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COMMUNITY BOARD No. 2, MANHATTAN

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July 1, 2008

Hon. Scott Stringer
Manhattan Borough President
Municipal Building
1 Centre Street
New York, NY 10007

Alicia Hurley
Associate Vice President for
Government Relations and
Community Affairs
New York University
70 Washington Square South
New York, NY 10012

Dear Manhattan Borough President Stringer and Ms. Hurley:

At its Full Board meeting June 19, 2008, Community Board #2, Manhattan, adopted the following resolution:

Proposal to preserve the Provincetown Theater

Whereas : NYU had originally wanted to demolish the entire building located at 135-139 MacDougal Street and rebuild with a new theater and

Whereas: After very strong community advocacy to save the original theater, NYU, responding to these concerns created new plans to preserve the original theater and

Whereas: The design of the new building, although somewhat higher, is in keeping with the approximate scale and proportions of the existing building and is generally harmonious with the surrounding environment and

Whereas: After a well attended public forum meeting as well as extensive discussions under the auspices of Borough President Scott Stringer's Community Task Force on NYU Development several critical issues were brought to the attention of NYU. These included concerns about construction protocol and safety measures during both demolition and construction, the need to do extensive engineering surveying of the subsurface as it is known that the building sits on loose rubble and possibly under a substrata creek, the need to shore up and take extraordinary measures to insure that the preserved Provincetown Theater and the adjoining and nearby historic buildings to the south and west are not damaged in any way whatsoever during the demolition and construction and that both the Theater exterior brick façade and interior space of the

Theater be restored and any historic elements that still exist be included into that restoration, among other pertinent comments that were made and

Whereas : NYU as has agreed to adopt the recommendation and incorporate the concerns expressed in those meetings

Therefore Be It Resolved that Community Board 2 supports the NYU plans to preserve the Provincetown Theater, and in that context accepts the plan to demolish the buildings of 135-139 Macdougall Street and construct a new building on the vacated lot following the bulk, height and design as presented to the community

Be It Further Resolved That this expression of support is with the understanding that NYU has agreed to the following:

1. That all possible measures to insure the integrity of the Theater and the neighboring buildings are protected during demolition and construction and that all necessary monitoring and regular inspections of the theater and surrounding building be rigidly adhered to, including TPPN #10-88
2. That NYU take into account the constructions protocols being issued by Community Board 2
3. That the exterior and interior of the Theater be restored and that NYU make every attempt to use whatever historic and or original furniture or other elements that are available and that the existing brick be retained on the exterior façade
4. That all efforts be made to work with the neighboring building owners to the south and west of the site to mitigate the light and air issues that will result form the extension of the building towards the rear lot
5. That NYU make every effort to create an exhibit within either the actual Theater or the newly created building that details the rich history of the Theater and building
6. That NYU come back to Community Board on a regular basis with more design details such as the brick, window and façade materials and also create material boards so the community can see the progress
7. That NYU look into the feasibility of opening the Theater to neighborhood theater companies especially during downtimes like the summer and intersession periods and in general making the theater either through better public notice or other methods more accessible and open to the non NYU public
8. That NYU agrees to maintain the Theater as a permanent performance facility in perpetuity.

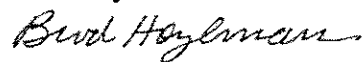
Be It Also Further Resolved and Noted That while there was also much advocacy to preserve the entire building and not just the theater, the Community Board felt that a realistic compromise was struck and

Be It Also Further Resolved and Noted that NYU should be commended for its outreach to the community and for treating the proposal not as an “as of right” project which they could have , but to work within the guidelines and principles established by the Stringer Community Task Force (which NYU has formally signed onto) and to bring the proposal to the Community Board for support and guidance . The Community Board also commends the hard work of the Task Force in working out the solution

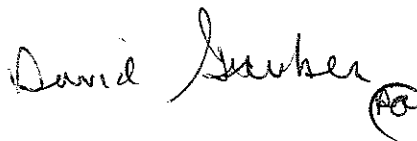
Vote: 37 Board members in favor, 1 in opposition and 2 abstentions.

Please advise us of any decision or action taken in response to this resolution.

Sincerely,



Brad Hoylman, Chair
Community Board #2, Manhattan



David Gruber, Chair
Institutions Committee
Community Board #2, Manhattan

BH/gh

cc: Hon. Jerrold Nadler, Congressman
Hon. Thomas K. Duane, NYS Senator
Hon. Deborah Glick, NYS Assembly Member
Hon. Scott Stringer, Manhattan Boro. President
Hon. Christine Quinn, Council Speaker
Hon. Alan J. Gerson, Council Member
Hon. Rosie Mendez, Council Member
Shaan Khan, Deputy Director of Community Affairs &
Constituent Services MBPO
Lolita Jackson, Manhattan Director, CAU