



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD No. 4

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J. LEE COMPTON
Chair

July 27, 2006

Hon. Shaun Donovan
Commissioner
NYC Department of Housing Preservation and development
100 Gold Street
New York, NY 10038

Hon. Kate D. Levin
Commissioner
NYC Department of Cultural Affairs
330 West 42nd Street, 14th Floor
New York, NY 10036

Re: Clinton Green/Mosaic Theater Space previously designated for INTAR

Dear Commissioners Donovan and Levin:

We write to express our support for the proposals by The 52nd Street Project and A.R.T./New York to use the space previously designated for INTAR in the Clinton Green theater building.

The 52nd Street Project

Carol Ochs, Executive Director of The 52nd Street Project attended the meeting of this Board's Clinton/Hell's Kitchen Land Use Committee on June 14, 2006 to update us on their work to participate in the Clinton Green project and, more specifically, to present their request to have INTAR's small space on the 4th floor added to the space already allocated to The 52nd Street Project. This request makes sense to us, and we are pleased to support it.

A.R.T./New York

At the committee's meeting on July 12, 2006, Virginia Louloudes, Executive Director of A.R.T./New York presented that organization's proposal for the balance of the INTAR space, consisting of two theaters and related office and gallery space. A.R.T./New York proposes to retain the theaters and reconfigure the remaining space for at least one rehearsal space and a manager's office. This performance and rehearsal space will be made available at affordable rents to the many small theater groups whose work is critical to the vibrancy of the City's cultural health but that cannot afford to own and control their own space. A.R.T./New York proposes to fund this project, which could cost as much as \$12 million, through its own fundraising as well as funds to be solicited from the Mayor's Office, the Manhattan Borough President and the City Council.

A.R.T./New York is the service and advocacy organization for nearly 400 of New York's not-for-profit theaters, including many with roots in Community District 4. Founded in 1972, it provides cash grants, low-interest loans, and technical assistance workshops, and in recent years has focused on providing theaters and other not-

for-profit arts organizations with affordable office, meeting and rehearsal space. Its first real estate project is South Oxford Space, a 19,000 square foot building in the BAM Cultural District that currently provides office space to 21 small companies at subsidized rents of \$15 per square foot. More recently, A.R.T./New York created Spaces at 520 in 32,00 square feet at 520 Eighth Avenue between 36th and 37th Street. This arts complex provides permanent offices for 25 not-for-profit arts groups and includes three rehearsal studios and a multi-purpose room that can be used for meeting, rehearsals and receptions. With these projects, A.R.T./New York has proven itself organizationally capable of carrying out complex real estate transactions without compromising its financial health. For the past few years, A.R.T./New York has maintained a balanced budget in excess of \$3 million. Its mission, experience, maturity and stability make it an ideal partner for the challenging Clinton Green project.

We are pleased to support A.R.T./New York's proposal for the Clinton Green project.

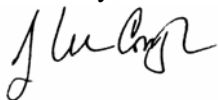
INTAR

INTAR made its own decision in March 2006 to withdraw from the Clinton Green project when it realized that the cost of building out its space would cost an estimated \$8 million and that funding this project while still carrying on its normal programming would be beyond its reach. In addition, INTAR determined that the operating costs of the new facility would exceed what it believed would be affordable for it. INTAR's withdrawal was disappointing, but we believe it was a prudent and responsible decision under the circumstances.

INTAR previously had its theater and offices in City-owned space on 53rd Street that has been demolished as part of the Clinton Green project. It now occupies temporary space at 505 West 52nd Street that will soon be converted to residential use in another HPD project. The City continues to have an obligation to assist INTAR in its relocation to a new permanent home. We look forward to working with both of your agencies to finding an appropriate new home for INTAR, preferably in Community District 4.

As always, we are grateful to HPD and DCA for your support of the Clinton Green project and the many arts organizations it will serve.

Sincerely,



J. Lee Compton
Chair
Manhattan Community Board No. 4



Simone Sindin
Co-Chair
Clinton/Hell's Kitchen Land Use Committee

cc: Local elected officials
Virginia Loulouides, A.R.T./New York
Carol Ochs, 52nd Street Project
Steve Benjamin, The Dermot Company, Inc.