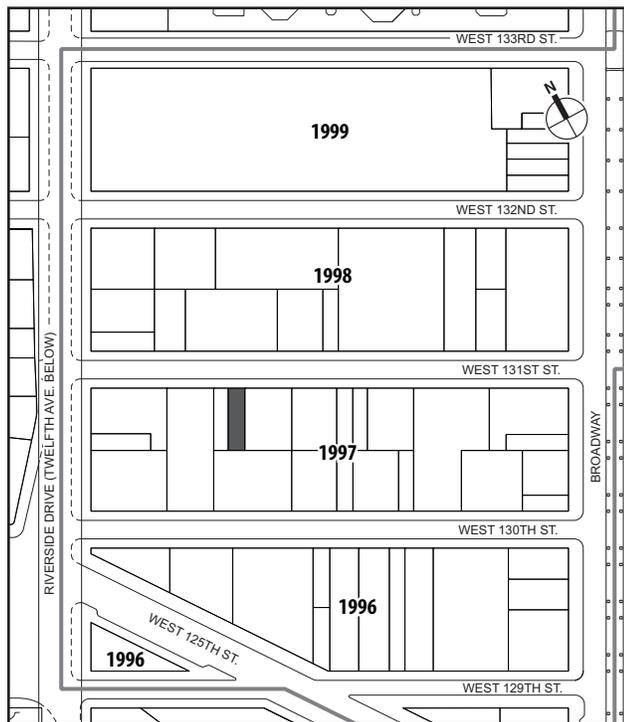


Block 1997 Lot 55

SITE CONDITION: POOR



LOCATION, USE, ZONING, AND OWNERSHIP

Lot 55, which was acquired by the Trustees of Columbia University on January 31, 2005, is located at 636 West 131st Street between Twelfth Avenue and Broadway in an M1-2 zoning district. The one-story, 2,373 gsf brick masonry building is occupied by an auto repair shop (see Photograph A). The structure was constructed in 1920. No renovations have been recorded.

PHYSICAL AND STRUCTURAL CONCERNS

Lot 55 was evaluated by Thornton Tomasetti, Inc. to be in poor condition overall, due to structural distress and some substandard exterior, interior, and site conditions.

Long-term water infiltration has caused deterioration of the building's structural and

non-structural components, including corrosion of the sheet metal ceiling (see Photograph B) and widespread cracks in interior and exterior walls (see Photographs C-E). Water damage to the building has likely been caused by a deteriorated roof membrane (see Photograph F). Active water infiltration observed on the first floor and mezzanine level is causing further structural damage to the building (see Photograph G).

Long-term exposure to auto-related activity has caused cracks in the concrete floor (see Photograph H). Damage to the floor has also likely resulted from cars being washed in the building. The sidewalks are in poor condition due to severe cracking and spalling of two panels in front of the entrance (see Photograph I). As shown in Photograph J, the structure has a limited capacity, forcing cars to be serviced or stored on the sidewalk.

HEALTH AND SAFETY CONCERNS

There are several health and safety concerns at this site. The exit door on the south wall of the building opens to a fenced-in area filled with discarded auto parts, obstructing egress through this door (see Photograph K). Mold is growing on walls in the sidewalk vault (see Photograph L). Auto-painting equipment and chemicals are used in the building without proper ventilation systems (see Photograph M). The sidewalk has several cracks and spalling concrete, and is a tripping hazard (see Photograph I). In addition, the parking of cars on the sidewalk creates a safety hazard for pedestrians.

BUILDING CODE VIOLATIONS

Lot 55 has three open building code violations. In 1991, DOB issued one violation for the boiler, and ECB issued one violation for failure to maintain the boiler. No additional information was provided in the DOB Building Information System for the above violations or for the third violation.

Block 1997 Lot 55

UNDERUTILIZATION

As mentioned above, Lot 55 is located in an M1-2 zoning district with an FAR of 2.0. Although the 2,498 sf lot can accommodate up to 4,996 zsf of built area, it hosts a 2,373 gsf building, utilizing 47 percent of the lot's development potential.

ENVIRONMENTAL ISSUES

The Phase I ESA identified the potential for subsurface contamination related to the following environmental issues: former and current use as an auto repair shop with a spray booth and paint storage room, a possible former gasoline UST, possible fuel oil storage tank, a waste oil AST, liquid waste drums, and hydraulic car lifts. No Phase II investigation has been performed for this lot.

Manhattanville Neighborhood Conditions Study

Block 1997 Lot 55



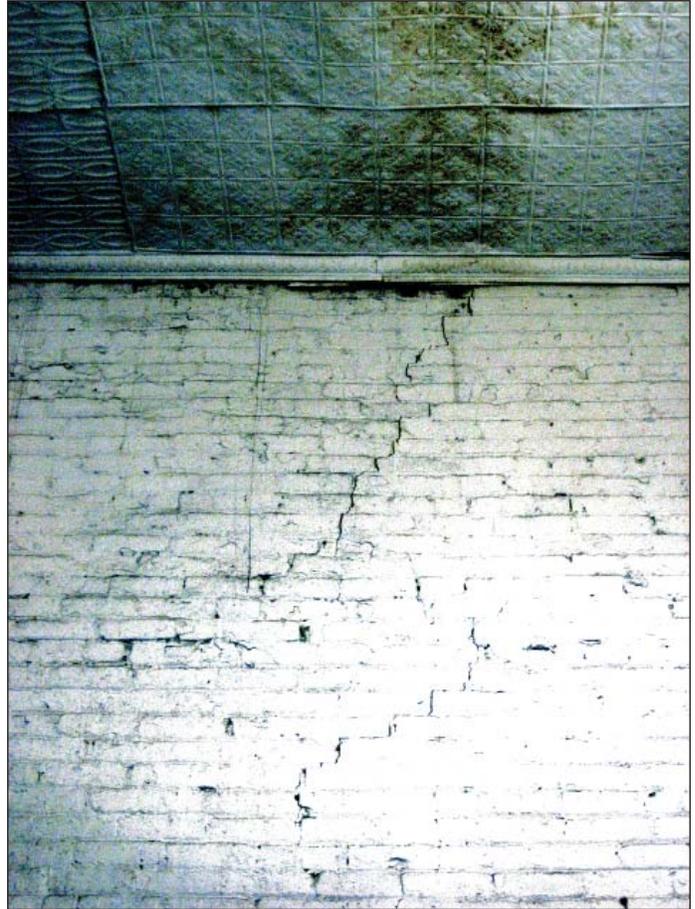
Photograph 1997-55-A



Photograph 1997-55-B

D-356

Block 1997 Lot 55



Photograph 1997-55-C

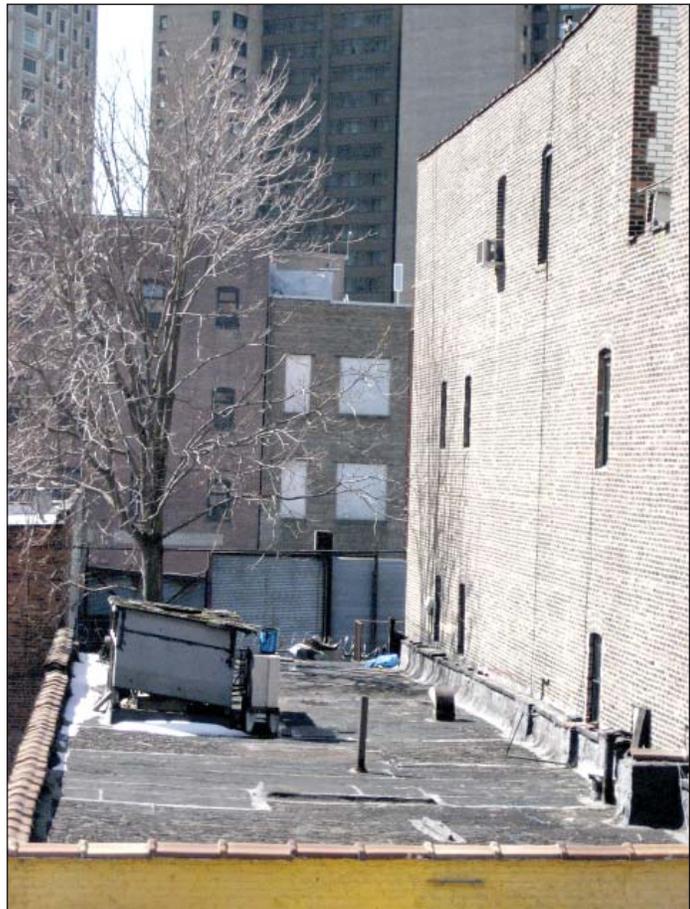


Photograph 1997-55-D

Block 1997 Lot 55



Photograph 1997-55-E



Photograph 1997-55-F

Block 1997 Lot 55



Photograph 1997-55-G



Photograph 1997-55-H

Manhattanville Neighborhood Conditions Study

Block 1997 Lot 55



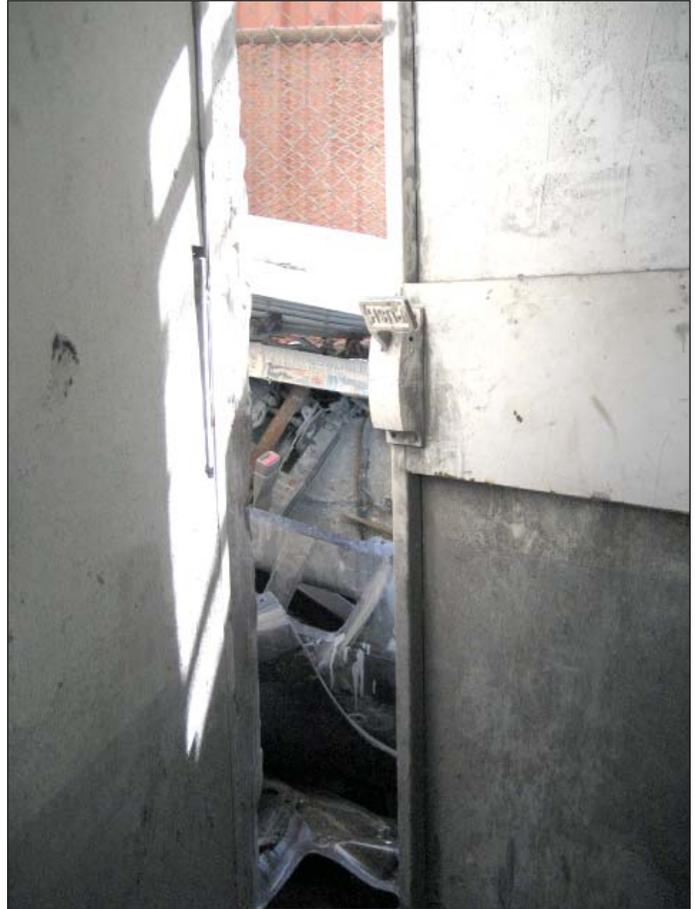
Photograph 1997-55-I



Photograph 1997-55-J

D-360

Block 1997 Lot 55



Photograph 1997-55-K



Photograph 1997-55-L

Manhattanville Neighborhood Conditions Study

Block 1997 Lot 55



Photograph 1997-55-M