

Speak Easy Arts, LLC d/b/a ArtsRiot
Conditional Use Application
January 16th, 2016

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**DEPARTMENT OF
PLANNING & ZONING**

Background:

For the first 2 years of operation at 400 Pine Street, ArtsRiot has engaged with the City of Burlington to discuss and determine the designated use of their facility and how it applies to the operation of their dynamic and multi-faceted business model. Through these engagements an amendment to the zoning ordinance has passed to include the 'Performing Arts Center' use as a permissible conditional use in the Enterprise zone within which the business' location is located. Since the passing of this amendment ArtsRiot ownership has worked with both the landlord of the property and the Department of Planning & Zoning to fulfill the requirements set forth on the application checklist.

Description:

This application is being submitted by ArtsRiot to propose the inclusion of 'Performing Arts Center' as a conditional use at its 400 Pine Street, Burlington, Vermont 05401 location.

By including 'Performing Arts Center' as a conditional use at our location we will be able to continue to provide the South End, Burlington and the rest of Vermont original entertainment and programming aimed to engage the community, educate and inspire the growth of a better country. Please see a list of proposed upcoming events:

- 3/29 - Networking and Entrepreneurship Event by Launch VT
- 3/31 - Theatrical Performance of Hedwig & the Angry Itch (6 nights)
- 4/13 - Burlington Book Event
- 4/16 - Musical Performance by Red Baraat
- 4/23 - Burlington does Burlington local music showcase
- 5/4 - Comedy and Cupcakes Fundraiser & Stand-up Comedy Night
- 5/12 - Musical Performance by The Barr Brothers
- 6/3 - TURN: A contemporary take on Chamber Music

In addition to these proposed events please see just a few examples of successfully managed efforts by ArtsRiot:

- Summer 2015 Bernie Sanders Fundraiser with over 1,000 people in attendance
- Summer 2012-2015 Truck Stop Food Truck Rally with over 1,000 people at 60+ dates
- Winter 2015 5,000 lb. Food Drive for Food Shelf with Dealer.com & Champlain Elementary... supported and instigated by the synergy of using 'canned food' as admission to events at ArtsRiot.
- Ongoing - Super Supper community-sourced funding for community projects. Donating \$1,000 of unrestricted funds to individuals and organizations 4 times a year.
- Ongoing - Live Art Installations, come and eat dinner or attend a concert and watch Burlington's artists redecorate the walls of ArtsRiot!
- Ongoing - GROW. In coordination with University of Vermont and the Collaboratory ArtsRiot has spear-headed an urban agriculture initiative to build bridges between the Public School System, the State University and the private sector. Two elementary schools (Flynn & Champlain) have instituted classroom gardens which educate students while growing food!
- Ongoing - SEED. In coordination with University of Vermont and the Collaboratory ArtsRiot heads a power and privilege initiative trying to build a more aware and insightful world specifically focusing on race, gender and socioeconomic power and privilege. For four years ArtsRiot has taught power and privilege classes through service learning projects

Days & Hours of Operation:

Our hours of operation fall into two categories; our normal business hours and hours we are open for events.

Normal Business Hours - every week our doors are open at these times

Tuesday-Saturday 4:30pm-10pm

Open for Events - if a private party or program is booked it may fall within these hours

Sunday-Saturday 8am-2am

To clarify the event hours. Our track record shows the following frequencies of these event falling OUTSIDE our normal business hours:

- 8am-11am: 1-2 times per year
- 11am-4pm: 6-10 times per year
- 10pm-12am: 8-12 times per month
- 12am-2am: 4-6 times per year

Traffic generation & parking analysis:

Please see separate Parking Management Plan.

Phasing Schedule: n/a**Information pursuant to Sec. 3.5.6.:**

1. The capacity of our facility will not change.
2. The character of the area affected by the conditional use will not change.
3. Traffic on Pine Street is, well, traffic on Pine Street.
4. The conditional use will not have an adverse effect on any standards in City bylaws or City/State ordinances
5. Impact on renewable energy resources is non-existent
6. While the DRB considers the cumulative impact of the proposed use please keep in mind our organization will not change course just move from being on the road to compliance with the City of Burlington to have a conditional use of 'Performing Arts Center' in place.
7. n/a
8. please see separate parking management plan
9. n/a
10. Please keep in mind we have worked diligently with neighboring businesses and residences to ensure a positive track record and minimal impact.
11. n/a
12. Please see hours of operation as listed above.
13. ArtsRiot accepts and acknowledges that any changes or enlargements of this use may be required to be brought back to the DRB.
14. Please refer to Department of Labor, Department of Taxes, Department of Health, Burlington Fire Department, Burlington Police Department, City Council, the Mayor's Office, CEDO, Planning & Zoning, and/or the Clerk's Office to obtain a better understanding of the business' performance standards over the course of the past two years of operation.
15. ArtsRiot understands additional reasonable conditions and safeguards may be put in place by the DRB in order to implement the purposes of Article 3 of the Zoning ordinance.