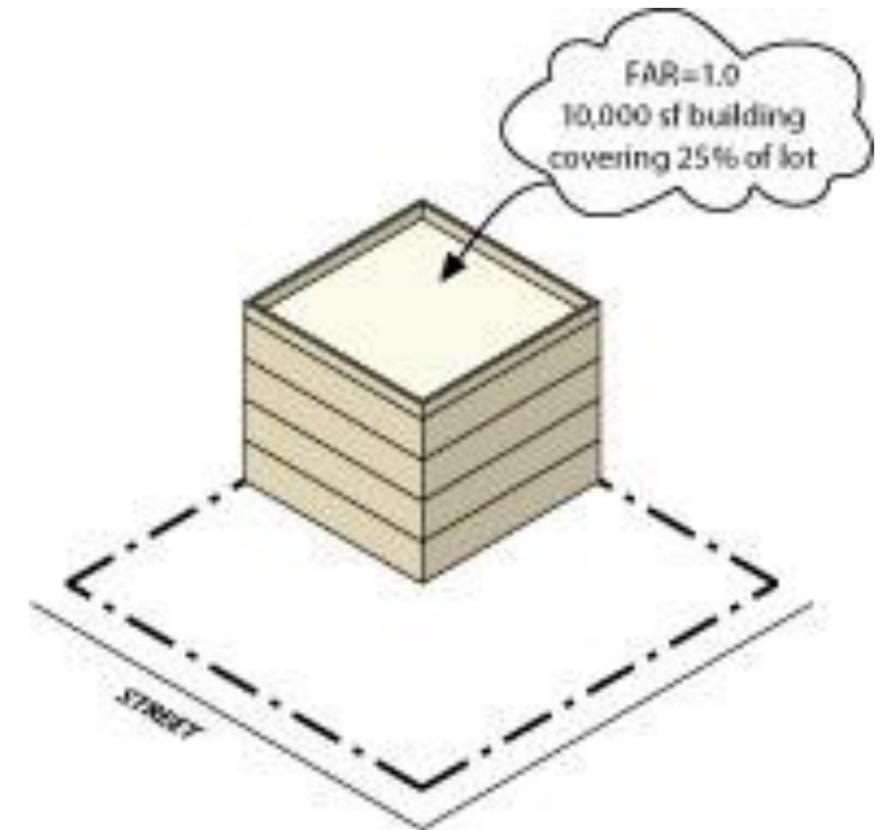
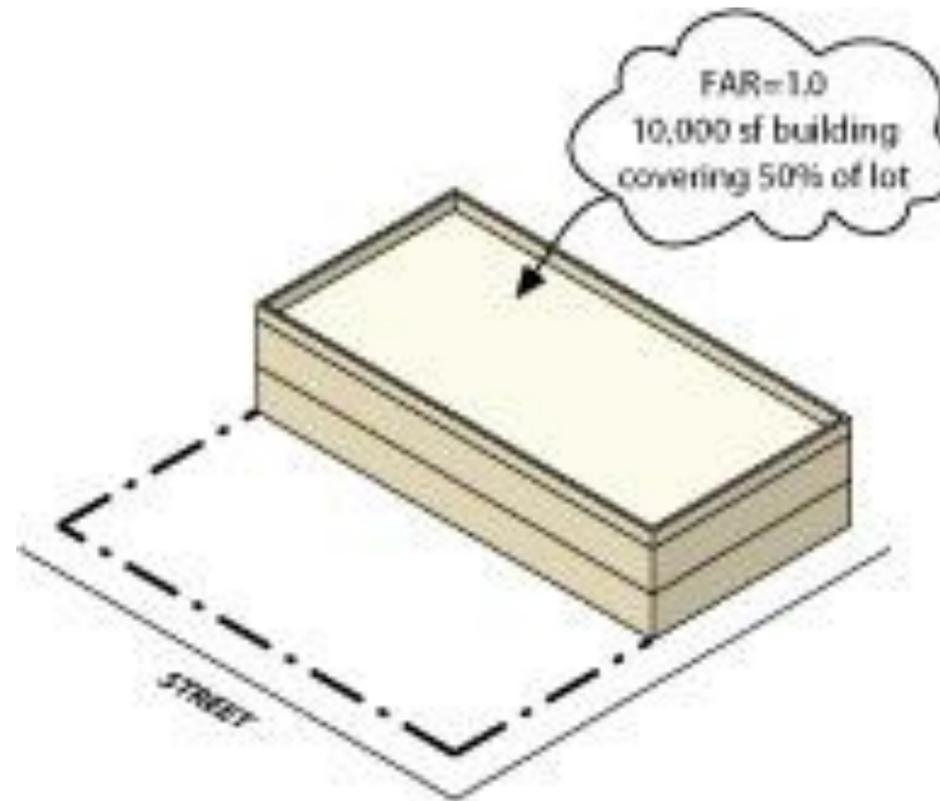
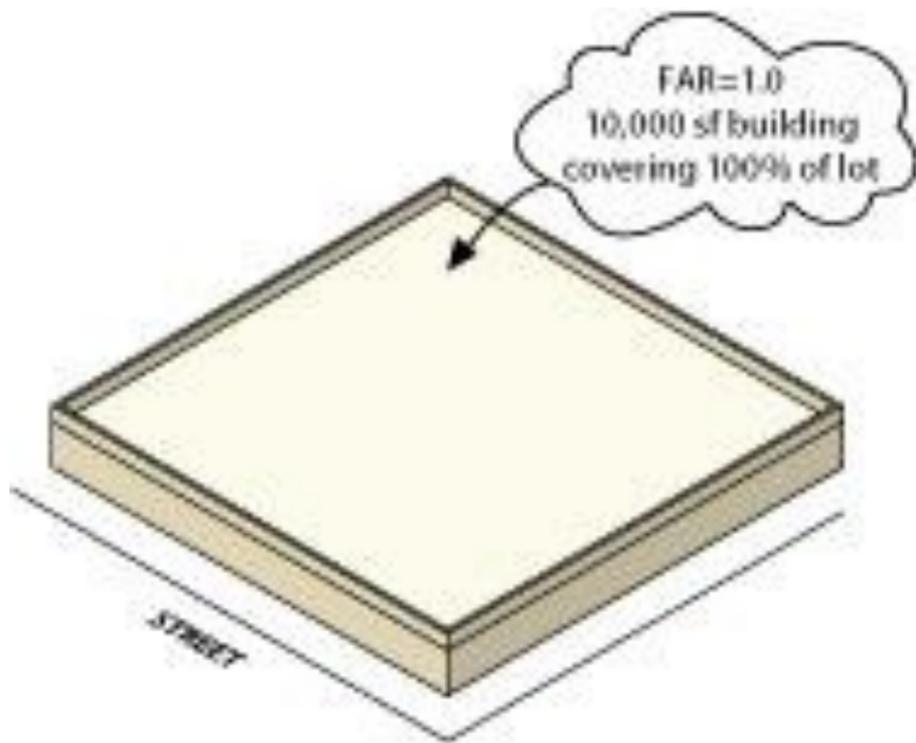


## RELIGIOUS FACILITIES DEVELOPMENT OPPORTUNITIES

1. Development Potential Primer
2. Development on Church Campus
3. Redevelopment with Church in a New Building
4. Zoning Lot Merger
5. Landmark Transfer of Development Rights

**Development Rights (SF) = Size of Zoning Lot x Floor Area Ratio (FAR)**



**Churches often have big Zoning Lots but don't use many Development Rights. That means:**

- **Unused development rights**
- **Space for new buildings**

# Development on Campus

## CHRISTIAN CULTURAL CENTER

East New York, BK



Google Earth



Photo: Practice for Architecture and Urbanism

### Existing

- Church
- 10-acre, underutilized lot

### Proposed

- 2,100 affordable units
- School
- Grocery store
- Senior services facility
- Theatre
- Open space

# Redevelopment with New Facility

## 1860 EASTERN PARKWAY

Ocean Hill, BK



### Previous Condition

- One-story church

Google Maps



### Under Construction

- 10-story mixed use
- 67 affordable units
- New church

Photo: Real Estate Weekly

# Zoning Lot Merger

## 809 ATLANTIC AVENUE

Ocean Hill, BK



Cyclomedia

### Previous Condition

- Landmarked church
- Underutilized rear yard



Photo: Morris Adjmi Architects

### Under Construction

- Two buildings
- Landmark church to remain
- 268 units, 55 affordable

# Landmark Transfer of Development Rights (74-79)

## 33 Maiden Lane

FiDi, MN

*LPC approval, zoning special permit*



### John Street Methodist Church

- Landmarked church
- 70k sf unused development rights



### 33 Maiden Lane

- 25-story commercial building

## 74-79

### Transfer of Development Rights From Landmark Sites

In all districts except R1, R2, R3, R4 or R5 Districts or C1 or C2 Districts mapped within such districts, for developments or enlargements, the City Planning Commission may permit development rights to be transferred to adjacent lots from lots occupied by landmark buildings or other structures, may permit the maximum permitted floor area on such adjacent lot to be increased on the basis of such transfer of development rights, may permit, in the case of developments or enlargements containing residences, the minimum required open space or the density requirements to be reduced on the basis of such transfer of development rights, may permit variations in the front height and setback regulations and the regulations governing the size of required loading berths, and minor variations in public plaza, arcade and yard regulations, **for the purpose of providing a harmonious architectural relationship between the development or enlargement and the landmark building or other structure.**