



**Photograph 1998-29-Q**



**Photograph 1998-29-R**



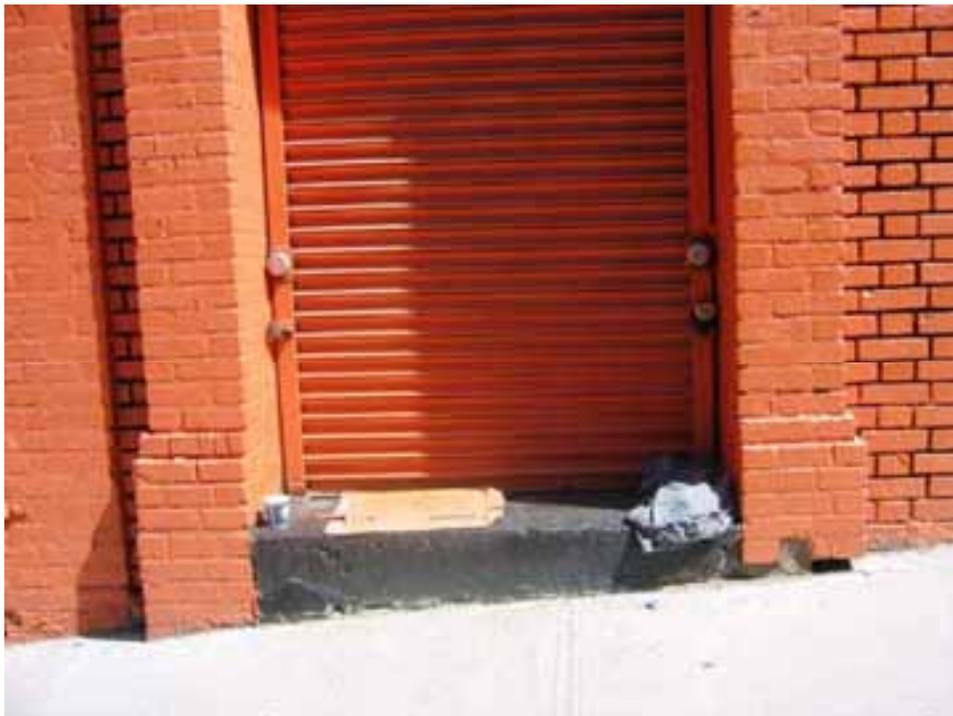
Photograph 1998-29-S



Photograph 1998-29-T



**Photograph 1998-29-U**



**Photograph 1998-29-V**



<b>SITE CONDITION: FAIR</b>
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## Block 1998 Lot 38



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### LOCATION, USE, ZONING, AND OWNERSHIP

Lot 38 is located at 602 West 132<sup>nd</sup> Street between Twelfth Avenue and Broadway. The 4,996-sf lot contains a six-story 21,786-gsf residential building (see photo A). According to the Department of Finance RPAD Master File, the building was constructed in 1905, with subsequent alterations recorded in 1986. Earth Tech reviewed the NYC Department of Finance Automated City Register Information System (ACRIS) and found that the City of New York acquired the property in 1978. At the time of the AKRF report, Lot 61 was zoned M1-2; however, it has since been designated C6-1 as part of the Special Manhattanville Mixed Use

District (MMU) rezoning (effective December 19, 2007).

### PHYSICAL AND STRUCTURAL CONCERNS

As evaluated by Thornton Tomasetti, and later reported by AKRF, the building is in fair condition due to localized distress and some substandard exterior and site conditions.

At the time this site was inspected by Earth Tech on April 17, 2008, the interior of the building was not available for inspection. No interim or permanent repairs to correct or mitigate the previously reported instances of structural damage, distress or instability were found. The deficiencies and structural damage observed by Earth Tech are generally consistent with the findings reported by AKRF and Thornton Tomasetti.

There are medium sized cracks and minor spalls in the repair work on the north exterior wall (see photos B, C and D), it also has water stains, typically at the window sill, and at other random locations. The west exterior wall has minor fine-line cracks (see photo E). The roof membrane was not accessible.

Since the previous inspection there are no significant changes in the physical condition of the building and Earth Tech concurs with the assessment by Thornton Tomasetti and AKRF as to the building being in fair condition.

## **HEALTH AND SAFETY CONCERNS**

The property was available for exterior survey only; the property was observed from the sidewalk and the roof of a neighboring building.

AKRF reported no health and safety concerns for this building, except for the poor condition of the sidewalk. Earth Tech did not observe any vegetation on the sidewalk on West 132<sup>nd</sup> Street, but concurs with the evaluation of the sidewalk as being in poor condition (see photos F and G).

## **BUILDING CODE VIOLATIONS**

Earth Tech reviewed DOB Building Information System files and confirms the AKRF report findings of no open building code violations for Lot 38. Earth Tech found no additional open violations subsequent to the release of the AKRF report.

## **UNDERUTILIZATION**

There was no Underutilization section write-up completed in the AKRF report for Lot 38 but Appendix A Table A-2 reports the site utilization data. Subsequent to the release of the AKRF report, Lot 38 was rezoned from an M1-2 (FAR 2.0) to C6-1 (FAR 6.0) district (effective December 19, 2007). Earth Tech confirms the AKRF utilization findings under the prior M1-2 designation including lot area (4,996 sf), maximum allowable floor area (9,992 zsf), and a 218 percent site utilization with the existing 21,786-gsf building. Under the former zoning, the site was overbuilt by 11,794 sf, and, as a residential use, was non-conforming.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 29,898 zsf. Therefore, with an existing 30,000-gsf building, Lot 38 utilizes 100 percent of its development potential under C6-1.

## **ENVIRONMENTAL ISSUES**

The AKRF report indicated that no Phase I or II investigations were conducted on Lot 38. However, all environmental issues identified by the area-wide PESA should have been identified in the FEIS Appendix F.1: Environmental Issues in Project Area.

Earth Tech reviewed Appendix F.1 and confirms that all environmental issues documented in the FEIS were included in the AKRF report. Environmental issues identified by the PESA include: a fuel oil UST and severe staining at fill pipe. The property is currently used as a residential building.

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## **SUMMARY EVALUATION**

As reported by AKRF, the building is in fair condition. Earth Tech's observations confirm conditions of the building as consistent with the findings reported by AKRF and Thornton Tomasetti. There are medium-sized cracks and minor spalls in the repair work on the north exterior wall, and likely water infiltration, evidenced by stains; and the west exterior wall has fine-line cracks. The sidewalk is also in poor condition. With only these deficiencies, Earth Tech maintains an overall site condition rating of fair.

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**Photograph 1998-38-A**



**Photograph 1998-38-B**



**Photograph 1998-38-C**



**Photograph 1998-38-D**



**Photograph 1998-38-E**



**Photograph 1998-38-F**



**Photograph 1998-38-G**

<b>SITE CONDITION: GOOD</b>
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## Block 1998 Lot 49



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### LOCATION, USE, ZONING, AND OWNERSHIP

Lot 49 is located at 624 West 132<sup>nd</sup> Street between Twelfth Avenue and Broadway. The 19,984-sf lot contains gas cooling station infrastructure and temporary buildings (see photo A). The Department of Finance RPAD Master File indicated no existing buildings on the site. AKRF estimated the building area to be 19,987 gsf, however, the cooling structures on the property do not cover the entire lot area and Earth Tech estimates the total building area to be approximately 3,068 gsf. Earth Tech reviewed the NYC Department of Finance Automated City Register Information System (ACRIS) and found that the property is owned by

Consolidated Edison of New York, Inc. At the time of the AKRF report, Lot 49 was zoned M1-2, however, it has since been designated C6-1 as part of the Special Manhattanville Mixed Use District (MMU) rezoning (effective December 19, 2007).

### PHYSICAL AND STRUCTURAL CONCERNS

As evaluated by Thornton Tomasetti and later reported by AKRF, the site buildings are in good condition overall. The site was available for exterior survey only when inspected by Earth Tech on April 4, 2008. Earth Tech generally concurs with assessment of site condition as good. The Con Edison equipment appears to be clean and all structural framing, columns, bracings, etc., show no sign of deterioration (see photos B and C). However, a few deficiencies were noted: Minor ponding of water is visible on the roof carrying the equipment (see photos D and B); a wide horizontal crack is observed at the lintels level above all five doors of the Transformer room along West 132<sup>nd</sup> Street (see photos E and F). A chain link fence along West 132<sup>nd</sup> Street is damaged and lightly rusted (see photos G and H).

Since the previous inspection, there are no significant changes in the physical condition of the site and buildings and Earth Tech concurs with the assessment by Thornton Tomasetti and AKRF that the site is in good condition.

## HEALTH AND SAFETY CONCERNS

The property was available for exterior survey only; the property was observed from the sidewalk and the roof of a neighboring building.

AKRF reported no health and safety concerns for this building; Earth Tech concurs with this evaluation.

## BUILDING CODE VIOLATIONS

Earth Tech reviewed DOB Building Information System files and confirms the AKRF report findings of no open building code violations for Lot 49. Earth Tech found no additional violations issued subsequent to the release of the AKRF report.

## UNDERUTILIZATION

Subsequent to the release of the AKRF report, Lot 49 was rezoned from an M1-2 district (at FAR 2.0) to a C6-1 district (FAR 6.0) effective December 19, 2007. Earth Tech confirms the AKRF utilization findings under the former M1-2 zone, including lot area (19,984 sf) and maximum allowable floor area (39,968 zsf). Department of Finance records indicate no existing building area. AKRF estimated the building area to be 19,987 gsf, however, the cooling structures on the property do not cover the entire lot area and Earth Tech estimates the total building footprint area to be approximately 3,068 gsf. Therefore, the site utilized only eight percent of its development under the former M1-2 zoning (see table).

**Comparison of Utilization Findings (M1-2 Zoning)  
For Block 1998 Lot 49**

	AKRF	Earth Tech
Zoning	M1-2	M1-2
FAR	2.0	2.0
Lot Area (sf)	19,984	19,984
Maximum Allowable Floor Area (zsf)	39,968	39,968
Existing Gross Building Area (gsf)	19,984	3,068*
Percent Utilized	100%	8%

\* The building area was estimated by analyzing aerial photography of Lot 49

Under the new C6-1 zoning (FAR 6.0) there is now a maximum allowable floor area potential of 119,904 zsf. Therefore, with an existing 3,068-gsf total building area, Lot 49 utilizes 3 percent of its development potential under C6-1.

## ENVIRONMENTAL ISSUES

The AKRF report indicated that no Phase I or II investigations were conducted on Lot 49. However, all environmental issues identified by the area-wide PESA should have been identified in the FEIS Appendix F.1: Environmental Issues in Project Area.

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Earth Tech reviewed Appendix F.1 and confirms that most environmental issues documented in the FEIS were included in the AKRF report. Environmental issues identified by the PESA include: use as a transformer storage yard and observed stained stones beneath the transformers. Also, Lot 49 is listed as a generator of hazardous waste and has 10 open spills and six closed status spills reported. The regulatory database indicates that remediation was planned; however, there was no indication that further investigation or remediation was performed. Additional issues that were not mentioned in the AKRF report include historic uses as a standard gas and light company associated with the manufactured gas.

## **SUMMARY EVALUATION**

AKRF reported the site as in good condition. Earth Tech's exterior inspections of the site confirm the rating of its structures as good. Despite a few minor deficiencies, Con Edison equipment appears clean and with no sign of deterioration. Potential environmental concerns remain because of the site's past uses associated with gas manufacturing. Absent any definitive environmental investigation of the site, Earth Tech maintains the overall rating of the site as good.

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**Photograph 1998-49-A**



**Photograph 1998-49-B**



**Photograph 1998-49-C**



**Photograph 1998-49-D**



Photograph 1998-49-E



Photograph 1998-49-F



Photograph 1998-49-G



Photograph 1998-49-H



findings by Thornton Tomasetti and AKRF. Despite the recent renovations to the building, Earth Tech considers that the problem of water infiltration is likely to continue to contribute to localized structural distress. Following the Thornton Tomasetti rating system, the overall condition of the building continues to be rated as poor, based on their definition: “Building’s structural system, exterior and interior, health and safety items; and site in fair to poor condition.”

## **HEALTH AND SAFETY CONCERNS**

AKRF did not report any health and safety concerns for this building, and Earth Tech noted that subsequent to the Thornton Tomasetti survey, a new exit door was installed in the eastern wall next to a roll-up door, apparently correcting the lack of a fire exit (see photo H), along with the new safety bollards, and safety stripping on the floor (see photo I). Also, the then vacant office space in the northwest corner of the building, reported in a substandard condition, has been renovated into office/employee facilities and is in good condition (see photo J and photo B).

Earth Tech did, however, observe several health and safety concerns at the time of its survey:

- The exterior paint at building’s east wall (at yard) is deteriorated and is spalling throughout the whole façade, - a potential health hazard (see photo K and photo E).
- The internal ramp connecting Lot 57 and Lot 61 does not have a guardrail, - a safety hazard (see photo L).
- The roof access ladder and hatch do not meet code and need to be upgraded, - a safety hazard (see photo M).
- The exterior exit stair on West 132<sup>nd</sup> Street does not have a landing and therefore does not meet code requirements (see photo N).
- Cars are routinely parked on the sidewalk of West 132<sup>nd</sup> Street - a safety hazard to pedestrians (see photo O).

## **BUILDING CODE VIOLATIONS**

Earth Tech reviewed DOB Building Information System files and confirms the AKRF report findings of two open building code violations for Lot 57. Earth Tech found no additional violation issued subsequent to the release of the AKRF report.

The AKRF report found that Lot 57 has two open building code violations issued by DOB. One violation was issued in 1936, the other in 1965. No further information is available in the DOB Building Information System.

## **UNDERUTILIZATION**

Subsequent to the release of the AKRF report, Lot 57 was rezoned from an M2-3 (FAR 2.0) to C6-1 (FAR 6.0) district (effective December 19, 2007). Earth Tech confirms the AKRF utilization findings under the prior M2-3 designation including lot area (9,992 sf), maximum allowable floor area (19,984 zsf), and a 37.5 percent site utilization with the existing 7,500-gsf building.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 59,952 zsf. Therefore, with an existing 7,500-gsf building, Lot 57 utilizes only 12.5 percent of its development potential under C6-1.

## **ENVIRONMENTAL ISSUES**

The AKRF report indicated that Phase I and II investigations were conducted on Lot 57. All hazardous material and environmental contamination issues relevant to the site should have been identified in the FEIS Appendix F.1: Environmental Issues in Project Area. The AKRF Subsurface (Phase II) investigation was conducted in the open parking area, and the results were included in Appendix F.2 of the FEIS.

Earth Tech reviewed Appendix F.1 and confirms that most environmental issues documented in the FEIS were included in the AKRF report. Environmental issues identified by the Phase I include: historical use as a garage, former waste oil and motor oil ASTs, former gasoline USTs (diesel), and a gasoline/water separator. Historic uses also included a lime shed and stable and a milk company. Additional information provided in the appendix but not included in the AKRF report includes historic uses as an auto repair shop.

Earth Tech reviewed the Phase II report in Appendix F.2 of the FEIS and confirms that all findings were reported. The groundwater sample collected on this lot indicated concentrations of total metals in exceedance of groundwater standards, the source is likely related to urban fill.

## **SUMMARY EVALUATION**

The AKRF report ranked this site as in poor condition based on the Thornton Tomasetti survey. Although the previously vacant and deteriorated office part of the building has been renovated, and new safety features have been installed (striping, bollards, emergency exit), the condition of the roof and roof beams continue to be in distress, as a result of chronic water infiltration, and is likely the cause of cracked bearing walls and peeling paint. Several health and safety concerns were additionally identified by Earth Tech, including the lack of a guardrail on the ramp, roof access ladder and hatch that do not meet code, an exterior exit stair that does not have a landing, and routine parking on the sidewalk of West 132<sup>nd</sup> Street. The site also has a history of use as a garage with

USTs, and a groundwater sample indicated concentrations of total metals in exceedance of groundwater standards. For these reasons, and following the rating system adopted by Thornton Tomasetti, Earth Tech maintains the overall poor condition rating of this site.



Photograph 1998-57-A



Photograph 1998-57-B



**Photograph 1998-57-C**



**Photograph 1998-57-D**



**Photograph 1998-57-E**



**Photograph 1998-57-F**



**Photograph 1998-57-G**



**Photograph 1998-57-H**



Photograph 1998-57-I



Photograph 1998-57-J



**Photograph 1998-57-K**



**Photograph 1998-57-L**



Photograph 1998-57-M



Photograph 1998-57-N



**Photograph 1998-57-O**

<b>SITE CONDITION: POOR</b>
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## Block 1998 Lot 61



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### LOCATION, USE, ZONING, AND OWNERSHIP

Lot 61 is located at 2311-2317 Twelfth Avenue at the corner of West 132<sup>nd</sup> Street. The 9,992-sf site accommodates a 19,984-gsf, two-story building that, according to the Department of Finance RPAD Master File, was constructed in 1912 with no subsequent recorded alterations (see photo A). The building is internally connected to the adjacent building on Lot 57 to the east, and provides a ramp to access the second floor parking on this adjacent lot. Earth Tech surveyed the lot (February 2008) and confirms the AKRF report findings of a fully active auto repair and auto body shop on the first floor and a parking garage on the second floor (see

photo A). According to the NYC Department of Finance Automated City Register Information System (ACRIS) Lot 61 was acquired by The Trustees of Columbia University from Tikva Ofeck on August 14, 2007 (date of deed transfer). Lot 61 was previously zoned M2-3; however it has since been designated C6-1 as part of the Special Manhattanville Mixed Use District (MMU) rezoning (effective December 19, 2007).

### PHYSICAL AND STRUCTURAL CONCERNS

As evaluated by Thornton and Tomasetti and later reported by AKRF, the building is in poor condition due to damage to various structural components as a result of water infiltration, deficient interior and exterior building conditions, and other health and safety concerns.

During the inspection by Earth Tech on March 5, 2008, no major interim or permanent repairs were observed to correct or mitigate the reported deficiencies as noted during previous inspection except that the second floor walls were cleaned and painted (see photo B and photo C), the lintels over the exterior windows were cleaned, repaired and painted (see photo D and photo E). Previously reported deficiencies which included medium to wide cracks in the foundation walls, cracked and missing concrete encasements for steel beams (see photo F and photo E), extensive paint peel off (see photo G) and minor spalling on the soffit of the roof slab remained evident.

The brick facing along W 132nd street and 12th Ave. is in poor condition with moderate to severe cracking, stepped cracking, and bulging over an 8 feet to 10 feet wide area near the parapet is evident (see photo H, photo I and photo J). This distress in the exterior wall is likely the result of the buildings' age and lack of maintenance, in particular of water infiltration, probably through deteriorated parapets, roof system and exterior walls.

Since the previous inspection, there are no significant changes in the physical conditions of the building and Earth Tech concurs with the findings and assessment by Thornton Tomasetti and AKRF as to the poor nature of the building's physical and structural systems.

## **HEALTH AND SAFETY CONCERNS**

Earth Tech concurs with the health and safety concerns noted in the AKRF report. No repairs to the building structure or finishes have been made. At the time of the Earth Tech survey, several health and safety hazards were noted:

On the first floor (automotive repair shop and automotive body shop):

- There are only roll-up doors and no exit doors from this space. What might have been an exit door (on West 132<sup>nd</sup> Street), appears to have been blocked by the bathroom facility at some unknown time. The door remains closed with a shutter door and padlocked from outside (see photo K).
- “A fuse box located directly above sink”, as noted in the AKRF report, remains a safety hazard (see photo L).
- “Auto-painting that appears to be performed without proper ventilation systems”, as noted in the AKRF report, remains a health concern.
- “Parking of cars on the sidewalk”, as noted in the AKRF report, continues as a safety concern for pedestrians (see photo M and photo N).
- Stalled water, observed on the day of the Earth Tech survey on Twelfth Avenue sidewalk, is the evidence of improper drainage, and a health and safety concern for pedestrians (see photo O).

## **BUILDING CODE VIOLATIONS**

Earth Tech reviewed DOB Building Information System files and confirms the AKRF report findings of two open building code violations for Lot 61. Earth Tech found one additional violation issued subsequent to the release of the AKRF report, resulting in a total of three open violations for the property to date.

The AKRF report found that Lot 61 had two open building code violations issued by DOB, where no further information was available in the DOB Building Information System. Earth Tech also found an additional ECB construction violation of moderate severity issued in September 2006, subsequent to the AKRF report, which cited a use

contrary to that allowed by the Certificate of Occupancy, namely an office and milk distribution operation on the ground floor.

## **UNDERUTILIZATION**

There was no Underutilization section write-up in the AKRF report for Lot 61 but Appendix A Table A-2 reports the site utilization data. Subsequent to the release of the AKRF report, Lot 61 was rezoned from an M2-3 (FAR 2.0) to C6-1 (FAR 6.0) district (effective December 19, 2007). Earth Tech confirms the AKRF utilization findings under the prior M1-2 designation including lot area (9,992 sf), maximum allowable floor area (19,984 zsf), and a 100 percent site utilization with the existing 19,984-gsf building.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 59,952 zsf. Therefore, with an existing 19,984-gsf building, Lot 61 utilizes only 33 percent of its development potential under C6-1.

## **ENVIRONMENTAL ISSUES**

The AKRF report indicated that Phase I and II investigations were conducted on Lot 61. All hazardous material and environmental contamination issues relevant to the site should have been identified in the FEIS in Appendix F.1: Environmental Issues in Project Area. The AKRF Subsurface (Phase II) investigation was included in Appendix F.2 of the FEIS.

Earth Tech reviewed Appendix F.1 and confirms that most environmental issues documented in the FEIS were included in the AKRF report. Environmental issues identified by the Phase I include: current use as an auto body repair shop; a waste oil AST; former gasoline USTs; auto painting; and hydraulic lifts. Historical issues noted in Appendix F.1, not mentioned in the AKRF report, included a lime shed and stable, and a milk distribution company.

Earth Tech reviewed the Phase II report in Appendix F.2 of the FEIS and confirms that all findings were reported. The report indicated that a soil sample collected as part of a Phase II investigation indicated elevated levels of metals in exceedance of guidance values, which are likely related to automotive body and repair work. A groundwater sample also found concentrations of total metals that exceeded groundwater standards, which are likely related to urban fill.

## **SUMMARY EVALUATION**

Earth Tech concurs with the findings and rating of AKRF and Thornton Tomasetti that the site's overall condition is poor. This conclusion is based on evidence of structural distress, the result of the buildings' age and lack of maintenance, in particular of water

infiltration, probably through deteriorated parapets, has caused serious deficiencies to the roof system near the windows on the west and north walls, and cracks in exterior walls, and cracked and missing concrete encasements of steel beams. In addition, several health and safety concerns remain unaddressed, including inadequate fire exit doors; electrical hazards; inadequate ventilation for automobile painting; and poor sidewalk conditions. Environmental investigations revealed a Phase II report that documented levels of metals in soil and water samples that exceeded guidance values. For these reasons of structural distress, and health and safety issues, Earth Tech confirms the site's overall rating as poor.

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Photograph 1998-61-A



Photograph 1998-61-B



**Photograph 1998-61-C**



**Photograph 1998-61-D**



**Photograph 1998-61-E**



**Photograph 1998-61-F**



**Photograph 1998-61-G**



**Photograph 1998-61-H**



**Photograph 1998-61-I**



**Photograph 1998-61-J**



Photograph 1998-61-K



Photograph 1998-61-L



Photograph 1998-61-M



Photograph 1998-61-N



Photograph 1998-61-O

<b>SITE CONDITION: FAIR</b>
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## Block 1999 Lot 1



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the AKRF report, the western portion of Lot 1 was located in an M3-1 zoning district and the eastern portion was in an M1-2 zoning district; however it has since been designated C6-1 as part of the Special Manhattanville Mixed Use District (MMU) rezoning (effective December 19, 2007).

### LOCATION, USE, ZONING, AND OWNERSHIP

Lot 1 is located at 2321 Twelfth Avenue and is bounded by West 132<sup>nd</sup> Street on the south, Twelfth Avenue on the west, and West 133<sup>rd</sup> Street on the north, and occupies 86 percent of the lot. The 134,844-sf lot contains the two-story, 318,000-gsf MTA/New York City Transit's Manhattanville Bus Depot occupies the site under a lease from the City of New York (see photos A and B). According to the Department of Finance RPAD Master File, the building was constructed in 1989 with no subsequent recorded alterations. The roof of the building is used for employee parking, and the building accommodates approximately 250 buses. At the time of

### PHYSICAL AND STRUCTURAL CONCERNS

AKRF reported the building to be in good condition overall because of its recent construction; it opened in 1991. Thornton Tomasetti did not perform an evaluation on this building due to its recent build year.

At the time this site was inspected by Earth Tech on April 14, 2008, the interior of the building was not available for inspection. Earth Tech, while in general agreeing with many of the observations of AKRF, downgrades the building rating from good to fair. AKRF reported that the exterior walls, sidewalks and entrance areas were in good condition. However, Earth Tech notes the following deficiencies.

1. The exterior wall exhibits step, vertical and horizontal cracking typically along the portions of the wall that are on a horizontal curve (see photos B, C and D).
2. The exterior walls have spalls at various locations (See photos D, E and F), and the bricks should be repointed at various locations (see photo G).

3. Settlement of the sidewalk typically at the base of the exterior walls (See photos H, I and J), and random cracking in the sidewalk (see photos K and L).
4. Recent partial sidewalk repair (see photo M).
5. The pavement at the south entrance area is spalled (see photo N).
6. Minor corrosion at the west picket fence and its railing (see photo O) .

Since the previous inspection, these changes in the physical conditions of the building and Earth Tech deems it necessary to down grade the building physical and structural system from good condition to fair condition.

AKRF's physical concerns with this lot substantially emphasized the surrounding impact of this building's footprint, bulk, and use characteristics upon the adjacent community. These concerns included: air pollution associated with large-scale transportation facilities; a hulking building, presenting blank walls and a sense of desolation to West 132<sup>nd</sup> and 133<sup>rd</sup> Streets, further compounding the physical isolation of the neighborhood. Earth Tech concurs with these negative characteristics of this structure in the study area.

## **HEALTH AND SAFETY CONCERNS**

The property was available for exterior survey only; the property was observed from the sidewalk and the roofs of neighboring buildings.

AKRF reported no health and safety concerns for this building. However, Earth Tech noted several health and safety concerns for this property:

- Several man-doors on the south façade (facing West 132<sup>nd</sup> Street), which appear to be fire exit doors, do not have any landings, while the difference between the floor level inside and a sloped sidewalk outside varies from 9 in to 12 in (see photos P and Q). This is a potential tripping hazard and is a safety concern for employees.
- While the sidewalk around the building is in good condition generally, there are several locations where the concrete slabs have cracked, spalled, or moved (see photos R, S, F and T). In one location on West 132<sup>nd</sup> Street, the steel curb next to the street storm drain has shifted from its place, exposing a wide gap (See photo U). These present tripping/safety hazards for pedestrians.
- It appears that inadequately provided control joints in masonry wall are the reason why the signature rounded corners, especially on the south façade, consistently exhibit the signs of face brick cracking (see photos C, D and V). In several locations, the face brick has been chipping off (see photo W), presenting a safety concern for pedestrians.

- The masonry retaining wall at the northwest part of the property exhibits the signs of poor maintenance with deteriorated and loose caulking and extensive face brick cracking (see photos X and Y), presenting a safety concern for pedestrians.

## **BUILDING CODE VIOLATIONS**

Earth Tech reviewed DOB Building Information System files and confirms the AKRF report findings of five open building code violations for Lot 1. Earth Tech found no additional violations subsequent to the release of the AKRF report.

Lot 1 has five open building code violations. The five violations were issued by DOB between 1968 and 1976, prior to the construction of the present building. No further information is available in the DOB Building Information System.

## **UNDERUTILIZATION**

There was no Underutilization section write-up completed in the AKRF report for Lot 1 but Appendix A Table A-2 reports the site utilization data. Subsequent to the release of the AKRF report, Lot 1 was rezoned from a split M1-2/M3-1 (FAR 2.0) to C6-1 (FAR 6.0) district (effective December 19, 2007). Earth Tech confirms the AKRF utilization findings under the former zoning designation, including lot area (134,844 sf), maximum allowable floor area (269,688 zsf), and 118 percent site utilization with the existing 318,000-gsf building. Under the former manufacturing zoning the site was overbuilt by 48,312 sf.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 809,064 zsf. Therefore, with an existing 318,000-gsf building, Lot 1 utilizes 39 percent of its development potential under C6-1.

## **ENVIRONMENTAL ISSUES**

The AKRF report indicated that no Phase I or II investigations were conducted on Lot 1. All environmental issues identified by the area-wide PESA should have been identified in the FEIS Appendix F.1: Environmental Issues in Project Area.

Earth Tech reviewed Appendix F.1 and confirms that all environmental issues documented in the FEIS were included in the AKRF report. Environmental issues identified by the PESA include: current use as a bus parking lot/garage, historical use as a Manufactured Gas Plant (MGP), gasoline and other petroleum (including transmission fluid and lubricating oil) USTs, and petroleum ASTs. AKRF reported that the site had 5 open status spills and 21 closed status spills reported, including a spill of several thousand gallons and reported spills and leaks of diesel and gasoline. This property is also listed as a large quantity generator of hazardous waste. AKRF noted that existing monitoring wells were observed on the property. Earth Tech reviewed the RCRA Info database and found the site listed as an active small generator of hazardous waste as well as a source of air emissions.

There was no Subsurface (Phase II) investigation conducted on Lot 1. Other information regarding the site and reported in the FEIS Appendix F.2 includes results from a NYSDEC Petroleum Bulk Storage database search. The search results indicated the property as having 18 tanks currently in-service and 15 closed and removed tanks. Earth Tech reviewed the Petroleum Bulk Storage database and found 12 additional tanks that were converted to Non-Regulated Use. The tanks contain (or formerly contained) diesel, No. 2 fuel oil, lube oil, leaded gasoline, and other products.

In addition, AKRF submitted a Freedom of Information Law (FOIL) request to DEC regarding the ongoing investigation and cleanup of the Metropolitan Transportation Authority (MTA) Manhattanville Bus Depot. Information received from the FOIL request included a Remedial Investigation (RI) report (prepared by URS Corporation [URS]) of the MTA Manhattanville Bus Depot for the New York City Transit (NYCT) dated 2002. This report was submitted to DEC in accordance with NYCT's Global Consent Order (No. CO2-20000202-3341) and included information about the history of the site, reported spills, and details about the remedial activities conducted. Earth Tech did not have access to the URS RI report, however, according to the report, soil and groundwater beneath the site were found to have been affected by leaks from the site's tanks, and two free product plumes were delineated. Also, leaking petroleum products are being recovered (approximately 11,705 gallons of product were removed between August 2001 and June 2002). Product recovery rates have since been reduced; as of May 2004, a total of 14,312 gallons had been recovered, but only 3 gallons were recovered during the final month.

The FEIS further notes that in January 2003, URS completed a fingerprint analysis of petroleum product recovered from onsite monitoring wells. URS concluded that product detected in two of the monitoring wells represents a different release from that related to the product removal described above and may have come from the north-adjacent apartment building (fronting Broadway) or another upgradient facility. URS requested that DEC investigate the potential source and instruct the responsible party to implement remedial action. No additional information regarding additional studies related to this other potential source of contamination was included in the documents received. The FEIS noted that residual contamination from the bus depot and a possible upgradient source site are still likely present.

Earth Tech reviewed the NYSDEC Environmental Site Remediation database and found that DEC characterized the area as having no MGP related contamination located on the site. The DEC determined that no further action was necessary as per correspondence dated March 18, 2008. The DEC also indicated that the New York State Department of Health (NYSDOH) had insufficient information to fully evaluate the potential for human exposures (as of April 28, 2008).

## **SUMMARY EVALUATION**

AKRF reported the building to be in good condition because of its recent construction. Earth Tech, as a result of its exterior inspection of the building (Thornton Tomasetti did not assess this building), recommends a downgrading of the rating from good to fair. Earth Tech noted several deficiencies, including: step, vertical and horizontal cracking

and spalls on exterior walls; bricks in need of repointing; settlement of the sidewalk at the base of exterior walls; and cracking in the sidewalk. Several of these conditions present health and safety conditions for pedestrians. In addition, environmental concerns attach to the site from its current and past uses, including as a former manufactured gas plant.

AKRF's physical concerns with this lot substantially emphasized the surrounding impact of this building's footprint, bulk, and use characteristics upon the adjacent community. These concerns include: air pollution associated with large-scale transportation facilities; a hulking building, presenting blank walls and a sense of desolation to West 132<sup>nd</sup> and 133<sup>rd</sup> Streets, and further compounding the physical isolation of the neighborhood. Earth Tech concurs with these negative characteristics of this structure in the study area

As a result of Earth Tech's observations of this building's structural deficiencies, the historical environmental concerns, and negative effects of the building and its uses on the surrounding neighborhood, Earth Tech rates the site's overall condition as fair.

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**Photograph 1999-1-A**



**Photograph 1999-1-B**



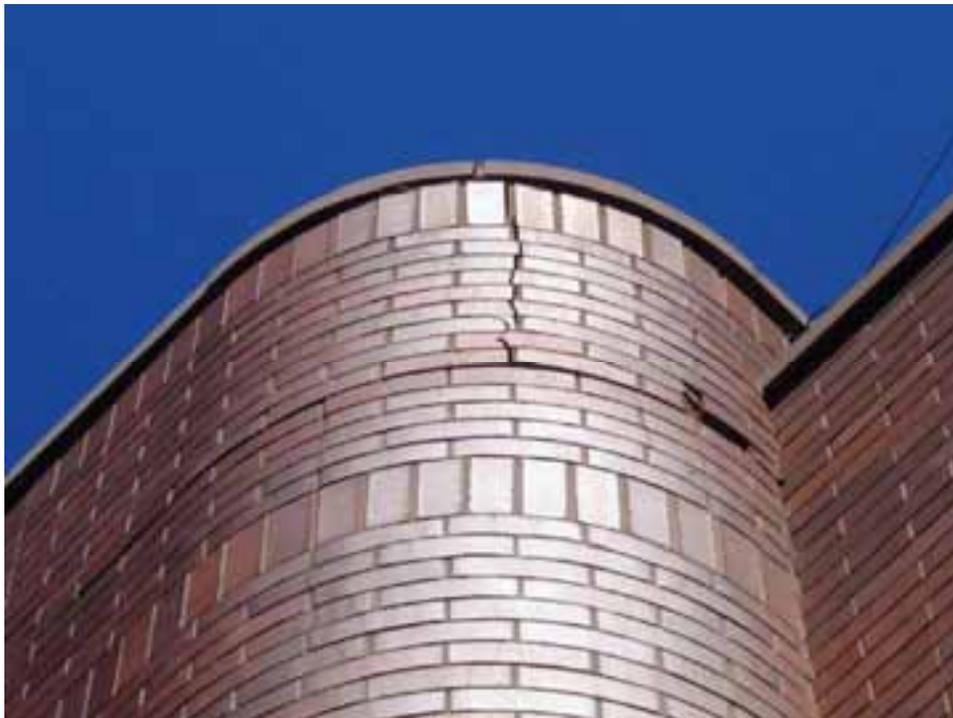
**Photograph 1999-1-C**



**Photograph 1999-1-D**



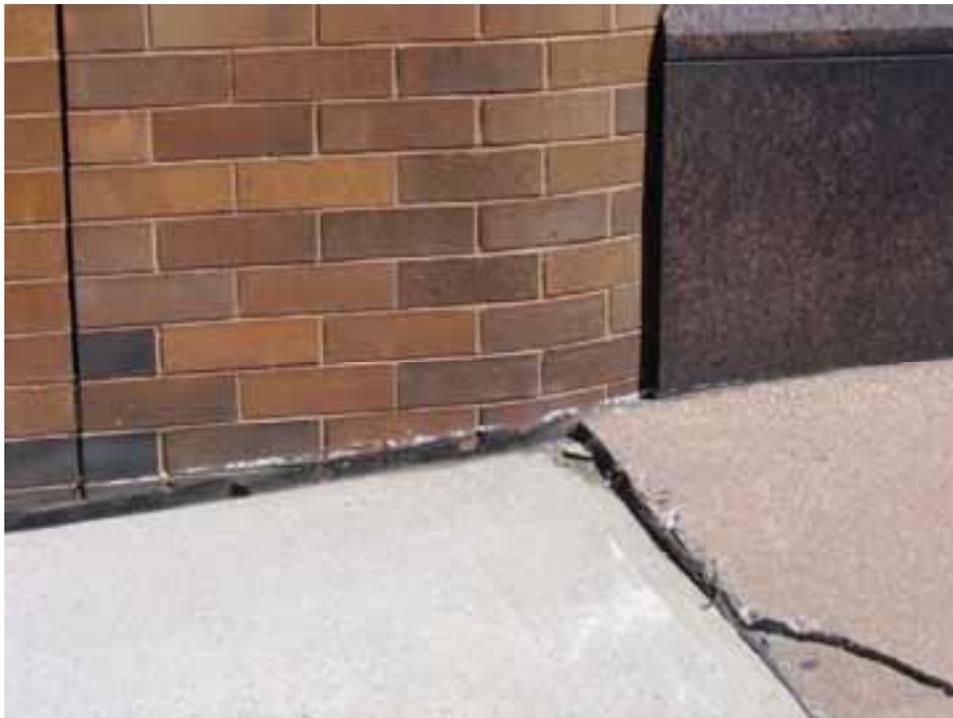
**Photograph 1999-1-E**



**Photograph 1999-1-F**



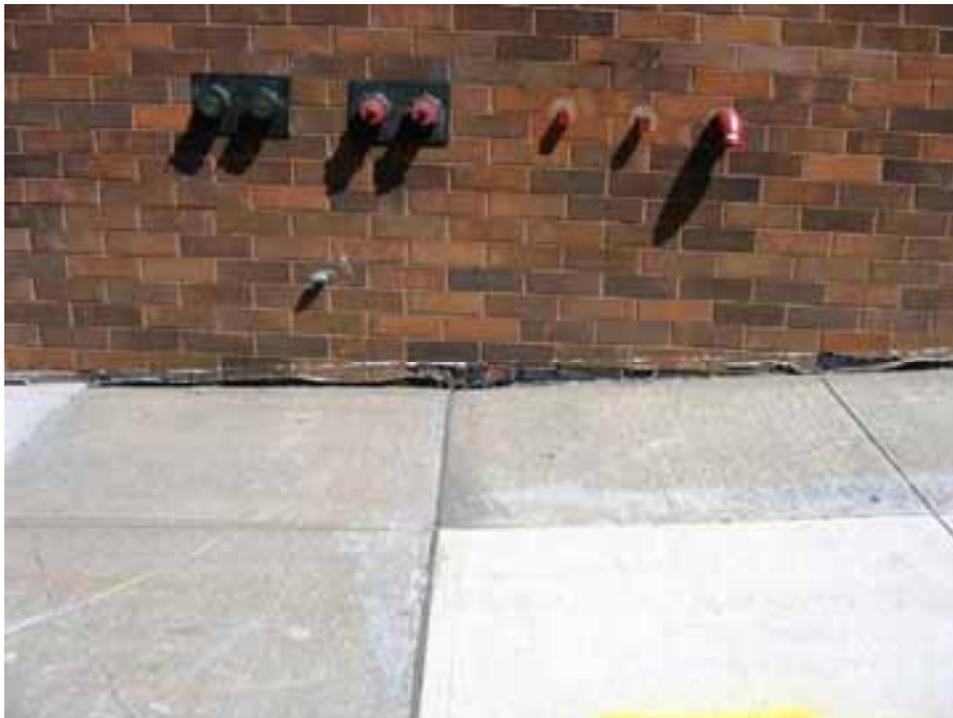
**Photograph 1999-1-G**



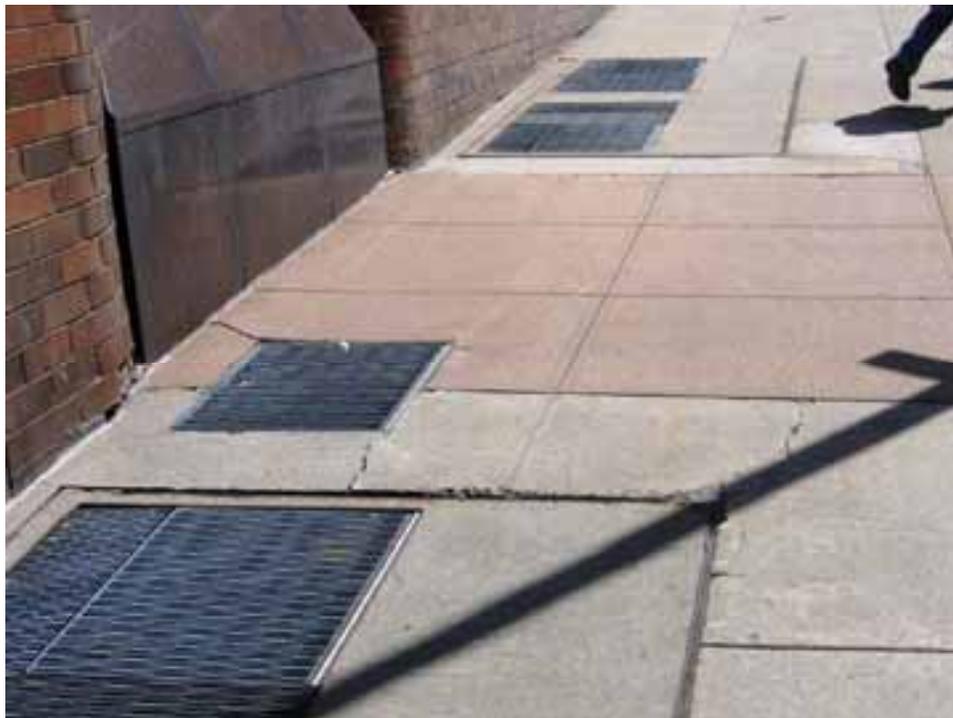
**Photograph 1999-1-H**



**Photograph 1999-1-I**



**Photograph 1999-1-J**



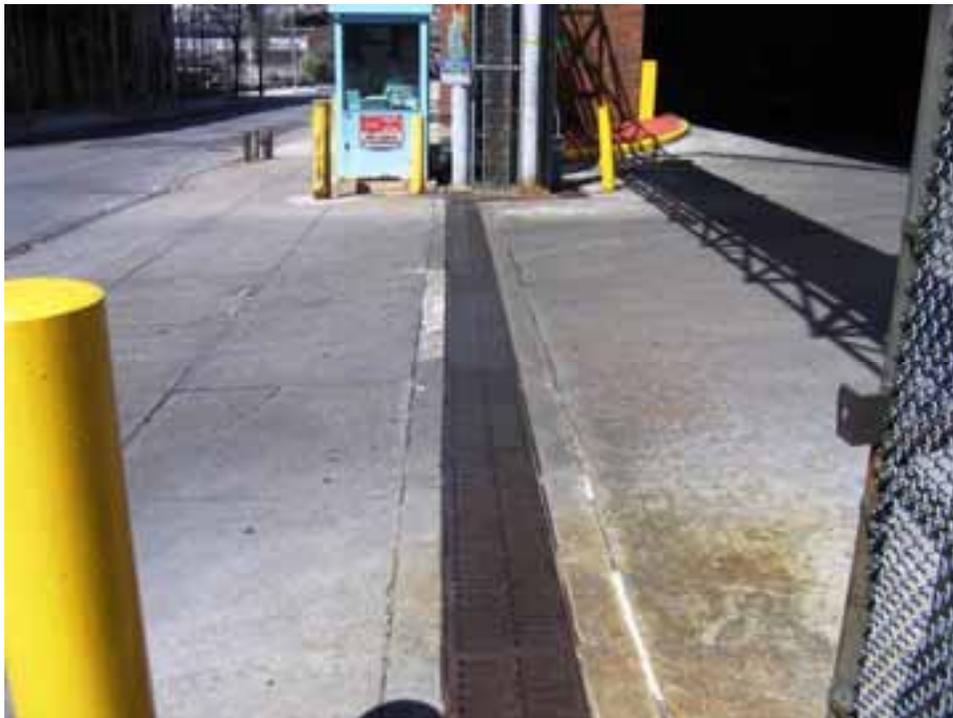
Photograph 1999-1-K



Photograph 1999-1-L



**Photograph 1999-1-M**



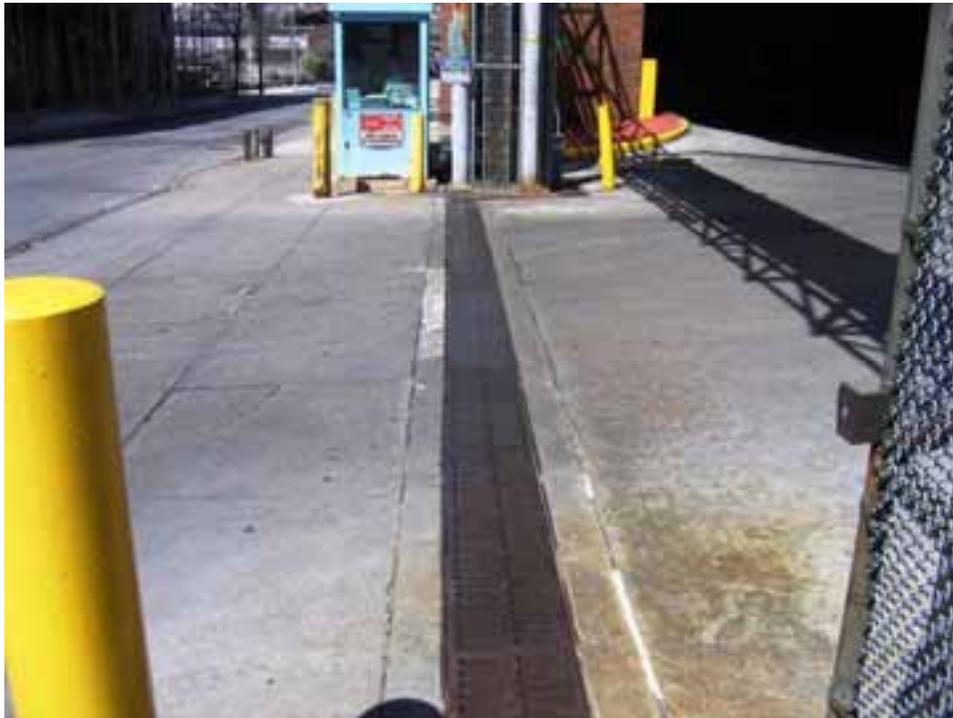
**Photograph 1999-1-N**



Photograph 1999-1-O



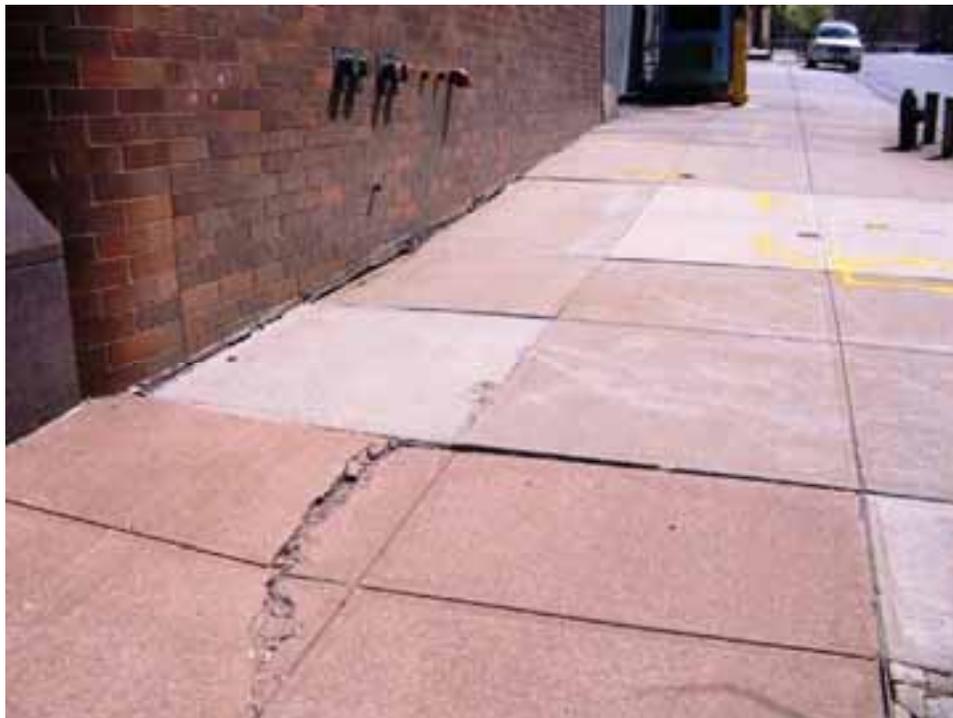
Photograph 1999-1-P



**Photograph 1999-1-Q**



**Photograph 1999-1-R**



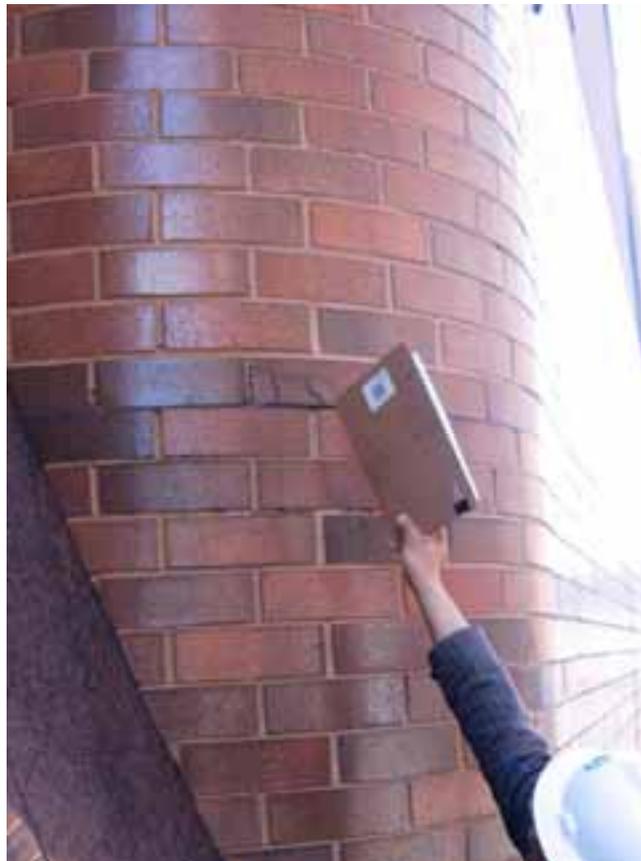
Photograph 1999-1-S



Photograph 1999-1-T



Photograph 1999-1-U



Photograph 1999-1-V



Photograph 1999-1-W



Photograph 1999-1-X



**Photograph 1999-1-Y**

<b>SITE CONDITION: GOOD</b>
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## Block 1999 Lot 29



Source: MapPluto copyrighted by the New York City Department of City Planning, 2007

### LOCATION, USE, ZONING, AND OWNERSHIP

Lot 29 is located at 3281 Broadway between West 132<sup>nd</sup> and West 133<sup>rd</sup> Streets. The 2,492-sf lot contains a four-story 8,680-gsf residential building with vacant ground-floor retail space (see photo A). According to the Department of Finance RPAD Master File, the building was constructed in 1901 with no subsequent alterations recorded. Earth Tech reviewed the NYC Department of Finance Automated City Register Information System (ACRIS) and found that Charles Inniss Housing Development Fund Corporation acquired the property from the City of New York in 2003. At the time of the AKRF report, Lot 29 was zoned M1-2;

however it has since been designated C6-1 as part of the Special Manhattanville Mixed Use District (MMU) rezoning (effective December 19, 2007).

### PHYSICAL AND STRUCTURAL CONCERNS

As evaluated by Thornton Tomasetti, and later reported by AKRF, the exterior of the building is in good condition overall with no apparent signs of damage observed. The interior of the building was not available for inspection.

At the time this site was inspected by Earth Tech on April 17, 2008, the interior of the building was not available for inspection. Earth Tech generally concurs with the findings reported by AKRF and Thornton Tomasetti.

The exterior walls, windows, entrance areas, access ramp and/or fire escapes are in good condition (see photos A, B and C).

Since the previous inspection there are no significant changes in the physical condition of the building and Earth Tech concurs with the assessment by Thornton Tomasetti and AKRF as to the building being in good condition.

## **HEALTH AND SAFETY CONCERNS**

The property was available for exterior survey only; the property was observed from the sidewalk and the roof of a neighboring building.

AKRF reported no health and safety concerns for this building; Earth Tech concurs with this evaluation.

## **BUILDING CODE VIOLATIONS**

Earth Tech reviewed DOB Building Information System files and confirms the AKRF report findings of four open building code violations for Lot 29. Earth Tech also found three additional violations issued subsequent to the release of the AKRF report resulting in a total of seven open violations for the property to date.

Lot 29 has four open building code violations. Most of the violations cite the building's elevator. One moderate severity violation was issued by ECB in 2006 for failure to maintain an elevator. Two violations were issued by DOB, dated 2004 and 2005, for elevator safety test. Earth Tech found an additional DOB elevator related violation issued in January 2007. The remaining violations were issued by DOB in 2005 and refer to the building's boiler; two additional boiler related violations were subsequently issued in January 2006 and January 2007. No further information is available in the DOB Building Information System.

## **UNDERUTILIZATION**

There was no Underutilization section write-up completed in the AKRF report for Lot 29 but Appendix A Table A-2 reports the site utilization data. Subsequent to the release of the AKRF report, Lot 29 was rezoned from an M1-2 (FAR 2.0) to C6-1 (FAR 6.0) district (effective December 19, 2007). Earth Tech confirms the AKRF utilization findings under the prior M1-2 designation including lot area (2,492 sf), maximum allowable floor area (4,984 zsf), and a 174 percent site utilization with the existing 8,680-gsf building. Under the former zoning the site was overbuilt by 3,696-sf.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 14,952 zsf. Therefore, with an existing 8,680-gsf building, Lot 29 utilizes 58 percent of its development potential under C6-1.

## **ENVIRONMENTAL ISSUES**

The AKRF report indicated that no Phase I or II investigations were conducted on Lot 29. All environmental issues identified by the area-wide PESA should have been identified in the FEIS Appendix F.1: Environmental Issues in Project Area.

Earth Tech reviewed Appendix F.1 and confirms that most environmental issues documented in the FEIS were included in the AKRF report. The PESA for Lot 29 did not

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identify any evidence of storage tanks or other environmental issues. The site is currently a residential building with ground floor vacant retail space.

## **SUMMARY EVALUATION**

AKRF reported the exterior of the building as in good condition overall. Earth Tech's exterior inspection of the building concurs with the findings of AKRF and Thornton Tomasetti, and maintains the rating for the site's overall condition as good.

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**Photograph 1999-29-A**



**Photograph 1999-29-B**



**Photograph 1999-29-C**

<b>SITE CONDITION: GOOD</b>
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## Block 1999 Lot 30



Source: MapPluto copyrighted by the New York City Department of City Planning, 2007

### LOCATION, USE, ZONING, AND OWNERSHIP

Lot 30 is located at 3283 Broadway, between West 132nd and West 133rd Streets. The 2,500-sf lot contains a four-story 7,650-gsf residential building (see photo A) that, according to the Department of Finance RPAD Master File, the building was constructed in 1901 with no subsequent recorded alterations. Earth Tech reviewed the NYC Department of Finance Automated City Register Information System (ACRIS) and found that the property was acquired by Charles Inniss Housing Development Fund in May 2003. At the time of the AKRF report, Lot 30 was zoned M1-2; however it has since been designated C6-1 as part of the Special Manhattanville Mixed Use District (MMU) rezoning (effective December 19, 2007).

### PHYSICAL AND STRUCTURAL CONCERNS

As evaluated by Thornton Tomasetti, and later reported by AKRF, the exterior of the building is in good condition overall with no apparent signs of damage observed. The interior of the building was not available for inspection.

At the time this site was inspected by Earth Tech on April 17, 2008, the interior of the building was not available for inspection. Earth Tech generally concurs with the findings reported by AKRF and Thornton Tomasetti.

The exterior walls, windows, entrance areas and fire escapes are in good condition (see photos B, C & D). Earth Tech also noted that the entrance area has had some minor partial repair done to it (see photo E).

Since the previous inspection there are no significant changes in the physical condition of the building and Earth Tech concurs with the assessment by Thornton Tomasetti and AKRF as to the building being in good condition.

## **HEALTH AND SAFETY CONCERNS**

The property was available for exterior survey only; the property was observed from the sidewalk and the roof of a neighboring building.

AKRF reported no health and safety concerns for this building; Earth Tech concurs with this evaluation.

## **BUILDING CODE VIOLATIONS**

Earth Tech reviewed DOB Building Information System files and confirms the AKRF report findings of 13 open building code violations for Lot 30. Earth Tech found two additional violations issued subsequent to the release of the AKRF report, resulting in a total of 15 open violations for the property to date.

The AKRF report noted that Lot 30 had 13 open building code violations issued by DOB. Twelve violations were issued between 1993 and 2005 for the building's boiler. Earth Tech found two additional boiler related violations issued by DOB in January 2006 and January 2007. One other violation was issued in 1979. No further information is available for the above violations in the DOB Building Information System.

## **UNDERUTILIZATION**

There was no Underutilization section write-up completed in the AKRF report for Lot 30 but Appendix A Table A-2 reports the site utilization data. Subsequent to the release of the AKRF report, Lot 30 was rezoned from an M1-2 (FAR 2.0) to C6-1 (FAR 6.0) district (effective December 19, 2007). Earth Tech confirms the AKRF utilization findings under the former M1-2 designation, including: lot area (2,500 sf), maximum allowable floor area (5,000 zsf), and a 153 percent site utilization with the existing 7,650-gsf building. Under the former zoning the site was overbuilt by 2,650 sf.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 15,000 zsf. Therefore, with an existing 7,650-gsf building, Lot 30 utilizes 51 percent of its development potential under C6-1.

## **ENVIRONMENTAL ISSUES**

The AKRF report indicated that no Phase I or II investigations were conducted on Lot 30. All environmental issues identified by the area-wide PESA should have been identified in the FEIS Appendix F.1: Environmental Issues in Project Area.

Earth Tech reviewed Appendix F.1 and confirms that all environmental issues documented in the FEIS were included in the AKRF report. A PESA did not identify any evidence of storage tanks or other environmental issues. The building is currently used for residential apartments.

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## **SUMMARY EVALUATION**

AKRF reported the building as in good condition. Earth Tech's exterior inspection of the building concurs with the findings reported by AKRF and Thornton Tomasetti. Despite a history of building violations, primarily with its boiler, no health and safety concerns for this building were identified. Earth Tech maintains the site's overall condition as good.

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Photograph 1999-30-A



Photograph 1999-30-B



**Photograph 1999-30-C**



**Photograph 1999-30-D (Building to left)**

<b>SITE CONDITION: FAIR</b>
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## Block 1999 Lot 31



Source: MapPluto copyrighted by the New York City Department of City Planning, 2007

### LOCATION, USE, ZONING, AND OWNERSHIP

Lot 31 is located at 3285 Broadway, between West 132nd and West 133rd Streets. The 2,500-sf lot contains a four-story 7,650-gsf vacant residential building (see photo A). According to the Department of Finance RPAD Master File, the building was constructed in 1901 with subsequent alterations recorded in 1988. Earth Tech reviewed the NYC Department of Finance Automated City Register Information System (ACRIS) and found that West Harlem Group Assistance Renaissance Apartments Limited Partnership acquired the property from the City of New York in 2006. At the time of the AKRF report, Lot 31 was zoned M1-2;

however it has since been designated C6-1 as part of the Special Manhattanville Mixed Use District (MMU) rezoning (effective December 19, 2007).

### PHYSICAL AND STRUCTURAL CONCERNS

As evaluated by Thornton Tomasetti, and later reported by AKRF, the building is in fair condition. The interior of the building was not available for inspection.

At the time this site was inspected by Earth Tech on April 17, 2008, the interior of the building was not available for observation. No interim or permanent repairs to correct or mitigate the structural damage, distress or instability at the exterior of the building were found except that the two columns in the entrance area were newly painted. The deficiencies and structural damage observed by Earth Tech are generally consistent with the findings reported by AKRF and Thornton Tomasetti.

The east exterior stairs/fire escape steps, exhibit signs of minor rust and paint deterioration, typically at the landing (see photos B and C). The columns at the entrance area appear to have been recently painted (see photos D and E). The sidewalk is in good condition despite the existence of a minor crack and spall (see photo A).

Since the previous inspection there has been a change in the appearance of the building, the entrance area has been painted. (see photos D and A). The roof membrane was inaccessible. Earth Tech concurs with the assessment of Thornton Tomasetti and AKRF as to the fair nature of the building's physical and structural system.

## HEALTH AND SAFETY CONCERNS

The property was available for exterior survey only; the property was observed from the sidewalk and the roof of a neighboring building.

AKRF reported that *“the cementitious material covering the stone stoop at the front entrance appears to be cracked and missing in some areas, creating a tripping hazard”*. Although the northern wall of the stoop, which appears cracked and damaged on the photo 1991-31-G in AKRF report, apparently has been repaired since AKRF/TT survey, the lower tread of the stair was still damaged and unsafe on the day of Earth Tech’s survey (see photo D).

## BUILDING CODE VIOLATIONS

Earth Tech reviewed DOB Building Information System files and confirms the AKRF report findings of one open building code violation for Lot 31. Earth Tech found an additional seven open violations subsequent to the release of the AKRF report resulting in a total of eight violations for the property to date.

ECB issued a moderate severity violation in 2005 for failure to maintain the boiler. The violation cites a dirty regulator loose in the flue pipe. Earth Tech found two additional ECB violations of high severity issued in March 2008 citing site safety for having a sidewalk shed without a permit. Four additional ECB permits of moderate severity were issued in March 2008; two of these violations cited no permit for a fence, and the other two cited an un-posted street sidewalk closing. DOB issued a construction violation in October 2007 for work without a permit. No additional information is provided in the DOB Building Information System.

## UNDERUTILIZATION

There was no Underutilization section write-up completed in the AKRF report for Lot 31 but Appendix A Table A-2 reports the site utilization data. Subsequent to the release of the AKRF report, Lot 31 was rezoned from an M1-2 (FAR 2.0) to C6-1 (FAR 6.0) district (effective December 19, 2007). Earth Tech confirms the AKRF utilization findings under the prior M1-2 designation including lot area (2,500 sf), maximum allowable floor area (5,000 zsf), and a 153 percent site utilization with the existing 7,650-gsf building. Under the former zoning the site was overbuilt by 2,650 sf.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 15,000 zsf. Therefore, with an existing 7,650-gsf building, Lot 31 utilizes 51 percent of its development potential under C6-1.

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## **ENVIRONMENTAL ISSUES**

The AKRF report indicated that no Phase I or II investigations were conducted on Lot 31. All environmental issues identified by the area-wide PESA should have been identified in the FEIS Appendix F.1: Environmental Issues in Project Area.

Earth Tech reviewed Appendix F.1 and confirms that all environmental issues documented in the FEIS were included in the AKRF report. Environmental issues identified by the PESA include: a historic fuel oil tank, a documented gasoline tank, and observed vent pipes and fill port. The property currently contains a vacant residential apartment building.

## **SUMMARY EVALUATION**

AKRF rated the building as in fair condition. Earth Tech's exterior inspection of the building confirmed this rating. Building deficiencies noted included: minor rust and paint deterioration on fire escape steps, and a damaged lower tread on the front stair. Other improvements have apparently been undertaken, including repainting the columns at the entrance area. Other indications of at least attempted work on the building are the recent DOB violations for a sidewalk shed without a permit and un-posted street sidewalk closing and for work without a permit. Earth Tech maintains the overall site condition rating as fair.

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**Photograph 1999-31-A**



**Photograph 1999-31-B**



**Photograph 1999-31-C**



**Photograph 1999-31-D (Building to right)**



**Photograph 1999-31-E**

<b>SITE CONDITION: FAIR</b>
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## Block 1999 Lot 32



Source: MapPluto copyrighted by the New York City Department of City Planning, 2007

### LOCATION, USE, ZONING, AND OWNERSHIP

Lot 32 is located at 3287 Broadway, between West 132<sup>nd</sup> and West 133<sup>rd</sup> Streets. The 2,500-sf lot contains a four-story 7,650-gsf vacant residential building (see photo A). According to the Department of Finance RPAD Master File, the building was constructed in 1901 and subsequently altered in 1988. Earth Tech reviewed the NYC Department of Finance Automated City Register Information System (ACRIS) and found that West Harlem Group Assistance Renaissance Apartments Limited Partnership acquired the property from the City of New York in 2006. At the time of the AKRF report, Lot 32 was zoned M1-2; however, it has

since been designated C6-1 as part of the Special Manhattanville Mixed Use District (MMU) rezoning (effective December 19, 2007).

### PHYSICAL AND STRUCTURAL CONCERNS

As evaluated by Thornton Tomasetti, and later reported by AKRF, the exterior of the building is in fair condition due to some substandard exterior and site conditions. Renovations are currently underway. The interior was not available for inspection.

At the time this site was inspected by Earth Tech on April 17, 2008, the east wall/front of the building was the only portion of the building available for inspection. Minor repairs to correct or mitigate some of the previously reported deficiencies were found. The conditions of the building observed by Earth Tech are generally consistent with the findings reported by AKRF and Thornton Tomasetti.

The east exterior stair/fire escape steps appeared to have some light rust and paint deterioration (see photo B). The step walls at the entrance of the building have been repaired (see photo C). The roof of the building was only observed from the roof top of an adjacent building (see photo D). The roof parapet was noted to have incurred some minor deterioration (see photo E). The side walk appears to be in fair condition (see photos F and G).

Renovations of the building are underway, with some completed changes to the physical condition of the building, including repair of step walls at the entrance. Earth Tech

concur with the assessment by Thornton Tomasetti and AKRF as to the building being in fair condition.

## **HEALTH AND SAFETY CONCERNS**

The property was available for exterior survey only; the property was observed from the sidewalk and the roof of a neighboring building.

AKRF reported no health and safety concerns for this building; Earth Tech concurs with this evaluation.

## **BUILDING CODE VIOLATIONS**

Earth Tech reviewed DOB Building Information System files and confirms the AKRF report findings of 12 open building code violations for Lot 32. Earth Tech also found four additional violations issued subsequent to the release of the AKRF report resulting in a total of 16 open violations for the property to date.

Lot 32 has 12 open building code violations issued by DOB between 1993 and 2005, all citing the building's boiler. Earth Tech found an additional boiler related violation issued subsequent to the AKRF report on January 2006. Earth Tech also found two additional high severity ECB construction related violations issued in 2007. Both of these violations related to maintaining sidewalk shed not to building code specifications. An ECB HPD type violation of moderate severity was issued in 2007 for work without a permit relating to the sidewalk shed. No additional information is provided in the DOB Building Information System.

## **UNDERUTILIZATION**

There was no Underutilization section write-up completed in the AKRF report for Lot 32 but Appendix A Table A-2 reports the site utilization data. Subsequent to the release of the AKRF report, Lot 32 was rezoned from an M1-2 (FAR 2.0) to C6-1 (FAR 6.0) district (effective December 19, 2007). Earth Tech confirms the AKRF utilization findings under the prior M1-2 designation including lot area (2,500 sf), maximum allowable floor area (5,000 zsf), and a 153 percent site utilization with the existing 7,650-gsf building. Under the former zoning the site was overbuilt by 2,650 sf.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 15,000 zsf. Therefore, with an existing 7,650-gsf building, Lot 32 utilizes 51 percent of its development potential under C6-1.

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## **ENVIRONMENTAL ISSUES**

The AKRF report indicated that no Phase I or II investigations were conducted on Lot 32. All environmental issues identified by the area-wide PESA should have been identified in the FEIS Appendix F.1: Environmental Issues in Project Area.

Earth Tech reviewed Appendix F.1 and confirms that all environmental issues documented in the FEIS were included in the AKRF report. Environmental issues identified by the PESA include: a historic fuel oil tank, vent pipes and a fill port. The property currently houses a vacant residential apartment building undergoing renovations.

## **SUMMARY EVALUATION**

AKRF reported the building as in fair condition. Earth Tech's exterior inspection of the building confirms this rating. Renovations of the building are underway, with repairs to the step walls at the entrance of the building noted. The exterior fire escape steps have some light rust and paint deterioration, and the roof parapet has some minor deterioration. Earth Tech maintains the site's overall condition rating as fair.

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**Photograph 1999-32-A**



**Photograph 1999-32-B**



**Photograph 1999-32-C**



**Photograph 1999-32-D**



**Photograph 1999-32-E**



**Photograph 1999-32-F**



**Photograph 1999-32-G**