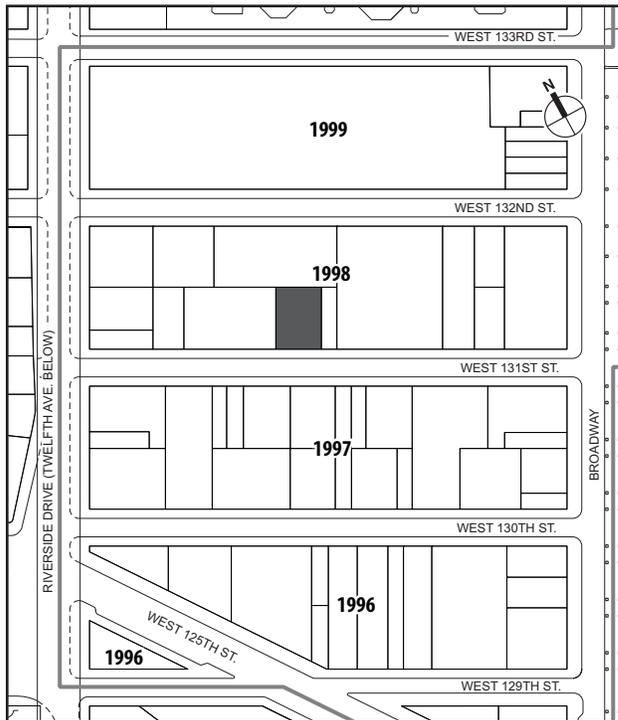


## Block 1998 Lot 13

SITE CONDITION: FAIR



### LOCATION, USE, ZONING, AND OWNERSHIP

Lot 13 is located at 635 West 131st Street between Twelfth Avenue and Broadway in an M1-2 zoning district. The two-story, 16,000-gsf building is currently being used as a public parking garage (see Photograph A). The structure, which was built circa 1940 and renovated in 2002, was acquired by 635 West 131st Street LLC circa November 1999. Lot 13 is under contract by the Trustees of Columbia University.

### PHYSICAL AND STRUCTURAL CONCERNS

Despite local structural distress and some sub-standard exterior, interior, and site conditions, this site was evaluated by Thornton Tomasetti, Inc. to be in fair condition overall.

The second-floor concrete-encased steel framing is generally in fair condition, however there is honeycombing of the concrete encasement, minor cracking, and spalling in a few locations (see Photograph B). The first-floor concrete slab-on-grade is in fair condition, with some cracking and spalling (see Photograph C). There is also significant spalling in an area of the second-floor concrete slab where it meets the top surface of the vehicular ramp (see Photograph D). Fluid from the second-floor hydraulic vehicle lifts is leaking through to the underside of the second-floor slab in two locations, which has the potential to deteriorate the local structural framing (see Photograph E). There are also signs of water intrusion and efflorescence at the east and west interior masonry walls, as shown in Photograph F.

The roof membrane is in good condition, except for an area at the southeast corner where portions of the membrane inside the parapet are billowing (see Photograph G). There is also residue on the roof, indicating past episodes of standing water (see Photograph H), which may have been caused by a clogged roof drain in the southeast corner of the roof. Further, the roof slope is likely not in accordance with recognized good design practices since the roof does not slope toward the roof drains.

The sidewalk and curb cuts along West 131st Street are in fair condition with minor cracking and spalling (see Photograph I). However, there is more significant spalling in the area adjacent to the ramp.

### HEALTH AND SAFETY CONCERNS

Items stored between a flight of stairs and the door to West 131st Street are obstructing a means of egress, and pose a tripping hazard (see Photograph J). On the second floor, tightly-parked vehicles directly adjacent to the fire exit door would interfere with proper egress from the building (see Photograph K). In addition, as stated below, the occupancy of the building is contrary to that allowed by the Certificate of Occupancy, which is a safety concern.

## **Block 1998 Lot 13**

### **BUILDING CODE VIOLATIONS**

Lot 13 has two open building code violations issued by ECB in 2005. One violation is for occupancy contrary to that allowed by the Certificate of Occupancy, while the other is for failure to post a sign with occupant loads. No further information is provided in the DOB Building Information System.

### **ENVIRONMENTAL ISSUES**

The Phase I ESA identified the following environmental issues: present and former use as a garage, gasoline USTs, and a waste oil AST. A Phase II investigation was not performed for Lot 13.

**Block 1998 Lot 13**



**Photograph 1998-13-A**



**Photograph 1998-13-B**

**Block 1998 Lot 13**



**Photograph 1998-13-C**



**Photograph 1998-13-D**

**D-432**

**Block 1998 Lot 13**



**Photograph 1998-13-E**



**Photograph 1998-13-F**

**Block 1998 Lot 13**



**Photograph 1998-13-G**



**Photograph 1998-13-H**

Manhattanville Neighborhood Conditions Study

**Block 1998 Lot 13**

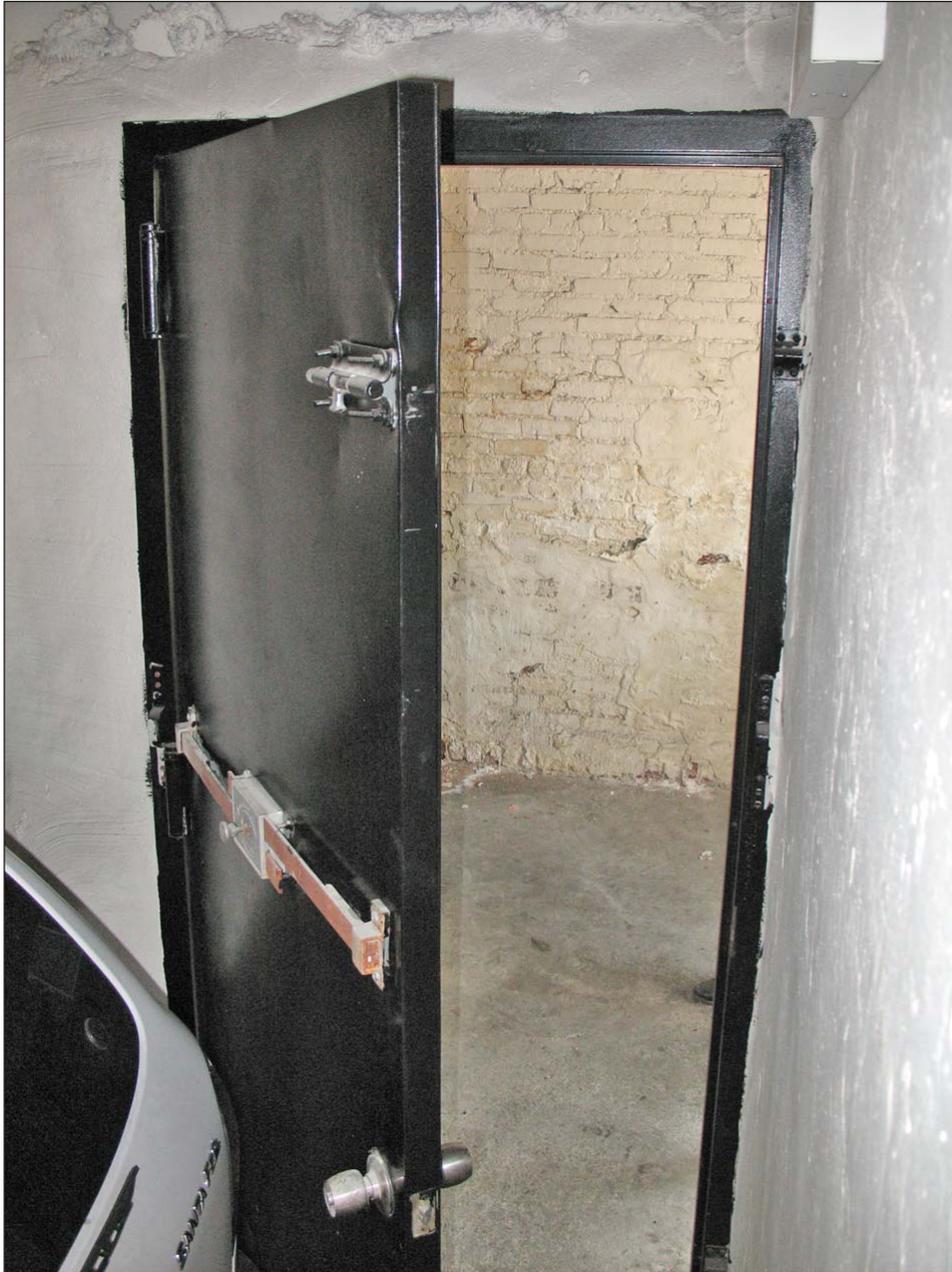


Photograph 1998-13-I



Photograph 1998-13-J

**Block 1998 Lot 13**



**Photograph 1998-13-K**