

200602 NCTC special use permit

Over the next several years, NCTC intends to occupy approximately 11,000 square feet of 136 Day Street and convert it to a self-contained children's theater.

This will be done in phases.

Phase 1 (see attachment **A-1 NCTC Phases 1&2**): We occupy the first 5,000 square feet and convert the space into a lobby/box office area, some offices, open space for classes, and storage. Any performances during this phase would be small events for small crowds (perhaps a few dozen) and we'll create temporary seating.

Phase 2 (see attachment **A-1 NCTC Phases 1&2**): We expand to the 3,000 square feet in the south rear of the building, and build "black box" area, as well as dressing rooms. The black box would serve as rehearsal space and a performance venue for our shows (other than are large school-year musicals). We envision a seating capacity of about 100 for the black box.

Phase 3 (see attachment **A-2 NCTC Phase 3**): We expand again, adding the 3,000 square feet in the north rear of the building. This is where the stage and proscenium/auditorium-style space for our large shows would go. We envision a seating capacity of 250.

The pace of these renovations will depend largely on our ability to resume regular programming and fundraise.

It's important to note that we would not have occasion to use both the performance spaces simultaneously. We do not envision a scenario where we would have overlapping performances that would have 250 people in the larger theater and an additional 100 people in the black box at the same time. Therefore, we estimate our maximum audience attendance at a given moment to be 250.

Note the attachment **Day St Site plan w_parking** shows more than 120 spaces on the property. Additionally, we have a working agreement with the property owner to coordinate with her when holding large shows to ensure adequate parking, memorialized in our lease by this language: "142 Spaces in the full surround of the building will be made available upon request for theater events."

Thank you for your consideration.

Chris DeFrancesco
NCTC Board of Directors
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