Productions (CMP) is the non-profit arts organization (FEIN# 45-0490660) that manages and operates The Firehouse 5 Theatre, a 200-seat live-theatre auditorium located in The Sleeping Giant Trade Center on US HWY 89 South. CMP incorporated and gained its non-

profit status in 2003, but has grown out of the various organizations that have operated The Firehouse since its inception in 1992. CMP utilizes a unique combination of professional and volunteer talent to produce regular seasons of high quality musical theatre, Young Actors' Workshops, and theatre education classes. The Firehouse 5 has a long history of service to Livingston and south-central Montana, and CMP has become a flagship of the distinct culture of our community.

### **b. Project Summary**

CMP proposes to enter into either a lease or purchase agreement with the City of Livingston regarding the former East Side School. In either agreement CMP would assume management of and the financial responsibility to renovate the property and transform it into a non-profit community center for the arts.

### **c. Facility Description and Composition**

The East Side Arts Center will be located at 415 E. Lewis Street. The existing former East Side School, built in 1902 with an addition made in 1949, will be brought up to code for a projected occupancy of 700, renovated and added on to for CMP's operational purposes, and restored in a historically appropriate manner, transforming a currently underused structure into a vibrant facility designated for productive public use.

The Center will be comprised of three types of spaces:

i. Those designed for CMP's theatrical programming:

The stage, auditorium and lobby, dressing rooms, scenery and costume shops, rehearsal hall, storage, and a suite of offices.

ii. Those available for short-term rental:

The stage, auditorium and related areas, as well as a ballroom, conference room, commercial kitchen, music room, and art room.

iii. Those available for long-term lease:

Possibilities include small music studios, offices for non-profit organizations, art studios or galleries, and a café.

## **Attachment 4 – Schematic Design**

Please see the attached prints prepared by KMA.



#### **d. Programming**

A year's programming in this facility would be comprised of Crazy Mountain Productions' main-stage community theatre productions, Young Actors' Workshops, and theatre education classes. In addition, the facility could host live music and performances by guest artists, catered ballroom events, conferences, political forums, movie viewings, comedy nights, art shows, music and dance lessons, celebrations, and numerous other community oriented events.

#### **e. Project Timeline**

CMP hopes to negotiate with the City, have the necessary analysis and reports conducted, and sign an agreement regarding the former East Side School by mid-summer. In the meantime we will continue to refine our plans and work to secure funding for this project so that we may, all parties willing, begin renovations on the property as soon as possible. Initially, we stated we would like to start work on the facility later this summer, and open the first production of our 2009-2010 season (October '09) in the new venue, and this remains our ultimate goal. We are prepared however, to alter this timeline somewhat if it proves necessary, and begin renovations next winter, with hopes opening our first production in the East Side Arts Center in July of 2010. Once CMP is programming in the new facility, we will begin to raise funds for the completion of Phase 1 and work toward our Phase 2 goals.

### **Section B – Financial**

#### **1. Two Phase Approach**

In order for CMP to be successful in this endeavor, it is imperative that we proceed in two distinct phases.

In Phase 1a, CMP will bring the east half of the facility up to code for public use and convert the annex into a 200-seat theatre. CMP will then close one chapter in Livingston's theatre history and open another, as it relocates from The Firehouse 5 Theatre to The East Side Arts Center. There we will begin producing regular seasons of our programming. In Phase 1b CMP intends to build a new addition housing a scenery shop and greenroom for actors. In Phase 1c we will renovate the west half of the old school and collaborate with area artists and non-profit organizations interested in populating the Center. Please see Attachment 4 – Schematic Design for detailed information on Phase 1a, 1b, and 1c.

In Phase 2, CMP will build a second new addition housing a state of the art stage, renovate the auditorium to fixed/tiered seating for approximately 350, and restore the exterior of the old school building to historic standards. Please see Attachment 4 – Schematic Design for detailed information on Phase 2.

## **2. Estimated Project Costs**

**Attachment 5 – Estimated Phase 1 Project Budgets**

**Attachment 6 – Estimated Phase 2 Project Budget**

## **3. Financial Plan**

**Attachment 7 – CMP 2008-2009 Annual Budget**

**Attachment 8 – CMP Phase 1 Annual Budget (Projected)**

## **4. Statement of Intention for Utilizing Local Businesses**

Crazy Mountain Productions is proud to be an active part of Livingston's community and economy. Roughly 80% of our current annual operating expenses are accrued doing business with organizations and individuals based in Livingston. If we were given the opportunity to move our operations into the former East Side School we would look forward to continuing this tradition of participation in our local economy and whenever possible, utilize local contractors, service providers, and talent for the renovation and operation of this property.

## **Section C – Personnel**

### **1. CMP Board of Directors and Staff**

#### **CMP Board of Directors**

Storrs Bishop, President  
Gary Fish, Vice President  
Jim Walter, Treasurer  
Jeneva Plumb, Secretary  
Hilary Wheeler-Smith  
Larissa Holdorf  
Catherine Savery  
Debbie Jamieson  
Bruce Rich

## **CMP Staff**

Russell Lewis, Executive & Artistic Director

Duane Kemp, Director of Operations

Robyn Albright, Accounts Manager

\*Justin Brown, Music Director

\*Tim Williams, Facility Manager

\*Proposed Phase 1 staff addition

## **2. Professional Assistance**

Kirk Michels - KMA

Karl Knuchel - Attorney

## **3. Professional References**

Please see the attached letters from:

Mike Art

Joshua Reynolds

Don H. Murdock

James and Nanette Conley

Paul and Diana Ausick

## **Section E – Summary**

After five months of careful consideration, CMP believes that completion of this project, defined as establishing at the former East Side School a non-profit theatre and community center for the arts, is not only feasible, but would be an optimal use of resources. A beautiful historic building will be given new life and the residents of Livingston will enjoy increased access to their community and the arts through a facility established for significantly less than the cost of building new. If the City deems this project in the public's best interest for use of the former East Side School, and wishes to see CMP succeed in this endeavor, the most sure means by which the City can ensure its success is to donate the former East Side School property to CMP and this project. Such a donation would benefit the City of Livingston for the reasons listed in Attachment 1 and Crazy Mountain Productions. By having the City as one of our earliest and most significant supporters this project would have its bona fides in the form of the City's endorsement and the necessary catalyst to gather momentum and get underway.

Thank you for your consideration of this proposal, and we look forward to the negotiation process, should the City choose to negotiate with us. We believe an open dialogue regarding this project between City and CMP officials is the best way to come to mutually agreeable terms and ensure a positive outcome for all involved.

**APPENDIX D : IMAGE 01**





# APPENDIX D : IMAGE 02



# APPENDIX D : IMAGE 03





# APPENDIX D : IMAGE 04



APPENDIX E - LIST OF ADJACENT PROPERTIES



Callender	Clark	Lewis	C	D	E	F
302 E CALLENDER ST	311 E CLARK ST	305 E LEWIS ST	102 N C ST	203 1/2 S D ST	101 N E ST	101 N F ST
308 E CALLENDER ST	317 E CLARK ST	309 E LEWIS ST	105 S C ST	205 S D ST	104 N E ST	102 S F ST
309 E CALLENDER ST	413 E CLARK ST	311 E LEWIS ST	107 S C ST	207 S D ST	123 S E ST	108 S F ST
311 E CALLENDER ST	421 E CLARK ST	312 E LEWIS ST	109 S C ST	209 S D ST	121 S E ST	110 S F ST
312 E CALLENDER ST	511 E CLARK ST	315 E LEWIS ST	113 S C ST	215 S D ST	119 S E ST	114 S F ST
315 E CALLENDER ST	515 E CLARK ST	316 E LEWIS ST	117 S C ST	217 S D ST	115 S E ST	118 S F ST
323 E CALLENDER ST		320 E LEWIS ST	119 S C ST	221 S D ST	109 S E ST	126 S F ST
324 E CALLENDER ST		402 E LEWIS ST	121 S C ST	227 S D ST	207 S E ST	120 S F ST
409 E CALLENDER ST		412 E LEWIS ST	123 S C ST	231 S D ST	209 S E ST	128 S F ST
411 E CALLENDER ST		414 E LEWIS ST	127 S C ST	230 S D ST	211 S E ST	208 S F ST
504 E CALLENDER ST		420 E LEWIS ST	205 S C ST	222 S D ST	215 S E ST	214 S F ST
505 E CALLENDER ST		501 E LEWIS ST	207 S C ST	218 S D ST	217 S E ST	218 S F ST
506 E CALLENDER ST		504 E LEWIS ST	209 S C ST	216 S D ST	225 S E ST	222 S F ST
508 E CALLENDER ST		506 E LEWIS ST	211 S C ST	214 S D ST	227 S E ST	226 S F ST
515 E CALLENDER ST		508 E LEWIS ST	215 S C ST	210 S D ST	229 S E ST	232 S F ST
516 E CALLENDER ST		511 E LEWIS ST	219 S C ST	208 S D ST	226 S E ST	
		515 E LEWIS ST	221 S C ST	130 S D ST	220 S E ST	
			225 S C ST	124 S D ST	216 S E ST	
			231 S C ST	120 S D ST	214 S E ST	
				116 S D ST	210 S E ST	
				112 S D ST	206 S E ST	
				108 S D ST		
				106 S D ST		





{ JUST A NOTE } ♪

Hi there,  
Reaching out to the neighbors of the Shane Center,  
we have an exciting opportunity for growth &  
we'd like to tell you about it first!  
Please join us for an informal info/Q&A Session  
Wednesday, April 26th at 7pm  
The Shane Center Ballroom  
Light apps, beer & wine will be served.  
I look forward to seeing you there.  
~Erika

P.S. If you aren't able to attend, please send me  
an email at [erika@theshanecenter.org](mailto:erika@theshanecenter.org) & we'll  
follow up with notes from the meeting.

**ERIKA ADAMS**

Executive Director (406) 222-1420  
(406) 403-8986  
[erika@theshanecenter.org](mailto:erika@theshanecenter.org)

The Shane Lalani Center for the Arts  
[www.theshanecenter.org](http://www.theshanecenter.org)  
PO Box 58 415 E. Lewis St.  
Livingston, MT 59047



**ORDINANCE NO. 2015**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LIVINGSTON, MONTANA, AMENDING SECTION 30.13 OF THE LIVINGSTON MUNICIPAL CODE ENTITLED THE OFFICIAL ZONING MAP OF THE CITY OF LIVINGSTON BY REZONING TRACT A-1 AND TRACT B-1 OF SUBDIVISION PLAT NO. 410 LOCATED IN BLOCK 75 OF THE ORIGINAL TOWNSITE PLAT, COMMONLY REFERRED TO AS THE OLD EASTSIDE SCHOOL, FROM NEIGHBORHOOD COMMERCIAL (NC) TO CENTRAL BUSINESS DISTRICT (CBD).**

---

**Purpose**

The purpose of this Ordinance is to promote public health, safety and general welfare of the City by the height, number of stories and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts and other open spaces, the density of population, and the location and use of buildings, structures, and land for trade, industry, residence or other purposes.

---

**WHEREAS**, the City of Livingston (City) owns certain property which is described as Tract A-1 and Tract B-1 of Subdivision Plat No. 410 which is commonly referred to as the Old Eastside School Property and is located in Block 75 of the Original Townsite to the City of Livingston, Montana, all of which are on file and of public record in the office of the Clerk and Recorder for Park County, Montana; and

**WHEREAS**, the above-described property is currently zoned as Neighborhood Commercial; and

**WHEREAS**, the City and Crazy Mountain Productions, d/b/a Firehouse Five, following a request for proposals to sell or lease said property, have entered into negotiations whereby Crazy Mountain Productions, a non-profit corporation, is seeking to

**Ordinance No. 2015  
Rezoning Tract A-1 and B-1 of Subdivision Plat No. 410 located in Block 75 of the Original Townsite to the City of Livingston, the Old Eastside School, from Neighborhood Commercial to Central Business District.**

purchase the above-described property to develop, in accordance with its mission statement to strengthen the community through participation in the performing arts, a performing arts center at the location of the Old East Side School; and

**WHEREAS**, the Central Business District abuts the Old Eastside School property, i.e. the southerly portion of Block 75, on its westerly side; and

**WHEREAS**, the expansion of the Central Business District to include Tract A-1 and Tract B-1 of Plat No. 410 (i.e. the southerly portion of Block 75), will allow the development of the performing arts in close proximity to the downtown business area thereby enhancing the downtown business environment by creating a “walkable” area in which the patrons of the performing arts may enjoy the culinary delights of restaurants and other attributes offered by downtown businesses, such as the “art walks”; and

**WHEREAS**, the City is desirous of preserving the historic integrity and standards of the Old Eastside School building in accordance with regulations established by the U.S. Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; and

**WHEREAS**, as part of the negotiations the parties have reviewed and agreed to abide by the provisions of 7-8-4201(3) of the Montana Code Annotated (MCA) concerning the disposal of City property which provides as follows:

“(3) If a city or town owns property containing a historically significant building or monument, the city or town may sell or give the property to nonprofit organizations or groups that agree to restore or preserve the property. The contract for the transfer of the property must contain a provision that:

(a) requires the property to be preserved in its present or restored state upon any subsequent

**Ordinance No. 2015  
Rezoning Tract A-1 and B-1 of Subdivision Plat No. 410 located in Block 75 of the Original Townsite to the City of Livingston, the Old Eastside School, from Neighborhood Commercial to Central Business District.**

**Page 2**

transfer; and

(b) provides for the reversion of the property to the city or town for noncompliance with conditions attached to the transfer.”

**WHEREAS**, the proposed use of the property by Crazy Mountain Productions is contrary to the uses allowed in the Neighborhood Commercial Zone; and

**WHEREAS**, the City has requested a zone change from Neighborhood Commercial to Central Business District which will allow the proposed use proposed by Crazy Mountain Productions; and

**WHEREAS**, Section 30.30 Zoning Districts provides that the Central Business District (CBD) is intended to accommodate stores, hotels, government and cultural centers, professional offices, service establishments and all manner of housing with an emphasis on high density apartment housing;

**WHEREAS**, to protect the public interests and welfare and to facilitate an attractive, efficient and prosperous CBD, the emphasis is on large scale, dense buildings; and

**WHEREAS**, the Livingston Zoning Commission has reviewed the proposed zone change for compliance with the Twelve Point Lowe Test for Rezoning of property and following a public hearing wherein one person spoke against the zone change and five people spoke in favor of the zone change; and

**Ordinance No. 2015**  
**Rezoning Tract A-1 and B-1 of Subdivision Plat No. 410 located in Block 75 of the Original Townsite to the City of Livingston, the Old Eastside School, from Neighborhood Commercial to Central Business District.**  
**Page 3**

**WHEREAS**, the Zoning Commission, after the public hearing, has recommended to the City Commission that the zone change from Neighborhood Commercial to Central Business District be approved.

**NOW, THEREFORE, BE IT ORDAINED** by the Livingston City Commission that Section 30.13 entitled Official Zoning Map of Chapter 30 Zoning of the Livingston Municipal Code, be and the same is hereby amended as follows:

### **SECTION 1**

**Rezoning of Tract A-1 and Tract B-1 of Subdivision Plat No. 410 from Neighborhood Commercial (NC) to Central Business District (CBD):**

That Tract A-1 and Tract B-1 of Subdivision Plat No. 410 located in Block 75 of the Original Townsite to the City of Livingston, Montana, on file and on record in the office of the Clerk and Recorder of Park County Montana, commonly referred to as the Old Eastside School, is rezoned from Neighborhood Commercial (NC) to Central Business District (CBD).

### **SECTION 2**

**Statutory Interpretation and Repealer:**

Any and all resolutions, ordinances and sections of the Livingston Municipal Code and parts thereof in conflict herewith are hereby repealed.

### **SECTION 3**

**Severability:**

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid by a court having competent jurisdiction, such invalidity shall not affect the other provisions of this ordinance which may be given effect without

**Ordinance No. 2015**

**Rezoning Tract A-1 and B-1 of Subdivision Plat No. 410 located in Block 75 of the Original Townsite to the City of Livingston, the Old Eastside School, from Neighborhood Commercial to Central Business District.**

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the invalid provisions or application, and to this end, the provisions of this ordinance are declared to be severable.

#### SECTION 4

**Savings provision:**

This ordinance does not affect the rights or duties that mature, penalties and assessments that were incurred or proceedings that begun before the effective date of this ordinance.

#### SECTION 5

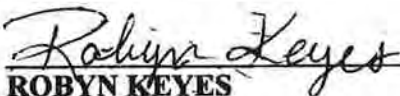
**Effective date:**

This ordinance will become effective 30 days after the second reading and final adoption.

**PASSED** by the City Commission of the City of Livingston, Montana, on first reading at a regular session thereof held on the 21<sup>st</sup> day of September, 2009.

  
\_\_\_\_\_  
**STEVE CALDWELL - Chairman**

**ATTEST:**

  
\_\_\_\_\_  
**ROBYN KEYES**  
**Recording Secretary**

**PASSED, ADOPTED AND APPROVED** by the City Commission of the City of Livingston, Montana, on second reading at a regular session thereof held on the 19<sup>th</sup> day of October, 2009.

  
\_\_\_\_\_  
**STEVE CALDWELL - Chairman**

**Ordinance No. 2015**

**Rezoning Tract A-1 and B-1 of Subdivision Plat No. 410 located in Block 75 of the Original Townsite to the City of Livingston, the Old Eastside School, from Neighborhood Commercial to Central Business District.**

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**ATTEST:**



*Robyn Keyes*

**ROBYN KEYES**  
Recording Secretary

**APPROVED AS TO FORM:**



*Bruce E. Becker*

**BRUCE E. BECKER**  
Livingston City Attorney

**Ordinance No. 2015**

**Rezoning Tract A-1 and B-1 of Subdivision Plat No. 410 located in Block 75 of the Original Townsite to the City of Livingston, the Old Eastside School, from Neighborhood Commercial to Central Business District.**

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## NOTICE

The public is invited to attend and comment at a public hearing to be held on October 19, 2009, at 7:00 p.m. in the Community Room of the City County Complex, 414 East Callender Street, Livingston, Montana, on the second reading of **ORDINANCE NO. 2015** entitled **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LIVINGSTON, MONTANA, AMENDING SECTION 30.13 OF THE LIVINGSTON MUNICIPAL CODE ENTITLED THE OFFICIAL ZONING MAP OF THE CITY OF LIVINGSTON BY REZONING TRACT A-1 AND TRACT B-1 OF SUBDIVISION PLAT NO. 410 LOCATED IN BLOCK 75 OF THE ORIGINAL TOWNSITE PLAT, COMMONLY REFERRED TO AS THE OLD EASTSIDE SCHOOL, FROM NEIGHBORHOOD COMMERCIAL (NC) TO CENTRAL BUSINESS DISTRICT (CBD)**. A copy of the ordinance is available for inspection at the City Office, 414 East Callender Street, Livingston, MT 59047. For further information call the City Attorney at (406)823-6007.

(Notice must be published twice at least 6 days apart. (7-1-4127(6) and posted on the City Bulletin Board, and copies available for the public (7-5-103 MCA). The law further requires at least 15 days notice prior to hearing in zoning matters (76-2-303(2) MCA

### **Ordinance No. 2015**

**Rezoning Tract A-1 and B-1 of Subdivision Plat No. 410 located in Block 75 of the Original Townsite to the City of Livingston, the Old Eastside School, from Neighborhood Commercial to Central Business District.**

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**MEMO**

**Date: 9/15/09**

**To: City Commission/City Manager**

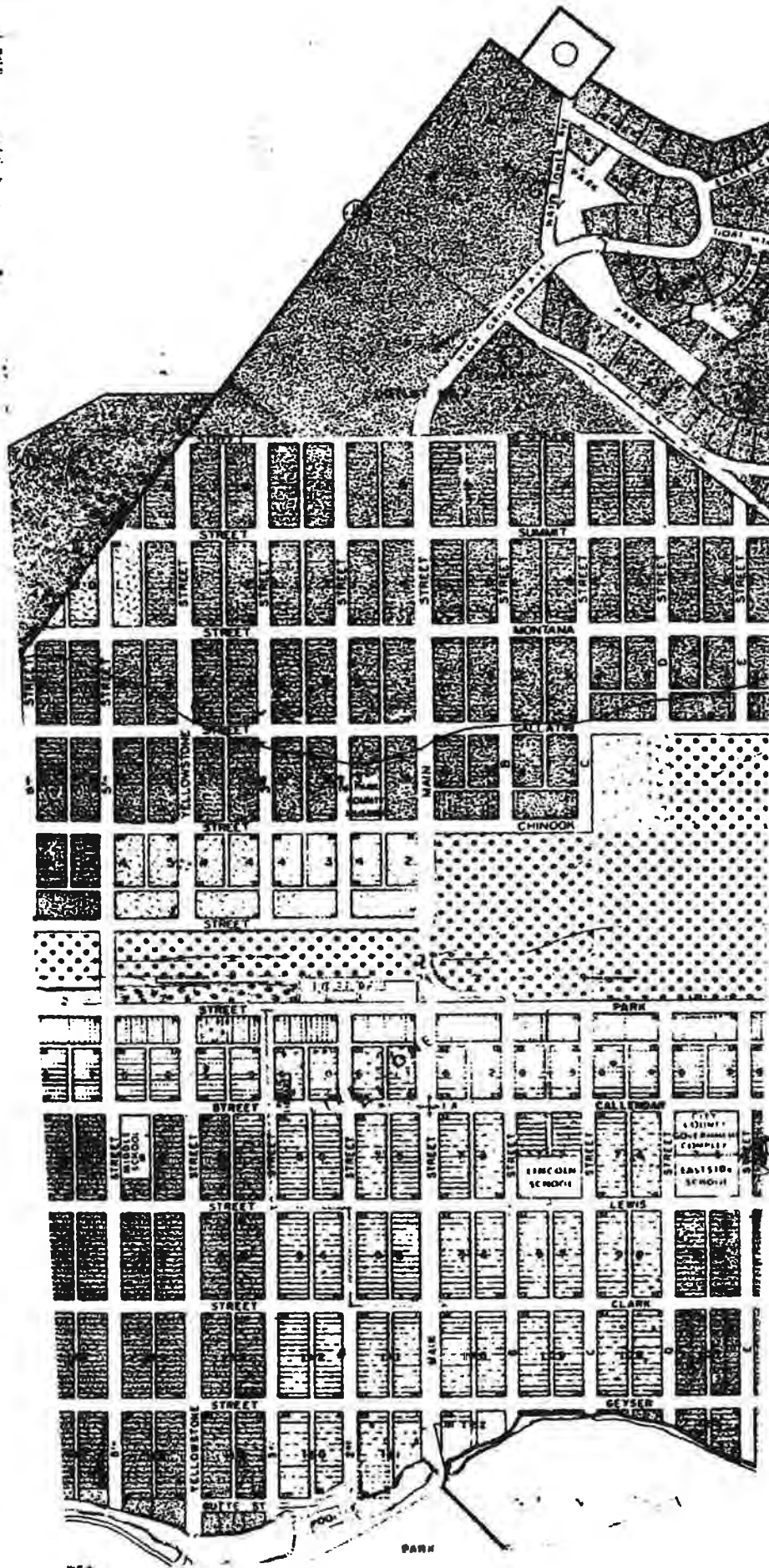
**From: City Attorney**

**Re: FYI supporting documents for zone Eastside School Zone Change I anticipation of questions**

---

Attached are copies of the zoning map showing the location of block 75 in conjunction with the Central Business District.

Also the list of uses for the various zones.



East side

<b>A = Acceptable S = Special Exception Permit Required N = Not Accepted</b>											
	<b>R-I</b>	<b>R-II</b>	<b>R-III</b>	<b>CBD<sup>1</sup></b>	<b>I</b>	<b>LI</b>	<b>NC<sup>2</sup></b>	<b>HC</b>	<b>RMO</b>	<b>P</b>	<b>RII (MH)</b>
Hospitals	N	N	A	N	N	A	A	N	N	N	N
Churches	S	S	A	N	N	N	A	S	N	N	S
Business and Professional Offices	N	N	S	A	N	A	A	A	N	S	N
Restaurants	N	N	N	A	S	A	A	A	N	N	N
Mobile Homes	N	N	N	N	N	N	N	N	A	N	A
Schools, Public and Commercial	A	A	A	N	N	N	A	N	A	A	A
Utility Substations	S	S	S	S	S	N	S	S	S	S	S
Light Manufacturing	N	N	N	A	A	A	A	A	N	N	N
Clinics	N	N	S	A	A	A	A	N	N	N	N
Schools, Trade	N	N	N	A	A	A	S	A	N	N	N
Gasoline Service Stations	N	N	N	N	A	N	N	A	N	N	N
Bars	N	N	N	A	A	N	S	A	N	N	N
Banks	N	N	N	A	N	N	A	N	N	N	N
Fire Station	S	S	S	N	A	N	A	A	N	S	S
Self-Service Laundry	N	N	N	A	N	N	A	A	S	N	N
Drive-In Restaurants	N	N	N	N	N	N	S	A	N	N	N
Veterinarian Clinics	N	N	N	N	N	N	N	A	N	N	N
Adult Foster Care Center <sup>4</sup>	N	A	A	N	N	A	N	N	N	N	A
Nursing Homes	N	A	A	N	N	N	A	N	N	N	A
Personal Care Centers	N	A	A	A	N	N	N	N	N	N	A
Warehouse and Enclosed Storage	N	N	N	S	A	A	S	A	N	S	N
Automobile Dealerships	N	N	N	A	N	N	N	A	N	N	N
Auto Repair Garage	N	N	N	S	A	N	N	A	N	N	N
Auto Salvage and Storage	N	N	N	N	A	N	N	S	N	N	N
Barber Shop and Beauty Parlors	N	N	N	A	S	A	A	A	N	N	N
Wholesale Businesses	N	N	N	A	A	A	S	A	N	N	N
Mortuary	N	N	N	A	N	N	S	A	N	N	N
Commercial Greenhouses	N	S	S	N	N	A	A	A	N	N	S
Boarding and Lodging Houses	N	N	N	A	N	N	S	A	N	N	N
Transportation Terminals	N	N	N	A	N	N	N	A	N	N	N
Machine Shop	N	N	N	N	A	N	S	A	N	N	N
Kennels and Catterys	N	N	N	N	A	N	N	A	N	N	N



A = Acceptable S = Special Exception Permit Required N = Not Accepted											
	R-I	R-II	R-III	CBD <sup>1</sup>	I	LI	NC <sup>2</sup>	HC	RMO	P	RII(MH)
Travel Trailer Parks	N	N	N	N	N	N	N	A	N	N	N
Armory	N	N	N	N	N	N	N	N	N	A	N
Public Recreation Facility	A	A	A	N	N	N	N	N	N	A	A
Government Offices	N	N	N	A	N	N	A	A	N	A	N
Cemetery	N	N	N	N	N	N	N	N	N	A	N
Heavy Manufacturing	N	N	N	N	A	N	N	N	N	N	N
Child Care Center	A	A	A	A	N	A	A	A	A	N	A
Lumberyards	N	N	N	N	N	A	N	A	N	N	N

- <sup>1</sup> C.B.D.—Any number of apartment units may be established in an existing commercial building. No new residential structures may be built unless they meet the definition of "High Density Residential."
- <sup>2</sup> NC-A single residential unit may be established within a commercial building to allow living space for a business owner.
- <sup>3</sup> Bed and breakfasts are allowed as a special exception only where the following conditions are met:
  - a. Off-street parking (two (2) places, plus one (1) for each bedroom);
  - b. Signage to be limited to that allowed for home occupations (twelve (12) inch by twenty-four (24) inch nonilluminated, flush-mounted);
  - c. Limited to those structures being developed as a historic restoration certified by the National Park Service.
- <sup>4</sup> Adult Foster Care Center.
  - a. No more than four (4) residents;
  - b. Staff member must be on board twenty-four (24) hours a day.

(Ord. 1506, 11/16/82; Ord. 1516, 8/2/83; Ord. 1517, 10/18/83; Ord. 1529, 7/16/84; Ord. 1538, 11/20/85; Ord. 1544, 2/4/86; Ord. 1556, 9/16/86; Ord. 1799, 12/19/94; Ord. 1810, 7/3/95; Ord. 1813, 8/21/95; Ord. 1891, 9/7/99; Ord. 1949, 10/18/04; Ord. 1977, 9/18/06; Ord. 2000, 4/7/08)

APPENDIX H



SHANE CENTER FOR THE ARTS PAVILION  
DEVELOPMENT SCHEDULE

**OVERVIEW:**

Project Name : Shane Center Pavilion  
Prepared Date: March, 15<sup>th</sup> 2023  
Reviewed By: Wyeth R. Windham, CEO  
Project Manager: Dayydd Rees  
Architect: LTS Architects



**MAJOR MILESTONE SCHEDULE:**

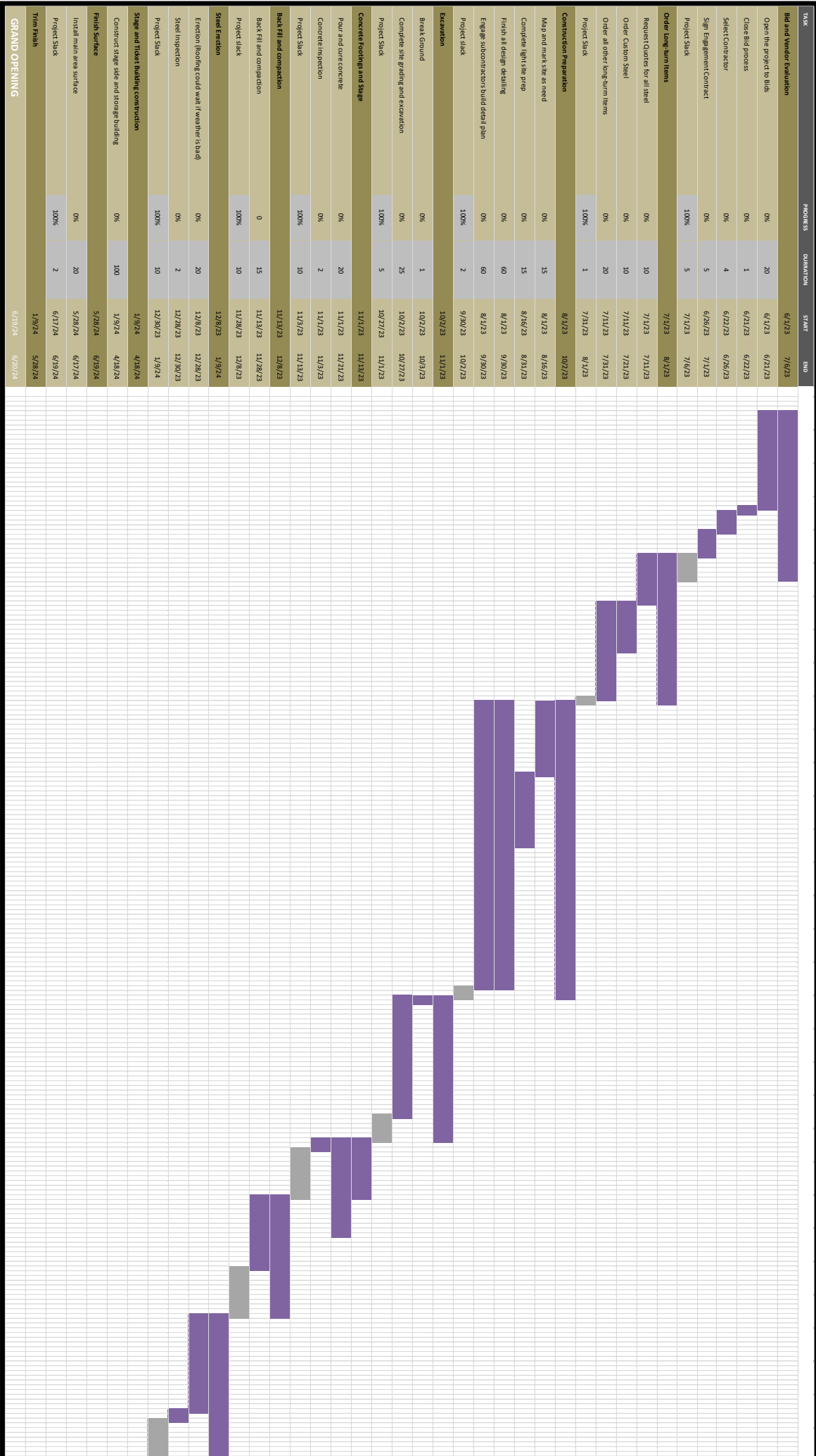
<b>Bid and Vendor Evaluation</b>	6/1/23	7/6/23
<b>Order Long-turn Items</b>	7/1/23	8/1/23
<b>Construction Preparation</b>	8/1/23	10/2/23
<b>Excavation</b>	10/2/23	11/1/23
<b>Concrete Footings and Stage</b>	11/1/23	11/13/23
<b>Back Fill and compaction</b>	11/13/23	12/8/23
<b>Steel Erection</b>	12/8/23	1/9/24
<b>Stage and Ticket Building construction</b>	1/9/24	4/18/24
<b>Finish Surface</b>	5/28/24	6/19/24
<b>Trim Finish</b>	1/9/24	5/28/24
<b>GRAND OPENING</b>	6/19/24	6/20/24

**DETAIL SCHEDULE:**

TASK	PROGRESS	DURATION	START	END
<b>Bid and Vendor Evaluation</b>			6/1/23	7/6/23
Open the project to Bids	0%	20	6/1/23	6/21/23
Close Bid process	0%	1	6/21/23	6/22/23
Select Contractor	0%	4	6/22/23	6/26/23
Sign Engagement Contract	0%	5	6/26/23	7/1/23
Project Slack	100%	5	7/1/23	7/6/23
<b>Order Long-turn Items</b>			7/1/23	8/1/23
Request Quotes for all steel	0%	10	7/1/23	7/11/23
Order Custom Steel	0%	10	7/11/23	7/21/23
Order all other long-turm Items	0%	20	7/11/23	7/31/23
Project Slack	100%	1	7/31/23	8/1/23
<b>Construction Preparation</b>			8/1/23	10/2/23
Map and mark site as need	0%	15	8/1/23	8/16/23
Complete light site prep	0%	15	8/16/23	8/31/23
Finish all design detailing	0%	60	8/1/23	9/30/23
Engage subcontractors build detail plan	0%	60	8/1/23	9/30/23
Project slack	100%	2	9/30/23	10/2/23
<b>Excavation</b>			10/2/23	11/1/23
Break Ground	0%	1	10/2/23	10/3/23
Complete site grading and excavation	0%	25	10/2/23	10/27/23

Project Slack	100%	5	10/27/23	11/1/23
<b>Concrete Footings and Stage</b>			11/1/23	11/13/23
Pour and cure concrete	0%	20	11/1/23	11/21/23
Concrete inspection	0%	2	11/1/23	11/3/23
Project Slack	100%	10	11/3/23	11/13/23
<b>Back Fill and compaction</b>			11/13/23	12/8/23
Back Fill and compaction	0	15	11/13/23	11/28/23
Project slack	100%	10	11/28/23	12/8/23
<b>Steel Erection</b>			12/8/23	1/9/24
Erection (Roofing could wait if weather is bad)	0%	20	12/8/23	12/28/23
Steel Inspection	0%	2	12/28/23	12/30/23
Project Slack	100%	10	12/30/23	1/9/24
<b>Stage and Ticket Building construction</b>			1/9/24	4/18/24
Construct stage side and storage building	0%	100	1/9/24	4/18/24
<b>Finish Surface</b>			5/28/24	6/19/24
Install main area surface	0%	20	5/28/24	6/17/24
Project Slack	100%	2	6/17/24	6/19/24
<b>Trim Finish</b>			1/9/24	5/28/24
Complete all trim out elements	0%	130	1/9/24	5/18/24
Project Slack	100%	10	5/18/24	5/28/24
<b>GRAND OPENING</b>			6/19/24	6/20/24

# VISUALIZED DEPENDENCIES GANTT CHART:





**APPENDIX I  
ADDITIONAL INFORMATION – PUBLIC COMMENTS REGARDING THE SHANE  
CENTER**

Hi everyone, my name is Aila Harting. I'm really excited to tell you what the Shane Center means to me. I live in Bozeman, Montana with my mom, dad, and brother. We also have a dog named Ripley. When I first auditioned for Matilda, I thought that I would never make it. When I found out I had gotten the role, I honestly thought it was a mistake. The way that the Shane Center helped me was just amazing. They were so kind to me the minute I stepped in, and were just so welcoming to everyone. I feel like the Shane is kind of like another family to me. I just feel so comfortable acting and just being there. It made me really think about a career in acting, and helped me push past my limits. Thank you so much to the Shane and to everyone here who has helped me be able to do this. A piece of my life would be missing without this.



**Daniella Crawford**

1 review

★★★★★ 4 years ago

A place for every one to enjoy !



**Mechanical Mike**

Local Guide · 12 reviews · 23 photos

★★★★★ 5 years ago

No place is more beneficial to the kids in our community





**Linda Jarzynka**

132 reviews

★★★★★ 8 months ago

Have only attended outdoor events here....concerts and a ballet. Great location, plenty of space to sit but NOT MUCH SHADE...can get pretty uncomfortable in the sun. The quality of the performances was top notch! Loved it! Hope they have it again next summer.



**P Marantz**

Local Guide · 51 reviews · 24 photos

★★★★★ 3 years ago

A gem for the community, an artistic hub youth and adult classes, community theater and resources housed in what once was school, come check it out.



**Marina "Mari" Bradley**

Local Guide · 99 reviews · 74 photos

★★★★★ 4 years ago

The Shane Center is the best community theater I've even been to, and everything here is AMAZING!! The community here is wonderful, the shows are great, I love it here!!!



**Tiffani Zimmerman**

Local Guide · 56 reviews · 67 photos

★★★★★ 5 years ago

The Shane theater is a wonderful renovated school that feature plays by extremely talented locals,voluntarily, feature films and much, much more. I have never been disappointed but rather the opposite extremely impressed and verge well entertained. Exceptional place to experience wonderful entertainment! Donations are appreciated.





**Carol Roche**

2 reviews

★★★★★ a year ago

Wonderful venue in Livingston - we are so fortunate to have this great artistic resource - especially in the summer when we all have so many guests.



**Christopher Olson**

Local Guide · 14 reviews · 25 photos

★★★★★ 3 years ago

A center for cultural excellence. Food, music, yoga, entertainment and more! My Fiancee and I regularly eat at FAYES Cafe and have attended numerous play. A definite benefit to the community.



**Michael Anczak**

Local Guide · 94 reviews · 516 photos

★★★★★ 3 years ago

Love this place so much! Everything I have attended here has been so amazing. Most recently saw Alex Honold movie free solo on the big screen was amazing.



**Benjamin Jackson**

28 reviews · 22 photos

★★★★★ 4 years ago

A very cool little theater. Have watch a hand full of plays and have loved them all!!! The last 3 we have driven 7 hours one direction to see them. Definitely plan on going to more plays as well!!!





**Dale Hopkins**

dale@thekitchenshoponmain.com | The S...



Jun 10, 2022 via Email



**Positive feedback**

\$17.50 sale on Jun 10, 2022

Other, Environment

The PEOPLE! The Shane Center staff are gracious, kind and fun. Thank you for making our community better!

[View transaction](#)

DH



**crazymountians@gm...**

The Shane Lalani Center for the Arts



4 days ago via Email



**Positive feedback**

\$30.00 sale on Apr 3

Environment, Other

Always an enjoyable, uplifting experience. Staff and performances are always top notch. We are extremely blessed to have the Shane Center in Livingston!

[View transaction](#)

C





**Ashly Holland Fry** recommends **Shane Lalani Center for the Arts.**

September 22, 2015 · 🌐



The Shane Lalani is a true asset to our community!



**Heidi Feldtman** recommends **Shane Lalani Center for the Arts.**

June 5, 2015 · 🌐



Wonderful place! And community driven to please everyone!

5 stars



**Rebecca McAninch** recommends **Shane Lalani Center for the Arts.**

April 9, 2019 · 🌐



Love the events they host at this venue.

Also enjoy the fact that we don't have to travel far for the amazing events and entertainment.



**Barbara Woodbury** recommends **Shane Lalani Center for the Arts.**

October 4, 2019 · 🌐



The Shane is a wonderful community event center!



**Annie Hondorf** recommends **Shane Lalani Center for the Arts.**

August 16, 2019 · 🌐



Fantastic asset to our community!



**Dawn Davaz** recommends **Shane Lalani Center for the Arts.**

April 1, 2015 · 🌐



A vital part of the community that welcomes all walks of life. Everyone is accepted and supported.



**Alana John** recommends **Shane Lalani Center for the Arts.**

December 23, 2017 · 🌐



This place brings so much joy to the community.



# **THE SHANE LALANI CENTER FOR THE ARTS SPECIAL EXCEPTION APPLICATION for the PAVILION**

## **TABLE OF CONTENTS**

---

- Cover Letter
- Completed Special Exception Permit Application

- 1. PROJECT DESCRIPTION**
- 2. PROJECT LOCATION – LEGAL DESCRIPTION**
- 3. ZONING & LAND USE**
- 4. HISTORY & BACKGROUND**
- 5. DESIGN INTENT**
- 6. PROJECT IMPACT**
- 7. ZONING COMPLIANCE**
- 8. INTENDED USES**
- 9. SITE PLAN & BUILDING ELEVATIONS**
- 10. CODE REVIEW TEXT**
- 11. DEVELOPMENT SCHEDULE**

### **APPENDICES**

- A. Property Survey from IMEG Engineering
- B. Resolution No. 4073 passed and adopted May 14, 2009
- C. Crazy Mountain Productions Project Proposal
- D. 4 Images of the proposed Pavilion
- E. List of Adjacent Properties
- F. Handwritten Invitation to Neighbors
- G. Ordinance No. 2015 passed on October 19, 2019
- H. Basecamp Construction Pavilion Development Schedule
- I. Public Comments Regarding the Shane Center
- J. Sanderson Stewart Trip Generation Analysis – Sr. Transportation Engineer
- K. 23 Neighborhood Letters of Support/31 Community Letters of Support



Billings  
Bozeman  
Fort Collins

May 8, 2023

Jennifer Severson  
City of Livingston - Planning Director  
220 East Park Street  
Livingston, MT 59047

Reference: Shane Center Pavilion – Trip Generation Letter

Ms. Severson:

The purpose of this letter is to provide trip generation estimates for the Pavilion expansion at the Shane Lalani Center for the Arts facility in Livingston, Montana. The Shane Center Pavilion project proposes construction of a 4882-square-foot outdoor assembly area, a 1604-square-foot platform area, a 763-square-foot loading/storage area, and a 1066-square-foot area for concessions/ticketing. In total, 8315 gross floor area will be used for trip generation estimates.

This letter utilized Trip Generation, 11th Edition, published by the Institute of Transportation Engineers (ITE), which is the most widely accepted source for determining trip generation projections. Recreational Community Center (Land Use Code 495) was used to estimate trip generation for the Shane Center Pavilion area. An outdoor venue or meeting area is not specifically outlined in the ITE Trip Generation Manual, and Recreational Community Center most closely matches the anticipated uses of the site. The Pavilion is projected to generate a total of 240 additional gross average weekday trips with 16 trips (11 entering/5 exiting) generated during the AM peak hour and 21 trips (10 entering/11 exiting) generated during the PM peak hour. Additionally, 113 additional Saturday daily trips would be generated. A portion of the external trips generated by Shane Center Pavilion will likely made by alternate modes (walking, biking, transit), thereby reducing vehicular trips generated.

Land Use	Independent Variable		Average Weekday			AM Peak Hour			PM Peak Hour			Saturday		
	Intensity	Units	total	enter	exit	total	enter	exit	total	enter	exit	total	enter	exit
Shane Center Pavilion	8.315	1,000 SF GFA	240	120	120	16	11	5	21	10	11	113	56	57
<b>Total External Trips</b>			<b>240</b>	<b>120</b>	<b>120</b>	<b>16</b>	<b>11</b>	<b>5</b>	<b>21</b>	<b>10</b>	<b>11</b>	<b>113</b>	<b>56</b>	<b>57</b>

- (1) Recreational Community Center - Land Use Code 495\*
  - Average Weekday: Units = 1000 SF GFA, Average Rate = 28.82 (50% entering, 50% exiting)
  - Peak Hour of the Adjacent Street, One Hour between 7 and 9 AM: Average Rate = 1.91 (66% entering, 34% exiting)
  - Peak Hour of the Adjacent Street, One Hour between 4 and 6 PM: Average Rate = 2.50 (47% entering, 53% exiting)
  - Saturday: Average Rate = 13.60 (50% entering, 50% exiting)

If you have any questions or concerns, please feel free to contact me at 406-922-4306 or [jstaszczuk@sandersonstewart.com](mailto:jstaszczuk@sandersonstewart.com).

Sincerely,

Joe Staszczuk, PE, PTOE, RSPI  
Associate | Community Transportation Studio Manager



# Land Use: 495

## Recreational Community Center

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### Description

A recreational community center is a stand-alone public facility similar to and including YMCAs. These facilities often include classes and clubs for adults and children, a day care or nursery school, meeting rooms and other social facilities, swimming pools and whirlpools, saunas, tennis, racquetball, handball, pickle ball, basketball and volleyball courts; outdoor athletic fields/courts, exercise classes, weightlifting and gymnastics equipment, locker rooms, and a restaurant or snack bar. Public access is typically allowed and a membership fee may be charged. Racquet/tennis club (Land Use 491), health/fitness club (Land Use 492), and athletic club (Land Use 493) are related land uses.

### Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), Arizona, Indiana, Minnesota, New Hampshire, New York, Oregon, Pennsylvania, Tennessee, and Utah.

### Source Numbers

281, 410, 443, 571, 618, 705, 719, 850, 866, 971, 1055

# Recreational Community Center (495)

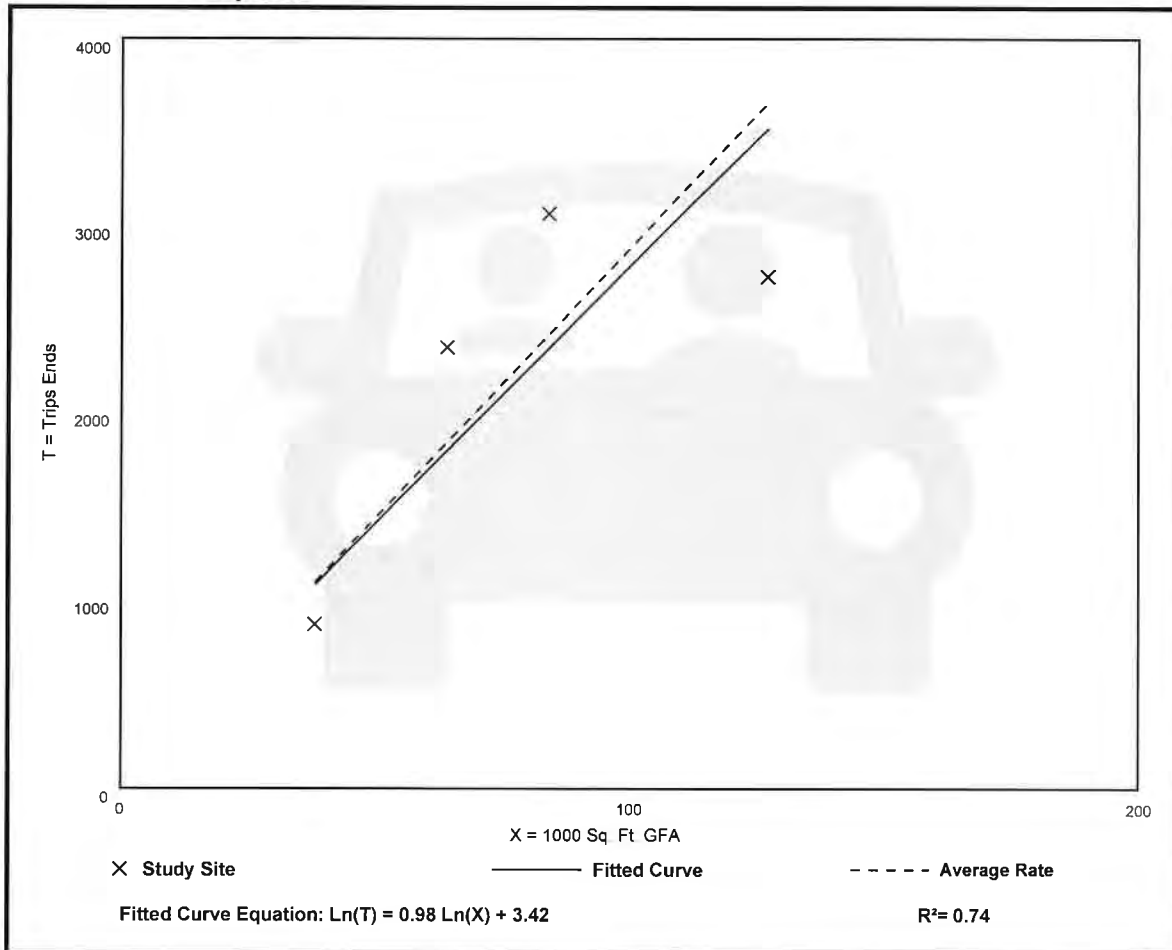
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday**

**Setting/Location: General Urban/Suburban**  
Number of Studies: 4  
Avg. 1000 Sq. Ft. GFA: 78  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
28.82	21.49 - 36.71	8.56

## Data Plot and Equation



# Recreational Community Center (495)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**

On a: **Weekday,**

**Peak Hour of Adjacent Street Traffic,**

**One Hour Between 7 and 9 a.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 12

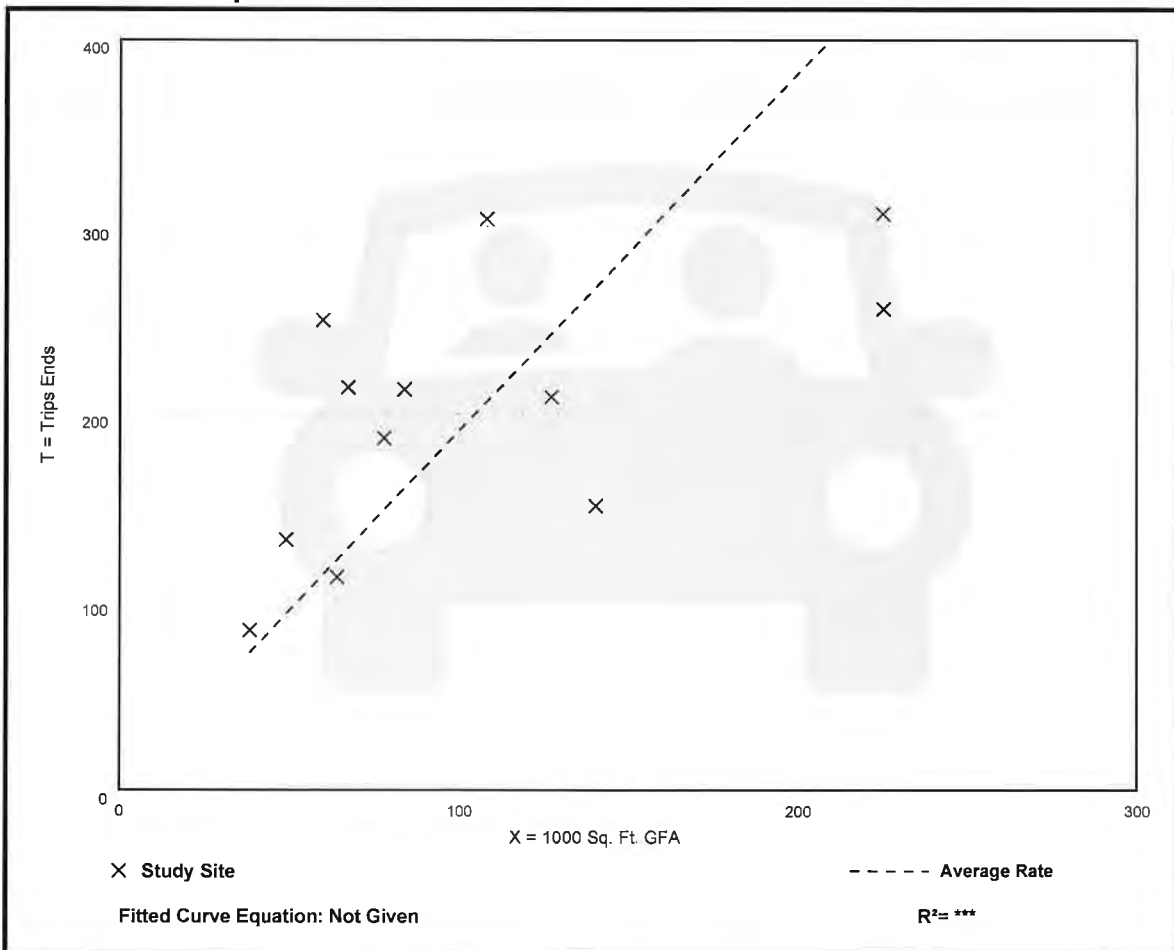
Avg. 1000 Sq. Ft. GFA: 105

Directional Distribution: 66% entering, 34% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.91	1.08 - 4.18	0.88

## Data Plot and Equation





# Recreational Community Center (495)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**

On a: **Weekday,**

**Peak Hour of Adjacent Street Traffic,**

**One Hour Between 4 and 6 p.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 15

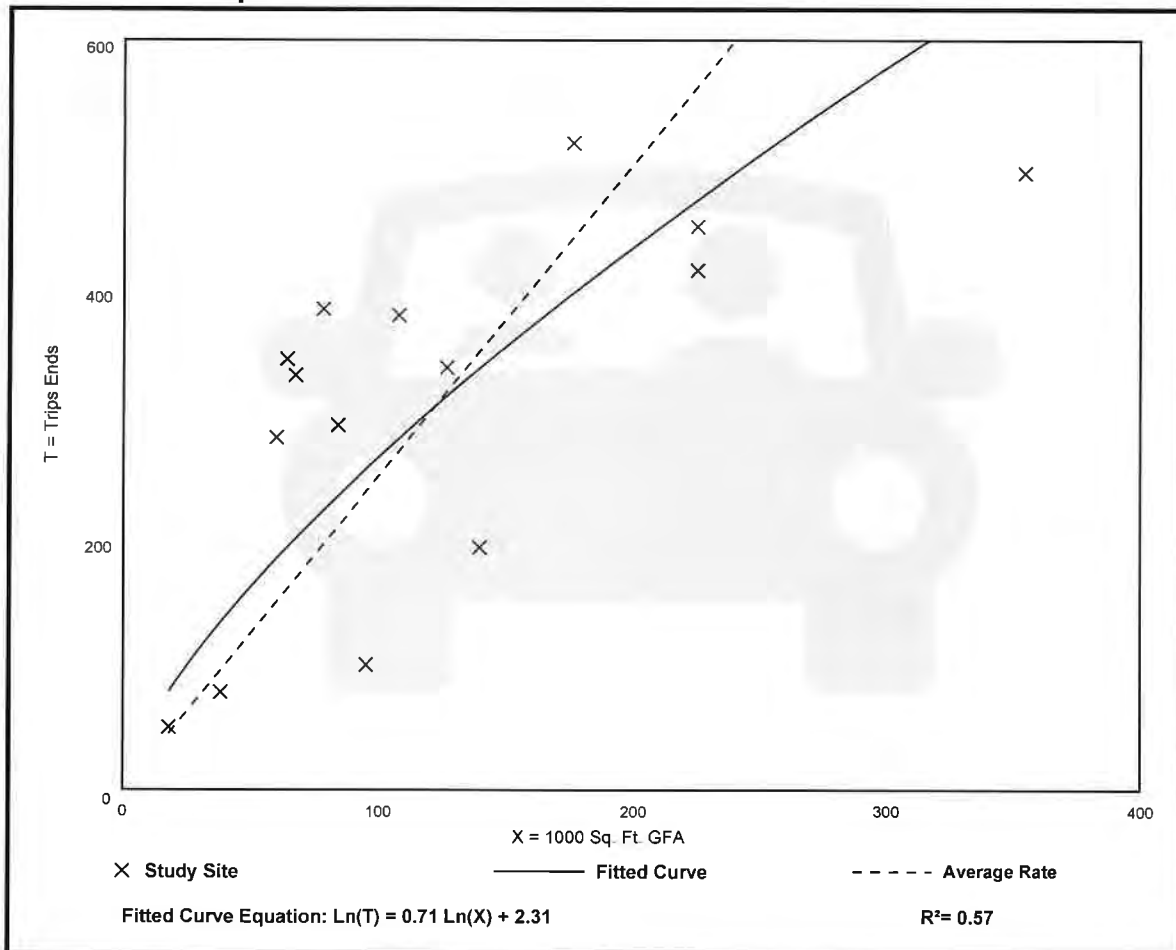
Avg. 1000 Sq. Ft. GFA: 124

Directional Distribution: 47% entering, 53% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.50	1.05 - 5.37	1.28

## Data Plot and Equation



# Recreational Community Center (495)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**

**On a: Weekday,**

**AM Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**

Number of Studies: 11

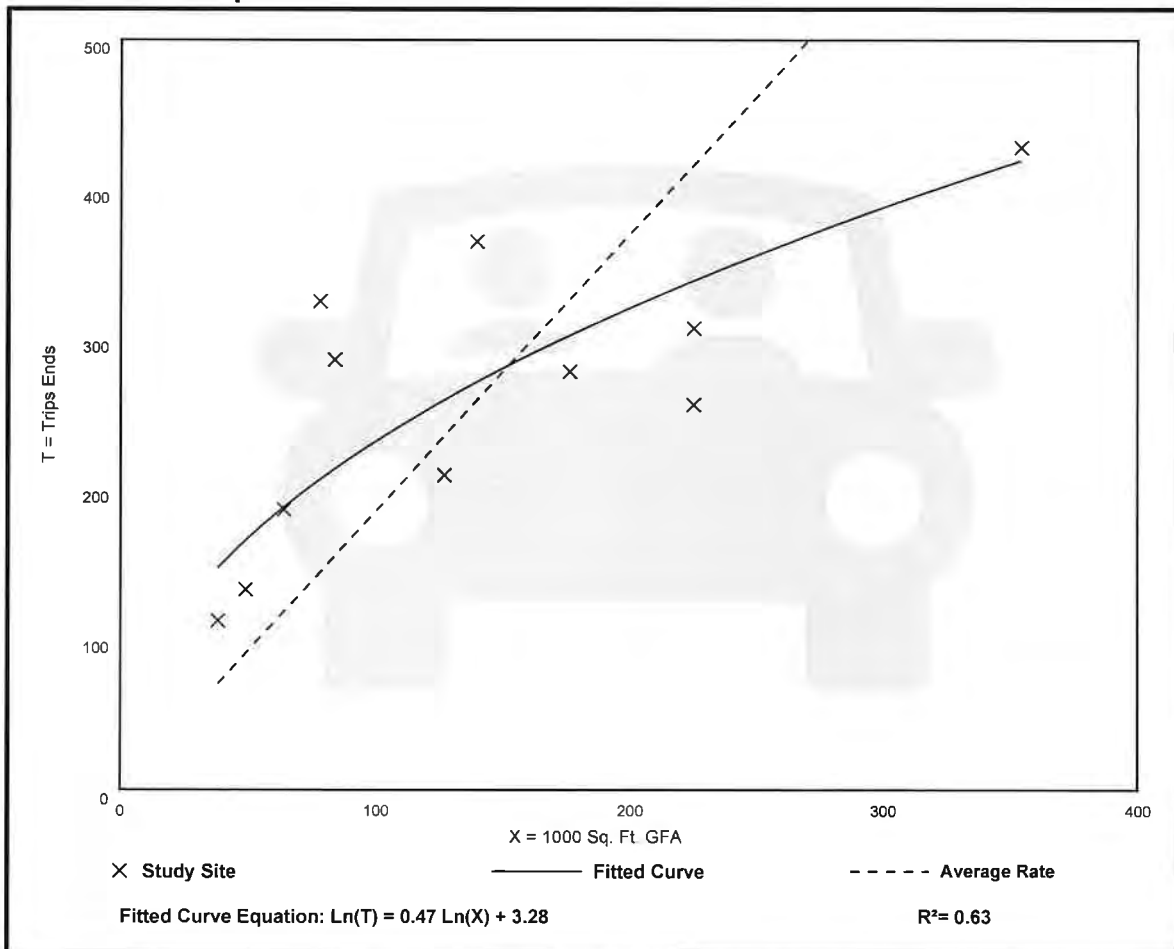
Avg. 1000 Sq. Ft. GFA: 142

Directional Distribution: 63% entering, 37% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.85	1.14 - 4.17	0.91

## Data Plot and Equation



# Recreational Community Center (495)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**

**On a: Weekday,**

**PM Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**

Number of Studies: 11

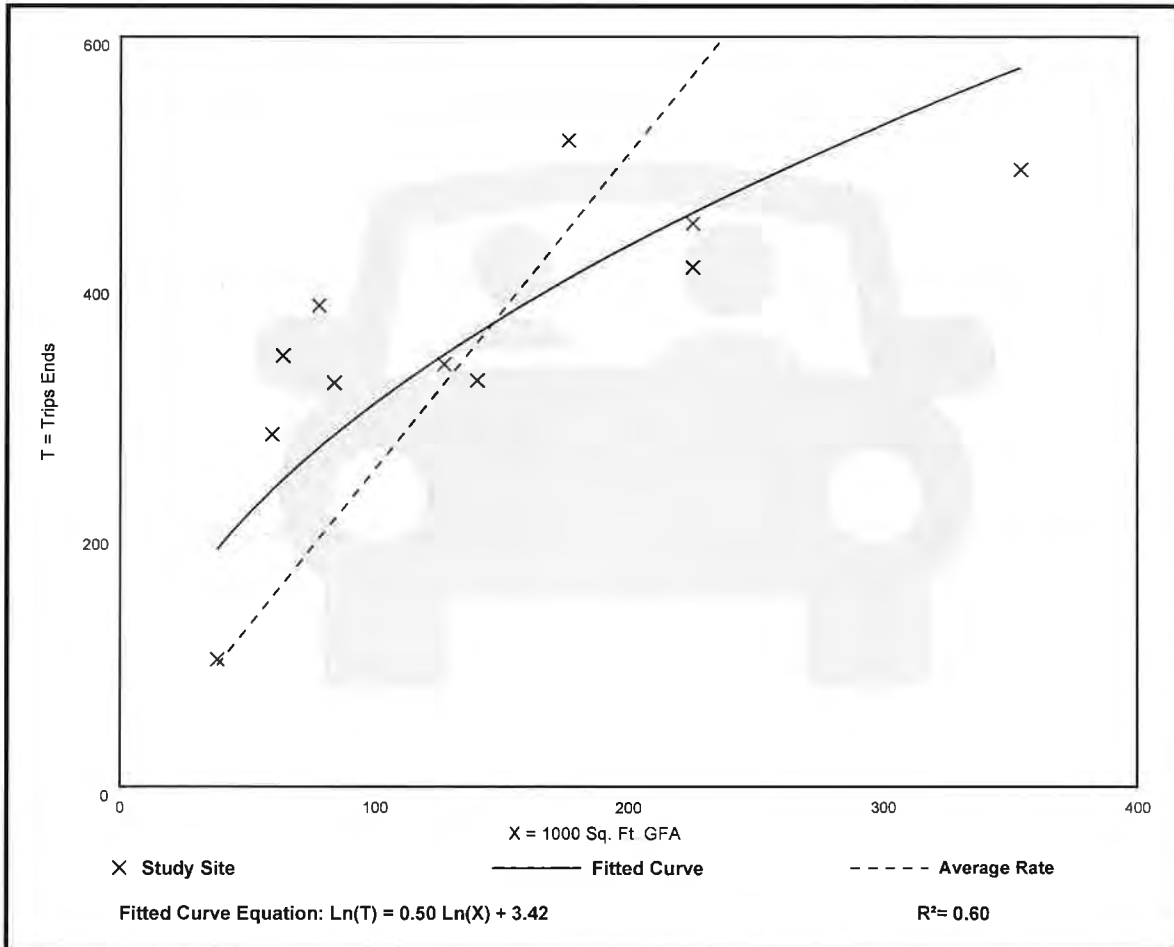
Avg. 1000 Sq. Ft. GFA: 143

Directional Distribution: 47% entering, 53% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.53	1.39 - 5.37	1.20

## Data Plot and Equation



# Recreational Community Center (495)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Saturday

**Setting/Location: General Urban/Suburban**

Number of Studies: 2

Avg. 1000 Sq. Ft. GFA: 89

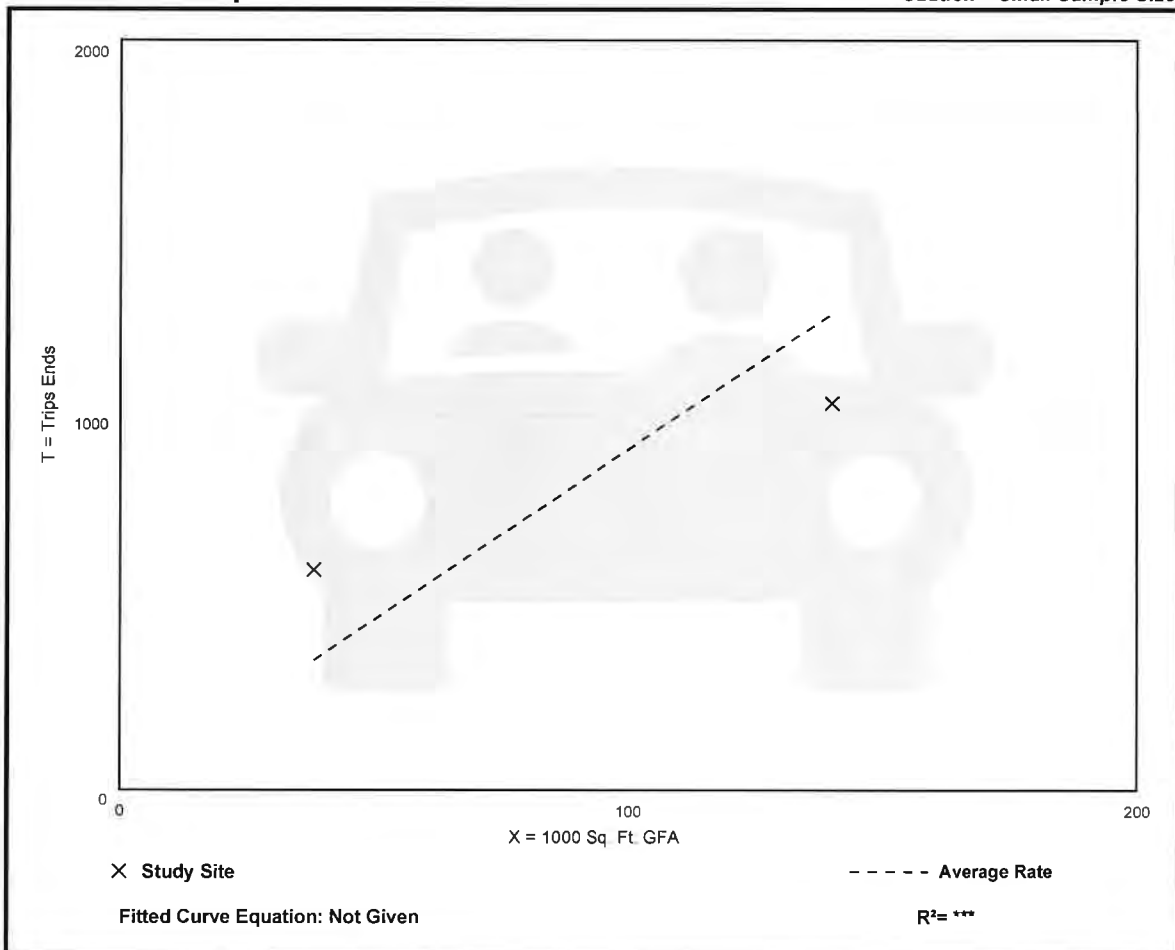
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.10	7.39 - 15.40	***

## Data Plot and Equation

*Caution – Small Sample Size*



# Recreational Community Center (495)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Saturday, Peak Hour of Generator

**Setting/Location: General Urban/Suburban**

Number of Studies: 4

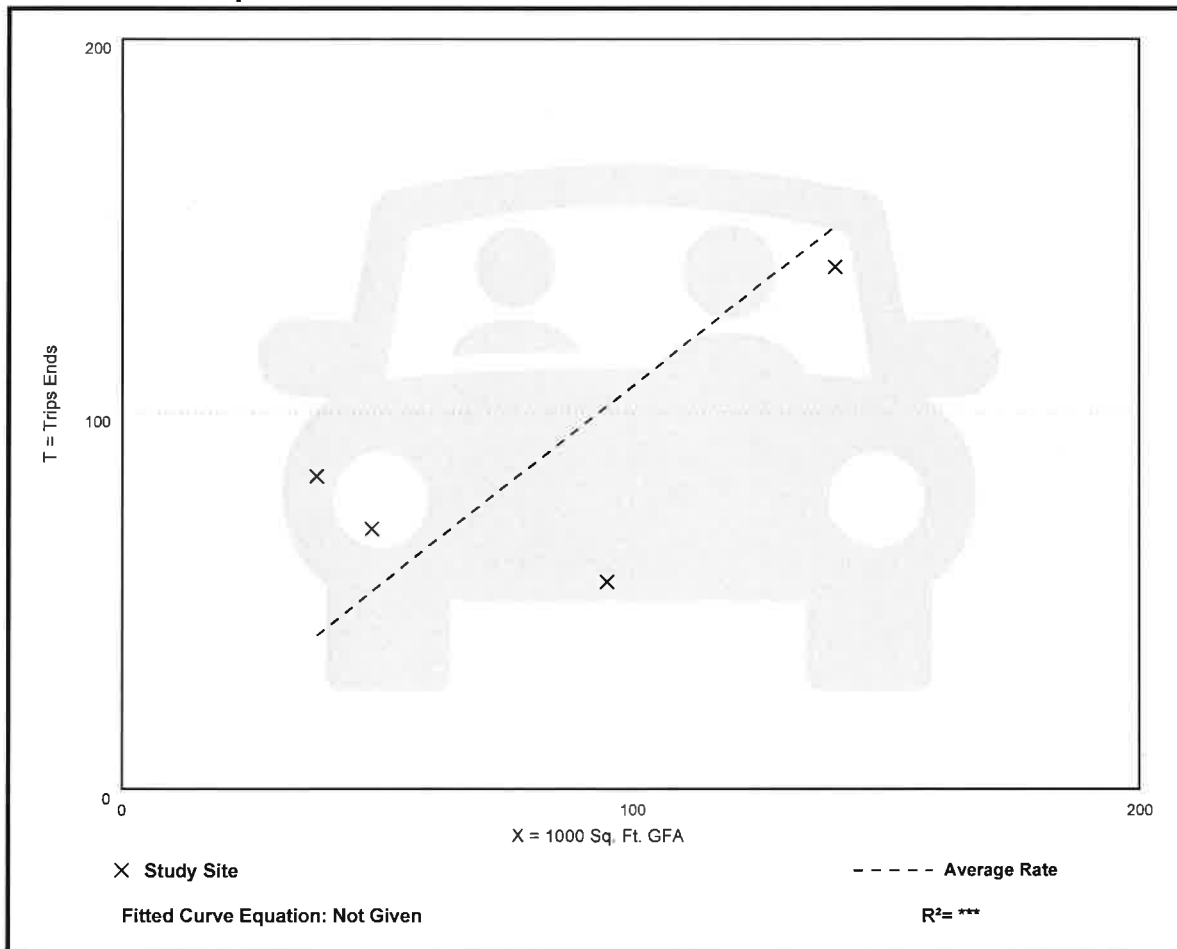
Avg. 1000 Sq. Ft. GFA: 81

Directional Distribution: 54% entering, 46% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.07	0.58 - 2.18	0.56

## Data Plot and Equation





# Recreational Community Center (495)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Sunday**

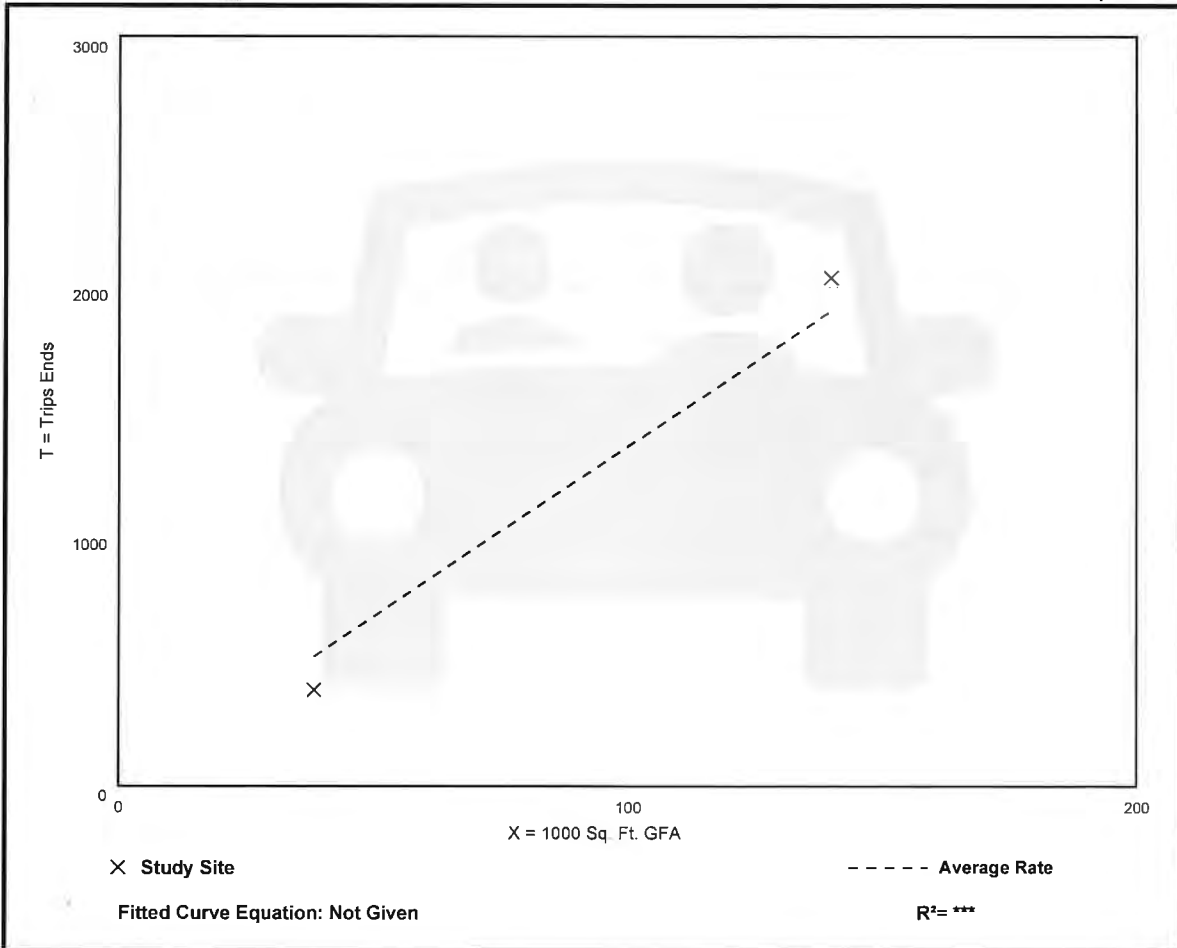
**Setting/Location: General Urban/Suburban**  
Number of Studies: 2  
Avg. 1000 Sq. Ft. GFA: 89  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
13.60	10.10 - 14.55	***

## Data Plot and Equation

*Caution – Small Sample Size*



# Recreational Community Center (495)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Sunday, Peak Hour of Generator

**Setting/Location: General Urban/Suburban**

Number of Studies: 2

Avg. 1000 Sq. Ft. GFA: 89

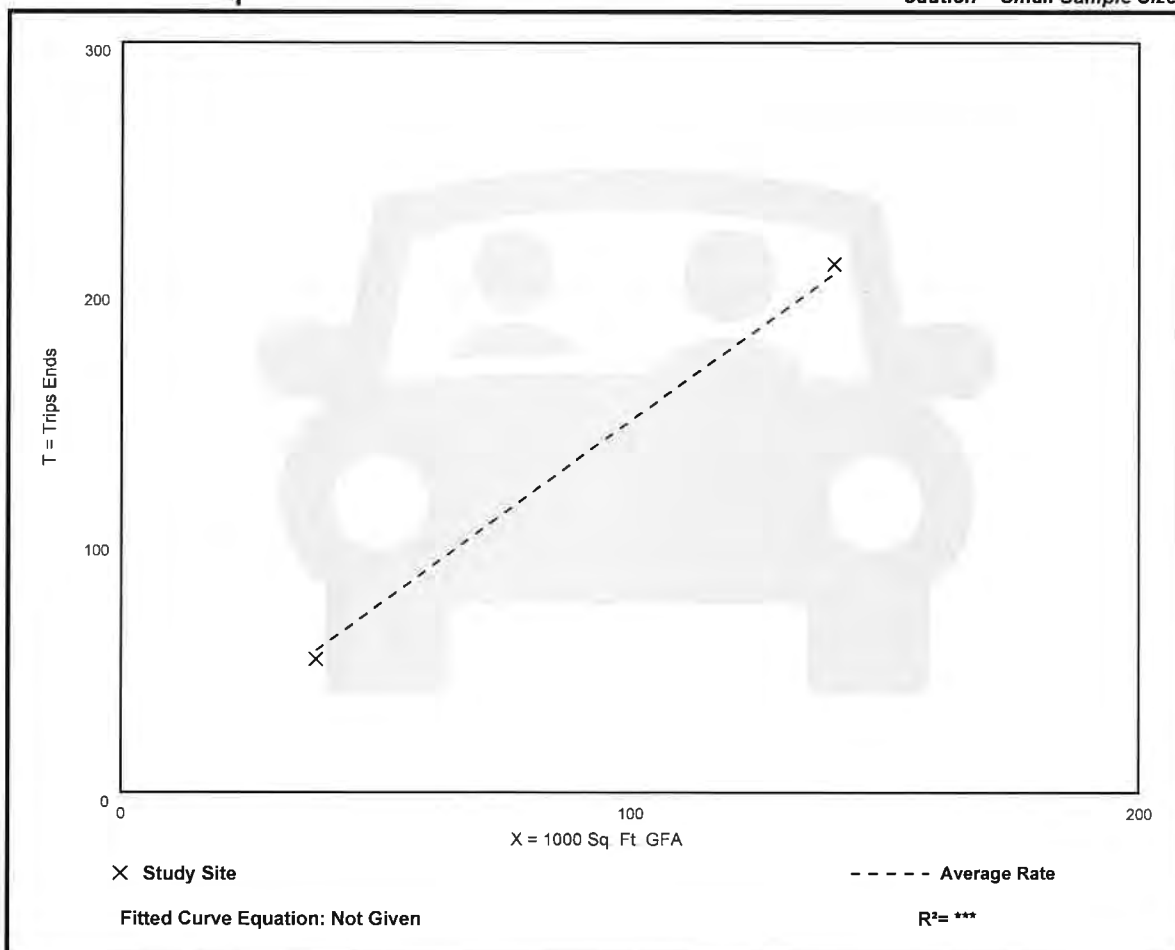
Directional Distribution: 56% entering, 44% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.48	1.39 - 1.51	***

## Data Plot and Equation

*Caution – Small Sample Size*



# Recreational Community Center (495)

**Vehicle Trip Ends vs: Employees**  
On a: **Weekday**

**Setting/Location: General Urban/Suburban**

Number of Studies: 1

Avg. Num. of Employees: 32

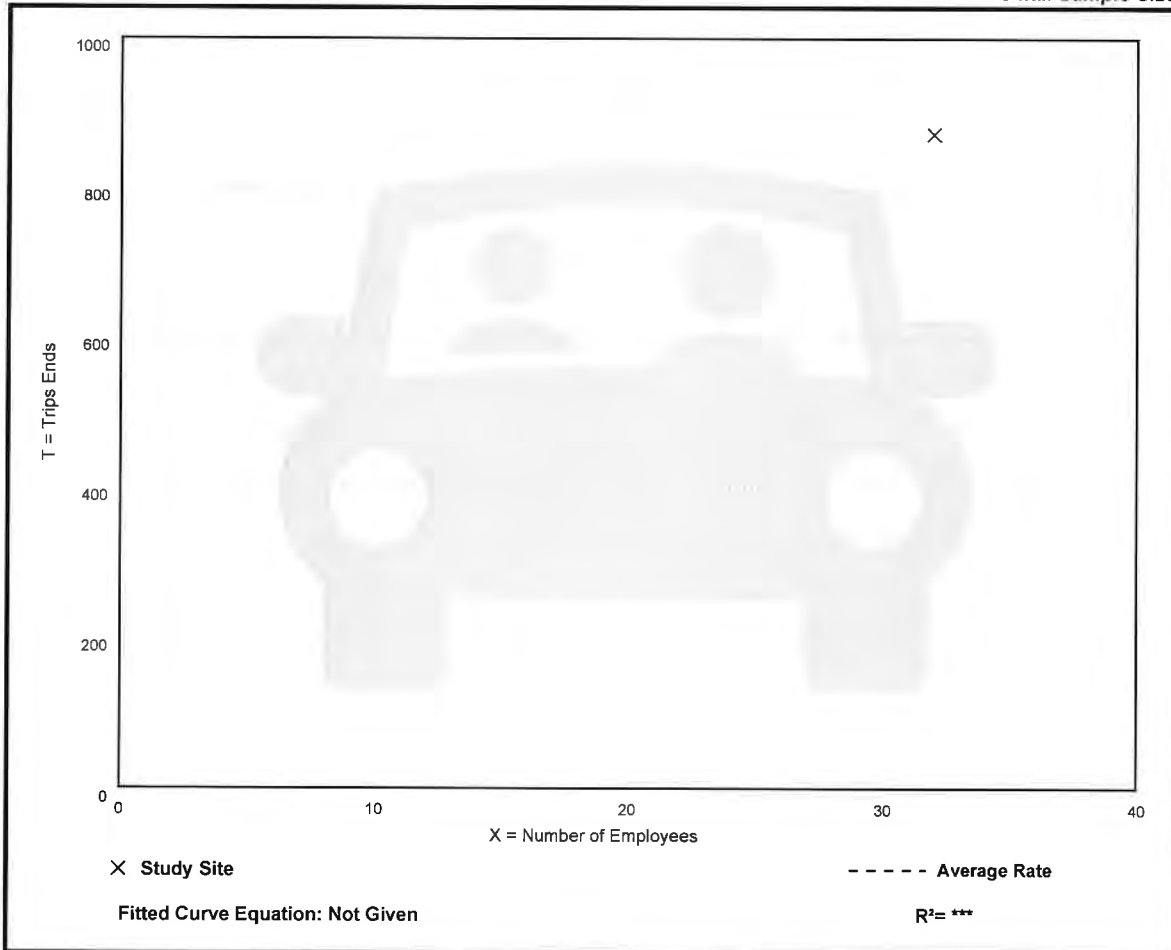
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
27.25	27.25 - 27.25	***

## Data Plot and Equation

*Caution – Small Sample Size*



# Recreational Community Center (495)

**Vehicle Trip Ends vs: Employees**

On a: **Weekday,**

**Peak Hour of Adjacent Street Traffic,  
One Hour Between 7 and 9 a.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 4

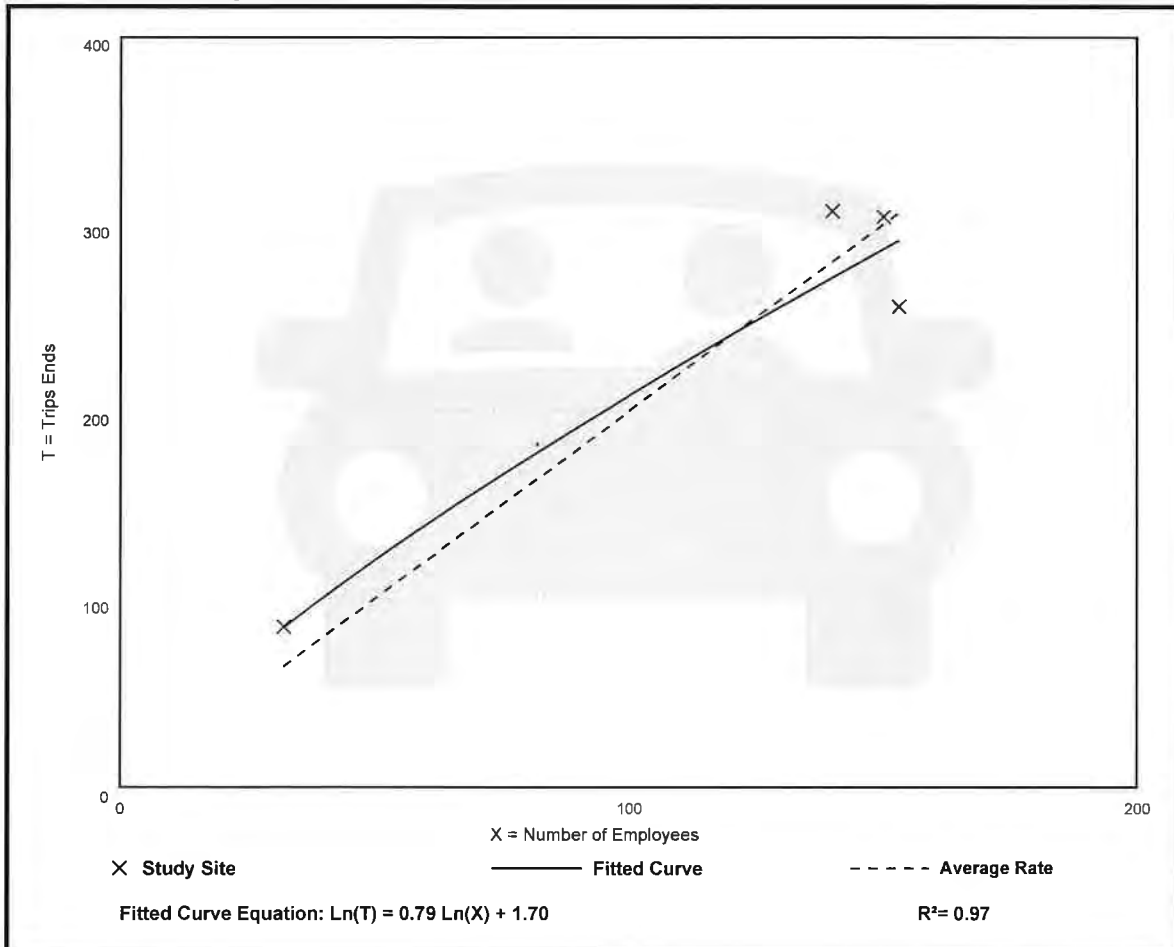
Avg. Num. of Employees: 119

Directional Distribution: 67% entering, 33% exiting

## Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
2.00	1.67 - 2.66	0.32

## Data Plot and Equation



# Recreational Community Center (495)

## Vehicle Trip Ends vs: Employees

On a: **Weekday,**

**Peak Hour of Adjacent Street Traffic,**

**One Hour Between 4 and 6 p.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 6

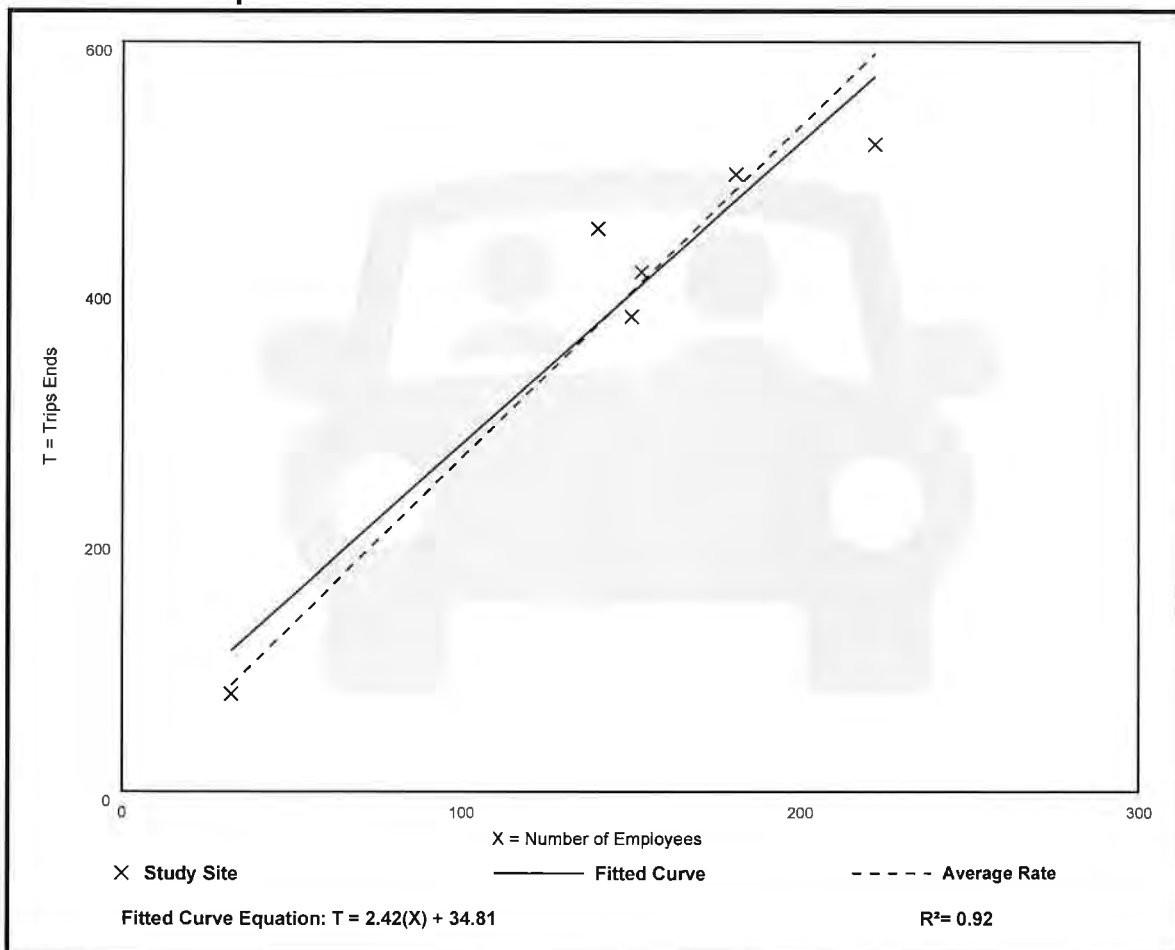
Avg. Num. of Employees: 146

Directional Distribution: 44% entering, 56% exiting

### Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
2.66	2.33 - 3.21	0.32

### Data Plot and Equation



# Recreational Community Center (495)

**Vehicle Trip Ends vs: Employees**

On a: **Weekday,**

**AM Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**

Number of Studies: 5

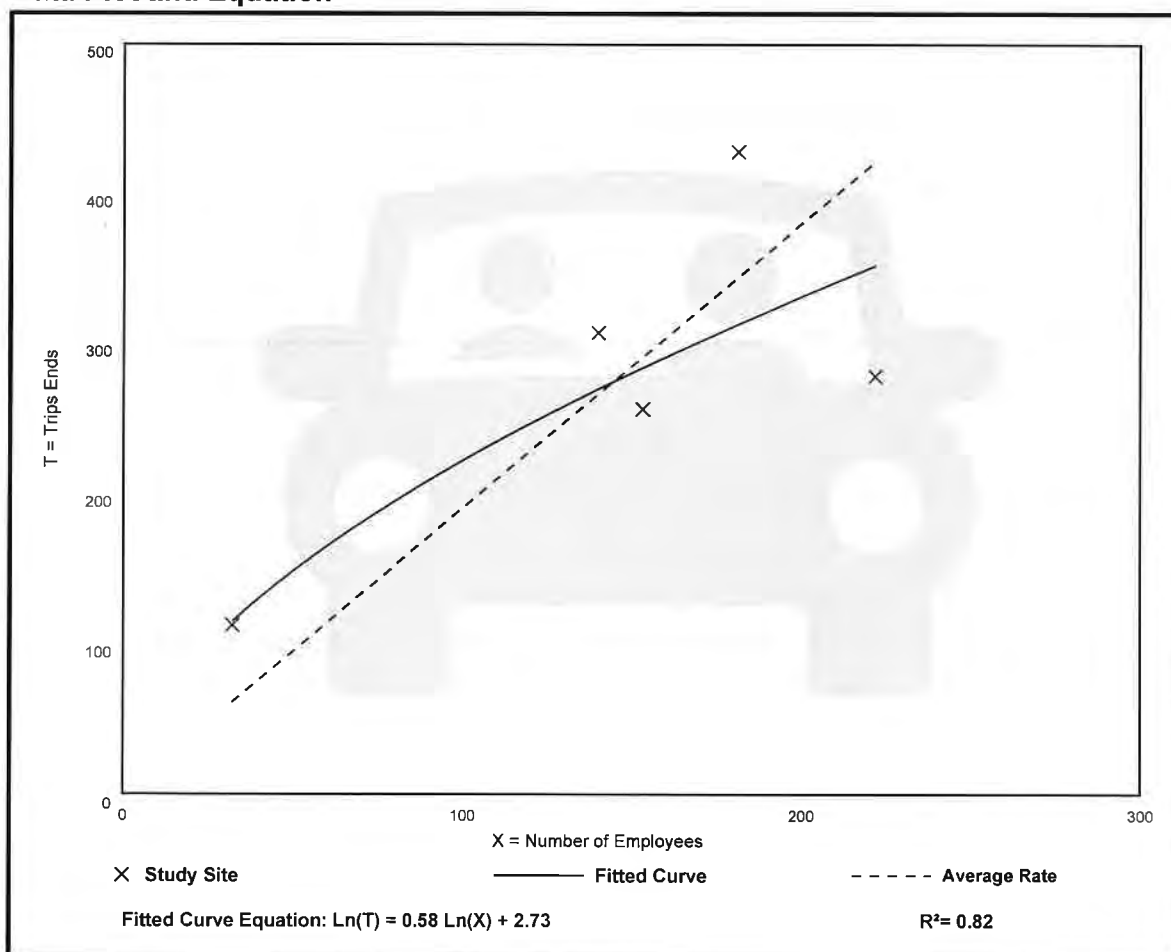
Avg. Num. of Employees: 146

Directional Distribution: 65% entering, 35% exiting

## Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
1.90	1.25 - 3.50	0.63

## Data Plot and Equation





# Recreational Community Center (495)

**Vehicle Trip Ends vs: Employees**

On a: **Weekday,**

**PM Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**

Number of Studies: 5

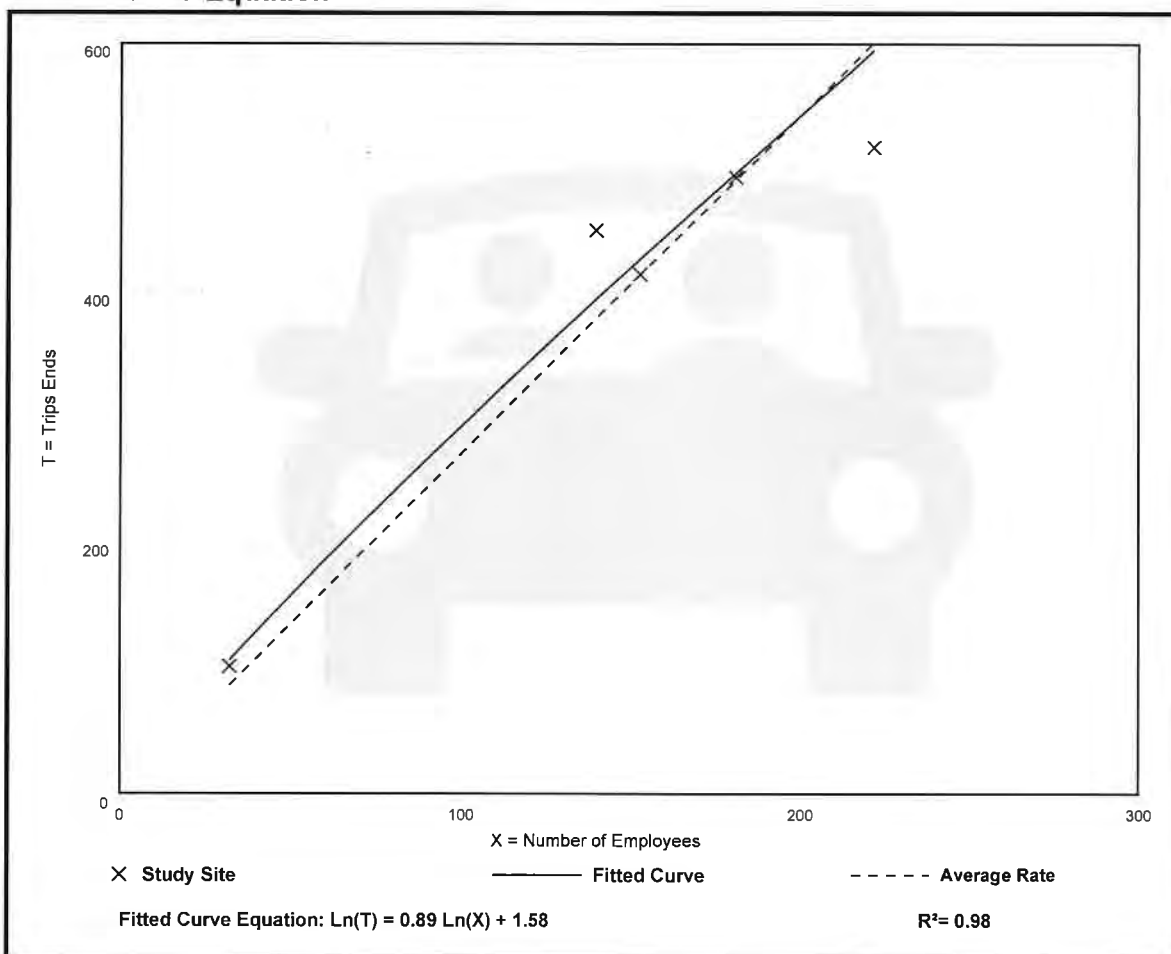
Avg. Num. of Employees: 146

Directional Distribution: 43% entering, 57% exiting

## Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
2.71	2.33 - 3.21	0.36

## Data Plot and Equation



# Recreational Community Center (495)

**Vehicle Trip Ends vs: Employees**  
On a: Saturday

**Setting/Location: General Urban/Suburban**

Number of Studies: 1

Avg. Num. of Employees: 32

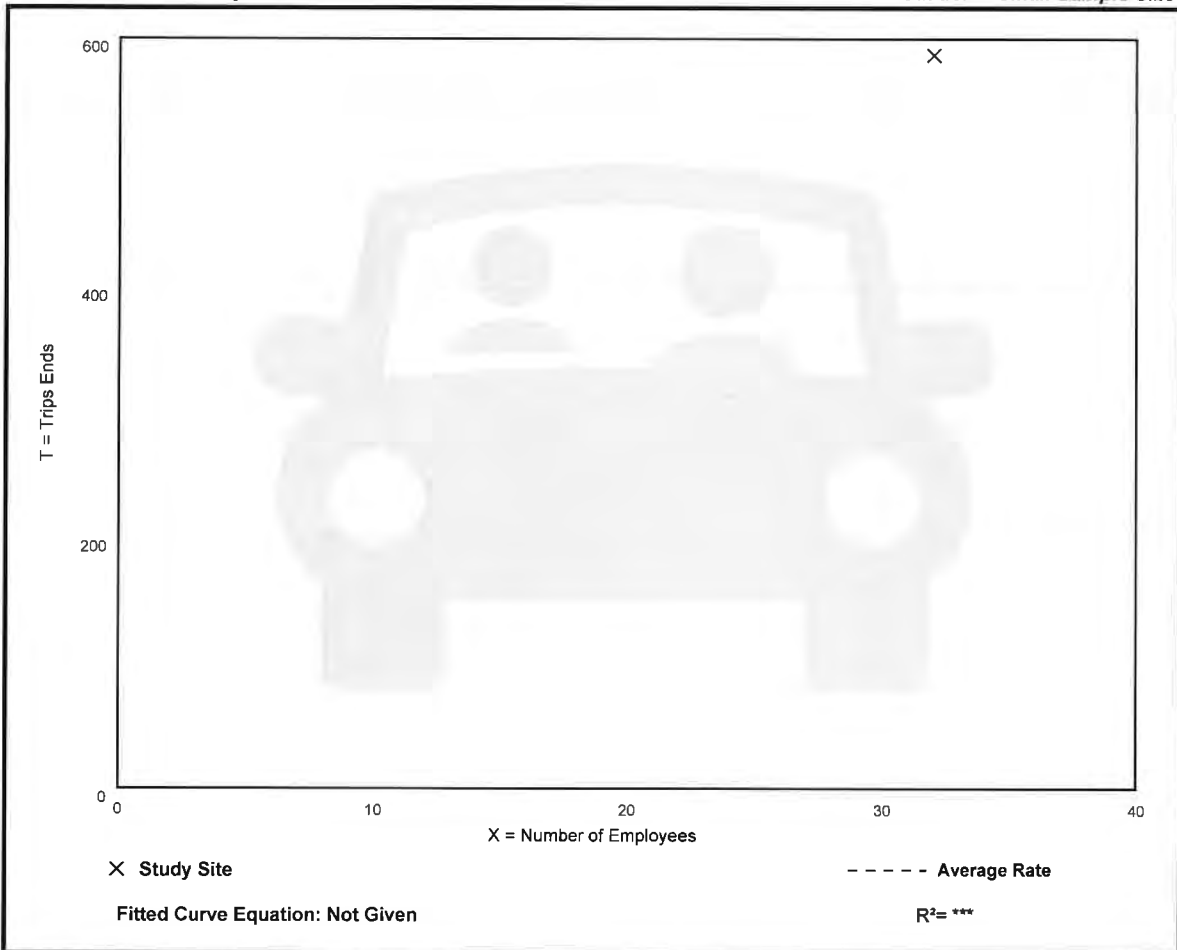
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
18.34	18.34 - 18.34	***

## Data Plot and Equation

*Caution – Small Sample Size*



# Recreational Community Center (495)

**Vehicle Trip Ends vs: Employees**

On a: **Saturday, Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**

Number of Studies: 1

Avg. Num. of Employees: 32

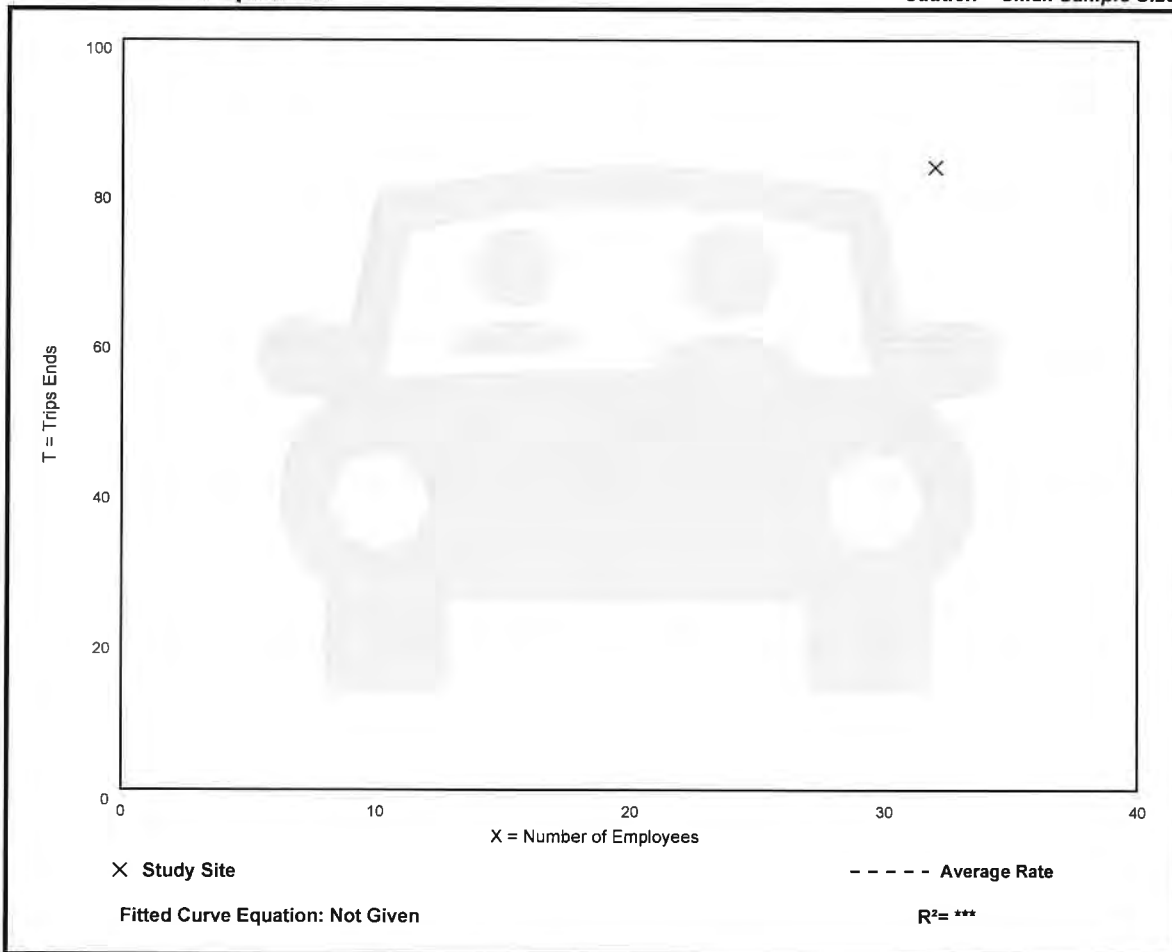
Directional Distribution: 53% entering, 47% exiting

## Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
2.59	2.59 - 2.59	***

## Data Plot and Equation

*Caution – Small Sample Size*



# Recreational Community Center (495)

**Vehicle Trip Ends vs: Employees**

On a: **Sunday**

**Setting/Location: General Urban/Suburban**

Number of Studies: 1

Avg. Num. of Employees: 32

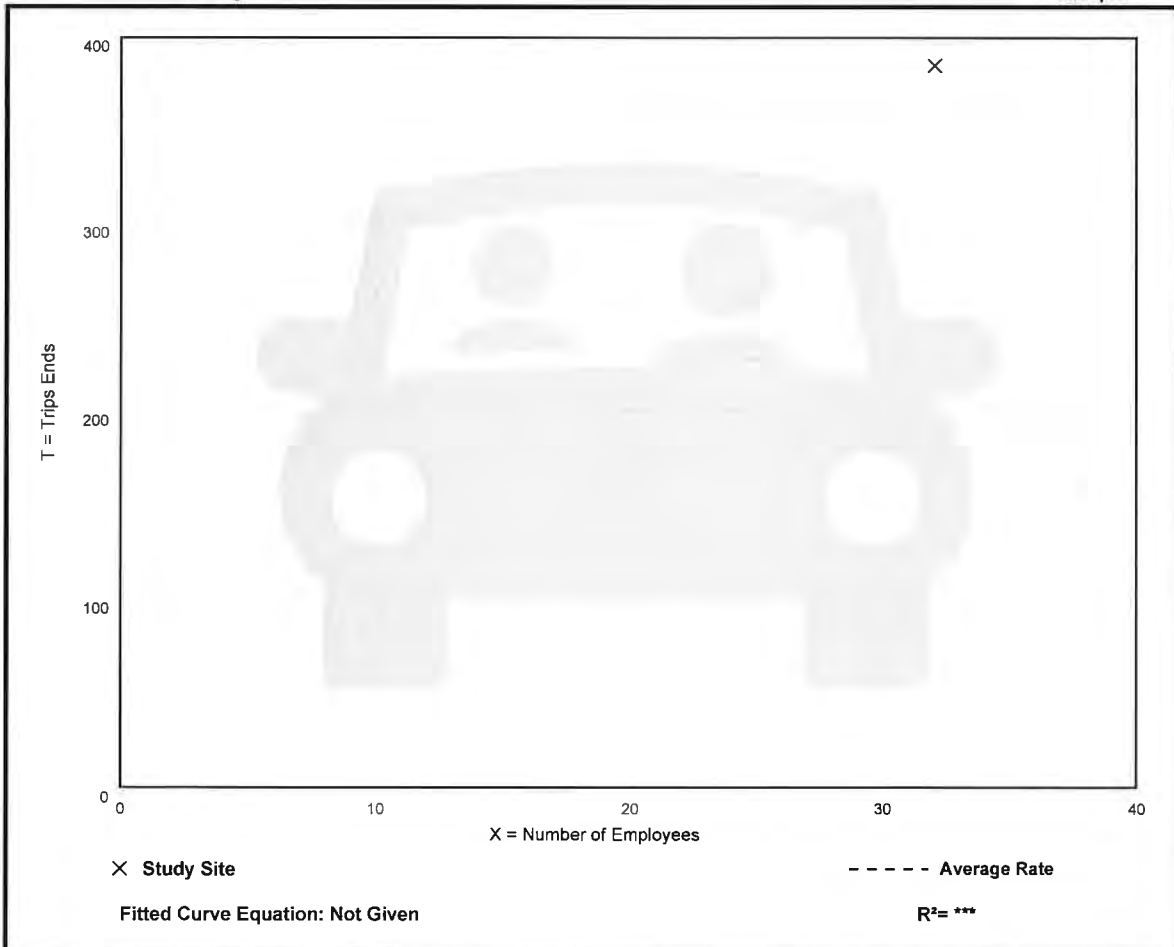
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
12.03	12.03 - 12.03	***

## Data Plot and Equation

*Caution – Small Sample Size*



# Recreational Community Center (495)

**Vehicle Trip Ends vs: Employees**

**On a: Sunday, Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**

Number of Studies: 1

Avg. Num. of Employees: 32

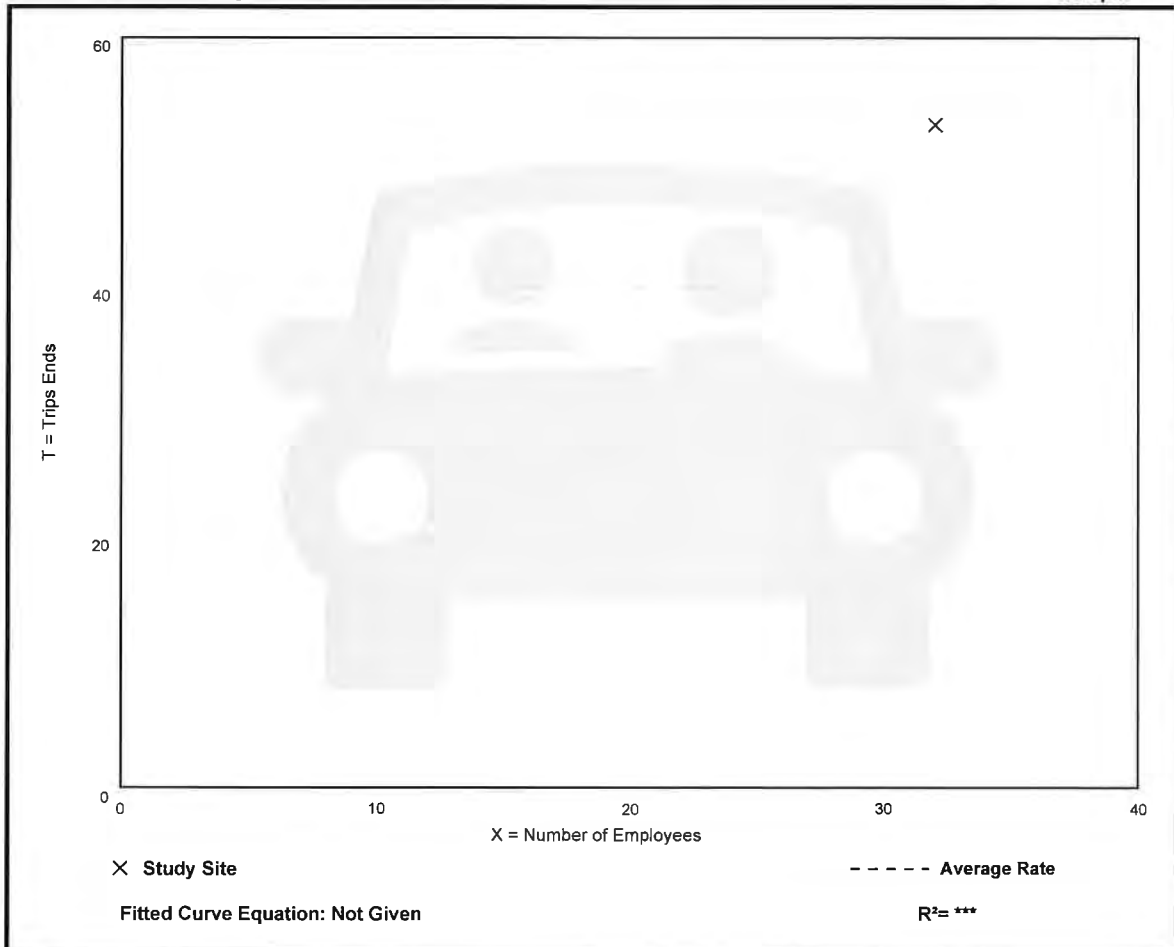
Directional Distribution: 43% entering, 57% exiting

## Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
1.66	1.66 - 1.66	***

## Data Plot and Equation

*Caution – Small Sample Size*



# Recreational Community Center (495)

**Vehicle Trip Ends vs: Members (1000s)**

On a: **Weekday,**

**Peak Hour of Adjacent Street Traffic,**

**One Hour Between 7 and 9 a.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 2

Avg. Num. of Members (1000s): 12

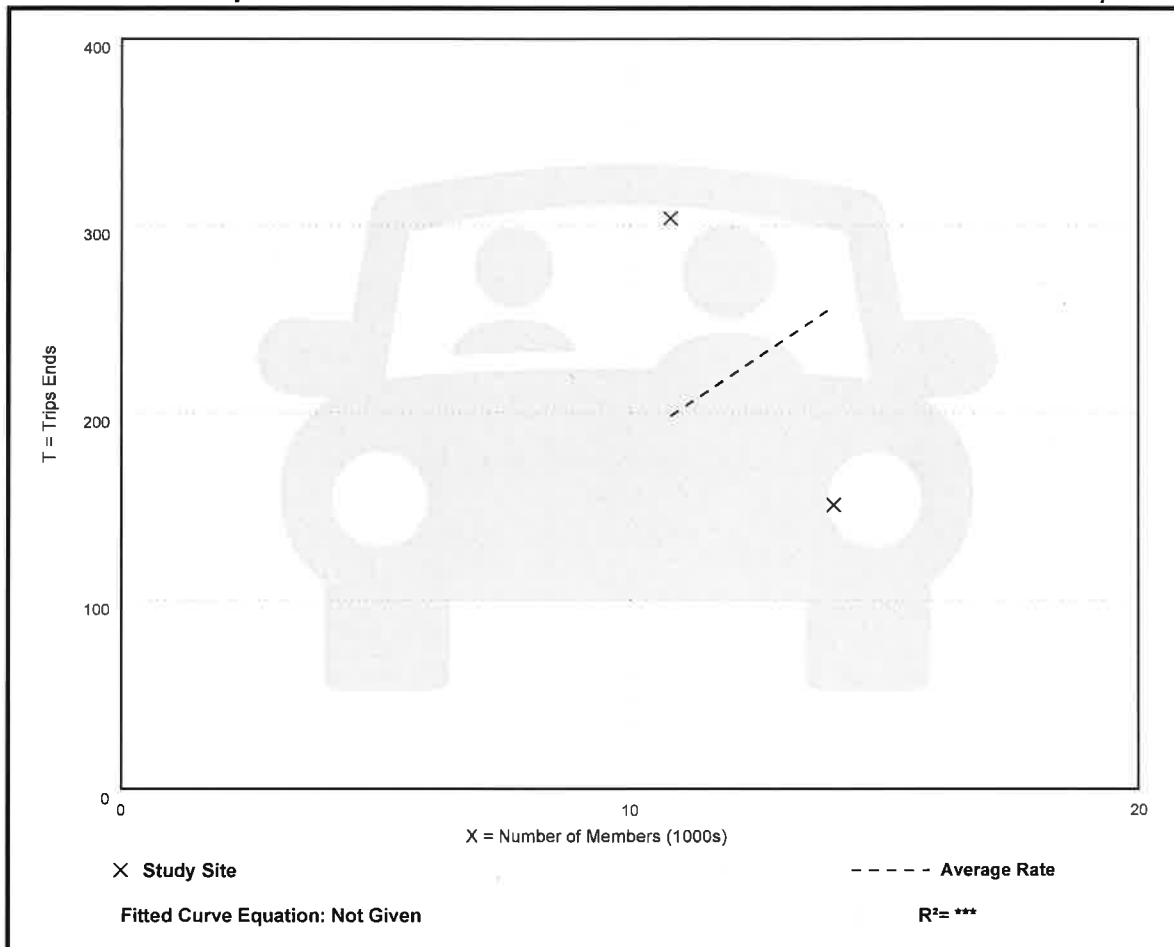
Directional Distribution: 55% entering, 45% exiting

## Vehicle Trip Generation per Member (1000s)

Average Rate	Range of Rates	Standard Deviation
18.35	10.79 - 28.15	***

## Data Plot and Equation

*Caution – Small Sample Size*





# Recreational Community Center (495)

**Vehicle Trip Ends vs: Members (1000s)**

On a: **Weekday,**

**Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 2

Avg. Num. of Members (1000s): 12

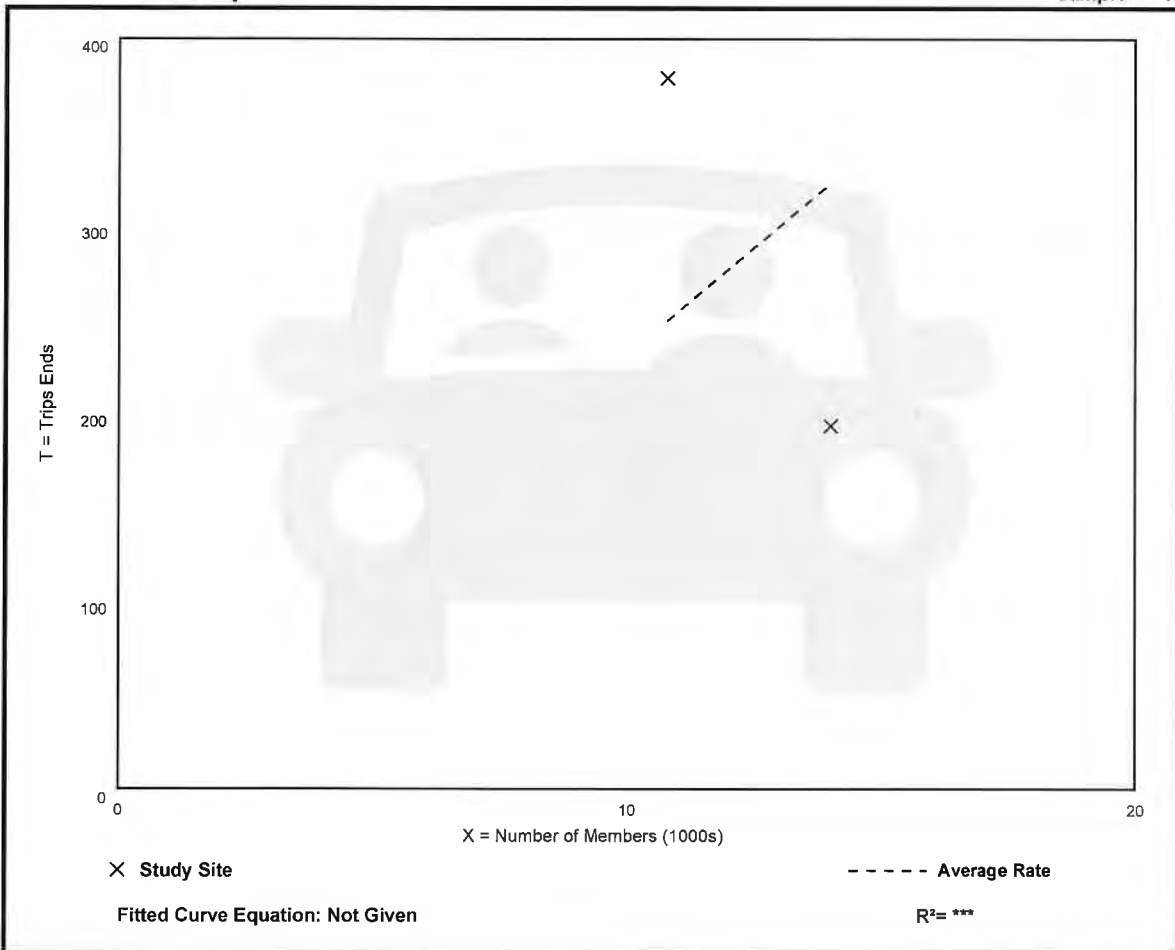
Directional Distribution: 44% entering, 56% exiting

## Vehicle Trip Generation per Member (1000s)

Average Rate	Range of Rates	Standard Deviation
23.06	13.79 - 35.09	***

## Data Plot and Equation

*Caution – Small Sample Size*



# Recreational Community Center (495)

**Vehicle Trip Ends vs: Members (1000s)**

On a: **Weekday,**

**AM Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**

Number of Studies: 1

Avg. Num. of Members (1000s): 14

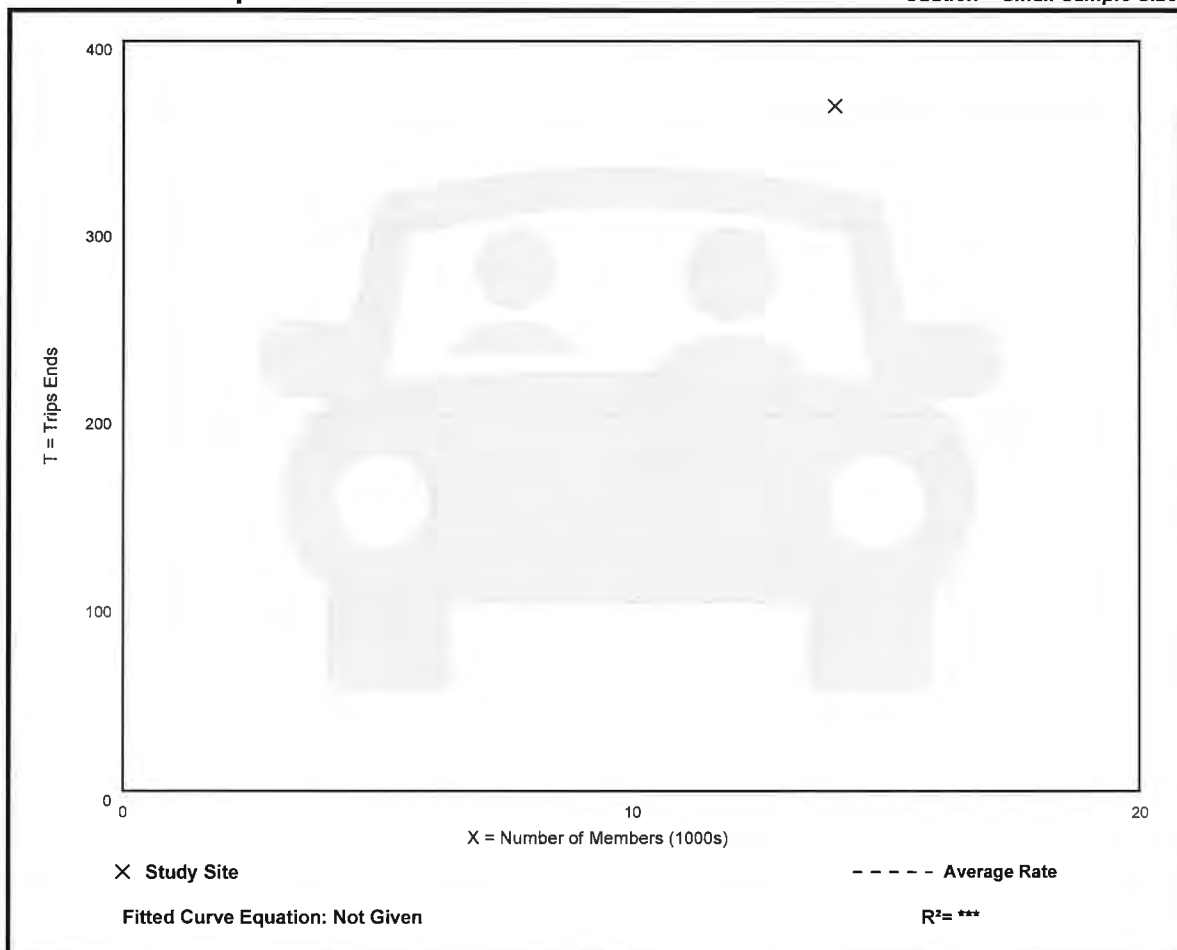
Directional Distribution: 58% entering, 42% exiting

## Vehicle Trip Generation per Member (1000s)

Average Rate	Range of Rates	Standard Deviation
26.07	26.07 - 26.07	***

## Data Plot and Equation

*Caution – Small Sample Size*



# Recreational Community Center (495)

**Vehicle Trip Ends vs: Members (1000s)**

On a: **Weekday,**

**PM Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**

Number of Studies: 1

Avg. Num. of Members (1000s): 14

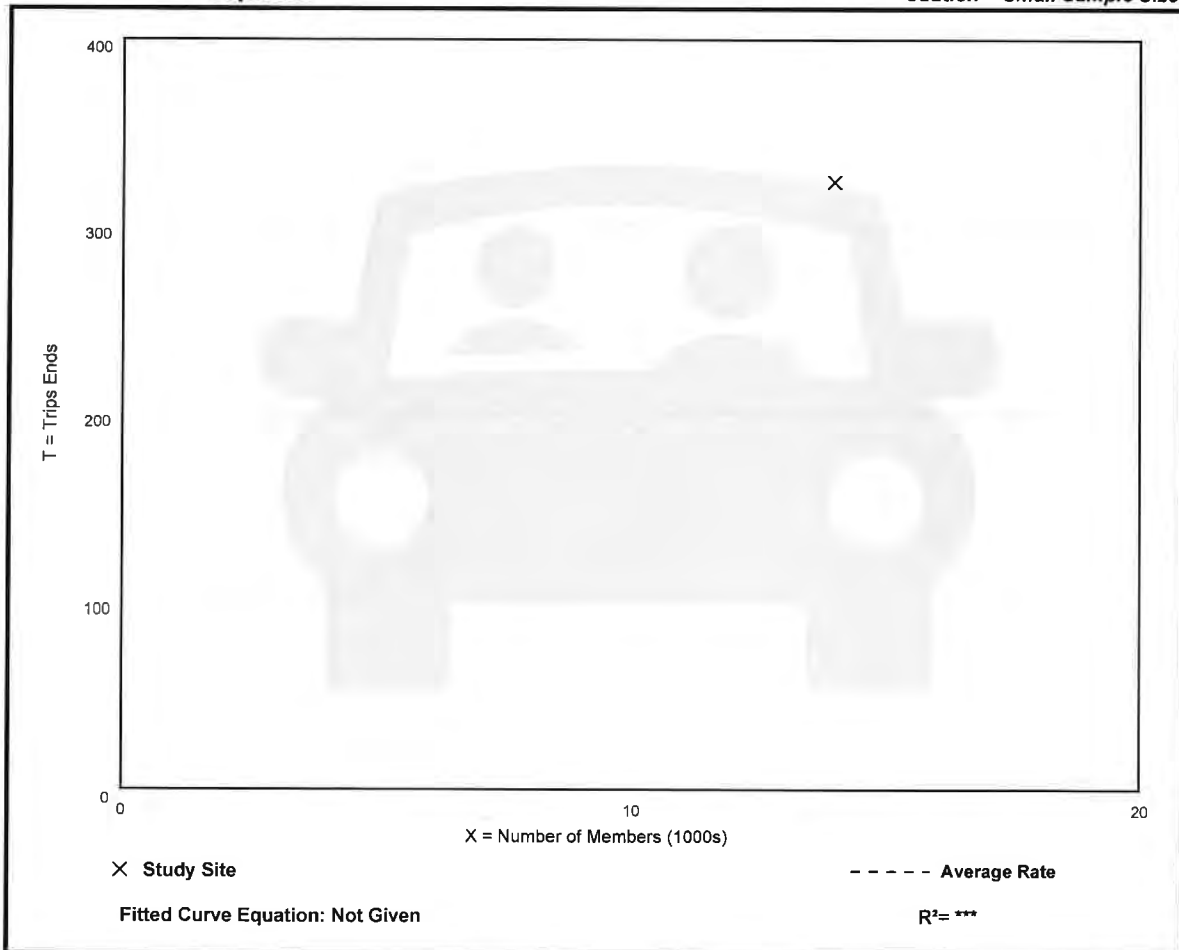
Directional Distribution: 39% entering, 61% exiting

## Vehicle Trip Generation per Member (1000s)

Average Rate	Range of Rates	Standard Deviation
23.14	23.14 - 23.14	***

## Data Plot and Equation

*Caution – Small Sample Size*



# Recreational Community Center (495)

**Vehicle Trip Ends vs: Members (1000s)**  
On a: **Saturday**

**Setting/Location: General Urban/Suburban**

Number of Studies: 1

Avg. Num. of Members (1000s): 14

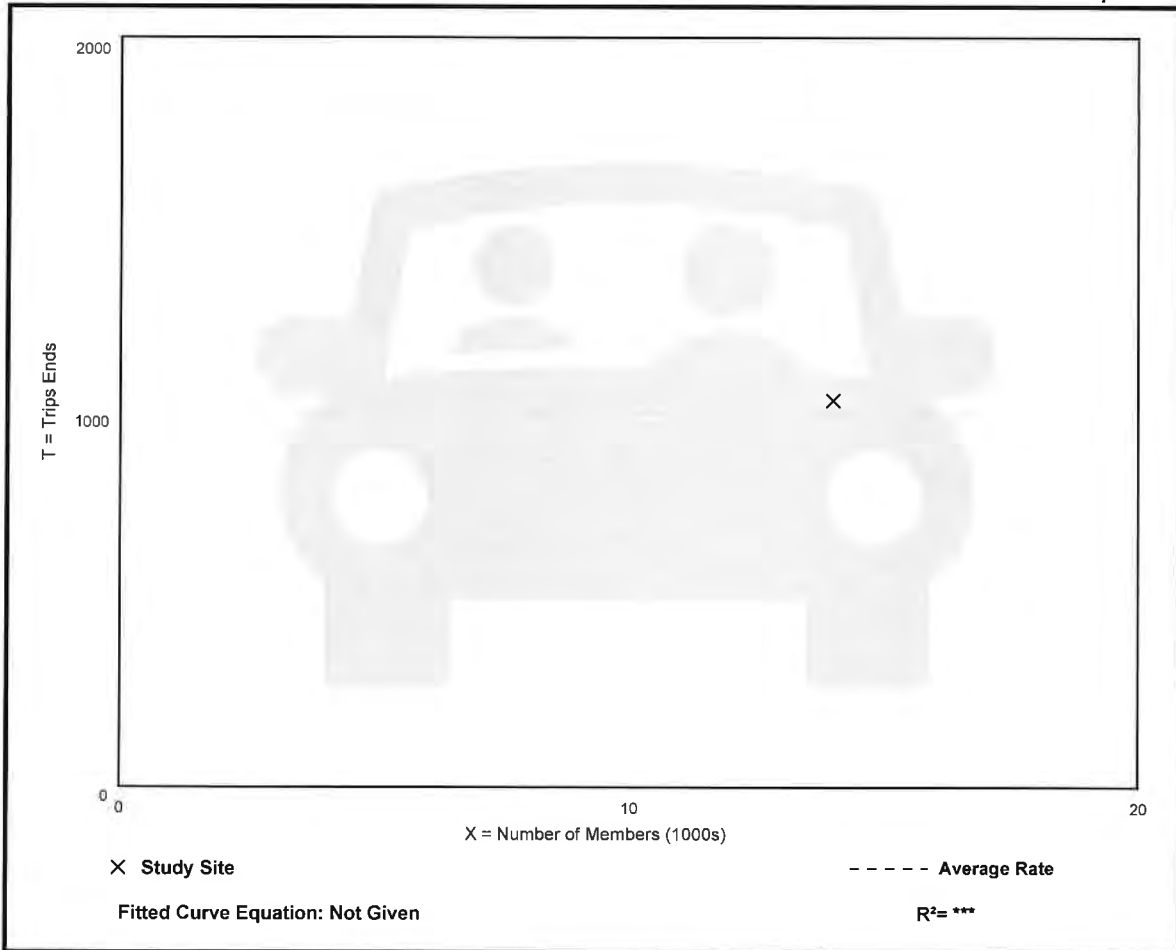
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Member (1000s)

Average Rate	Range of Rates	Standard Deviation
73.86	73.86 - 73.86	***

## Data Plot and Equation

*Caution – Small Sample Size*



# Recreational Community Center (495)

Vehicle Trip Ends vs: Members (1000s)

On a: Sunday

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Members (1000s): 14

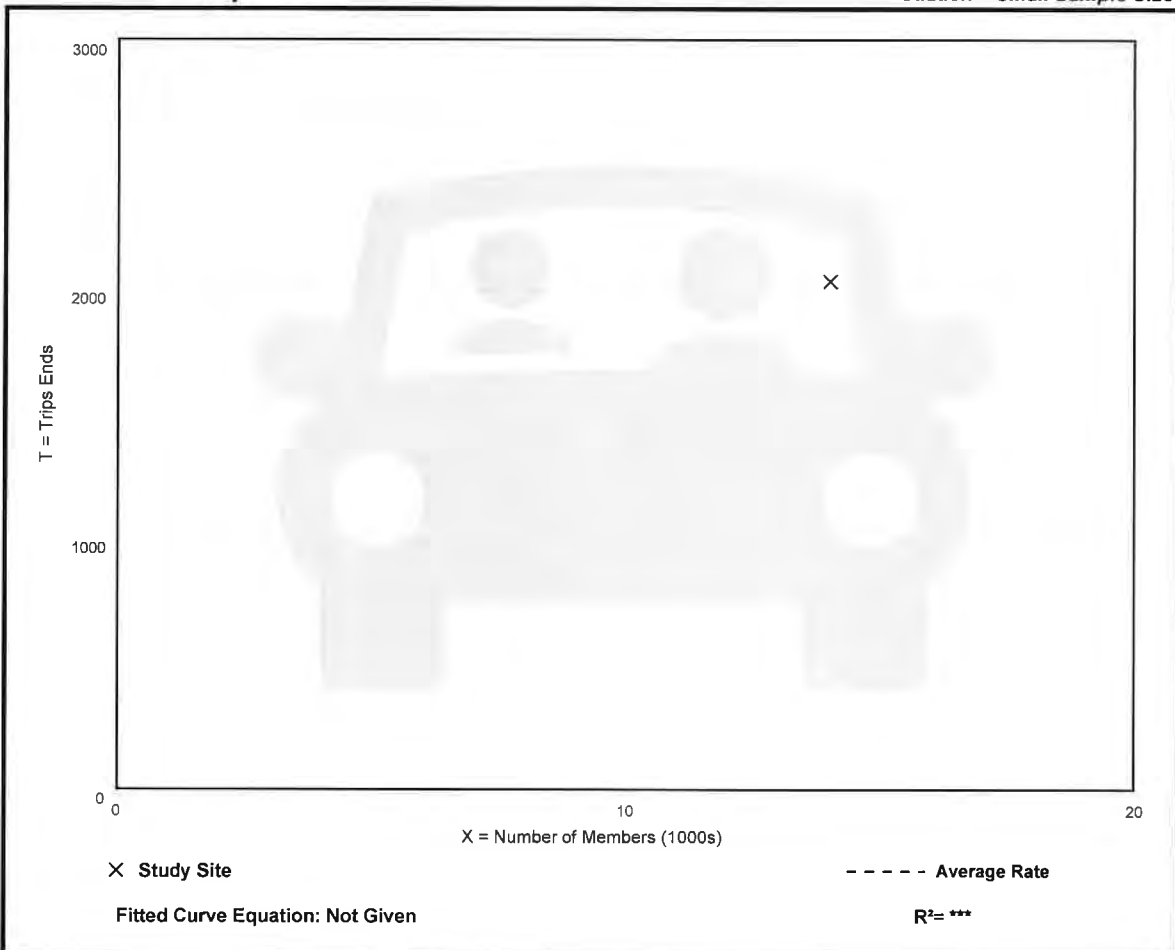
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Member (1000s)

Average Rate	Range of Rates	Standard Deviation
145.50	145.50 - 145.50	***

## Data Plot and Equation

*Caution – Small Sample Size*



# Recreational Community Center (495)

Vehicle Trip Ends vs: Members (1000s)

On a: Sunday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Members (1000s): 14

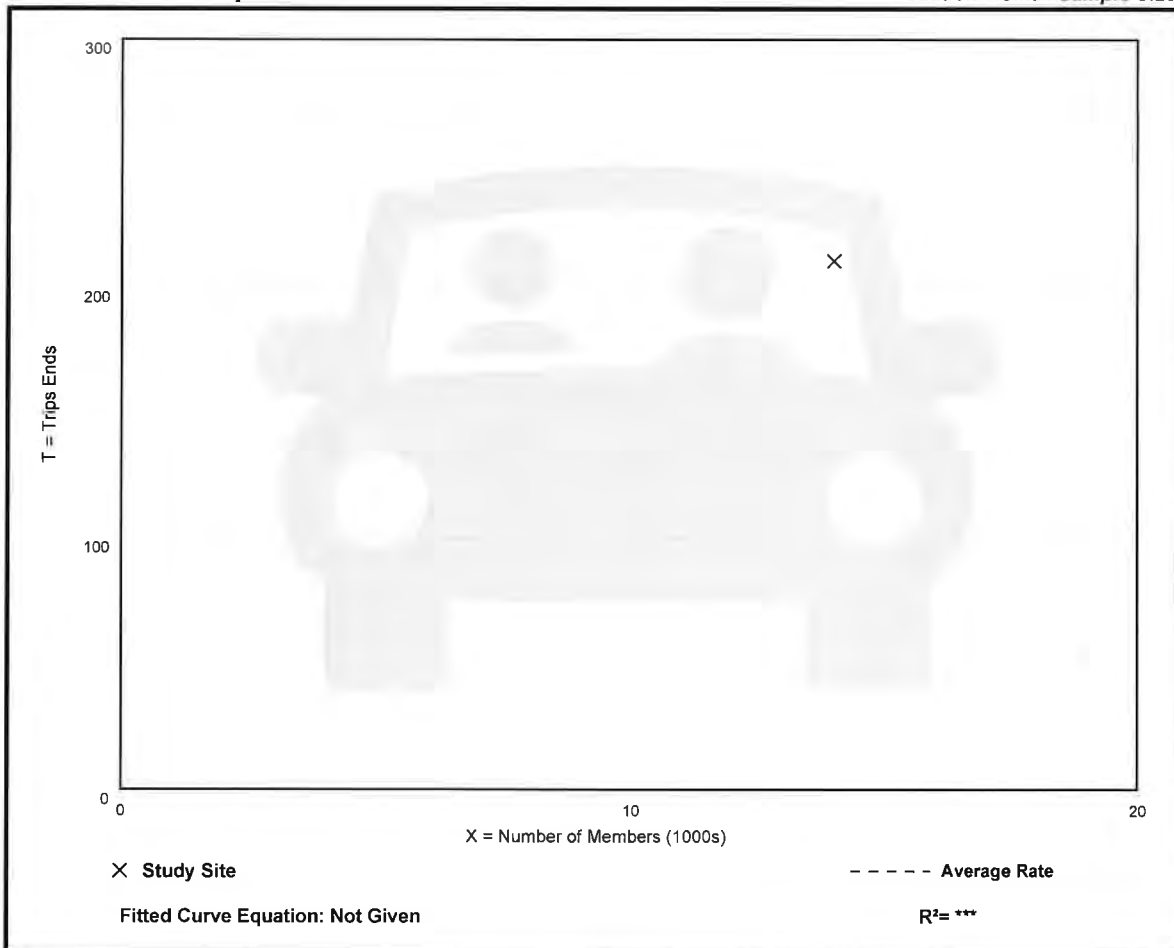
Directional Distribution: 60% entering, 40% exiting

## Vehicle Trip Generation per Member (1000s)

Average Rate	Range of Rates	Standard Deviation
15.07	15.07 - 15.07	***

## Data Plot and Equation

*Caution – Small Sample Size*





# Recreational Community Center (495)

**Walk+Bike+Transit Trip Ends vs: 1000 Sq. Ft. GFA**

On a: **Weekday,**

**Peak Hour of Adjacent Street Traffic,**

**One Hour Between 7 and 9 a.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 2

Avg. 1000 Sq. Ft. GFA: 225

Directional Distribution: Not Available

## Walk+Bike+Transit Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.05	0.03 - 0.06	***

### Data Plot and Equation

*Caution – Small Sample Size*



# Recreational Community Center (495)

**Walk+Bike+Transit Trip Ends vs: 1000 Sq. Ft. GFA**

On a: **Weekday,**

**Peak Hour of Adjacent Street Traffic,**

**One Hour Between 4 and 6 p.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 4

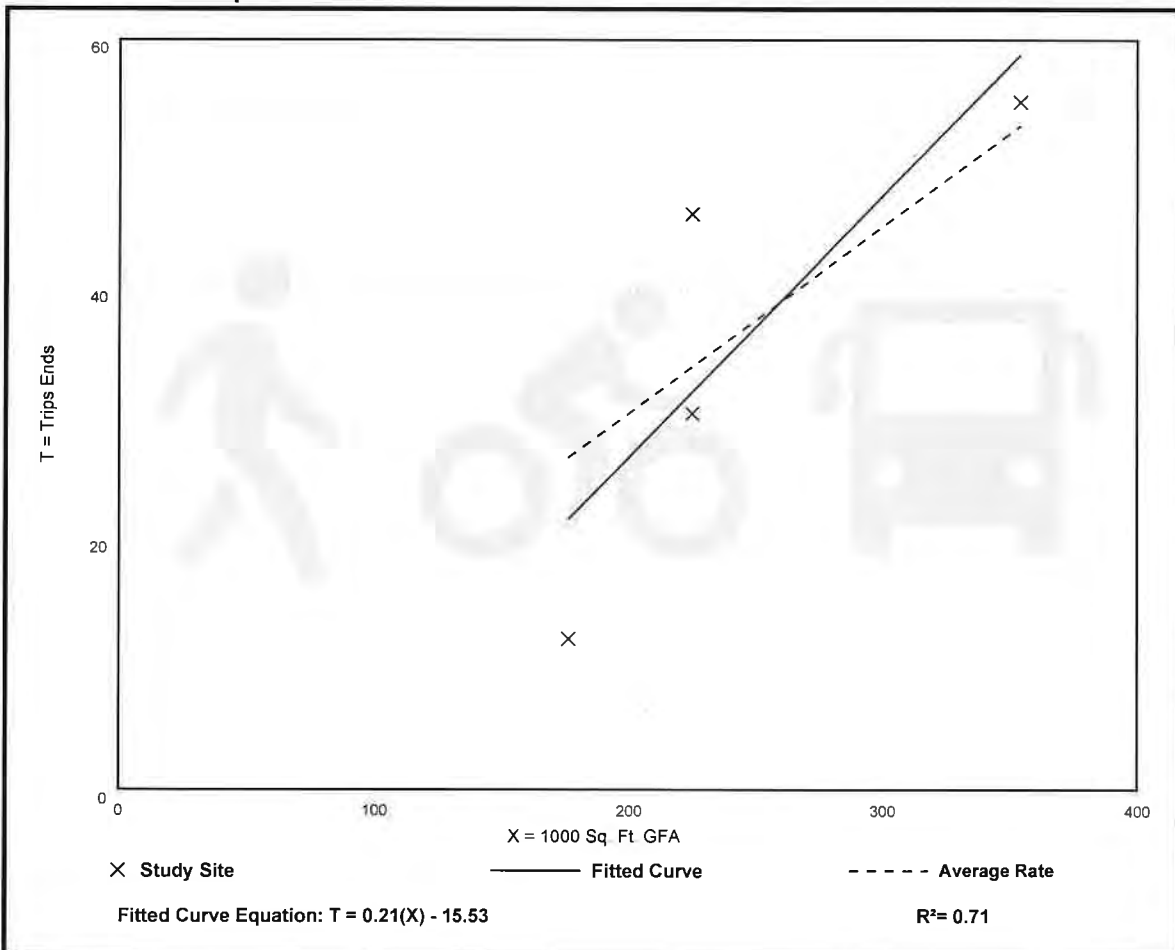
Avg. 1000 Sq. Ft. GFA: 245

Directional Distribution: Not Available

## Walk+Bike+Transit Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.15	0.07 - 0.20	0.05

### Data Plot and Equation



# Recreational Community Center (495)

**Walk+Bike+Transit Trip Ends vs: 1000 Sq. Ft. GFA**

On a: **Weekday,**

**AM Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**

Number of Studies: 2

Avg. 1000 Sq. Ft. GFA: 265

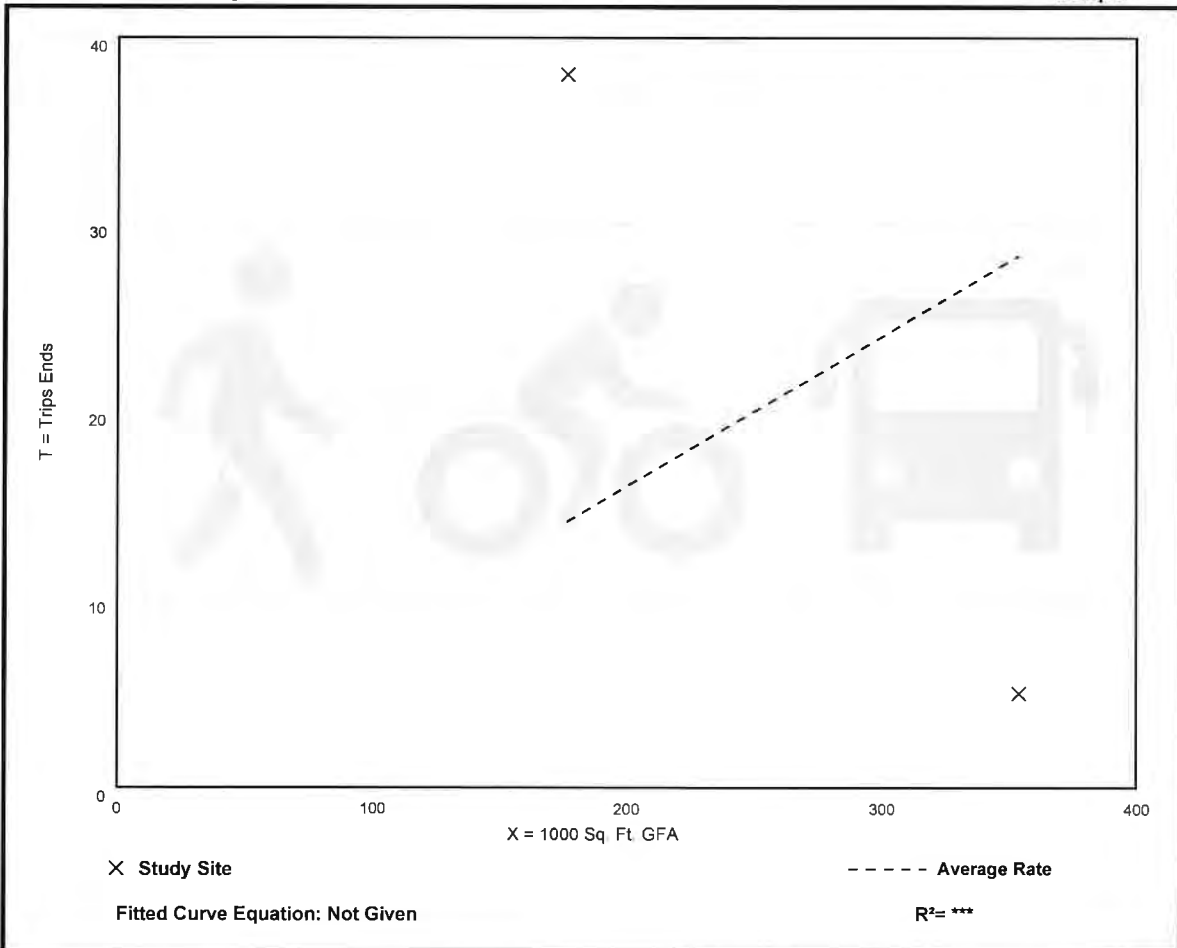
Directional Distribution: Not Available

## Walk+Bike+Transit Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.08	0.01 - 0.22	***

## Data Plot and Equation

*Caution – Small Sample Size*



# Recreational Community Center (495)

**Walk+Bike+Transit Trip Ends vs: 1000 Sq. Ft. GFA**

On a: **Weekday,**

**PM Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**

Number of Studies: 4

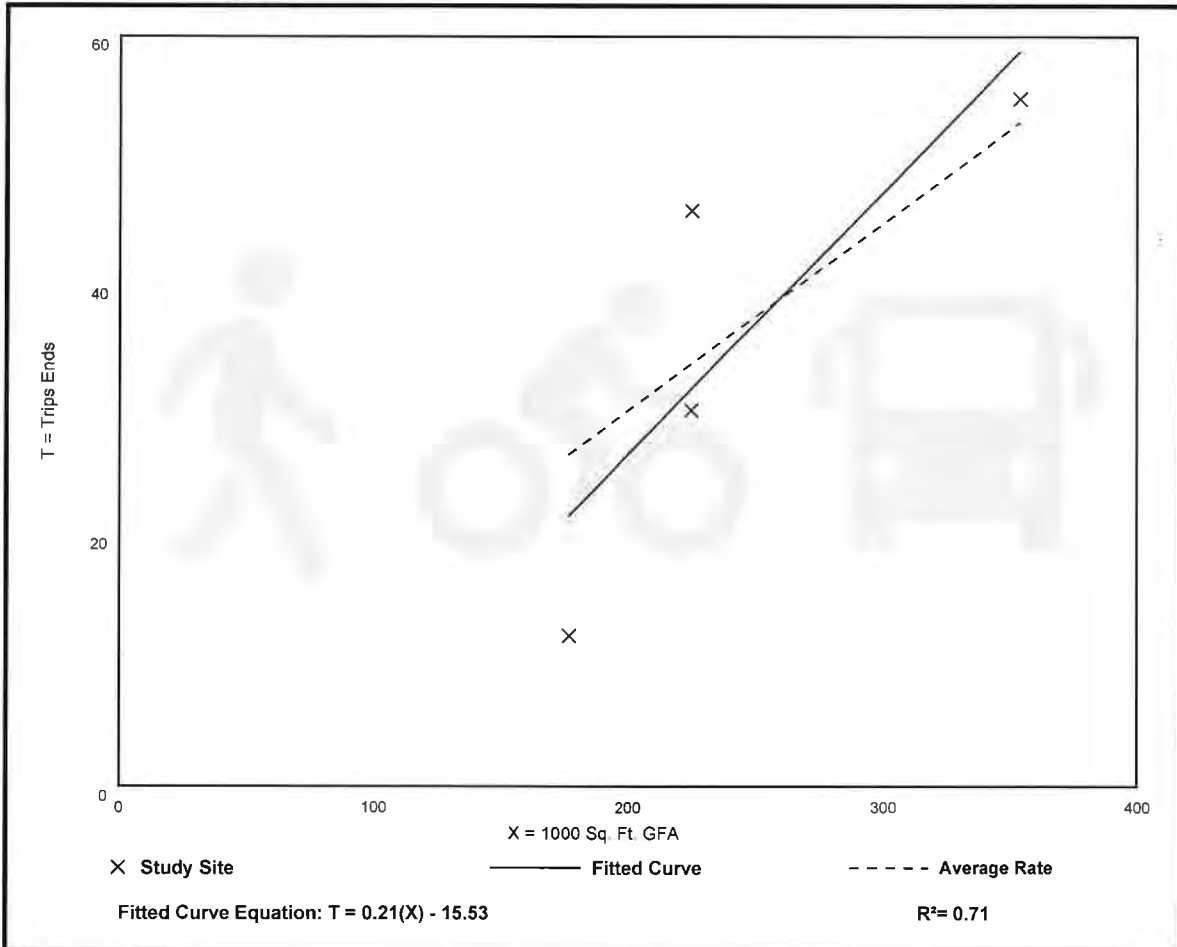
Avg. 1000 Sq. Ft. GFA: 245

Directional Distribution: Not Available

## Walk+Bike+Transit Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.15	0.07 - 0.20	0.05

## Data Plot and Equation



# Recreational Community Center (495)

**Walk+Bike+Transit Trip Ends vs: Employees**

On a: **Weekday,**

**Peak Hour of Adjacent Street Traffic,**

**One Hour Between 7 and 9 a.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 2

Avg. Num. of Employees: 147

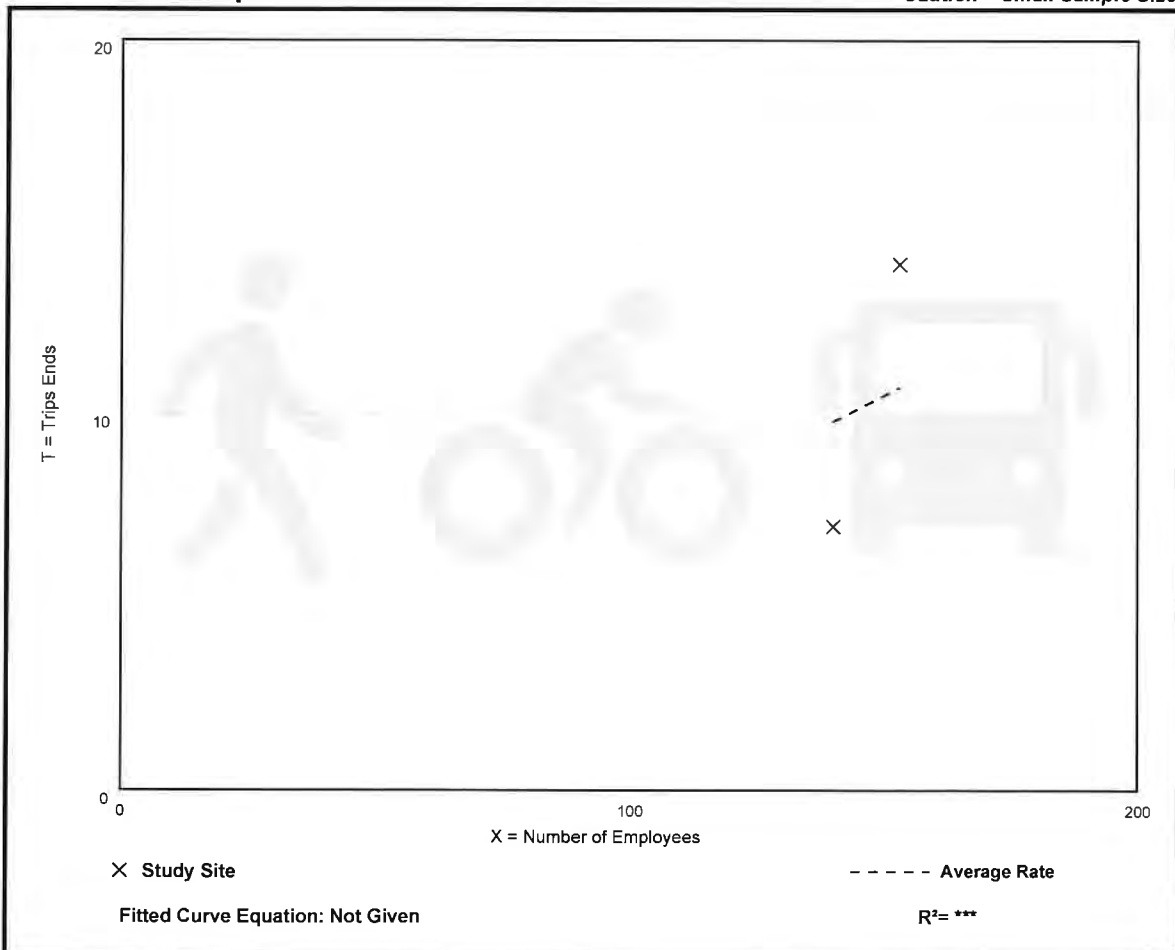
Directional Distribution: Not Available

## Walk+Bike+Transit Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.07	0.05 - 0.09	***

## Data Plot and Equation

*Caution – Small Sample Size*



# Recreational Community Center (495)

**Walk+Bike+Transit Trip Ends vs: Employees**

On a: **Weekday,**

**Peak Hour of Adjacent Street Traffic,**

**One Hour Between 4 and 6 p.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 4

Avg. Num. of Employees: 174

Directional Distribution: Not Available

## Walk+Bike+Transit Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.21	0.05 - 0.30	0.13

## Data Plot and Equation





# Recreational Community Center (495)

**Walk+Bike+Transit Trip Ends vs: Employees**

On a: **Weekday,**

**AM Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**

Number of Studies: 2

Avg. Num. of Employees: 202

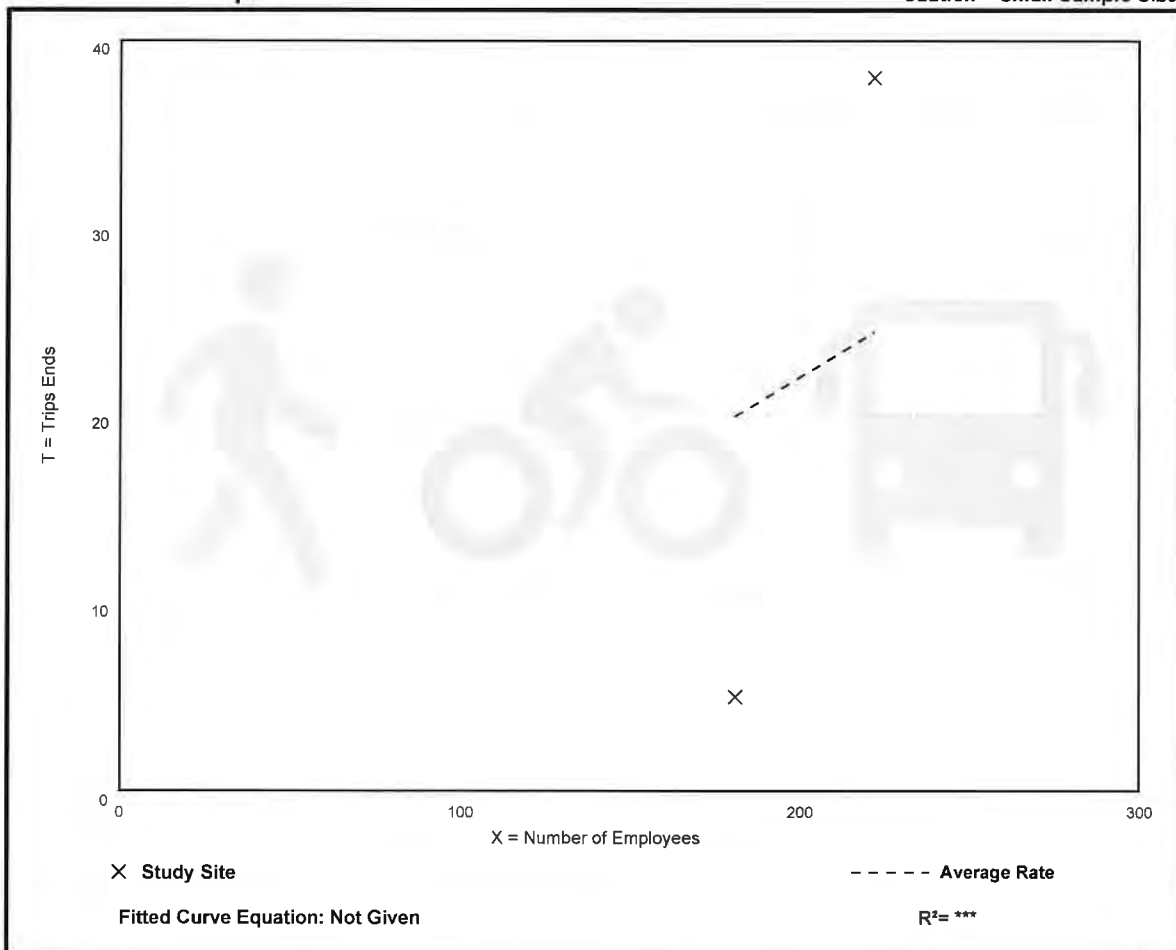
Directional Distribution: Not Available

## Walk+Bike+Transit Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.11	0.03 - 0.17	***

## Data Plot and Equation

*Caution – Small Sample Size*



# Recreational Community Center (495)

**Walk+Bike+Transit Trip Ends vs: Employees**

On a: **Weekday,**

**PM Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**

Number of Studies: 4

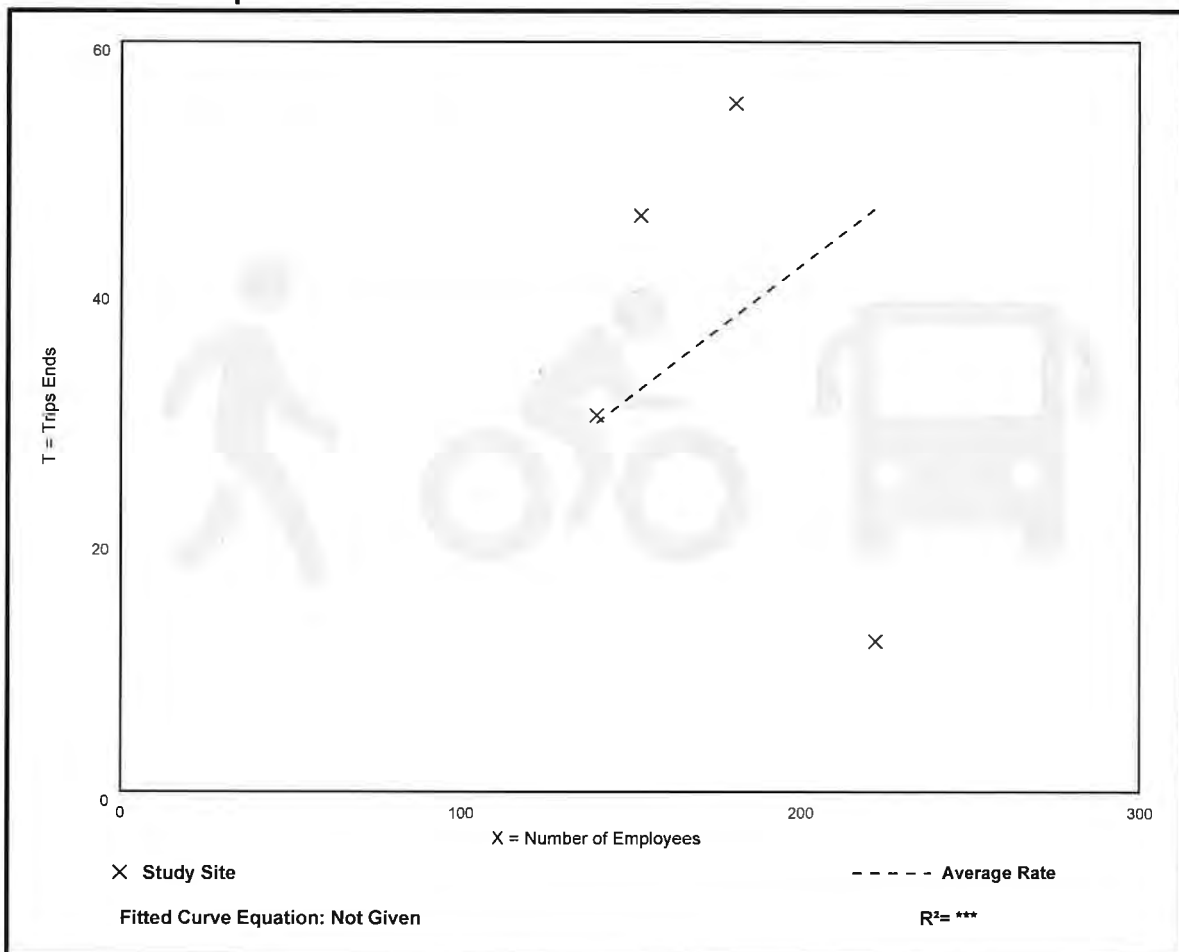
Avg. Num. of Employees: 174

Directional Distribution: Not Available

## Walk+Bike+Transit Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.21	0.05 - 0.30	0.13

## Data Plot and Equation



**From:** Gavin Clark gavin.clark@pccf-montana.org  
**Subject:** Re: Follow Up Notes from the Neighborhood Meeting  
**Date:** May 3, 2023 at 5:07 PM  
**To:** Erika Adams erika@theshanecenter.org, Dain Rodwell dainrodwell@gmail.com

GC

Thanks, Erika--

Nice work. I am very grateful and impressed with your outreach to neighbors. It will pay dividends on the backend.

Dain-- I got your message last week about presenting to PCCF's board. As you can imagine, we get a lot of these requests from folks/organizations across the county. Rather than schedule a presentation for our board, I would offer these two options:

- Feel free to personally invite individual members of our board to any presentations you have scheduled in the future.
- I would be happy to share the attached presentation via email with our board. It is a great summary of both the history of the Shane and future plans for the pavilion.

I was excited about the plans for the pavilion before, but even more excited about it after watching this presentation. The scope, scale, and vision of this project is amazing. As a neighbor, community member, and nonprofit professional, I applaud you and your team. Thank you!

You can count on me to submit a letter to the City Commission in support of this project as a neighbor of the Shane.

Cheers to you all.

Gavin

--

Gavin Clark, Executive Director  
 Park County Community Foundation  
 104 S. Main St.  
 PO Box 2199  
 Livingston, MT 59047  
 Office: (406) 224-3920 // mobile: (406) 599-5281  
[Gavin.Clark@PCCF-Montana.org](mailto:Gavin.Clark@PCCF-Montana.org)  
[www.PCCF-Montana.org](http://www.PCCF-Montana.org)

---

**From:** Erika Adams <erika@theshanecenter.org>  
**Sent:** Monday, May 1, 2023 3:49 PM  
**To:** info@theshanecenter.org <info@theshanecenter.org>  
**Subject:** Follow Up Notes from the Neighborhood Meeting

Hi there,

Thank you for providing your email to learn about what we discussed at the Neighborhood Meeting last Wednesday!

Thank you for providing your email to learn about what we discussed at the neighborhood meeting last wednesday!  
We appreciate your interest and are excited to share our exciting opportunity for growth with you.  
We had over 35 of our neighbors attend the meeting and received very positive feedback, had a great Q&A Session but most of all really enjoyed getting the opportunity to connect with everyone!

We've put together a short video including the presentation and questions/comments that came up. I would be happy to meet with you to discuss any questions, feedback, or concerns you may have.  
Thank you once again for being a part of the neighborhood and involved in our community!

Watch Neighborhood Presentation [HERE!](#)

Yours Truly,

~Erika

ERIKA ADAMS | EXECUTIVE DIRECTOR

THE SHANE LALANI CENTER FOR THE ARTS

[WEBSITE](#) | [FACEBOOK](#) | [OUR FACILITY](#)

MIDDLE 406.403.8986 | OFFICE 406.222.1420

PO BOX 58 | 415 E. LEWIS ST. | LIVINGSTON, MT 59047

Hope to see you at one of our upcoming events:

Park High School Students in **Band Geeks** - May 5 - 21st

Livingston Film Series: May 11th

Summer Outdoor Concert Series: Starting June 1 - July 13th, Thursdays

**From:** Gavin Clark gavin.clark@pccf-montana.org

**Subject:** Thanks for coming by!

**Date:** April 19, 2023 at 6:18 PM

**To:** Erika Adams erika@theshanecenter.org, Sarah Skofield sarah.skofield.pyhw@statefarm.com

GC

Hi all,

Quick note to thank you for stopping by the house the other day. I love that you are doing that in the neighborhood. It is very meaningful. I hope you were well received. You might know I spent 10+ years going door-to-door-- I even started a company in Denver specializing in door-to-door outreach-- fundraising and elections. You all rock!

Anyhow-- Amy mentioned some meetings that would benefit from public comment. I am happy to show up when you need me to give a glowing recommendation on your work in our community and my excitement, as a neighbor, for your plans for the future. Just let me know what you need.

Thanks for being a great neighbor,

Gavin

--

Gavin Clark, Executive Director  
Park County Community Foundation  
104 S. Main St.  
PO Box 2199  
Livingston, MT 59047  
Office: (406) 224-3920 // mobile: (406) 599-5281  
[Gavin.Clark@PCCF-Montana.org](mailto:Gavin.Clark@PCCF-Montana.org)  
[www.PCCF-Montana.org](http://www.PCCF-Montana.org)

Dear Commissioner,

As a member of the Livingston community, I am writing to express my wholehearted support for the Shane Center's proposal to construct an outdoor pavilion for hosting special events during the summer season, including the Summer Concert Series and Young Actors' Workshops.

The Shane Center's mission of *Strengthening Community through Participation in the Arts* is commendable, and the addition of an outdoor pavilion would not only further this mission but also bring many benefits to our community. By creating a shared experience for all, this project will strengthen the bonds between community members and build a stronger sense of community.

Furthermore, the outdoor pavilion will bring new music, arts, and culture to the local area, contributing to the vitality of our community. It will provide new and better opportunities for youth educational programming and support local artists' networks and livelihoods.

Additionally, the project will have a positive impact on the local economy, helping to create new jobs and contributing to the economic growth of the area.

In light of these benefits, I urge the Livingston City Commissioner's Office to approve the Shane Center's Special Exception Permit allowing them to construct the outdoor pavilion. It is important for us as a community to support initiatives that enhance our local arts and cultural scene, promote economic growth, and provide opportunities for our youth.

Thank you for considering my request.

Sincerely,



100% on board

Printed Name: \_\_\_\_\_

Caleb Platt

Address: \_\_\_\_\_

214 S. E

Livingston, MT 59047

Dear Commissioner,

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Thank you for considering my request.

Sincerely,

Signature: Nanette Conley

Printed Name: Nanette Conley

Address: 415 E. Lewis St Livingston  
Livingston, MT 59047



Dear Commissioner,

As a member of the Livingston community, I am writing to express my wholehearted support for the Shane Center's proposal to construct an outdoor pavilion for hosting special events during the summer season, including the Summer Concert Series and Young Actors' Workshops.

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Thank you for considering my request.

Sincerely,



Printed Name: \_\_\_\_\_

Dale Hobbs

Address: \_\_\_\_\_

208 SD Street

Livingston, MT 59047

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Thank you for considering my request.

Sincerely,



Printed Name: Julimarie S. Wistey

Address: 210 S D Street Liv.  
Livingston, MT 59047

Dear Commissioner,

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Thank you for considering my request.

Sincerely,



Printed Name: WYETH WINDHAM

Address: 128 S F  
Livingston, MT 59047

Dear Commissioner,

As a member of the Livingston community, I am writing to express my wholehearted support for the Shane Center's proposal to construct an outdoor pavilion for hosting special events during the summer season, including the Summer Concert Series and Young Actors' Workshops.

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Thank you for considering my request.

Sincerely,

Printed Name: \_\_\_\_\_

JAMES NAUKE

Address: \_\_\_\_\_

116 So. D. Street

Livingston, MT 59047

Dear Commissioner,

As a member of the Livingston community, I am writing to express my wholehearted support for the Shane Center's proposal to construct an outdoor pavilion for hosting special events during the summer season, including the Summer Concert Series and Young Actors' Workshops.

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Thank you for considering my request.

Sincerely,



Printed Name: Erika J. Adams

Address: 105 S. C St.  
Livingston, MT 59047

Dear Commissioner,

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Thank you for considering my request.

Sincerely,

Printed Name: \_\_\_\_\_

*Cindy Murray*

Address: \_\_\_\_\_

*206 S E*  
Livingston, MT 59047

Dear Commissioner,

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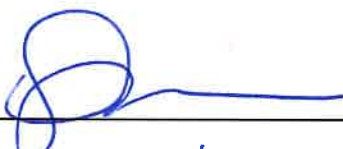
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Thank you for considering my request.

Sincerely,

Printed Name: \_\_\_\_\_

 Quenby Iandiorio

Address: \_\_\_\_\_

105 N. E St.

Livingston, MT 59047



Dear Commissioner,

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Thank you for considering my request.

Sincerely,

  
320 E. Lewis street

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Thank you for considering my request.

Sincerely,



Printed Name:

Max Hjortsberg

Address:

515 E Lewis St.  
Livingston, MT 59047

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Thank you for considering my request.

Sincerely,



Printed Name:

Diana Wingham

Address:

Diana Wingham

Livingston, MT 59047

128 South F Street

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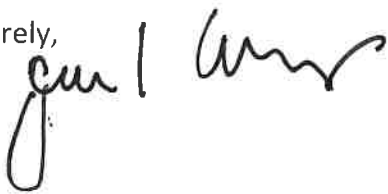
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Sincerely,



311 E LEWIS

Dear Commissioner,

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Sincerely,



Printed Name: Matthew Rogers

Address: 105 S. C. St  
Livingston, MT 59047

Dear Commissioner,

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Thank you for considering my request.

Sincerely,

Printed Name:

Henry Harrison

Address:

215 S. E Street  
Livingston, MT 59047

Dear Commissioner,

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Thank you for considering my request.

Sincerely,



Printed Name: Chad Wistey

Address: 210 S. D Street  
Livingston, MT 59047



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Thank you for considering my request.

Sincerely,



Printed Name: Robin Hobbs

Address: 208 S D Street

Livingston, MT 59047

Dear Commissioner,

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Thank you for considering my request.

Sincerely,



Printed Name:

Chris Billingsley

Address:

324 E Collender  
Livingston, MT 59047

Dear Commissioner,

As a member of the Livingston community, I am writing to express my wholehearted support for the Shane Center's proposal to construct an outdoor pavilion for hosting special events during the summer season, including the Summer Concert Series and Young Actors' Workshops.

The Shane Center's mission of *Strengthening Community through Participation in the Arts* is commendable, and the addition of an outdoor pavilion would not only further this mission but also bring many benefits to our community. By creating a shared experience for all, this project will strengthen the bonds between community members and build a stronger sense of community.

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Thank you for considering my request.

Sincerely,



Printed Name:

Rachel Agnew

Address:

516 E Callander St.  
Livingston, MT 59047

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Thank you for considering my request.

Sincerely,



Printed Name: SPENCER PUCKETT

Address: 214 S E  
Livingston, MT 59047

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Thank you for considering my request.

Sincerely,

Signature: Joseph L Elpel Jr

Printed Name: Joseph L Elpel Jr

Address: 109 W Lewis Apt 2.5  
Livingston, MT 59047

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Thank you for considering my request.

Sincerely,



Printed Name: Averie Brown

Address: 610 S 8th St

Livingston, MT 59047

**From:** binmyparadise binmyparadise@gmail.com  
**Subject:** RE: Follow Up Notes from the Neighborhood Meeting  
**Date:** May 1, 2023 at 5:43 PM  
**To:** Erika Adams erika@theshanecenter.org

Thanks Erika! One question with the design i wonder if the open end facing Lewis if sound will be tunneled directly at the houses on the other side of the street? I dont live there, i am on Clark St and I can hear the music there. Have you considered sound minimizing movable panels so that the residents directly across arent impacted too heavily? Sometimes folks just want a quiet night at home for whatever reason and I dont want this great project to garner resentment from those close by.

Kind regards  
Barb.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

**From:** Erika Adams <erika@theshanecenter.org>  
**Date:** 5/1/23 3:49 PM (GMT-07:00)  
**To:** info@theshanecenter.org  
**Subject:** Follow Up Notes from the Neighborhood Meeting

Hi there,

Thank you for providing your email to learn about what we discussed at the Neighborhood Meeting last Wednesday!

We appreciate your interest and are excited to share our exciting opportunity for growth with you.

We had over 35 of our neighbors attend the meeting and received very positive feedback, had a great Q&A Session but most of all really enjoyed getting the opportunity to connect with everyone!

We've put together a short video including the presentation and questions/comments that came up. I would be happy to meet with you to discuss any questions, feedback, or concerns you may have.

Thank you once again for being a part of the neighborhood and involved in our community!

Watch Neighborhood Presentation [HERE!](#)

Yours Truly,

~Erika

**ERIKA ADAMS** | EXECUTIVE DIRECTOR  
THE SHANE LALANI CENTER FOR THE ARTS  
[WEBSITE](#) | [FACEBOOK](#) | [OUR FACILITY](#)  
MOBILE 406.403.8986 | OFFICE 406.222.1420  
PO BOX 58 | 415 E. LEWIS ST. | LIVINGSTON, MT 59047

Hope to see you at one of our upcoming events:

Park High School Students in **Band Geeks** - May 5 - 21st

Livingston Film Series: May 11th

Summer Outdoor Concert Series: Starting June 1 - July 13th, Thursdays



Dear Commissioner,

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Thank you for considering my request.

Sincerely,

Signature: 

Printed Name: DUANE M KEMP

Address: 424 1/2 S. #3<sup>rd</sup>  
Livingston, MT 59047

Dear Commissioner,

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Thank you for considering my request.

Sincerely,

Signature:



Printed Name:

ROBERT H. BANKSTON

Address:

1413 E. GANATION #29

Livingston, MT 59047

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Thank you for considering my request.

Sincerely,

Signature: Valerie Kinley

Printed Name: Valerie Kinley

Address: 421 S G St  
Livingston, MT 59047

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Thank you for considering my request.

Sincerely,



Printed Name: \_\_\_\_\_

Address: \_\_\_\_\_

422 N. Main St.  
Livingston, MT 59047

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Thank you for considering my request.

Sincerely,

Signature: \_\_\_\_\_



Printed Name: \_\_\_\_\_

Kevin Brown

Address: \_\_\_\_\_

610 S. 8<sup>th</sup> St., Livingston, MT

Livingston, MT 59047

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Thank you for considering my request.

Sincerely,

Signature:



Printed Name:

Erin Harris

Address:

610 S. 8<sup>th</sup> St., Livingston, MT

Livingston, MT 59047

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Thank you for considering my request.

Sincerely,

Signature: \_\_\_\_\_



Printed Name: \_\_\_\_\_

Chelsey Murphy

Address: \_\_\_\_\_

424 S. H Street Livingston  
Livingston, MT 59047



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Thank you for considering my request.

Sincerely,

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Address: \_\_\_\_\_

424 S. H. LIVINGSTON MT  
Livingston, MT 59047

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Thank you for considering my request.

Sincerely,

Signature: Katie Mangett

Printed Name: Katie MANGETT

Address: 822 N. 13 St Unit B  
Livingston, MT 59047

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Thank you for considering my request.

Sincerely,

Signature:



Printed Name:

DAIN RODWELL

Address:

16 Rocky Hollow TRAIL

Livingston, MT 59047

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Thank you for considering my request.

Sincerely,

Signature: Joel Mowrey

Printed Name: JOEL MOWREY

Address: 2304 Constellation Dr  
Livingston, MT 59047

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Thank you for considering my request.

Sincerely,

Signature: Lori Chapman

Printed Name: LORI CHAPMAN

Address: 667 Lower Cottonwood Rd  
Livingston, MT 59047 Wilsall MT 59086

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Thank you for considering my request.

Sincerely,

Signature:



Printed Name:

MARLENE HUSON

Address:

71 MERRILL LANE Livingston  
Livingston, MT 59047

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Thank you for considering my request.

Sincerely,

Signature: Yvonne Brtger

Printed Name: YVONNE BRUTGER

Address: 16 Rocky Hollow TR  
Livingston, MT 59047



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Thank you for considering my request.

Sincerely,

Signature: Mary Pedersen

Printed Name: MARY PEDERSEN

Address: 50 Old Clyde Park Rd  
Livingston, MT 59047

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Thank you for considering my request.

Sincerely,

Signature:  \_\_\_\_\_

Printed Name: JEANNETTE WALDRON

Address: 414 S 8TH ST

Livingston, MT 59047

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Thank you for considering my request.

Sincerely,

Signature: Chandra Willmyer

Printed Name: Chandra Willmyer

Address: 27 Buffalo Trail  
Livingston, MT 59047

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Thank you for considering my request.

Sincerely,

Signature: 

Printed Name: Deb Kelly

Address: 422 N. Main

Livingston, MT 59047

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In light of these benefits, I urge the Livingston City Commissioner's Office to approve the Shane Center's Special Exception Permit allowing them to construct the outdoor pavilion. It is important for us as a community to support initiatives that enhance our local arts and cultural scene, promote economic growth, and provide opportunities for our youth.

Thank you for considering my request.

Sincerely,

Signature: Barbara Scotieia

Printed Name: Barbara Scotieia

Address: 548 Hwy 89 North  
Livingston, MT 59047

Dear Commissioner,

As a member of the Livingston community, I am writing to express my wholehearted support for the Shane Center's proposal to construct an outdoor pavilion for hosting special events during the summer season, including the Summer Concert Series and Young Actors' Workshops.

The Shane Center's mission of *Strengthening Community through Participation in the Arts* is commendable, and the addition of an outdoor pavilion would not only further this mission but also bring many benefits to our community. By creating a shared experience for all, this project will strengthen the bonds between community members and build a stronger sense of community.

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Thank you for considering my request.

Sincerely,

Signature: \_\_\_\_\_

*James Conley*

Printed Name: \_\_\_\_\_

*James Conley*

Address: \_\_\_\_\_

*151 Cokedale Rd Livingston, MT*  
Livingston, MT 59047

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Thank you for considering my request.

Sincerely,

Signature: \_\_\_\_\_



Printed Name: \_\_\_\_\_

Skye Murphy

Address: \_\_\_\_\_

424 S. 6<sup>th</sup> St.

Livingston, MT 59047



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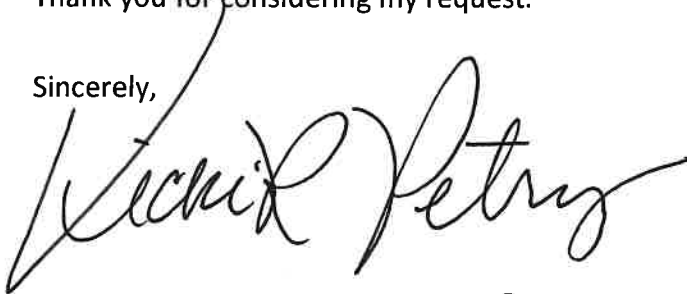
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Thank you for considering my request.

Sincerely,



Printed Name: Vicki R. Petry

Address: 102 N. 8<sup>th</sup> Street  
Livingston, MT 59047

Dear Commissioner,

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Thank you for considering my request.

Sincerely,



Printed Name: Jenny Arr

Address: 132 S. G St.

Livingston, MT 59047

Dear Commissioner,

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Sincerely,

Printed Name: Lindsey Stoue

Address: 1021 meadowlark lane  
Livingston, MT 59047

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Thank you for considering my request.

Sincerely,



Printed Name: Sarah Skofield

Address: 125 S 2nd St + 210 S 8th St  
Livingston, MT 59047

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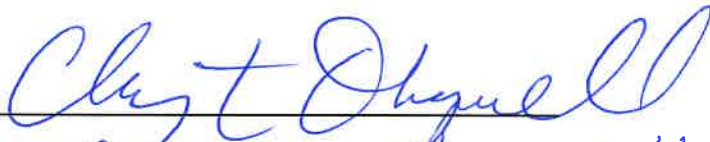
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Sincerely,

Signature:



Printed Name:



Address:



Livingston, MT 59047

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Sincerely,



Printed Name: Ava Petry

Address: 102 n 8<sup>th</sup> st  
Livingston, MT 59047

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Thank you for considering my request.

Sincerely,

Signature:



Printed Name:

Ethan Leuzinger

Address:

605 Nova Dr.  
Livingston, MT 59047



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Thank you for considering my request.

Sincerely,



Printed Name:

Fiona Shinn

Address:

409 N. 2nd St.

Livingston, MT 59047

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Thank you for considering my request.

Sincerely,

Signature:



Printed Name:

Devan Johnson

Address:

421 S G St

Livingston, MT 59047

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Sincerely,

Signature: Matthew J. Hirsch

Printed Name: Matthew J. Hirsch

Address: 229 South I. St.  
Livingston, MT 59047