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Development Rights Transfers in New York City: Possibilities for Future Innovation

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Flexible idea that could take many forms

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- Make some **subset of TDR Owners** (e.g., non-profits, all landmarks, non-profit landmarks)
- subject to **more flexible transfer rules** (e.g., to adjacent blocks, 1/2 mile radius, same CD; zoning envelope within the same CD)
- if **some portion of TDRs or proceeds from sale** (all, 1/2, 20%)
- were used for **some public purpose** (affordable housing, park or open space, other public amenities)
- subject to **a specified review process** (special permit, certification by CPC, as-of-right)

Proposed Change in TDR Transfer Regulations

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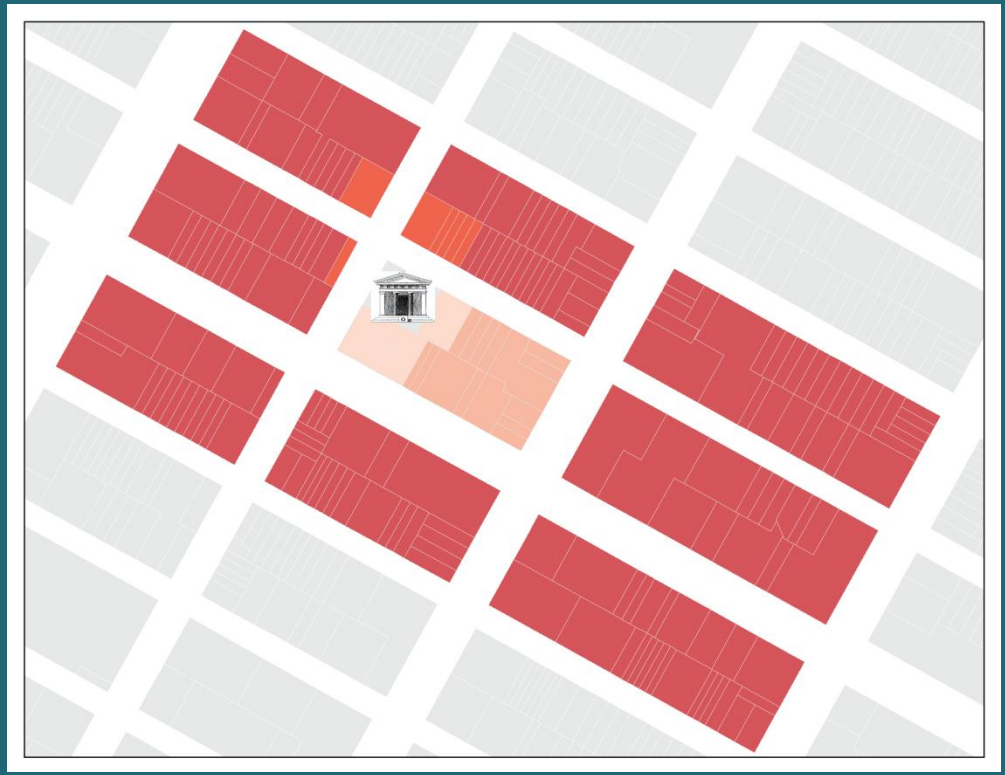
Allow transfer from a landmark to anywhere on the eight adjacent blocks, as of right.



Implications of Proposal for Potential Development

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- In Manhattan Community Districts 1-6 (all below 59th Street), how many blocks would see an increase in the quantity of available unused development rights?

	Unaffected	Minimally Affected	Moderately Affected	Significantly Affected
# Blocks	955	244	154	158
Percent	*63%*	*16%*	*10%*	*10%*
Land area potentially developable (sf)	30,275,199	13,515,027	3,677,978	9,579,535

Implications for Landmarks

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- 64 landmarks in Manhattan CDs 1-6 have unused rights that are currently "stranded" (i.e., no potentially developable land on the same block).

Number of Significantly and Moderately Affected Blocks in Expanded Transfer Area	# Landmarks	Unused Development Rights at these Landmarks
0	17	400,370
1-3	25	2,697,735
4+	22	6,855,268