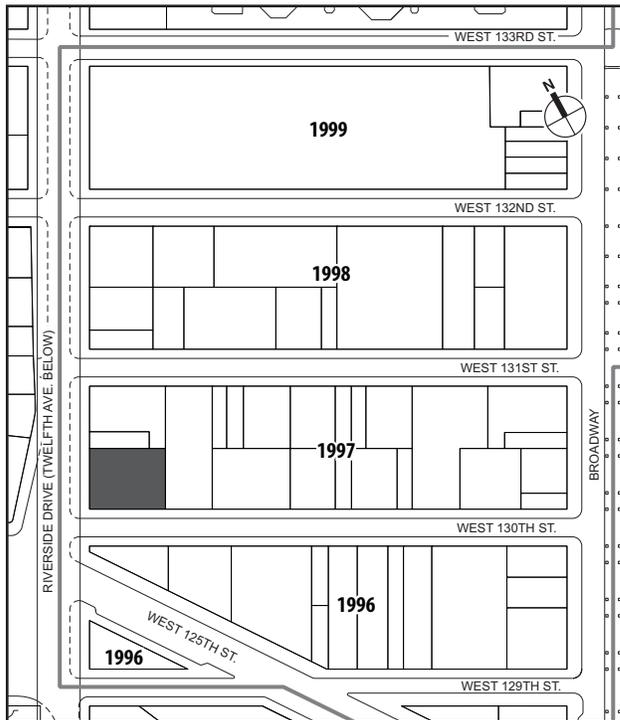


Block 1997 Lot I

SITE CONDITION: CRITICAL



LOCATION, USE, ZONING, AND OWNERSHIP

Lot 1, acquired by the Trustees of Columbia University on January 31, 2005, is located at 2283 Twelfth Avenue, at the northeast corner of West 130th Street and Twelfth Avenue. There is a 12,490-gsf, one-story brick masonry building on the lot that is currently occupied by an auto repair shop and a meat wholesaler (see Photographs A and B). Three spaces previously occupied by meat wholesalers on Twelfth Avenue, accounting for 37.5 percent of total lot area, are currently vacant. According to the DOB the structure was constructed in 1926, however, a portion the building was present on a Sanborn map from 1909, indicating this portion was likely constructed prior to 1909. Lot 1 is in an M2-3 zoning district.

PHYSICAL AND STRUCTURAL CONCERNS

This site was evaluated by Thornton Tomasetti, Inc. to be in critical condition overall due to structural distress, deficient interior and exterior building conditions, and other hazardous site conditions.

Significant structural distress is evident throughout the building, largely due to differential settlement and water infiltration. Settlement in the northwest corner of the building, likely due to periodic flooding and erosion below the first-floor slab, has resulted in shifting, cracking, and wide separation gaps in the exterior walls (see Photograph C), interior mezzanine walls (see Photographs D and E), mezzanine flooring, and windows (see Photograph F), as well as uneven and sunken slab sections (see Photograph G). Water infiltration has caused a partial collapse of roof joists in the northeast corner of the building (see Photograph H). Further, there is a diminished section of the center masonry pier, which may be structurally compromised (see Photograph I); a portion of the masonry wall along West 130th Street is bulging (see Photograph J); and the west parapet along Twelfth Avenue is leaning out (see Photograph K).

The building's roof and skylights are in generally poor condition, as portions of the roof membrane are delaminated and billowing (see Photograph L), the membrane flashing is partially displaced (see Photograph M), various sections of the parapet's waterproof coating is compromised, several skylight glass panes are cracked and flashing is deteriorated, and accumulated floating debris around the roof drains indicate that water ponding is occurring (see Photograph N). In addition, three windows of the adjacent building are partially hidden behind the north parapet—a poor design practice, as it allows water to accumulate and may lead to structural deterioration (see Photograph O).

Block 1997 Lot I

Other building concerns include: a vertical crack along the western roll-up door likely caused by vehicle impact, the poor condition of the exterior stucco coating (see Photograph A), corrosion of the steel lintels at two roll-up door openings (see Photograph P), deterioration of the first-floor concrete slab-on-grade due to exposure to auto-related chemicals (see Photograph Q), and stained ceiling tiles, indicating water infiltration.

The sidewalks and curb cuts on Twelfth Avenue and West 130th Street are in critical condition, with significant cracks in various locations (see Photograph R), which are likely exacerbated by the auto repair business' practice of parking cars on the West 130th Street sidewalk.

HEALTH AND SAFETY CONCERNS

Several unsafe and unsanitary conditions are present at the site. The severe slab settlement and associated shifting of construction components in the northwest corner of the building, discussed above, appears critical and may eventually lead to caving-in of the slab or local structural collapses (see Photographs C-F)—a potentially hazardous condition for tenants in this portion of the building. Thornton Tomasetti, Inc. recommends that this structural concern be addressed in the near future. The settlement has caused the mezzanine stairs to slope severely, an unsafe condition for the meat wholesaler employees (see Photograph S). The poor condition of awnings and signs along Twelfth Avenue is a potential hazard to pedestrians as pieces may fall onto the sidewalk. The parking of vehicles on the sidewalks poses a safety hazard to pedestrians as well, as it forces them into the street.

A sanitary inspection report for Alpine Beef, the current meat wholesaler tenant, which was conducted by NYS Department of Agriculture and Markets on April 25, 2006, identified the following general deficiencies: “hand wash facility in establishment is observed to have soiled/unclean surfaces; establishment walls, floor and ceiling are in disrepair, exhibit numerous holes and water accumulation on floor in poultry storage section; 10-20 old green appearing mouse droppings are present on floor; unused shelving and construction material behind freezer are stored in a manner which inhibits proper cleaning and inspection; rodenticide is improperly stored as follows: Product is uncovered in bait station and spilled onto floor in food storage area.” Vermin infestation was also observed at the neighboring vacant spaces in the building. Further, the property is subject to longstanding flooding problems, as evidenced by a waterline, one foot above-grade in many locations, and the rotted bottom of the door to a vacant meat wholesaler's refrigeration space. This frequent flooding likely exacerbates the other existing unsanitary conditions at the property.

BUILDING CODE VIOLATIONS

Lot 1 has four open building code violations issued by DOB. Two violations, dated 2005 and 2006, refer to a CMQ Marquee violation (failure to file annual permit). The remaining two violations were issued in 1983 and at an unknown date. No additional information is provided by the DOB Building Information System.

UNDERUTILIZATION

Lot 1 is located in an M2-3 zoning district with an FAR of 2.0. Based on current zoning, the 12,490 sf lot can accommodate up to 24,980 zsf of built area. At 12,490 gsf, the building located on the parcel utilizes only 50 percent of its development potential.

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ENVIRONMENTAL ISSUES

The Phase I ESA identified the following environmental issues: former and current use as an auto repair shop with paint booth, gasoline USTs, fuel oil storage tank(s), a waste oil AST, and hydraulic car lifts.

Two soil samples were collected on this property as part of a Phase II investigation. The sample collected from the 647-651 West 130th Street portion had concentrations less than the state regulatory guidance values. The sample collected from 2283-2289 Twelfth Avenue had concentrations of metals that exceeded guidance values. The groundwater samples collected at both locations had exceedances in concentrations of groundwater standards for VOCs and metals. All exceedances were likely related to urban fill.

Manhattanville Neighborhood Conditions Study

Block 1997 Lot I



Photograph 1997-I-A



Photograph 1997-I-B

Block 1997 Lot 1



Photograph 1997-I-C



Photograph 1997-I-D

Manhattanville Neighborhood Conditions Study

Block 1997 Lot 1



Photograph 1997-I-E



Photograph 1997-I-F

Block 1997 Lot 1



Photograph 1997-I-G

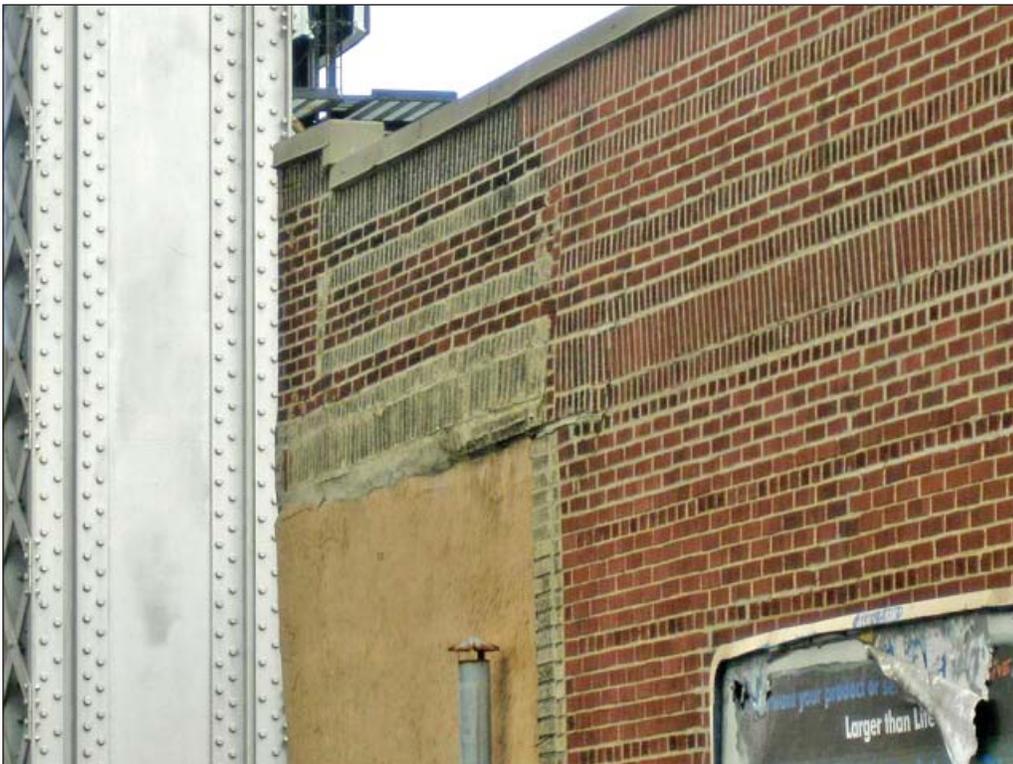


Photograph 1997-I-H

Block 1997 Lot 1



Photograph 1997-I-I



Photograph 1997-I-J

Block 1997 Lot 1



Photograph 1997-I-K



Photograph 1997-I-L

Block 1997 Lot 1



Photograph 1997-I-M



Photograph 1997-I-N

Block 1997 Lot 1



Photograph 1997-I-O



Photograph 1997-I-P

Block 1997 Lot I



Photograph 1997-I-Q



Photograph 1997-I-R

Block 1997 Lot 1



Photograph 1997-I-S