



CITY PLANNING COMMISSION

April 1, 2009/Calendar No. 17

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IN THE MATTER OF a communication dated February 19, 2009, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of One Chase Manhattan Plaza, aka 16-48 Liberty Street, 26-40 Nassau Street, 28-44 Pine Street, 55-77 William Street (Block 44, Lot 1), by the Landmarks Preservation Commission on February 10, 2009 (List No. 410/LP-2294), 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 of 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 February 10, 2009, the Landmarks and Preservation Commission (LPC) designated One Chase Manhattan Plaza, aka 16-48 Liberty Street, 26-40 Nassau Street, 28-44 Pine Street, 55-77 William Street (Block 44, Lot 1), as a city landmark.

One Chase Manhattan Plaza is located on the block bounded by Liberty, Nassau, William, and Pine in Lower Manhattan, Community District 1. The building began construction in 1957 and was completed in 1961 followed by the completion of the plaza in 1964. The building was designed by Skidmore Owings and Merrill with J. Walter Severinghaus as the partner in charge of the project, Gordon Bunshaft as partner in charge of the design and Jacques E. Guiton as lead designer. Isamu Noguchi designed the “Sunken Garden” which is located in the Plaza. The designation includes the 60 story tower, the L-shaped plaza, and the “Sunken Garden.”

This development and planning scheme was one of the first developments in the financial district to reflect both the aesthetic and planning strategies of 20th Century European Modernism. This building is important for its International Style design and because few buildings had been constructed downtown since the early 1930s.

It stands at 813 feet and 60 stories. It is faced with shimmering panels of natural color, black-enameled aluminum, H-shaped mullions and glass. It is the first building to have a glass curtain wall that exceeds 800 feet. It has a 30,000 square foot building footprint with over 25% site

coverage. In the Plaza, there is also a sunken garden designed by the Japanese-American artist Isamu Noguchi. Named a “sunken garden” it included a variety of paving, fountains, stones, and circular water basins.

The landmark site is located in a C5-5 zoning district. With an allowable floor area ratio of 15, the zoning lot could be developed with approximately 1,688,325 square feet. One Chase Manhattan Plaza has approximately 2,239,000 square feet of floor area. Since the landmark site is built above the allowable floor area ratio, there are no development rights which may be available for transfer pursuant to Section 74-79 of the Zoning Resolution.

All landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers pursuant to Section 74-711 of the Zoning Resolution.

There are no projected public improvements or plans for development, growth, improvement or renewal in the vicinity of the landmark building.

The subject landmark designation does not conflict with the Zoning Resolution, projected public improvements or any plans for development, growth, improvement or renewal in the vicinity of the landmark.

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