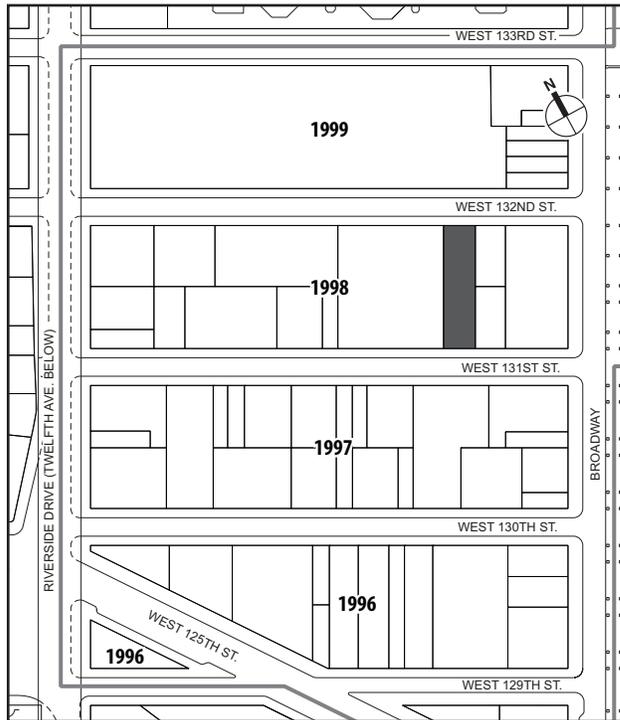


Block 1998 Lot 24

SITE CONDITION: POOR



LOCATION, USE, ZONING, AND OWNERSHIP

Lot 24 is located at 609 West 131st Street in an M1-2 zoning district, with lot area fronting West 131st and West 132nd Streets (see Photographs A and B, respectively). The one-story 9,992-gsf building was acquired by Ashland Chemical, Inc. circa September 1990, which currently occupies the property as well. The property is currently under contract by the Trustees of Columbia University. DOB records list the build year as 1910; however, the building's presence on a historic Sanborn map from 1909 indicates that it was likely constructed prior to 1909. No renovations have been recorded.

PHYSICAL AND STRUCTURAL CONCERNS

The exterior of the site was evaluated by Thornton Tomasetti, Inc. to be in poor condition overall due to a combination of structural distress and deficient exterior building and roof conditions. The building's interior was not accessible for observations.

The building's exterior walls along both West 131st and West 132nd Streets are in poor condition, with chipping paint, numerous cracks, and graffiti (see Photographs A, B, and C). There are two large cracks in the stucco adjacent to the personnel door on the south façade—a wide, horizontal crack above the entrance and a wide, vertical crack on the left side of the entrance (see Photograph D)—as well as cracks and spalling above the exterior step (see Photograph E). Further, the south façade wall appears to have settled on both the east and west sides of the roll-up door (see Photograph A), although the cause of the settlement could not be determined. There are corrosion stains on the windows and metal grates on the south façade (see Photograph F), and there is ponding water and debris on the roof (see Photograph G).

The sidewalks along both West 131st and West 132nd Streets are in poor condition, with several wide cracks, spalling, and weeds observed (see Photograph H). The curbs cuts are in fair condition, with minor damage.

BUILDING CODE VIOLATIONS

There are no open building code violations associated with Lot 24.

UNDERUTILIZATION

Lot 24 is located in an M1-2 zoning district with an FAR of 2.0. Although under current zoning the 9,992-sf lot can accommodate up to 19,984 zsf of built space, it hosts 9,992 gsf of built area, utilizing only 50 percent of the lot's development potential. The structure on Lot 24 (like Lot 26) is badly dete-

Block 1998 Lot 24

riorated and in need of significant renovation to return it to safe, usable industrial space for just about any type of business. Its utility as a viable structure for industrial use seems greatly diminished.

ENVIRONMENTAL ISSUES

The Phase I ESA identified the following environmental issues: current use as a chemical facility, former use as a garage/auto service facility, gasoline USTs, potential fuel oil storage, observed chemical storage, and its designation as a large-quantity generator of hazardous waste and a storer of hazardous waste with corrective action, but no apparent evidence of a release. A Phase II investigation was not performed on Lot 24; however, monitoring wells were observed on-site during the site inspection.

Manhattanville Neighborhood Conditions Study

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Photograph 1998-24-A

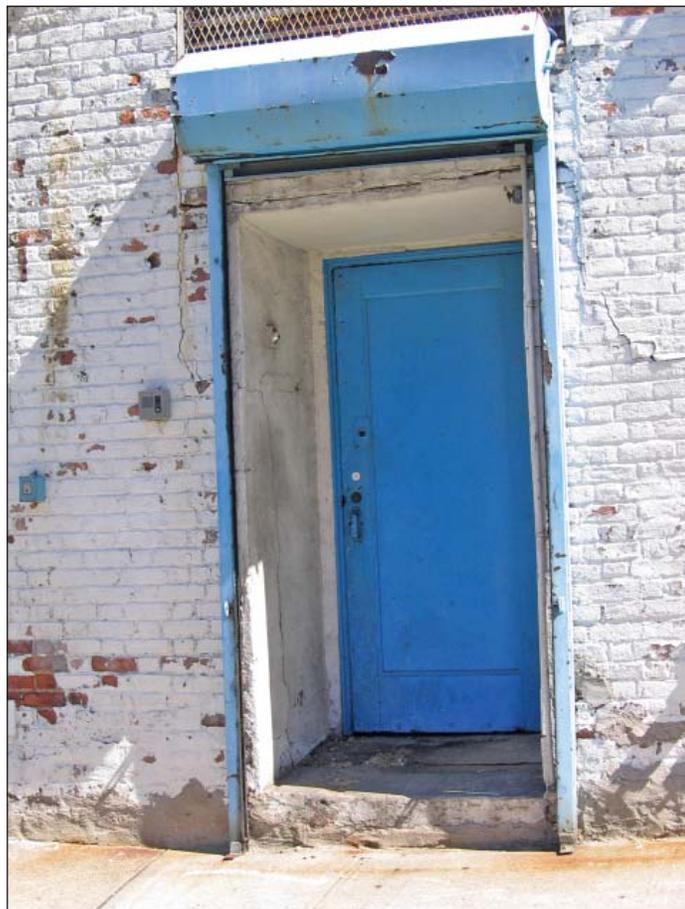


Photograph 1998-24-B

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Photograph 1998-24-C



Photograph 1998-24-D

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Photograph 1998-24-E



Photograph 1998-24-F

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Photograph 1998-24-G



Photograph 1998-24-H

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