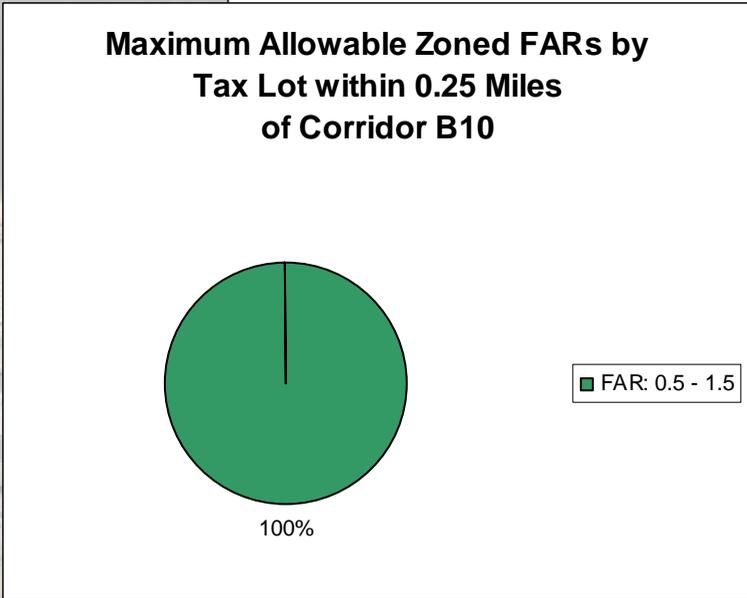


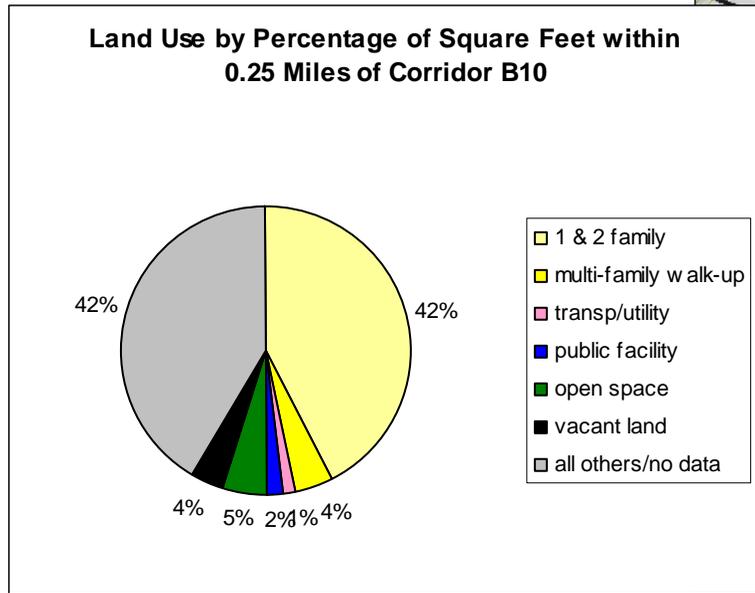


B10: THROGS NECK EXPRESSWAY: EAST AND WEST OF LAWTON AVENUE



Z
O
N
I
N
G

LAND USE



GENERAL INFORMATION:

DESCRIPTION

This corridor sits atop I-295, known here as the Throgs Neck Expressway. These two parcels would restore visual continuity along Lawton Avenue, connecting the Edgewater Park and Throgs Neck neighborhoods.

OWNERSHIP

Although this corridor is part of the City’s expressway system, vegetation and/or Parks property abuts the roadway at parcels B1000 and B1001. Therefore, any attempt to deck over these locations would likely require parkland alienation.

The Throgs Neck Expressway is owned by the New York State Department of Transportation.

TOPOGRAPHY

No issues related to this corridor are evident.

VENTILATION

No issues related to this corridor are evident.

PARCEL INFORMATION:

<i>Parcel Code</i>	<i>Name</i>	<i>Size (acres)</i>	<i>Existing Corridor Uses</i>	<i>Surrounding zoning</i>
B1000	I-295: W. of Lawton Avenue	0.32	I-295 (Throgs Neck Expressway)	R4
B1001	I-295: E. of Lawton Avenue	0.35	I-295 (Throgs Neck Expressway)	R3-1, R4

POTENTIAL FOR CONNECTING STREETS:

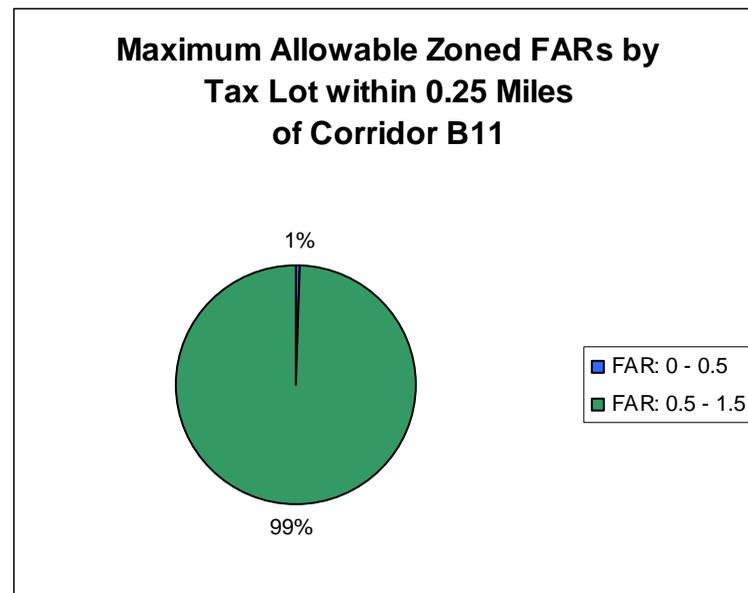
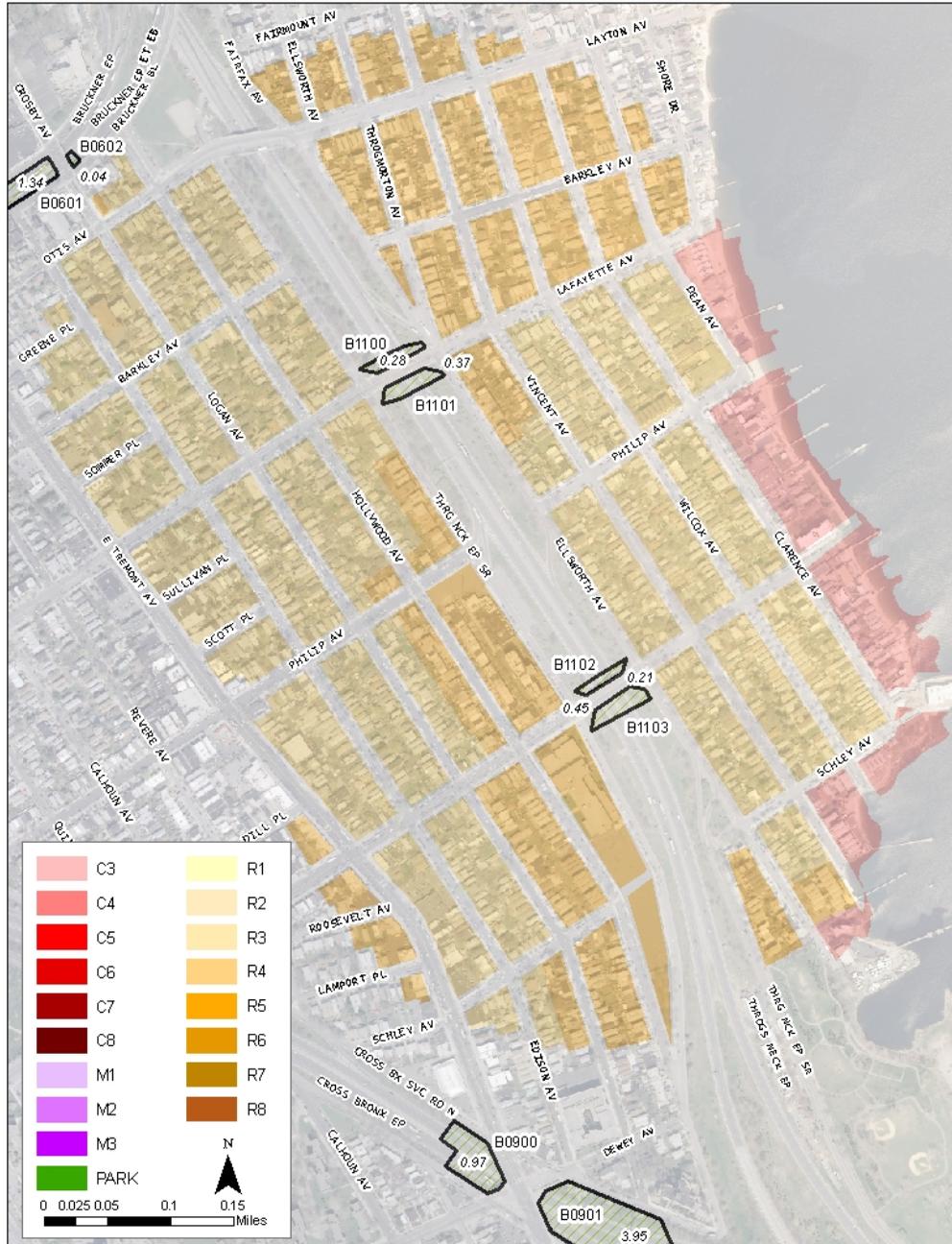
Decking over this ROW would not result in the potential for any street remapping.



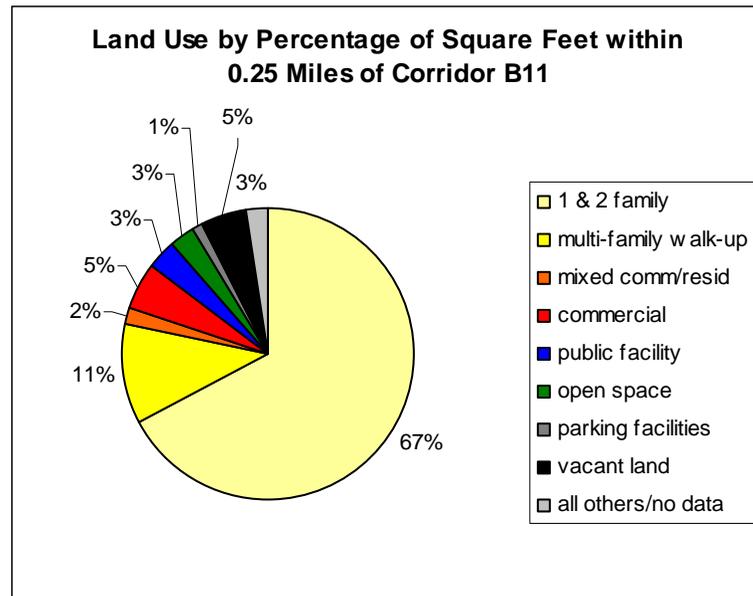
Parcel B1000, west of Lawton Avenue, looking south.

B11: THROGS NECK EXPRESSWAY: NORTH AND SOUTH OF LAFAYETTE AVENUE, AND NORTH AND SOUTH OF RANDALL AVENUE

ZONING



LAND USE



GENERAL INFORMATION:

DESCRIPTION This corridor sits atop I-695, known here as the Throgs Neck Expressway. These four parcels would restore visual continuity along Lafayette and Randall avenues, connecting the Schuylerville and Eastchester Bay neighborhoods.

A deck over parcels B1101, B1102 and B1103 may need to be arched to allow sufficient clearance for the use below and a level connection with adjacent land.

OWNERSHIP Although this corridor is part of the City’s expressway system, vegetation and/or Parks property abuts the roadway at parcels B1100, B1101, B1102 and B1103. Therefore, any attempt to deck over these locations would likely require parkland alienation.

The Throgs Neck Expressway is owned by the New York State Department of Transportation.

TOPOGRAPHY No issues related to this corridor are evident.

VENTILATION No issues related to this corridor are evident.

PARCEL INFORMATION:

<i>Parcel Code</i>	<i>Name</i>	<i>Size (acres)</i>	<i>Existing Corridor Uses</i>	<i>Surrounding zoning</i>
B1100	I-695: N. of Lafayette Avenue	0.28	I-695 (Throgs Neck Expressway)	R3A, R4-1
B1101	I-695: S. of Lafayette Avenue	0.37	I-695 (Throgs Neck Expressway)	R3A, R4
B1102	I-695: N. of Randall Avenue	0.21	I-695 (Throgs Neck Expressway)	R3A, R4
B1103	I-695: S. of Randall Avenue	0.45	I-695 (Throgs Neck Expressway)	R3A, R4

POTENTIAL FOR CONNECTING STREETS:

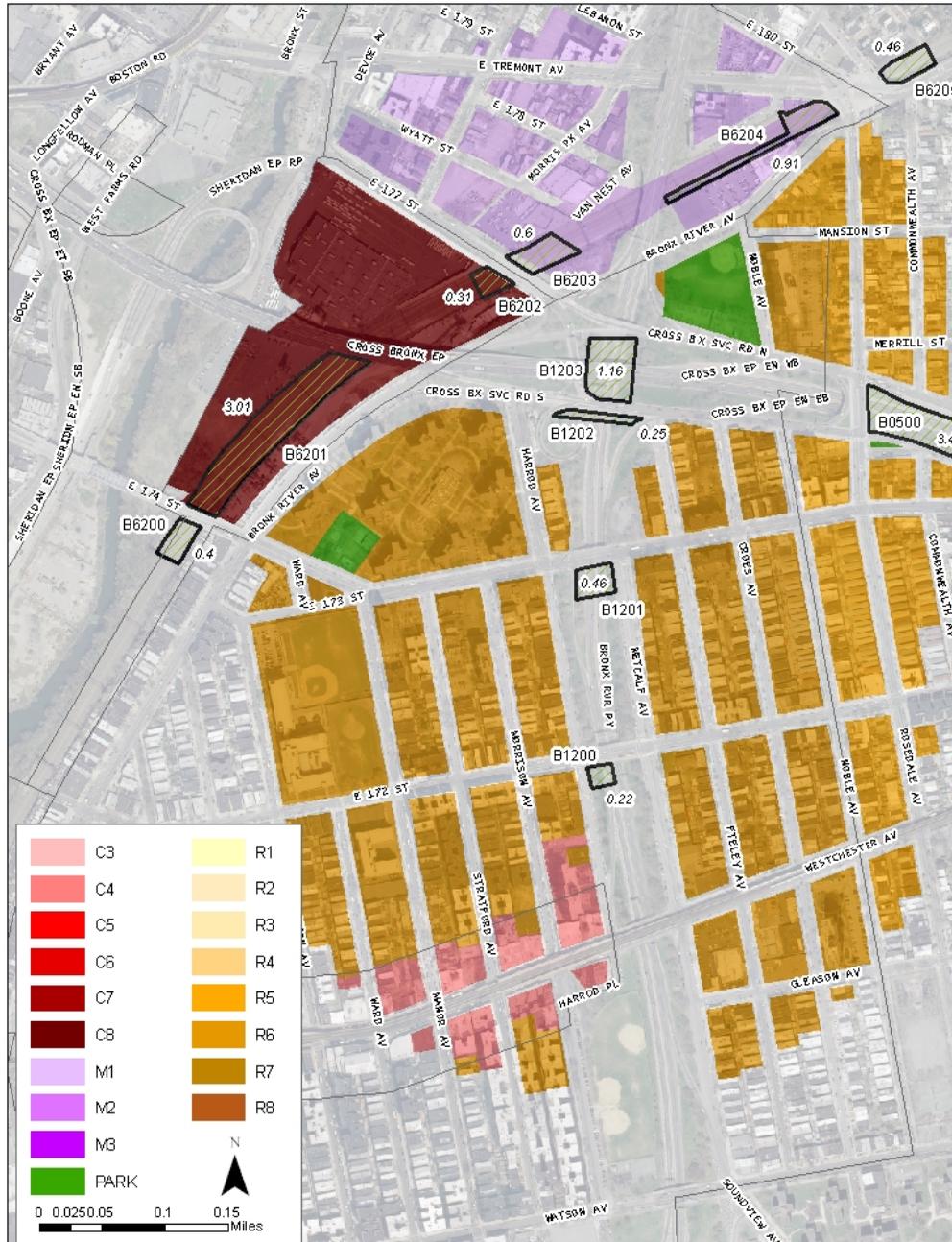
Decking over this ROW would not result in the potential for any street remapping.



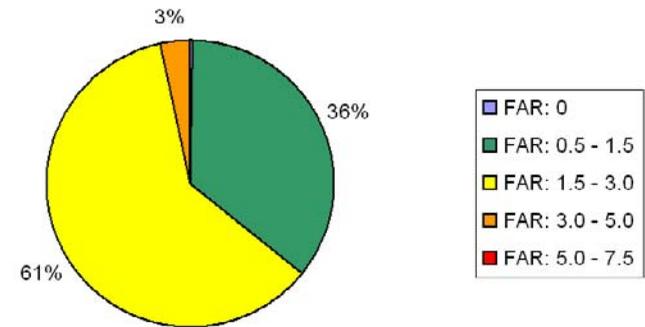
Parcel B1102, north of Randall Avenue, looking west.

B12: BRONX RIVER PARKWAY: SOUTH OF EAST 172ND STREET- CROSS BRONX EXPRESSWAY SERVICE ROAD NORTH

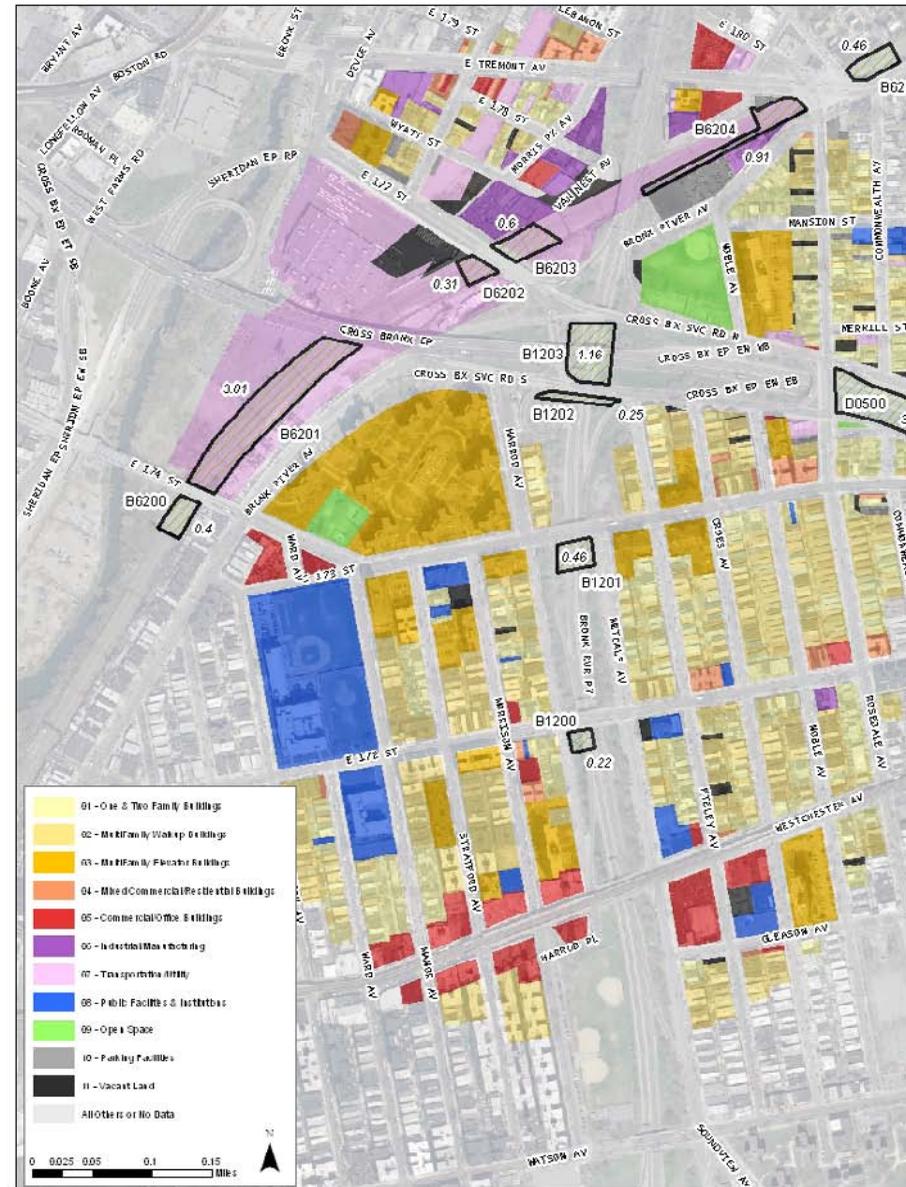
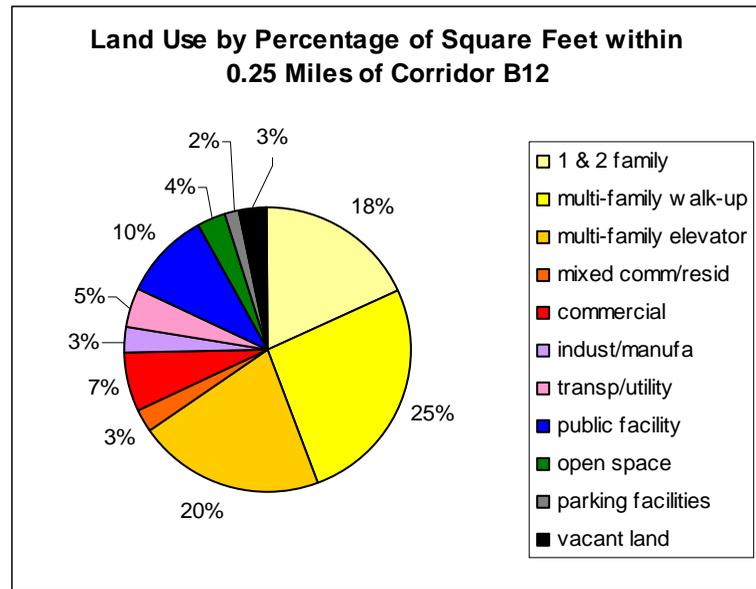
ZONING



Maximum Allowable Zoned FARs by Tax Lot within 0.25 Miles of Corridor B12



LAND USE



GENERAL INFORMATION:

DESCRIPTION The four parcels are scattered along the Bronx River Parkway's southern reaches. As part of the City's parkway system, extreme care needs to be taken to avoid negatively impacting the aesthetics of the parkland surrounding each roadway.

However, parcel B1204 largely sits in an unusual location: over the Bronx River Parkway while simultaneously *under* the Cross Bronx Expressway. Construction here would have a minimal aesthetic impact on the parkway system and provide a central location for Bronx highway operations.

OWNERSHIP Parcels B1200, B1201, B1202 and B1203 are part of the City's parkway system. Vegetation exists adjacent to these parcels. Therefore, any attempt to deck over this location would likely require parkland alienation. Jurisdictional issues regarding specific ownership of this land may be in dispute.

The roadbed is owned by the state of New York. The adjacent parkland is owned by the New York City Department of Parks and Recreation.

TOPOGRAPHY Due to variations in the surrounding topography, it appears that a deck would be above the surrounding land at the following locations:

- B1200: Along the parcel's west side, south of East 172nd Street, the disparity between the deck plane and Harrod Avenue would increase heading south.
- B1201: Along the parcel's west side, south of East 174th Street, the disparity between the deck plane and the entrance ramp would increase heading south.

VENTILATION A full deck over the roadway at the following parcels or combinations of parcels would exceed 295 feet in length: B1203, B1202+B1203. A mechanical ventilation system and emergency facilities for the highway below would be needed if these parcels were to be entirely enclosed by a deck, since this would effectively place the highway in a tunnel. Locations with a long history of slow-moving traffic may need mechanical facilities or emergency ventilation at shorter intervals than 295 feet. (Existing overpasses are factored into this calculation.)

PARCEL INFORMATION:

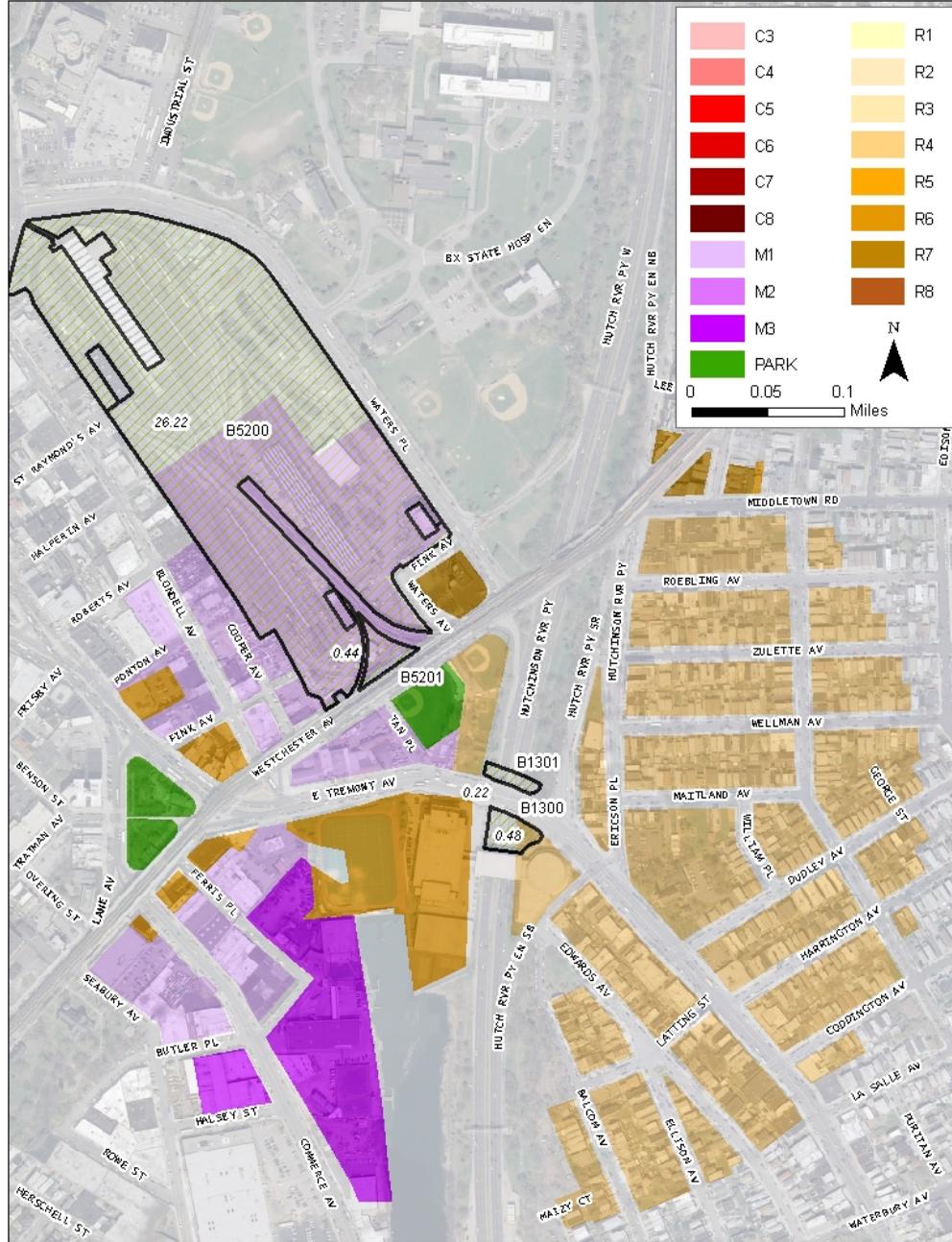
<i>Parcel Code</i>	<i>Name</i>	<i>Size (acres)</i>	<i>Existing Corridor Uses</i>	<i>Surrounding zoning</i>
B1200	Bronx River Parkway: S. of East 172nd Street	0.22	Bronx River Parkway	R6
B1201	Bronx River Parkway: S. of East 174th Street	0.46	Bronx River Parkway	R6
B1202	Bronx River Parkway: S. of Cross Bronx Expressway Service Road S.	0.25	Bronx River Parkway	R6
B1203	Bronx River Parkway: Cross Bronx Expressway Service Road S.-Cross Bronx Expressway Service Road N.	1.16	Bronx River Parkway	R6

POTENTIAL FOR CONNECTING STREETS:

Decking over this ROW would not result in the potential for any street remapping.

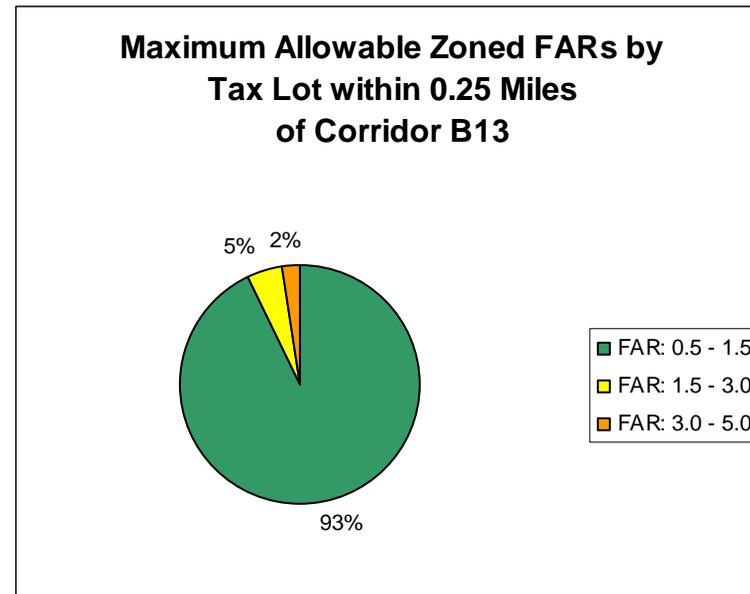


Parcel B1201, south of East 174th Street, looking west.

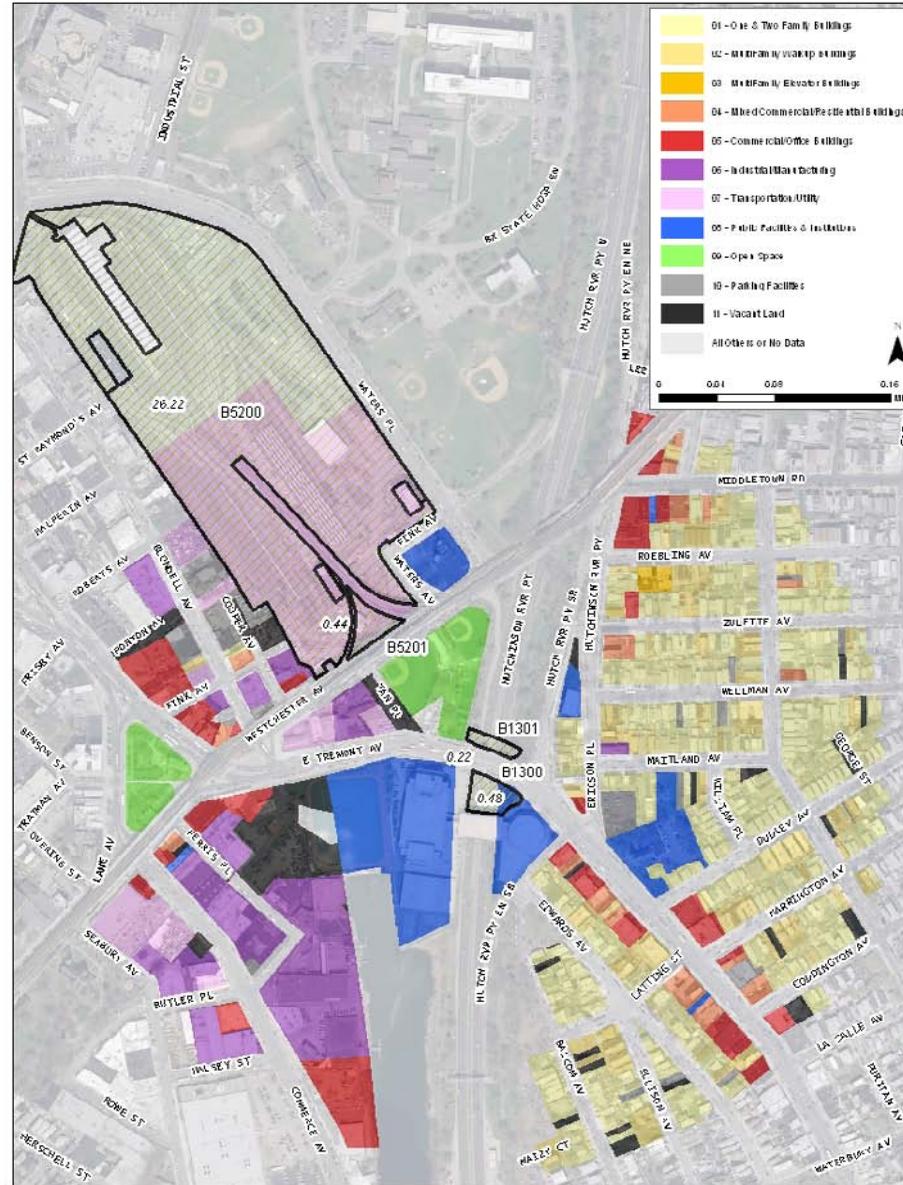
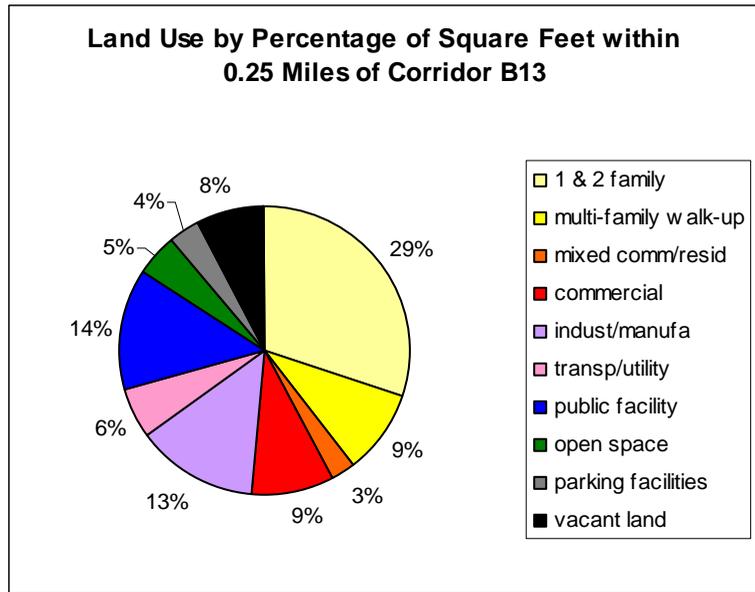


B13: HUTCHINSON RIVER PARKWAY: NORTH AND SOUTH OF EAST TREMONT AVENUE

ZONING



LAND USE



GENERAL INFORMATION:

DESCRIPTION Unlike most other locations in this inventory, this pair of parcels is immediately adjacent to an existing air rights development: Herbert Lehman High School’s building opened here in 1972, partly on a structure over the Hutchinson River Parkway. The Bx4, Bx8, Bx14, Bx21, Bx31 Bx40 and Bx42 bus routes all either cross or terminate near here.

OWNERSHIP DCP’s Primary Land Use Tax Lot Output (PLUTO) database indicates that the Board of Education has partial or complete ownership of the parcels along this corridor. Parcels B1300 and B1301 are part of the City’s parkway system. Vegetation exists adjacent to these parcels. Therefore, any attempt to deck over this location would likely require parkland alienation. Jurisdictional issues regarding specific ownership of this land may be in dispute.

Parcel B1301 abuts private property. Aside from the political difficulties of building a platform through such a corridor, legal protections that require sufficient light and air to reach these adjacent properties may exist.

TOPOGRAPHY No issues related to this corridor are evident.

VENTILATION A full deck over the roadway at the following parcels or combinations of parcels would exceed 295 feet in length: B1300, B1300+B1301. A mechanical ventilation system and emergency facilities for the highway below would be needed if these parcels were to be entirely enclosed by a deck. Locations with a history of slow-moving traffic may need mechanical facilities or emergency ventilation at shorter intervals than 295 feet. (Existing overpasses are factored into this calculation.)

PARCEL INFORMATION:

<i>Parcel Code</i>	<i>Name</i>	<i>Size (acres)</i>	<i>Existing Corridor Uses</i>	<i>Surrounding zoning</i>
B1300	Hutchinson River Parkway: S. of East Tremont Avenue	0.48	Hutchinson River Parkway	R6
B1301	Hutchinson River Parkway: N. of East Tremont Avenue	0.22	Hutchinson River Parkway	R4-1

POTENTIAL FOR CONNECTING STREETS:

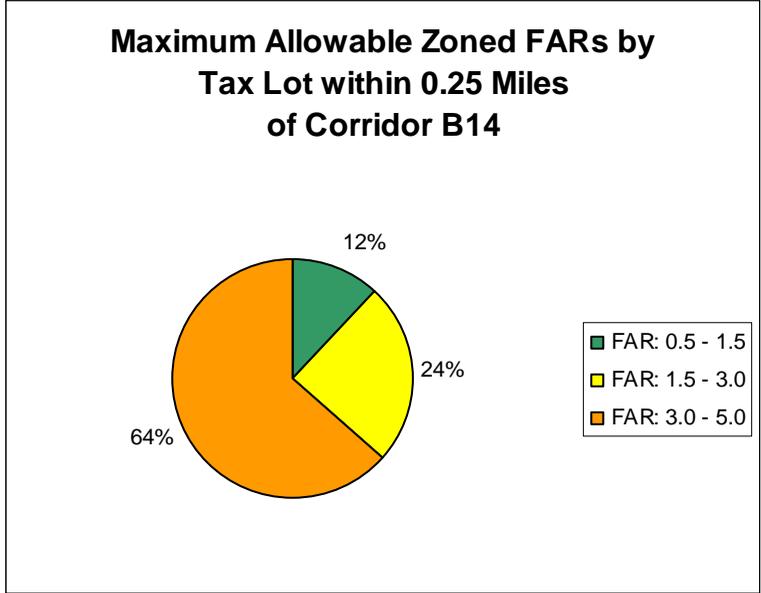
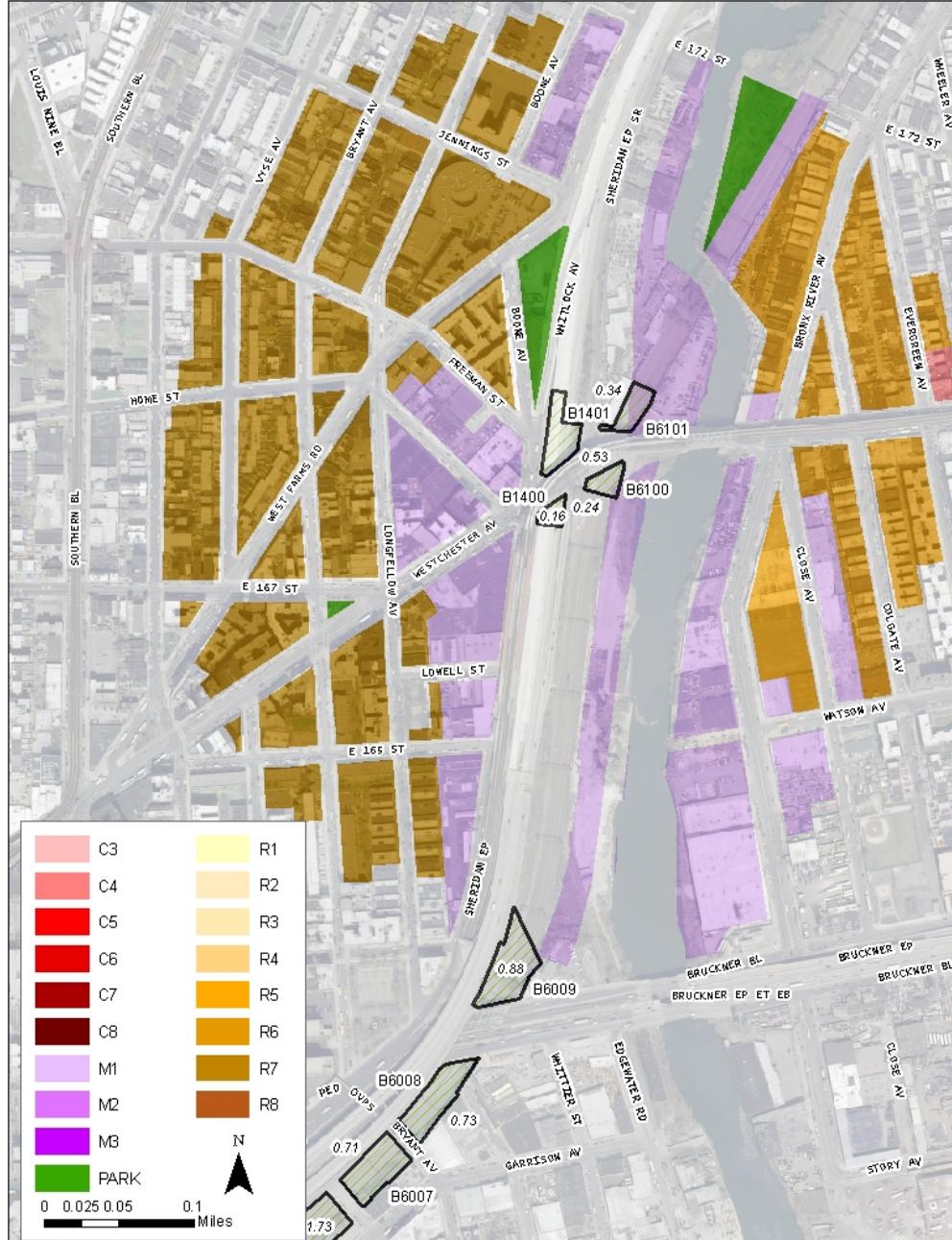
Decking over this ROW would not result in the potential for any street remapping.



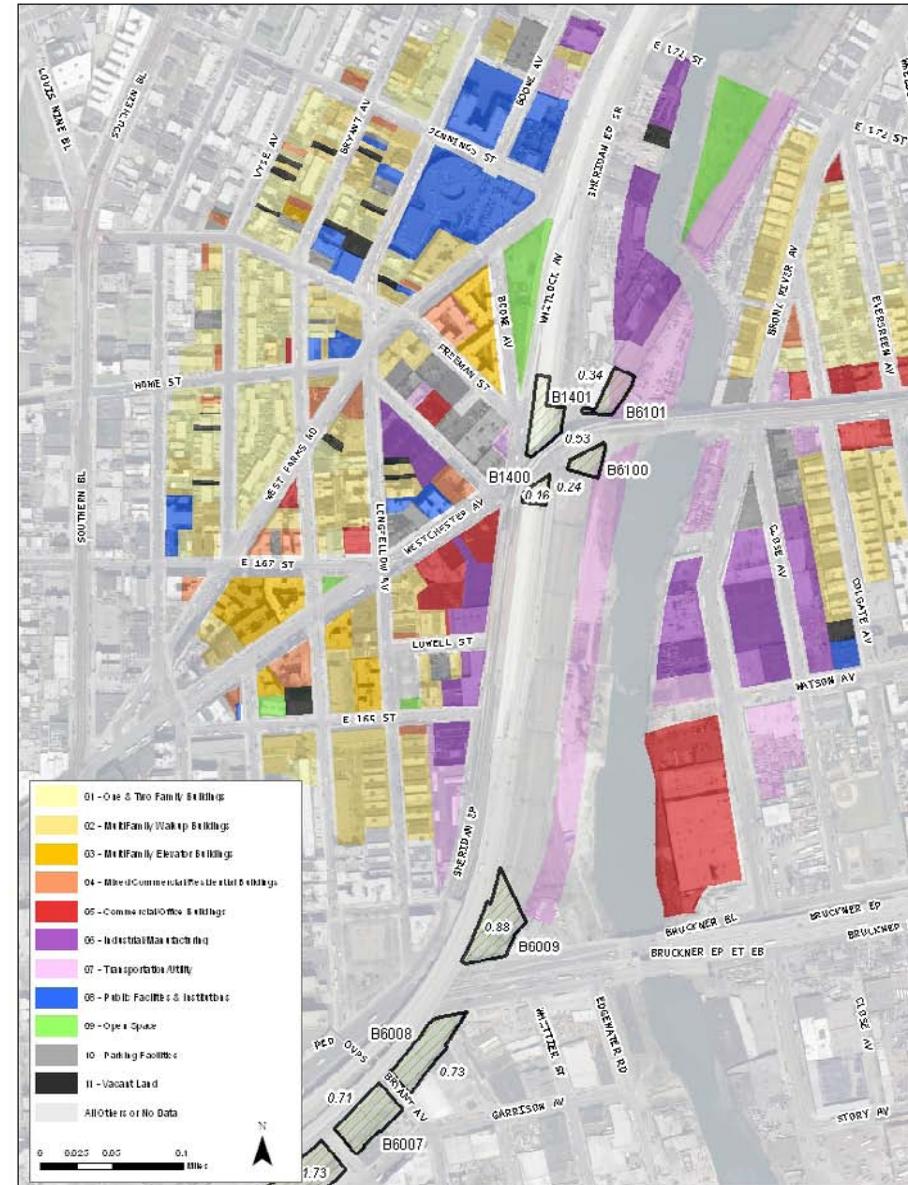
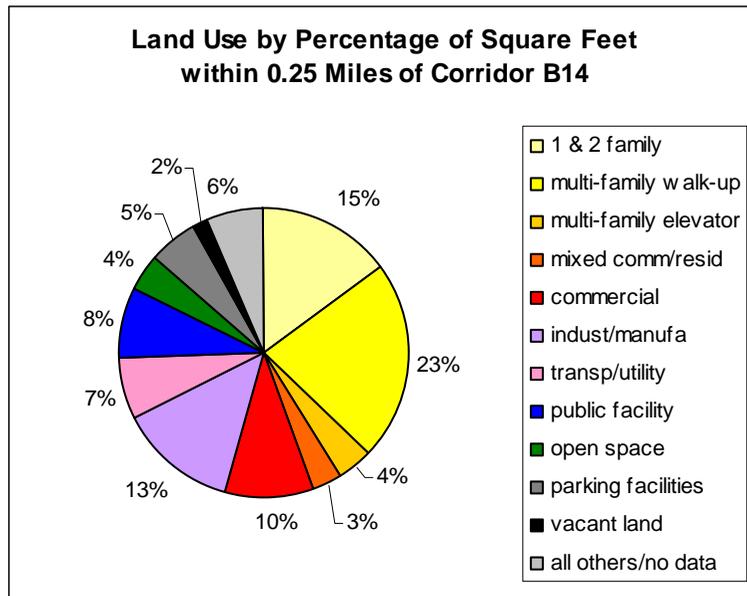
Parcel B1300, south of East Tremont Avenue, looking south towards part of Herbert Lehman High School.

B14: SHERIDAN EXPRESSWAY: NORTH AND SOUTH OF WESTCHESTER AVENUE

ZONING



LAND USE



GENERAL INFORMATION:

DESCRIPTION This corridor sits atop I-895, known here as the Sheridan Expressway. Over the past decade, this lightly-used highway has been the subject of considerable debate, as environmental and open space proponents seek to have the expressway either reduced in magnitude or demapped altogether. Therefore, the undetermined future of this roadway would impact the dimensions and potential uses of both parcels along this corridor.

Corridor B14 also can be considered in conjunction with the two parcels that make up corridor B61, the Amtrak Hell Gate Line. Corridor B61 lies about 75 feet east of corridor B14, and the four combined parcels could be considered as a cohesive unit. Both corridors B14 and B61 lie adjacent to the Whitlock Avenue station on the 6 (Pelham) Line, offering an opportunity for transit-oriented development. The area is zoned M1-1 and R7-1.

OWNERSHIP Although this corridor is part of the City's expressway system, vegetation and/or Parks property abuts the roadway at parcel B1401. Therefore, any attempt to deck over these locations would likely require parkland alienation.

The Sheridan Expressway is owned by the New York State Department of Transportation.

TOPOGRAPHY Due to variations in the surrounding topography, it appears that a deck would be above the surrounding land at the following location:

- B1400: Along the parcel's east side, adjacent to the Sheridan Expressway entrance ramp. The disparity between the deck plane and the ramp would increase heading south.

The surface land adjacent to the following parcel is on a slope, meaning that a deck on this parcel would need to be canted downward to conform to adjacent topography:

- B1401: From Whitlock Avenue down to unnamed eastern Sheridan Expressway service road.

VENTILATION No issues related to this corridor are evident.

PARCEL INFORMATION:

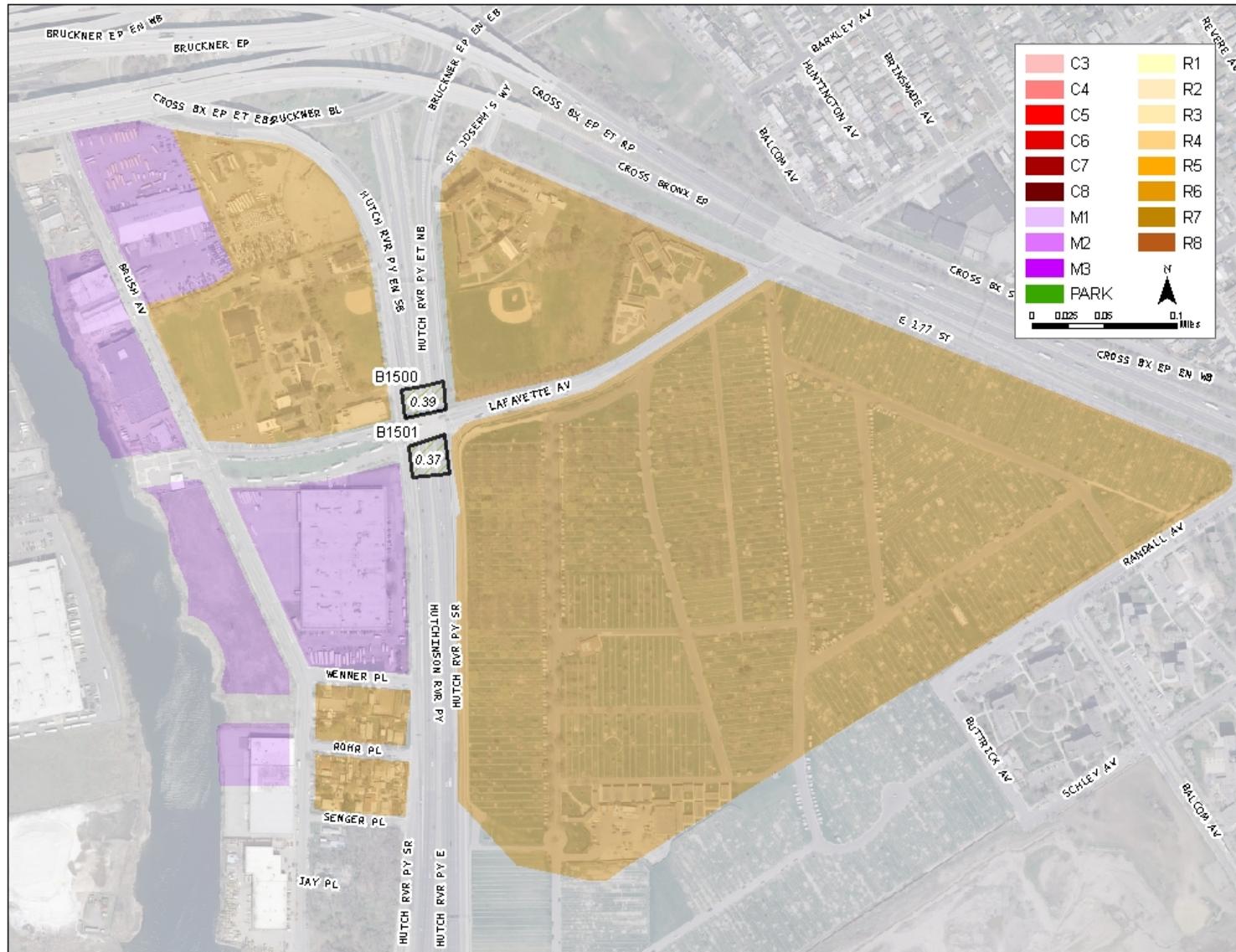
<i>Parcel Code</i>	<i>Name</i>	<i>Size (acres)</i>	<i>Existing Corridor Uses</i>	<i>Surrounding zoning</i>
B1400	Sheridan Expressway: S. of Westchester Avenue	0.16	I-895 (Sheridan Expressway)	M1-1
B1401	Sheridan Expressway: N. of Westchester Avenue	0.53	I-895 (Sheridan Expressway)	M1-1, R7-1

POTENTIAL FOR CONNECTING STREETS:

Decking over this ROW would not result in the potential for any street remapping.

Parcel B1401, looking south towards Westchester Avenue

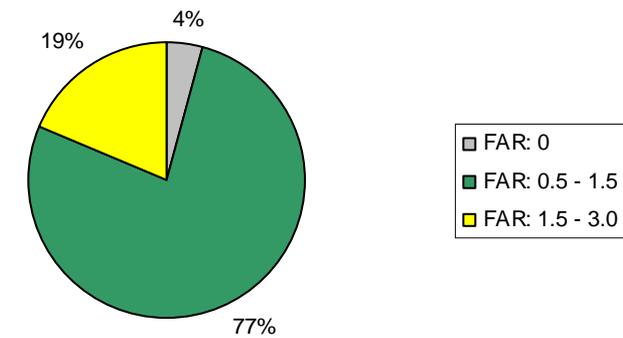




B15: HUTCHINSON RIVER PARKWAY: NORTH AND SOUTH OF LAFAYETTE AVENUE

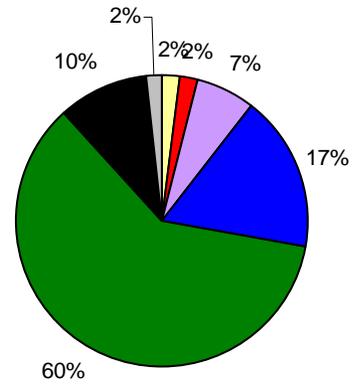
ZONING

Maximum Allowable Zoned FARs by Tax
Lot within 0.25 Miles of Corridor B15

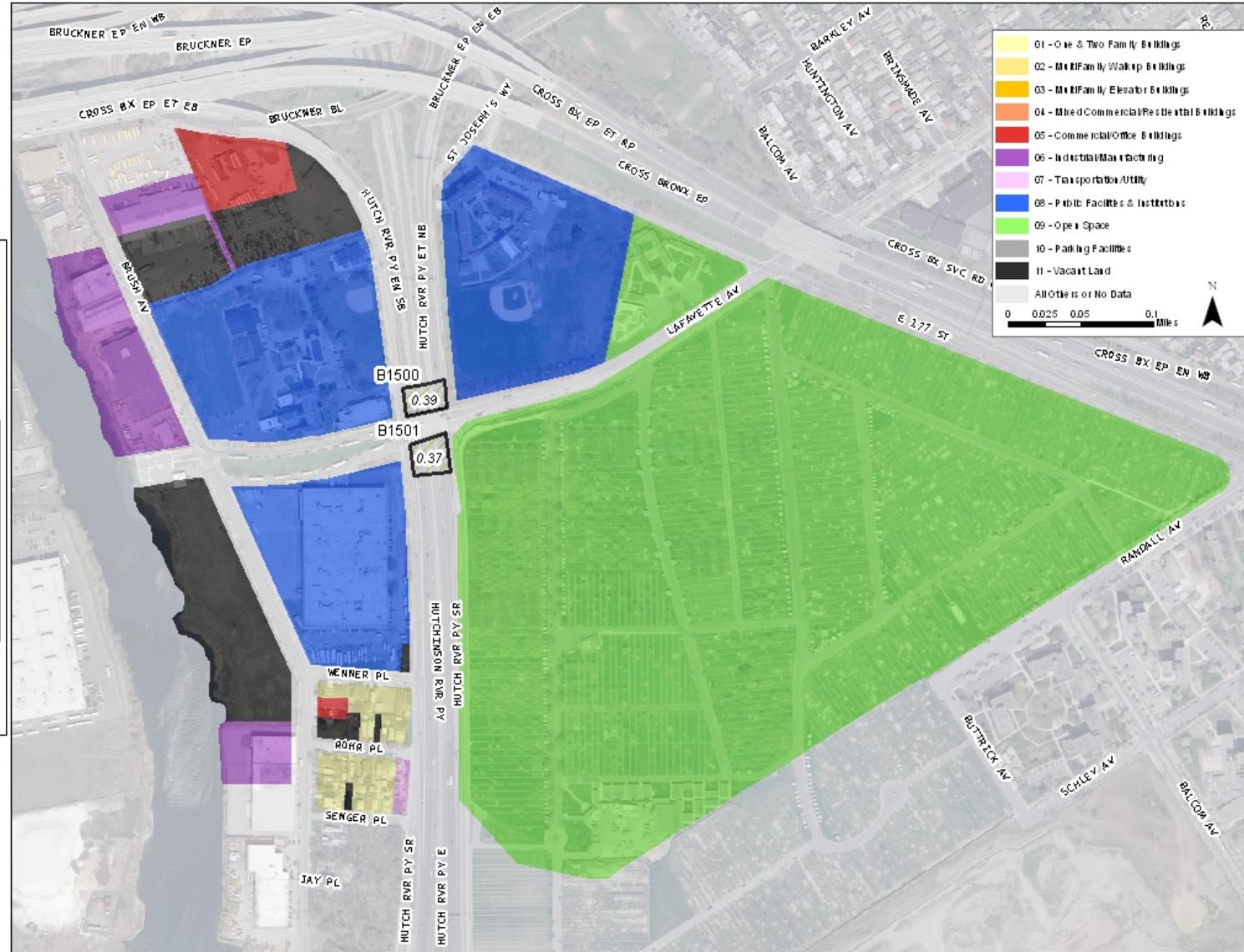


LAND USE

Land Use by Percentage of Square Feet within 0.25 Miles of Corridor B15



- 1 & 2 family
- commercial
- indust/manufa
- public facility
- open space
- vacant land
- all others/no data



GENERAL INFORMATION:

DESCRIPTION This corridor sits atop I-678, known here as the Hutchinson River Parkway. An historical quirk has allowed this brief stretch of the Hutchinson to keep its “parkway” designation while allowing trucks: Once the interstate highway system was built, the parkway segment south of the Bruckner Interchange had to be upgraded so that commercial vehicles could access the Cross Bronx and Bruckner expressways.

OWNERSHIP This section of the Hutchinson River Parkway is owned by the New York State Department of Transportation.

TOPOGRAPHY No issues related to this corridor are evident.

VENTILATION A full deck over the roadway at the following parcels or combinations of parcels would exceed 295 feet in length: B1500+B1501. A mechanical ventilation system and emergency facilities for the highway below would be needed if these parcels were to be entirely enclosed by a deck. Locations with a long history of slow-moving traffic may need mechanical facilities or emergency ventilation at shorter intervals than 295 feet. (Existing overpasses are factored into this calculation.)

PARCEL INFORMATION:

<i>Parcel Code</i>	<i>Name</i>	<i>Size (acres)</i>	<i>Existing Corridor Uses</i>	<i>Surrounding zoning</i>
B1500	Hutchinson River Parkway: S. of Lafayette Avenue	0.39	I-678 (Hutchinson River Parkway)	M1-2, R4
B1501	Hutchinson River Parkway: N. of Lafayette Avenue	0.37	I-678 (Hutchinson River Parkway)	R4

POTENTIAL FOR CONNECTING STREETS:

Decking over this ROW would not result in the potential for any street remapping.

Parcel B1500, looking south from Lafayette Avenue

