



CITY PLANNING COMMISSION

June 9, 2010 / Calendar No. 7

N 100318 HKM

IN THE MATTER OF a communication dated April 20, 2010, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Springs Mills Building, located at 104 West 40th Street (Block 815, Lot 21), by the Landmarks Preservation Commission on April 13th, 2010 (List No. 428 /LP- 2385).

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 April 13, 2010 the Landmarks Preservation Commission (LPC) designated the Springs Mills building at 104 West 40th Street as a city landmark. The landmark designation consists of Block 815, Lot 21.

The Springs Mills Building is a 21-story office tower located in midtown Manhattan on a mid-block site between West 40th Street and West 39th Street close to Bryant Park and just south of Times Square. Constructed in 1961-63 for a leading American textile manufacturer, it rises from an irregular L-shaped lot.

Springs Cotton Mills was founded in 1914, a New York sales office was established by 1946 and in the following years the company became the largest producer of sheets and pillow cases in the United States. Harrison & Abramovitz, a firm that designed many notable buildings following the Second World War, served as architect. The design for the Springs Mills building took into

account anticipated changes to the New York City zoning code as well as the existing 1916 rules. As the last year in which the 1916 code remained in effect, on West 39th Street the base fills the entire lot and incorporates two horizontal setbacks reflecting the bulk requirements of the 1916 Zoning Resolution. In contrast, the West 40th Street facade was designed to create the appearance of a free-standing tower setback from the street and rises from a shallow landscaped plaza anticipating the new zoning rules that encouraged this form. Inspired by the firm's recent experience working on the Corning Glass Building on Fifth Avenue, the elevations feature a grid of deep green "Solex" glass panels and aluminum mullions.

The landmark site is located in a C5-3 zoning district, in the Special Midtown District. With an allowable floor area ratio (FAR) of 15.0, the zoning lot could be developed with approximately 225,000 square feet of floor area. The Springs Mills Building contains approximately 173,000 square feet of floor area. Pursuant to Section 81-211(N) of the Zoning Resolution the amount of floor area available for transfer purposes on a landmark site in a C5-3 district located within the Special Midtown District is 16 FAR which is equivalent to 240,000 square feet for the landmark site. Therefore there are approximately 67,000 square feet theoretically available for 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 or one which is across the street and opposite to the 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 building. Pursuant to the Special Midtown District regulations of Section 81-211 of the Zoning

Resolution, the maximum amount of transferable development rights from a landmark zoning lot that may be utilized on an adjacent lot (Section 74-79) is unlimited in a C5-3 zoning district. There are approximately eight potential receiving sites available for the transfer of the landmark's unused floor area.

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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