

ART
OMI

**Benenson Center Expansion
Project Narrative**



1. Campus Overview

Art Omi is non-profit center for the arts with a sculpture and architecture park, gallery, educational programs, and residency programs for international artists, writers, translators, musicians, architects and dancers. Situated on 300 acres, Art Omi's campus provides space for a dynamic ecosystem of programming built around contemporary arts. Art Omi has chosen to protect and restore at least 50% of the existing habitat with native and adapted vegetation. In addition, we have provided over 90% open space to the development footprint to promote biodiversity.

1.1. Sculpture & Architecture Park

Art Omi allows free visitation from public to its 120 acre Sculpture & Architecture Park from dawn until dusk every day. Visitors are welcome but not required to visit the Benenson Center (BC) for park information, purchase snacks from the cafe, or to use restroom facilities. Wayfinding signage provides orientation and regulatory information to visitors, as well as curatorial statements about the work in the park. Orientation and park boundaries are further enforced through landscaping (mowed versus unmowed grass), and the maintenance of trails throughout wooded areas.

1.2. Benenson Center

The 4200 sq ft LEED certified Benenson Center (BC) serves as the public and administrative hub for the majority of Art Omi's programs and operations. The BC is open daily from 9 a.m. until 5 p.m. except for Thanksgiving, Christmas, and New Years' Eve and Day. The BC houses ADA compliant restrooms, a 1500' square foot gallery, administrative offices, storage closets, and provides information to visitors. A cafe provides pre-made snacks and drinks throughout the week from 9 a.m. to 5 p.m., and light fare (sandwiches, soups, desserts) from 11 a.m. to 4 p.m. on Saturdays and Sundays. The BC also houses most educational programs, with the primary exception of the six-week Camp Omi program, which takes place in the Education Pavilions. Parking for the Park and Benenson Center in the BC lot, and is accessible from County Route 22.

1.3. Studio Barns & Residency Houses

The Studio Barns and Residency Houses (which includes Ledig House) are used for some administrative functions, seasonal residencies, and event rentals. Both areas are located off of Letter S road, and have dedicated parking areas adjacent. The Studio Barns have space for up to 15 cars to park, and the Residency Houses have space for up to ten cars.

See Table 1 for detailed visitor information. See Table 2 for details on on-campus staffing.

1.4. Non-Public Areas: Storage Barn & Quinn Lane

Art Omi owns a small barn on CR 22, which is used for storage. No public access is permitted at any time during the year. Similarly, Art Omi's property extends beyond the northern park boundary to Quinn Lane. This area is not currently open for public use, but does currently house overflow sculpture. This field is divided from the park by forest.

2. Programming and Events

In addition to welcoming the public to the Park and Benenson Center most days, Art Omi provides a range of events and programs throughout the year. These are broken into four primary groups: Special Events (2.1), Education Programming (2.2), Residency Programs (2.3), and Event Rentals (2.4).

2.1. Special Events (Table 3)

Special Events are open to the public, and usually free of charge. (In 2019, 13 of 15 special events are free.) These events are marketed publicly through our website, social media, local and regional media outlets, and distribution of promotional materials. The majority of the events do not require prior RSVP or ticketing, and unless noted in Table 3 do not occur outside regular hours of operation. Because most events have at least some outdoor component, attendance is somewhat contingent on fair weather. Two-thirds of Art Omi's annual events take place between Memorial Day and Labor Day. See Table 3 for a full detail of special event attendance, campus location, hours, and parking notes.

2.2. Education Programming (Table 4)

Art Omi: Education offers year-round programming for people of all ages and abilities. Most programs require pre-registration and have a strict enrollment cap. Currently, the BC houses most education programming. The major exception is Camp Omi and Artgarten, which are located in the Education Pavilions (accessible from Letter S Road). These are the largest programs by Art Omi: Education, and run six weeks in the summer with a capped enrollment of 70 children per week. See Table 4 for complete details of programming and attendance, enrollment caps per program, campus location, and hours.

In addition to the programs described in Table 4, Art Omi: Education provides park tours and art activities to school groups. In 2018, 20 tours (140 children) were given to school groups by Art Omi: Education. School groups park in the BC lot, tour the park, and typically gather in the BC for lunch and an art activity. They are included in the general visitor count (Table 1).

2.3. Residency Programs (Table 5)

Art Omi offers residency programs for architects, artists, dancers, musicians, and writers. Residents are selected from an international open call for applications, and roughly 75% of the annual residency attendees are from outside the United States. Residents reside in the Residency Houses (including Ledig House), which are located up a long driveway accessible from Letter S Road. During their time at Art Omi, most residents remain primarily on campus except through organized field trips or provisioning excursions administered by Art Omi staff. Meals are catered, and the majority of residents do not have vehicles on campus during their stay. Visitors to the program are coordinated by Art Omi staff; personal guests of the residents are not allowed to stay overnight. Wayfinding signage discourages park visitors from approaching the Residency Houses. See **Table 5** for details on each residency program's cohort size, dates, and campus use.

2.4. Event Rentals (Table 6)

Art Omi permits private parties to rent some or all of our facilities on a discretionary basis throughout the year. Rentals of the BC are permitted only outside regular business hours (9 a.m. - 5 p.m. daily), and so these rentals are infrequent (4 per year in 2018 and 2019). BC event rentals are typically parties or social events. BC rentals will be on hiatus starting in Spring 2020 due to the anticipated construction timeline.

During the off-season for the Residency Programs, the Residency Houses are made available for private rentals. Throughout the four houses, there are 30 bedrooms, and accommodations for up to 60 individuals. The Residency Houses are typically rented for large family gatherings, or professional conferences. There is an average of five Residency House rentals per year. These rentals are expected to continue throughout the construction period, barring unforeseen effects.

See Table 6 for a complete detail of Event Rentals from 2018 - 2019, including dates, rental type, and campus location.

3. Expansion Plans

Art Omi's primary goal in expanding the Benenson Center (BC) is to provide space to better accommodate the current operations and activity levels. When opened in 2008, the Benenson Center was conceived of as a facility to be open weekends only. The opening of the Benenson Center cemented Art Omi as a "real" destination in terms of public perception, providing not only a gallery, but also the opportunity to relax after a walk in the park, obtain crucial information about the park, and attend indoor events. The opening of the Benenson Center also corresponded with a local boom in the arts economy. While visitorship does continue to trend slightly upward each year, Art Omi does not anticipate (nor seek) a similar exponential jump in visitorship to correlate with this expansion.

3.1. Administrative Staff

Currently, five full-time staff members work out of two offices in the Benenson Center (BC). These offices were intended to house up to two people apiece. These offices also serve as storage for collateral, merchandise, art crates, office supplies, and more. Other administrative staff members have offices in Ledig House across campus in less-than-ideal quarters. Some full-time and part-time staff members do not have dedicated office space, and instead work in view of the public at cafe tables. There is no private space available to staff for meetings; currently most meetings are held in the public cafe space.

There are no plans for a staff expansion that correlates to the building expansion; rather, the goal is to better serve existing staff with the professional facilities they require to work efficiently. (One possible exception to this is the need for an additional staff member to observe the new galleries on weekdays.) Administrative staff will have more office space, and all offices will be concentrated in the BC. A staff conference room will provide space for meetings outside the cafe.

3.2. Education Programming

When the BC opened in 2008, Art Omi: Education was a nascent program, serving just a few dozen children each summer under a tent in the park. The BC opened the possibility of year-round programming, which is held in the BC gallery, cafe, and lobby spaces. Education programming now serves over 2000 individuals each year without permanent, year-round facilities. Art Omi's intention is not to further grow the staff or programming, but rather to serve the existing programming without disruption to administrative staff or park / gallery visitors. This will also better serve program participants, who are currently restricted to materials that are safe to work with in a gallery setting.

A dedicated education center will allow us to move art workshops into a space especially designed for the purpose. Expansion also provides the possibility is to hold concurrent small workshops for teens or with Coarc in the planned seminar room, which doubles as the conference room mentioned in section 3.1 above. At this point, we estimate an increase in 10-30 people a week using the education space.

3.3. Exhibition Space + Storage

The BC currently houses one 1500 sq. ft. gallery, and a small lobby which has been sometimes utilized as an exhibition space. Currently, we host 3-4 gallery exhibitions per year, and 2 lobby exhibitions. Each of these exhibitions has an opening reception, which draw between 100 - 200 people.

The expanded BC will provide three distinct gallery spaces. However, this will give us the opportunity to allow exhibitions to remain open for a longer period of time, which is desirable to us due to our location, which means many visitors only come to Art Omi once or twice per year. Additionally, a single large exhibition may be spread throughout two or more gallery spaces.



Therefore the expanded gallery space would not translate into jump in the number of annual exhibitions, but only a small increase. We estimate that rather than 5 - 7 annual indoor exhibitions, we would increase to 6-8 exhibitions, and therefore 6 - 8 total opening events attracting 100 - 200 apiece.

3.4. Event Rentals

As described in Section 2.4 above, normal operations limit Art Omi's ability to provide facilities for event rentals. However, the additional galleries and dedicated education spaces may allow additional rental opportunities. Predicting this increase is difficult due to the sporadic nature of rentals, and the fact that it is a low priority of the organization. We do not have plans to foreground or significantly increase our marketing efforts on this front, and so do not expect to see or have plans to facilitate a sudden boom in this area.

Furthermore, we anticipate offering the new and current spaces to community members and organizations for free for meeting purposes, something we cannot do now due to the constraints described above. We see this as an occasional use of the space, resulting in (at most) an additional 100-200 visitors per year.



4. Updates & Addenda (9/19)

4.1. Use of Individual Parcels

An overview of current and future intended use by tax ID parcel is described by Table 7.

4.2. Event & Short Term Rentals Updates

Art Omi has discontinued advertising its property as available for short-term lodging / rentals. As of July 16, 2019, Art Omi is no longer listed on airbnb, VRBO, or iloveny.com. Information provided at artomi.org has been revised to reflect opportunities to rent the park and other public spaces (located at parcel 74.124.122) for events, pursuant to Art Omi's special use permit. No amplified music will be permitted outdoors after 10 p.m. by any rental agreements.

If the Benenson Center expansion proceeds as planned, BC event rentals will be suspended throughout 2020. Pending completion of the expansion, Art Omi intends to offer use of space for free or discounted pricing to local community groups.

Future overnight rentals will be in compliance with special use permit.

4.3. CR 22 Access

We'd like to reserve the right to use gated access on CR 22 up to 12 times per year in conjunction with installations of oversized artwork. Anticipated use is closer to three. The gate will not be used as parking ingress or egress for the public. Gate will remain locked when not in use.

4.4. Parking Updates

During special events, Art Omi parks cars on a grass field using staff parking attendants (e.g. County Fair, Hawthorne Valley festivals, etc.). See table 8 for capacity per parking area on Art Omi's campus. A detail including diagrams is provided in the As of June 2019, Art Omi has instituted a continuous shuttle between campus locations for any events where overflow parking is anticipated with the goal of preventing any pedestrians from using CR 22.

Art Omi will always provide adequate parking attendants for any large events.



Table 1: Visitors

	2015	2016	2017	2018	2019
January	569	957	927	1242	1387
February	725	831	1519	1533	1799
March	607	1020	1145	1764	1957
April	1097	1299	2430	1967	2997
May	1364	1510	2728	2083	4096
June	1186	1269	2342	2744	3556
July	1826	2467	3761	3032	4068
August	1795	1916	5595	2958	4368
September	1273	1702	2786	2938	
October	1453	4495	1831	2834	
November	1063	3312	1303	2190	
December	802	803	1030	2428	
TOTAL	13760	21581	27397	27713	

Notes: Visitors are counted by desk staff from 9 a.m. - 5 p.m. every day since 2013. All visitors here park in the Benenson Center (BC) circular lot, and then use the BC overflow lot (grass) when needed. The count includes visitors who enter the BC, those who park in the BC lot but do not enter the BC, and those who enter the park on foot or bicycle. This count also includes special event attendance when the event takes place in the park or BC. Vendors and outside contractors working for Art Omi are included in this count. Attendees of special events that take place at the Residency Houses or Studio Barns are not included in this count.

2018 Average Weekend Daily Visitors	151	Weekend Visitors Per Hour:	18.8
2018 Average Weekday Daily Visitors	45	Weekday Visitors Per Hour:	5.6



Table 2: Staff

	Off-Season (November - April)		High Season (May - October)	
	Weekdays	Weekends	Weekdays	Weekends
Benenson Center (9 a.m. - 5 p.m.)	6 - 8	4 - 6	6 - 8	6 - 10
Ledig House (9 a.m. - 5 p.m.)	2 - 4	0	2 - 4	0
Education Pavilions	0	0	15*	0
Residency Houses	0	0	2 - 10**	0

Notes: All Benenson Center (BC) staff parks in the BC lot. All Ledig House staff parks in the Residency Houses lot. See Special Events Attendance for additional detail on special event staffing, which is in addition to the regular staff numbers reported here. Outside vendors and contractors who work on campus are included in the Visitors count (Table 1).

* Camp Omi + Artgarten staff work weekdays 6/24/2019 - 8/2/2019. These staff park in the Education Pavilions lot. Camp runs from 9 a.m. - 3 p.m. weekdays.

** Residency program staff varies per program. See "Residency Programs" for more detailed information about staff count per program. The majority of these staff work business hours (9 a.m. - 5 p.m.), though 1 - 2 staff may stay into the evening and / or overnight on campus. These staff park in the Residency Houes lot near Ledig House, or at the Studio Barns.



Table 3: Special Events (Updated 7/2019)

	Event	Approximate Date(s)	Day	Approximate Time	Average Attendees	Event Staff	Location on Campus	Tax Parcel ID	Parking	Notes
1	Architecture Opening (winter)	Mid-January	Saturday	2 - 4 p.m.	150 - 200	7	BC	74.-1-24.122	BC lot, no overflow.	Gallery opening in Newmark Gallery with remarks, refreshments.
2	Architecture Residency Review	2nd Sat. in March	Saturday	10 a.m. - 3 p.m.	50 - 75	8	BC	74.-1-24.122	BC Lots (gravel and overflow)	Presentation of projects by Architecture residency. Parking is at BC
3	Gallery Opening (spring)	Mid-April	Saturday	1 - 4 p.m.	150 - 200	10	BC	74.-1-24.122	BC Lots (gravel and overflow)	Indoor gallery opening in BC; parking is at BC lot.
4	Writers Spring Reading + BBQ	3rd Week of May	Saturday	5 - 8 p.m.	40 - 60	4	BC	74.-1-24.122	BC Lots (gravel and overflow)	Indoor reading by writers in residence; parking is at BC lot.
5	Summer Season Opening	Memorial Day Weekend	Saturday	1 - 4 p.m.	500	11	BC + Park	74.-1-24.122, 74.111.1	BC lot, Studio Barns overflow lots.	Attendees congregate at BC and move throughout park in self-directed manner; parking is at BC lot
6	Dancing Under the Stars	Early July	Saturday	7-10 p.m.	125	9	BC + Park	N/A	N/A	This event has been discontinued.
7	Solstice at Barbacoa	June 22 (Solstice)	Saturday	5 p.m. - 9 p.m.	75 - 100	4	Park	N/A	N/A	This event has been discontinued for 2020.
8	Artists Brunch	1st week of July	Sunday	11 a.m. - 1 p.m.	125 - 150	10	Ledig Lawn	74.-1-24.122	Education Pavilions Lot, overflow is at Studio Barns overflow lot.	Only public event at Ledig House.
9	Artists Open Studios	1st week of July	Sunday	1 - 5 p.m.	400 - 500	10	Studio Barns	74.-1-78.2	Lot on CR 22; overflow at BC lot	Largest annual public event at Studio Barns.
11	Dance Salon	3rd week of July	Saturday	5 - 7 p.m.	30 - 50	4	Studio Barns	74.-1-78.2	Studi Barns staff and overflow lots	Event parking is at Studio Barns and at overflow lot near Studio Barns.
10	Gallery Opening	July 27, 2019	Saturday	2 - 7 p.m.	150 (estimate)*	5 - 7	BC	74.-1-24.122	Lot on BC; shuttle between BC + Studio Barns was not needed	*This is the first year for a July gallery opening, so attendance is estimated. Gallery opening and performances in BC.
12	Dance Showing	1st week of August	Saturday	2 - 5 p.m.	75 - 125	6	Park + Studio Barns	74.-1-24.122, 74.-1-78.2	BC Lots (gravel and overflow)	Event begins at BC; performances move throughout park and culminate in Studio Barns.
13	Music Concert in the Park	4th week of August	Saturday	5 - 7 p.m.	100 - 125	4	Park + BC	74.-1-24.122	BC Lots (gravel and overflow)	Concert of amplified music beneath a tent adjacent to the BC; parking is in the BC lot.
14	Light into Night Benefit Auction	2nd week of September	Saturday	6 - 10 p.m.	200 - 225	24	Studio Barns	74.-1-78.2	Studio Barns lot, no overflow.	Annual fundraising gala and auction; amplified music and indoor dance party; event concludes at 10 p.m.; children's party in the BC that concludes at 8 p.m.
15	Fall Season Opening	2nd week of October	Saturday	1 - 4 p.m.	250 - 300	7	Park + BC	74.-1-24.122	BC lot, Studio Barns lot used for overflow.	Attendees congregate at BC and move throughout park in self-directed manner.
16	Trick or Treat in the Fields	Last week of October	Saturday	1 - 4 p.m.	500 - 1000*	11-12	BC + Park	74.-1-24.122	BC lot, Studio Barns lot used for overflow.	*2017 = 1000; 2018 = 148 due to inclement weather; most other years around 500 - 600; parking is at BC lot; hayrides, refreshments, and scavenger hunt throughout the park
Total Special Event Attendance:					2745 - 3610	Average Event Attendance:				183 - 240

Notes: Attendance counts are given as ranges as determined since daily count began in 2013. Attendance varies year to year, and in most case has not shown a steady trend upwards. Because many events have some outdoor component, inclement weather can lead to diminished attendance numbers. The upper limit given represents the highest amount of attendees recorded in the 2013 - 2019 daily attendance count.

BC	Benenson Center. Open daily 9 a.m. - 5 p.m.
Park	Sculpture & Architecture Park. Open daily dawn until dusk.
Studio Barns	Barn complex used seasonally for events and residencies. Not open to the public except as noted above.
Ledig Lawn	Lawn in front of Ledig House. Not open to the public except as noted above.



Table 4: Education Programming

	Program	Start Date	End Date	Day	Hours	Annual Program Attendance	Attendance Per Week or Session	Program Administrators	Location on Campus	Tax Parcel ID	Notes
1	Coarc Workshops	Ongoing	Ongoing	Alternate Fridays, Sept - April	10 a.m. - noon	500	15 - 20	3	BC	74.-1-24.122	Adult workshop series in partnership with Coarc; attendees arrive in a van and a couple of cars and park in BC lot.
2	Saturday Children's Workshops	Ongoing	Ongoing	Most Saturdays	10 a.m. - noon	750	15 - 20	2	BC + Park	74.-1-24.122	Weekly art workshops for children 5 - 12; attendance is drop-in basis; parking is in BC lot.
3	Open Contemporary Drawing for Adults	Ongoing	Ongoing	Every Wednesday	5 - 6:30 p.m.	160	3 - 6	1	BC + Park	74.-1-24.122	Free drawing group for adults; attendance is drop-in; parking is in BC lot.
4	Winter Camp	2/19/2019	2/22/2019	Tuesday - Friday	9:30 a.m. - 3 p.m.	30	30	6	BC + Park	74.-1-24.122	Coincides with President's Day week; enrollment capped at 30; participants are dropped off and picked up at BC lot
5	Artful Playgroup	9/5/2018	6/5/2019	1st Wednesdays	9:30 - 11 a.m.	60	2 - 10	2	BC + Park	74.-1-24.122	Free informal playgroup for ages 2 - 4 with parent or guardian; attendance is drop-in; parking is in BC lot; no enrollment cap.
6	Music in Time + Space	4/16/2019	5/21/2019	Tuesdays	10 a.m. - noon	3	3	2	BC + Park	74.-1-24.122	Integrative arts workshops especially for homeschooled children; enrollment is capped at 12; pick-up and drop-off are at BC lot. This is a 2019 new program, and may not be continued.
7	Spring Art Camp	4/23/2019	4/26/2019	Tuesday - Friday	9 a.m. - 3 p.m.	30	30	6	BC + Park	74.-1-24.122	Coincides with Easter week / spring break; enrollment is capped at 30; pick up and drop off is at BC lot
8	Open Figure Drawing for Adults	4/18/2019	6/6/2019	Thursdays	5 - 7:30 p.m.	90	15	1	BC	74.-1-24.122	Figure drawing in the Newmark Gallery; attendance is capped at 15 adults; parking is at BC lot. This is a new 2019 program; attendance is estimated.
9	Teaching Artist Retreat	6/7/2019	6/9/2019	Friday - Sunday	Friday 5 p.m. - Sunday 2 p.m.	20	20	3	Residency Houses + Park	74.-1-24.122	A professional development retreat for teaching artists, organized and administered by Art Omi: Education; parking is at Residency Houses
10	Camp Omi + Artgarten	6/24/2019	8/2/2019	Weekdays	9 a.m. - 3 p.m.	420	70	15	Education Pavilions + Park	74.-1-24.122	Pick-up and drop-off is via Letter S road; staff parks in Education Pavilions overflow lot; enrollment is capped at 70 per weekly session
11	Teen Art Workshop	7/15/2019	7/26/2019	Weekdays	10 a.m. - 1:30 p.m.	12	12	1	Education Pavilions + Park	74.-1-24.122	Pick-up and drop-off is via Letter S road; registration is capped at 12.
Annual Education Program Attendance:						2075					

Notes: In addition to this programming, Art Omi: Education also provides tours and art-making activities to visiting school groups. These are provided on an as-needed basis following an inquiry from a school or other group. School groups numbers are included in Table 1.

BC	Benenson Center. Open daily 9 a.m. - 5 p.m.
Park	Sculpture & Architecture Park. Open daily dawn until dusk.
Education Pavilions	Pavilions in the park used seasonally for camp and other education programming.
Residency Houses	Open to staff and residents only. Located off Letter S road.



Table 5: Residency Programs

	Residency	Start Date	End Date	Residency Attendees	Program Administrators	Location on Campus	Tax Parcel ID	Notes
1	Architecture Residency	02/22/2019	03/10/2019	10	2	Residency Houses	74.-1-24.122	Staff parks at Residency Houses off Letter S Road; mostly international residents who do not typically have their own vehicle
2	Writers Spring Residency	03/22/2019	05/31/2019	25	2	Residency Houses	74.-1-24.122	25 total residents over span of program; usually just 10-12 residents at any given time; international residents do not typically have their own vehicle
3	Artists Residency	06/13/2019	07/09/2019	31	10	Residency Houses + Studio Barns	74.-1-24.122, 74.-1-78.2	Staff parks at Residency Houses off Letter S Road. 4-5 overnight guests daily during the second week mostly arriving by train; international residents do not typically have their own vehicle
4	Dance Residency	7/15/2019	8/5/2019	10	2	Residency Houses + Studio Barns	74.-1-24.122, 74.-1-78.2	Staff parks at Residency Houses off Letter S Road; international residents do not typically have their own vehicle during stay
5	Music Residency	8/8/2019	8/25/2019	10	2	Residency Houses + Studio Barns	74.-1-24.122, 74.-1-78.2	Staff parks at Residency Houses off Letter S Road; international residents do not typically have their own vehicle
6	Writers Fall Residency	9/6/2019	11/1/2019	25	2	Residency Houses	74.-1-24.122	25 total residents over span of program; usually 10-12 residents at any given time; international residents do not typically have their own vehicle
7	Translators (Writers) Residency	11/05/2019	11/16/2019	8	2	Residency Houses	74.-1-24.122	Staff parks at Residency Houses off Letter S Road; international residents do not typically have their own vehicle
Annual Residency Program Attendees				119				

Notes: Residencies take place between late February - mid November every year. For detailed information about special events and other uses of the Residency Houses and Studio Barns, please see Special Events Attendance and 2018 - 2019 Rentals.

Residency Houses	Open to staff and residents only. Located off Letter S road.
Studio Barns	Barn complex used seasonally for events and residencies. Located off Letter S Road.



Table 6: Event Rentals

Rental Description	Start Date	End Date	Time	Attendees	Administrative Staff	Location on Campus	Tax Parcel ID	Notes
2018								
1 Anniversary Party	6/2/2018		5:00 - 11:00 p.m.	65	2	BC	74.-1-24.122	Anniversary party; parking is at BC lot.
2 Wedding Party	6/30/2018		4:00 - 11:30 p.m.	100	8	BC + Park	74.-1-24.122	Tent in back of BC; amplified music outside until 10 p.m.; parking is in BC lot
3 Retirement party	9/8/2018		5:00 - 11:00 p.m.	60	5	BC	74.-1-24.122	Parking is in BC lot
4 Family reunion	11/21/2018		All Day	20	1	Residency Houses	74.-1-24.122	Parking is in Residency Houses lot
5 Baby Shower & Family Retreat	12/1/2018	12/3/2018	All Day	30 overnight in houses; 60 party	4	Residency Houses + BC	74.-1-24.122	Amplified music inside BC; parking for party is at BC lot; overnight guests park at Residency Houses lot
6 Professional Conference	12/03/2018	12/04/2018	All Day	4	2	Residency Houses	74.-1-24.122	Overnight attendees parked at Residency House lot
7 Family Gathering	12/14/2018	12/15/2018	All Day	15	1	Residency Houses	74.-1-24.122	Parking is in Residency Houses lot
8 Family Gathering	12/29/2018	1/1/2019	All Day	15	1	Residency Houses	74.-1-24.122	Parking is in Residency Houses lot
Total 2018 Rental Attendees				350				
2019								
9 Wedding Party	01/18/2019	01/20/2019	4:00 - 11:30 p.m.	20 house guests; 70 event guests	10	Residency Houses + BC	74.-1-24.122	Music inside; temporary BC parking lot lights; house guests parked at Residency Houses lot
10 Group Retreat	01/25/2019	01/27/2019	All Day	15 house guests	1	Residency Houses	74.-1-24.122	Parking is in Residency Houses lot
11 Corporate Retreat	01/31/2019	02/01/2019	All Day	20 house guests	1	Residency Houses	74.-1-24.122	Parking is in Residency Houses lot
12 Bat Mitzvah Party	04/13/2019	—	5:00 - 11:30 p.m.	80 event guests	8	BC	74.-1-24.122	Amplified music indoors; attendees parked at BC lot
13 TENTATIVE: Private Brunch	08/11/19	—	9:30 - 12:30 p.m.	100 event guests	2	BC	74.-1-24.122	Casual brunch; guests will come and go; dependent on good weather
14 Anniversary Party	09/22/19	—	5:00 - 11:30 p.m.	50 event guests	5	BC	74.-1-24.122	Amplified music indoors; attendees parked at BC lot
15 Family Gathering	12/29/19	01/01/20	All Day	15 (estimated)	1	Residency Houses	74.-1-24.122	Parking is in Residency Houses lot
Estimated 2019 Rental Attendees				300				

Notes: As of July 16, 2019, Art Omi has stopped advertising the residency houses as a short-term lodging option. BC rentals are only available during non-public hours (after 5 p.m. daily). A hiatus for BC rentals begins in 2020 due to anticipated construction timeline.

BC	Benenson Center. Open daily 9 a.m. - 5 p.m.
Park	Sculpture Park. Open daily dawn until dusk.
Studio Barns	Barn complex used seasonally for events and residencies. Not open to the public except as noted above.



Table 7: Use Per Tax Parcel ID

Reference Number	Tax Parcel ID	Location	Current Use	Notes	Future Use
1	74.-1-11.1	Quinn Lane	Storage of sculptures; temporary exhibition of one sculpture at edge of parcel 74.-1-24.122 as of May 2019. No public parking permitted.	Storage area and bulk of parcel not open to public. Signage indicates that public access is not permitted.	Our general plan is to maintain our cultural activities as described by our mission. Specific to this parcel, as of now, current use is same as future use.
2	74.-1-11.2	Quinn Lane	Storage of vendor maintenance equipment. No public parking permitted.	Not open to public. Signage indicates that public access is not permitted.	Our general plan is to maintain our cultural activities as described by our mission. Specific to this parcel, as of now, current use is same as future use.
3	74.-1-24.122	59 Letter "S" Rd	Park, residency facilities, education pavilions. Park visitors walk and / or bike through park; artists-in-residence live and work in residency houses; education pavilions are the setting of Camp Omi. Event rentals in Park and at BC.	Park is open daily dawn until dusk; residency houses are open only to residents and staff during residency sessions, and winter renters; education facilities are primarily for seasonal-use (June - August), with very limited use outside this for school trips, annual Coarc exhibition, and similar gatherings. See Tables 3 - 6 for details of special events on this parcel.	Our general plan is to maintain our cultural activities as described by our mission. Specific to this parcel, as of now, current use is same as future use.
4	74.-1-26.111	Leggett Rd	No current use. No public parking permitted.		Our general plan is to maintain our cultural activities as described by our mission. Specific to this parcel, as of now, current use is same as future use.
5	74.-1-78.1	1405 CR 22	Temporary storage of sculptures and park equipment. No public parking permitted.	This area is off-limits to the public.	Our general plan is to maintain our cultural activities as described by our mission. Specific to this parcel, as of now, current use is same as future use.
6	74.-1-78.2	1441 CR 22	Studio Barns for artists-in-residence; three annual public events (July - September); overflow parking lot.	Overflow parking for events requiring more space than available at the Benenson Center; as of 7/2019, a continuous shuttle connecting the two areas will run during any events where overflow lot use is anticipated	Our general plan is to maintain our cultural activities as described by our mission. Specific to this parcel, as of now, current use is same as future use.
7	74.-1-89	Fowler Lake Rd	No current use. No public parking permitted.	This area is not contiguous with any other parcels.	Our general plan is to maintain our cultural activities as described by our mission. Specific to this parcel, as of now, current use is same as future use.



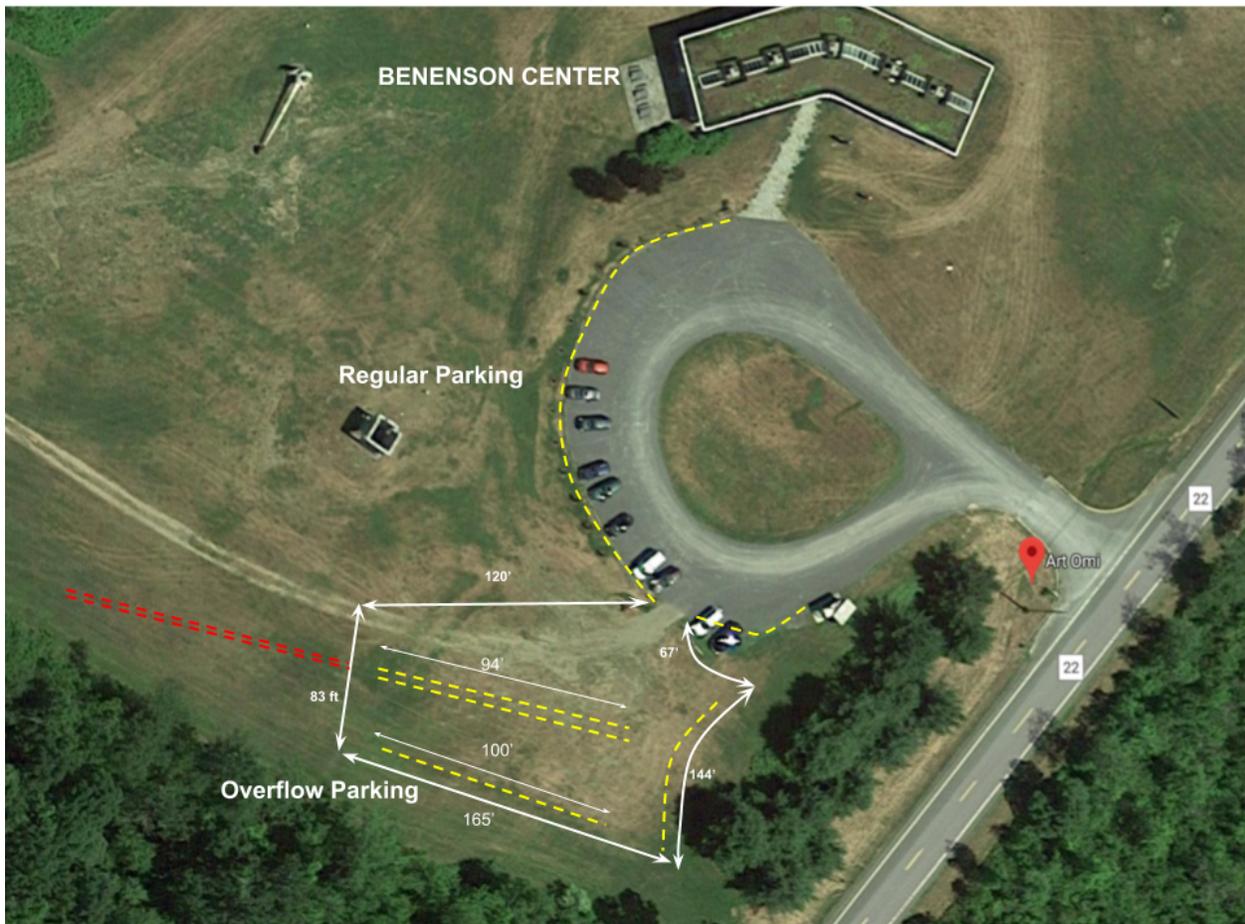
Table 8: Parking Lots

Tax Parcel ID	Location	Max. Spots
74.-1-24.122	Benenson Center - Primary Lot (gravel circle)	28
74.-1-24.122	Benenson Center overflow parking (lawn)	53
74.-1-78.2	Studio Barns regular lot	25
74.-1-78.2	Studio Barns overflow lot	72
74.-1-24.122	Education Pavilions	53
74.-1-24.122	Residency Houses	17

All spot numbers are approximate. For more detail on individual lots, see appendix.

Appendix: Parking Details

Benenson Center (BC) Lot - Tax Parcel ID 74.-1-24.122			
Location	Linear Feet	No. of Spaces	Notes
BC gravel circle	256	approx. 28	Indicated by yellow dot line
Overflow parking	479	Approx. 53	
Total Regular BC Parking	735	Approx. 74	
Extended overflow parking	679	Approx. 75	2 rows extend 100' past "Authorized Vehicles Only" sign Indicated by red dotted line. Used only during major events as detailed in Table 3.
Total with extended overflow	935	Approx. 104	



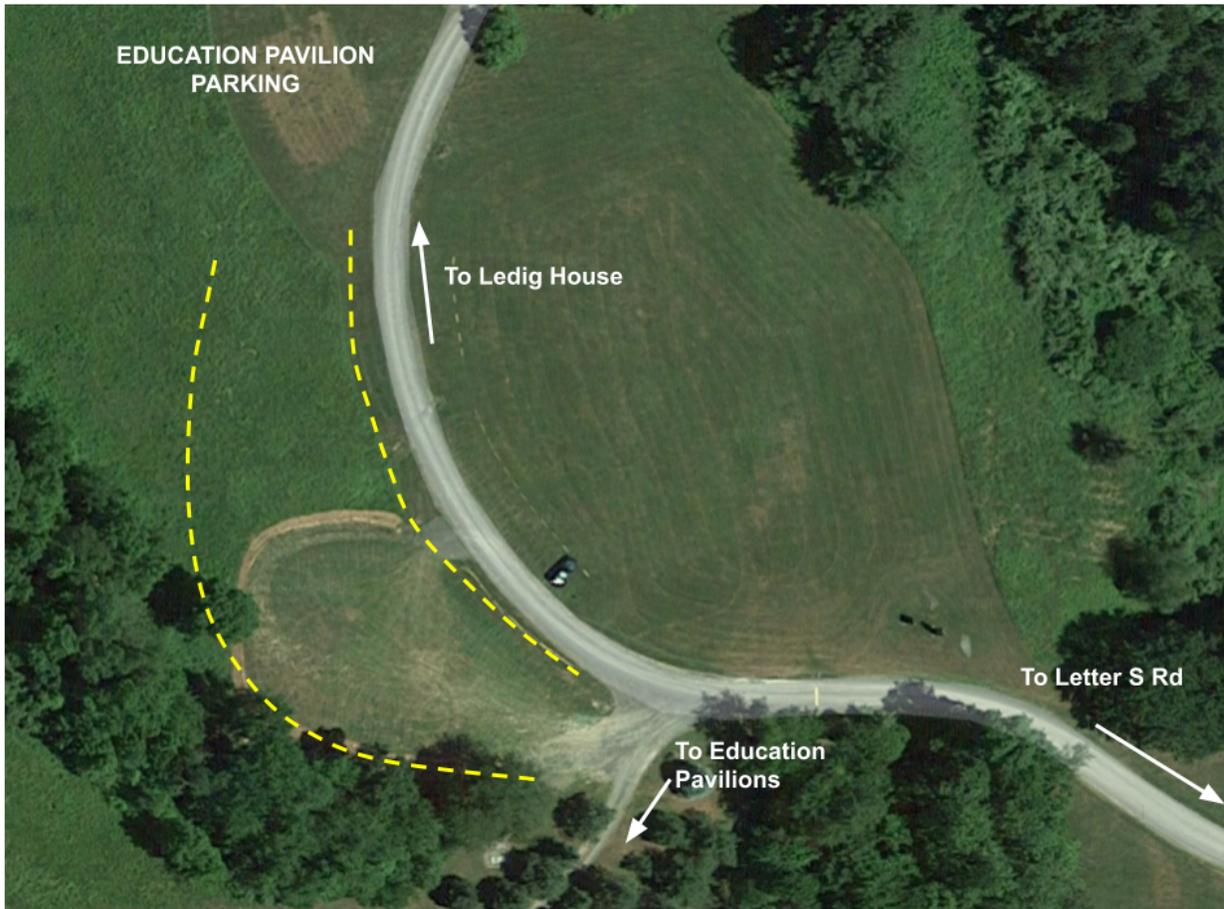
Studio Barns Parking - Tax Parcel ID 74.-1-78.2

Location	Linear Feet	Number of Parking Spaces	Notes
Barn overflow regular	648	Approx. 72	4 rows with 18 cars each, indicated by yellow dotted line
Barn overflow backup	230	Approx. 25	8 in back row, 17 on hill, indicated by red dotted line
Overflow total	878	Approx. 97	
Staff Area	169	Approx. 18	
Barn Total	1047	Approx. 115	



Education Pavilions - Tax Parcel ID: 74.-1-24.122

Location	Linear Feet	Number of Parking Spaces	Notes
Driveway to Ledig House accessed from Letter S Road	483	Approx. 53	This includes 16 staff cars



Residency Houses - Tax Parcel ID: 74.-1-24.122

Location	Linear Feet	Number of Parking Spaces	Notes
Ledig House	81	Approx. 9	Access to these areas is restricted to staff, artists-in-residence and their guests, and contracted vendors. Public parking is never permitted in these areas.
Betsy's Cottage	27	Approx. 3	
Reynolds and Sanford	98	Approx. 5	
Houses total:	206	17	