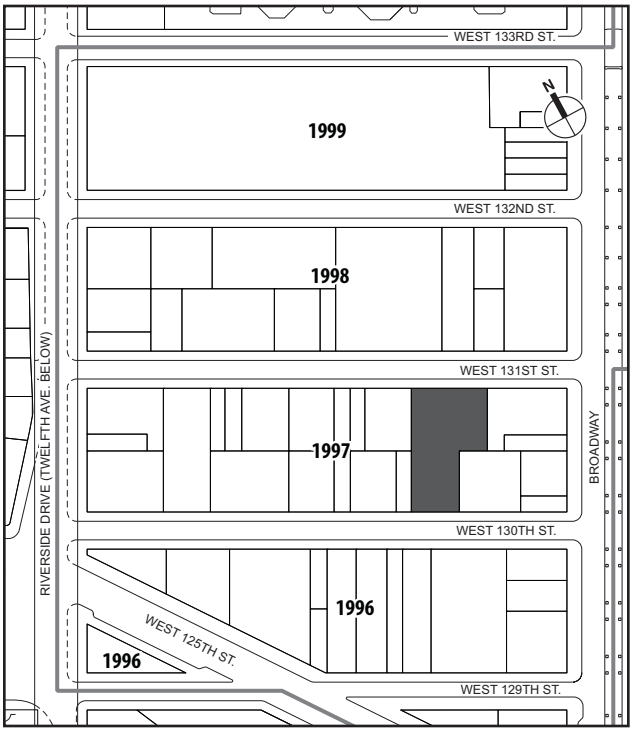
Block 1997 Lot 40

SITE CONDITION: POOR



LOCATION, USE, ZONING, AND OWNERSHIP

Lot 40 is located at 604 West 131st Street in an M1-2 zoning district, with lot area fronting West 130th and West 131st Streets (as shown in Photographs A and B, respectively). There are three interconnected buildings on this lot, with a total building area of 22,465 gsf. The main building is two stories, and two one-story buildings are to the east and south. There is also a paved yard used as a storage and loading/unloading area on the lot's southwest portion. The main structure was built circa 1940 and renovated in 2000. The lot was acquired by Danmike, LLC, circa July 2005 and is currently occupied by a provider of building maintenance and contractor supplies. It is currently under contract by the Trustees of Columbia University.

PHYSICAL AND STRUCTURAL CONCERNS

Although the east and south buildings are in fair condition, Lot 40 was evaluated by Thornton Tomasetti, Inc. to be in poor condition overall due to structural distress, some substandard exterior, interior, and site conditions, and health and fire safety concerns.

Long-term water infiltration has caused deterioration to the main building's concrete and steel framing and masonry walls. There are cracks in several locations, including on the exterior faces of the west and south walls (see Photographs C and D, respectively). Significant cracks were also observed inside the building, including on an interior wall above the ramp in the northeastern portion of the building, above the conveyor belt in the southwestern portion of the building, and on the first floor's western wall (see Photographs E-G, respectively). Water infiltration has also caused peeling paint, mold, and efflorescence on the east brick masonry wall (see Photograph H) and on the stair penthouse ceiling (see Photograph I). Signs of water infiltration and corrosion were observed on the masonry wall (see Photograph J) and on a window header in the northeastern portion of the main building. Steel beams are corroded, causing cracked and spalling concrete encasements (see Photographs K and L). Corrosion stains—likely from the sheet metal ceiling— are on the wall above the conveyor belt (see Photograph F).

Although the roofs of the three structures are in fair condition overall, several potential sources of water infiltration were identified. Drains on all roofs have accumulated debris, indicating the potential for water ponding (see Photograph M). Damage on the main roof includes tears and signs of deterioration on the roofing membrane on the inside face of the parapet (see Photographs N and O), missing or damaged coping stones (see Photograph P), and a wide crack in the chimney (see Photograph Q). On the east building, there is a gap between the aluminum flashing and the roofing membrane, another potential point for water infiltration (see Photograph R).

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The concrete slab-on-grade is cracked in several areas, including the yard and the ramp in the eastern portion of the main building. A few cracks were observed on the slab-on-grade in the east and south buildings. In addition, the concrete slab in the northwest corner of the yard is uneven at a construction joint, indicating differential settlement (see Photograph S). There are also several wide cracks and extensive spalling on the West 130th Street sidewalks and curb cuts, which are in critical condition (see Photograph T), and are likely exacerbated by trucks parking on the sidewalk. The sidewalks and curb cuts along West 131st Street are in fair condition.

HEALTH AND SAFETY CONCERNS

Lot 40 has several unsafe conditions. The floor inside the emergency exit door on the west façade of the south building is higher than the surface of the yard, where the door opens. The lack of warning signs for this height difference is a tripping hazard (see Photograph U). Another safety concern is the storage of materials in front of the door in the southwest corner of the yard on West 130th Street, blocking egress through this emergency exit (see Photograph V). Further, this emergency exit was padlocked from the outside during a site visit. If this lock is not removed when the adjacent roll-down gate is closed (see Photograph A), the means of egress would be obstructed. Also, trucks park on the sidewalk, which is a pedestrian safety issue.

BUILDING CODE VIOLATIONS

There are no open building code violations associated with Lot 40.

SITE UTILIZATION

Lot 40 is located in an M1-2 zoning district with an FAR of 2.0. Under current zoning, the 19,984-sf lot can accommodate up to 39,968 zsf of built area. At 22,465 gsf, the current building utilizes only 56 percent of the lot's building potential.

ENVIRONMENTAL ISSUES

The Phase I ESA identified the following environmental issues: former use for auto repair and as a garage, former gasoline USTs, and possible former fuel oil storage. No Phase II investigation has been performed for this lot.

Block 1997 Lot 40

Photograph 1997-40-A

Photograph 1997-40-B

Block 1997 Lot 40

Photograph 1997-40-C

Photograph 1997-40-D

Block 1997 Lot 40

Photograph 1997-40-E

Photograph 1997-40-F

Block 1997 Lot 40

Photograph 1997-40-G

Photograph 1997-40-H

Block 1997 Lot 40

Photograph 1997-40-I

Photograph 1997-40-J

Block 1997 Lot 40

Photograph 1997-40-K

Photograph 1997-40-L

Block 1997 Lot 40

Photograph 1997-40-M

Photograph 1997-40-N

Block 1997 Lot 40

Photograph 1997-40-O

Photograph 1997-40-P

Block 1997 Lot 40

Photograph 1997-40-Q

Photograph 1997-40-R

Block 1997 Lot 40

Photograph 1997-40-S

Photograph 1997-40-T

Block 1997 Lot 40

Photograph 1997-40-V

Photograph 1997-40-U