

proposed. And the legislation that the city is endorsing must guard against potential abuses.

But in sum, this is a carefully considered solution that not only offers the city construction and jobs but that has valuable implications for other faltering cultural institutions. It is the kind of positive planning that addresses New York's specific problems as well as the near-universal problem of economic support for the arts.

## ... a Rescue Device

The arts are, in fact, seriously threatened; they face huge and increasing deficits. Along with the city itself, many institutions are fighting for survival. The Museum of Modern Art has found one way out that might reverse disaster in its own case, and hold hope for other of the city's cultural institutions as well.

The proposal that the museum has made to use part of its already tax-exempt property for commercial construction, and to apply the income directly to its support and facilities, has many advantages. A tenuous future could be secured, and a superb collection adequately displayed, by the construction of prestige housing on an appropriate site. At risk now is a very special enterprise uniquely associated with New York's highest cultural attainments.

There could be disadvantages to this technique if cultural sponsors were able to buy property and take it off the tax rolls indiscriminately for commercial investment, or if such plans were less environmentally and esthetically sensitive than they should be. In this case, there is also the danger that the present New York market might fail to support the luxury condominium

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