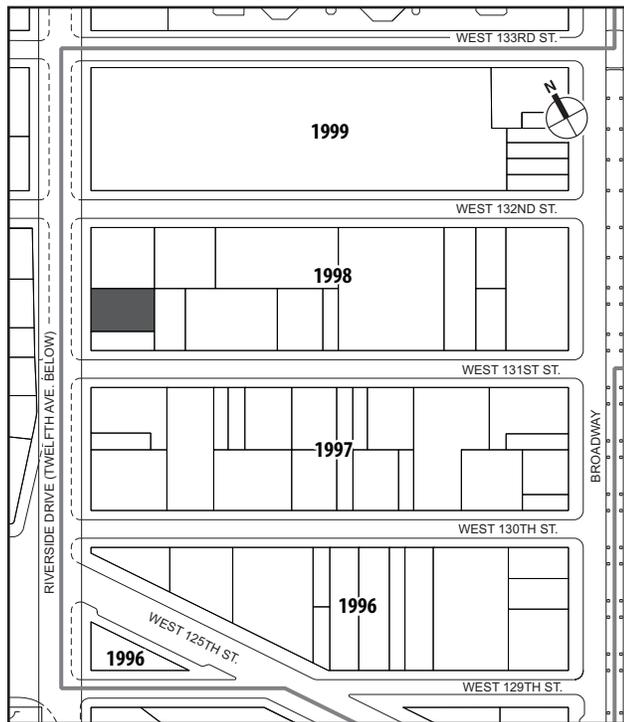


## Block 1998 Lot 3

**SITE CONDITION: CRITICAL**



### LOCATION, USE, ZONING, AND OWNERSHIP

Lot 3 is located at 2307 Twelfth Avenue between West 131st and West 132nd Streets in an M2-3 zoning district. The lot accommodates a two-story 13,800-gsf brick structure occupied by a poultry wholesaler (see Photograph A). The property was acquired by 2305 Holding LLC circa March 2002 and is under contract with the Trustees of Columbia University. The structure was built in 1940 and renovated in 2003.

### PHYSICAL AND STRUCTURAL CONCERNS

Lot 3 was evaluated by Thornton Tomasetti, Inc. to be in poor condition overall due to a combination of structural distress, deficient interior and exterior building conditions, and other hazardous site conditions. However, due

to the number and severity of the health and safety concerns, including those reported by the New York State Department of Agriculture and Markets, as well as the lot's 14 open building code violations, Lot 3 was evaluated by AKRF, Inc. to be in critical condition overall.

Long-term water intrusion has caused the following damage to several structural and non-structural components and finishes: water stains and corrosion (see Photographs A and B), flaking paint (see Photograph C), and a cracked cementitious coating at the top of the columns (see Photograph D). As shown in Photograph E, the skylights are corroded, and the waterproof coating on the inside face of the parapet is severely deteriorated. In the mechanical/electrical room in the building's northwest portion, the boiler, several pipes, and electrical panel enclosures on the south wall have been significantly corroded by water damage (see Photographs F and G). In addition, the concrete slab-on-grade in this room has significant spalling (see Photograph H).

Long-term occupancy of a poultry packing business and its associated operations, such as forklift and pallet jack traffic and wash-down cleaning, has resulted in damaged columns and door jambs from repeated vehicle impacts (see Photograph I), displaced red-colored top coating on the slab-on-grade in one of the refrigeration rooms (see Photograph J), and spalling concrete on the exposed slab (see Photograph K).

Damage on the exterior masonry walls includes: cracks and misaligned brickwork on the exterior façade (see Photograph L), and diminished mortar joints and potentially loose bricks on the façade and a portion of the south parapet (see Photographs M and N). There is also a significant stepped crack on a non-load-bearing interior wall (see Photograph O); however this is not indicative of major structural distress.

## **Block 1998 Lot 3**

The sidewalk along Twelfth Avenue is in fair condition overall, with moderate cracking and spalling. However, there is an area in poor condition (see Photograph P). Also, puddles of brackish standing water were observed along the curb in front of the building on the day of a site visit. The day was dry, indicating that areas of the street or sidewalk are not properly drained by the storm sewer system (see Photograph Q).

### **HEALTH AND SAFETY CONCERNS**

There are several health concerns on this site. A New York State Department of Agriculture and Markets sanitary inspection report for Ace Packing Company Inc. at 2305 Twelfth Avenue was conducted on July 3, 2006. It identified the following general deficiencies, indicating unsanitary conditions in the building: “the floor drains in poultry storage room are not adequately maintained; poultry storage room lower parts of walls and floors are soiled; storage area wall-floor junctions exhibit holes; 5-10 old-appearing mouse droppings are present on floor by pipe in storage room; 3-5 live and 10-20 dead flies are noted in poultry storage room; and outside, at front of building is improperly maintained with accumulation of undrained stagnant water.”

Several potential hazardous conditions were observed at the site. In the southwest corner of the first floor, there are cooling compressors, which appeared to be leaking chemicals onto the concrete slab. In addition, as shown in Photograph R, there are several automotive-type batteries that are leaking battery fluid onto the floor. Standing water was observed in the northwest corner of the main refrigeration space, indicating that the floor may not be adequately sloped toward the floor drains (see Photograph S). On the day of the site visit, there was a strong odor outside the building that resembled decaying organic waste, and a large quantity of organic growth on the column in the main refrigeration space (see Photograph I) was observed. Moisture and corrosion near active electrical equipment in the mechanical/electrical room is a safety concern (see Photographs F and G). A potentially unsafe condition includes a padlocked hatch to the roof from the second floor (see Photograph T). The door on the north side of the building’s west façade provides emergency egress from the second floor via a stairway; however, the roll-up shutter in front of this emergency exit door was closed on the day of the site visit, thereby preventing egress and creating an unsafe condition for employees (see Photograph A).

### **BUILDING CODE VIOLATIONS**

Lot 3 has 14 open building code violations issued by DOB. Eleven violations were issued between 1993 and 2003 and cite the building’s boiler. Two violations were issued in 1983 and one at an unknown date. No further information is available in the DOB Building Information System.

### **ENVIRONMENTAL ISSUES**

The Phase I ESA indicated the lot’s use for cold storage, including the use of refrigerants and anti-freeze, as an environmental condition. No evidence of tanks or other environmental concerns was found during the site inspection or in documentary research. No Phase II investigation has been performed for this lot.

**Block 1998 Lot 3**



**Photograph 1998-3-A**



**Photograph 1998-3-B**

**Block 1998 Lot 3**



**Photograph 1998-3-C**



**Photograph 1998-3-D**

### Block 1998 Lot 3



Photograph 1998-3-E



Photograph 1998-3-F

**Block 1998 Lot 3**



**Photograph 1998-3-G**



**Photograph 1998-3-H**

**Block 1998 Lot 3**



**Photograph 1998-3-I**



**Photograph 1998-3-J**

**Block 1998 Lot 3**



**Photograph 1998-3-K**

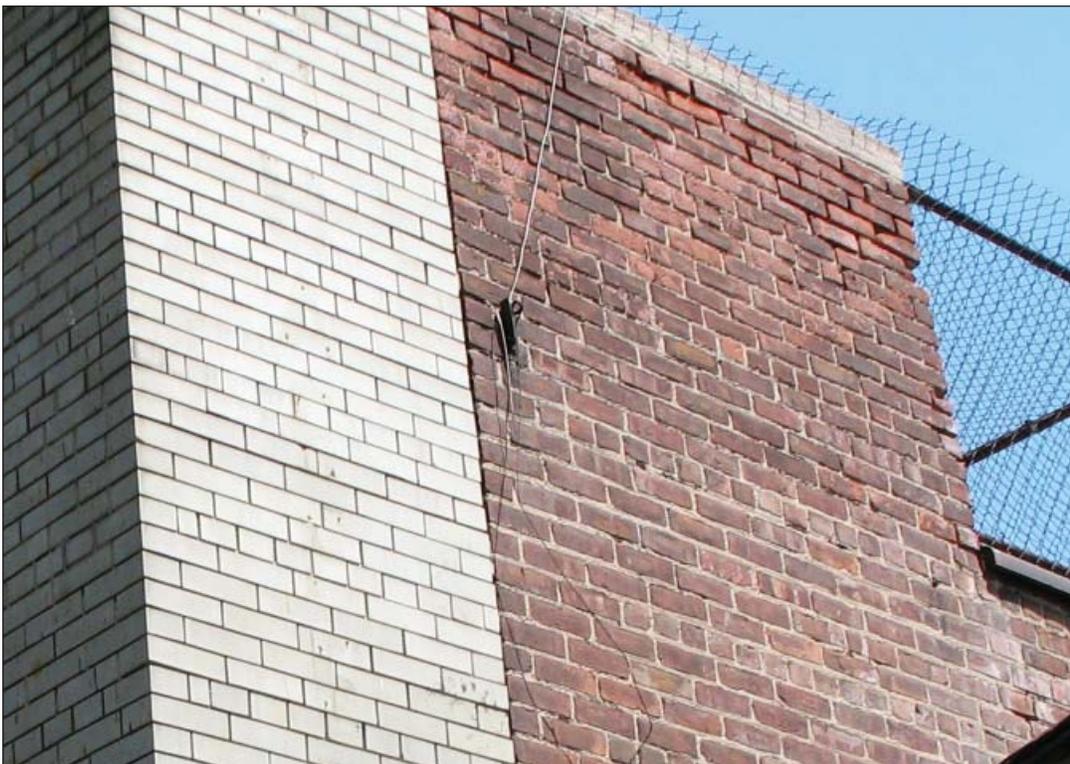


**Photograph 1998-3-L**

**Block 1998 Lot 3**



**Photograph 1998-3-M**



**Photograph 1998-3-N**

**Block 1998 Lot 3**



**Photograph 1998-3-O**



**Photograph 1998-3-P**

Manhattanville Neighborhood Conditions Study

**Block 1998 Lot 3**



Photograph 1998-3-Q



Photograph 1998-3-R

D-410

**Block 1998 Lot 3**



**Photograph 1998-3-S**



**Photograph 1998-3-T**