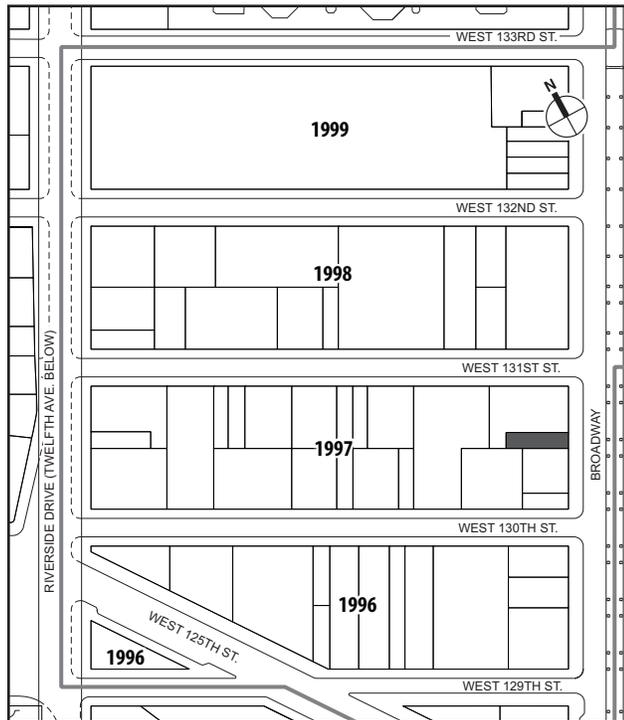


## Block 1997 Lot 33

SITE CONDITION: POOR



### LOCATION, USE, ZONING, AND OWNERSHIP

Acquired by the Trustees of Columbia University on December 15, 2004, Lot 33 is located at 3249 Broadway between West 130th and West 131st Streets. The lot, which is in an M1-2 zoning district, hosts a one-story, brick masonry building that is currently being used as an auto repair shop (see Photograph A). The 2,500-gsf structure has an estimated build year of 1930 by the DOB and has no renovation dates listed.

### PHYSICAL AND STRUCTURAL CONCERNS

Lot 33 was evaluated by Thornton Tomasetti, Inc. to be in poor condition overall due to a combination of structural distress, substandard interior and exterior conditions, other site conditions, and safety concerns.

Most of the building's structural distress is the result of water infiltration that is causing the timber roof system to deteriorate. Water damage is evident by the corroded steel beams and metal deck (see Photographs B and C), wide cracks in the concrete and masonry walls (see Photographs D and E), and deteriorated timber roof joists (see Photograph F). The building's ceiling is generally in poor condition, with portions that are missing or corroded (see Photograph G).

The roof shows numerous signs of deterioration, including cracks in the membrane (see Photograph H), delamination at the edges and along the parapet (see Photograph I), cracks around makeshift roof ducts (see Photograph J), and damage to the coping stones. Accumulated debris and water stains near south side of the roof indicate ponding is an issue (see Photograph K), which causes deterioration of the roofing membrane. The brick masonry parapet along Broadway is in poor condition, with a wide crack observed near northeast corner of the building and deteriorated or missing mortar under the coping stone (see Photograph L). A large amount of garbage and debris was also observed in the northeast corner of the roof (see Photograph M). These numerous points of water infiltration in the roof membrane and parapet are likely causing water damage to the roof structure, ceiling and masonry walls below.

As shown in Photograph N, the floor is concrete slab-on-grade and is generally in poor condition, with several wide cracks and spalling, exhibiting widespread evidence of degradation associated with long-term automotive repair shop operations, such as exposure to motor oil, fuel, and other chemicals.

The lot's sidewalks and curb cuts along Broadway appear to be in fair condition with a few cracks observed.

## **Block 1997 Lot 33**

### **HEALTH AND SAFETY CONCERNS**

A wide crack was observed near in the brick masonry parapet along Broadway, as well as deteriorated or missing mortar under coping stone, which together create a potential safety hazard for pedestrians on the sidewalk below. Unsanitary conditions include: excessive, improperly stored waste and debris throughout the building (see Photograph O) and standing water and/or chemicals in the eastern portion of the building (see Photograph P).

### **BUILDING CODE VIOLATIONS**

There are no open building code violations associated with Lot 33.

### **UNDERUTILIZATION**

As indicated above, Lot 33 is located in an M1-2 zoning district with an FAR of 2.0. Under current zoning, the 2,500 sf lot can accommodate up to 5,000 zsf of built area. At 2,500 gsf, the current building utilizes only 50 percent of the lot's development potential.

### **ENVIRONMENTAL ISSUES**

The Phase I ESA found the potential for subsurface contamination associated with the following environmental issues: current and former use as an auto repair shop, chemical storage, hydraulic lifts, and an open-status spill. A Phase II investigation was not performed for this lot.

Manhattanville Neighborhood Conditions Study

Block 1997 Lot 33



Photograph 1997-33-A



Photograph 1997-33-B

**Block 1997 Lot 33**



**Photograph 1997-33-C**



**Photograph 1997-33-D**

**Block 1997 Lot 33**



**Photograph 1997-33-E**



**Photograph 1997-33-F**

**Block 1997 Lot 33**



**Photograph 1997-33-G**



**Photograph 1997-33-H**

**Block 1997 Lot 33**

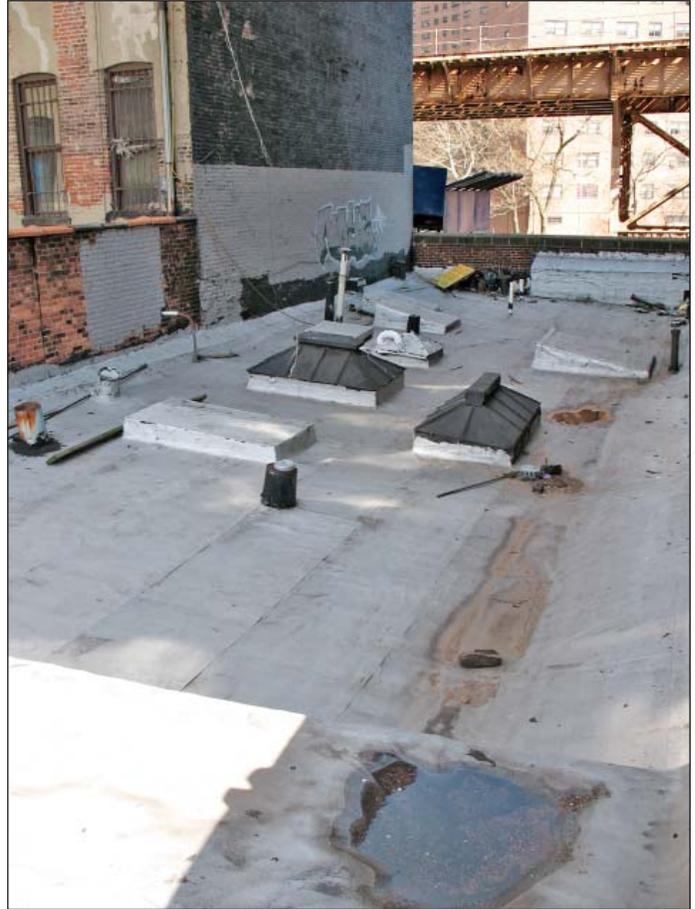


**Photograph 1997-33-I**



**Photograph 1997-33-J**

**Block 1997 Lot 33**



**Photograph 1997-33-K**



**Photograph 1997-33-L**

Manhattanville Neighborhood Conditions Study

**Block 1997 Lot 33**



**Photograph 1997-33-M**



**Photograph 1997-33-N**

**Block 1997 Lot 33**



**Photograph 1997-33-O**



**Photograph 1997-33-P**