

Mr. Rose and Mr. Gager,

Hello, my name is David Nolt and I am a resident and homeowner on the north side of Livingston. I am writing in regard to the three proposed north side locations for the Wellness Center.

First, I want to say that I support this project in general terms. I am grateful that the city and 4 Ranges Foundation are working together to make such a facility a reality for Livingston and Park County. Having a facility like this for the community would indeed be very positive. However, I want to express my opposition and concern to locating such a facility at any of the north side locations.

As you know, the majority of Livingston's growth is happening on the north side. As this part of town grows, traffic continues to bottleneck through three — and primarily two — railroad crossings. This creates significant traffic issues at the 5th Street and B Street crossings. Similarly, there are significant safety issues for pedestrian and bicycle traffic at both of these crossings. My wife and I have personally seen multiple accidents and close calls as a result of these bottlenecks, including one young girl who was hit by a vehicle on her bike on 5th and Front streets. Fortunately, she was alright but the City's and MRL's inability to address these issues leaves the north side communities with no good options for crossing the tracks. Locating the Wellness Center on the north side would exacerbate these issues. Likewise, if the intention is to have the Wellness Center be a walkable/bikeable location, the north side makes zero sense.

None of this is to mention the possibility of an emergency occurring on the north side of town during a train crossing. I believe Livingston sees nearly 40 trains every day (Mr. Gager, please correct me if I'm wrong), and often the crossings are blocked for up to 15 minutes. This could be a matter of life or death for residents on the north side. Adding to this existing problem with a substantial amount of traffic to and from the Wellness Center seems irresponsible and reckless.

I would also like to request the parking studies for these locations please. In particular, what metrics and logic were applied to "ensure space for 45,000 square-foot building and estimated parking requirements"? How would it be possible to accommodate parking for a 45K sq. ft. building on ~2 acre parcels of land?

I understand that alternatives need to be explored, but I do not understand why the River Drive location, which is the site of our existing Civic Center and by far the largest size location, is not the only realistic location for the Wellness Center. What are the cons of this location? It is directly adjacent to the high school, and Livingston's youth seem to be one of the primary anticipated users of this facility. I have heard concerns about flooding, but I do not understand this concern. If this is really enough of a concern to not put the Center in this logical location downtown and next to the high school, should we then be relocating the high school? I have also heard concerns about impacting the viewshed at the River Drive location. This is merely an aesthetical argument, and I would ask the City if they are willing to cater to this argument at the cost of ignoring safety and quality of life issues for north side residents?

I look forward to your response, and thank you again for your service to the communities of Livingston and Park County.

David Nolt