

St. PAULS PROGRAMMATIC USE COMMITTEE

November 16, 2022

7:30 p.m.

Garden City Middle School Auditorium

DEMOLITION, FACADISM & ADAPTIVE REUSE

A Path Forward

AGENDA

- I. Welcome – Mayor Cosmo Veneziale
- II. Introduction of Tonight’s Program - Frank McDonough
- III. The Demolition Alternative - Ryan Mulrooney
 - a. Engineering & Architectural Considerations – Feuerborn & Van Winkle, Thornton Tomasetti
 - b. Environmental & Legal Process – Brendan Mooney, Cullen & Dykman
 - c. Parks & Landscape Solutions – Bill Kuhl
- IV. Facadism & Partial Demolition - Frank McDonough
 - a. Engineering Considerations – Joe Jabour
 - b. Architectural Solutions/ Covered Turf Field/PAC – Will Alisse
- V. Adaptive Reuse – Bill Gary
 - a. Architectural Solutions/Phased Growth – Will Alisse
- VI. Closing Comments/Cost Estimator Role – Bruce Torino, Board of Trustees
- VII. Questions & Answers - Tom O’Brien, Board of Trustees

*all for the
11-16-22 Team*

Cost estimators gather and analyze data to estimate the amount of money, time, materials required to complete a construction project, provide a service, or manufacture a product. Their job is to provide realistic estimates to ensure a project is completed on time and within budget.

Cost Estimator Responsibilities:

1. Meeting with clients to discuss the scope and scale of the project.
2. Traveling to job sites to gather information on materials, labor, and other factors.
3. Collaborating with building officials, engineers, contractors, and architects.
4. Consulting with industry experts to discuss cost estimates.
5. Identifying and quantifying cost factors involved in the project.
6. Using computer software to calculate cost estimates.
7. Preparing and presenting cost reports for clients.
8. If engaged, reviewing expenditure statements during all phases of the project.

Cost Estimator - Basic Job Description:

Objectives: Prepare cost estimates for product manufacturing, construction projects, or services to aid management in bidding on or determining price of product or service. May specialize according to particular service performed or type of product manufactured.

- I. Analyze blueprints and other documentation to prepare time, cost, materials, and labor estimates.
- II. Assess cost effectiveness of products, projects or services, tracking actual costs relative to bids as the project develops.
- III. Consult with clients, vendors, personnel in other departments or construction foremen to discuss and formulate estimates and resolve issues.
- IV. Confer with engineers, architects, owners, contractors and subcontractors on changes and adjustments to cost estimates.
- V. Prepare estimates used by client / management for purposes such as planning, organizing, and scheduling work.
- VI. Prepare estimates for use in selecting vendors or subcontractors.
- VII. Review material and labor requirements, to decide whether it is more cost-effective to produce or purchase components.
- VIII. Prepare cost and expenditure statements and other necessary documentation at regular intervals for the duration of the project.
- IX. Prepare and maintain a directory of suppliers, contractors, and subcontractors.
- X. Set up cost monitoring and reporting systems and procedures.
- XI. Establish and maintain tendering process and conduct negotiations.

Preserve the Past - Create the Future

ADAPTIVE REUSE OF ST. PAUL'S

Many of these programs already exist with limited space and need to expand.

**If deprived of this opportunity – *where do they go?*
If not at St. Paul's – *then where?***

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| <p><u>Community Center</u></p> <p>Multipurpose Flex Space Meeting Rooms Exhibition Space Reception/Event Space Coat Room/Security Teen Center Chapel: non-denominational Culinary Space Play Space Quiet Room Garden City Research Area: Inclusive of Conference Room and Office</p> | <p><u>Athletics Programs</u></p> <p>Weight Training Room Cardio Training Room Exercise Rooms Yoga Room Pickle Ball Courts Storage Room Indoor Sports Space*** Indoor Tennis Court(s)*** Locker/Shower Rooms** Outdoor Turf Field* Sports Office Sports Assembly Room</p> <p>* Location TBD – see scale ** Shared space with Performing Arts *** As an option</p> |
| <p><u>Performing Arts Center</u></p> <p>Theater 300+ seats***: Accommodating performances in dance, music, lectures, recitals, plays/musicals.</p> <p>Sound/Lighting/Storage Theater Storage/Stagecraft Ticket Booth Green Room</p> | <p><u>Children's Center</u></p> <p>Admin Offices Children's Rooms Special Needs Room Dance Room Music Room Indoor Play Area</p> |

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|--|--|
| <p>Locker Rooms** ** Shared space with Athletics *** As an option.</p> | <p>Staff Space Computer Stations</p> |
| <p><u>Department of Recreation</u></p> <p>Admin/Reception Arts/Crafts Studio Painting Studios Sculpture Studio Science/Computer Labs Robotics and Lego Rooms Teen Game Room Music Studios Aerobic Studio Dance/Movement Studios Photography Studio Filmmaking Studio</p> | <p><u>Events Garden Courtyard***</u> ***As an option</p> |
| <p><u>Shared Facilities:</u></p> <p>Mechanical, Electrical, Info Tech, Bathrooms, Elevators, Storage, Ancillary, Culinary Support, Office of Emergency Management (OEM), Area for Ambulance Staff Space and Support Space During Emergencies.</p> | |

MAYOR'S COMMITTEE ON THE FUTURE OF ST PAUL'S
**SOURCES FOR ADAPTIVE USE & FAÇADISM SUGGESTIONS FOR ST. PAUL'S
RESIDENT SUGGESTIONS / REPORTS / SURVEYS**
From 1991- Present

From Karen Altman, Village Hall

- Timeline of Key Events (1991-2021)
Chronology of Key Events for the Historic Main Building & Associated Ten Acres
- Report of Mayor's Committee (3-11-05) Tasked to Explore Public Needs for Space That Might Be Accommodated by the Use of St. Paul's Main Building 1st Floor
- Eastern POA Directors Survey (March 2019) St. Paul's Suggestions

From Recreation Department

- Report for Incorporated Village of Garden City Department of Recreation & Parks Community Wide Needs Assessment Survey (September 2013)
- Several meetings / contacts with Dept. of Recreation, including the following:
April 2022 Paul Blake, Sandy Young, Frank McDonough, Michele Harrington, Betsy Andromidas
Summer 2022 Paul Blake and Will Alisse
Sept 27, 2022 Paul Blake, Sandy Young, Will Alisse, Kate Schmidt

From Board of Education

- Several communications with Dr Sinha regarding potential educational/enrichment uses related to STEAM as well as Arts and Music, including the following:
January 14th Frank McDonough and Bill Garry
Summer 2022 Frank McDonough and Will Alisse

From Central POA

- *Garden City News* article (May 23, 2019) – results of CPOA survey

Weekly Usage Committee Meetings on Tuesdays – Open to Guests to Share Their Suggestions / Ideas / Comments

Resident's Usage Suggestions Given to Committee Members in personal meetings, calls / emails (ongoing communication)

Affinity Groups – Active outreach by Usage and other St Paul's Committee Members directly to affinity groups, e.g., Ryan Mulrooney reached out to the athletic organizations

PARKS.NY.GOV- Petra Larsen State/Federal Grants

Fed/State Grants

Media

- *Garden City News* articles / reports
 1. Mayor's Committee on St. Paul's February 2022
 2. Historical Research Report April 2022
 3. Design & Engineering Report May 2022
 4. Program & Use Analysis June 2022
- St. Paul's Website, Instagram, Facebook and Email
- Village of Garden City Website

Town Halls – Open to the general public. BOT members invited along with all GC Residents for both an update on committee work and for resident input / suggestions. Residents gave valuable suggestions to the committee

June 21st Topic -History of the Main Building

October 12th Topic-Adaptive ReUse of the Main Building

October 26th Topic-Facadism & Partial Demolition of the Main Building

November 2nd Topic – Demolition of the Main Building

November 16th Topic – Review and Q&A

Handouts and Schematic Plans highlighting various options of adaptive ReUse and partial demolition / facadism for the St. Paul's property were distributed at the June and October Town Halls. Future Town Halls will include handouts for demolition / facadism. All Town Halls include contact information for the committee.

BOT Meetings – Usage Committee updated BOT members at the August 18th, September 15th, and October 13th BOT meetings

POA Meetings attended by Usage & Architect/Engineering committees for POA resident input

- EPOA (September 20th)
- EPOA sponsored Meeting of all POA's (October 6th)
- CPOA (October 11th)
- Estates POA (October 19th)

Village Hall – Full display of schematics for the St. Paul's property (programs and turf field) provided for resident review, comment and suggestions. Staffed by committee members for resident feedback

St. Paul's Soccer Fields – Handouts / Schematics provided to Soccer Parents/Children for resident review, comment and suggestions. Staffed by Committee members for resident feedback

Visit Community Centers – Port Washington, Rockville Centre, Herricks, JCC (Jewish Community Center) for potential ideas of what has worked well in other communities.

School Bus Stops/Update Neighbors – educate parents about St. Paul's options and get resident input

Articles / Reports

- Garden City News, Newsday, NY Times, Garden City Life, and miscellaneous research (see attachments)
- 2003 Public Opinion Survey – Results of Garden City POA Public Opinion Survey Regarding St. Paul's
- 2011 Prepared by Ed Keating's Committee - Proposal on Potential Uses
- 2009 Environmental Impact Statement (EIS) for the proposed demolition of the Main Building and Ellis Hall at St. Paul's School

RESEARCH DOCUMENTS:

Incorporated Village of Garden City website: St Paul's

https://www.gardencityny.net/index.asp?Type=B_BASIC&SEC={A132271E-127F-4BEC-A1C9-444EF81DD651}

NYS Department of Parks and Recreation: Historic Preservation Grant Program 2022

<https://parks.ny.gov/grants/historic-preservation/default.aspx>

National Trust for Historic Preservation: Preservation Law Educational Materials: Demolition by Neglect 2022

US Capitol: Minton Tiles; Architect of the Capitol www.aoc.gov 2022

Minton Tiles used in the Eisenhower Executive Office Building (EEOB); Georgewbush-whitehouse.archives.gov 2022

The British Museum – Minton & Co; britishmuseum.org 2022

Demolition Plan Requirements & Common Errors; e. Jostock, RA - NYC Buildings www1.nyc.gov 2022

Encouraging Historic Preservation; Section 7 Community Tool Box - University of Kansas
<https://ctb.ku.edu/en/table-of-contents/implement/physical-social-environment/historic-preservation/main>

The One Parenting Decision That Really Matters; Stephens-Davidowitz, *The Atlantic* May 7, 2022

How to Save a Historic Building; GHP Architecture Environmental Construction Services; 4/8/2022

10 Most Creative Adaptive Reuse Projects; W. Dridi; re-thinkingthefuture.com 2022

Paul Goldberger, New School's Joseph Urban Professor of Design, and the former Architecture Critic for both *The New Yorker* and *The New York Times* 3/28/22

Building demolition: History, methods and record breakers; A Harvey livescience.com 3/15/2022

“My Hometown” – Arts, History, Tourism, Economic Development, and More, with Help from The Boss (Bruce Springsteen); A.M. Miller, 3/11/2022

Facadism, an acceptable practice or too easy a shortcut; S. Langevin, STGM Architecture
stgm.net 2/18/2022

12 Economic Benefits of Historic Preservation; tempe.gov 2022

On the History Trail with Christopher Boyle 9/21/2021

Retention not demolition: how heritage thinking can inform carbon reduction. H. Baker, A. Moncaster, H. Remoy & S Wilkinson 7/10/2021 Reductions in greenhouse gas emissions.

St. Paul's School Low-slope Roof Condition Assessment, Project #:N211144.00; Thornton Tomasetti 6/21/2021

What is Adaptive Reuse Architecture and Why It's Important; masterclass.com 6/7/2021

Building a better tomorrow – the economics of preserving historic buildings. Prof Brian Kantor 4/28/2021

Step-By-Step Guide for Successful Demolition Projects; Trimedia Environmental & Engineering www.trimediaee.com 3/31/2021

Place Economics: Let's Talk About: Deconstruction; K Cotton 3/22/2021

NYS Heritage Area Grants :2021 Grant Awards Environmental Protection Fund

St. Paul's School – Thornton Tomasetti 1/1/2021

YouTube from *Newsday/News12* site: St. Paul's School Garden City 6/27/2020

Stoke-on-Trent Minton tiles found under Jersey City Hall floor vinyl; bbc.com 5/20/2020

St. Paul's Presentation: Transform St. Paul's With YOUR Vision, Beyer Blinder Belle, VGC website 2/25/2020

Twenty-Four Reasons Historic Preservation is Good for Your Community. Place Economics January 2020

The Ethics of Facadism: Pragmatism versus Idealism; R. Bargery; buildingconservation.com 2019

Preservation Long Island: St. Paul's School, Village of Garden City, THREATENED "Inappropriate and Destructive Changes" in 2018. 9/27/2019 (Endangered Places on Long Island (2010)

GC Life: The Latest Chapter of the St. Paul's Saga 9/11/2019

Central Park flashback 2005: Restoring the Minton Tiles; customnyc.com 9/2/2019

Temporary Protection Assessment Report: The Centre at St. Paul's; Beyer Blinder Belle, CNY, vhb, Thornton Tomasetti; VGC website 8/22/2019

Budget Study for Immediate Action Plan for The Centre At St. Paul's; CNY; VGC website 8/22/2019

Phase I Environmental Site Assessment; vhb, VGC website 8/24/2019

Cultural Resources: Centre at St. Paul's School; A. McGovern Ph.D. vhb; VGC website 7/23/2019

Building Envelope and Structural Condition Assessment Report; Thornton Tomasetti; VGC website 7/19/2019

The Science of Demolishing a Building; bigrentz.com 6/3/2019

On Chelsea's Cushman Row, Preservation Means More Than a Façade; E. Stukane *Chelsea Community News* 5/8/2019

Bethesda Terrace Arcade – Central Park and the Famous Minton Tiles; www.centralpark.com 3/2/2019

Dezignark: Abandoned St. Paul's School- Garden City 2/27/2019

St. Paul's Resolution No 17-2019 VGC website 1/17/2019

Senate Bill S180 2019-2020 LEGISLATIVE SESSION: STATE OF NEW YORK: IN SENATE 1/9/2019 (PASSED)

St. Paul's Presentation: The Next Steps; Beyer Blinder Belle & Thornton Tomasetti, VGC Website; 11/15/2018

Proposal for Civil Engineering, Transportation and Environmental Services; vhb; VGC website 10/23/2018

Hidden City Philadelphia: Preservation: Saving a Façade is Not Historic Preservation; S Herr-Cardillo 8/23/2018

St. Paul's Presentation: Concept Plans; Beyer Blinder Belle & Thornton Tomasetti, VGC Website; 7/26/2018

St. Paul's Presentation: Concept Plans; Beyer Blinder Belle & Thornton Tomasetti, VGC Website; 7/17/2018

Hidden City- Philadelphia: Preservation: Saving A Façade is Not Historic Preservation by Starr Herr-Cardillo 8/23/2018

Hockey rink, soccer field proposed for old school in Garden City 7/16/2018

CBS News: Garden City Officials Seek Town's Input on Changed to St. Paul's 7/17/2018

Preservation Long Island St. Paul's School, GC; UPDATE July 2018

Designing Destruction: An Investigation into Demolition of Complex Structures; S.K. Hallet, P.E., P. Uriz, Ph.D., and M. Griffith, P.E. April 2018

Preservation of Long Island; St Paul's School 9/21/2017

NY State Parks, Recreation and Historic Preservation Handbook on the Alienation and Conversion of Municipal Parkland; Revised: 9/1/2017

Capitol Tile Room, Washington, D.C; D. Dusseau www.atlasobscura.com 4/17/2017

When historic buildings make economic sense. K Ryssdal & B Bodnar 3/1/2017

The Historic ST. PAUL'S SCHOOL of Garden City New York 2/11/2017

Wikipedia St. Paul's School (New York) 2017

Adaptive Reuse Architecture Documentation and Analysis; D. Fisher-Gewirtzman; *Journal of Architectural Engineering Technology*, Volume 5 Issue 3, 2016

Demolition Methods and Process for Building Structures; F. Ur Rahman, theconstructor.org 2016

11 Benefits of a Community Recreation Center; SportsFacilities.com , 7/15/2016

Six Practical Reasons to Save Old Buildings; National Trust for Historic Preservation 11/10/2015

The economics of reuse vs demolition and rebuild. S Mourato and M Mazzanti 8/12/2015

7 Ways a Performing Arts Center Can Help Build A Community; ArtPride New Jersey 4/23/2015
<https://artpridenj.org/blog/7-ways-performing-arts-center-can-help-build-community>

A Persuasive Speech on Historic Preservation; B.L. Doyle 11/22/2013

St. Paul's Community Wide Needs Assessment Survey; Management Learning Laboratories, September 2013

Architecture of Compromise: A History and Analysis of Facadism in Washington, D.C.; K.S. Wood; Graduate School of Architecture, Planning and Preservation, Columbia University May 2012 (Downloadable document 157 pages)

Adaptive reuse as a strategy towards conservation of cultural heritage; a literary review; B. Plevoets & k. Van Cleempoel; Structural Repairs and Maintenance of Heritage Architecture XII p. 155. January 2011

News 12 LI: Residents Vote to SAVE historic St. Paul's School in Garden City 4/28/2011

News 12 LI: Residents to vote on historic Garden City school 4/27/2011

Garden City voters: Save St. Paul's 4/21/2011 & 4/27/2011

GC Life: Fate of St Paul's Hanging in the Balance 2/12/2011

Measuring the Economics of Preservation: Recent Findings
Prepared for the Advisory Council on Historic Preservation by Place Economics, June 2011

Scouting NY: An Abandoned Treasure May Soon Be Lost 9/13/2010

A Suburban Treasure, Left to Die 1/15/2010

St. Paul's Names to Long Island's List of Endangered Historic Sites 1/7/2010

Old Long Island: St. Paul's School 9/15/2009

NYS Dept of State: Opportunities Waiting to Happen: A Guidebook. Redeveloping Abandoned Buildings and Sites to Revitalize Communities. 2009

St. Paul's School: **National Register of Historic Places, National Park Service** 3/13/2009
reference number 78001864

St. Paul's School: US National Register of Historic Places in New York: In the law regulating historic districts in the United States a **contributing property** or **contributing resource** is any building, object, or structure which adds to the historical integrity or architectural qualities that make the historic district significant.

Garden City Gets Closer to Saving a Landmark 11/18/2007

The Economics of Adaptive Reuse of Old Buildings; A Financial Feasibility Study & Analysis.
N. Stas (2007)

Economics, Sustainability, and Historic Preservation" National Preservation Conference
Portland, Or 10/1/2005

Metropolitan Policy Program – The Brookings Institution. Economics and Historic Preservation:
A Guide and Review of the Literature. Randall Mason Univ of Penn. September 2005

St Paul's Issues; Gary Fishberg 2/7/2005

LIBOR & CityRealty: Garden City residents defeat referendum to demolish St. Paul's School

Preservation League of NYS: Seven to Save 2003. St Paul's School Garden City NY

The Clock is Ticking on St. Paul's 12/14/2003

Existing Systems Report for the St. Paul's School Campus April 1994

Adaptive reuse of historic buildings makes economic sense. M. Thaler *Albany Business Review*
10/21/2002

SUPREME COURT: Kenny v. Board of Trustees of Incorporated Village of Garden City
12/31/2001

Improving Public Trust Protections of Municipal Parkland in New York; C. Gresham, Fordham
Environmental Law Review 2001 Vol 13, Number 2.

The Economics of Historic Preservation; A Community Leader's Guide, National Trust for
Historic Preservation, Washington, DC 1994

Village Facts – St. Paul's 1993

Garden City News Articles: 2021 - 2004

Kordes Korner: Skylight St Paul's 4/15/2021

Referendum on St. Paul's: Charlie Kelly 1/1/2021

Mayor's Update 1/1/2021 & 3/25/2021

Board approves more funding for St. Paul's work; R Massand 2/11/2021

Board approves more funding for St. Paul's work: Charlie Kelly 1/11/2021

Renowned author releases historical book of Garden City; G Simeone 2/4/2021

St. Paul's stabilization work halfway done; remediation next; R Massand 10/8/2020

Village progress report: St. Paul's stabilization project; R Massand 8/27/2020

Kordes Korner 3/13/2020

New public workshops slated for St. Paul's redesign plans; R Massand 2/27/2020

A Word from the Publisher 2/27/2020 & 1/30/2020

What will be the ultimate use of St. Paul's?; R Massand 11/7/2019

What will be the ultimate use of St. Paul's?, M Smith 8/22/2019

Fence around St. Paul's prompts inquiries, concerns; R Massand 7/25/2019

"Celebrating 30 years as a Steward of A.T. Stewart's legacy" Meg Norris 6/21/2019

The History of Garden City; 3/30/2019

Residents press board for referendum; R Massand 3/21/2019

Residents hear consultants discuss St. Paul's Centre; R Massand 3/21/2019

Town supervisor offers ideas on St. Paul's; R Massand 3/28/2019

Board allocates funds to stabilize, plan for St. Paul's; R Massand 4/5/2019

Central section residents: St. Paul's survey available; 4/12/2019

Town looks at historic preservation districts; R Massand 3/7/2019

Kordes Korner: Tiffany Glass in St Paul's 1/3/2019

Board moving forward with St. Paul's plan; r Massand 1/30/2019

Board approves up to \$400K for initial plans of "Centre at St. Paul's"; R Massand 11/21/2018

Western Property Owners Association News 11/1/2018

Kordes Korner, St. Paul's 11/1/2018

St. Paul's plan to receive more study by Board; R Massand 10/18/2018

"Garden City: Yesterday and Today" 10/25/2018

Preservationists criticize St. Paul's concept; R Massand 9/7/2018

Kordes Korner: The Garden City That Disappeared 8/16/2018

Proposal aired for new St. Paul's recreation center; R Massand 7/19/2018

A Word From the Publisher: Something New? 6/28/2018

Kordes Korner, Spring of 1991 5/31/2018

St. Paul's inquiries turn into a \$100K question; R Massand 5/3/2018

Kordes Korner, Chapel St. Paul's 1/25/2017

Kordes Korner, St. Paul's 11/16/2017

Kordes Korner, St. Paul's 10/27/2017

Kordes Korner, HISTORIC BASEBALL GAME AT St. Paul's 10/6/2017 & 4/5/2018

Kordes Korner, St. Paul's 10/13/2017

Board approves \$100K for St. Paul's consultants; R Massand 10/13/2017

"St. Paul's and Sir Paul" 9/22/2017

Firms hired as St. Paul's recreation facility plan moves ahead; R Massand 9/29/2017

Preservation groups oppose Trustees' idea for St. Paul's; R Massand 8/25/2017

Kordes Korner, St. Paul's 9/1/2017

Kordes Korner, St. Paul's 7/7/2017

St. Paul's on Village Board "priorities list"; R Massand 6/16/2017

Preserving St. Paul's discussed at Board meeting; R Massand 6/23/2017

Kordes Korner, St. Paul's 6/2/2017

Kordes Korner, St. Paul's 4/21/2017

Kordes Korner, Inside of St. Paul's 3/24/2017

Kordes addresses Zonta Club of Long Island 3/31/2017

The Kordes Korner 3/3/2017

Village archives acquires documents from local authors 1/20/2017

Portrait of a Garden City Artist; Peggy Healy 9/9/2016

With turf questions answered, Recreation Department considers facility improvements, R Massand 12/16/2016

Garden City Historic Misconceptions; John Kordes 11/18/2016

St. Paul's Parking Concept; R Massand 10/7/2016

Third down? Turf field talk and the \$500K question, R Massand 10/14/2016

National Register of Historic Places: A significant designation. 9/16/2016

Recreation upgrades highlighted at Village meeting; R Massand 9/2/2016

Rec Comm discusses additional synthetic turf; R Massand 7/22/2016

Saving Historic Buildings 8/5/2016

What's up GC John Kordes 6/17/2016

Pool hockey rink for basketball issue reaches Village Board; R Massand 5/13/2016

St. Paul's Yesterday and Today John Kordes 5/20/2016

St. Paul's ~ 25 Years On... John Kordes 5/20/2016

Word from the Publish: 2016 The Year of St. Paul's? 1/1/2016

Word from the Publisher: Responsible Ownership 12/18/2015

Historical Society Cagney exhibit reveals the artist 11/27/2015

BBC TV show filmed at Historical Society Museum 9/11/2015

Beatles as a course and Garden City too! 9/11/2015

With unstable soil turf not the only plan; R Massand 9/11/2015

BBC series to capture Village, LIRR and American history; R Massand 8/7/2015

Eyewitness to History: 1879; John Kordes 8/21/2015

WHAT'S UP G.C.? Field Of Dreams John Kordes 5/22/2015

Village Board talks 2016-'17 tax cap, turf; R Massand 5/15/2015

St. Paul's School: History & Inspiration exhibit at GC Public Library 2/13/2015

Schoelle reflects on four decades of GC, St. Paul's, R Massand 11/7/2014

St. Paul's Building Tour 11/14/2014

"Budget: Parks And Wreck?" R Massand 3/20/2014

St Paul's Gas Generation 1/3/2013

Consultant To Study Village's Cultural and Recreational Needs; S Petrellese 5/11/2012

Susan Lucci at Historical Society 4/20/2012

New Store Recognizes St. Paul's Restoration Effort 4/20/2012

Controversy Swirls Over Wording of Mayor's Letter 3/9/2012

Recreation Commission Considers Needs Assessment Survey; S Petrellese 1/6/2012

St. Paul's: Is it Demolition by Neglect? S Petrellese 12/23/2011

CSSP Offers to Pay Half of St. Paul's Roof Repair, S Petrellese 12/9/2011

A Word from the Publisher; Meg Norris; St Paul's Roof 11/25/2011

Architectural Firm To Study St. Paul's Options; S Petrellese 11/11/2011

A Word from the Publisher Meg Norris 8/12/2011

Trustees Consider Recreation Center At St. Paul's; S Petrellese 8/12/2011

Recreation Center At St. Paul's?; S Petrellese 7/29/2011

Zoning Code Amendments Finally Approved; S Petrellese 7/29/2011

St. Paul's Referendum; Donald Brudie 5/6/2011

A Words from the Publisher: Meg Norris 5/13/2011

Resident, CSSP Make St. Paul's Donations; S Petrellese 5/13/2011

Alternatives to Demolition 4/29/2011

A Word from the Publisher: So now what? 4/29/2011

Residents Say No To St. Paul's Demolition Bonds; S Petrellese 4/29/2011

Voters Against Demolition by 3:1 Margin 4/22/2011

From the Mayor's Office 4/15/2011

St. Paul's Is Not Old 4/15/2011

New Mayor Announces Grant for St. Paul's 4/15/2011

A Word from the Publisher 3/25/2011 and 4/1/2011

Board Discusses Bills Related to St. Paul's Demolition; S Petrellese 3/11/2011

Board of Trustees Accepts Final EIS On St. Paul's; S Petrellese 2/11/2011

St. Paul's Final EIS Expected in New Year; S Petrellese 12/24/2011

Committee To Save St. Paul's Releases Independent Verification Report 1/7/2011

Board Sets Funds for St. Paul's Consultant; S Petrellese 10/15/2010

From the Mayor's Office 9/10/2010

St. Paul's Alumni Support St. Paul's Restoration and Re-Use 9/10/2010

Demolition Plan for St. Paul's Takes Step Forward 6/25/2010

St. Paul's Plan: Preservation Through Conservancy; S Petrellese 7/2/2010

A Word from the Publisher Conservancy 7/9/2010

Additional Work Needed on St. Paul's DEIS; S Petrellese 5/14/2010

Additional Work Needed on St. Paul's DEIS; S Petrellese 5/28/2010

Trustee On St. Paul's: Study Needed; S Petrellese 3/12/2010

Update On St. Paul's Preservation 3/12/2010

St. Paul's Video Now Available From Historical Society 3/19/2010

A Word from the Publisher 1/1/2010

2009 BOT meeting highlights 1/1/2010

Susan Lucci To Speak at St. Paul's Forum 10/2/2009

From the Mayor's Office 9/4/2009

Historic St. Paul's Photos on Seventh Street 7/24/2009

St. Paul's Fence to Be Installed; S Petrellese 7/3/2009

Public Scoping Meeting Held on St. Paul's, S Petrellese 6/12/2009

Historical Society Hosts St. Paul's; S. Petrellese 6/19/2009

Date Set for Public Scoping Hearing On St. Paul's; S Petrellese 5/15/2009

From the Mayor's Office 5/29/2009

Village To Draft Impact Statement on St. Paul's; G Walter 4/24/2009

Tension And Tempers Flare At Budget Meeting; S Petrellese 3/27/2009

Board Defers Vote On St. Paul's Demolition Study; S Petrellese 3/13/2009

St. Paul's Update 2/6/2009

A Word From the Publisher 2/27/2009

Where We Are On St. Paul's 1/16/2009

Board Approves Demolition Study For St. Paul's, Cuts Ties With AvalonBay, S Petrellese 12/26/2008

Board Hires New Hub Consultant; S Petrellese 12/12/2008

Senator: No Consensus on St. Paul's; S Petrellese 12/12/2008

All Eyes On Board As Public Awaits St. Paul's Decision; S Petrellese 12/12/2008

A Word from the Publisher 12//12/2008

Committee Explains St. Paul's Building Options 11/21/2008

Tiffany Studio Window At St. Paul's Confirmed; Rob Alvey 11/28/2008

St. Paul's Poll Questions Formulated; S Petrellese 11/07/2008

A Word from the Publisher 11/14/2008

Village Wide Poll Set for Dec 2; 10/31/2008

From the Mayor's Office – why does it take so long? 11/7/2008

St. Paul's Once Again Focus at Board Meeting; S Petrellese 10/24/2008

A Word from the Publisher 10/10/2008

Decision Date Set After Public Vote on St. Paul's; S Petrellese 10/10/2008

Residents Turn Their Backs On AvalonBay 10/03/2008

Trustee Lamberti Demands Apology: "MUSSOLINI" comment; S Petrellese 9/19/2008

From the Mayor's Office 8/29/2008

Possible Legal Woes Pose Concern; S Petrellese 8/29/2008

John Ellis Kordes Addresses Garden City Retired Men's Club Historic St Paul's 8/8/2008

Parkland Alienation: A Major Obstacle; S Petrellese 8/8/2008

Socially Speaking 7/25/2008

A Word from the Publisher St Paul's Fate 7/25/2008

St. Paul's Report Online 7/25/2008

CSSP Calls AvalonBay Plan Unacceptable 7/25/2008

Residents Want To Be Heard On St. Paul's; S Petrellese 6/27/2008

Village Responds To Questions About St. Paul's 6/20/2008

Deputy Mayor Addresses Allegations; S Petrellese 2/15/2008

Board Takes Next Step With AvalonBay; S Petrellese 2/15/2008

Word from the Publisher A Critical Time 2/15/2007

St. Paul's Fence Issue Resurfaces; S Petrellese 1/28/2007

Word from the Publisher CSSP makes a good point 2/1/2008

AvalonBay To Speak At Estates POA Meeting 1/11/2008

Meetings Scheduled On St. Paul's; Residents Input Sought 1/11/2008

Word from the Publisher 1/18/2008

County May Grant Funds For St. Paul's Cleanup; Meg Norris 12/7/2007

BOT News: AvalonBay; S Petrellese 12/14/2007

AvalonBay Elicits Public Feedback; S Petrellese 12/14/2007

Canus Withdraws Application For St. Paul's; S Petrellese 10/26/2007

BOT Meeting News 10/26/2007

Committee To Save St. Paul's Responds 10/12/2007

Board Designates Developer For St. Paul's; S Petrellese 10/12/2007

St. Paul's Report Expected By Late October; S Petrellese 9/21/2007

Committee To Save St. Paul's Takes A Working Vacation 9/28/2007

A Word From The Publisher 8/31/2007

"Garden City: Then & Now" Show 7/7/2007

From the Mayor's Office 6/22/2007

Board of Trustees Meeting News 6/29/2007

Committee's Developer Comes To GC Casino 5/11/2007

A Word from the Publisher: Saving St Paul's 5/11/2007

Families Petition Supports The Committee To Save St. Paul's 4/20/2007

St. Paul's Committee Report 4/27/2007

CSSP Development Partner 4/27/2007

St. Paul's List Down To Three Candidates; S Petrellese 4/27/2007

New Mayor Reaches 'Pinnacle'; S Petrellese 4/6/2007

Families Talk About St. Paul's 4/13/2007

St. Paul's Proposals Are Finalized 2/16/2007

The Changing Face Of Garden City; J Kordes 2/23/2007

Board Of Trustees Meeting News; S Petrellese 12/15/2006

Board Of Trustees Ends Year With St. Paul's. S Petrellese 12/29/2006

St. Paul's Topic For Retired Men 11/24/2006

Committee To Save St. Paul's Updates Community On Proposal 11/24/2006

Residents Concerned With St. Paul's Process, S Petrellese 11/24/2006

Paisley's Support Committee To Save St. Paul's 11/3/2006

A Word from the Publisher Look forward to hearing more about St. Paul's 11/3/2006

Committee Begins Alumni Group 11/03/2006

Residents Push For St. Paul's Proposal Information; S Petrellese 11/10/2006

Committee Schedules Community Presentation 10/20/2006

Six Proposals on St. Paul's; S Petrellese 10/27/2006

Trustees' Committee Carefully Reviewing St. Paul's Proposals 10/27/2006

Community Group Presents Plan for St. Paul's; S Petrellese 10/27/2006

Tension Rises As St. Paul's Decision Looms; S Petrellese 10/13/2006

St Paul's Proposals; S. Petrellese 10/20/2006

Peter Negri Sunday Forum Speaker 10/6/2006

From the Mayor's Office: Main Bldg under Restore NY Communities Initiative 10/6/2006

From The Mayor's Office St Paul's Updates 10/13/2006

Families For St. Paul's Peek Inside The Historic Building 9/15/2006

"Families" Holds A Virtual Open House For St. Paul's 9/22/2006

Village Applies For St. Paul's Grant; S. Petrellese 9/22/2006

Residents Voice Opinions On St. Paul's; S Petrellese 8/25/2006

Families Come Together for St. Paul's; S Petrellese 8/8/2006

CPOA to discuss activites/CSSP at meeting 9/8/2006

Senior Center at St. Paul's Cottages to open 8/18/2006

From the Mayor's Office 8/25/2006

Word from the Publisher, Glad to hear proposal to save St. Paul's 8/4/2004

RFPs sent to Developers 7/28/2006

Anger Grows on St Paul's Issue 7/28/2006

Meeting on St Paul's issue; S Pertrellese 7/28/2006

From the Mayor's Office 7/7/2006

Word from the Publisher, Activities need for space in St. Paul's 7/7/2006

John Kordes at Borders Books with photos from Historic St. Paul's School 6/9/2006

Consultants For Committee To Save St. Paul's Conduct Tour 6/16/2002

Board recognizes Future Need for Space; S Petrellese 6/16/2022

St Paul's Updates: Village to Solicit Proposals from Developers; S. Petrellese 6/23/2006

From the Mayor's Office 6/30/2006

From the Mayor's Office 6/2/2006

From The Mayor's Office 6/9/2006

Historical Society Hosts Lecture on the St. Paul's Chapel at Columbia University 3/3/2006

Trustees Look at Assisted Living Zones; S. Petrellese 2/9/2006

BOT on St Paul's Historic Main Bldg. G Lundquist 2/9/2006

Residents Sue Village to Thwart St Paul's Privatization; S Petrellese 1/20/2006

Public to hear from St Paul's Consultant; S Petrellese 11/25/2005

From the Mayor's Office 12/9/2005

Building Options 12/16/2005

BOT Meeting 11/25/2005

Consultant to study St Paul's; S Petrellese 8/26/2005

Tell me why? Love Letters to St Pauls; John Kordes 9/92005

Tell me Why? John Kordes 8/19/2005

Residents Push for Decision on Assisted Living; S Petrellese 7/22/2005

Board Moves To Stabilize St Paul's; S Petrellese 3/18/2005

From the Mayor's Office 3/11/2005 & 4/1/2005

St Paul's Designated Parkland (Again); S Petrellese 2/11/2005

Tell Me Why? John Kordes 2/18/2005

From the Mayor's Office 2/25/2005

St Paul's Space Needs Assessment – It's not too late 2/25/2005

Mayor Establishes St Paul's Committee 1/21/2005

From the Mayor's Office 1/28/2005

Parkland 1/7/2005

Residents Protest Mega Mansions 11/26/2004

Board Hears Public Comment on St Paul's 11/26/2004

From the Mayor's Office 10/29/2004 & 12/10/2004

Board Passes St Paul's Resolution S Petrellese 10/29/2004



EPOA Public Meeting
Tuesday, November 15
Senior Center
Golf Club Lane
7:30 pm

Updates from EPOA
President Jon Debrich,
Library Trustee Mary
Maguire, School Trustee
Joe Sileo and East Rep-
resentatives to boards &
commissions.

All Residents Welcome

Save the date

Tuesday, Jan 17, 2023

**EPOA Primary
for Village Trustee**

Inside This Issue:

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EPOA NEWS

**The official newsletter of the
Eastern Property Owners' Association
Garden City, New York 11530**

www.gcepoa.org / @GardenCityEPOA / @GC_EPOA / @GCEPOA

**—104 Years Representing Residents of the East—
1918-2022**

Fall 2022

President's Message

by Jon Debrich

As I begin my second year as EPOA President, it is great to see that we are returning back to a pre-COVID normal in so many aspects of life. Local restaurants, playgrounds and stores are all buzzing with activity. It is nice to watch people coming back together as a community in so many ways. Inside our Village, there are many important issues that are being discussed from St. Paul's to traffic studies. I am hopeful residents can come together in the same way to address these issues and others. I encourage everyone to attend Village meetings and come together with your neighbors to discuss these issues in person. This allows residents to gather factual information and provides the opportunity for residents to collaborate and work together for the collective betterment of our Village.

The EPOA serves as a civic association and advocacy group and is a place where residents can participate, whether to voice concerns, meet the Village Trustees or Board of Education members or lend a hand in solving issues that directly affect the East and the entire village. Most importantly, the EPOA is an organization where Garden City neighbors can meet, connect and work for the common good of our community. I am looking forward to working with our vice president, June Michalak, as well as continuing to work with our corresponding secretary, Paul Dircks, our corporate secretary, Ralph Healey, and our treasurer Spiro Dorizas. I also would like to welcome our new director Jon Cruickshanks. I am excited to serve as EPOA president with such a talented group of people who share a passion concerning issues affecting the East and the entire Village.

Through our meetings, email alerts and social media platforms we remain focused on providing factual and timely information to all residents. Here are a few items that the EPOA has been focused on this fall:

- The EPOA hosted the Mayor's St. Paul's Committee at its October 6 meeting. As expanded upon in their writeup on page four, the Committee is looking at different alternatives including Rehabilitation and Reuse, keeping the facade of the building, and demolition. The EPOA thanks the Committee for their continued hard work. We hope the Village Trustees will provide the Committee with the necessary time and resources so they can accurately lay out these different alternatives to residents.
- Provide updates from Environmental Advisory Board directors about the Village's water quality and lead levels. The EPOA encourages all residents with any concerns about water quality to request a free-testing kit from the Village.

continued on page 2

The following article is a synopsis of the main points on the possible adaptive reuse of St. Paul's as presented at a recent EPOA meeting. It was put together by members of two subcommittees of the Mayor's Committee on St. Paul's, the Program & Use Analysis subcommittee and the Design & Engineering subcommittee. Two other options are under analysis by the St. Paul's Committee, demolition and facadism, and there will be an independent cost analysis of all three options.

Highlights from the EPOA Meeting on Adaptive ReUse of St. Paul's

Let's start with the obvious: *We already have a building!*

St Paul's is a building that is structurally sound from our research and inspection and lends itself to a simpler renovation because of its inherent brick, hardwood and plaster makeup.

No one can deny the grandeur of the original St Paul's trim, stonework, tilework and ironwork. We would recommend restoring a small portion of St Paul's to that level of beauty at the entry, grand staircase and chapel, but the cost to do it throughout the complete building would be unnecessary.

Not only would we pay tribute to the architects of a previous age, but we would also take a page from modern age design, using open "white space" that is used in projects like Google and other tech firms to create clean open space for use.

We would propose to run all new utilities on the *surface* of the walls and hang exposed, pleasing duct-work for climate control, eliminating the need to do construction in the walls – another way to avoid un-needed expense to put these rooms to use while satisfying code at the same time. We would refer to this at the "St Google" style.

For example, the hardwood of the building would be treated in different ways depending on the use of the area. In a minority of the areas, we would bring back the full grandeur, this would mean the main entry and chapel. In the "St Google" sections, we would simply clean, polish and repair – this would encompass most of the building.

With regard to the rooms that have not yet been identified for purpose of reuse, we would upgrade to code compliance but not apply new finishes in order to constrain costs. This would allow the building department to proceed with an inspection for occupancy of the structure and the finishes could be applied at any time in the future to those areas identified for use.

Upon our inspection and in conjunction with the Thornton Tomasetti report of 2019, some minor areas inside the building would need new "wood members" and floor joists so that we could close up the walls. The majority of repairs on this job are of an interior nature dealing with finishes. The largest amount of work would deal with plaster walls and ceilings, mostly patching areas that are cracked and skim coating to create a surface for paint. All of this work would commence after the proper abatement and remediation. From our walk through and visual inspection, asbestos abatement was at a minimum because the pipes have no insulation and are easy to remove. Most of the abatement would be the removal of lead paint.

A brief scope of the potential majority of work: mild demolition of existing walls that are not load bearing because the supporting joists run parallel to the direction of these walls, and they do not support the building façades or hallways. Any walls created for new space do not have to be load bearing and are quick and inexpensive to build out of dry wall.

As noted in the 2019 Thornton Tomasetti report, the façade needs repointing, repair/stabilization at some noted areas. Nowhere in the report does it indicate that the façade (which is the main structural element of the building on all 12 sides) is in jeopardy of collapsing. The report and inspections indicate it needs repair only.

St. Paul's Highlights continued from page 4

Regarding climate control, with modern packageable and extendable HVAC design, we would refit the building and phase the new climate control system as needed. As for electrical service and consumption, it would benefit the Village to take advantage of rebate programs with regard to renewable and solar energy.

You can derive from the information in the Thornton Tomasetti 2019 report and inspection from the architects and engineers on the committee that to configure St Paul's is not a new construction project, but merely an interior renovation.

The plans are currently on exhibit at Village Hall, at Town Halls and on the website www.stpaulsreports.org and display the many potential uses serving residents of all ages. Essentially, we envision a *multi - faceted Community Center* with space for the Dept of Recreation, Athletics programs, Seniors, Children's Center, Performing Arts, Events Courtyard and Shared Facilities. These uses are a direct response to resident requests gathered in various current forums as well as from all the historical surveys done in the Village. And importantly, these potential uses are flexible as the needs of the residents change and grow.

For more information, please contact the committee directly and visit our website:
stpaulscomments@gardencityny.net
www.stpaulsreports.org

The St. Paul's Committee has scheduled additional Town Hall meetings on November 2 and November 10 to discuss other options. Separately, the FDEM (For Demolition) Committee has scheduled a meeting for December 6.

The Village will conduct a resident poll on these options at a future date, which at press time had not yet been set.

Around Our Village

Estates POA President Michele Harrington reports:

The Estates POA has been very focused with three topics. The first topic of concern has been the selection process of our Trustees. Several of our directors with strong legal and corporate governance backgrounds spent the summer updating the Estates POA By-Laws in conjunction with the East POA. This will enable the Estates POA to hold primary elections for both Board of Trustee and Board of Education candidates. The final selection of who will represent the Estates section will be made by the residents of the Estates, not solely 12-15 individuals on a nominating committee. We believe that this will enable all residents to feel more comfortable with the process - there are fewer "political" barriers and a much more transparent process that highlights all of the candidates to the residents.

The other area of focus for our POA has been the ongoing analysis of the future of the Main Building on the St. Paul's campus. We had Brian Gemmell, a structural engineer, and Frank McDonough, head of the Programming & Usage subcommittee, speak with residents this month about the process of analyzing what is possible with the Main Building - Adaptive Re-Use, Facadism & Partial Demolition and then Full Demolition - Wrecking Ball or Historical Demolition. One of the obstacles we have struggled with is how to reach the 35yr -50yr age demographic. These young families are so busy and have very little free time. Many of our young families are dual working couples, faced with multiple demands from their active and talented children - academics, music, athletics, etc.

Another area that we would like to explore is the development of more civic opportunities where we can work as neighbors on some local projects that are of a mutual concern. Those projects might be working with our middle school and high school aged children in sprucing up a local playground or open area. Maybe it could be a fund-raising project for a new local charity or a family/older resident that has encountered a difficult hardship.

HISTORIC PLACES, GOOD SCHOOLS, PARKS/GREENSPACE & COMMUNITY CENTERS

IMPACT PROPERTY VALUES

HISTORIC

Why Do Old Places Matter? How Historic Places affect Or Identity & Well-Being (hard cover book)

National Trust for Historic Preservation, Preservation Leadership Forum, Tom Mayes 2018

'People are proud of where they live. They identify with where they live. They are able to run their lives efficiently where they live. They feel connected and interconnected and embedded where they live.

...The experience of living, working, shopping, exercising, and playing in and around these old places builds a shared community, and it is a sense of community that transcends generations.'

Dennis Hockman, editor-in-chief of Preservation magazine - '...old places foster community, from a shared sense of place, to the storytelling that happens in old neighborhoods, to the way people meet and gather on common ground. People matter more than buildings, than things, but the spirit of the people—the heartbeat of the community—is in the old things.'

University of Southern California, Sandra Shannon, Thesis--Attitudes About Historic Preservation..

'...most people believe that historic resources are community assets and preservation is an important community service...even in comparison to other services considered important, such as economic development and public landscaping.

...community satisfaction has been found to be significantly associated with a person's overall quality of life...'.

How Tactical Preservation Can Save Endangered Buildings in Philly and Detroit

University of Pennsylvania, Weitzman School of Design

'It's kind of a riff on tactical urbanism. If there are ways to partially, provisionally reuse the charismatic buildings in a neighborhood--the churches and commercial blocks and banks and things like that--instead of having an all-or-nothing approach, then that's the best way to incrementally strengthen the neighborhood and bring economic opportunity.'

Economics and Historic Preservation: A Guide and Review of the Literature

University of Pennsylvania, Randall Mason, A Discussion Paper Prepared for the Brookings

Institution Metropolitan Policy Program Sept 2005

'...Historic preservation is typically judged to be a sound investment. By most accounts, it is more efficient and profitable to preserve a historic building than to construct a new one....historic preservation tends to yield significant benefits to the economy....'

The Role of the Proximate Principle in the Emergence of Urban Parks in the UK and in the US (Central Park)

Texas A&M University Department of Recreation, Park &Tourism Sciences, JOHN L. CROMPTON April 2007

'... that the Central Park has been, and will be.... one of the wisest and most fortunate measures ever undertaken by the City of New York. It has already *more than quadrupled the value of a large extent of property in its vicinity.*'

(Kinkead, 1990: p. 81)

The building of Central Park stimulated widespread enthusiasm for large landscaped parks in major cities across the United States.... the documented evidence from Central Park, and subsequently from Prospect Park, established the principle of *enhanced property values* paying for the cost of urban parks as conventional wisdom among planners and park advocates, and resulted in it being used to *justify major park investments in many other communities.*'

SCHOOLS

Brookings-Wharton Papers on Urban Affairs 4: 83-127: "School Accountability Ratings and House Values"

'We begin by estimating the relationship between long-run measures of school test performance (scores averaged over many years) and housing values using the regression discontinuity design proposed by Black— comparing sales prices of homes near elementary school boundaries. *We find a significant positive relationship between test performance and housing values, somewhat larger than that found by Black. Our estimates suggest that a one student-level standard deviation difference in mean school test score is associated with an 18 to 25 percentage point difference in house value..* A student-level standard deviation in test scores is quite large relative to the between-school differences. The implied impact of a school-level standard deviation is smaller, approximately 4 to 5 percentage points... if year-to-year changes in school performance had effects of this magnitude, we *would expect large swings in property values over time.*'

Do Better Schools Matter? Parental Valuation of Elementary Education

Columbia University, Sandra Black

Quarterly Journal of Economics, 1999 '..parents willing to pay 2.5% more (for housing) for a 5% increase in test scores'

School Quality and Property Values in Greenville, SC

Clemson Univ, April 2003, Kwame Owusu-Edusei & Molly Espey

'one grade point increase in student achievement = 5.2-6.2% increase in home value'

An Analysis of the Effects of Public School Quality on House Prices

University of NC Chapel Hill, April 13, 2009, Durham, NC John Wulsin,

'The analysis shows that homebuyers are willing to pay more for better schools, with highest effects at the elementary and middle school level. For a 10% increase in test scores, home buyers pay an 11% premium at the elementary and middle school levels and a 5% premium at the high school level'

Literature Survey: The Effect of School Quality on Housing Prices

Urban Economics, Lauren Taylor, April 20, 2013

'Charles Tiebout -1956 paper-A theory of local expenditures-consumers pick a community to reside'

'..based on the community which best satisfies their preference for schools, parks, etc.'

'Reinvestment Fund found for each percentage point increase in schools district score of students, If students scored proficient, the prices of housing in that area increased by \$.52/sq ft. -Phila'

'5% increase in the elem. school test score is associated with a 4.9% in housing cost-Boston"

'10% increase in elem. school scores leads to an 11% increase in housing prices-Durham, NC'

'2000 survey found the 3rd most important characteristic for buyers with kids is good schools

Ten Take Aways:How Schools Impact Home Values Ryan Fitzgerald, March 30, 2020, Raleigh Realty

'Duke Univ-home prices increase by \$.0.52/sq ft for each %age point increase in student PSSA score'

'NY Times-home prices up by 2.5% as result of 5% increase in student test scores'

'Nat'l Bureau Econ. Research-for every dollar spent on schools, home values increased by \$20'

'Add'l school expenditures have beneficial impact on all home owners w/wo kids in public school'

'Greenville, SC-most important factor impacting property values-school's ranking & excellence level'

How Schools Can Impact Home Price

National Association of Realtors (NAR) 2015

'25% of home buyers listed school quality and 20% said proximity to schools as important'

How Different Infrastructure Projects (Schools, Greenspace) Can Affect Home Value

UpNest, July 16, 2021 Gwinnett Daily Post, by Mindy Charski Stacker

'53% of buyers with children said quality of school district is important when purchasing house'

How Property Values are Affected by Nearby School District UpNest, Jan 10. 2022

'NAR show that 26% of recent homebuyers are influenced by the quality of their school district.

That jumps to 46% for buyers ages 30-39 and by 36% for buyers ages 22-29'.

How Schools Can Impact Home Prices

Realtor.Com, Maxrealestateexposure, Bill Gassett, 508 625-0191

'In 2013 NAR found that 22% of home buyers said home's proximity to school was important'

'29% of buyers listed school quality as a deciding factor in their decision to buy house'

'1 in 5 surveyed would pay between 6%-10% more for a home in a good school district'

'1 in 10 would pay up to 20% more for a home with access to the right schools'

'1 in 3 buyers would settle for a smaller home to get access to a better school'

How School Ratings Impact Home Prices, Nat'l Assoc of Realtors (NAR), Angela Colley, 2017

'Home values inside top-rated school districts were 49% higher than the national median home price'

According to a 2016 study by Realtor.com, which analyzed data from the residential listing database and school district ratings from GreatSchools.com'

Infrastructure Can Change Housing Markets Dramatically UpNest, 2022

'A congressional paper notes the average ZIP code associated with a public elementary school has a median home value of \$486,104 while the value drops to \$122,061 around a public elementary school graded D or lower'

Why Do Households w/o Children Support Public Schools? Nat'l Bureau Econ Research (NBER), Sept 2004

'Past research strongly supports the proposition that good schools are capitalized into house prices.'

Even if voter does not use schools, a future buyer of the property may care about school quality'

School Spending Raises Property Values The Digest, No. 1, January 2003

'A \$1.00 increase in per pupil state aid increases aggregate per pupil housing values by about \$2.00,

Indicating that potential residents value education expenditures'

How Much Do School Districts Affect Real Estate Prices?

By Sam DeBord Realtor & Managing Broker of the Seattle Homes Group June 1, 2016

'One out of five home buyers would pay 6-10% above their budget for the right school'

'One out of ten would double that to 20%

What is Connection Between Home Value & School Performance

Public School Review, By Grace Chen, April 26, 2021

Video explains how owning a house close to schools has impact on real estate value

Educational Outcomes and House Values: A Test of the value added approach,

David Brasington & Donald Haurin, Journal of Regional Science, 2006

'...we find that households consistently value a district's average proficiency test scores and expenditures.

The elasticity of house prices with respect to school expenditures is 0.49, and an increase in test scores by one standard deviation, *ceteris paribus*, raises house prices by 7.1 percent'

PARKS, GREENSPACE

The Role of the Proximate Principle in the Emergence of Urban Parks in the United Kingdom and in the United States
Texas A&M University, JOHN L. CROMPTON Department of Recreation, Park/Tourism 2005

Residences located close to urban parks frequently sell at a premium. The increased home values represent a 'capitalization' of a park's value to proximate homeowners and this phenomenon has been termed 'the proximate principle'.

... The data showing that Birkenhead Park was potentially a self-financing venture funded by the enhanced value of proximate profits were widely disseminated and provided the financial rationale for many subsequent urban parks. *This principle was absorbed by Frederick Law Olmsted on two early visits to Birkenhead Park and incorporated into the design of Central Park in New York City*, the first large urban park in the US. Olmsted meticulously documented the impact of Central Park on adjacent property values and demonstrated *that the park made a 'profit'*. These data were crucial in verifying the legitimacy of the proximate principle and in providing the justification for large urban parks in a host of other US cities...recent studies using sophisticated techniques have confirmed the fundamental legitimacy of the proximate principle.

'...led us to conclude that a premium of 8 percent to 10 percent on property values abutting or fronting a passive park in urban environments is a reasonable starting point guideline for developing estimates...' about the impact parks have on property values.

How Desirable Community Amenities Increase Property Value

IKO Management, November 2, 2017

'amenities are considered a "plus" when selling a home', athletics, community groups

Research Show Parks Add Significant Boost in Home Values Nearby

By Robert Caston October 12, 2018 in Parks and Recreation

'Research shows that houses near a park have an 8% to 20% higher valuation than other properties'

Why Multi-Generational Play is Important

Playworld February 9, 2021, 'mental and physical benefits for adult and children'

How Parks and Playgrounds Affect Home Values

Playworld February 9, 2021, 'living near a park boosts property values anywhere between 8% to 20%'

How different infrastructure projects can affect home value, Gwinnett Daily Post

Upnext, July 16, 2021 Mindy Charski Stacker

'...53% of buyers with children; quality of school district is important when purchasing a house...'

How Much Impact Do Parks Have on Property Values?

John L. Crompton Ph.D., NRPA, March 26, 2020

'...a premium of 8% - 10% on property values abutting or fronting a passive park in urban environments..'

COMMUNITY CENTER ACTIVITY - CODING

60 Minutes: Code.org teaching 10 Million School Girls Computer Coding to attack the widening gender gap in computer science jobs 2-28-2019. 'Women comprise nearly half the American workforce but hold just a quarter of its computer jobs and the gap continues to widen. One non-profit, Code.org, is reaching girls at younger ages to expose them to the STEM subjects, science, technology, engineering and math, before middle school' Girls Who Code Named One of *The NonProfit Times*' Best Nonprofits to Work For in 2022
Girls Who Code and American Girl Partner to Empower Girls to be Changemakers in Technology 2020 and Beyond Sept 15, 2020

Creative Spark: Girls Who Code Teams with Meta, RCA Records & Doja Cat to Spur AR Creation

Among Young Women Dr Tarika Barrett, CEO at Girls Who Code

Other...more detailed....

[file:///C:/Users/Owner/Downloads/The Impact of School Characteristics on House Pric.pdf](file:///C:/Users/Owner/Downloads/The%20Impact%20of%20School%20Characteristics%20on%20House%20Pric.pdf)

Downes & Zabel Tufts Univ 35 pages

https://www.researchgate.net/profile/Donald-Haurin/publication/5206930/The_Impact_of_School_Quality_on_Real_House_Prices_Interjurisdictional_Effects/links/0c96051c0d909e855200000/The-Impact-of-School-Quality-on-Real-House-Prices-Interjurisdictional-Effects.pdf

Tiebout, Charles M. 1956. "A Pure Theory of Local Expenditures." *Journal of Political Economy* 65 (October): 416–24. W

littleBits STEM Learning Toy, founder Ayah Bdeir

What Causes Housing Prices to Rise in the United States? Michelle Miley June 20, 2018

'Even when housing prices fall across the nation, prices in your neighborhood may rise. This occurs due to desirability. If you live in an excellent school district or trendy area where people want to be, the price of houses in your area will likely go up.'

Measuring the Contribution of Water and Green Space Amenities to Housing Values

Journal of Agricultural and Resource Economics 31 (3):485-507 Copyright 2006 Western Agricultural Economics Association Seong-Hoon Cho, J. M. Bowker, and William M. Park

This study estimates the influence of proximity to water bodies and park amenities on residential housing values in Knox County, Tennessee

Summary and Conclusions Residential property value premiums resulting from proximity to amenities such as water bodies and parks are measured globally and locally at the individual level within the Knox County, Tennessee, study area. Findings corroborate previous research, establishing that natural and constructed amenities are valuable attributes in housing demand and positively impact sale prices. Moreover, our results suggest hedonic models can be improved by including GIS information pertaining to natural amenities. Our results also demonstrate the importance of going beyond the global modeling framework when incorporating GIS information into hedonic models. Local values for individual amenity sources are estimated using locally weighted regression by allowing for nonstationarity in the relationships between proximity to water bodies and parks. Estimates using these larger and smaller bandwidths can be obtained from the authors on request. 504 December 2006 Journal of Agricultural and Resource Economics and sale prices in the hedonic housing price model.

The marginal implicit price of proximity to water bodies (1,000 feet closer) was estimated to be \$491 in the global model, but ranged from -\$497 to \$6,032 locally for individual water bodies.

The marginal implicit price of proximity to local parks (1,000 feet closer) was estimated to be \$172 in the global model, but ranged from -\$662 to \$840 locally at an individual park level.

Furthermore, the local model reveals some important local differences in the effects of proximity to water bodies and parks on housing price. The local parameter estimates of proximity to both water bodies and parks have different signs in different regions of the county. These different relationships are obscured in the global model. Without the results from the locally weighted regression model, the variation in effects associated with individual water bodies and parks on housing prices would not be captured. Estimates of the value of proximity to water bodies and parks, such as those generated in this study, should prove useful as input to future debates about public initiatives to protect open space,

whether through ballot measures or other means. The estimated values from locally weighted regression models for individual sources of these amenities can be used for budget decisions regarding resource management or in prioritizing specific water resources and parks to be protected. For example, assessing the added value of a given local park to proximal homes and the resulting level of tax revenues could prove useful to planners trying to justify maintenance expenditures in increasingly tight times. A future research effort could involve examination of values identified within the present modeling framework along with attribute bundles of specific parks or water bodies to identify potential management issues. Moreover, with a sufficiently large set of parks, models could be developed wherein park values are regressed on park attributes to quantify attributes with the highest marginal benefits. While the hedonic property price method can be used to estimate the value of some non-market goods and services, it is important to remember that the method provides only a limited measure of total economic benefits. For example, water bodies may provide many services in addition to positive amenities for residential property located in proximity to water bodies. These may include biodiversity, water recharge and discharge, and recreation. Parks also provide recreation to people from outside the immediate area. The value of these services may not be fully reflected in residential house prices. House prices also do not reflect benefits received by businesses, renters, and visitors. For these reasons, estimates from hedonic house price models will generally underrepresent the true value of these amenities.

[final revision received August 2006.]

School Accountability Ratings and Housing Values - Project MUSE <http://muse.jhu.edu>

Brookings-Wharton Papers on Urban Affairs: 2003

THOMAS J. KANE DOUGLAS O. STAIGER GAVIN SAMMS

Conclusion In the housing literature, there is a long tradition of attempting to disentangle the value of school test scores from other neighborhood amenities. Although such studies typically control for standard housing characteristics (such as number of bedrooms, square footage, lot size, and so on) and other neighborhood characteristics (such as mean income and local tax rates), readers of that literature appropriately worry that such studies fail to control for all the relevant characteristics that might be correlated with school test scores. Black proposed a novel approach by focusing on the values of properties near school boundaries, arguing that any differences in unmeasured neighborhood amenities would be minimized for properties that were in such close proximity.²⁷ Using data from Mecklenburg County, North Carolina, and focusing on properties within 500 to 2,000 feet of school boundaries, we replicate that approach and find similar results, suggesting that a one student-level standard deviation Thomas J. Kane, Douglas O. Staiger, and Gavin Samms 123 27. Black (1999). difference in a school's mean test score was associated with an 18 to 25 percentage point difference in house value. Nevertheless, we remain cautious in interpreting these estimates as reflecting the value of school quality alone, since there seemed to be changes in observable housing characteristics at the school boundaries in our data. One might be concerned that there are other unobserved differences in housing characteristics, even among properties near the school boundaries. We also studied housing market reactions to the release of new information on the quality of schools, which state departments of education around the country are currently publishing. Although most states were already publishing some information on school mean test scores by the spring of 2001, the No Child Left Behind Act of 2001 will require most states to publish even more detailed information at the school level than they currently provide. We are much more confident in our ability to isolate the impact of new information, because we can look at changes in housing values within school assignment zones as new information is released over time. Earlier work by Figlio and Lucas in Florida suggested large housing price swings following the announcement of school ratings in 1999.²⁸ In North Carolina, we found no impact of annual changes in test scores on housing values. Moreover, we found no impact of the categorical rating system, which sorted schools into categories of "low performing" or "exemplary" based on a combination of baseline scores and "value-added" measures, which controlled for incoming students' baseline performance. The failure to find an impact of value-added ratings was particularly important, given that it would have been difficult for parents to have controlled for students' baseline scores with the data available to them previously. Our findings have two potentially important implications for the education policy debate. First, even relative

to the estimate of the value of school mean test score differences that we fear may be overstated, parents—particularly low-income parents—attach a large value to the proximity of the local school. A six- to eight-mile difference in the distance to the local school had a similar effect on housing values as a full student level standard deviation in school mean test scores (roughly equivalent to moving from the highest to lowest scoring school in the district). Attempts to model the likely effect of school vouchers on the market for 124 Brookings-Wharton Papers on Urban Affairs: 2003 28. Figlio and Lucas (2002). schooling typically focus on differences in school quality alone. However, to the extent that they ignore the interplay between school siting and neighborhood segregation by race and family income, such models may underestimate the amount of income segregation that would remain in a voucher system. (Housing values would continue to capitalize distance to good schools even if school assignment boundaries were erased.) Second, the housing markets seem to respond slowly to new information about school quality. Given the potential for free riding by some homeowners on the efforts of others to intervene in local schools, the housing market was already an unlikely source of pressure on local school officials to improve. Although some homeowners may be compelled to attend their local parent-teachers' association meeting in order to protect their property values, this is unlikely to lead to an efficient solution, even with high-quality measures of school performance. Regardless of this free-rider problem, our results suggest that short-term changes in test scores seem to be discounted. In other words, a school that is improving has a difficult time signaling that improvement to the housing market. This could be because there is so much other volatility in test scores that is difficult for home buyers to distinguish the signal from the noise, or because home buyers are primarily interested in the socioeconomic characteristics of schools, which are unlikely to change so quickly

Further reading – this one is hard to find so I cut and paste it:

Five Reasons Why A Community Center Is Beneficial For Your Community

SFA July 26, 2018

Many towns in the United States don't have a community center, leaving residents without a good space for exercise and community involvement.

While the process of building a community center can often be difficult and expensive, they provide incalculable benefits for the communities where they are built. In today's blog post, Sports Facilities Advisory will look at five reasons why a community center is beneficial for your town.

1. Helps The Local Economy

This is often lost in the shuffle of facility planning and development, but a local community or recreation center is a great boost to the local economy. Not only does it provide jobs, both in the building and running of the facility, but it also gives the community opportunities to make money through sports tournaments and conventions.

2. Provides A Space For Youth

A common difficulty for many towns and cities is providing a good space for youth to hang out and build relationships. A community center provides youth with that space, keeping them occupied and promoting strong relationships through sports leagues and recreational activities. This is also beneficial for parents who work and need a safe spot for their children to go after school.

3. Promotes Community Involvement

One of the benefits of a recreation center that is tougher to quantify is community involvement. A community or recreation center promotes community involvement, not just in programming, but also

by building relationships with people in the community. Events held at the center give people the opportunity to meet new people and grow to love their town and community.

4. Improve The Value Of Your Community

All communities are looking to increase their value because they want people to live in their town. Recreation centers are a great way to increase the value of your community, as well as increase the home values of local homes. A local community center will draw in potential residents, especially families with young children.

5. Promotes Health And Happiness Through Exercise

The United States has long struggled with proper exercise habits. A recreation center promotes proper exercise habits, which leads to healthier and happier residents. This is done through programs like sports leagues and exercise classes, as well as through recreational opportunities like basketball or free weight lifting.

Community Center Development with SFA

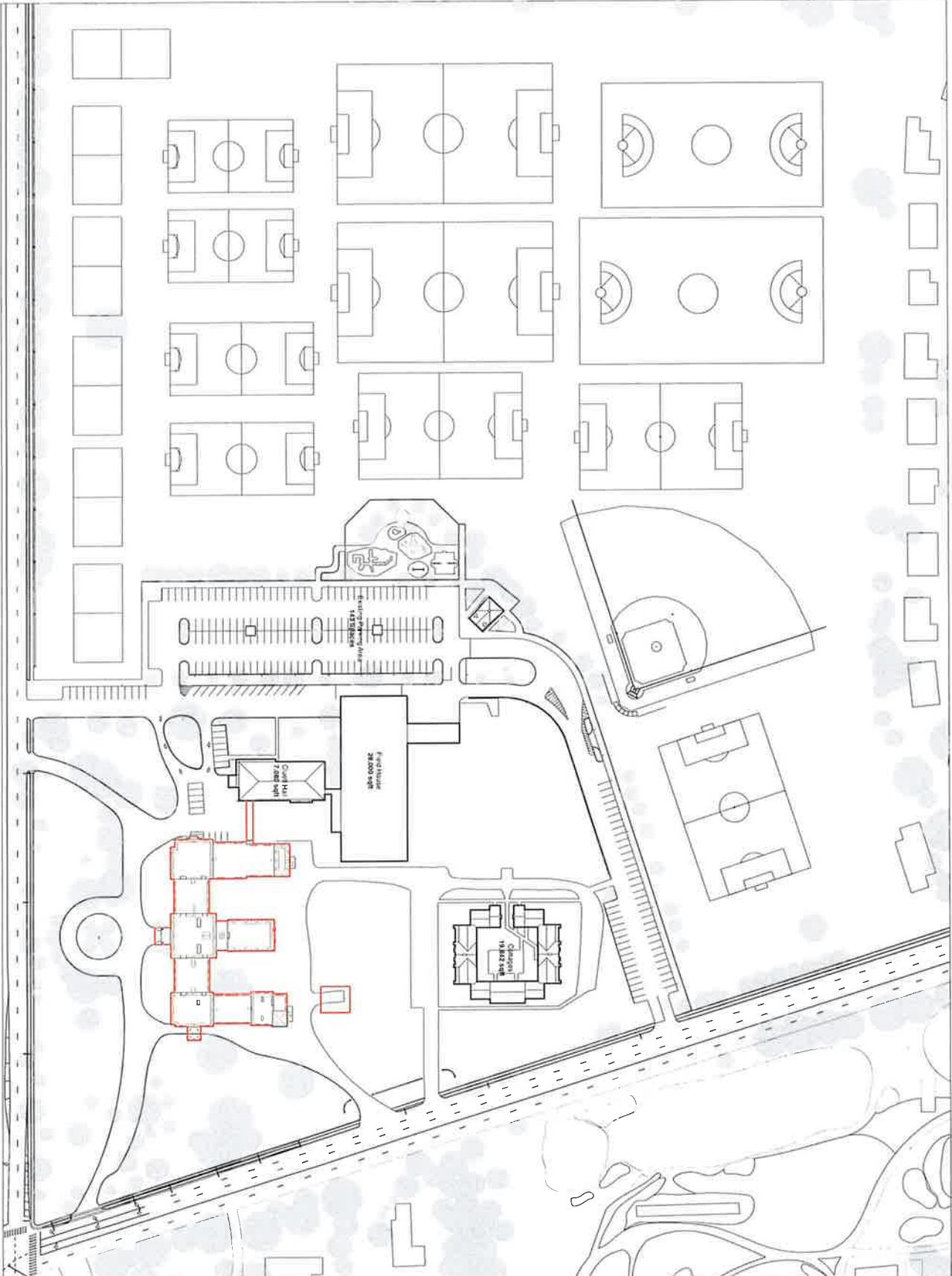
Sports Facility Advisory specializes in community center development and planning. Since 2003, we have partnered with a variety of public and private projects, providing feasibility studies, market research, funding services, and development services. We are with you from concept to concrete to grand opening and beyond. To learn how we can benefit your community, contact us today.

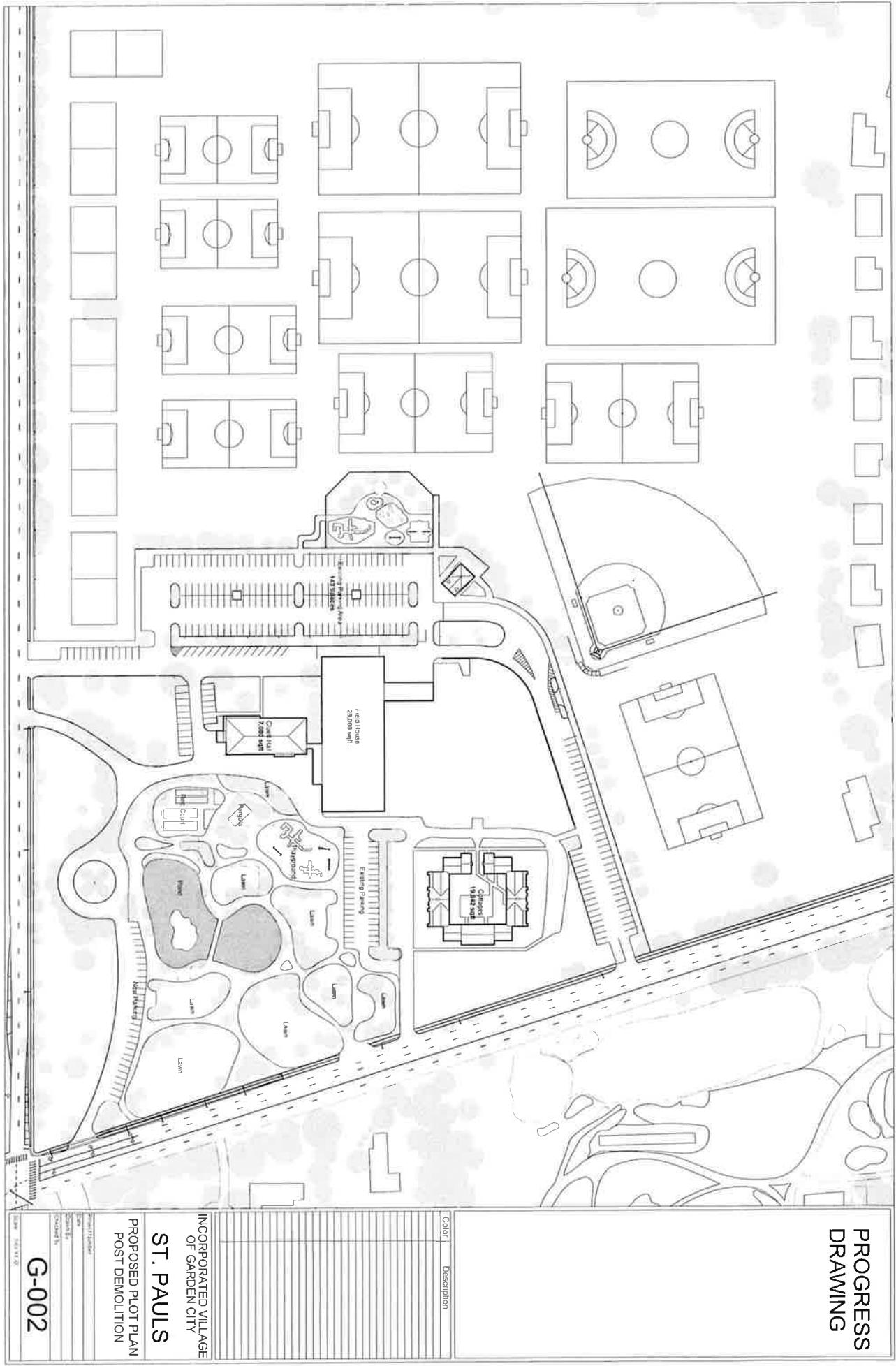
PROGRESS
DRAWING

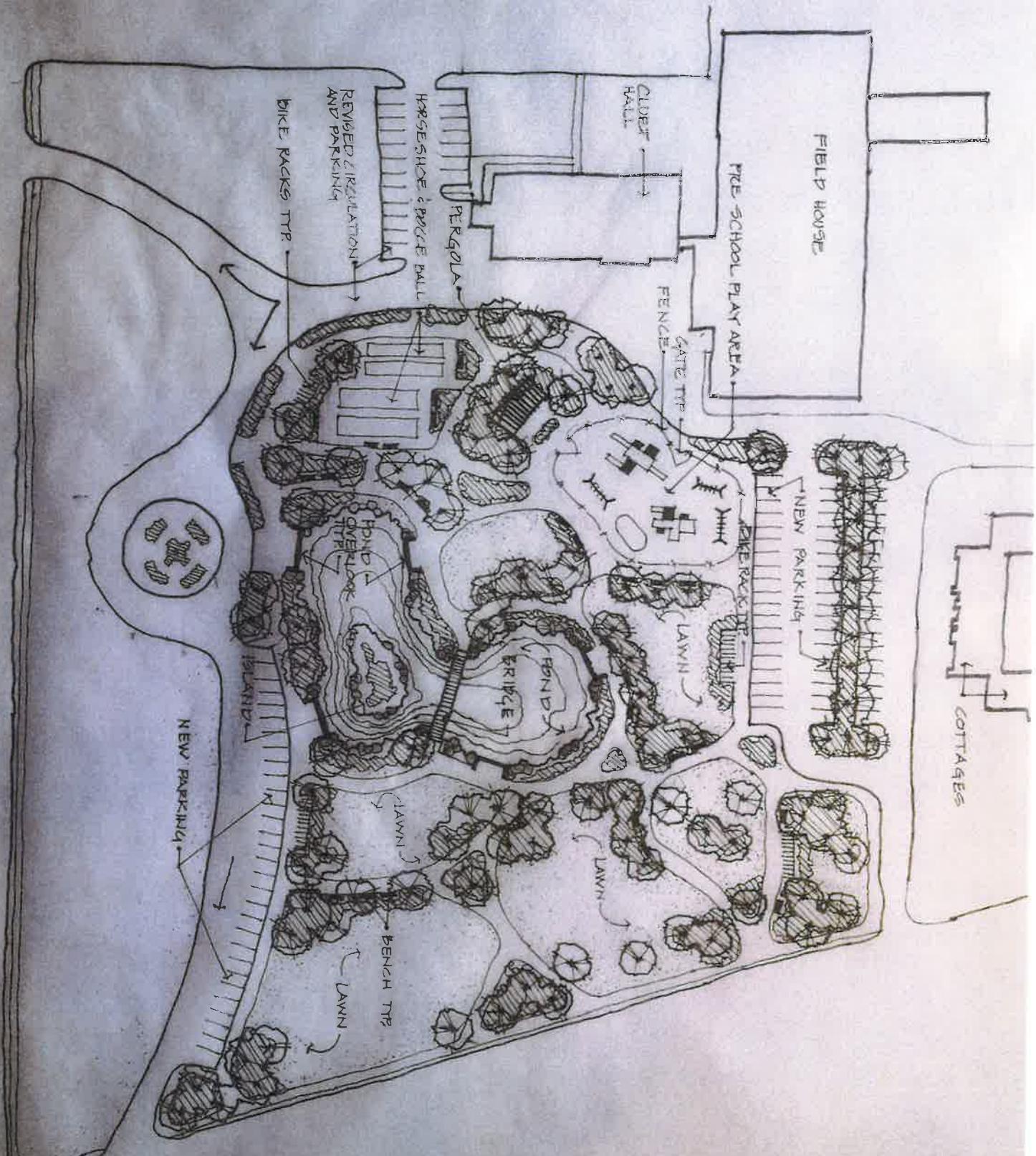
| Color | Description |
|--------|--------------------|
| Black | Existing Plot Plan |
| Red | Proposed Plot Plan |
| Blue | Proposed Plot Plan |
| Green | Proposed Plot Plan |
| Orange | Proposed Plot Plan |
| Purple | Proposed Plot Plan |
| Yellow | Proposed Plot Plan |
| Grey | Proposed Plot Plan |
| White | Proposed Plot Plan |

G-001

INCORPORATED VILLAGE
OF GARDEN CITY
ST. PAULS
EXISTING PLOT PLAN





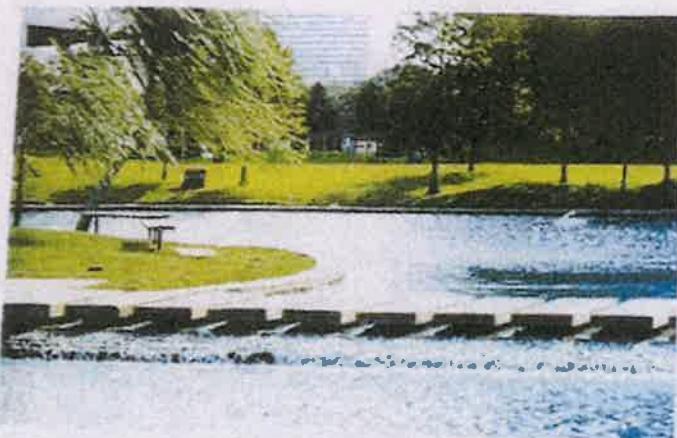


NATURAL GAS PIPELINE COMPANY TOWER

NATURAL PIPELINE GAS COMPANY, HOUSTON, TEXAS

CREATING COMPELLING DESTINATIONS | ENRICHING COMMUNITIES | SAFEGUARDING SPECIAL PLACES

www.saratogaassociates.com



Ponds, waterfalls and rolling lawns constitute the majority of the Natural Gas Pipeline Company Tower in Houston, Texas. The headquarters building is surrounded by a water-filled moat fed by ponds from around the site. The main entrance bridges the moat, where spillways provide the comforting sound of water, creating a calm and meditative entrance experience. A series of low, wide lawn terraces, with expansive views of the site, provide useable open space for employees and visitors. Terracing around the major moat walls is softened by ground cover, flowering shrubs and shade trees which help to integrate the building into its context.

PROJECT HIGHLIGHTS

> Landscape Design

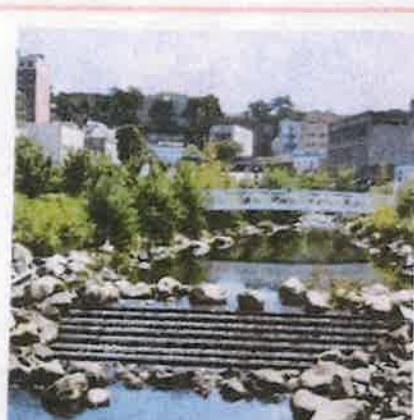
> Water Features

VAN DER DONCK PARK - DAYLIGHTING THE SAW MILL RIVER

CITY OF YONKERS, NEW YORK

CREATING COMPELLING DESTINATIONS | ENRICHING COMMUNITIES | SAFEGUARDING SPECIAL PLACES

www.saratogaassociates.com



For almost 100 years the Saw Mill River was buried beneath the streets of Yonkers. This unique urban park project replaced two blocks of parking lot with a linear greenspace focused around this re-opened watercourse. Van Der Donck Park reconnects the community to its historic roots, providing a catalyst for economic development by linking the downtown to the Hudson River waterfront esplanade. The park provides restored river habitat and provides a wonderful centerpiece to the downtown.

Design of the daylighted river created distinct riparian habitats comprised of a brackish tidal pool and up-river freshwater riffles defined by rock weirs and sloping riverbanks. River corridor engineering recreated the previous river cross-section to protect the park from flash flooding. The elevation difference between the adjacent streets and the river allows for pedestrian and ADA access to the water's edge. At street level, a combination of sinuous sidewalks and curbs, bermed landforms and planting beds visually transition the urban streetscape to the more naturalized river edge.

PROJECT HIGHLIGHTS

- > River Ecology - daylighted 800' of the Saw Mill River that has been underground for 90 years
- > Sustainable Design - replaces parking lot pavement with open river habitat
- > Recipient of the 2013 ASLA New York Honor Award
- > Recipient of the 2013 ENR Best Landscape/Hardscape/Urban Development Project
- > Recipient of 2016 Waterfront Center Honor Award

The daylighted Saw Mill River provided unique design opportunities for pathways, seating, overlooks, public gathering plazas, and a pedestrian bridge. It provides a magnificent setting for the businesses located along its edge.

WESTMOOR PARK

WEST HARTFORD DEPARTMENT OF PARKS, WEST HARTFORD, CONNECTICUT

CREATING COMPELLING DESTINATIONS | ENRICHING COMMUNITIES | SAFEGUARDING SPECIAL PLACES

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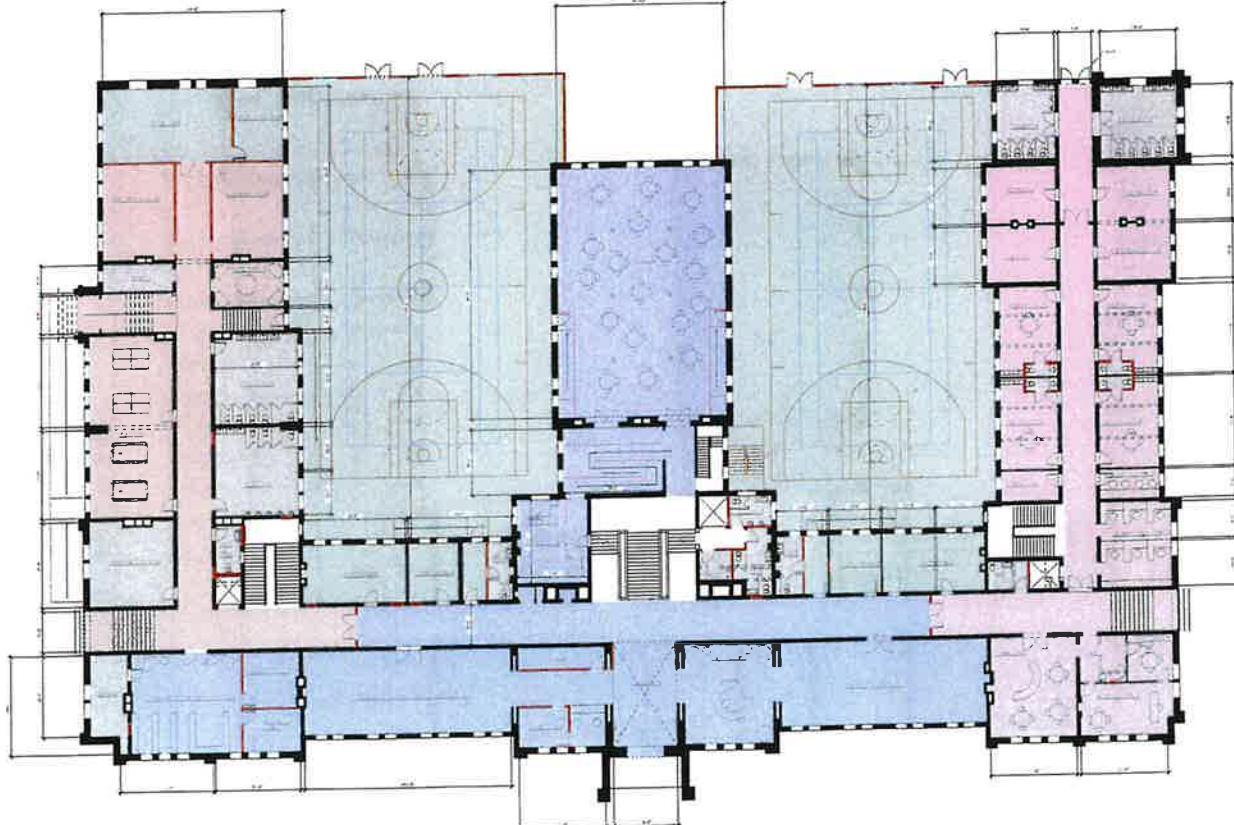
The approved Westmoor Park master plan successfully integrated the new elements and site improvements in an environmentally sensitive manner, minimizing any impact to the site and the existing ecological communities.

Major components included an Administrative Reception and Program area, formed by combining the adaptive re-use of an old farmhouse and adding a new community classroom structure; the Demonstration Farm area, including a rehabilitated 100 year old barn and a new outbuilding to house farm animals; the Horticultural Complex, with a large research and exhibition conservancy structure, and the Natural Science/Ecology educational resource, with elevated walkways and interpretive stations carrying people through the various remnant communities found throughout the park. These elements allow people to enjoy the park as casual observers or as serious students partaking in the many interpretive opportunities and programs the completed "Westmoor experience" offers.

PROJECT HIGHLIGHTS

- > Habitat Restoration
- > Demonstration, education, and interpretive facilities
- > Adaptive re-use of historic structures
- > Commission was result of winning national design competition

PROGRESS
DRAWINGS 2



| Color | Description |
|--------------|-----------------------|
| Light Blue | Community Center |
| Dark Blue | Performance Center |
| Light Green | YWCA Center |
| Light Pink | Support Facilities |
| Dark Pink | Proposed Construction |
| Light Purple | Existing Construction |
| White | Demolished |

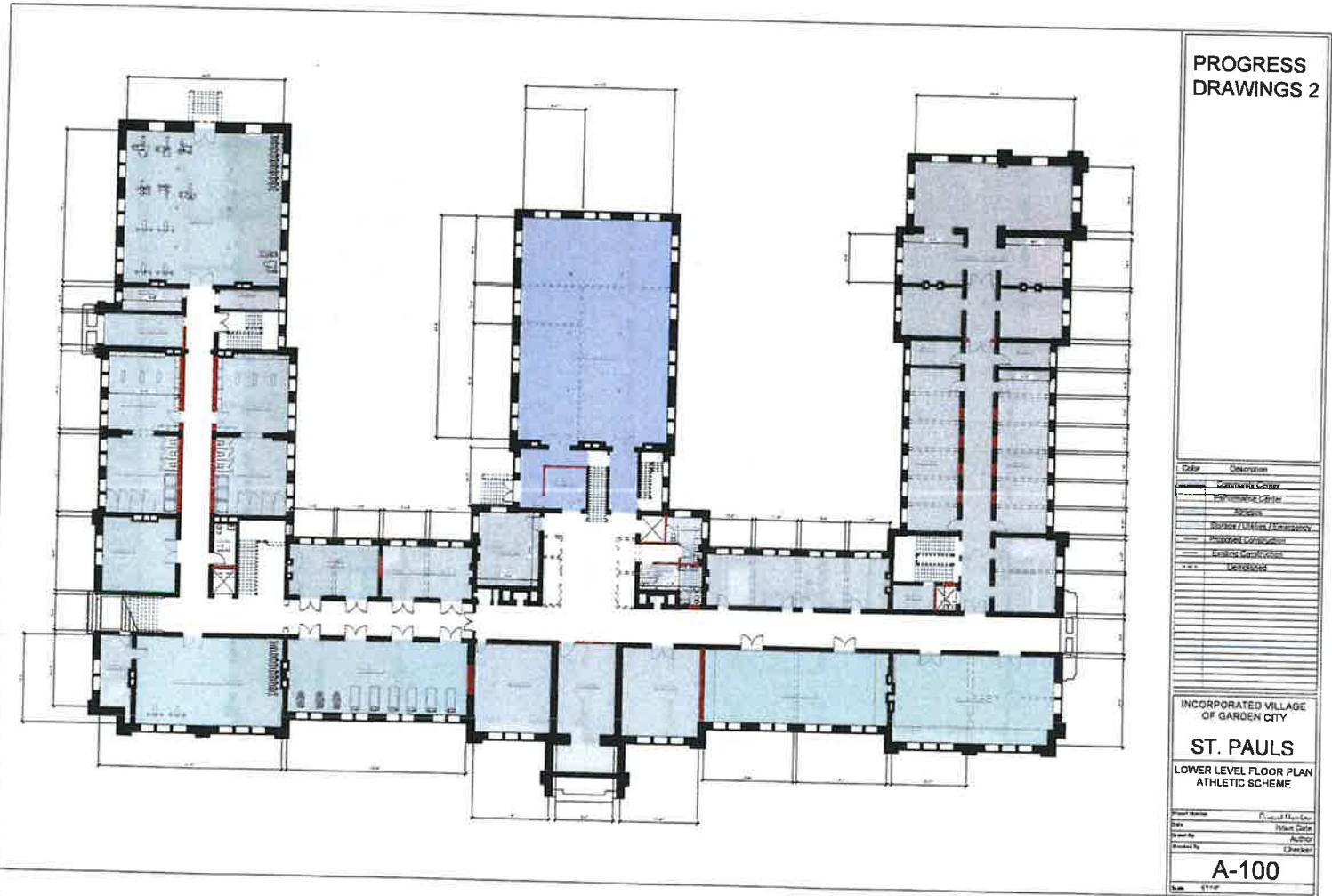
INCORPORATED VILLAGE
OF GARDEN CITY

ST. PAULS
FIRST FLOOR PLAN
ATHLETIC SCHEME

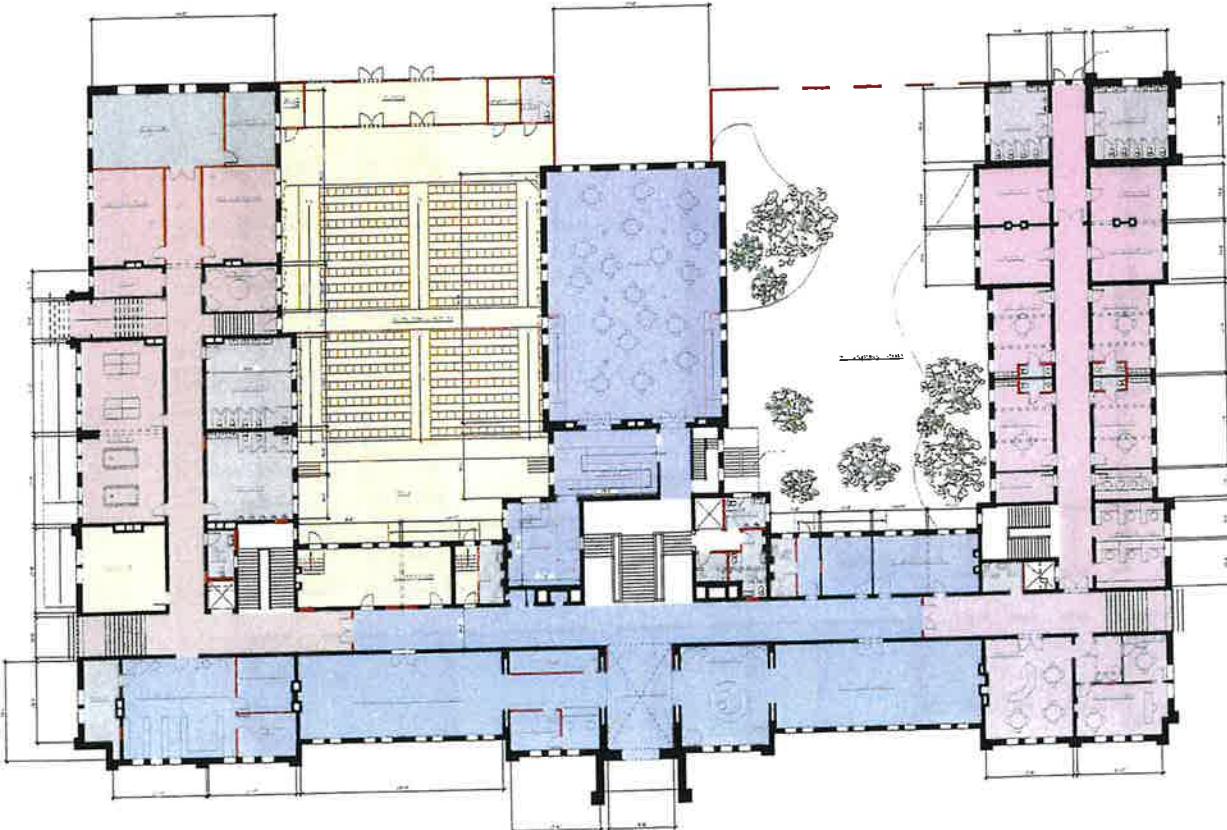
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| Drawn By | Author |
| checked | Checker |
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A-101

PROGRESS
DRAWINGS 2



PROGRESS
DRAWINGS 2



INCORPORATED VILLAGE
OF GARDEN CITY

ST. PAULS

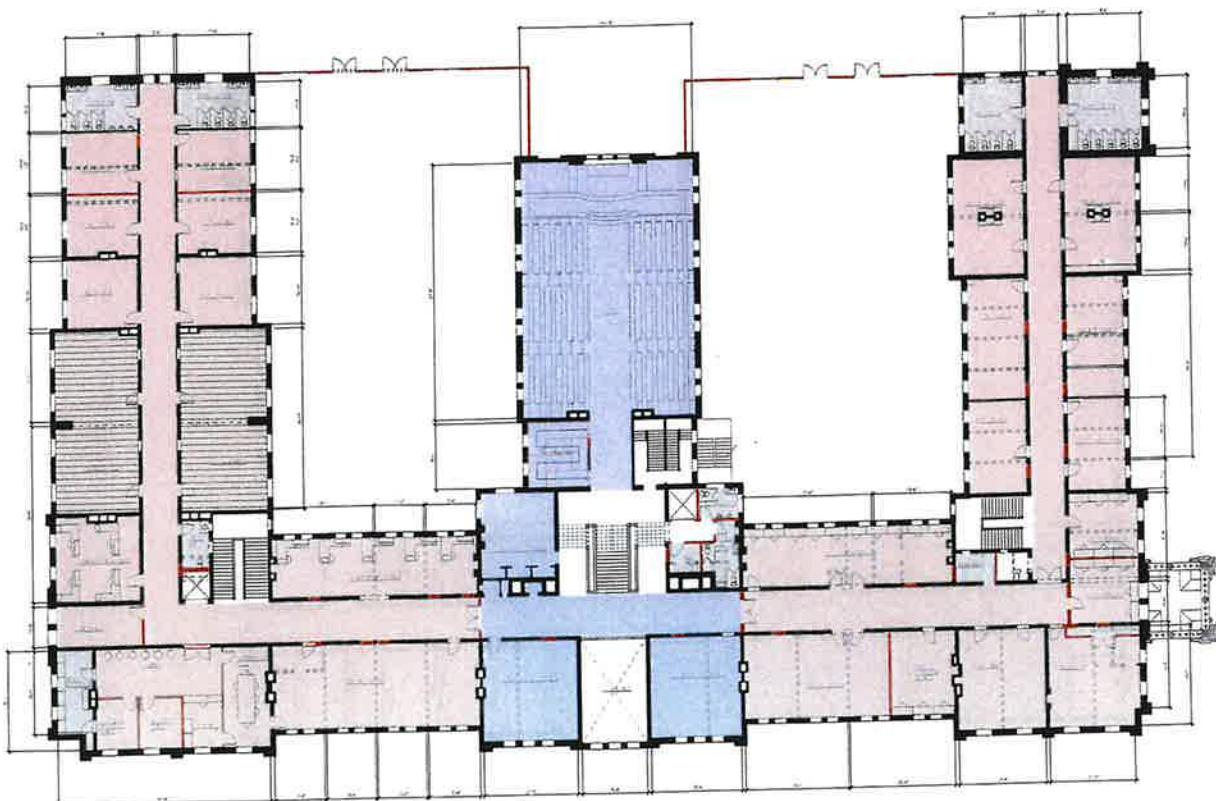
FIRST FLOOR PLAN
PERFORMANCE / ARTS
SCHEME

Printed Number:
Date:
Drawn By:
Checked By:
Title: A-101

PROGRESS
DRAWINGS 2



PROGRESS
DRAWINGS 2



INCORPORATED VILLAGE
OF GARDEN CITY

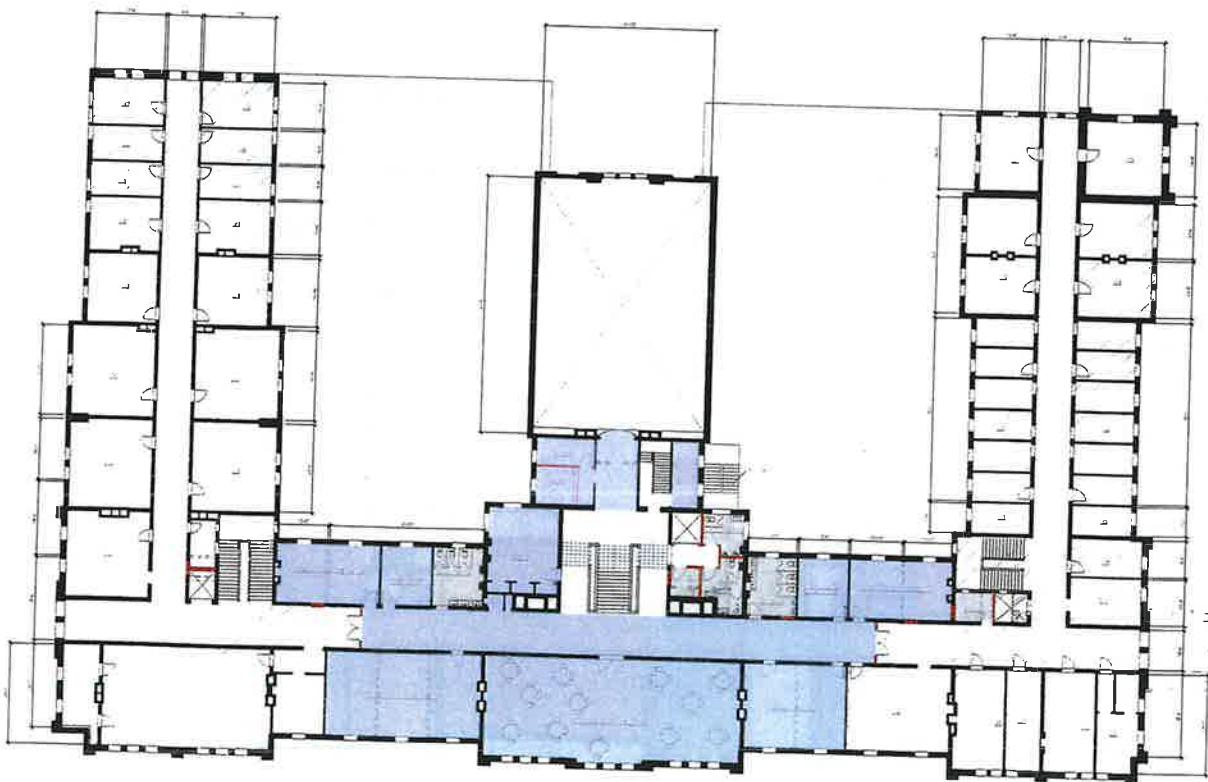
ST. PAULS

SECOND FLOOR PLAN

Project Number: Project Number:
Date: Issue Date:
Drawn By: Author:
Checked By: Checker:

A-102

PROGRESS
DRAWINGS 2



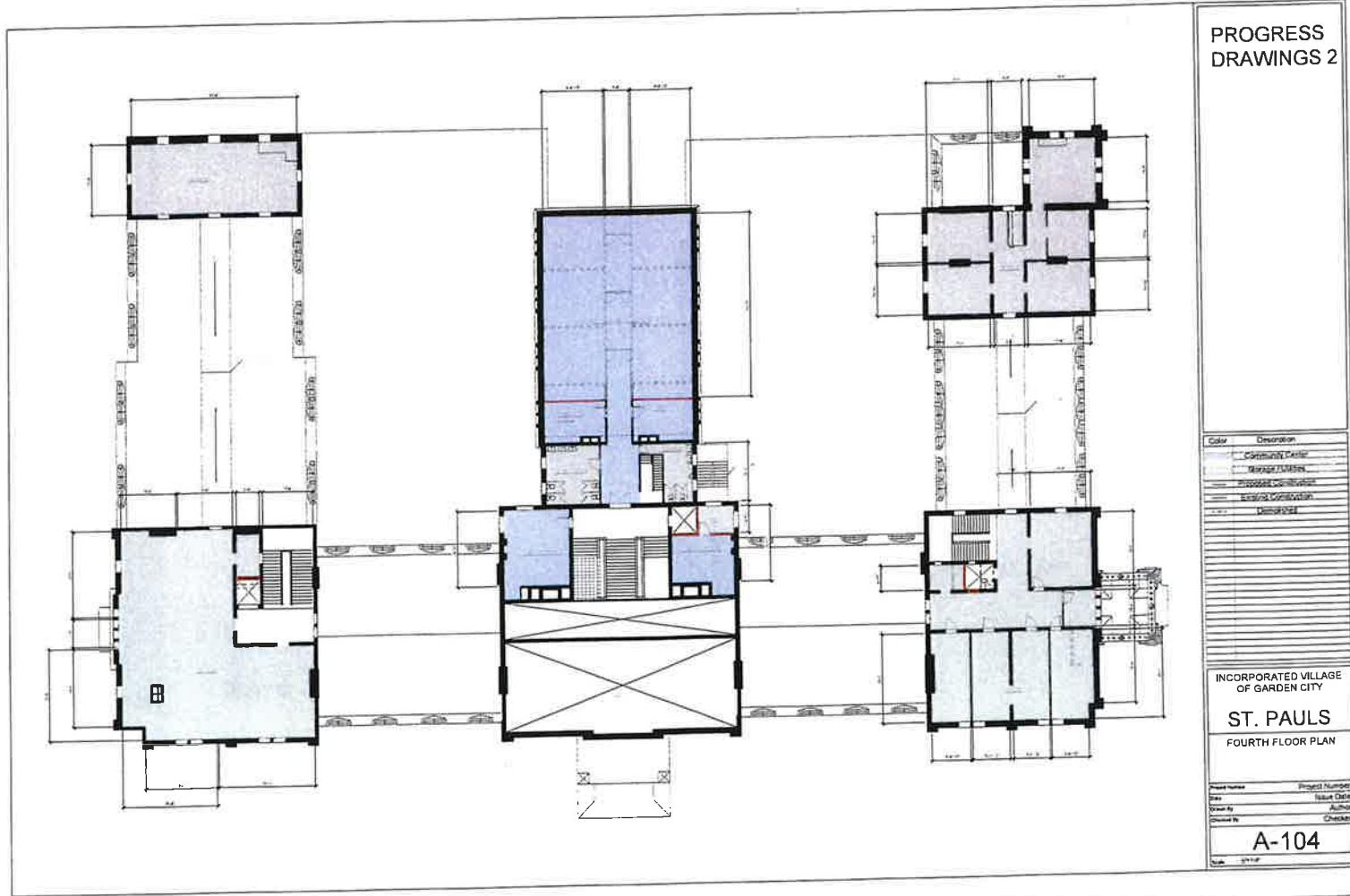
| Color | Description |
|--------|------------------|
| Blue | Community Center |
| White | Workshop |
| Black | Storage |
| Red | Accessories |
| Grey | Accessories |
| Yellow | Demolition |

INCORPORATED VILLAGE
OF GARDEN CITY
ST. PAULS
THIRD FLOOR PLAN

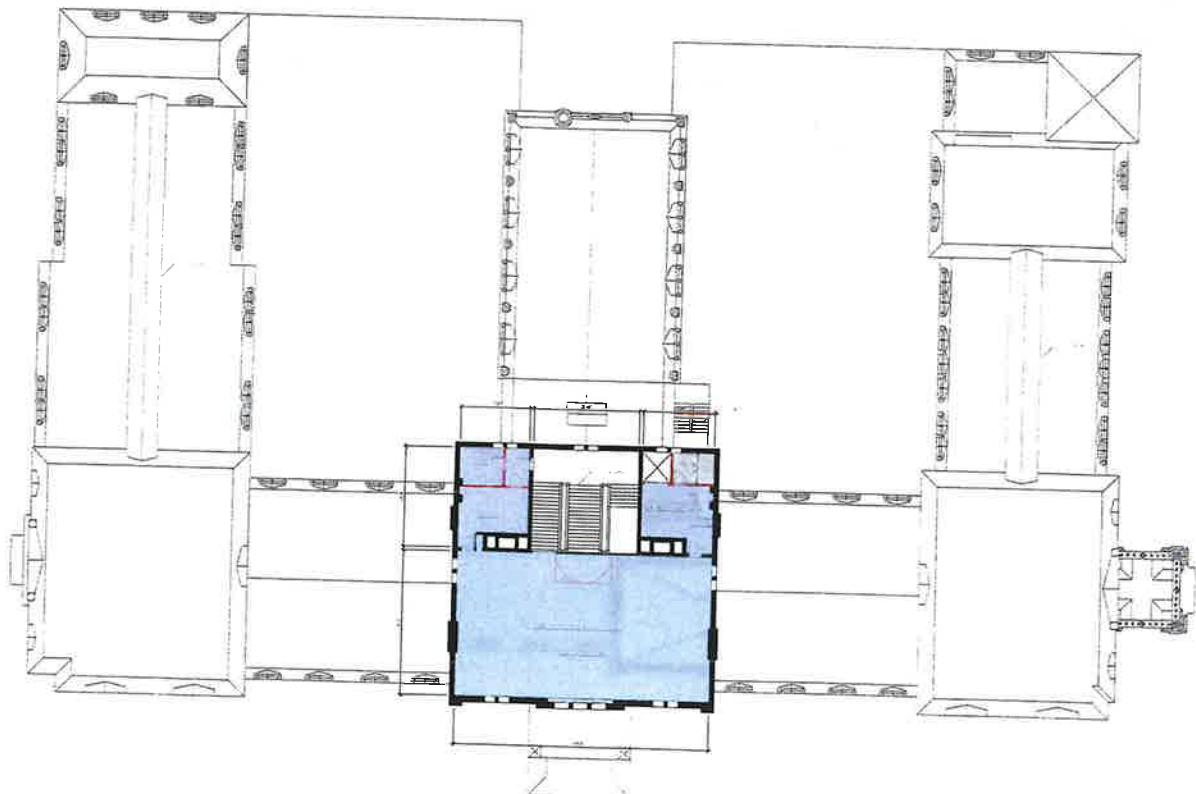
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| Print Number | Sheet Number |
| Date | Issue Date |
| Drawn by | Author |
| checked | checked |
| Scale | 1" = 1'-0" |

A-103

PROGRESS
DRAWINGS 2



PROGRESS
DRAWINGS 2



Color Description

Community Center
Stairs/Utility
Present Construction
Existing Construction
DEMOLISHED

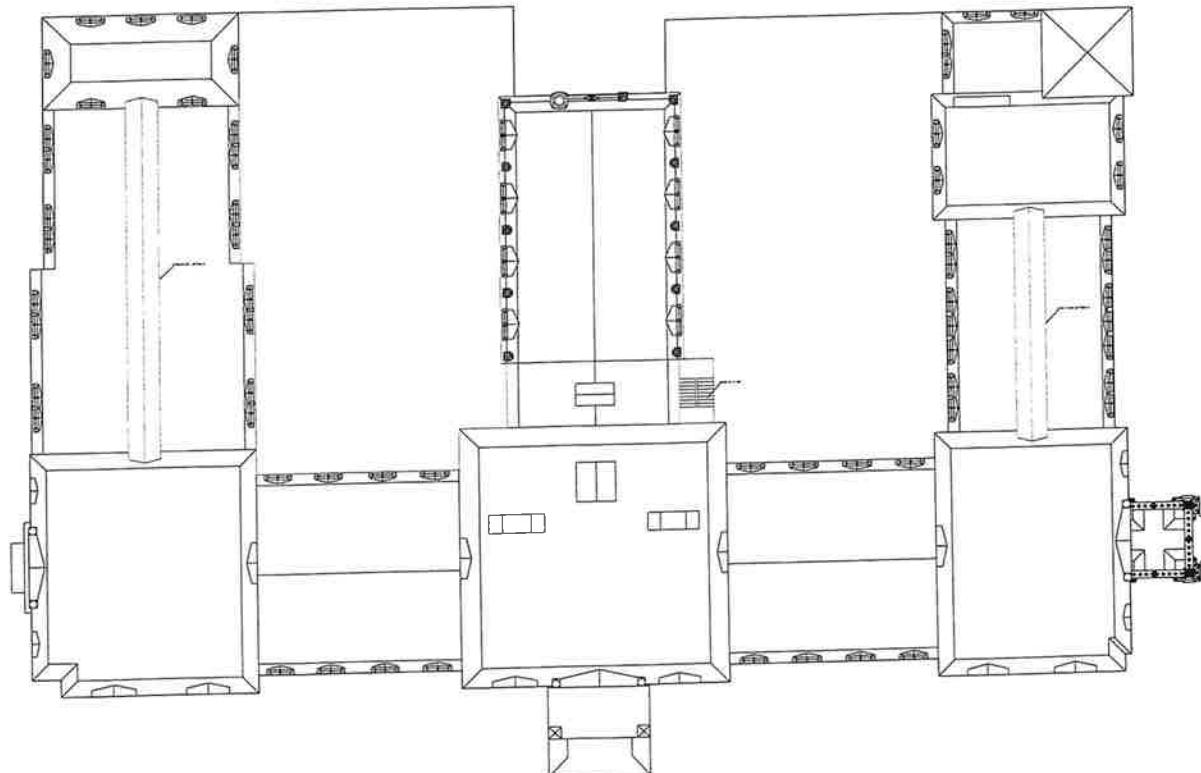
INCORPORATED VILLAGE
OF GARDEN CITY

ST. PAULS

FIFTH FLOOR PLAN

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Drawn By: [Signature]
Drawn Date: [Date]
Checked By: [Signature]
Checked Date: [Date]

PROGRESS
DRAWINGS 2



INCORPORATED VILLAGE
OF GARDEN CITY

ST. PAULS

ROOF PLAN

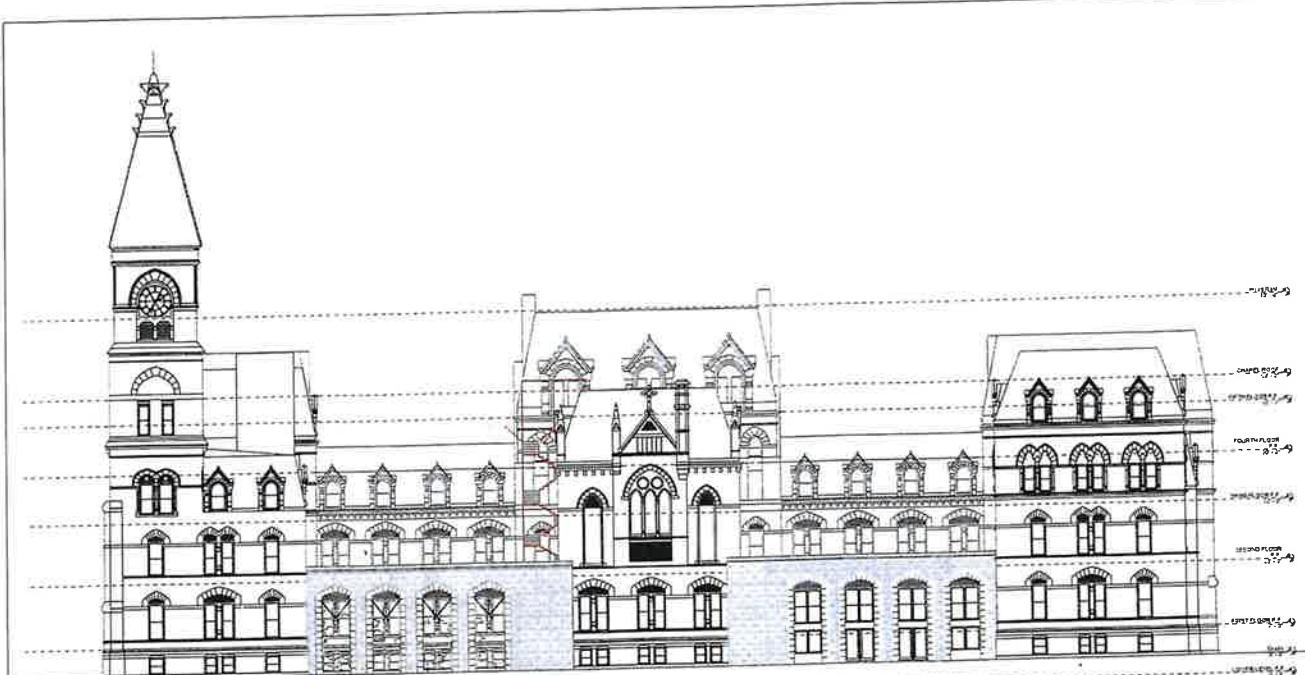
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| Project Name | Project Number |
| Date | Issue Date |
| Drawn By | Author |
| checked By | Checker |
| | |

A-106

PROGRESS
DRAWINGS 2



PROGRESS
DRAWINGS 2



| Color | Description |
|------------|------------------------|
| Light Blue | Plastered Construction |
| Dark Blue | Brickwork Construction |

INCORPORATED VILLAGE
OF GARDEN CITY

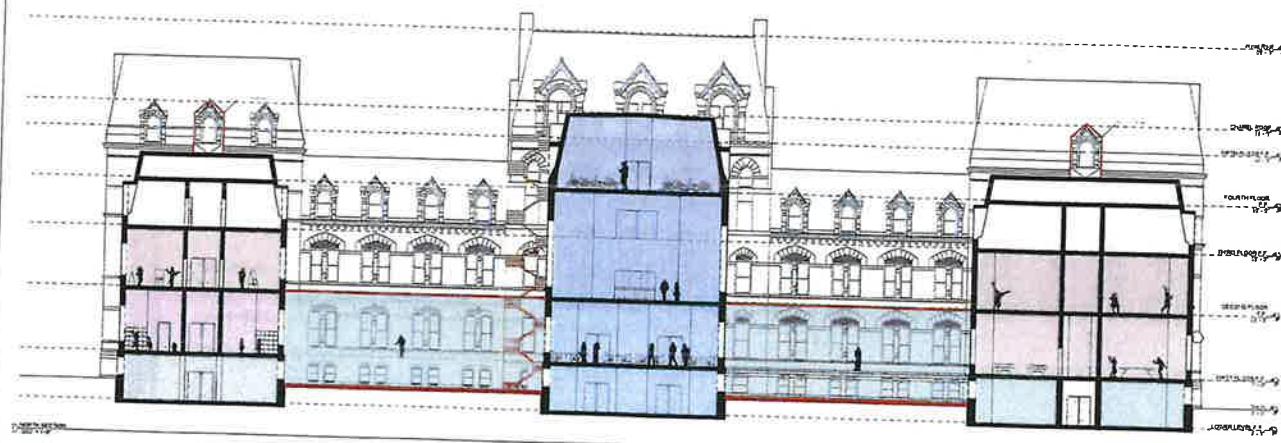
ST. PAULS

NORTH ELEVATION
PERFORMANCE / ARTS
SCHEME

| | |
|----------------|----------------|
| Project Number | Project Number |
| Date | Issue Date |
| Drawer No | Author |
| Drawer No | Checklist No |
| Drawer No | Checklist No |

A-300

PROGRESS
DRAWINGS 2



| Color | Description |
|------------|--------------------------|
| Dark Blue | CEILINGS / Ceilings |
| Light Blue | DECKING / Decking |
| Black | Walls |
| White | YARD / Yard |
| Red | DEPARTMENT OF RECREATION |
| Yellow | Storage (Milk / Laundry) |
| Orange | Unassigned |
| Pink | Proposed / Proprietary |
| Light Blue | Building Classification |

INCORPORATED VILLAGE
OF GARDEN CITY

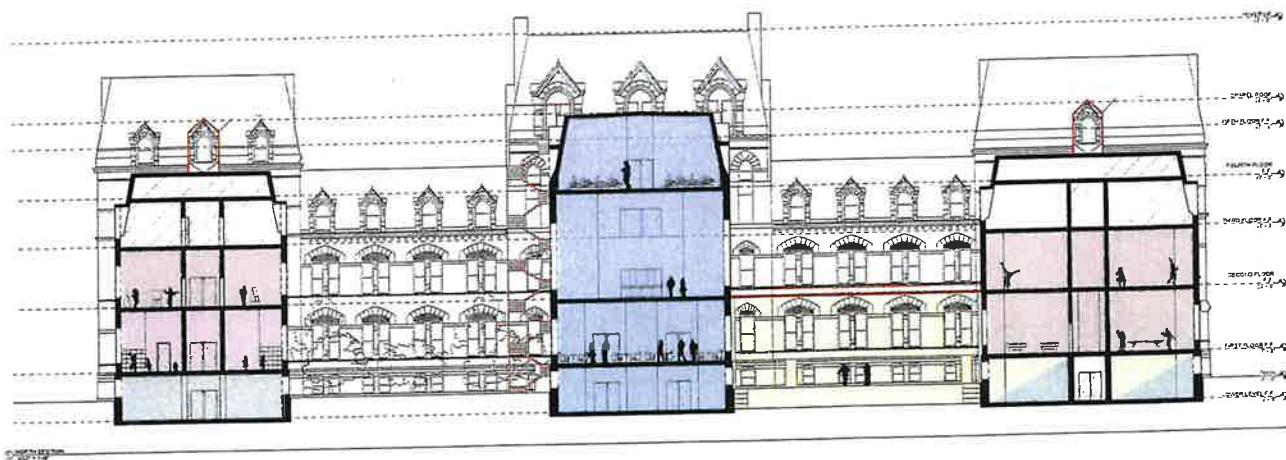
ST. PAULS

NORTH SECTION
ATHLETIC SCHEME

| Project Number | Project Number |
|----------------|----------------|
| Date | Issue Date |
| Version | Author |
| Checklist No. | Checker |
| None | None |

A-200

PROGRESS
DRAWINGS 2



| Color | Description |
|----------------------------|-------------|
| Community Center | |
| Performance Center | |
| Library | |
| Youth Center | |
| Department of Recreation | |
| Stages (MUSIC / Emergency) | |
| Auditorium | |
| Emergency | |
| Library | |
| Stages (MUSIC / Emergency) | |
| Emergency | |

INCORPORATED VILLAGE
OF GARDEN CITY

ST. PAULS

NORTH SECTION
PERFORMANCE / ARTS
SCHEME

| Project Number | Project Number |
|----------------|----------------|
| Date | Issue Date |
| Drawn By | Author |
| checked by | checked by |

A-200

PROGRESS
DRAWINGS 2



PROGRESS DRAWINGS 2

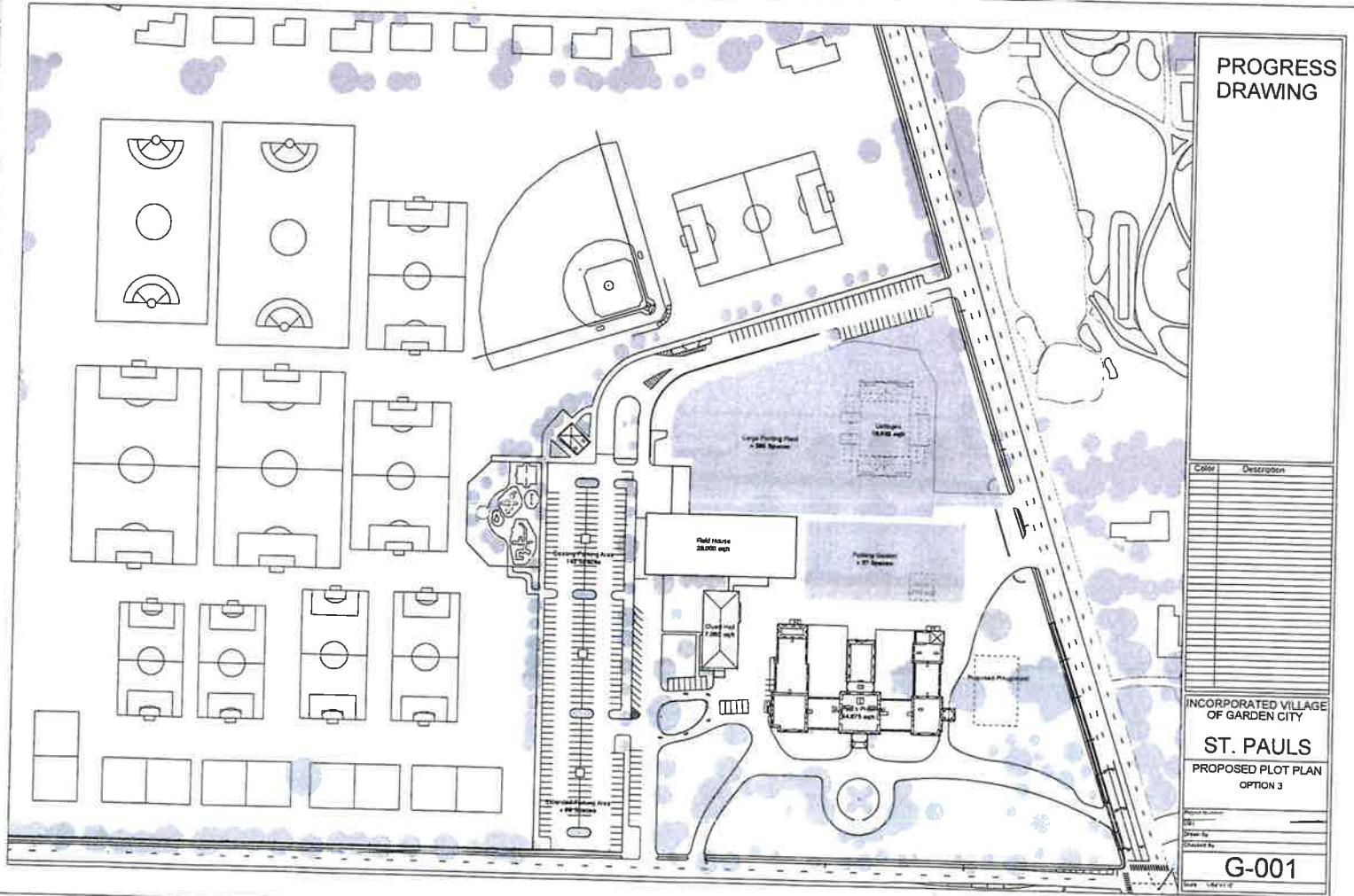


INCORPORATED VILLAGE
OF GARDEN CITY

ST. PAULS
SECTION THRU THEATER
PERFORMANCE / ARTS

A-201

PROGRESS
DRAWING



PROGRESS
DRAWING

| Color | Description |
|------------|---------------------------------|
| Light Blue | Proposed Plot Plan |
| Dark Blue | Existing Plot Plan |
| Red | Proposed Building Footprint |
| Green | Proposed Landscaping |
| Yellow | Proposed Roads |
| Purple | Proposed Parks and Open Space |
| Grey | Proposed Utilities |
| Black | Proposed Fences and Boundaries |
| White | Proposed Pavements and Walkways |

INCORPORATED VILLAGE
OF GARDEN CITY
ST. PAULS
PROPOSED PLOT PLAN
OPTION 1

Plot Number
Date
Drawn By
Checked By
Scale 1:1000

G-001

PROGRESS
DRAWING

