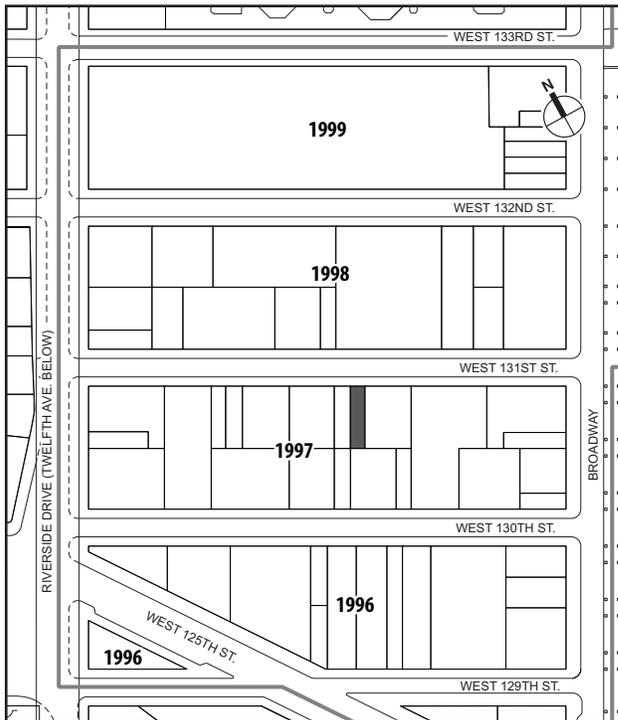


Block 1997 Lot 47

SITE CONDITION: POOR



LOCATION, USE, ZONING, AND OWNERSHIP

Lot 47, which was acquired by the Trustees of Columbia University on December 15, 2004, is located at 620 West 131st Street between Twelfth Avenue and Broadway in an M1-2 zoning district. The one-story building is 2,498 gsf and is currently vacant. According to Columbia University personnel, this building had been previously occupied by an auto-repair shop. The north façade of the building on Lot 47 extends beyond the lot line to the adjacent building on Lot 48 (see Photograph A). The portion of the façade west of the lot line is in Lot 48 and includes the door and awning. The structure was constructed circa 1920; no renovations have been recorded.

PHYSICAL AND STRUCTURAL CONCERNS

Lot 47 was evaluated by Thornton Tomasetti, Inc. to be in poor condition overall due to local structural distress, subpar exterior and interior conditions, and other hazardous site conditions.

Water infiltration has caused structural distress to the timber roof joists (see Photograph B). In addition to water damage, the color and texture of the timber roof joists suggests that they have suffered fire damage, which has likely lessened their structural capacity. Additional water damage could be occurring in the building as a result of cracks in the exterior brick masonry wall (see Photographs C and D). Besides water damage, the north masonry wall has been further stressed by the attached awning of the adjacent property, which has caused wide horizontal cracks (see Photograph D).

Other site concerns include cracks in the masonry wall (see Photograph E), corrosion of the sheet metal ceiling (see Photograph F), and minor cracks in the concrete slab-on-grade. The sidewalk and curb cuts along West 131st Street are in poor condition, with wide cracks and spalling concrete (see Photograph G).

BUILDING CODE VIOLATIONS

There are no open building code violations associated with Lot 47.

UNDERUTILIZATION

Lot 47 is located in an M1-2 zoning district with an FAR of 2.0. Based on current zoning, the 2,498 sf lot can accommodate up to 4,996 zsf of built space. The parcel currently hosts a one-story 2,498 gsf building, utilizing only 50 percent of the lot's development potential.

Block 1997 Lot 47

ENVIRONMENTAL ISSUES

The Phase I ESA identified the following environmental issues: former use as an auto repair shop, a former gasoline UST, a waste oil AST, and hydraulic lifts. No Phase II investigation was performed for this lot.

Block 1997 Lot 47



Photograph 1997-47-A

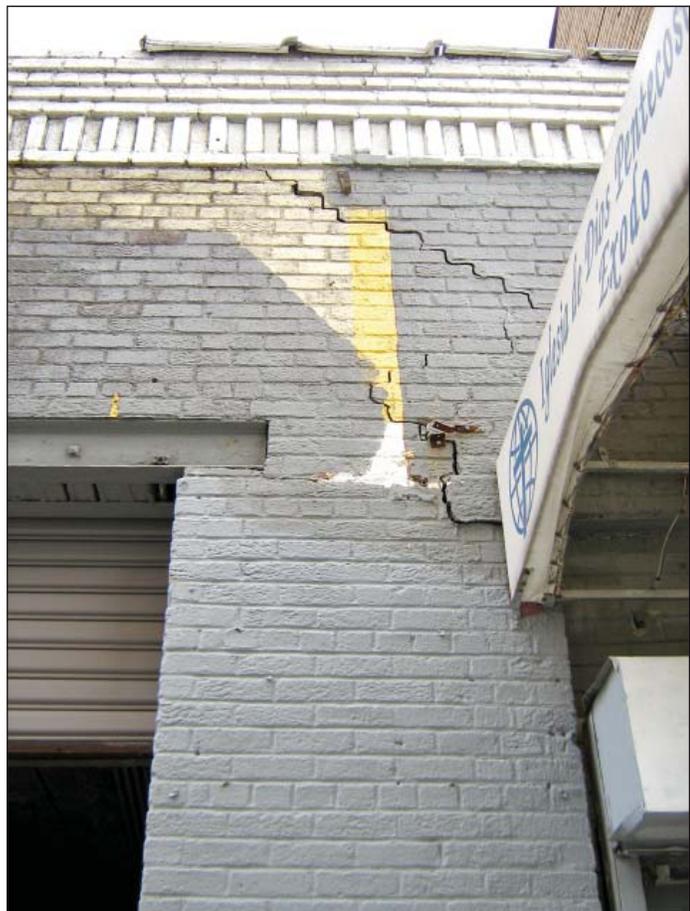


Photograph 1997-47-B

Block 1997 Lot 47



Photograph 1997-47-C



Photograph 1997-47-D

Manhattanville Neighborhood Conditions Study

Block 1997 Lot 47



Photograph 1997-47-E



Photograph 1997-47-F

Manhattanville Neighborhood Conditions Study

Block 1997 Lot 47



Photograph 1997-47-G