

Committee to Save St. Paul's Proposal ***Community Center, Senior Center & Residential Apartments***



Development Consultant: **Port City Preservation LLC**
Architect: **Stephen Tilly, Architect**

Our Mission

The mission of the Committee to Save St. Paul's is to find a reasonable and affordable solution to save the Historic Main St. Paul's Building and to keep it under public control for public use. We believe St. Paul's is an embodiment of the unique qualities of our Village and enhances our property values.

Guiding Principals

While any development plan for a building of this importance and complexity will be challenging, we have as our focus four concurrent and essential principles:

- Any plan for future use must be reasonable, realistic and affordable;
- The important architectural elements that make St. Paul's the special building that it is must be protected, preserved and incorporated into any future use;
- Any plan must incorporate an ample opportunity for public use;
- There must be some form of reasonable public control over the development and operation of the property;
- Committee is committed to limiting any new construction and staying within "E" footprint to maintain the special park-like setting and quiet, residential character of the neighborhood.

Partnership and Financing

The Committee's mixed-use proposal calls for the establishment of a "partnership" consisting of the private sector (developer), the nonprofit community (St. Paul's Conservancy Corp.) and the Village. The Committee would operate as an essential member/partner, allowing the entity to take advantage of federal and New York State rehabilitation tax credits. It is the Committee's belief that a number of public and private funding and grant programs for historic properties give higher priority and preference to nonprofit sponsors. **Under the Committee's proposal, the "average home" in Garden City would be responsible for an additional \$100 in Village taxes per year, while receiving the genuine benefit of public use.**

The Proposal

Committee to Save St. Paul’s proposal meets the Village RFP criteria, which calls for development within the footprint of the Historic Main Building, and contains no new construction for housing. Demolition of Ellis Hall provides for comparable footage to accommodate parking.

New Senior Center

Located in the West Wing of the first floor, a new senior center replaces the Village’s two existing senior facilities. The center can bring opportunities for residents to enjoy activities in one of the more beautiful areas of the building.

Community Meeting and Gathering Space

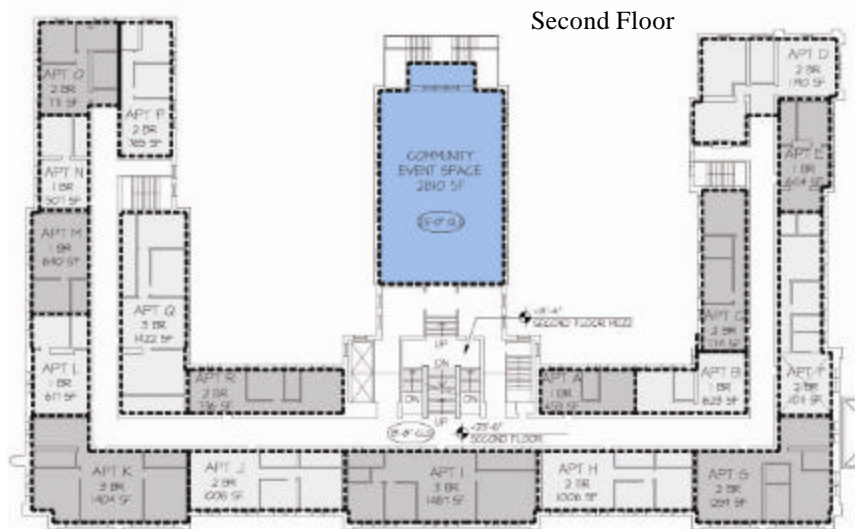
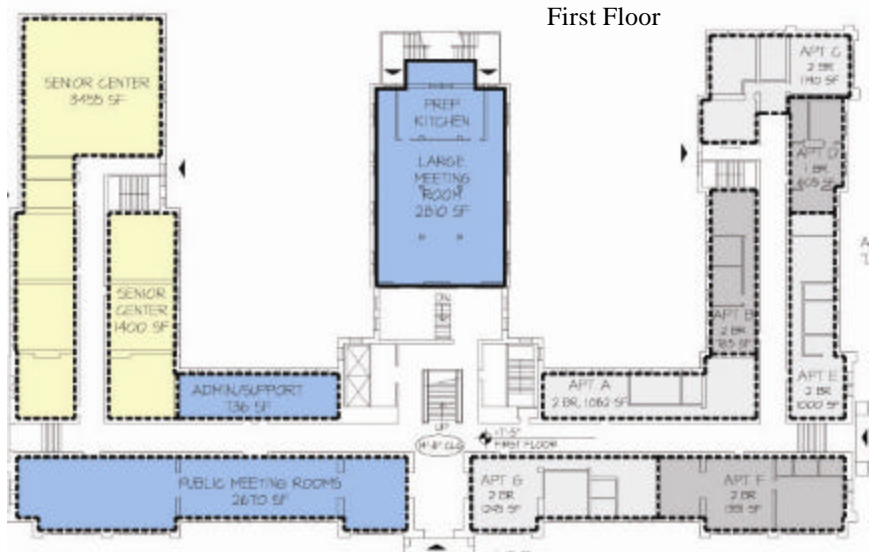
The West Wing first floor and ground level provides public use space, and includes the former St. Paul’s dining room with historic murals located under the chapel, and the chapel, which holds great appeal for many residents. This “community area” can be used to meet the demand for meeting and gathering space that has been detailed at length in previous community surveys.

Residential Apartments

The Committee’s development proposal includes approximately 62 upscale, one-, two- and three-bedroom units, ranging in size from 500 to 1,600 square feet. The rental units will reflect the character and charm of St. Paul’s, and will be marketed to Garden City seniors. The clear benefit of rental housing is the “ground lease” arrangement, which allows the Village and its residents to retain ownership and control over the property in perpetuity.

The Successful Achievement of Necessary State Action

Committee believes its proposal is the only one that has a chance of gaining the support of a large majority of Village residents and their state legislators to secure the necessary Home Rule legislation and Parkland designation relief that currently holds the property to strict public use.



Contributions to the financial support of the development of this proposal can be made to “St. Paul’s Conservancy Corp.”, P.O. Box 7642, Garden City, NY 11530