

EXHIBIT A

Joyce Theater International Center for Dance – Preliminary Program Requirements

Principles

The International Center for Dance will be a welcoming, vibrant, day and night operation with community and school programs, artist residencies, lectures, and open rehearsals. The center will feature first rate local, national, and international dance companies representing the wide spectrum of the dance world.

Physical Program Summary

- Theater and Support
 - 1,000 seat proscenium theater which can accommodate medium to large scale dance works in an intimate setting, with excellent sitelines
 - fully equipped with orchestra pit, and fly tower, stage level cross over
 - lighting, sound, projection, and photography, and followspot booths
 - Backstage and support spaces
 - Performer accommodations
 - 3 star dressing rooms with toilets and showers
 - 2 four-person dressing rooms with toilets and showers
 - 2 six-person dressing rooms with toilets and showers
 - 2 sixteen-person chorus dressing rooms with toilets and showers
 - Performer support/work areas
 - Performers lounge
 - Physical therapy room
 - Wardrobe room including laundry facilities
 - Wigs and make-up room
 - Warm-up studio
 - Visiting company manager office
 - Staff accommodations
 - Production office
 - Receiving and storage
 - Stage Loading dock for up to 2-55' semi's
 - Tool, road-box, paint, lighting, A/V, piano, dance floor, and general storage areas.
 - Building services
 - Stage door lobby and security desk
- Public Spaces and Amenities
 - Lobby at street level, with restrooms and coat room, and concession stand
 - Box office and foyer

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- 3 Donor's suites
- special event spaces
- Community meeting room/classroom
- Café for artists and the public
- Gift shop
- Classroom and Rehearsal Space(s)
 - ground floor 35' x 45' rehearsal studio visible to pedestrians
 - one 50' x 70' rehearsal studio
 - two 40' x 50' rehearsal studios
 - Pilates Studio
- Programming to include afternoon open rehearsals of works in progress, Dance Talks series (informal conversations with artists using video and movement demonstrations)
- Administrative Offices for 24 staff members

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Signature Theatre Center – Preliminary Program Requirements

Principles

Signature Center will host a broad array of programming initiatives. The thoughtful design of the Signature Center will allow artists and audiences to experience performances in unparalleled intimacy and comfort. Signature will invite other theatre companies to utilize all spaces. In addition to theatrical presentations (Signature Theatre's Master Playwrights, Emerging Playwrights, and World Premiere Programs), the spaces will host other collaborative programming including a range of dance forms and styles, solo music performances or concerts, and film festivals and screenings, offering exciting new opportunities for designers, directors, actors, dancers, choreographers, composers, and musicians from all over the world.

Physical Program Summary

- Theaters (3) and Support
 - 499 seats
 - showcase theatre
 - will host large-scale theatrical productions (approximately 95,000 audience members each season)
 - space will also host other events and organizations
 - intimacy must be retained
 - fly tour
 - 299 seats
 - will host theatrical productions, music, dance and film presentations (approximately 57,000 audience members each season)
 - space will also host other events and organizations
 - fly tour
 - 99-199 seats
 - flexible space with modular construction allowing various seating configurations from 99 to 199 seats.
 - will host 3 Signature productions (approximately 38,000 audience members each season)
 - space may also host other events and organizations, still to be determined
 - storage for seats, depending on seating configuration
 - Backstage and support spaces
 - scenic, electrics, costume, and properties workshops
 - dressing rooms
 - green rooms
 - storage space

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- Restrooms on all levels
- Public Spaces and Amenities
 - Lobby at street level encompasses a café, bookstore, box office, restrooms, comfortable seating for guests, and galleries with dedicated space for information on the Signature's history, writers and productions
 - *Café*
 - Contains a small platform for readings of plays, poetry, and works for children in addition to music performances
 - Contains a full service commercial kitchen
 - *Bookstore*
 - Contains a small stage for programming readings of plays, poetry, and works for children
 - Contains special sections that will reflect guest programming in the space such as a film selection for the Tribeca Film Festival
 - *Galleries*
 - Contains displays reflecting Signature's history, writers and productions
 - Installations will be located in the lobby and café
 - Lounges and Special Event Space
 - Special VIP lounges adjoining the theatres
 - Special event space within the facility
 - Equipped with a full kitchen
 - Is envisioned to occupy the top floor of the facility, where it will adjoin a terrace overlooking the plaza
- 3 Studios and Adjoining Classrooms
 - Space for rehearsal and performance
 - Home to expanded educational initiatives
 - Will be made available to the community for rehearsals, performances, classes, business seminars and special events
- Administrative offices with room to accommodate future program expansion

Additional Considerations:

Trap/Fly

Marquee and signage

Security facility

Mechanical spaces

Loading

Storage

IT and AV support spaces

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The International Freedom Center – Preliminary Program Requirements

Principles

The International Freedom Center will feature exhibitions centered around humankind's enduring quest for freedom. This world-class cultural institution will include rotating exhibits from around the country and around the world, drawing upon collaborations with various organizations. The Center will be an educational resource for the city, the country and the world and will strive to educate and inspire visitors and engage them as active, informed citizens.

Physical Program Summary

- Programmable Spaces
 - Exhibit space/galleries
 - Featuring rotating exhibits and exhibit modules on a) the historic roots of freedom; b) New York City and the United States (could be one or two modules); and c) an International module or modules, to serve as a “hub” for rotating freedom exhibits imported from historic site museums around the world, such as the Gulag Museum at Perm-36 in Russia, the District Six Museum in South Africa, and other members of the International Coalition of Historic Site Museums of Conscience.
 - 400-500-seat multi-purpose auditorium/theater
 - for museum and community. To be used for the introduction (film or other) to the Museum, Symposiums, Lectures, Debates, Performances, Screenings, Film Festivals, Conferences, Town Hall meetings, and Cultural uses by community and city cultural institutions.
 - 150-200-seat multi-purpose theater
- Public Spaces and Amenities
 - Lobby and atrium at street level
 - A Place of Contemplation
 - Multi-purpose presentation space used for public purposes, such as swearing-in of new citizens, and public ceremonies and receptions.
 - Café
 - Reception space
 - Bookstore
 - Museum Shop
- Television and radio broadcast studios/screening rooms
- Classrooms
- Administrative Offices

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The Drawing Center – Preliminary Program Requirements

Principles

The Drawing Center is a content-focused and mission-driven institution that expects to retain its accessible or “storefront” character and expects its building/architecture to serve the unique way it exhibits works on paper. The physical orientation of the building should assure a collection of powerful but intimate spaces for public assembly, for viewing of drawings, and for natural light being an important but never destructive element in relation to the works on paper. As an art incubator, The Drawing Center wishes to remain a gravitational force for artists and a platform for production.

Physical Program Summary

To create a dynamic and meaningful relationship of The Drawing Center’s building to the street, to the garden of the memorial site, and to the other cultural institutions. This relationship should inform an understanding of the mission and help create the right mix of contemplative, experimental, quiet, and interactive spaces.

It will be necessary to find solutions to The Drawing Center’s exhibition program of presenting and juxtaposing many modes of drawing (such as exhibiting historical and contemporary drawings from different generations and diverse cultures); in other words, to creatively respond to this layered and timeless experience. Besides the design of gallery spaces, it will be necessary to seamlessly integrate the other essential parts of the mission, such as the Viewing Program (with Slide Registry and Files), the Education Program (with learning spaces), the Publication Program (with library/bookshop), and the Public Programs. Our space needs amount to a minimum of 35,000 sq. feet (not including the eventual shared spaces)—a preliminary number that will be subject to change following discussion and analysis during the planning phase.

- Galleries and Support
 - Up to 10 gallery spaces for changing exhibitions of historical and contemporary drawings, including a drawing cabinet, social and experimental spaces, project rooms, and a gallery space for a new initiative to bring world-class fine art together with their related drawings showing the artist’s creative process
 - State of the art loading, receiving, and paper-conservation areas
 - Off-gallery staging area
- Other dedicated programming spaces (under consideration)
 - Assembly space for public programs
 - Space for Viewing Program (with Slide Registry and Files)
 - Space for Publication programs
 - Library
 - Bookstore
 - Learning spaces
 - Education programs, including classes and hands-on drawing activities

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- Public Spaces and Amenities
 - Lobby and exhibition spaces at street level
 - Special events
 - Café
 - Lounge
- Administrative offices