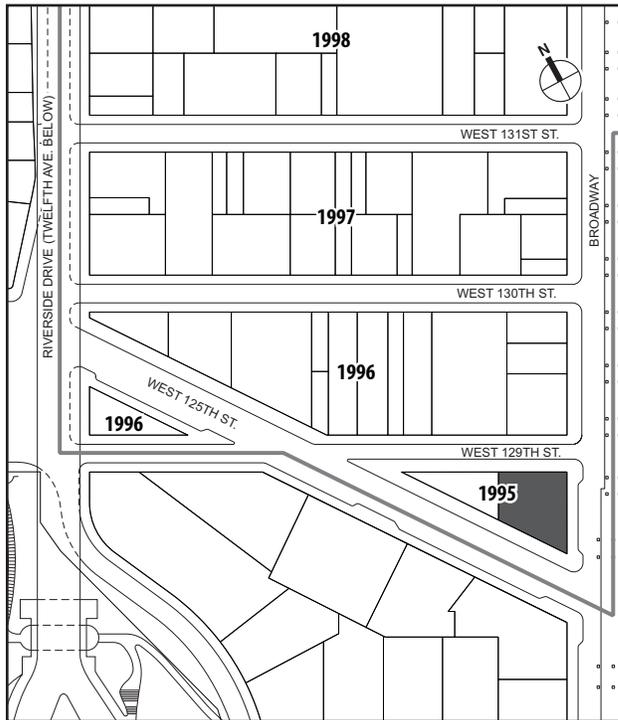


## Block 1995 Lot 31

**SITE CONDITION: CRITICAL**



### LOCATION, USE, ZONING, AND OWNERSHIP

Lot 31 is located at 3207 Broadway, bounded by West 125th Street on the south, Broadway on the east, and West 129th Street on the north. Acquired by the Trustees of Columbia University on February 27, 2002, the lot contains a one-story, 12,623-gsf structure with five portions, each with separate roof structures (see Photographs A and B). The spaces are occupied by five separate businesses, including a restaurant, bakery, bar, community center, and paint store. The structure's estimated build year is 1940 and renovated in 1989 and 1992. Lot 31 is in an M1-2 zoning district.

### PHYSICAL AND STRUCTURAL CONCERNS

Despite recently renovated first-floor areas and generally fair exterior conditions, this site

was evaluated by Thornton Tomasetti, Inc. to be in critical condition overall, due to the severity of structural distress observed throughout the basement and other poor interior and exterior building conditions.

A significant amount of distress was observed in the building's basement including: advanced corrosion of a column/steel girder connection (see Photograph C); water intrusion and damage to portions of the stone rubble wall (see Photograph D), including an area close to electrical cabinets; exposed, deteriorated timber joists (see Photograph E); and water-induced ceiling deterioration, indicating that other structural members are experiencing some degree of structural distress in affected areas (see Photograph F). In addition, the slab-on-grade is in poor condition with widespread cracking and spalling, portions of uneven and displaced slab (see Photograph G), and an open trench in the soil below the slab in the western area (see Photograph H). Further, the first-floor framing is in critical condition in the basement under Mi Floridita Restaurant and Bakery. The framing is shored-up haphazardly in many locations, evidently to address sagging floor framing members. Some or all of the shoring beams and columns appear not to have been professionally designed and are the result of many makeshift iterations over time (see Photograph I).

Most of the roof membrane is deteriorated and billowing, the waterproof coating on the inside face of the parapet is deteriorated, and water ponding is occurring (see Photograph B). There are signs of water intrusion from the roof around several skylights, as well as water stains on the ceiling in other areas, suggesting that there may be additional roof leaks (see Photograph J).

On the south façade, there are minor cracks, flaking paint, and open gaps where the wall meets the sidewalk (see Photograph K), which may be the source of some water infiltration. On the north façade, there is minor cracking and a section of the parapet leans inward (see Photograph L). On the

## **Block 1995 Lot 31**

west façade, the masonry wall is in poor condition, with misaligned brickwork, diminished mortar joints, and flaking paint (see Photograph M).

The sidewalk and curb cuts around the building are in fair condition, without major cracking.

### **HEALTH AND SAFETY CONCERNS**

The property suffers from several unsanitary and unhealthy conditions which include: chemical spills from equipment and standing water in the basement in three locations (see Photograph N), water intrusion near electrical cabinets, unsafe electrical wiring, vermin infestation (see Photograph O), and microbial growth.

Further, inadequate first-floor framing members, as seen in the basement, which have been haphazardly installed over time and are subject to active water infiltration, are potentially unsafe (see Photograph I). Thornton Tomasetti, Inc., states that this water intrusion will eventually lead to local structural failure(s) if left unchecked and recommends that the condition be addressed in the short term.

### **BUILDING CODE VIOLATIONS**

Lot 31 has six open building code violations. One violation, which was issued in 1988 for public assembly contrary to approved plans and was considered to be of high severity by ECB, sited that the owner erected a partition to eliminate restaurant occupancy and make fast food service without amending plans to show the new use. Another violation was issued in 1990 for operation of public assembly contrary to the Certificate of Occupancy and was considered to be of moderate severity by ECB. Also, DOB issued four violations: three between 1986 and 1988, and one at an unknown date. No additional information on these violations was found in the DOB Building Information System.

### **UNDERUTILIZATION**

As indicated above, Lot 31 is located in an M1-2 zoning district with an FAR of 2.0. According to current zoning, the 12,623 sf lot could accommodate up to 25,246 zsf of built space. At 12,623 gsf, the current structures utilize only 50 percent of the lot's development potential.

### **ENVIRONMENTAL ISSUES**

The Phase I ESA identified the potential for subsurface contamination associated with the following environmental issues: fuel oil ASTs; fill pipes; the storage of chemicals, paints, varnishes, and lacquers; and a documented petroleum release.

Soil samples collected during the Phase II investigation from two locations within the property (3205-3219 Broadway and 601-611 West 125th Street) had concentrations less than the state regulatory guidance values. Both groundwater samples identified levels of VOCs and of total metals that exceeded groundwater standards. The groundwater sample obtained from 601-611 West 125th Street also contained concentrations of SVOCs that exceeded groundwater standards. All exceedances were likely related to urban fill.

Manhattanville Neighborhood Conditions Study

**Block 1995 Lot 31**



Photograph 1995-31-A



Photograph 1995-31-B

**Block 1995 Lot 31**



**Photograph 1995-31-C**



**Photograph 1995-31-D**

**Block 1995 Lot 31**



**Photograph 1995-31-E**



**Photograph 1995-31-F**

**Block 1995 Lot 31**



**Photograph 1995-31-G**



**Photograph 1995-31-H**

**Block 1995 Lot 31**



**Photograph 1995-31-I**



**Photograph 1995-31-J**

**Block 1995 Lot 31**



**Photograph 1995-31-K**



**Photograph 1995-31-L**

**Block 1995 Lot 31**



**Photograph 1995-31-M**



**Photograph 1995-31-N**

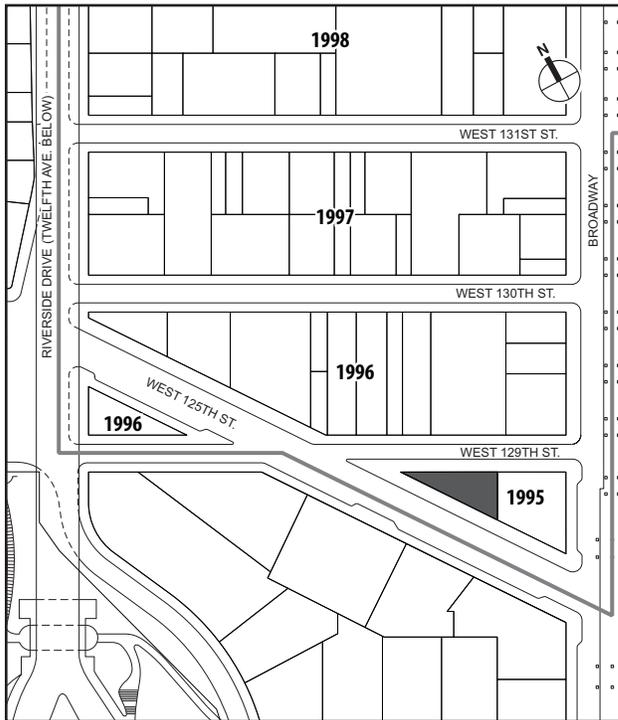
**Block 1995 Lot 31**



**Photograph 1995-31-O**

## Block 1995 Lot 35

SITE CONDITION: FAIR



### LOCATION, USE, ZONING, AND OWNERSHIP

This triangular-shaped lot located at 619 West 125th Street, with frontage on both West 129th Street and West 125th Streets, was acquired by Parminder Kaur circa November 2002. Lot 35 is occupied by a one-story 1,320-gsf gas station and is in an M1-2 zoning district (see Photographs A and B). The building was constructed circa 1920 and was renovated in 1992.

### PHYSICAL AND STRUCTURAL CONCERNS

The exterior of the property was evaluated by Thornton Tomasetti, Inc. to be in fair condition overall due to some substandard conditions on the building's exterior and on the site itself<sup>1</sup>, including: a few cracks, repair patches, and peeling paint on the building's façade (see Photograph C), corrosion stains on the gas

station's canopy (see Photograph D), and water stains on the eastern portion of the roof, indicating that ponding may occur in this location (see Photograph E).

The sidewalks and curb cuts on West 125th Street and West 129th Street are in fair condition, with local spalling and cracks (see Photographs F and G, respectively). The asphalt paving is also in fair condition, with typical degradation and staining associated with gas station operations.

### BUILDING CODE VIOLATIONS

Lot 35 has four open building code violations issued by DOB. The most recent violation was issued in 2005 for a construction matter. One violation was issued in 1996 for work without a permit. Two violations were issued in 1990 relating to an electric sign. No additional information is available in the DOB Building Information System.

### UNDERUTILIZATION

Lot 35 is located in an M1-2 zoning district with an FAR of 2.0, indicating that the 5,175-sf lot can accommodate up to 10,350 zsf of building area. The lot hosts 1,320 gsf of built space, utilizing only 13 percent of the lot's development potential.

### ENVIRONMENTAL ISSUES

A PESA identified the following environmental issues: current and former use as a gasoline station, former leaded and unleaded gasoline USTs, former lubrication oil USTs, current gasoline and diesel

<sup>1</sup> Thornton Tomasetti, Inc. and AKRF, Inc. were not given access to the site, so the building's interior was not assessed and the gas station's open areas were observed from the sidewalk.

## **Block 1995 Lot 35**

USTs, and an open status spill from removal of the USTs. Monitoring wells were noted on the site; however, there was no indication in the regulatory database that this site is undergoing remediation to address the open status spill. No Phase I ESA or Phase II investigation has been performed for this lot.

Manhattanville Neighborhood Conditions Study

**Block 1995 Lot 35**



**Photograph 1995-35-A**



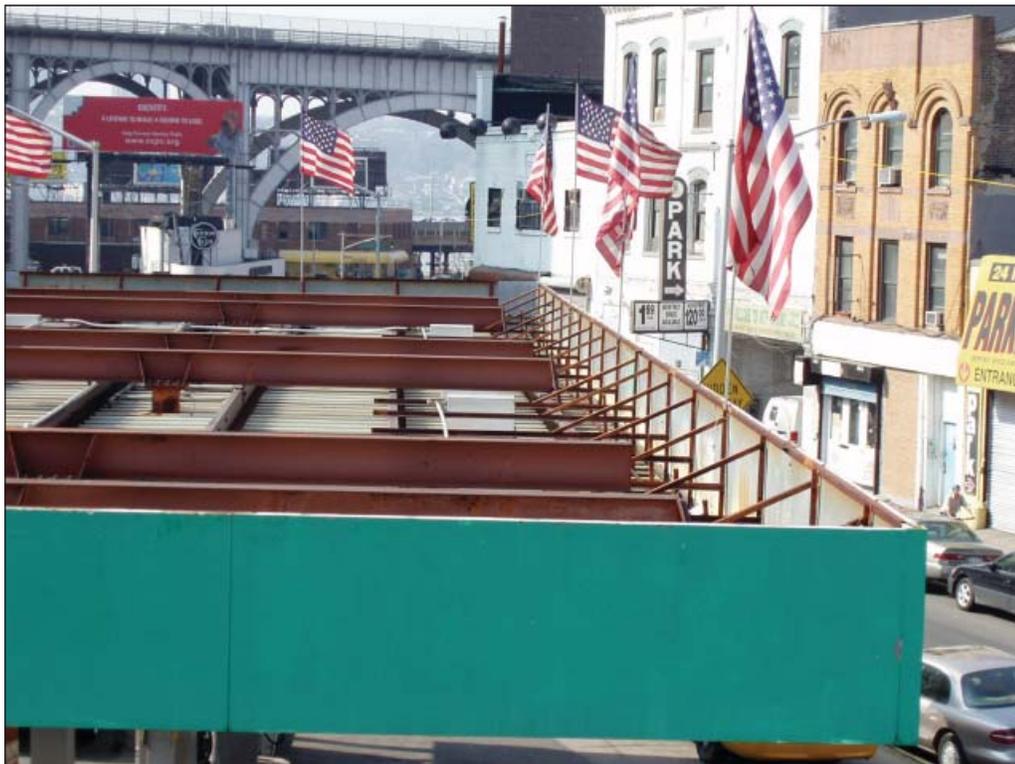
**Photograph 1995-35-B**

Manhattanville Neighborhood Conditions Study

**Block 1995 Lot 35**



Photograph 1995-35-C



Photograph 1995-35-D

**Block 1995 Lot 35**



Photograph 1995-35-F



Photograph 1995-35-E

Manhattanville Neighborhood Conditions Study

**Block 1995 Lot 35**



**Photograph 1995-35-G**