

Prologue



Construction News: Features Taking Shape

Every week brings more remarkable progress in the construction of the Benjamin and Marian Schuster Performing Arts Center. After more than 82,000 hours of labor, workers have completed the concrete work for the stage house, orchestra pit, Wintergarden and underground parking garage, giving shape to the project's most prominent facilities.

"When you look at how far the construction has come, it's hard to believe that just one year ago, we were breaking ground," said Peter Horan,

president of Second and Main, Limited. "From the top of the old Lazarus parking garage, you can see how the various elements fit together and just how intimate this 2,300-seat theater will be."

The structural steel for the performing arts center elements is being erected, with topping out slated for fall, according to Gary Millard, project manager for Messer/Danis. This late spring will mark another milestone with the beginning of construction for the office/residential tower.

The view from Second Street looking east. The structural steel is being erected. To the left is the stage house and orchestra pit.

The Condos are Coming!

It will be big. It will be beautiful. And soon it will begin. Construction of the 18-story tower at the Schuster Performing Arts Center — featuring office and residential condominiums — will start within a few weeks.

The completion of concrete work for the underground parking garage and ramps has made it possible for this high-profile phase of the project to move forward. The tower will feature up to 32 residential condominiums on the top nine floors, including two penthouse floors. It also will offer 50,000 square feet of Class A condominium office space.

Floor plans for the residential units are being finalized, according to Second and Main, Limited, president Peter Horan. "A number of

people have previewed the floor-plan options, and they're giving them rave reviews," he said. "We've also hired an interior designer to suggest imaginative and inspiring possibilities for the interior spaces."

A marketing plan for the units is being developed, and Horan anticipates that the sales office will be opened this summer. Units are expected to be ready for occupancy in late 2002.

For more information on the residential and office spaces, please contact Second and Main, Limited, at (937) 226-9038.

Gittleman: Schuster Center Will Energize Artists, Audiences

Dayton Philharmonic Orchestra Music Director Neal Gittleman recently shared his thoughts on performing at the Schuster Performing Arts Center.

Prelude: *How will the Schuster Center's state-of-the-art acoustics affect the Dayton Philharmonic artistically?*

Gittleman: The warmer an acoustical environment, the better an orchestra sounds, and the better it plays. When your performing environment flatters your sound, you play with more confidence and with more freedom to take risks. The result is not just better sound, but more exciting and lively performances and interpretations.

Prelude: *What will the impact be on your audiences?*

Gittleman: Nothing short of staggering. It will seem as if cotton has been removed from their ears. They'll have the sensation of being surrounded by sound — the sensation that you get in a first-class concert environment.

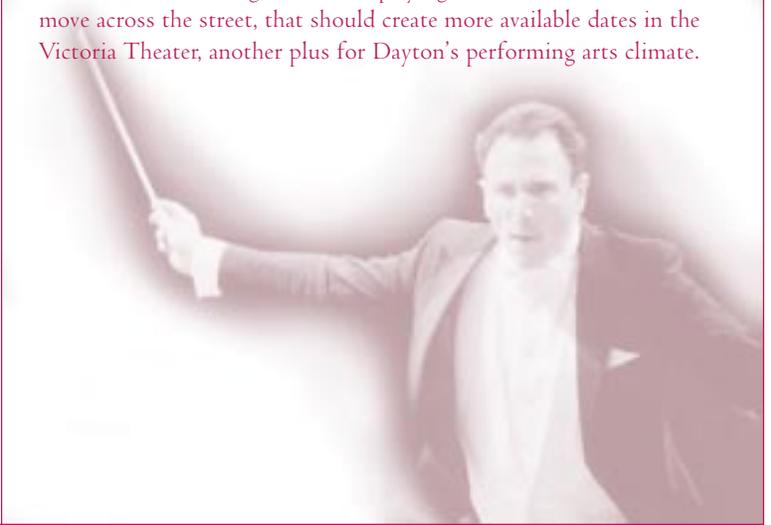
Prelude: *Do you foresee changes in the types of programming you can offer in the new facility?*

Gittleman: Yes. One example is Debussy. I love the works of Debussy, but ever since we played "La Mer" at Memorial Hall several years ago, I decided to give up Debussy until we were in the Schuster Center, because that music needs a livelier acoustic to really sparkle. So

expect more Debussy, and also more Vaughan Williams, more Bruckner, and more of other composers for whom a live space is important.

Prelude: *How will the Schuster Center impact Dayton's performing arts groups in the next ten years?*

Gittleman: The Schuster Center will have a major positive impact. Our audiences will be bigger, they'll be more enthusiastic and we'll all respond in kind with better, more engaging performances. To the extent that touring shows now playing in the Victoria Theater will move across the street, that should create more available dates in the Victoria Theater, another plus for Dayton's performing arts climate.



Prelude is a news update about the development of the Benjamin and Marian Schuster Performing Arts Center. It is published by Second and Main Limited, the project developer. Your comments and suggestions are welcome. Please call us at (937) 226-9038 or e-mail us at secondandmain@worldnet.att.net.

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