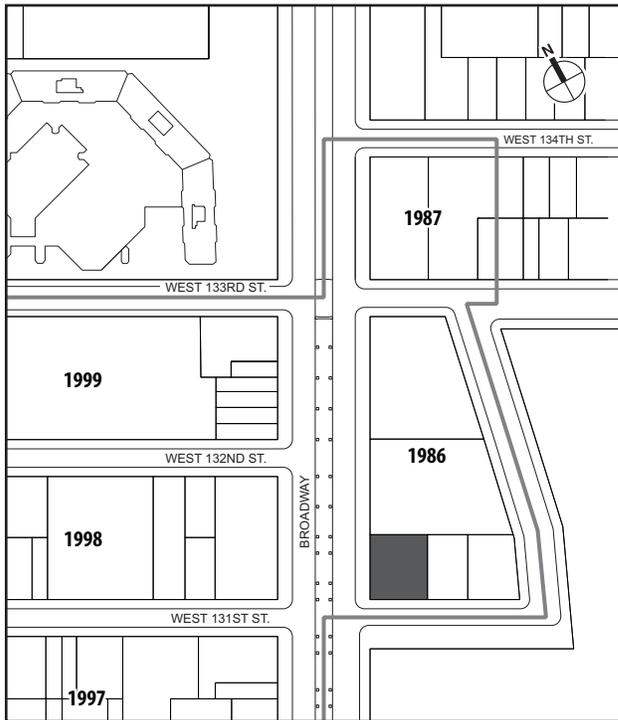


Block 1986 Lot 1

SITE CONDITION: POOR



LOCATION, USE, ZONING, AND OWNERSHIP

Lot 1 is located at 3260 Broadway at the northeast corner of Broadway and West 131st Street in an M1-2 zoning district. The lot, acquired by the Trustees of Columbia University on March 21, 2006, is occupied by a 1,950-gsf gas station, auto service center, and convenience store (see Photograph A). An accessory parking lot is north of the building (see Photograph B). The building was constructed in 1966; no renovations have been recorded.

PHYSICAL AND STRUCTURAL CONCERNS

Lot 1 was evaluated by Thornton Tomasetti, Inc. to be in poor condition overall due to a combination of structural distress, inadequate interior and exterior building conditions, and other hazardous site conditions.

The most significant distress observed in the building is the deterioration of the exterior walls. Long-term water infiltration has caused several wide cracks on the southern façade, and cracks, corrosion of window frames and a header beam, and peeling paint on the northern façade (see Photograph C). Damage on the western façade includes loose metal cladding (see Photograph D). A wide crack in an interior wall in the automotive repair shop has likely been caused by the load of several tires stored on the other side of the wall (see Photograph E).

Interior and exterior slabs have several signs of damage. The interior concrete slab in the automotive service shop has cracks and chemical stains due to the nature of its long-term use (see Photograph F). The slab in the parking lot is covered with asphalt and has local spalling (see Photograph G). The sidewalks along West 131st Street and Broadway are in poor condition overall, with several wide cracks and spalling at the corner of Broadway and West 131st Street (see Photographs H and I, respectively). Curb cuts along West 131st Street and at the southwest corner appear to be in poor to critical condition with several wide cracks and spalling; however they are in fair condition near the north side of the lot along Broadway.

Other concerns include water stains and/or sagging ceiling panels inside the convenience store, ponding and patches of discoloration on the roof (see Photographs J and K), and corrosion stains on the canopy structure roof framing (see Photograph L).

HEALTH AND SAFETY CONCERNS

During site evaluation, some safety concerns were identified. The roll-up door on the north side of the lot is closed in the evening, blocking egress from the emergency exit from the gas station and from the adjacent building on Block 1986 Lot 6 (see Photograph B), which is an unsafe condition. In

Block 1986 Lot 1

addition, a ladder is stored in the corridor leading to the exit on the north wall, which is a potential tripping hazard in emergency situations.

BUILDING CODE VIOLATIONS

Lot 1 has three open building code violations. One violation was issued by ECB in 2002 for having an illuminated sign without a permit and installing a sign without a permit. Another violation, dated 1976, was issued by DOB for an electric sign. No additional information is available in the DOB Building Information System for the above violations or the remaining violation.

UNDERUTILIZATION

Lot 1 is located in an M1-2 zoning district with an FAR of 2.0. According to current zoning, this 9,985-sf lot can accommodate up to 19,970 zsf of built space. However, the lot uses 1,950 gsf, only 10 percent of its development potential.

ENVIRONMENTAL ISSUES

A PESA identified the potential for subsurface contamination associated with the following environmental issues: current and former use as a gas station and auto repair; several documented petroleum spills; gasoline USTs closed and removed; three in-service gasoline USTs; and potential additional USTs or ASTs. The site is also listed as a large-quantity generator of hazardous waste. The regulatory database indicated ongoing groundwater monitoring as part of the spill investigation, and four monitoring wells were observed on Lot 1. No Phase I ESA or Phase II investigation has been performed for this lot.

Manhattanville Neighborhood Conditions Study

Block 1986 Lot 1



Photograph 1986-I-A



Photograph 1986-I-B

Block 1986 Lot 1



Photograph 1986-I-C



Photograph 1986-I-D

Block 1986 Lot 1



Photograph 1986-I-E



Photograph 1986-I-F

Block 1986 Lot 1



Photograph 1986-I-G



Photograph 1986-I-H

Manhattanville Neighborhood Conditions Study

Block 1986 Lot 1



Photograph 1986-I-I



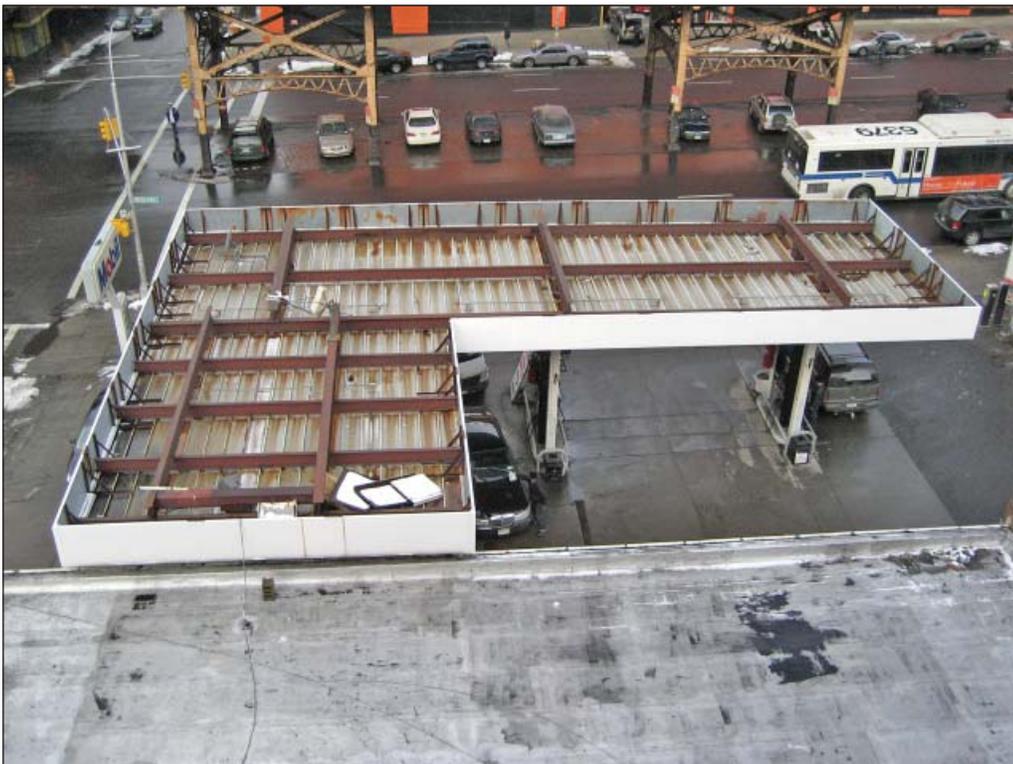
Photograph 1986-I-J

Manhattanville Neighborhood Conditions Study

Block 1986 Lot 1



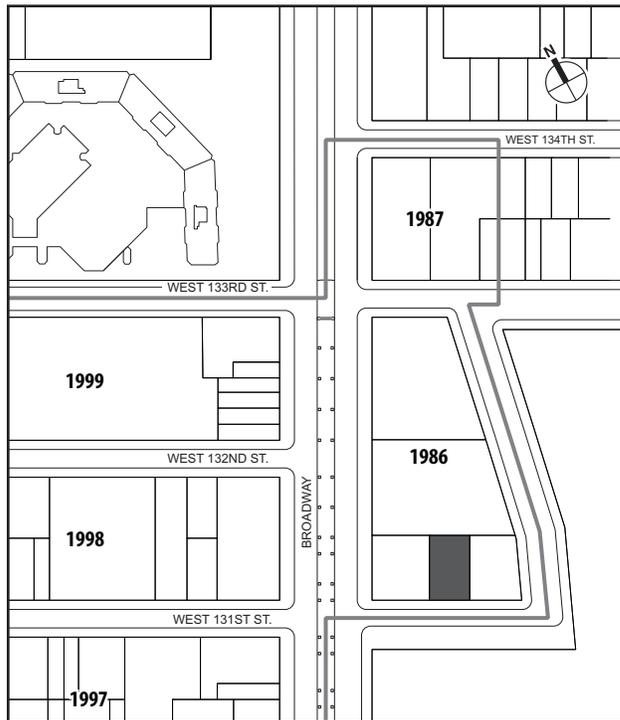
Photograph 1986-I-K



Photograph 1986-I-L

Block 1986 Lot 6

SITE CONDITION:	FAIR
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LOT LOCATION, USE, ZONING, AND OWNERSHIP

Lot 6, acquired by the Trustees of Columbia University on April 7, 2004, is located at 573 West 131st Street between Broadway and Old Broadway in an M1-2 zoning district. The lot contains 28,000-gsf, four-story brick structure that is 75 percent vacant, with vehicle storage by an adjacent auto repair shop, Manhattan Wheel Alignment, on the first floor (see Photograph A). The building was constructed circa 1917; no renovation dates are listed.

PHYSICAL AND STRUCTURAL CONCERNS

This site has been evaluated by Thornton Tomasetti, Inc. to be in fair condition overall due to local structural distress and some substandard exterior, interior, and site conditions.

A wide diagonal crack, indicating significant structural distress, was observed in the northeast corner of the roof and floor slabs on all levels, as well as in the load-bearing exterior masonry walls, possibly the result of differential settlement of the building’s slab-on-grade (see Photographs B and C). Prolonged water infiltration has caused deterioration of the roof and floor framing (see Photographs D and E), corrosion of the façade’s steel lintels (see Photograph F), localized deterioration of brick masonry walls (see Photograph G), and microbial growth on the fourth-floor walls (see Photograph H). Portions of the building’s roofing membrane are billowing, segments of the sheet metal flashing are not properly connected (see Photograph I), and water ponding is likely a concern in the roof’s northeastern quadrant. In addition, a skylight on the roof of the elevator bulkhead is in poor condition, with broken glass panes and corroded framing (see Photograph J). As a result, signs of water intrusion from the skylight are evident on all elevator shaft walls. If left unchecked, this water intrusion will eventually lead to local failure of the skylight framing.

The sidewalk is in fair condition, with some cracks and an uneven construction joint, while the curb cuts are in poor condition (see Photograph K).

HEALTH AND SAFETY CONCERNS

Between the fourth floor and the roof, the stair tread and riser dimensions are non-uniform, which poses a safety hazard (see Photograph L). In addition, an exit corridor along the west wall that connects the fire escape with the stairwell is blocked by storage items, creating a potential fire hazard (see Photograph M). The roll-up door on the north side of Block 1986 Lot 1 is closed in the evening, blocking egress from the emergency exit from this building and from the gas station on Block 1986 Lot 1, which is an unsafe condition (see Photograph N).

Block 1986 Lot 6

BUILDING CODE VIOLATIONS

Lot 6 has four open building code violations issued by DOB. Three violations in 2004 and 2005 were issued for the elevator, two of which were described as “elevator safety test.” In addition, one violation was issued in 1990 for the boiler.

ENVIRONMENTAL ISSUES

The Phase I ESA identified potential for subsurface contamination associated with the following environmental issues: former use as an auto repair shop and chemical manufacturing company, two closed gasoline USTs, fuel oil ASTs, and chemical ASTs. The lot is also listed as a hazardous waste generator. No Phase II investigation has been performed for this site.

Block 1986 Lot 6



Photograph 1986-6-A



Photograph 1986-6-B

Block 1986 Lot 6



Photograph 1986-6-C



Photograph 1986-6-D

Block 1986 Lot 6



Photograph 1986-6-E



Photograph 1986-6-F

Block 1986 Lot 6



Photograph 1986-6-G



Photograph 1986-6-H

Block 1986 Lot 6



Photograph 1986-6-I

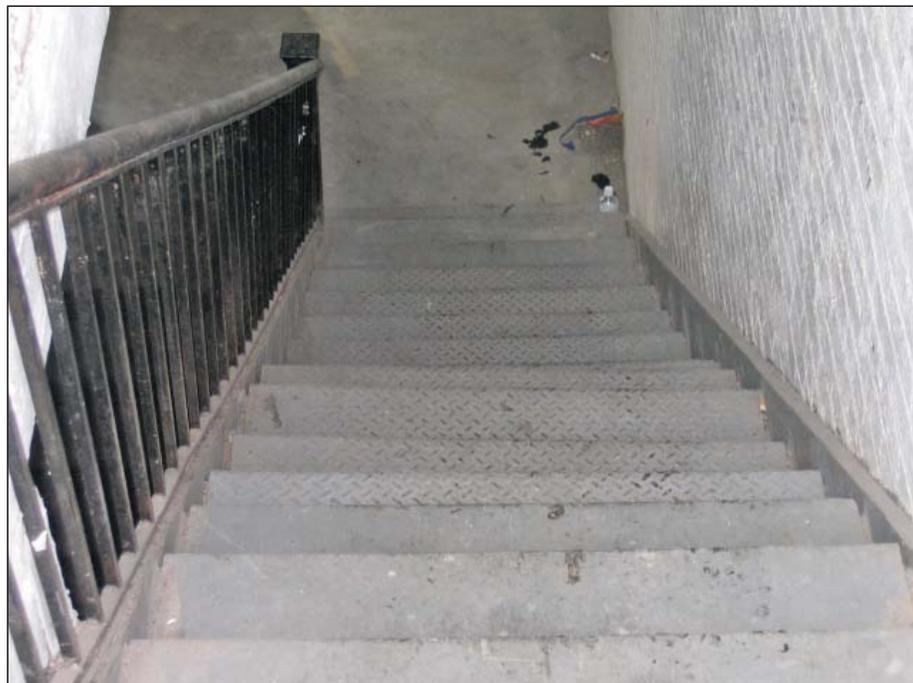


Photograph 1986-6-J

Block 1986 Lot 6



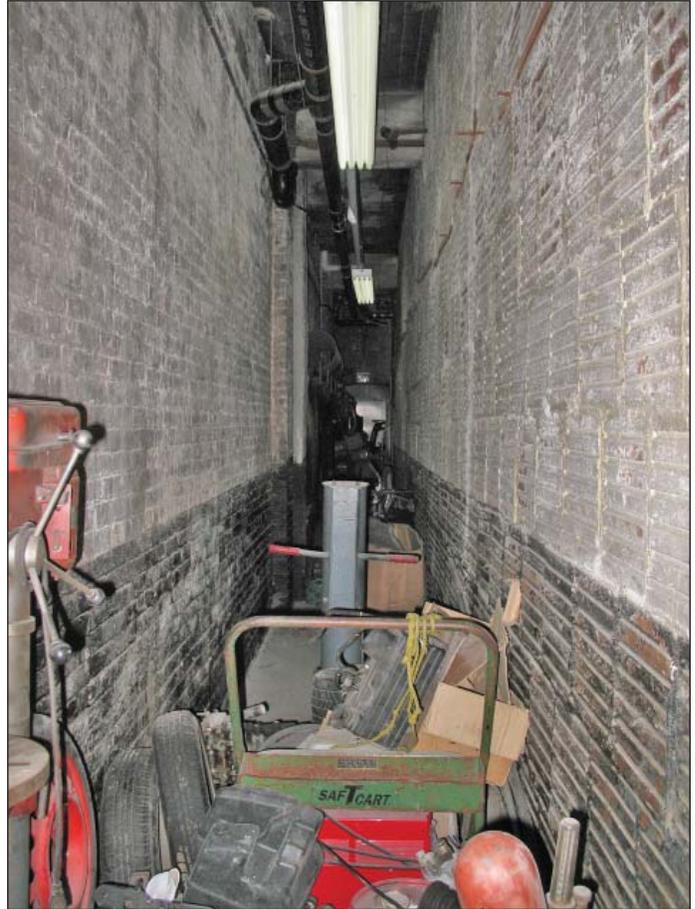
Photograph 1986-6-K



Photograph 1986-6-L

Manhattanville Neighborhood Conditions Study

Block 1986 Lot 6



Photograph 1986-6-M



Photograph 1986-6-N