



November 6, 2019

Burlington Planning Commission  
c/o Department of Planning and Zoning  
149 Church Street  
Burlington, Vermont 05401

Re: Allowing Bowling Alleys in the Enterprise Zone

Dear Members,

Please accept this letter as a formal request to amend the Comprehensive Use Table that is appended to the Burlington Comprehensive Development Ordinance to allow Bowling Alleys in the Enterprise Zone. I understand that this request was introduced at your October 30 meeting and the issue was referred to the Executive Committee of the Planning Commission for consideration/discussion.

I would like the Committee to be aware that the request comes in connection with my collaboration with BCA to help them make their purchase of 405 Pine Street a reality. BCA is working to fulfill its vision of securing a long-term presence on Pine Street, expanding its space to provide much desired studio and community space.

BCA has a "once in a lifetime" opportunity to purchase the building it currently occupies at 405 Pine St. In order to secure financing for the purchase, BCA needed an established entity to master lease approximately half of the building. Redstone has agreed to commit to the master lease and is currently seeking compatible businesses to sub-lease the balance of space in the building. This effort has led to the prospect of leasing to a bowling alley use. Unfortunately, bowling alleys are not an allowed use in the Enterprise Zone. This fact is particularly unfortunate in that the use would be a good complement to BCA's use of the building and the Enterprise Zone is one of the few locations within the City where buildings of sufficient size and affordability exist. There is unmet demand for bowling in the Burlington area due to the recent closure of Champlain Lanes. A bowling alley would complement the energy and creativity of the South End while providing an enjoyable outlet for families and workers within the district.

It is worth noting that allowing bowling alleys in the Enterprise Zone would be consistent with many of the goals enumerated in Plan BTV South End. These goals include; supporting a public/private partnership that is motivated to find a way to access natural areas and the bike path near the Barge Canal, allowing for a synergy between two uses that will support artists and at the same time provide opportunity for "serendipity/delight" to occur, and allowing a use that is unlikely to dominate the district at the expense of other desirable uses.

It is my hope that the Planning Commission can help in our efforts to assist BCA by giving prompt consideration to this request. Needless to say, time is of the essence in making this project a reality.

Thank you in advance for your consideration,

  
Larry Williams