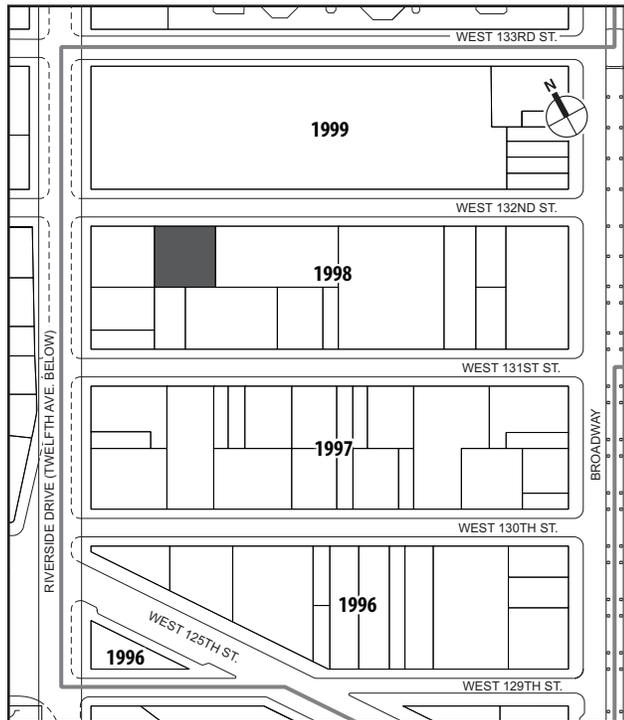


Block 1998 Lot 57

SITE CONDITION: POOR



LOCATION, USE, ZONING, AND OWNERSHIP

Lot 57 is located at 640 West 132nd Street between Twelfth Avenue and Broadway in an M2-3 zoning district. The one-story, 7,500-gsf brick masonry building, which is internally connected to the second floor of the building on Block 1998 Lot 61, is used as a parking garage for a utility company's service vehicles (see Photograph A). The structure was constructed circa 1910; no renovations have been recorded. The lot is owned by Tikva Ofeck¹ and is under contract by the Trustees of Columbia University.

PHYSICAL AND STRUCTURAL CONCERNS

Lot 57 was evaluated by Thornton Tomasetti, Inc. to be in poor condition overall to a combination of local structural distress and several

substandard exterior, interior, and site conditions.

Long-term water infiltration has caused deterioration of several structural and non-structural components of the building. The timber roof joists and timber planks have signs of water damage, including peeling paint, discoloration, and cracks (see Photographs B and C). Water infiltration has also caused damage to the brick masonry walls, which have widespread cracks and flaking paint (see Photograph D and E). Wide cracks on the exterior brick wall are likely causing water damage in the building. The roofing membrane is in fair condition; however, ponding was observed in several locations.

The concrete slab-on-grade is cracked and spalling, the result of its long-term use as a parking garage (see Photograph F). Corrosion stains on the retaining wall of the adjacent Lot 49 suggest that water from this lot has been draining onto Lot 57 (see Photograph G). This could lead to further deterioration of the slab on Lot 57.

The vacated office space in the northwest corner of the building is in substandard condition, with a damaged suspended ceiling and interior dry walls, broken ceiling lights, and strewn debris, including a toilet and office equipment. The windows on the east side of the building appear to be in inferior condition, with some cracks observed in the glazing.

The lot's sidewalk and curb cuts are in fair condition, with few cracks observed.

BUILDING CODE VIOLATIONS

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.

¹ Property acquisition date is unknown.

Block 1998 Lot 57

UNDERUTILIZATION

As indicated above, Lot 57 is in an M2-3 zoning district with an FAR of 2.0. According to current zoning, the 9,992 sf lot can accommodate up to 19,984 zsf. The lot hosts a 7,500 gsf building, utilizing only 38 percent of the lot's development potential.

ENVIRONMENTAL ISSUES

The Phase I ESA identified the following environmental issues: historical use as a garage, former waste oil and motor oil ASTs, former gasoline USTs, and a gasoline/water separator.

A soil sample collected as part of the Phase II investigation had concentrations that were less than the state regulatory guidance values. The groundwater sample collected on this lot indicated concentrations of total metals in exceedance of groundwater standards, which is likely related to urban fill.

Manhattanville Neighborhood Conditions Study

Block 1998 Lot 57



Photograph 1998-57-A



Photograph 1998-57-B

D-482

Block 1998 Lot 57



Photograph 1998-57-C



Photograph 1998-57-D

Manhattanville Neighborhood Conditions Study

Block 1998 Lot 57



Photograph 1998-57-E



Photograph 1998-57-F

D-484

Block 1998 Lot 57



Photograph 1998-57-G