



CITY PLANNING COMMISSION

August 21, 2013/Calendar No. 21

N 140008 HKM

IN THE MATTER OF a communication dated July 5, 2013, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of 140 Broadway, originally the Marine Midland Bank Building (Block 48, Lot 1), by the Landmarks Preservation Commission on June 25, 2013 (Designation List No. 465 / LP-2530), Borough of Manhattan, Community District 1.

Pursuant to Section 3020.8(b) of the City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of any designation by the Landmarks Preservation Commission, whether a historic district or a landmark, to the Zoning Resolution, projected public improvements, and any plans for the development, growth, improvement or renewal of the area involved.

On June 25, 2013, the Landmarks Preservation Commission (LPC) designated 140 Broadway, originally the Marine Midland Bank Building, as a City landmark. The landmark site at 140 Broadway is located on a full block bounded by Broadway to the west, Liberty Street to the north, Nassau Street to the east, and Cedar Street to the south, in the Financial District area of Lower Manhattan.

A critically-acclaimed example of mid-20th century modernism, the former Marine Midland Bank Building at 140 Broadway was completed in early 1968. Architect Gordon Bunshaft, of Skidmore, Owings & Merrill, was the partner in charge of the minimalist design – a matte black aluminum and bronze-tinted glass skyscraper with no projecting mullions or joints. The building footprint covers approximately 40% of the block, conforming to a new set of zoning regulations, effective December 1961, resulting in a dramatic free-standing trapezoidal tower adjoined by spacious plazas and wide sidewalks. Many of the initial tenants were involved in financial, banking and accounting services, and its first major tenant was the Marine Midland Bank, which later became what is currently known as HSBC.

In the spacious plaza that adjoins Broadway, “Cube,” a 28-foot-tall abstract sculpture by the celebrated Japanese-American artist Isamu Noguchi, was installed near Liberty Street in early 1968. Precariously balanced on one corner, the contrasting reddish cubic form animates the space and helps underscore the dark elegance of the elevations. Though renovations in 2000

brought significant changes to the plaza and public entrances along Cedar Street, 140 Broadway retains much of its original character, as well as a commanding presence in Lower Manhattan, visible from Broadway, Zuccotti Park, and the reemerging World Trade Center.

The landmark site is located in a C5-5 zoning district in the Special Lower Manhattan District with a maximum FAR of 15. The 53,081 square foot zoning lot could be developed with 796,215 square feet of floor area. 140 Broadway contains approximately 955,454 square feet of floor area (18 FAR). Therefore, it does not have any unused development rights to transfer.

Pursuant to Section 74-79 of the Zoning Resolution, a landmark building may transfer its unused development rights to a lot contiguous to the zoning lot occupied by the landmark building or one which is across the street and opposite to the zoning lot occupied by the landmark building, or in the case of a corner lot, one which fronts on the same street intersection as the lot occupied by the landmark. Since the maximum FAR is 15 and the landmark site is developed to an FAR of 18, there are no unused development rights to transfer.

Pursuant to Section 74-11 of the Zoning Resolution, landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers upon application to the Landmarks Preservation Commission.

The subject landmark does not conflict with the Zoning Resolution. Furthermore, the Commission is not aware of any conflicts between the subject landmark designation and projected public improvements or any plans for development growth, improvement or renewal in the vicinity of the landmark.

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