

To: Rachel Falkenstein
From: Susan Stimart, Economic Development Office
Re: Music School SUP application at 1740 Broadway Street
Date: September 1, 2017

Rachel, thank you for the opportunity to comment on this project. Our office has been working with the property owner since 2013 to help identify uses for the building in the wake of the original operation, Data Visible's closing. The facility has been shared with the Virginia Economic Development Partnership since that time in their "Sites & Buildings" database for purposes of marketing to enterprises inquiring about Virginia locations. The property has been submitted to the Central Virginia Partnership as well, for the same purpose. Over time, it has been leased primarily to local, smaller businesses, primarily "makers" – small scale, start-up artisanal operations and engineers who require higher ceiling height and temperature controlled-operations. This facility provides space for operations that would exceed what is permitted or practical home-occupations.

There are currently 14 leasing tenants including but not limited to:

- International Bearing Solutions, a start-up UVA R&D Enterprise
- Milo the Mover - storage and moving service
- Evolution Glass - recycled glass counter tops
- Greg Sloan - storage, instrument repair
- Colin Ryan - boat construction
- Andrew Groner - glass fabrication
- Chris Craig - glass fabrication
- Christina Oashime - ceramics fabrication
- Window depot - window fabrication and sales
- Morgan Ashcom – large-scale photography & art book publishing

The Economic Development office supports the SUP for the proposed music school due to the following factors,

1. Occupying only 16% of the available leasable area, the music school will not interfere with other business enterprises; the building will likely continue to be attract local, start-up-business incubator activity, as a gap between home-occupations and larger industrial facilities.
2. Per Square-footage, the music school is a smaller enterprise than the Indoor soccer SUP application – 8,000sf versus 25,000sf
3. The number of visitors at one time (maximum projected of 16) is less than the projected likely indoor soccer activity
4. The stated hours of operation will be off-schedule from many of the corridor enterprises
5. The sound will be attenuated and need to comply with the Certified Engineers report clearance (required for any LI zoned business application zoning clearance)