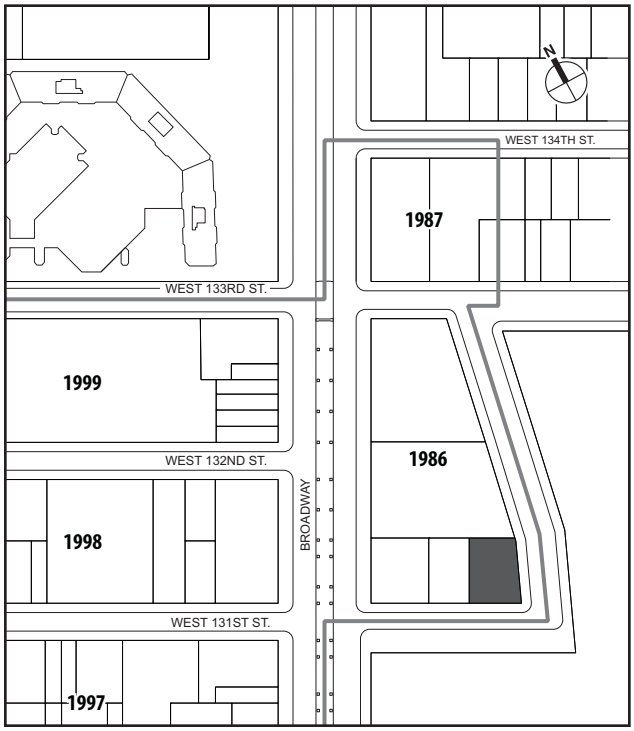
Block 1986 Lot 10

SITE CONDITION: POOR



LOCATION, USE, ZONING, AND OWNERSHIP

Lot 10 is located at 555 West 131st Street at the corner of West 131st Street and Old Broadway in an M1-2 zoning district. The one-story, 7,800-gsf brick building, which was acquired by the Trustees of Columbia University on July 22, 2004, is occupied by an auto repair shop (see Photograph A). It was built circa 1925; no renovations have been recorded.

PHYSICAL AND STRUCTURAL CONCERNS

Due to localized structural distress and some substandard exterior, interior, and site conditions, this site was evaluated by Thornton Tomasetti, Inc. to be in poor condition overall. The first-floor slab-on-grade appears to be in generally poor condition, with large cracks and spalling concrete (see Photograph B). In addition, portions of the slab are uneven as a result of differential settlement. The sagging lintel and severely cracked masonry above the center roll-up door on the south wall are indicative of significant local structural distress (see Photographs C and D) and has the potential to lead to local structural failure. Sections of the roof membrane that extend onto the parapets are damaged at various locations due to delamination and tears (see Photograph E).

The sidewalk on the corner of Old Broadway and West 131st Street is in poor condition, with significant cracking and spalling (see Photograph F). The sidewalk and curb cuts along West 131st Street are in fair to poor condition, with some cracks and spalling present. The northern portion of the sidewalk along Old Broadway has recently been recast and is in good condition, while the southern portion of the sidewalk is asphalt and is in fair condition.

HEALTH AND SAFETY CONCERNS

The sagging lintel and severely cracked masonry above the center roll-up door on the south wall, indicative of significant local structural distress, creates an unsafe condition because of its potential for local structural failure.

BUILDING CODE VIOLATIONS

Lot 10 has three open building code violations issued by DOB. One violation was issued in 1980. No additional information is available in the DOB Building Information System for the above violation or for the other two violations.

Block 1986 Lot 10

UNDERUTILIZATION

Lot 10 is located in an M1-2 zoning district with an FAR of 2.0. Although the 7,524-sf lot can accommodate up to 15,048 zsf, according to current zoning, it is currently occupied by a 7,800-gsf building, which uses only 52 percent of the lot's development potential.

ENVIRONMENTAL ISSUES

The Phase I ESA identified potential for subsurface contamination associated with gasoline USTs and hydraulic lifts, and current and former use as an auto repair shop. For the Phase II investigation, soil samples from one boring did not find any levels of SVOCs that exceeded guidance values, and no groundwater sampling was performed.

Block 1986 Lot 10

Photograph 1986-10-A

Photograph 1986-10-B

Block 1986 Lot 10

Photograph 1986-10-C

Photograph 1986-10-D

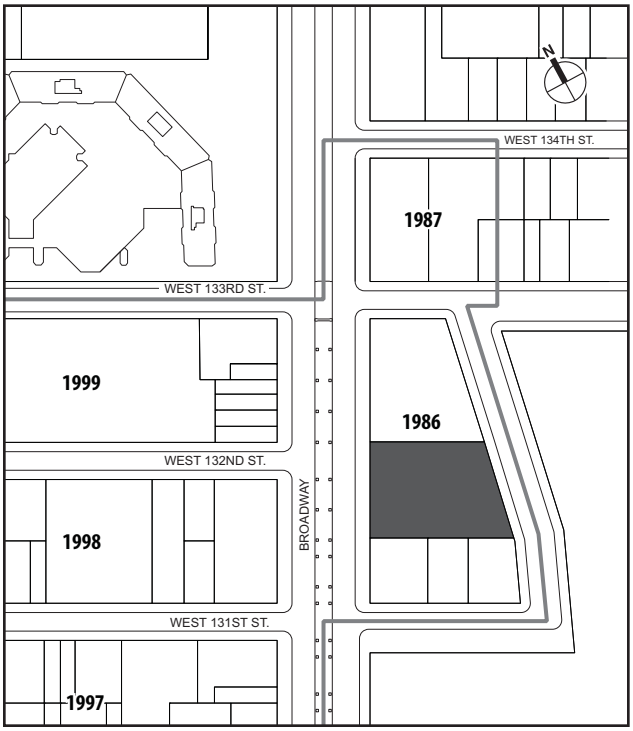
Block 1986 Lot 10

Photograph 1986-10-E

Photograph 1986-10-F

Block 1986 Lot 30

SITE CONDITION: CRITICAL



LOCATION, USE, ZONING, AND OWNERSHIP

Lot 30, owned and occupied by U-Haul International, Inc., is located at 3270 Broadway with frontage on both Broadway and Old Broadway (see Photograph A). The lot contains a 6,400-gsf commercial building and a vacant garage to the rear of the building; the remainder of the lot is used for parking of the rental trucks. DOB indicates a build year of 1965. No renovations have been recorded. The property was acquired by U-Haul International, Inc. circa January 1978 and is under contract with the Trustees of Columbia University. The lot is in an M1-2 zoning district.

PHYSICAL AND STRUCTURALCONCERNS

Overall, this site was evaluated by Thornton Tomasetti, Inc. to be in critical condition due to a combination of significant localized structural distress, some deficient interior and exterior building conditions, and other hazardous site conditions.

In the main commercial building, severe, ongoing water intrusion has caused localized corrosion of interior steel columns and roof framing (see Photograph B) as well as critical damage to the east concrete foundation wall (see Photograph C). The water intrusion is due to an open wall cavity at a displaced parapet masonry section on the roof (see Photograph D), deteriorated roofing adjacent to the vacant garage building, a clogged trench drain, and infiltration through the foundation wall. Water damage to the ceiling in certain locations indicates that the roof framing is subjected to water intrusion from roof leaks (see Photograph E). Water ponding observed along the southern section of the roof may be contributing to water infiltration (see Photograph F). The building's roof, used for rental vehicle parking, contains a chain-link fence along its perimeter to help prevent vehicles from driving off the edge; however, the fence is missing along the northern edge (see Photograph G).

The vacant garage building is in an advanced state of disrepair due to prolonged, significant water intrusion from the roof as shown in Photograph H. Concerns include: precariously dangling pieces of the corroded metal ceiling (see Photograph I), corroded and sagging lintels, deteriorated parapets and roofing membrane, displaced masonry (see Photograph J), the absence of almost all parapet coping tiles, significant debris accumulation, and standing water inside the building. The exterior retaining wall separating the upper and lower open parking areas is in critical condition, due to a partial collapse of the northern section and the potential collapse of the southern section (which is visibly leaning), as shown in Photograph K. A significant lateral load continues to be exerted by the adjacent soil and the parked vehicles above, creating the distinct potential for a further collapse in the near future. Further, the eastern portion of the open parking area is unpaved, unkempt, and uneven, with areas of standing water, mud, and litter accumulation (see Photograph L).

Block 1986 Lot 30

Along Old Broadway, the sidewalk is in critical condition, with significant cracking, spalling, weeds, and litter (see Photograph M). The adjacent chain-link fence is billowing and missing fence posts. The sidewalk along Broadway is in fair condition, although the curb cut is deteriorated.

HEALTH AND SAFETY CONCERNS

Significant health and safety concerns were observed at the site, during site evaluation. From the advanced state of disrepair of the building, it appears that the existing owner is allowing the vacant building to deteriorate without properly securing the structure, creating a hazardous condition for anyone who might enter the building. The conditions surrounding the exterior retaining wall are unsafe and the remaining standing portion of the wall could collapse in the near future. In addition, a chain link fence installed on the roof of the main building is missing, creating a safety hazard for employees that park vehicles on the roof.

BUILDING CODE VIOLATIONS

Lot 30 has 14 open building code violations issued by DOB. The majority of the violations (9 of 14) were issued between 1994 and 2005 for the boiler. One violation was issued in 2003 and refers to construction and another violation was issued in 1996 for work without a permit. The remaining three violations were issued in 1991, all relating to an electric sign. No further information is available for the above violations in the DOB Building Information System.

UNDERUTILIZATION

Lot 30 is located in an M1-2 zoning district with an FAR of 2.0, which means that the 33,542-sf lot can accommodate up to 67,084 zsf of building area. However, the lot currently uses only 6,400 gsf of built space, or only 10 percent of its development potential.

ENVIRONMENTAL ISSUES

A PESA identified potential for subsurface contamination associated with the following environmental issues: gasoline USTs closed in place, and former use as a service station. An open status spill was reported on this site, however, closure has been requested. No Phase I ESA or Phase II investigation has been performed for this site.

Block 1986 Lot 30

Photograph 1986-30-A

Photograph 1986-30-B

Block 1986 Lot 30

Photograph 1986-30-D

Photograph 1986-30-C

Block 1986 Lot 30

Photograph 1986-30-E

Photograph 1986-30-F

Block 1986 Lot 30

Photograph 1986-30-G

Photograph 1986-30-H

Block 1986 Lot 30

Photograph 1986-30-I

Photograph 1986-30-J

Block 1986 Lot 30

Photograph 1986-30-K

Photograph 1986-30-L

Block 1986 Lot 30

Photograph 1986-30-M