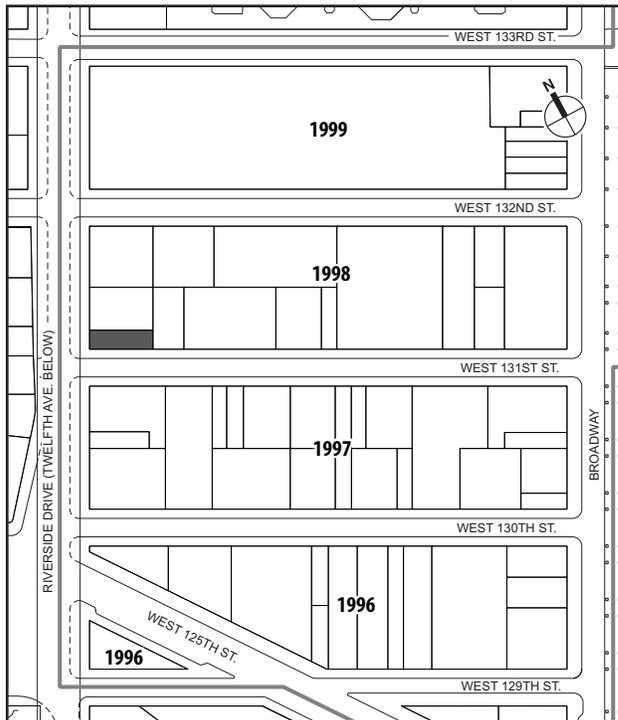


Block 1998 Lot I

SITE CONDITION:	POOR
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LOCATION, USE, ZONING, AND OWNERSHIP

Lot 1 is located at 2301 Twelfth Avenue in an M2-3 zoning district. The lot includes a 1,110-gsf, one-story vacant structure at the corner of West 131st Street and Twelfth Avenue (see Photographs A and B) and a parking lot east of the building (see Photograph C). The building is made up of three portions: a railroad car on the northwest portion of the lot, a diner car on the southwest portion, and a masonry building east of the railroad car and diner car. The Trustees of Columbia University purchased the property on June 30, 2003. According to the New York City Department of Buildings, the structure was built circa 1960. However, according to Columbia University personnel the railroad car and diner car were brought to the property circa 1948 and around this time the masonry building was added to the east.

The railroad and diner cars were visually unified with red brick after 1973.

PHYSICAL AND STRUCTURAL CONCERNS

Overall, Lot 1 was evaluated by Thornton Tomasetti, Inc. to be in poor condition due to a combination of structural distress, inadequate interior and exterior building conditions, and other hazardous site conditions.

Long-term water infiltration has caused deterioration of the building's structural and non-structural components and finishes. There are widespread water stains on the timber roof joists and wood planked deck in the masonry building (see Photograph D). Although a portion of the roof framing has been repaired, water stains indicate continued water damage. Further water damage could be caused by a deteriorated roofing membrane on the diner car (see Photograph E), wide vertical cracks in the exterior concrete masonry unit wall (see Photograph F), and a cracked and spalling repair patch on the west façade's exterior wall (see Photograph G).

Other site concerns include severe delamination¹ of the concrete slab-on-grade in the parking lot (see Photograph H), damaged concrete and masonry at the exterior steps (see Photograph I), and the long-term presence in front of the building of a dumpster, which appears to be used by an adjacent business (see Photograph B).

¹ According to the National Ready Mixed Concrete Association, delamination of concrete surfaces results from premature and improper finishing, which causes the top 1/8 to 1/4 inch to separate from the base slab by a thin layer of air or water.

Block 1998 Lot 1

The sidewalks and curb cuts along West 131st Street and Twelfth Avenue are in fair condition, with no significant damage observed.

HEALTH AND SAFETY CONCERNS

Health and safety concerns include: an unsafe entrance with damaged steps, and mold on the ceiling and walls of the restrooms in the masonry building. These health and safety concerns will need to be addressed if the building becomes occupied.

BUILDING CODE VIOLATIONS

There are no open building code violations associated with Lot 1.

UNDERUTILIZATION

Lot 1 is located in an M2-3 zoning district with an FAR of 2.0. Although the 3,000-sf lot can accommodate up to 6,000 zsf, it currently hosts a one-story, 1,110 gsf building, utilizing 19 percent of the lot's development potential.

ENVIRONMENTAL ISSUES

The Phase I ESA identified an environmental issue related to the former presence of a junk yard on-site in the vacant area, east of the building. No evidence of tanks or other environmental concerns was found during site inspection or in documentary research. No Phase II investigation was performed for this lot.

Manhattanville Neighborhood Conditions Study

Block 1998 Lot 1



Photograph 1998-I-A



Photograph 1998-I-B

Manhattanville Neighborhood Conditions Study

Block 1998 Lot 1



Photograph 1998-I-C



Photograph 1998-I-D

Manhattanville Neighborhood Conditions Study

Block 1998 Lot I



Photograph 1998-I-E



Photograph 1998-I-F

Manhattanville Neighborhood Conditions Study

Block 1998 Lot 1



Photograph 1998-I-G



Photograph 1998-I-H

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Manhattanville Neighborhood Conditions Study

Block 1998 Lot 1



Photograph 1998-1-1