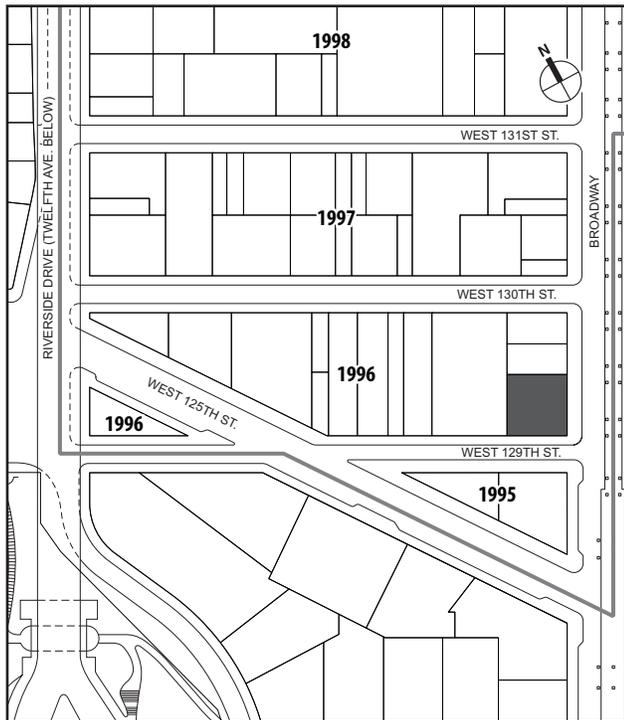


Block 1996 Lot 29

SITE CONDITION: FAIR



LOCATION, USE, ZONING, AND OWNERSHIP

Lot 29 is located at 3221 Broadway (on the northwest corner of Broadway and West 129th Street) in an M1-2 zoning district (see Photographs A and B). Acquired by the Trustees of Columbia University on June 27, 2006, the lot is occupied by a gas station, which includes an auto repair facility and a small convenience store. The 1,845-gsf building was constructed in 1975. No renovations have been recorded.

PHYSICAL AND STRUCTURAL CONCERNS

Overall, Lot 29 was evaluated by Thornton Tomasetti, Inc. to be in fair condition. The potential for water intrusion and associated structural distress was observed at the foundation at the western face of the building.

There are missing bricks at the south end of the retaining wall where loose dirt has poured through the wall, indicating that this portion of the retaining wall is likely on the verge of a collapse (see Photograph C). Also, the building's western façade is covered with a waterproof coating, however, the coating does not continue to the base of the foundation wall below. The absence of the waterproof coating in this location may cause water infiltration, which could possibly lead to structural distress of the building's foundation (see Photograph D).

Other site concerns include chemical stains and cracks on the interior concrete slab-on-grade, which are related to the auto repair operations occurring on the site (see Photograph E); and local cracks on the concrete retaining wall south of the building (see Photograph F). The sidewalk along West 129th Street is in fair condition with several cracks (see Photograph G), although the sidewalk along Broadway is in good condition.

HEALTH AND SAFETY CONCERNS

The parking of a tow truck on the sidewalk along West 129th Street is a hazardous condition for pedestrians.

BUILDING CODE VIOLATIONS

Lot 29 has one open building code violation issued by DOB. No additional information is provided by the DOB Building Information System.

Block 1996 Lot 29

UNDERUTILIZATION

Lot 29 is in an M1-2 zoning district with an FAR of 2.0. Although the 9,992-sf lot can accommodate up to 19,984 zsf of built space under current zoning, the existing one-story 1,845-gsf building uses only 9 percent of the lot's development potential.

ENVIRONMENTAL ISSUES

The Phase I ESA identified the following environmental issues: use as an auto repair shop and gasoline station, gasoline USTs, waste oil AST, and former fuel oil UST. In addition, the site is listed as a small quantity generator of hazardous waste, and there is an open status spill reported for the site.

Soil samples collected for the Phase II investigation found levels of SVOCs and metals in exceedance of guidance values, which are likely related to urban fill. No groundwater sample was collected on this lot; however, six existing monitoring wells were observed during the site inspection. The regulatory spills database indicated that this subsurface investigation was being performed to investigate former leaking USTs.

Manhattanville Neighborhood Conditions Study

Block 1996 Lot 29



Photograph 1996-29-A



Photograph 1996-29-B

Block 1996 Lot 29



Photograph 1996-29-C



Photograph 1996-29-D

Manhattanville Neighborhood Conditions Study

Block 1996 Lot 29



Photograph 1996-29-E



Photograph 1996-29-F

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Manhattanville Neighborhood Conditions Study

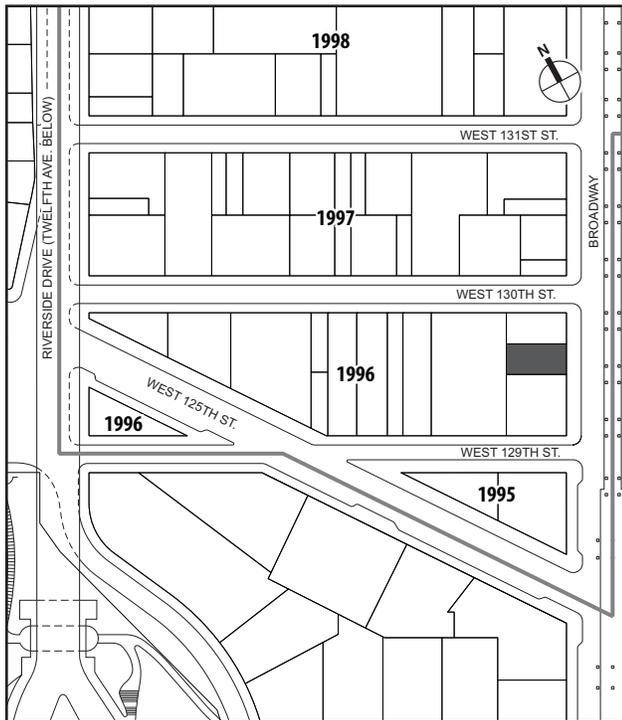
Block 1996 Lot 29



Photograph 1996-29-G

Block 1996 Lot 34

SITE CONDITION: GOOD



LOCATION, USE, ZONING, AND OWNERSHIP

A six-story, 30,000-gsf warehouse building, acquired by Mid-Atlantic Moving and Storage circa September 1972, is located on Lot 34 at 3229 Broadway between West 129th and West 130th Streets (see Photograph A). The building, which is currently used a storage facility, was constructed in 1943; no renovation dates are listed. The lot is in an M1-2 zoning district.

PHYSICAL AND STRUCTURAL CONCERNS

The exterior of this site was evaluated by Thornton Tomasetti, Inc. to be in good condition overall, however, the building's interior was not accessible for observation. The building's exterior, constructed of brick masonry covered with a white cementitious coating, is generally in good condition; however, the coat-

ing on the north and west façades has started to peel and flake (see Photograph B and C). There is also some water staining on the east façade's upper cornice (see Photograph A). The windows are generally in good condition; however, several windows on the west façade are covered with metal sheeting (see Photograph C).

The sidewalk in front of the building is in poor condition, with cracked and spalling concrete, while the curb cuts are in good condition (see Photograph D). A fire escape leading from the roof to the ground is located on the north façade, and appears to be in good condition, as shown in Photograph B.

BUILDING CODE VIOLATIONS

Lot 34 has three open building code violations issued by DOB. One violation is dated 1964, but no additional information is provided by the DOB Building Information System.

ENVIRONMENTAL ISSUES

A PESA identified the potential for subsurface contamination related to the lot's former use as a warehouse facility. No evidence of storage tanks was found. No Phase I ESA or Phase II investigation has been performed for this lot.

Block 1996 Lot 34



Photograph 1996-34-A



Photograph 1996-34-B

Block 1996 Lot 34



Photograph 1996-34-C



Photograph 1996-34-D