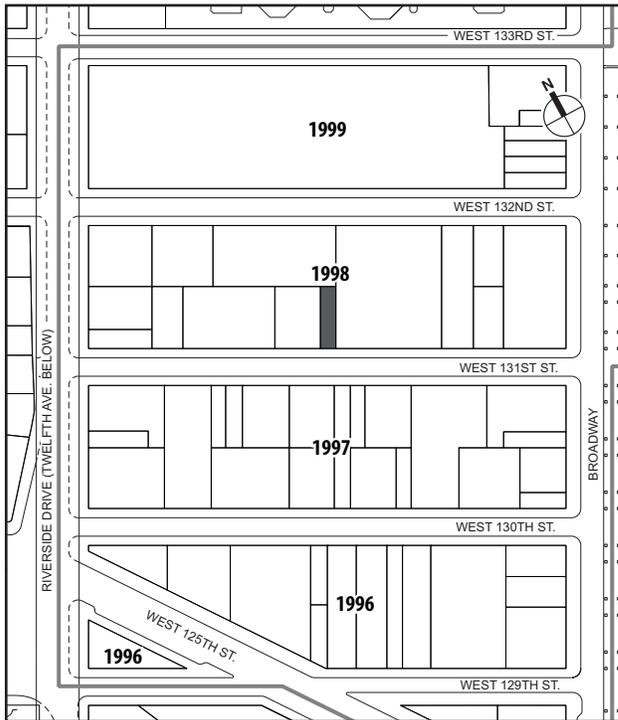


Block 1998 Lot 16

SITE CONDITION: FAIR



LOCATION, USE, ZONING, AND OWNERSHIP

Lot 16 is located at 633 West 131st Street between Twelfth Avenue and Broadway in an M1-2 zoning district. The lot includes a loading dock, driveway, and 1,000-gsf building used as a temporary storage space for the adjacent “Studebaker Building” on Block 1998 Lot 17 (see Photographs A and B). It was acquired by 615 West 131st Street LLC circa April 1997. Lot 16 is under contract by the Trustees of Columbia University. The loading dock was constructed circa 1930; no renovations have been recorded.

PHYSICAL AND STRUCTURAL CONCERNS

Lot 16 was evaluated by Thornton Tomasetti, Inc. to be in fair condition overall due to a combination of structural distress, inadequate exterior building conditions, and other unsafe

site conditions.

Although the exterior walls inside the building are generally in fair condition, there are minor signs of corrosion on the steel beams of the roof framing (see Photograph C). Spray-on fireproofing was used on the roof beams; however, there are areas with missing fireproofing (see Photograph D). In addition, minor cracks, water stains, and signs of efflorescence are visible on the underside of the roof slab (see Photograph E).

The sidewalk and curb cuts along West 131st Street are in poor condition, with wide cracks and spalling concrete (see Photograph F).

HEALTH AND SAFETY CONCERNS

Unsafe conditions include: areas of missing fireproofing (see Photograph D); severely cracked and spalling concrete on the sidewalk, which is a tripping hazard (see Photograph F); and an unanchored vertical post of a handrail on the east side of the ramp (see Photograph G).

BUILDING CODE VIOLATIONS

Lot 16 has two open building code violations issued by DOB. No further information on these violations is available from the DOB Building Information System.

UNDERUTILIZATION

Lot 16 is in an M1-2 zoning district with an FAR of 2.0. Under current zoning, 4,996 zsf of built area can be accommodated on the 2,498-sf lot. However, the lot is occupied by a 1,000-gsf loading dock, utilizing only 20 percent of the lot’s development potential.

Block 1998 Lot 16

ENVIRONMENTAL ISSUES

The PESA did not find potential on-site sources for subsurface contamination. No evidence of tanks or other environmental issues was identified during site visits or in documentary research. No Phase I ESA was performed for this lot.

A soil sample collected as part of the Phase II investigation had concentrations less than the state regulatory guidance values. Groundwater samples identified concentrations of VOCs and SVOCs in exceedance of groundwater standards, which were likely related to urban fill, upgradient petroleum use, and/or the former off-site manufactured gas plant.

Block 1998 Lot 16



Photograph 1998-16-A



Photograph 1998-16-B

Block 1998 Lot 16



Photograph 1998-16-C



Photograph 1998-16-D

D-440

Manhattanville Neighborhood Conditions Study

Block 1998 Lot 16



Photograph 1998-16-E



Photograph 1998-16-F

Block 1998 Lot 16



Photograph 1998-16-G