

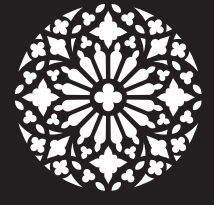
Real Estate Project

The Cathedral Church of St. John the Divine, the largest Gothic Cathedral in the world, initiated an effort over seven years ago to permit development of two underutilized perimeter parcels on its property. The initiative is part of a strategy to preserve the buildings and open spaces on the grounds as well as the religious, educational, cultural and civic programs that the Cathedral supports. The Cathedral required that the design and materials of new buildings be of high quality. No buildings on the grounds will be demolished or altered.

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 Site, some 32,000 square feet, is at the corner of Morningside Drive and Cathedral Parkway (110th Street). The Cathedral set strict development guidelines as to the height and bulk of what can be built, and required that open space surrounds the future structure.
- The Cathedral is now working with AvalonBay Communities, Inc., a real estate investment trust, to develop a 300-unit residential rental property at this location.
- The new structure will have a two-story glass entrance opening onto Cathedral Parkway, surrounded by landscaping to connect with Morningside Park, across the street.
- The corner of Cathedral Parkway and Morningside Drive will be transformed from a desolate, vacant area to a well-lit, beautifully landscaped corner that is safer for pedestrians.
- The building's garage will be located behind a wall that will replace the partially collapsed retaining wall.
- An attractive fence will replace the chain link and razor wire fence on the east side of the property.
- A new and significantly enhanced play area will be created south of the Cathedral Nave; it will be open to the public when not in use by Cathedral programs.
- The Rose Garden will be relocated east of Diocesan House.



The
Cathedral
Church
of Saint John
the Divine

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

Fact Sheet

North Site

- The Site, some 55,000 square feet, runs along 113th Street between Amsterdam Avenue and Morningside Drive. The Cathedral set strict development guidelines as to the height and bulk of what can be built, and required that open space surrounds 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.
- The Cathedral has signed an option agreement with Columbia University for institutional development at this location.
- The structure will be situated about 70 feet north of the Cathedral - about the width of Lexington Avenue (building to building).
- A new plaza, open to the public and accessible from Amsterdam Avenue, will be established between the new building and the Cathedral Nave.
- The North Transept, when rebuilt, will be visible and accessible from 113th Street.
- The deteriorating sheds and chain-link fence on the site will be removed.
- An accessible terrace, open to the public, overlooking Morningside Park, will be created on the east end of the site.

PROJECT BENEFITS

- Assures the conservation and preservation of the Cathedral buildings and open space of the campus, a great municipal asset.
- Sustains the religious, social, cultural and educational mission commitment of the Cathedral to the neighborhood and the City.
- Provides an appropriate and restrained perimeter building design that is respectful of the Cathedral and surrounding community.
- Creates a significant amount of newly designed outdoor space open to the public.
- Increases access to the Cathedral grounds on four sides.
- Enlivens the streets surrounding the campus, making them safer for pedestrians.
- Increases substantially the long-term economic activity in the neighborhood.
- Generates both construction-related and permanent jobs on the site.

See www.stjohndivine.org for more information about the Cathedral and e-mail comments to reproject@stjohndivine.org.