

St. Paul's Evangelical Lutheran Church

Summary of Redevelopment Plans

Vision and Zoning:

- The initial vision is of an eight-story building with 114 apartments (some studios, but mostly one, two, and three-bedroom family housing), which would require a zoning change to R-7.
- Thirty-five (35) of the units will be made available to Special Needs households, in keeping with NYC/HPD's policies for providing supportive housing to these populations.
- Greater zoning for the site (R-8) may be possible, providing an even greater number of units. The partners will explore this option.

Developer and Architect:

- We are partnering with Lemle & Wolff, a seasoned, private Developer, to achieve this project. They will provide the working capital, construction, guarantees, and property management to ensure it is completed on time and within budget.
 - L & W and St. Paul's will jointly form the Development entity.
- Oaklander, Coogan (Jack Coogan), and Vitto will be the architects. They are a firm well-versed in the design and construction of sustainable, affordable housing projects and community and worship spaces.
- We will endeavor to incorporate as much of the original Church features and materials (E.g., stained glass windows) as possible.
- The design will incorporate all the latest carbon-reducing, water-saving, and healthy living features that are feasible at this time.

Key Terms and Considerations:

- The new construction will include a beautiful, prominently placed Worship Space, parking (18 spaces), and 19,000+ s.f. of community space for St. Paul's Pantry, Daycare, and other beneficial community uses.
- Special needs populations: Social services will be provided by a qualified third party to be selected jointly by St. Paul's and L & W.
- Lemle & Wolff is firmly committed to St. Paul's involvement in governing and monitoring the project from its beginning through its entire tenure.
- After 15 years, L & W will return its interest to the Development entity (for the price of their taxes, and the entity would take over any outstanding debt).
 - **Thus, St. Paul's presence in the Development entity's management will ensure the project's governance and long-term affordability.**
- The financials proposed are currently confidential; however, we can comment that this process will support St. Paul's short-, medium-, and long-term mission-oriented and financial needs.