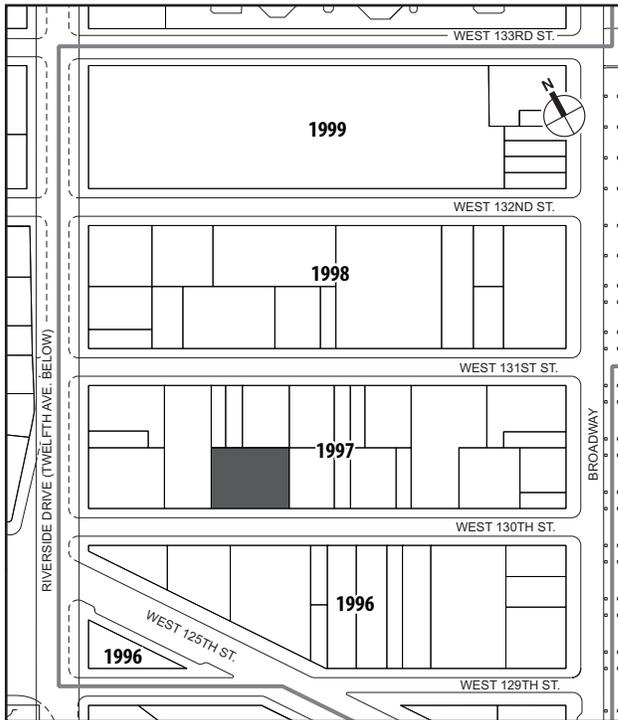


## Block 1997 Lot 9

SITE CONDITION: POOR



### LOCATION, USE, ZONING, AND OWNERSHIP

Lot 9, acquired by the Trustees of Columbia University on April 11, 2002, is located at 631 West 130th Street between Twelfth Avenue and Broadway in an M1-2 zoning district. As shown in Photograph A, the eastern portion of the lot is occupied by a contracting company in three interconnected buildings (north, east, and west buildings) that have a total building area of 13,956 gsf, and a paved front yard between the three buildings. Another contracting company occupies a parking lot/storage area on the western portion of the lot (see Photograph B). Descriptive information about the north and east building is contained in a historic Sanborn map from 1939, indicating that they were built prior to 1939. Information about the west building is in a historic Sanborn map from 1951, indicating that it was built

prior to 1951. No renovations have been recorded.

### PHYSICAL AND STRUCTURAL CONCERNS

Due to structural distress and some poor exterior, interior, and site conditions, this site was evaluated by Thornton Tomasetti, Inc. to be in poor condition overall.

Long-term water infiltration has caused the wood and steel framing and masonry walls to deteriorate. There are several signs of corrosion throughout the building, such as a corroded sheet metal ceiling on the first floor of the north building (see Photograph C) and corroded steel beams in the west building (see Photograph D). The north building's timber joists are in poor condition, with widespread signs of termite damage, discoloration, deterioration due to water damage, and some warped and sagging members (see Photograph E). The timber roof joists in the east and west buildings also have signs of water damage (see Photographs D and F). There are signs of efflorescence on the north and south walls of the west building. Also, there are several repair patches on the interior face of the exterior walls of the west building, with cracks visible on some of the repair patches (see Photograph G). Water damage is also evident on the exterior walls, which have wide cracks (see Photographs H and I).

On all three buildings, there are tears in the roofing membrane on the inner face of the parapet (see Photographs J and K). Water ponding is occurring on the roofs of the east and west buildings (see Photograph L), and water stains and accumulated debris in a corner of the north building indicate that ponding may be occurring there as well. In addition, several coping stones on the north and east buildings' roofs are uneven and poorly secured, as shown in Photograph M.

Other damage includes: spalling and wide cracks around the roll-up door of the east building (see Photograph N), and possible fire damage on the timber roof joists and planks in the east building (see

## **Block 1997 Lot 9**

Photograph F) and on a timber column on the second floor of the north building (see Photograph O). The concrete slab-on-grade in the front yard has several large cracks and spalling concrete (see Photograph P). On the western portion of the lot, there are corrosion stains, flaking paint, and spalling on the roll-up doors in front of the parking lot (see Photograph B) and the asphalt surface is badly deteriorated, with spalling and numerous cracks (see Photograph Q). The sidewalks and curb cuts along West 130th Street are in fair condition, with minor cracking and spalling.

### **BUILDING CODE VIOLATIONS**

Lot 9 has one open building code violation issued by DOB. The issue date and type of violation are unknown, according to the DOB Building Information System.

### **UNDERUTILIZATION**

As indicated above, Lot 9 is located in an M1-2 zoning district with an FAR of 2.0. Although the 12,490-sf lot can accommodate up to 24,980 zsf of built space under current zoning, it hosts only 13,956 gsf of built space, utilizing only 56 percent of the lot's development potential.

### **ENVIRONMENTAL ISSUES**

The Phase I ESA identified the following environmental issues related to the site: former paint shed, former auto sales (and possibly repair) facility, and former gasoline USTs. No evidence of current USTs was observed on the property.

A soil sample collected as part of the Phase II investigation had concentrations less than the state regulatory guidance values. Groundwater samples had concentrations of VOCs, SVOCs, and total metals in exceedance of groundwater standards. Exceedances are likely related to urban fill or upgradient petroleum use, and/or a former manufactured gas plant site.

**Block 1997 Lot 9**



**Photograph 1997-9-A**



**Photograph 1997-9-B**

**Block 1997 Lot 9**



**Photograph 1997-9-C**



**Photograph 1997-9-D**

**Block 1997 Lot 9**



**Photograph 1997-9-E**



**Photograph 1997-9-F**

Block 1997 Lot 9



Photograph 1997-9-H



Photograph 1997-9-G

**Block 1997 Lot 9**



**Photograph 1997-9-I**



**Photograph 1997-9-J**

**Block 1997 Lot 9**



**Photograph 1997-9-K**



**Photograph 1997-9-L**

**Block 1997 Lot 9**



**Photograph 1997-9-M**



**Photograph 1997-9-N**

**Block 1997 Lot 9**



**Photograph 1997-9-O**



**Photograph 1997-9-P**

**Block 1997 Lot 9**



**Photograph 1997-9-Q**