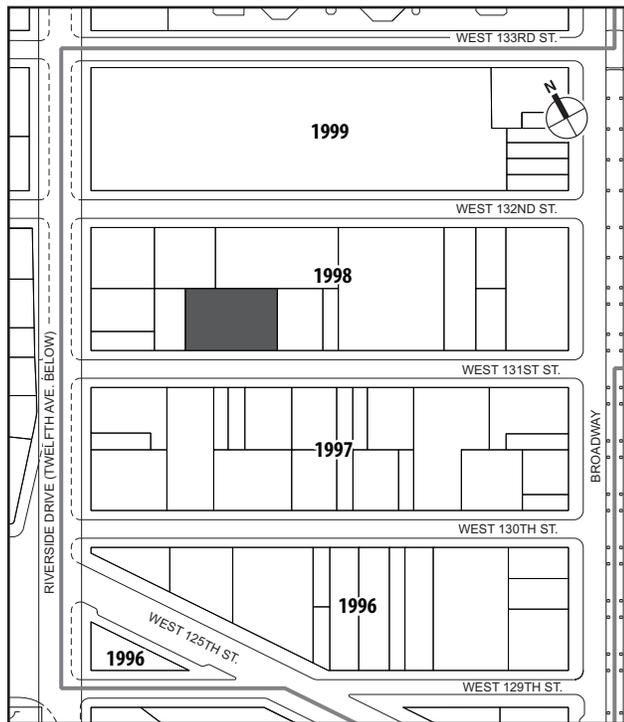


## Block 1998 Lot 10

SITE CONDITION: POOR



### LOCATION, USE, ZONING, AND OWNERSHIP

Acquired by the Trustees of Columbia University on August 14, 2003, Lot 10 is located at 641 West 131st Street between Twelfth Avenue and Broadway. As shown in Photograph A, the lot hosts a 17,800 gsf brick industrial building; it is internally connected to the building on Lot 6. Most of the building is one-story, with a smaller two-story portion located in the southeastern portion of the lot and a mezzanine level in the western portion of the building. The lot is divided between an M2-3 zoning district on the west, and an M1-2 zoning district on the east. The building was built in 1926; no renovations have been recorded. Although currently vacant, the building is undergoing renovations for the new tenant.

### PHYSICAL AND STRUCTURAL CONCERNS

Due to structural distress and some substandard interior conditions, health safety concerns and safety hazard conditions, this site was evaluated by Thornton Tomasetti, Inc. to be in poor condition overall.

Damage caused by long-term water and/or moisture infiltration includes deterioration of the timber joists and roof framing (see Photograph B); and water stains and deteriorated portions of the ceiling (see Photograph C and D). The interior faces of the brick masonry walls have several cracks, and signs of efflorescence and mold (see Photographs C-G). Cracks were also observed on the south façade as shown in Photograph H. Water-related damage to the timber roof framing and brick masonry walls was likely caused by damage on the roof, including signs of deterioration on the roofing membrane (see Photograph I), damaged flashing (see Photograph J), and ponding (see Photograph K). Also, a few coping stones on the southern portion of the building have local damage.

Other concerns in the building include: minor corrosion stains on the roll-up door's frame (see Photograph L), uneven metal stair treads to the mezzanine level (see Photograph M), smoke stains throughout the sidewalk vault (see Photograph N), and cracks in the concrete slab and in the rubble foundation wall (see Photograph O). Although the sidewalks and curb cuts are in fair condition, there are cracks and spalling concrete around the sidewalk vault (see Photograph P).

### HEALTH AND SAFETY CONCERNS

Mold was observed on the building's masonry walls, which is a health concern. Safety concerns include: uneven stair treads to the mezzanine level (see Photograph M) and a damaged railing on an internal stair (see Photograph Q). These health and safety concerns should be addressed prior to occupancy.

## **Block 1998 Lot 10**

In addition, as shown in Photograph P, the concrete around the access hatch to the sidewalk vault is cracked and spalling, and is a potential unsafe condition for pedestrians.

### **BUILDING CODE VIOLATIONS**

Lot 10 has two open building code violations. They were issued by DOB in 2004 and 2005, citing the building's boiler. No further information is available in the DOB Building Information System.

### **UNDERUTILIZATION**

As indicated above, Lot 10 spans two different zoning districts: M2-3 and M1-2. Although 29,976 zsf is permitted to be built on the 14,988-sf lot, the current building is only 17,800 gsf, utilizing 59 percent of the lot's development potential.

### **ENVIRONMENTAL ISSUES**

The Phase I ESA identified the following environmental issues: former use as a garage, historic gasoline USTs, fuel oil reported spills, and a fuel oil UST on the site. A Phase II investigation was not performed for this lot.

Manhattanville Neighborhood Conditions Study

**Block 1998 Lot 10**



**Photograph 1998-10-A**



**Photograph 1998-10-B**

**D-420**

**Block 1998 Lot 10**



**Photograph 1998-10-C**



**Photograph 1998-10-D**

**Block 1998 Lot 10**



**Photograph 1998-10-E**

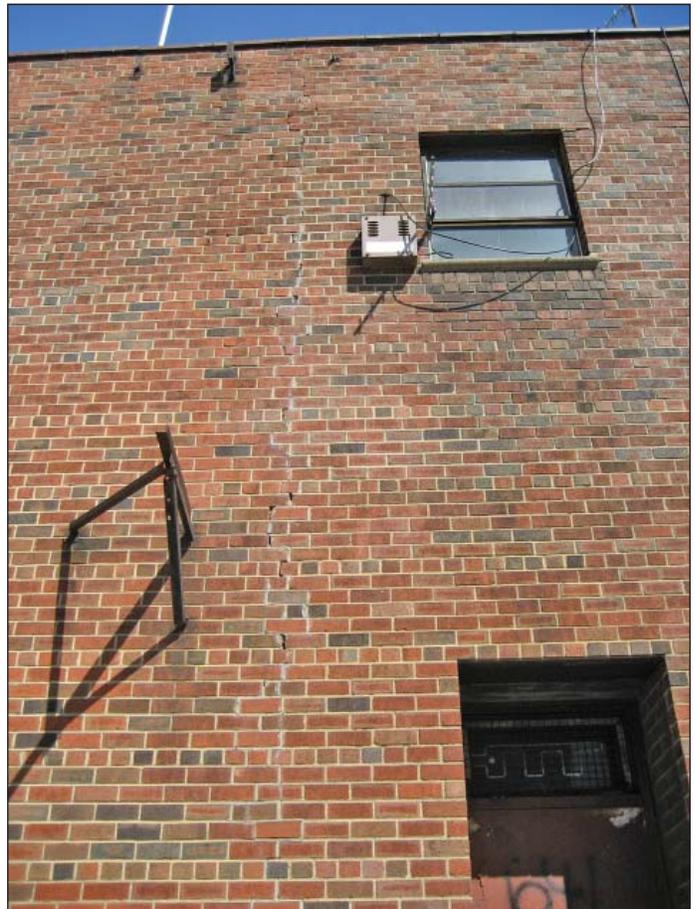


**Photograph 1998-10-F**

**Block 1998 Lot 10**



**Photograph 1998-10-G**



**Photograph 1998-10-H**

**Block 1998 Lot 10**



**Photograph 1998-10-I**



**Photograph 1998-10-J**

Manhattanville Neighborhood Conditions Study

**Block 1998 Lot 10**



**Photograph 1998-10-K**



**Photograph 1998-10-L**

**Block 1998 Lot 10**



**Photograph 1998-10-M**



**Photograph 1998-10-N**

**Block 1998 Lot 10**



**Photograph 1998-10-O**



**Photograph 1998-10-P**

**Block 1998 Lot 10**



**Photograph 1998-10-Q**