

# Real Estate Project

*February 5, 2004*

The Cathedral Church of St. John the Divine, the largest Gothic Cathedral in the world, has embarked on an effort to permit development of two underutilized parcels on its grounds. This project will generate revenue to support the Cathedral's mission, help sustain its property and create a greater connection to the surrounding community. Existing buildings will remain intact. Designs will be reviewed to insure that new buildings are of high architectural quality, open spaces are protected, and natural light maintained. Safety and security during and after construction will be a priority.

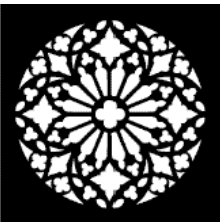
**DEVELOPMENT SITES:** There are two sites on the 11.3-acre property, known as the Close, one on the southeast corner, the other on the north side of the property.

## **Southeast Site**

- The southeast site has an area of some 40,000 square feet, and is at the corner of Morningside Drive and Cathedral Parkway (110th Street). The Cathedral's strict development guidelines set constraints as to the height and bulk of what can be built and include open space surrounding the future structure. At its maximum, no portion of any structure would be taller than the residential buildings across Cathedral Parkway.
- A new playground will be constructed for the Cathedral School and the Rose Garden will be relocated.
- The structure will be situated more than 250 feet from Cathedral building and its impact on the School and other adjacent buildings will be a serious design consideration.

## **North Site**

- The north site has an area of some 55,000 square feet, running along 113th Street between Amsterdam Avenue and Morningside Drive. The Cathedral's strict development



The  
Cathedral  
Church  
of Saint John  
the Divine

Cathedral Heights  
1047 Amsterdam Ave.  
at 112th Street  
New York, New York  
10025

# Fact Sheet

guidelines set constraints as to the height and bulk of what can be built and

include open space surrounding the future structure. The buildings will be set back from both Amsterdam Avenue and Morningside Drive so as not to obstruct views of the Cathedral. The height of any building at its maximum point will not exceed the eave line of the Cathedral (approx. 145 feet). The structure will be reduced in height at the portion of the site adjacent to the North Transept to increase visibility of the Cathedral.

- The structure will be situated about 70 feet from the Cathedral Church—about the width of Lexington Avenue (building to building)—creating a 15,500-square foot cloister opening to Amsterdam Avenue.
- A 5,550-square-foot terrace, overlooking Morningside Park, will be created on the east end of the structure.

**INVESTMENT:** It is contemplated that the project will generate private investment of approximately \$250–\$300 million, which translates into a sizeable investment in Northern Manhattan.

**PROJECT BENEFITS:** The project is expected to generate revenue for the Cathedral, increase economic activity in the neighborhood, and foster a greater connection—physically and programmatically—between the Cathedral and the community.

Specific benefits include:

#### **Cathedral**

- Strengthening the Cathedral’s mission of service in perpetuity.
- Creating some 21,000 square feet of newly designed open space.
- Generating revenue to support annual operations and maintenance of the Cathedral and other buildings on the Close, and to rebuild endowment.
- Laying a foundation for a capital campaign to undertake deferred maintenance of buildings, site improvement and the eventual completion of the Cathedral building.

#### **City and the Community**

- Improving access to the Cathedral grounds on four sides.
- Enlivening the streets surrounding the Cathedral.
- Substantially increasing economic activity in the neighborhood.
- Generating thousands of construction and related jobs.
- Creating permanent jobs.

See <http://supportthecathedral.org> for more information and to sign a petition.



