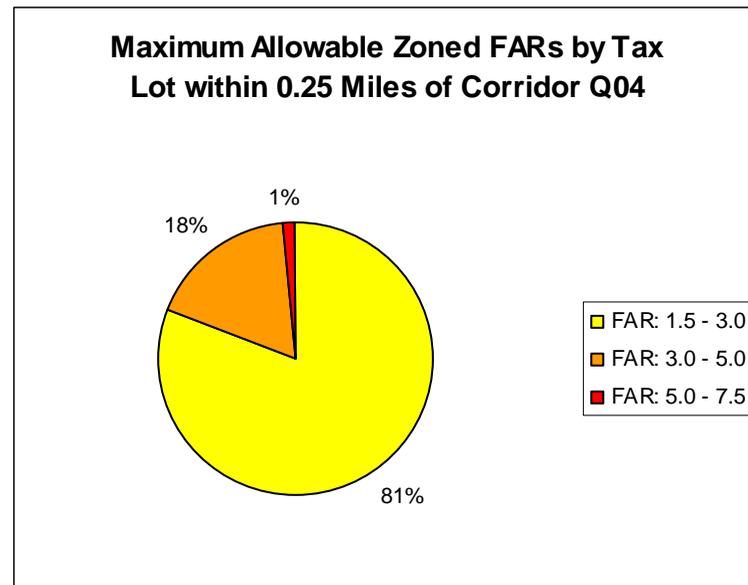
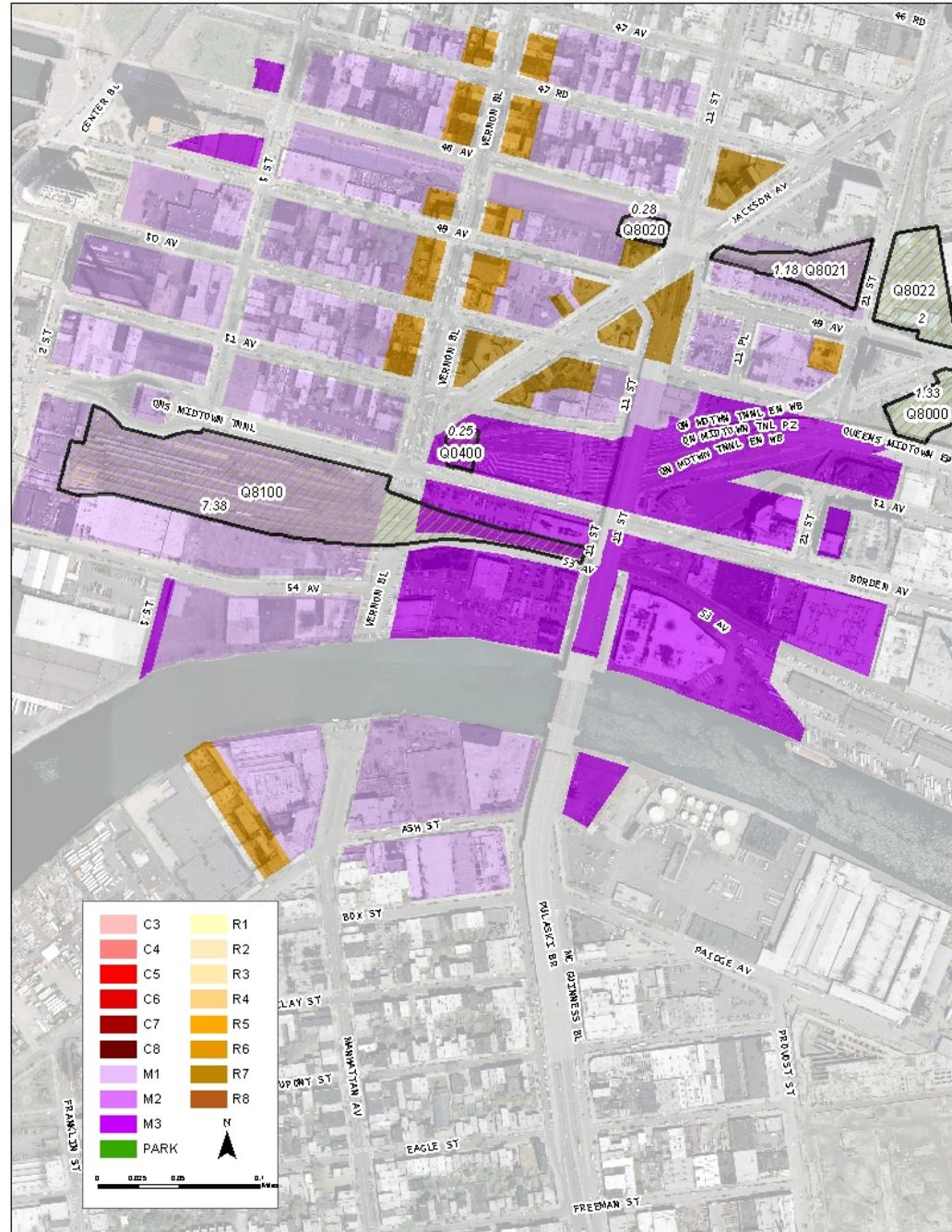
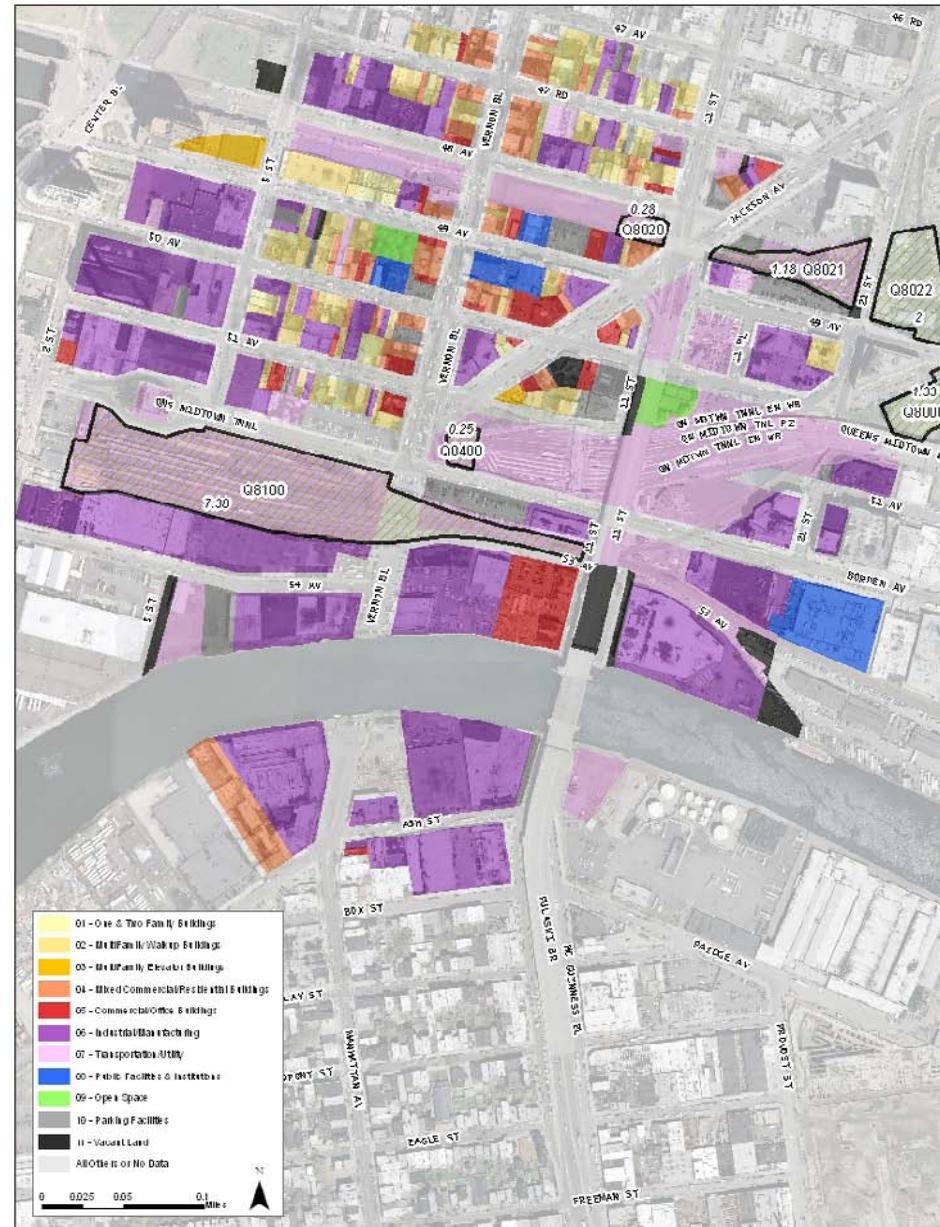
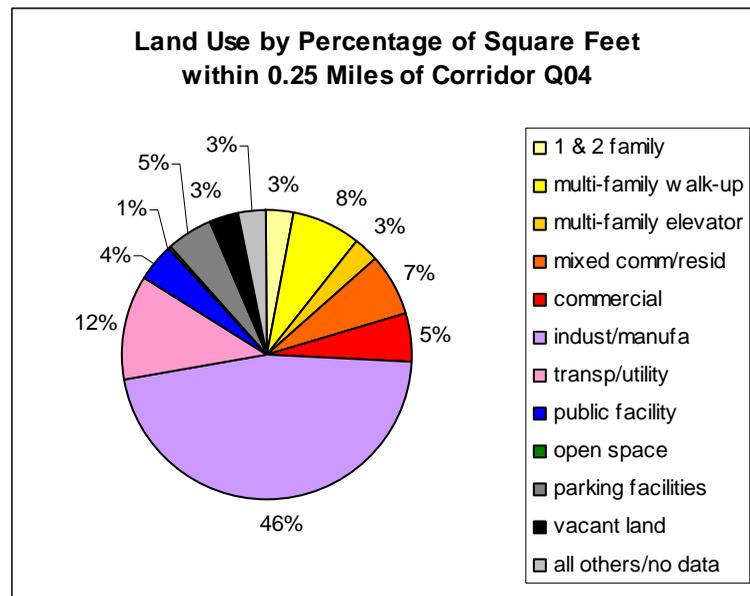


Q04: QUEENS-MIDTOWN TUNNEL: QUEENS PORTAL

ZONING



LAND USE



GENERAL INFORMATION:

DESCRIPTION This .25-acre parcel is located above the entrance to the Queens-Midtown Tunnel in Long Island City. It is located approximately 500 feet south of the Vernon Boulevard-Jackson Avenue station of the 7 (Flushing) Line. Across the street from parcel Q0400 is parcel Q8100, an LIRR facility that combines the Long Island City railroad station, which is served by five westbound trains in the AM peak and five eastbound trains in the PM peak, and a storage yard. Parcels Q0400 and Q8100 could be decked in conjunction with each other.

OWNERSHIP The tunnel is under the ownership of MTA Bridges and Tunnels

TOPOGRAPHY No issues related to this corridor are evident.

VENTILATION Since parcel Q0400 is immediately adjacent to the Queens-Midtown Tunnel itself, it should be assumed that the existing tunnel ventilation system will either be able to absorb the exhaust generated in the extra tunnel length or that the system would need retrofitting or upgrading.

PARCEL INFORMATION:

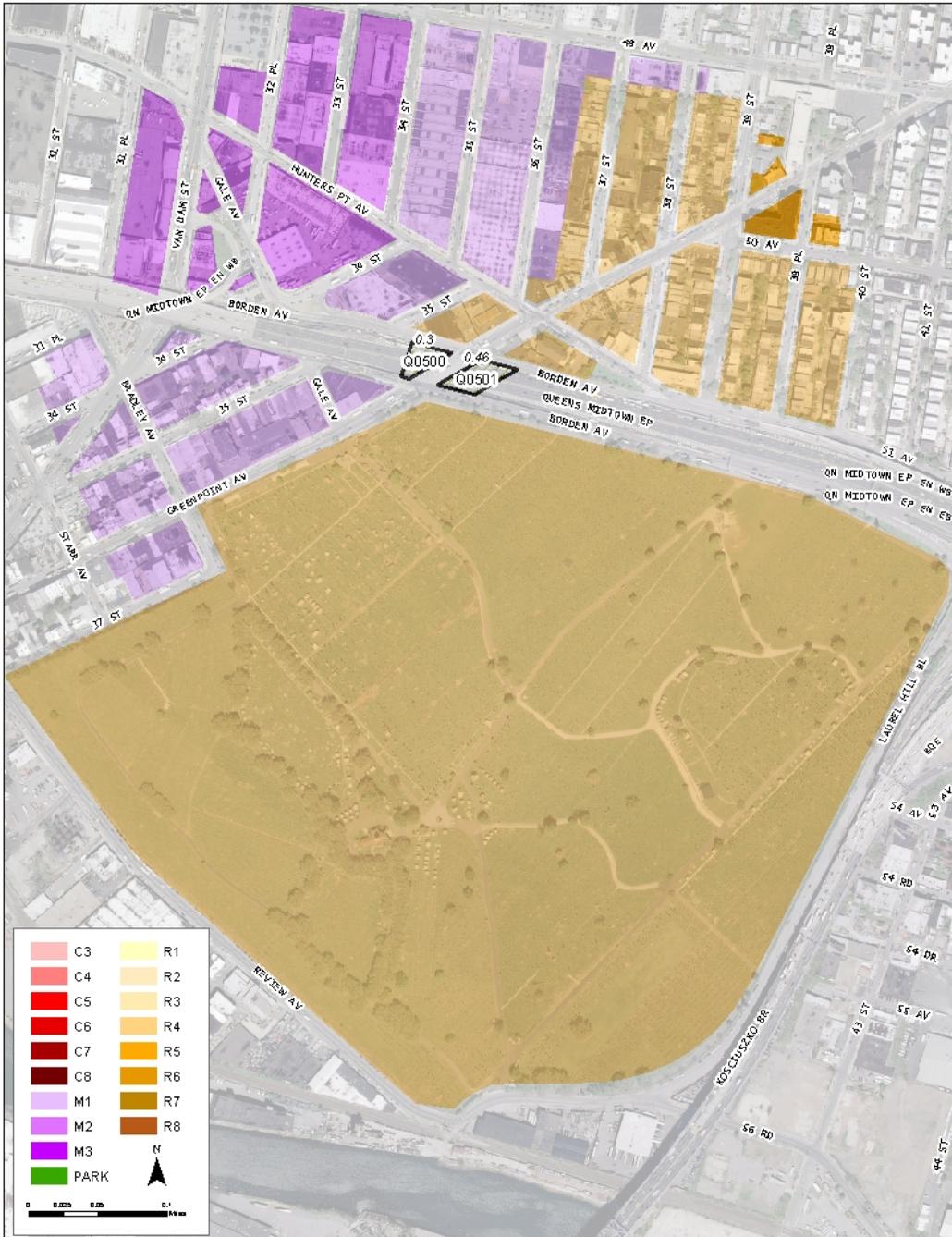
<i>Parcel Code</i>	<i>Name</i>	<i>Size (acres)</i>	<i>Existing Corridor Uses</i>	<i>Surrounding zoning</i>
Q0400	Queens-Midtown Tunnel portal: E. of Vernon Avenue/Jackson Avenue	0.25	Queens-Midtown Tunnel portal	M3-2

POTENTIAL FOR CONNECTING STREETS:

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

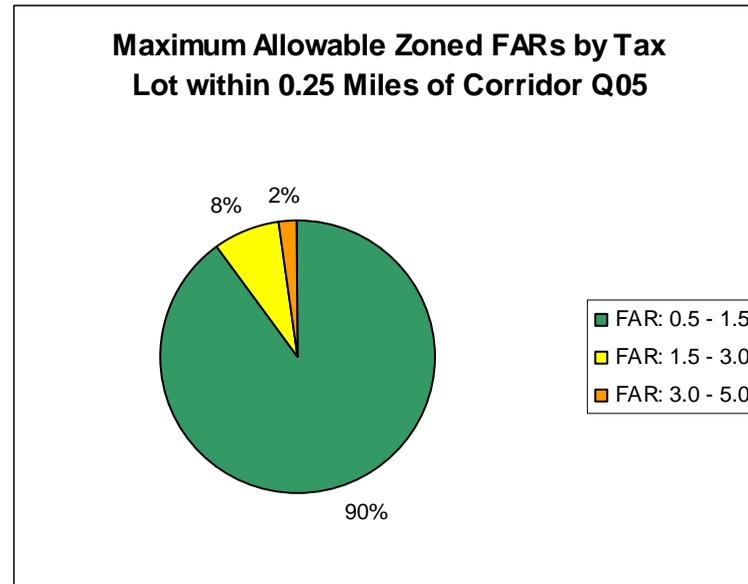


Parcel Q0400 looking west from 51st Avenue towards Vernon Boulevard/Jackson Avenue and the tunnel portal.



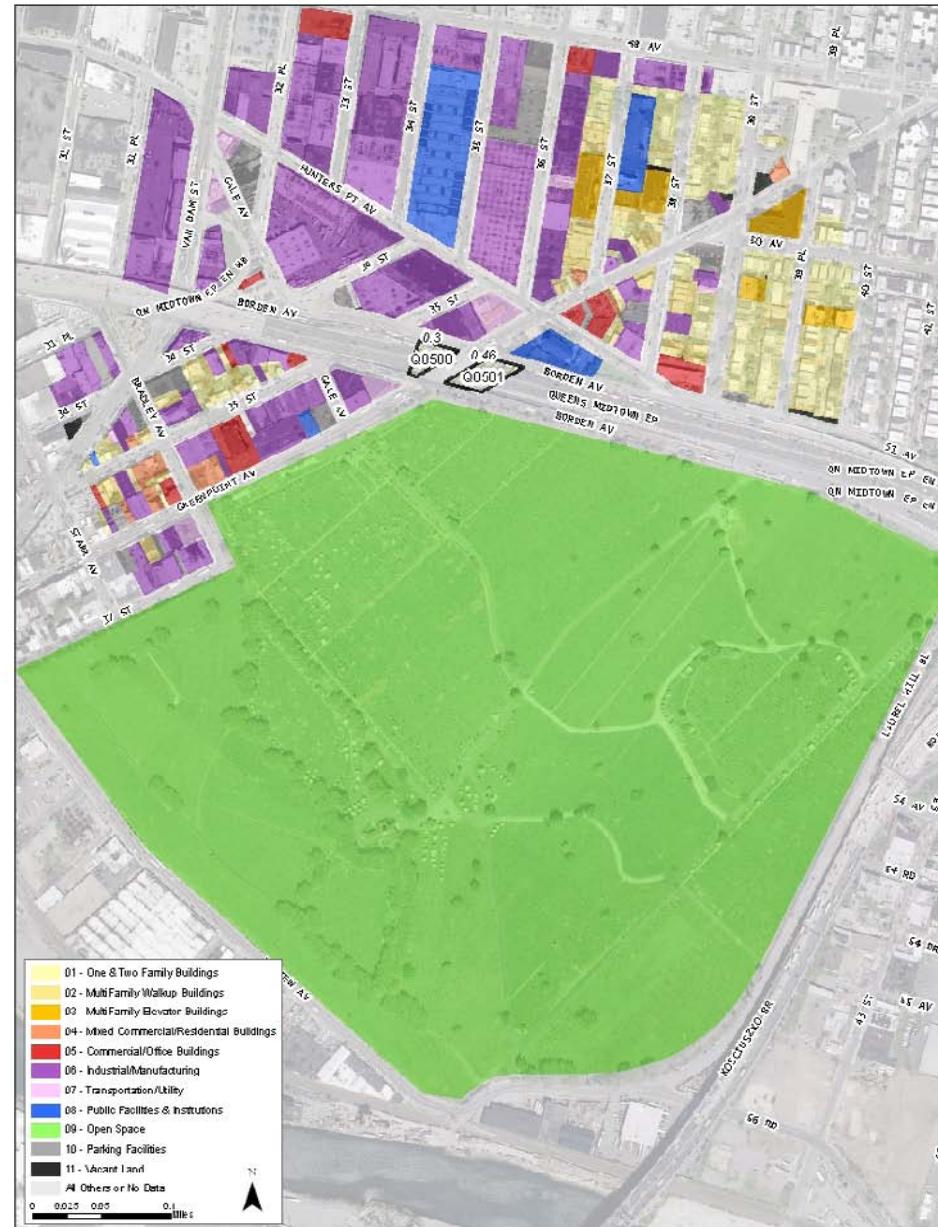
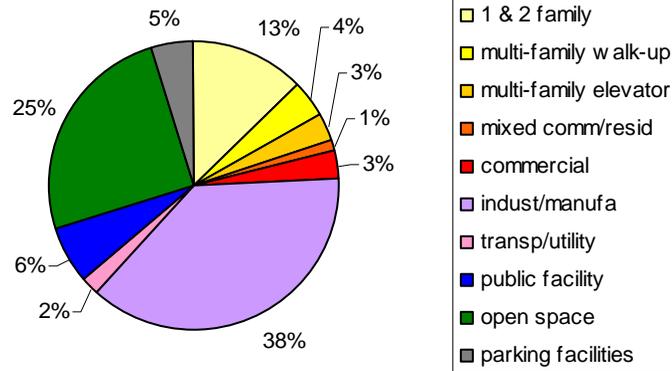
Q05: LONG ISLAND EXPRESSWAY: WEST AND EAST OF GREENPOINT AVENUE

ZONING



LAND USE

Land Use by Percentage of Square Feet within 0.25 Miles of Corridor Q05



GENERAL INFORMATION:

DESCRIPTION This pair of parcels lies over a section of the I-495 once known as the Queens-Midtown Expressway, an early segment of the expressway that has since been subsumed into the longer LIE. These two parcels, Q0500 and Q0501, are located in a M1-1-zoned corridor immediately north of Calvary Cemetery and just over half a mile northeast of Newtown Creek and the Brooklyn borough border. Decking these two parcels would restore visual continuity along Greenpoint Avenue, connecting the Blissville and Sunnyside neighborhoods.

OWNERSHIP Ownership of this section of expressway is uncertain. NYSDOT's Over Size/Over Weight Vehicle Pre-Screening Tool, an interactive web application on the NYSDOT website, has a mapable layer showing "unbuilt arterials," meaning that it has not yet been rebuilt to current state/federal standards by the department, and thus remains City-owned. This section of highway appeared in that layer in 2007.

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

- Q0500: Along the parcel's northern edge, except for the approximately 40 easternmost feet closest to Greenpoint Avenue.

VENTILATION A full deck over both parcels above the roadway at would exceed 295 feet in length. 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>
Q0500	I-495: W. of Greenpoint Avenue	0.30	I-495 (Long Island Expressway)	M1-1
Q0501	I-495: E. of Greenpoint Avenue	0.46	I-495 (Long Island Expressway)	R4

POTENTIAL FOR CONNECTING STREETS:

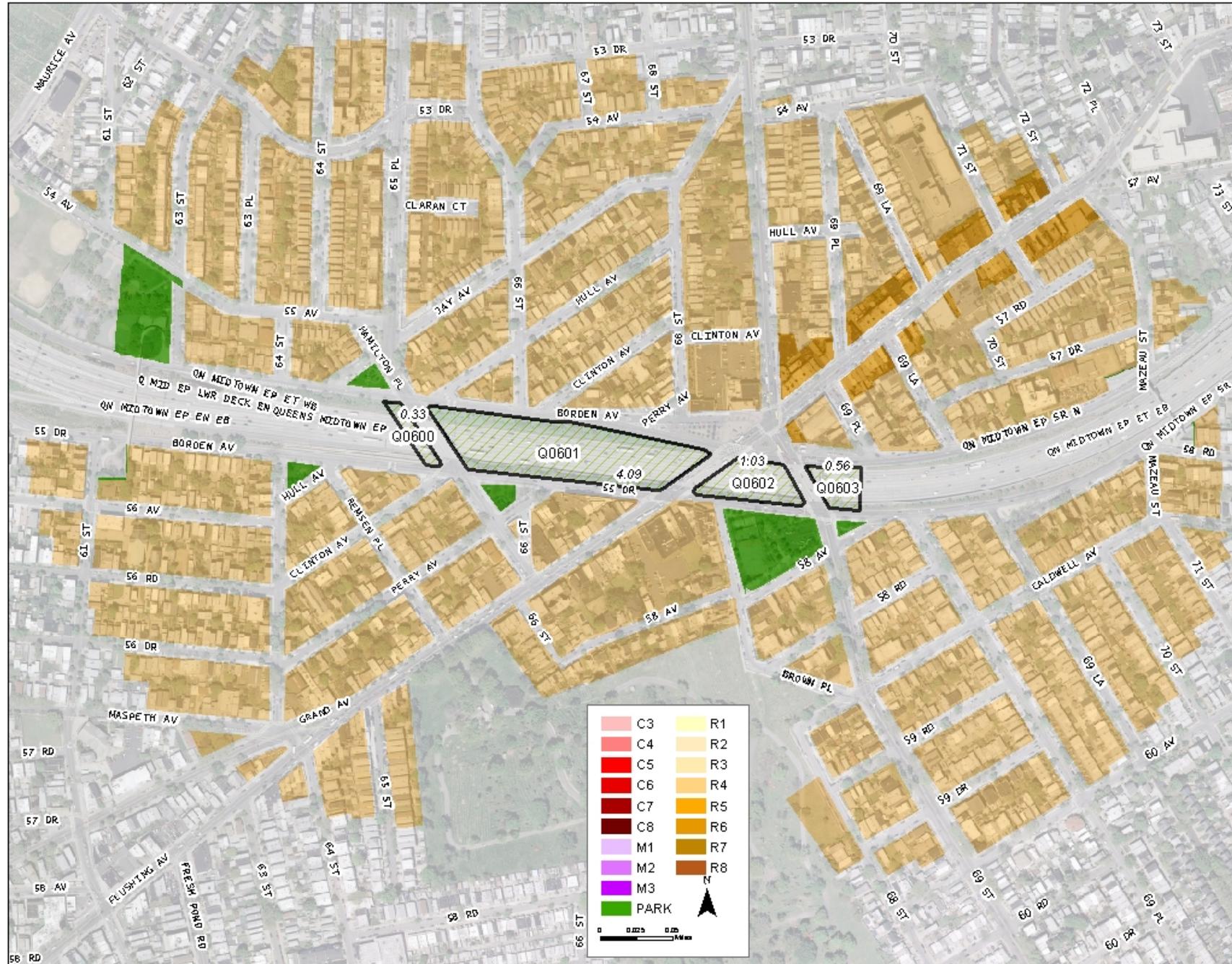
Decking over this ROW would not result in the potential for any street remapping.



Parcel Q0501, east of Greenpoint Avenue, looking northwest from Borden Avenue

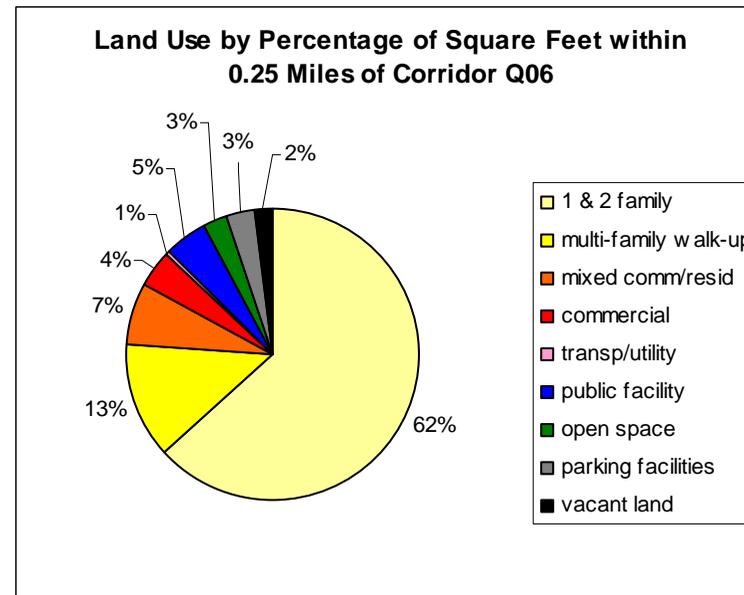
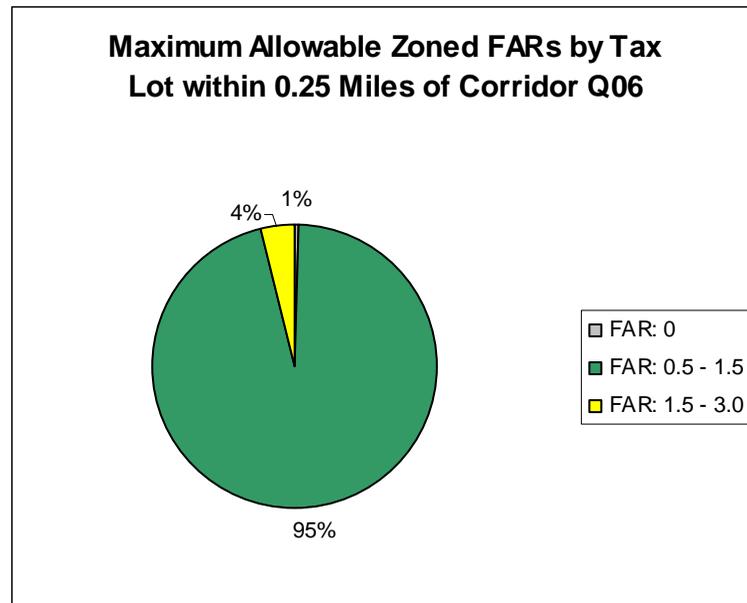
**Q06:
LONG ISLAND
EXPRESSWAY:
WEST OF
HAMILTON
PLACE-EAST
OF 69TH STREET**

ZONING



LAND USE





GENERAL INFORMATION:

DESCRIPTION Measuring just under a third of a mile long, this quartet of parcels over I-495 is located in the commercial center of Maspeth, at the confluence of Grand Avenue and 69th Street. The expressway cuts through the adjacent street grid at an odd angle.

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

Further PLUTO records are unavailable for these parcels. Ownership of this section of expressway is uncertain. NYSDOT’s Over Size/Over Weight Vehicle Pre-Screening Tool, an interactive web application on the NYSDOT website, has a mapable layer showing “unbuilt arterials,” meaning that it has not yet been rebuilt to current state/federal standards by the department, and thus remains City-owned. This section of highway appeared in that layer in 2007.

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

- Q0601: Along the parcel’s southern edge, from approximately 150 feet east of Hamilton Place to approximately 250 feet west of Grand Avenue.

VENTILATION A full deck over the roadway at the following parcels or combinations of parcels would exceed 295 feet in length: Q0601, Q0602, or any consecutive combination of two, three or four parcels along this corridor. 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>
Q0600	I-495: W. of Hamilton Place	0.33	I-495 (Long Island Expressway)	R4, R4-1
Q0601	I-495: Hamilton Place-Grand Avenue	4.09	I-495 (Long Island Expressway)	C1-2, C2-2, R4, R4-1
Q0602	I-495: Grand Avenue-69th Street	1.03	I-495 (Long Island Expressway)	C1-2, R4, R4-1 (R6B adj.)
Q0603	I-495: E. of 69th Street	0.56	I-495 (Long Island Expressway)	R4, R4-1



Parcel Q0602 looking east from Grand Avenue towards 69th Street.

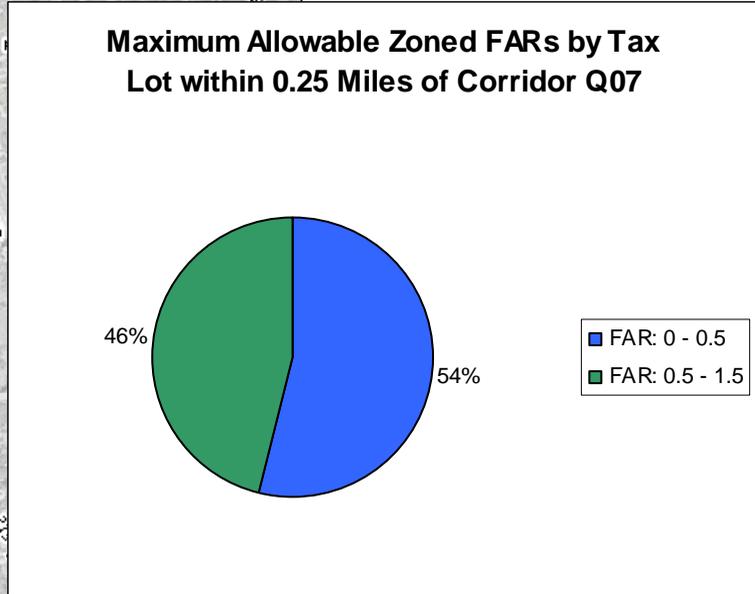
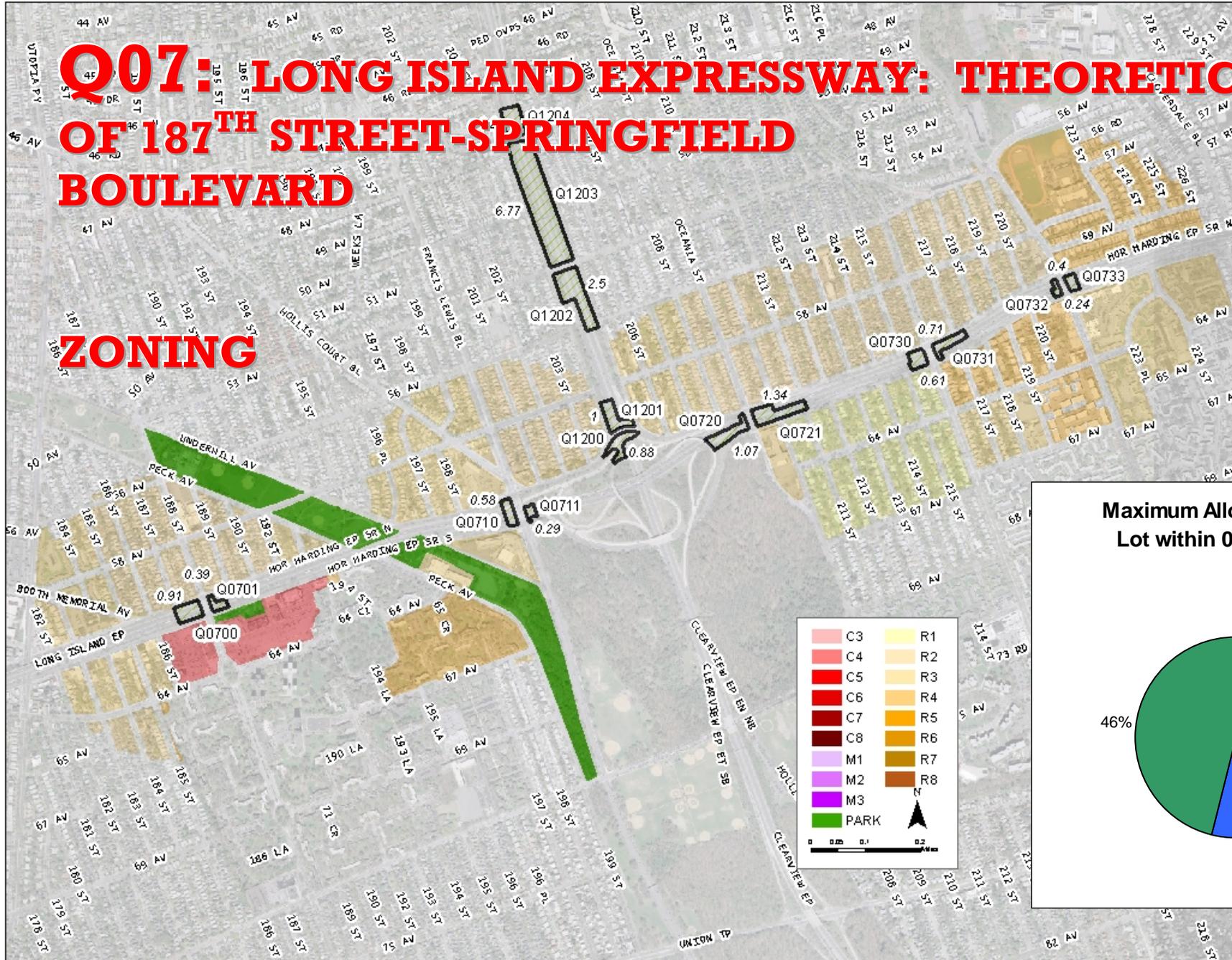
POTENTIAL FOR CONNECTING STREETS:

Clinton Avenue; minor extension of 66th Street from N.;
68th Street (connecting to Brown Place in Q0602)

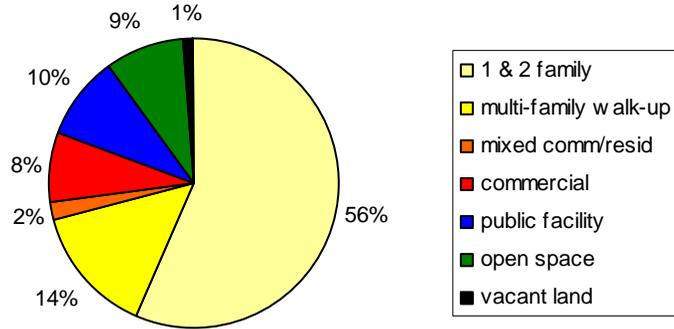


Q07: LONG ISLAND EXPRESSWAY: THEORETICAL EXTENSION OF 187TH STREET-SPRINGFIELD BOULEVARD

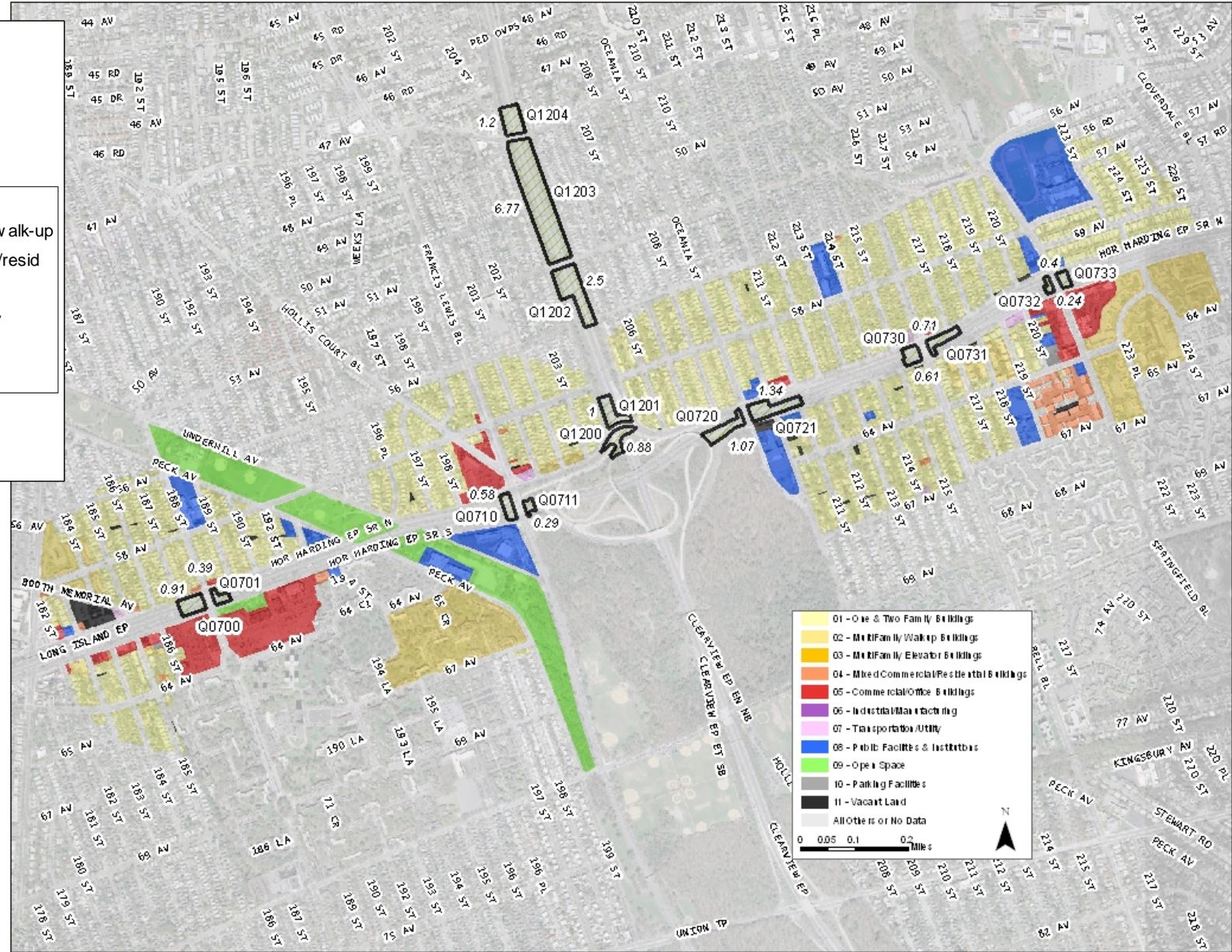
ZONING



Land Use by Percentage of Square Feet within 0.25 Miles of Corridor Q07



LAND USE



GENERAL INFORMATION:

DESCRIPTION These five pairs of parcels over I-495 which comprise this corridor are widely spaced across one and three-quarters of a mile, spanning Fresh Meadows and Oakland Gardens. The parcels straddle 188th Street, Francis Lewis Boulevard, Oceania Street, Bell Boulevard and Springfield Boulevard. Decking these parcels would restore visual continuity along the only streets that cross the expressway through this part of Queens.

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

Further PLUTO records are unavailable for these parcels. Ownership of this section of expressway is uncertain. NYSDOT's Over Size/Over Weight Vehicle Pre-Screening Tool, an interactive web application on the NYSDOT website, has a mapable layer showing "unbuilt arterials," meaning that it has not yet been rebuilt to current state/federal standards by the department, and thus remains City-owned. This section of highway appeared in that layer in 2007.

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

- Q0731: Along the parcel's northern edge, from approximately 200 feet east of Bell Boulevard east to the parcel limit.

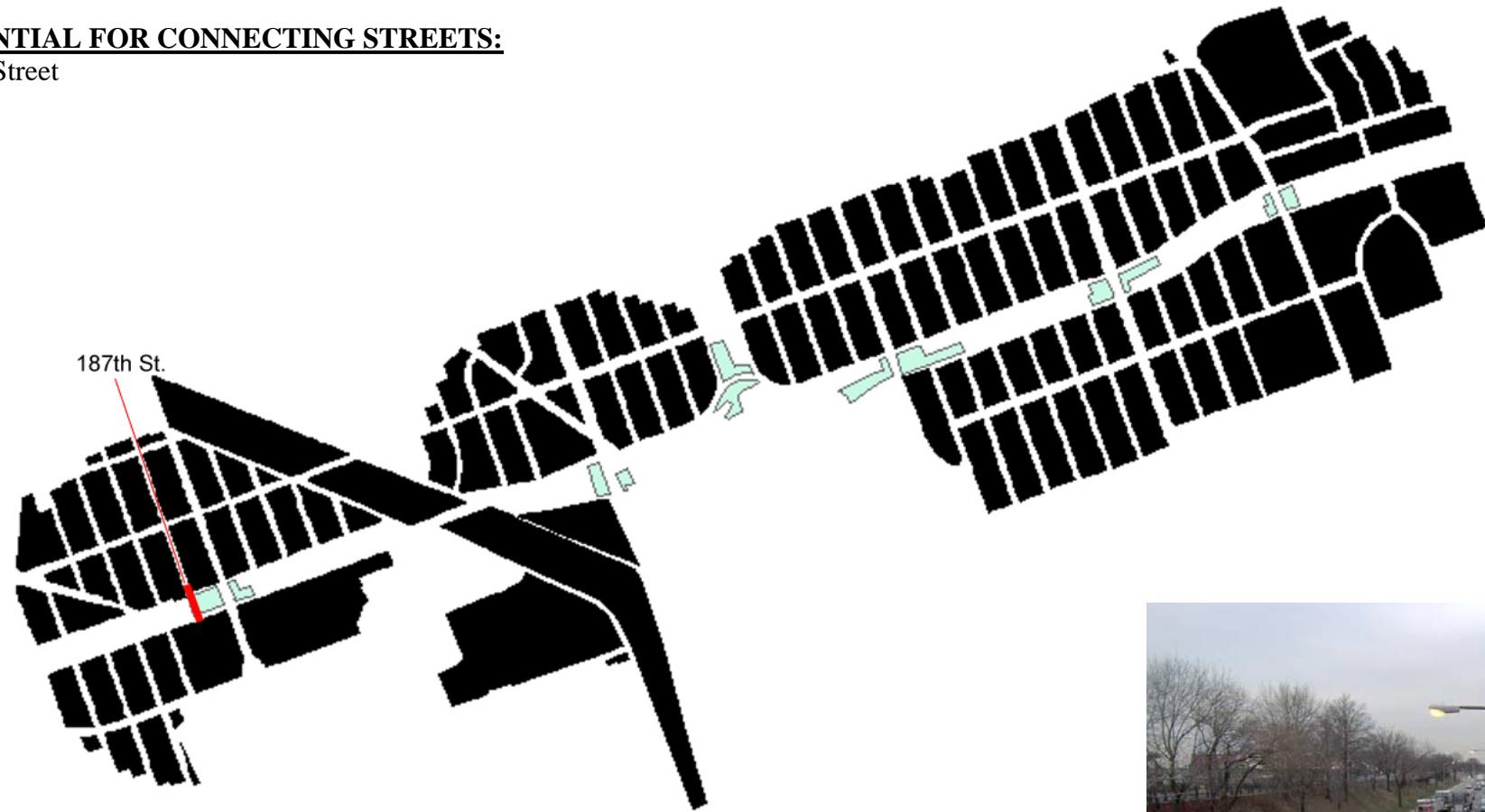
VENTILATION A full deck over the roadway at the following parcels or combinations of parcels would exceed 295 feet in length: Q0700, Q0700+Q0701, Q0710+Q0711, Q0720 (eastbound lanes only), Q0721 (eastbound lanes only), Q0720+Q0721, Q0731 (westbound lanes only), Q0730+Q0731. A mechanical ventilation system and emergency facilities for the highway below would be needed if these parcels were to be entirely enclosed by a deck, since such decking 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:

Parcel Code	Name	Size (acres)	Existing Corridor Uses	Surrounding zoning
Q0700	I-495: theoretical extension of 187th Street-188th Street	0.91	I-495 (Long Island Expressway)	R3-2 (R2, C4-2 adj.)
Q0701	I-495: E. of 188th Street	0.39	I-495 (Long Island Expressway)	R3-2 (R2 adj.)
Q0710	I-495: W. of Francis Lewis Boulevard	0.58	I-495 (Long Island Expressway)	C1-2, R3-2
Q0711	I-495: E. of Francis Lewis Boulevard	0.29	I-495 (Long Island Expressway)	C1-2, R3-2
Q0720	I-495: W. of Oceania Street	1.07	I-495 (Long Island Expressway)	R3-2
Q0721	I-495: E. of Oceania Street	1.34	I-495 (Long Island Expressway)	R2A
Q0730	I-495: W. of Bell Boulevard	0.61	I-495 (Long Island Expressway)	C1-2, R2A
Q0731	I-495: E. of Bell Boulevard	0.71	I-495 (Long Island Expressway)	C1-2, R2A (R4 adj.)
Q0732	I-495: W. of Springfield Boulevard	0.24	I-495 (Long Island Expressway)	C1-2, R2A (R4 adj.)
Q0733	I-495: E. of Springfield Boulevard	0.40	I-495 (Long Island Expressway)	C1-2, R3-2, R4

POTENTIAL FOR CONNECTING STREETS:

187th Street



Parcel Q0700 looking west from
188th Street.