



SERVICE EMPLOYEES
INTERNATIONAL UNION
CTW, CLC

KYLE BRAGG
President

LARRY ENGELSTEIN
Secretary Treasurer

LENORE FRIEDLAENDER
Assistant to the President

VICE PRESIDENTS

SHIRLEY ALDEBOL
KEVIN BROWN
JAIME CONTRERAS
JUAN HERNANDEZ
ROB HILL
DENIS JOHNSTON
GABE MORGAN
MANNY PASTREICH
ROXANA RIVERA
JOHN SANTOS
JOHN THACKER

Capital Area District

Washington 202.387.3211
Baltimore 410.244.6299
Virginia 202.387.3211

Connecticut District

Hartford 860.560.8674
Stamford 203.674.9965

District 1201

215.923.5488

Florida District

305.672.7071

Hudson Valley District

914.328.3492

Mid-Atlantic District

215.226.3600

National Conference of

Firemen and Oilers

606.324.3445

New England District 615

617.523.6150

New Jersey District

973.824.3225

Western Pennsylvania District

412.471.0690

www.seiu32bj.org

October 6, 2020

Community Board 5
450 Seventh Avenue
New York, NY 10123

To: Honorable Members of Community Board Number 5

On behalf of SEIU 32BJ, I write to express our full support of The Shubert Organization’s initiative to improve the historic Cort Theatre. Given the current economic realities inflicted on the Broadway industry, it is more important than ever that we rally behind initiatives that will restore vitality back to one of the most important cultural and economic assets of New York City. Through the approval of this special permit, the Cort Theatre will be expanded and fully restored. Broadway has been hard hit by these difficult times and this expansion will send a clear message that New York City and its cultural institutions will be back stronger than ever.

Currently, the Cort Theatre is hampered by deficiencies affecting the theatre-going public experience. It lacks patron amenities such as adequate public restrooms, cramped lobby and box office areas; and accessibility for physically disadvantaged. Accommodations for staff are nearly non-existent. These limitations are a major challenge to the Cort Theatre as a premiere Broadway house.

All of the contemplated improvements to the Cort Theatre are crucial for it to thrive in the future. These improvements will also provide a much better experience for patrons, staff and artists. For years, the Shubert Organization has been the steward of the legitimate Broadway theatre. It is important we support Shubert, during these critical times, in their effort to bring the Cort Theatre into the 21st century, as a first-class, state-of-the-art theatre and bring back Broadway!

32BJ represents seven facility cleaners and security officers at the Cort Theater who earn good wages and benefits. The Shubert Organization has a track record of responsible employment has worked in partnership with us to meet the needs of the workers. However, due to the economic impact of COVID-19 on the theater industry, our members are currently laid off. At 32BJ, we understand how important economic investment is in creating good jobs that give New Yorkers access to upward mobility. We fully support this special permit and see it as an opportunity to take the grave economic situation from COVID and turn it into opportunity to reinvest in an important cultural institution and the good jobs it provides.

We enthusiastically support this dynamic project that will be a catalyst in reviving Broadway and creating opportunities for all New Yorkers. In that spirit, we urge Community Board 5 and all New Yorkers support this essential project.

Thank you,

Denis Johnston
Vice President

cc: Hon. Gale Brewer, Manhattan Borough President
Hon. Marissa Lago, Member, City Council
Hon. Keith Powers, Member, City Council
Raju Mann, Land Use Director, City Council



October 14, 2020

The Honorable Gale Brewer
Manhattan Borough President
Manhattan Borough President's Office
One Centre Street, 19th Floor
New York, NY 10007

Re: Application Nos. 200123ZSM, 200124ZRM Theatre Rehabilitation Bonus

Dear Borough President Brewer:

On behalf of the Association for a Better New York (ABNY), I write to express support of The Shubert Organization's initiative to improve the historic Cort Theatre.

As you know, the Association for a Better New York (ABNY) is a nonprofit organization dedicated to the healthy growth and renewal of New York City's people, businesses, and communities. We are a nearly 50-year-old civic organization representing corporations, nonprofits, unions, government authorities, and educational, cultural, and health institutions. We strive to promote connections between the public and private sectors to make New York City a better place to live, work, and visit for all.

The Shubert Organization's proposed investment during a time of economy uncertainty shows a clear commitment to New York City and to the Broadway community to help restore and revitalize an industry that is one of the most important cultural and economic assets of the city. The improvements proposed would immediately transform the Cort Theatre into a comfortable, modern theatre for both patrons and performers, allowing the Theatre to remain commercially viable.

Currently, the Cort Theatre is hampered by deficiencies impacting the theatre-going public experience. It lacks patron amenities such as adequate public restrooms, cramped lobby and box office areas, and critically, lacks accessibility. As a result of the proposed rehabilitation, audience members, cast and crew, lighting designers, theatre staff, and all involved in a production will benefit from improvements such as new and ADA-accessible audience restrooms and additional lobby space and lounges, bars, and concession stands. The proposed Annex also will include a rehearsal studio and larger ADA-friendly dressing rooms. The stage area will be air-conditioned allowing for better air circulation, making it a more friendly and comfortable area for actors to practice their craft. Trap space for scenery, improved fly floor space, and upgraded electrical capacity will enhance the theatre.

Importantly, the design of the Annex would appropriately reference the existing Cort Theatre building in its proportions and materials, while employing a clean, modern design aesthetic so as not to dominate or conflict with the existing building. The Annex's incorporation of enhanced Theatre signage and transparent façade elements would help communicate the vibrancy of the theater experience to the public.

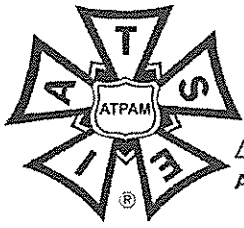
All of the contemplated improvements to the Cort Theatre are crucial for it to thrive in the future. These improvements also will allow for more social distancing for patrons, staff, and artists. The Shubert Organization has, for years, been a steward of Broadway theatre. We enthusiastically support this dynamic project that will be a catalyst in reviving Broadway and creating opportunities for all New Yorkers. In that spirit, we urge you to support this essential project.

Yours for a Better New York,

A handwritten signature in black ink, appearing to read 'Melva M. Miller', is written over a light blue horizontal line.

Melva M. Miller, Chief Executive Officer

cc: Hon. Marissa Lago, Member, City Council; Hon. Corey Johnson, Speaker, City Council; Hon. Keith Powers, Member, City Council; Raju Mann, Land Use Director, City Council; Edith Hsu Chen, Director, Manhattan Office, Department of City Planning; Vikki Barbero, Chair, Community Board 5; Kim Rodney, Assistant District Manager, Community Board 5; Layla Law-Gisiko, Chair, Land Use, Housing and Zoning Committee, Community Board 5; Julio Peterson, Vice President of Real Estate, The Shubert Organization, Inc.; Paul Selver, Partner and Co-Chair Land Use, Kramer Levin Naftalis & Frankel LLP



ATPAM

ASSOCIATION OF THEATRICAL PRESS AGENTS & MANAGERS

Association of Theatrical Press Agents & Managers 14 Penn Plaza, Suite 1703 • New York, NY 10122 voice (212) 719-3666 • fax (212) 302-1585 email info@atpam.com • website www.atpam.com

October 5, 2020

Vikki Barbero
Chair, Community Board 5
-and-
Layla Law-Gisiko
Chair, Land Use, Housing and Zoning Committee
Community Board 5
450 Seventh Avenue
New York, NY 10123

Re: Application Nos. 200123ZSM, 200124ZRM
Theatre Rehabilitation Bonus

To: Honorable Members of Community Board Number 5

On behalf of The Association of Theatrical Press Agents and Managers (ATPAM), I write to express our full support of The Shubert Organization's initiative to improve the historic Cort Theatre. Given the current economic realities inflicted on the Broadway industry, it is more important than ever that we rally behind initiatives that will restore vitality back to one of the most important cultural and economic assets of New York City. We ask that progress is made during this public review process, and that referenced matter is approved by all stakeholders. Realizing the fully-restored and expanded Cort Theatre during these difficult times will send a clear message that Broadway and New York City will be back stronger than ever.

In 1928, ATPAM received a charter directly from the American Federation of Labor (AFL) and began its mission of actively and creatively contributing to the success of American theatre. In 1994, with the belief that there is strength in unity, ATPAM overwhelmingly decided to affiliate with the International Alliance of Theatrical and Stage Employees, Moving Picture Technicians, Artists and Allied Crafts of the United States, Its Territories and Canada, AFL-CIO, CLC. (IATSE). By working together with all of organized labor in the entertainment industry, it is our goal to ensure the betterment of the working lives of our members and to collectively give our talent to the magic that is theatre.

ATPAM's membership totals 531 House Managers, Press Agents and Company Managers, while we do represent members all of the country and in Canada, the bulk of our members work in New York City in all of the Broadway theatres and on the staffs of every Broadway show. In 2018-19 those Broadway shows welcomed almost 15 million theatre-goers, contributed \$14.7 billion to the economy of New York City and supported 96,900 jobs.

The rehabilitation of the landmarked Cort Theatre and proposed Annex will significantly increase its commercial viability. Audience members, cast and crew, lighting designers, theatre staff, and anyone else involved in a production will benefit from improvements such as new and ADA accessible audience restrooms, on multiple floors of the Annex; additional lobby space and lounges, bars, and concession stands on multiple floors.

PENELOPE O. DAULTON President DAVID GERSTEN Vice-President RINA L. SALTZMAN Secretary-Treasurer
Union No. 18032, affiliated with IATSE, AFL-CIO, CLC • New York State AFL-CIO • California Labor Federation • Los Angeles County Federation of Labor • IATSE Broadway Council • Chicago Entertainment Industry Labor Council (CEILC) • Coalition of Broadway Unions and Guilds (COBUG) • New York State AFL-CIO Labor Entertainment Industry Committee • Central Labor Councils of New York • Los Angeles • San Francisco

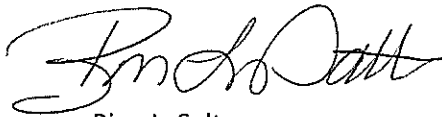
The proposed Annex will include a rehearsal studio, larger ADA friendly dressing rooms to accommodate all performers and theatre staff. The stage area will be air-conditioned allowing for better air circulation, making it a more friendly and comfortable area for actors to practice their craft. Trap space for scenery, enhanced fly floor space, and upgraded electrical capacity will enhance the theatre.

Currently, the Cort Theatre is hampered by deficiencies impacting the theatre-going public experience. It lacks patron amenities such as adequate public restrooms, cramped lobby and box office areas; and accessibility for physically disadvantaged. Accommodations for staff are nearly non-existent. Stage crews and set designers are hampered given the tight backstage and wing spaces. These limitations are a major challenge to the Cort Theatre as a premiere Broadway house.

All of the contemplated improvements to the Cort Theatre are crucial for it to thrive in the future. These improvements will also provide a much better experience for patrons, staff and artists. The Shubert Organization has, for years, been the steward of the legitimate Broadway theatre. It is important we support Shubert, during these critical times, in their effort to bring the Cort Theatre into the 21st century, as a first-class, state-of-the-art theatre and bring back Broadway!

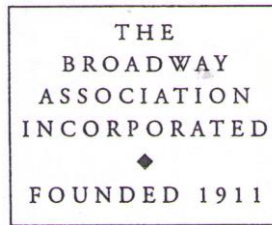
We enthusiastically support this dynamic project that will be a catalyst in reviving Broadway and creating opportunities for all New Yorkers. In that spirit, we urge Community Board 5 and all New Yorkers support this essential project.

Thank you,



Rina L. Saltzman
Secretary-Treasurer
Association of Theatrical Press Agents and Managers

cc: Hon. Gale Brewer, Manhattan Borough President
Hon. Marissa Lago, Member, City Council
Hon. Corey Johnson, Speaker, City Council
Hon. Keith Powers, Member, City Council
Raju Mann, Land Use Director, City Council
Edith Hsu Chen, Director, Manhattan Office, Department of City Planning
Kim Rodney, Assistant District Manager, Community Board 5
Julio Peterson, Vice President of Real Estate, The Shubert Organization, Inc.
Paul Selver, Partner and Co-Chair Land Use, Kramer Levin Naftalis & Frankel LLP



OFFICERS

October 5, 2020

Chairman Emeritus

DENNIS D. SWANSON

Vikki Barbero

Chair, Community Board 5

-and-

Layla Law-Gisiko

Chair, Land Use, Housing and Zoning Committee

Chairman

CRISTYNE L. NICHOLAS

Community Board 5

450 Seventh Avenue

New York, NY 10123

Treasurer

CHARLOTTE ST. MARTIN

Re: Application Nos. 200123ZSM, 200124ZRM Theatre Rehabilitation Bonus

Secretary

BARBARA VON BORSTEL

To Honorable Members of Community Board Number 5,

Vice Chairmen

JEFFREY GURAL

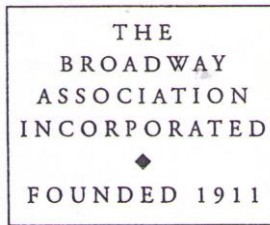
TIM TOMPKINS

On behalf of The Broadway Association, I write to express our full support of The Shubert Organization's initiative to improve the historic Cort Theatre. Given the current economic realities inflicted on the Broadway industry, it is more important than ever that we rally behind initiatives that will restore vitality back to one of the most important cultural and economic assets of New York City. We ask that progress is made during this public review process, and that the referenced matter is approved by all stakeholders. Realizing the fully-restored and expanded Cort Theatre during these difficult times will send a clear message that Broadway and New York City will be back stronger than ever.

The Broadway Association, entering into its 110th year, is devoted to the cultural and economic betterment of Midtown West, which comprises the Broadway Theater District. Our members include property owners, hotels, advertisers, unions, civic associations, theater companies, developers, banks, law firms, airlines and publishers. The Association works together with other civic, cultural and business organizations to foster a climate that has ushered in the development renaissance within the community and also serve as a resource of support during these unprecedented times.

The rehabilitation of the landmarked Cort Theatre and proposed Annex will significantly increase its commercial viability. Audience members, cast and crew, lighting designers, theatre staff, and anyone else involved in a production will benefit from improvements such as new and ADA accessible audience restrooms, on multiple floors of the Annex; additional lobby space and lounges, bars, and concession stands on multiple floors. The proposed Annex will include a rehearsal studio, larger ADA friendly dressing rooms to accommodate all performers and theatre staff. The stage area will be air-conditioned allowing for better air circulation, making it a more friendly and comfortable area for actors to practice their craft. Trap space for scenery, enhanced fly floor space, and upgraded electrical capacity will enhance the theatre.

Currently, the Cort Theatre is hampered by deficiencies impacting the theatre-going public experience. It lacks patron amenities such as adequate public restrooms, cramped lobby and box office areas; accessibility for physically disadvantaged. Accommodations for staff are nearly non-existent. Stage crews and set designers are hampered given the



OFFICERS

Chairman Emeritus

DENNIS D. SWANSON

Chairman

CRISTYNE L. NICHOLAS

Treasurer

CHARLOTTE ST. MARTIN

Secretary

BARBARA VON BORSTEL

Vice Chairmen

JEFFREY GURAL

TIM TOMPKINS

tight backstage and wing spaces. These limitations are a major challenge to the Cort Theatre as a premiere Broadway house.

All of the contemplated improvements to the Cort Theatre are crucial for it to thrive in the future. These improvements will also allow for more social distancing for patrons, staff and artists. The Shubert Organization has, for years, been the steward of the legitimate Broadway theatre. It is important we support Shubert, during these critical times, in their effort to bring the Cort Theatre into the 21st century, as a first-class, state-of-the-art theatre and bring back Broadway!

We enthusiastically support this dynamic project that will be a catalyst in reviving Broadway and creating opportunities for all New Yorkers. In that spirit, we urge Community Board 5 and all New Yorkers support this essential project.

Best regards,

Cristyne L. Nicholas, Chair
The Broadway Association

cc: Hon. Gale Brewer, Manhattan Borough President
Hon. Marissa Lago, Commissioner, City Planning Commission
Hon. Corey Johnson, Speaker, City Council
Hon. Keith Powers, Member, City Council
Raju Mann, Land Use Director, City Council
Edith Hsu Chen, Director, Manhattan Office, Department of City Planning
Kim Rodney, Assistant District Manager, Community Board 5
Julio Peterson, Vice President of Real Estate, The Shubert Organization, Inc.
Paul Selver, Partner and Co-Chair Land Use, Kramer Levin Naftalis & Frankel LLP

THE NEW YORK
LANDMARKS
CONSERVANCY

September 30, 2020

Vikki Barbero
Chair
Community Board 5
450 Seventh Avenue
New York, NY 10123

Re: The Cort Theatre, 138-146 West 48th Street, New York
Application Nos. 200123ZSM, 200124ZRM



Dear Chair Barbero,

The Landmarks Conservancy supports this application to improve the Cort Theatre, an individual and interior landmark designed by famed theater architect Thomas Lamb. We were pleased to testify in 2017 at the Landmarks Preservation Commission (LPC) hearing which led to the LPC's approval of the project.

At that time, we noted that the restoration of the Cort's French neo-Classical façade will enhance this institution, and that work at the theater's rich interior will improve fixtures and finishes, bring back the rose and gold color scheme, and revive the glory of the proscenium with its unique art glass detailing.

The new annex is set to provide services and amenities which are considered standard to contemporary theater audiences, such as ADA-accessible restrooms and circulation space; and those which theater productions use, including increased backstage and rehearsal space. The proportions of the façade are in line with those of the theater, and its modest, contemporary details provide an appropriate background to the exquisite landmark. Alterations to the theater's interior in order to integrate the annex are minor and will not deter from its character.

The LPC's designation report refers to the Cort as one of the theaters that "has come to personify American theater; and that its presence helps visually to define the Broadway theater district." This project, coupled with the services that will be available in the annex, will help ensure the Cort's continued survival and success.

The Shubert Organization has always been an excellent steward of its landmarked theaters. We appreciate the continued work on this project during this difficult time. And we value the Shubert Organization's faith in the revival of Broadway and the City.

We urge Community Board 5 to support this project.

Sincerely,



Peg Breen
President



September 30, 2020

Vikki Barbero, Chair
Layla Law-Gisiko, Chair, Land Use, Housing and Zoning Committee
Community Board 5
450 Seventh Avenue
New York, NY 10123

Re: Application Nos. 200123ZSM, 200124ZRM
Theatre Rehabilitation Bonus

Dear Honorable Members of Community Board Number 5:

On behalf of the Partnership for New York City, I write to urge you to approve The Shubert Organization's application to rehabilitate the Cort Theatre. The Partnership represents private sector employers of more than 1 million New Yorkers. We work together with government, labor and the nonprofit sector to maintain the city's position as the preeminent global center of commerce, innovation and economic opportunity.

The COVID-19 pandemic has devastated New York City's theater industry. It is most hopeful that Shubert is making a private investment in the future of theater with the Cort project. Broadway is a critical part of the city's cultural scene and tourism economy. Your support for the Cort Theatre improvements will demonstrate the commitment to the performing arts and artists that all New Yorkers share.

The Cort Theatre currently faces a variety of challenges that that make it difficult to accommodate audiences such as a lack of accessibility for the mobility impaired, minimal restrooms and inadequate spaces for administrative functions and performers. The expansion and rehabilitation project is necessary for the Cort Theatre to remain viable.

We hope Community Board 5 will quickly approve this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kathryn Wylde'.

Kathryn Wylde
President & CEO

cc: Hon. Gale Brewer, Manhattan Borough President
Hon. Corey Johnson, Speaker, City Council

Hon. Keith Powers, Member, City Council
Raju Mann, Director of Land Use, City Council
Hon. Marissa Lago, Chair, City Planning Commission
Edith Hsu-Chen, Director, Manhattan Office, Department of City Planning
Kim Rodney, Assistant District Manager, Community Board 5
Julio Peterson, Vice President of Real Estate, The Shubert Organization, Inc.
Paul Selver, Partner and Co-Chair, Land Use, Kramer Levin Naftalis & Frankel LLP

From: [Julio Peterson](#)
To: [Laura Colacurcio](#)
Cc: [Land Use Testimony](#); [Melva Miller](#)
Subject: Re: ABNY Written Testimony Submitted to City Council Subcommittee on Zoning & Franchises
Date: Wednesday, January 6, 2021 12:17:31 PM
Attachments: [Outlook-vc5bj3t2.png](#)
[Outlook-pxwimgr.png](#)
[Outlook-5smrku0k.png](#)
[Outlook-i13oh1qt.png](#)

Hello Laurie,

This is fine. I wanted to alert you that the Hotel Trades Council has decided to oppose the project given that the air rights generated, per the ULURP application, will be utilized by a non-union hotel. Let me know if we need to discuss. Thanks
Julio

Julio Peterson
Vice President of Real Estate
The Shubert Organization, Inc.



234 West 44th Street
7th Floor
New York, NY 10036
212-944-4522
juliop@shubertorg.com

On Jan 6, 2021, at 12:13 PM, Laura Colacurcio <lcolacurcio@abny.org> wrote:

Good afternoon,

Please find the attached written testimony from the Association for a Better New York (ABNY) submitted to the City Council Subcommittee on Zoning and Franchises for the January 7, 2021 public hearing regarding the Cort Theatre rehabilitation and expansion project.

Please feel welcome to contact us with any questions.

Respectfully,
Laura Colacurcio

Laura Colacurcio
Vice President
212-370-5802
<[Outlook-vc5bj3t2.png](#)>

www.abny.org
@ABetterNY

[<Outlook-rxxwimgr.png>](#)

[<Outlook-5smrku0k.png>](#)

[<Outlook-j13oh1qt.png>](#)

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

<ABNY Written Testimony to City Council Subcommittee on Zoning and Franchises Regarding Cort Theatre.pdf>

THE PUBLIC.

October 7, 2020

Vikki Barbero
Chair, Community Board 5
-and-
Layla Law-Gisiko
Chair, Land Use, Housing and Zoning Committee
Community Board 5
450 Seventh Avenue
New York, NY 10123

Re: Application Nos. 200123ZSM, 200124ZRM
Theatre Rehabilitation Bonus

To: Honorable Members of Community Board Number 5

On behalf of The Public Theater, I write to express our full support of The Shubert Organization's initiative to improve the historic Cort Theatre. Given the current economic realities inflicted on the Broadway industry, it is more important than ever that we rally behind initiatives that will restore vitality back to one of the most important cultural and economic assets of New York City. We ask that progress is made during this public review process, and that the referenced matter is approved by all stakeholders. Realizing the fully-restored and expanded Cort Theatre during these difficult times will send a clear message that Broadway and New York City will be back stronger than ever.

The Shubert Organization's Foundation has been a long time supporter of The Public Theater and their donations have enabled The Public to expand its work to better serve all New Yorkers from across the five boroughs and continue its mission to be artist-driven, radically inclusive, and fundamentally democratic producing new plays and musical that serve audiences downtown on Lafayette Street, uptown at the Delacorte, throughout the five boroughs and once every few years - on Broadway. The Shubert Foundation's support this year during this deeply challenging moment provides critical support for our staff, artists, audiences, and communities as we navigate a new world wrought by COVID-19. As our isolated audiences look to theater as a space to make sense of the world, we aim to act as a light through the darkness - and because of the Shubert Foundation and many other donors, we can continue to act as a beacon of connection, joy, and inspiration.

The rehabilitation of the landmarked Cort Theatre and proposed Annex will not only support the theater industry, it will also correct deficiencies impacting the theatre-going public experience. The current theater lacks patron amenities such as adequate public restrooms, accessibility for people with disabilities, and space for staff to work and to effectively load in and out productions. As theater operators we are keenly aware of these challenges these deficiencies request and the importance of addressing them.

We enthusiastically support this dynamic project that will be a catalyst in reviving Broadway and creating opportunities for all New Yorkers. In that spirit, we urge Community Board 5 and all New Yorkers support this essential project.

Thank you,

A handwritten signature in black ink, appearing to read 'Patrick Willingham', with a long horizontal stroke extending to the right.

Patrick Willingham

Executive Director, The Public Theater

cc: Hon. Gale Brewer, Manhattan Borough President
Hon. Marissa Lago, Member, City Council
Hon. Corey Johnson, Speaker, City Council
Hon. Keith Powers, Member, City Council
Raju Mann, Land Use Director, City Council
Edith Hsu Chen, Director, Manhattan Office, Department of City Planning
Kim Rodney, Assistant District Manager, Community Board 5
Julio Peterson, Vice President of Real Estate, The Shubert Organization, Inc.
Paul Selver, Partner and Co-Chair Land Use, Kramer Levin Naftalis & Frankel LLP



October 5, 2020

Vikki Barbero
Chair, Community Board 5

Layla Law-Gisiko
Chair, Land Use, Housing and Zoning Committee
Community Board 5
450 Seventh Avenue
New York, NY 10123

Re: Application Nos. 200123ZSM, 200124ZRM
Theatre Rehabilitation Bonus

Dear Members of Community Board Number 5,

On behalf of the Times Square Alliance, I write to express our full support of The Shubert Organization's initiative to improve the historic Cort Theatre. Given the economic decimation both Broadway and Times Square are experiencing (Noted in the October 3 Wall Street Journal front-page story "Covid Broke Times Square / Neighborhood is feeling full force of New York downturn," it is more important than ever to support initiatives that will restore vitality back to one of the most important cultural and economic assets of New York City. We ask that progress be made during this public review process, and that the above application be approved by all stakeholders. Realizing a fully-restored and expanded Cort Theatre during these difficult times will send a clear message that Broadway and New York City will be back stronger than ever. Apart from that, this will allow for a long-desired upgrade of a historic theater to proceed, something that is valuable for its own sake.

TIMES
SQUARE
ALLIANCE

Founded in 1992, The Times Square Alliance works to improve and promote Times Square - cultivating the creativity, energy and edge that have made the area an icon of entertainment, culture and urban life for over a century. Sustaining the Broadway Industry is an essential part of this work and it would be remiss of us not to support The Shubert Organization's initiative, especially given the enormous challenges the industry faces amidst the pandemic. While Times Square is only 0.1% of New York City's land area, it is responsible for 15% of the City's economic output. An investment in Times Square's most iconic asset - Broadway - is an investment in the City at large and will provide a much needed signal that we are working to make Times Square as safe and comfortable as can be for the visitors and theatregoers that keep our, and thus the City's, economy going.

The rehabilitation of the landmarked Cort Theatre and proposed Annex will significantly increase its commercial viability. Audience members, cast and crew, lighting designers, theatre staff, and anyone else involved in a production will benefit from improvements such as new


and ADA accessible audience restrooms, on multiple floors of the Annex; additional lobby space and lounges, bars, and concession stands on multiple floors. The proposed Annex will include a rehearsal studio, larger ADA friendly dressing rooms to accommodate all performers and theatre staff. The stage area will be air-conditioned allowing for better air circulation, making it a more friendly and comfortable area for actors to practice their craft. Trap space for scenery, enhanced fly floor space, and upgraded electrical capacity will enhance the theatre. Currently, the Cort Theatre is hampered by deficiencies impacting the theatre-going public experience. It lacks patron amenities such as adequate public restrooms, cramped lobby and box office areas; accessibility for physically disadvantaged. Accommodations for staff are nearly non-existent. Stage crews and set designers are hampered given the tight backstage and wing spaces. These limitations are a major challenge to the Cort Theatre as a premiere Broadway house. In short, these improvements will allow for more social distancing for patrons, staff and artists.

All of the contemplated improvements to the Cort Theatre are crucial for it to thrive in the future. The Shubert Organization has, for years, been the steward of the legitimate Broadway theatre. It is important we support Shubert, during these critical times, in their effort to bring the Cort Theatre into the 21st century, as a first-class, state-of-the-art theatre and bring back Broadway.

We enthusiastically support this dynamic project that will be a catalyst in reviving Broadway and creating opportunities for all New Yorkers. In that spirit, we urge Community Board 5 and all New Yorkers support this essential project.

Thank you for your consideration, and thank you for all of the great work you do for the neighborhood.

Sincerely,

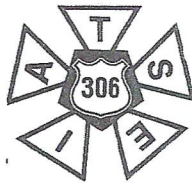


Tim Tompkins
President

cc: Hon. Gale Brewer, Manhattan Borough President
Hon. Marissa Lago, Member, City Council
Hon. Corey Johnson, Speaker, City Council
Hon. Keith Powers, Member, City Council
Raju Mann, Land Use Director, City Council
Edith Hsu Chen, Director, Manhattan Office, Department of City Planning
Kim Rodney, Assistant District Manager, Community Board 5
Julio Peterson, Vice President of Real Estate, The Shubert Organization, Inc.
Paul Selver, Partner and Co-Chair Land Use, Kramer Levin Naftalis & Frankel LLP

Union Local 306

MOTION PICTURE PROJECTIONISTS,
VIDEO TECHNICIANS, THEATRICAL EMPLOYEES,
ALLIED CRAFTS



545 West 45th Street, 2nd Floor
New York, N.Y. 10036
Phone: (212) 956-1306
Theatrical: (212) 956-0366
Fax: (212) 956-9306
Website: www.local306.org

INTERNATIONAL ALLIANCE OF THE THEATRICAL STAGE EMPLOYEES, MOVING PICTURE TECHNICIANS, ARTISTS AND ALLIED CRAFTS
OF THE UNITED STATES ITS TERRITORIES AND CANADA AFL-CIO-CLC

RITA RUSSELL
President

MICHAEL FEWX
Business Representative
Projection

CAROLBOKUN
Business Representative
Theatrical

JOHN SEID
Secretary - Treasurer

September 29, 2020

Vikki Barbero
Chair, Community Board 5
-and-
Layla Law-Gisiko
Chair, Land Use, Housing and Zoning Committee
Community Board 5
450 Seventh Avenue
New York, NY 10123

Re: Application Nos. 200123ZSM, 200124ZRM
Theatre Rehabilitation Bonus

To: Honorable Members of Community Board Number 5

On behalf of ORGANIZATION, I write to express our full support of The Shubert Organization's initiative to improve the historic Cort Theatre. Given the current economic realities inflicted on the Broadway industry, it is more important than ever that we rally behind initiatives that will restore vitality back to one of the most important cultural and economic assets of New York City. We ask that progress is made during this public review process, and that referenced matter is approved by all stakeholders. Realizing the fully-restored and expanded Cort Theatre during these difficult times will send a clear message that Broadway and New York City will be back stronger than ever.

Local 306 IATSE was originally organized in 1913. As a Local we provide quality service to all Patrons who come to see Broadway Shows. We have been a Union of Ushers, Ticket Takers and Backstage Doorpersons for over a 100 years. We have over 850 people who work on Broadway in every Theatre on Broadway. A very long time of meeting and graciously greeting Patrons who come to see our shows.

As you are well aware the Broadway Community is suffering during this COVID pandemic. But not only the Theatres and fellow Unions, the small guys too. The neighborhood restaurants who work together with us always. The tourist shops, all the shops that cover the immediate Broadway area. The Broadway Community is PROUD to consider ourselves ONE big family. Local 306 is sure that you are well aware that Broadway alone bring at least 2 Billion dollars into this city each year not to mention hundreds of thousands of visitors to our city each year. We are a vital piece of the finance of New York City. The Cort Theatre is one of those Vital Theatres.

Wouldn't it be great if a new show coming into this city can be Proud to say "We were the FIRST SHOW to be in the newly renovated Cort Theatre". We think that would be a great pull to get people and shows back when we can. Now is the Time to do this. It will create Union jobs and other jobs which is what we all want.

The rehabilitation of the landmarked Cort Theatre and proposed Annex will significantly increase its commercial viability. Audience members, cast and crew, lighting designers, theatre staff, and anyone else involved in a production will benefit from improvements such as new and ADA accessible audience restrooms, on multiple floors of the Annex; additional lobby space and lounges, bars, and concession stands on multiple floors. The proposed Annex will include a rehearsal studio, larger ADA friendly dressing rooms to accommodate all performers and theatre staff. The stage area will be air-conditioned allowing for better air circulation, making it a more friendly and comfortable area for actors to practice their craft. Trap space for scenery, enhanced fly floor space, and upgraded electrical capacity will enhance the theatre.

Currently, the Cort Theatre is hampered by deficiencies impacting the theatre-going public experience. It lacks patron amenities such as adequate public restrooms, cramped lobby and box office areas; and accessibility for physically disadvantaged. Accommodations for staff are nearly non-existent. Stage crews and set designers are hampered given the tight backstage and wing spaces. These limitations are a major challenge to the Cort Theatre as a premiere Broadway house.

All of the contemplated improvements to the Cort Theatre are crucial for it to thrive in the future. These improvements will also provide a much better experience for patrons, staff and artists. The Shubert Organization has, for years, been the steward of the legitimate Broadway theatre. It is important we support Shubert, during these critical times, in their effort to bring the Cort Theatre into the 21st century, as a first-class, state-of-the-art theatre and bring back Broadway!

We enthusiastically support this dynamic project that will be a catalyst in reviving Broadway and creating opportunities for all New Yorkers. In that spirit, we urge Community Board 5 and all New Yorkers support this essential project.

Thank you,

Carol Bokun

Title

Local 306 Business Representative

cc: Hon. Gale Brewer, Manhattan Borough President
Hon. Marissa Lago, Member, City Council
Hon. Corey Johnson, Speaker, City Council
Hon. Keith Powers, Member, City Council
Raju Mann, Land Use Director, City Council
Edith Hsu Chen, Director, Manhattan Office, Department of City Planning
Kim Rodney, Assistant District Manager, Community Board 5
Julio Peterson, Vice President of Real Estate, The Shubert Organization, Inc.
Paul Selver, Partner and Co-Chair Land Use, Kramer Levin Naftalis & Frankel LLP

TREASURERS AND TICKET SELLERS UNION LOCAL 751

I.A.T.S.E. AFL-CIO

1430 BROADWAY, 8TH FLOOR, NEW YORK, NY 10018

Tel: 212-302-7300 Fax: 212-944-8687



LAWRENCE PAONE
President

FRED SANTORE
Vice President

NANCY PALMADESSA
Secretary-Treasurer
Business Agent

Affiliated With:

New York City Central Labor Council
New York State AFL-CIO
District 10 (NY/NY) I.A.T.S.E. & M.P.M.O.
Long Island Federation of Labor

October 6, 2020

Vikki Barbero
Chair, Community Board 5
-and-
Layla Law-Gisiko
Chair, Land Use, Housing and Zoning Committee
Community Board 5
450 Seventh Avenue
New York, NY 10123

Re: Application Nos. 200123ZSM, 200124ZRM
Theatre Rehabilitation Bonus

To: Honorable Members of Community Board Number 5

On behalf of Treasurers and Ticket Sellers Union, Local 751, I.A.T.S.E., I write to express our full support of The Shubert Organization's initiative to improve the historic Cort Theatre. Given the current economic realities inflicted on the Broadway industry, it is more important than ever that we rally behind initiatives that will restore vitality to one of the most important cultural and economic assets of New York City. We ask that progress is made during this public review process, and that referenced matter is approved by all stakeholders. Realizing the fully restored and expanded Cort Theatre during these difficult times will send a clear message that Broadway and New York City will be back stronger than ever.

The Treasurers & Ticket Sellers Union was organized on August 28, 1939. Two years later, the International Alliance of Theatrical Stage Employees and Moving Picture Machine Operators of the United States and Canada, granted a charter to Treasurers & Ticket Sellers, officially designating the Union as Local 751, I.A.T.S.E.

Local 751 represents qualified and professional Box Office personnel within the jurisdiction of New York City. The 500 women and men of the Treasurers & Ticket Sellers Union work in the Box Offices of over 60 venues. From its inception, the Union has worked closely with venue

owners and producers, thus enabling management to avail itself of the expert workforce that is Local 751.

The rehabilitation of the landmarked Cort Theatre and proposed Annex will significantly increase its commercial viability. Audience members, cast and crew, lighting designers, theatre staff, and anyone else involved in a production will benefit from improvements such as new and ADA accessible audience restrooms, on multiple floors of the Annex; additional lobby space and lounges, bars, and concession stands on multiple floors. The proposed Annex will include a rehearsal studio, larger ADA friendly dressing rooms to accommodate all performers and theatre staff. The stage area will be air-conditioned allowing for better air circulation, making it a more friendly and comfortable area for actors to practice their craft. Trap space for scenery, enhanced fly floor space, and upgraded electrical capacity will enhance the theatre.

Currently, the Cort Theatre is hampered by deficiencies impacting the theatre-going public experience. It lacks patron amenities such as adequate public restrooms, cramped lobby and box office areas; and accessibility for physically disadvantaged. Accommodations for staff are nearly non-existent. Stage crews and set designers are hampered given the tight backstage and wing spaces. These limitations are a major challenge to the Cort Theatre as a premiere Broadway house.

All of the contemplated improvements to the Cort Theatre are crucial for it to thrive in the future. These improvements will also provide a much better experience for patrons, staff and artists. The Shubert Organization has, for years, been the steward of the legitimate Broadway theatre. It is important we support Shubert, during these critical times, in their effort to bring the Cort Theatre into the 21st century, as a first-class, state-of-the-art theatre and bring back Broadway!

We enthusiastically support this dynamic project that will be a catalyst in reviving Broadway and creating opportunities for all New Yorkers. In that spirit, we urge Community Board 5 and all New Yorkers support this essential project.

Thank you,



Lawrence Paone
President

cc: Hon. Gale Brewer, Manhattan Borough President
Hon. Marissa Lago, Member, City Council
Hon. Corey Johnson, Speaker, City Council
Hon. Keith Powers, Member, City Council
Raju Mann, Land Use Director, City Council
Edith Hsu Chen, Director, Manhattan Office, Department of City Planning
Kim Rodney, Assistant District Manager, Community Board 5
Julio Peterson, Vice President of Real Estate, The Shubert Organization, Inc.
Paul Selver, Partner and Co-Chair Land Use, Kramer Levin Naftalis & Frankel LLP



**WRITTEN TESTIMONY FROM THE ASSOCIATION FOR A BETTER NEW YORK
SUBMITTED TO THE CITY COUNCIL SUBCOMMITTEE ON ZONING AND FRANCHISES REGARDING
THE CORT THEATRE REHABILITATION & EXPANSION PROJECT**

For January 7, 2021

Thank you for the opportunity to submit written testimony on behalf of the Association for a Better New York (ABNY). My name is Melva M. Miller, and I am the Chief Executive Officer of ABNY.

ABNY is a nonprofit organization dedicated to the healthy growth and renewal of New York City's people, businesses, and communities. We are a nearly 50-year-old civic organization representing corporations, nonprofits, unions, government authorities, and educational, cultural, and health institutions. We strive to promote connections between the public and private sectors to make New York City a better place to live, work, and visit for all.

I submit this testimony to express support of The Shubert Organization's initiative to improve the historic Cort Theatre. The proposed investment during a time of economic uncertainty shows a clear commitment to New York City and to the Broadway community to help restore and revitalize an industry that is one of the most important cultural and economic assets of our city. The improvements proposed would immediately transform Cort Theatre into a comfortable, modern theatre for both patrons and performers, allowing it to remain commercially viable.

Currently, Cort Theatre is hampered by deficiencies impacting the theatre-going public experience. It lacks patron amenities such as adequate public restrooms, cramped lobby and box office areas, and critically, lacks accessibility. As a result of the proposed rehabilitation, audience members, performers, production crew, lighting designers, theatre staff, and all involved in a production will benefit from improvements such as new and ADA-accessible audience restrooms and additional lobby space and lounges, bars, and concession stands. The proposed Annex will also include a rehearsal studio and larger ADA-friendly dressing rooms. The stage area will be air-conditioned allowing for better air circulation, making it a more comfortable area for actors to practice their craft. Trap space for scenery, improved fly floor space, and upgraded electrical capacity will enhance the Theatre.

Importantly, the design of the Annex would appropriately reference the existing Cort Theatre building in its proportions and materials, while employing a clean, modern design aesthetic so as not to dominate or conflict with the existing building. The Annex's incorporation of enhanced Theatre signage and transparent façade elements would help communicate the vibrancy of the theater experience to the public.

All of the contemplated improvements to Cort Theatre are crucial for it to thrive in the future. These improvements also will allow for more social distancing for patrons, staff, and artists. The Shubert Organization has, for years, been a steward of Broadway theatre. We support this dynamic project to catalyze Broadway's revitalization and to create opportunities for all New Yorkers. In that spirit, we urge you to support this essential project.

Thank you so much for your time.



Testimony of the Partnership for New York City

**New York City Council
Subcommittee on Zoning & Franchises**

Cort Theatre

January 7, 2021

Thank you Chair Moya and members of the committee for the opportunity to testify in support of the Cort Theatre project. The Partnership for New York City represents private sector employers of more than 1 million New Yorkers. We work together with government, labor and the nonprofit sector to maintain the city's position as the preeminent global center of commerce, innovation and economic opportunity.

The COVID-19 pandemic has devastated New York City's theater industry. It is most hopeful that Shubert is making a private investment in the future of theater with the Cort project. Broadway is a critical part of the city's cultural scene and tourism economy. The Council's support for the Cort Theatre improvements will demonstrate the commitment to the performing arts and artists that all New Yorkers share.

The Cort Theatre currently faces a variety of challenges that that make it difficult to accommodate audiences such as a lack of accessibility for the mobility impaired, minimal restrooms and inadequate spaces for administrative functions and performers. The expansion and rehabilitation project is necessary for the Cort Theatre to remain viable.

We hope the Council will allow the Cort Theatre to move forward with these critical improvements.

Thank you.



Dear Chair Moya and members of the Subcommittee,

My name is Tom Harris, and I am the Acting President and Chief Operating Officer of the Times Square Alliance. On behalf of the Alliance, I am writing to express our full support of the Cort Theatre Rehabilitation & Expansion project. The Shubert Organization's initiative to improve this historic theater would be a highly worthwhile venture in normal times; against the backdrop of a sustained Broadway shutdown and a citywide economic slump, this project is crucial. The Times Square Alliance believes it is more important than ever to support initiatives that will restore the vitality of the Broadway industry, one of the most important cultural and economic assets of New York City. The restoration and expansion of the Cort Theatre during these difficult times will result in an enhanced experience that is consistent with the international reputation of the Broadway district as well as send a clear message that Broadway and New York City will be back stronger than ever.



Founded in 1992, The Times Square Alliance works to improve and promote Times Square - cultivating the creativity, energy and edge that have made the area an icon of entertainment, culture and urban life for over a century. Sustaining the Broadway industry is an essential part of this work. While Times Square is only 0.1% of New York City's land area, our neighborhood is responsible for 15% of the City's economic output. An investment in Times Square's most iconic asset—Broadway—is an investment in the City at large. This project will provide a much-needed signal that New York City is committed to making the Theatre District safe and comfortable for the visitors and theatergoers that drive our neighborhood's, and thus the City's, economy.

Currently, the Cort Theatre is hampered by deficiencies that severely impact the experience of theatergoers and theatre professionals alike. These limitations are a major challenge to the Cort Theatre as a premiere Broadway house. The theatre lacks patron amenities such as ADA-compliant public restrooms and sufficient space in lobby and box office areas, presenting, among other issues, severe barriers to effective social distancing. Accommodations for staff are similarly substandard, and stage crews and set designers are hampered due to tight backstage and wing spaces. The proposed improvements, such as new ADA-accessible audience restrooms and additional lobby space, lounges, bars, and concession stands on multiple floors, will directly benefit audience members, cast and crew members, and anyone else involved in the Broadway industry. Other proposed changes, such as air-conditioning for the stage area, larger ADA-friendly dressing rooms, and increased trap space for scenery, will both enhance the theatre and allow for more social distancing among patrons, staff and artists.



All of the proposed improvements to the Cort Theatre are crucial for the long-term success of the theatre. At this critical juncture for the City's economy, it is vital that we support The Shubert Organization in their effort to bring the Cort Theatre into the 21st century as a first-class, state-of-the-art theatre. We enthusiastically support this dynamic project that will be a catalyst in reviving Broadway and creating opportunities for all New Yorkers. In that spirit, we urge the City Council to support this essential project.

Thank you for your time.

Sincerely,

Tom Harris
Acting President and COO, Times Square Alliance

