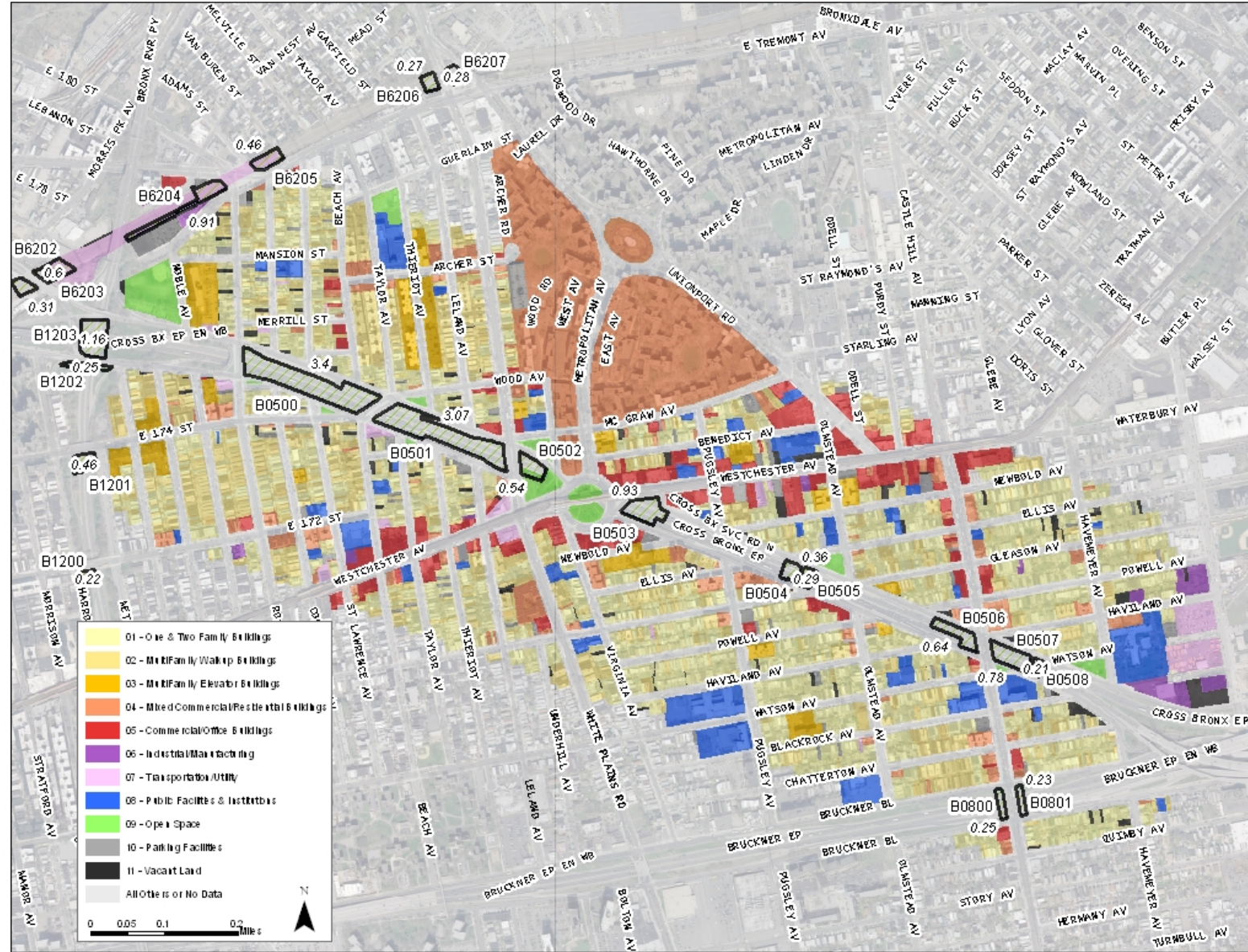
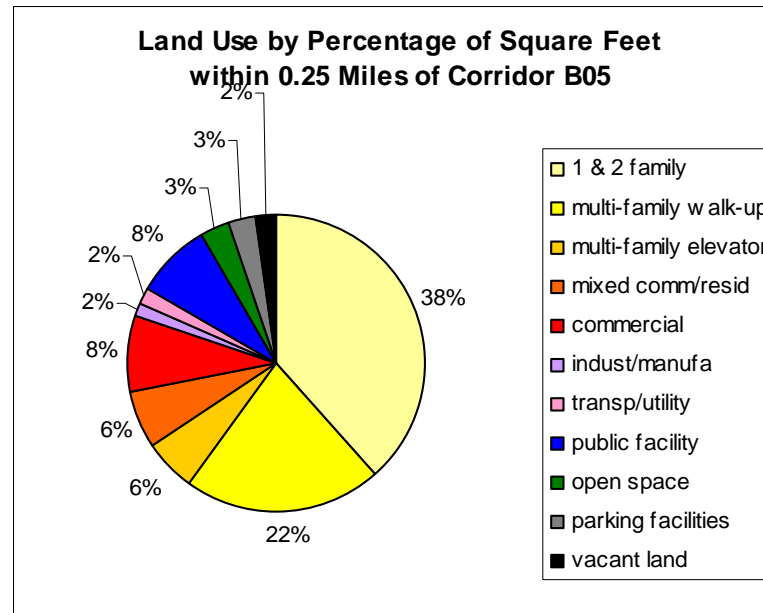
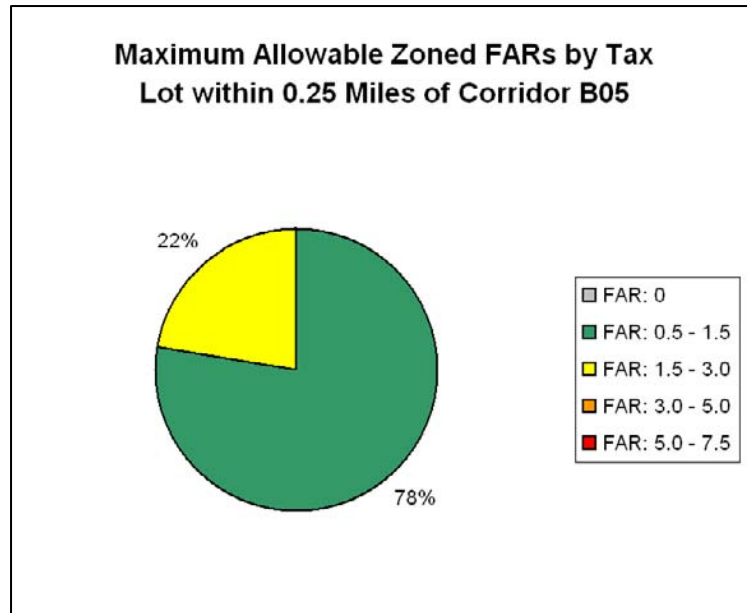


**B05:
CROSS BRONX
EXPRESSWAY
(EAST):
ROSEDALE
AVENUE-EAST
OF WATSON
AVENUE
PEDESTRIAN
OVERPASS

ZONING**

LAND USE





GENERAL INFORMATION:

DESCRIPTION This corridor sits atop I-95, known here as the Cross Bronx Expressway. The corridor skims the southern edge of Parkchester, passing under Grant Circle. The flatter, more uniform terrain of the eastern Bronx is evident here. Potential exists here for transit-oriented development, especially upon parcels B0502 and B0503. The 6 (Pelham) Line express station at Parkchester lies between these two parcels.

OWNERSHIP DCP’s Primary Land Use Tax Lot Output (PLUTO) database indicates that the Department of Parks and Recreation has partial or complete ownership of the parcels along this corridor. In addition, although this corridor is part of the City’s expressway system, vegetation and/or Parks property abuts the roadway at parcels B0500, B0501, B0502 and B0503. Therefore, any attempt to deck over these locations would likely require parkland alienation.

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

- B0500: Along the parcel’s southern side, from Commonwealth Avenue to east of St. Lawrence Avenue, but particularly at the point St. Lawrence Avenue meets the Cross Bronx Expressway.

Exposed rock was noted in the right-of-way of parcels B0500, B0501 and B0502, which could affect deck construction.

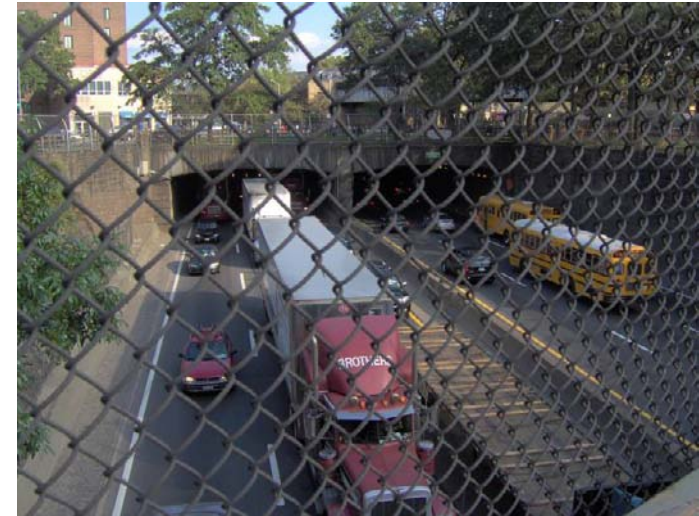
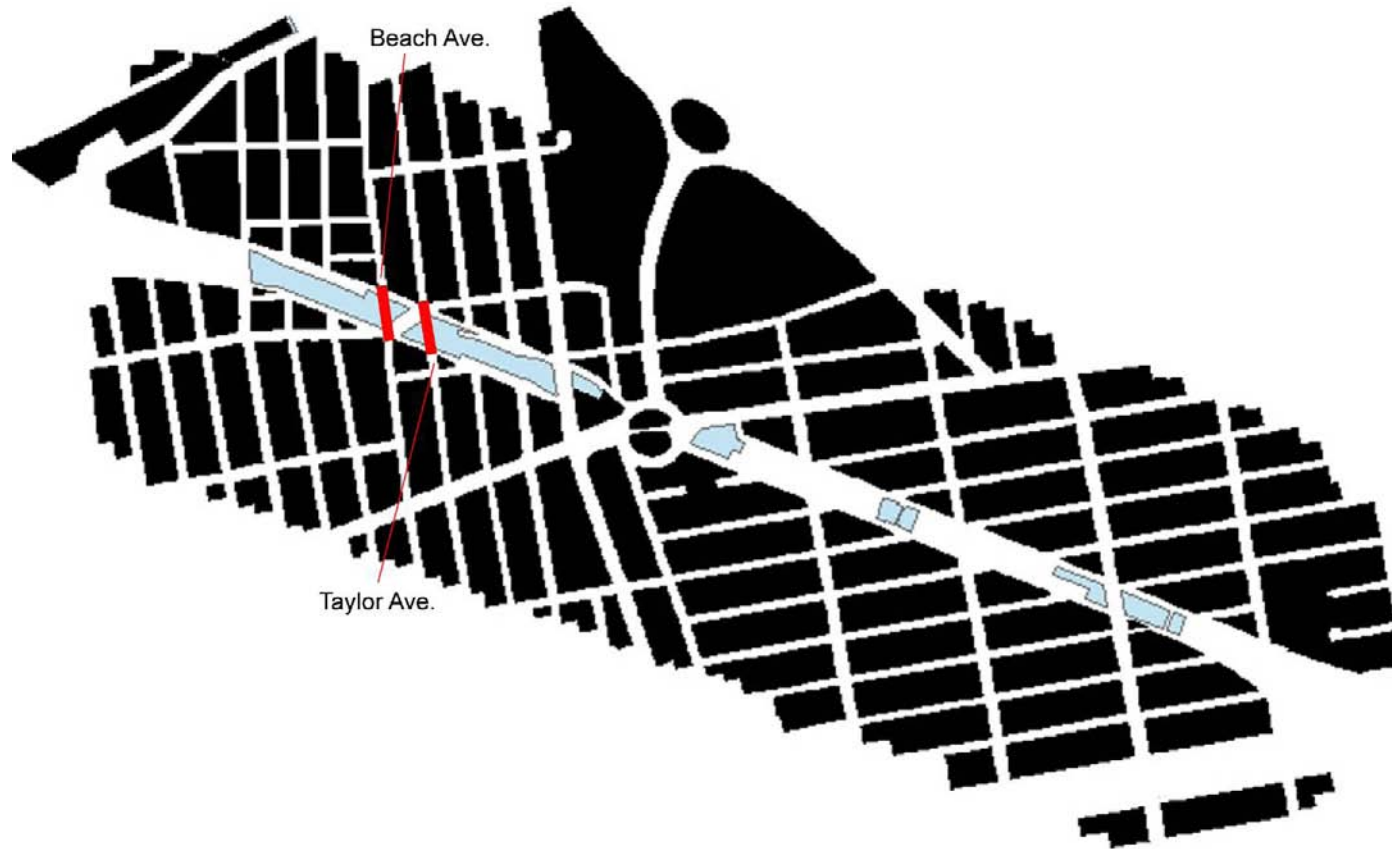
VENTILATION Since the Cross-Bronx Expressway has a long and well-known history of chronic congestion, the piston motion generated by free-flowing traffic would not normally recirculate the air through even a short tunnel segment created by a deck. Therefore, it would be reasonable to assume that decking any portion of this corridor will require ventilation and emergency facilities.

PARCEL INFORMATION:

| <i>Parcel Code</i> | <i>Name</i> | <i>Size (acres)</i> | <i>Existing Corridor Uses</i> | <i>Surrounding zoning</i> |
|---------------------------|---|----------------------------|--------------------------------------|----------------------------------|
| B0500 | I-95: Rosedale Avenue-East 174th Street/Wood Avenue | 3.40 | I-95 (Cross Bronx Expressway) | R5 |
| B0501 | I-95: East 174th Street/Wood Avenue-White Plains Road | 3.07 | I-95 (Cross Bronx Expressway) | C2-2, R5, R6 |
| B0502 | I-95: E. of White Plains Road | 0.54 | I-95 (Cross Bronx Expressway) | R5, R6, SPD-PC |
| B0503 | I-95: E. of Grant Circle | 0.93 | I-95 (Cross Bronx Expressway) | C1-2, C2-2, R6 |
| B0504 | I-95: W. of Ellis Avenue/Gleason Avenue pedestrian overpass | 0.36 | I-95 (Cross Bronx Expressway) | R5 |
| B0505 | I-95: E. of Ellis Avenue/Gleason Avenue pedestrian overpass | 0.29 | I-95 (Cross Bronx Expressway) | C2-2, R5 |
| B0506 | I-95: W. of Castle Hill Avenue | 0.64 | I-95 (Cross Bronx Expressway) | C2-2, R5 |
| B0507 | I-95: Castle Hill Avenue-Watson Avenue pedestrian overpass | 0.78 | I-95 (Cross Bronx Expressway) | R5 |
| B0508 | I-95: E. of Watson Avenue pedestrian overpass | 0.21 | I-95 (Cross Bronx Expressway) | R5 |

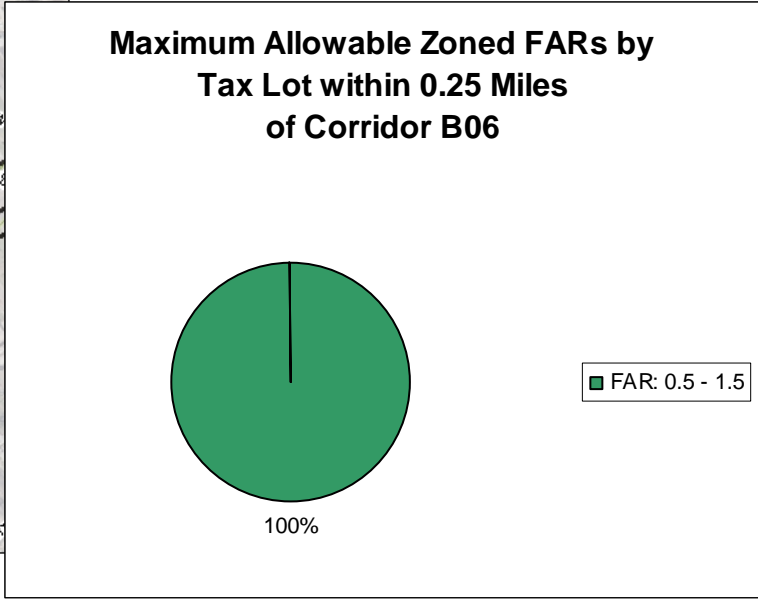
POTENTIAL FOR CONNECTING STREETS:

Taylor Avenue; Beach Avenue.

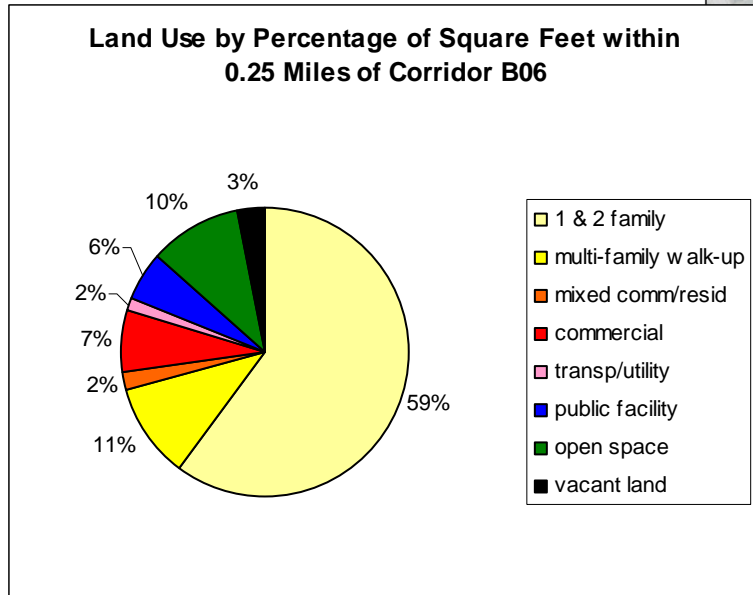


Parcel B0502, looking east from White Plains Road towards Grant Circle

B06: BRUCKNER EXPRESSWAY: WEST OF EAST TREMONT AVENUE-EAST OF CROSBY AVENUE/LOGAN AVENUE ZONING



LAND USE



GENERAL INFORMATION:

DESCRIPTION This corridor sits atop I-95, known here as the Bruckner Expressway. Located in the Middletown/Schuylerville neighborhoods of the Bronx, it bisects a modest commercial district of C1-2 and C2-2 zoned overlays.

OWNERSHIP NYSDOT

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

- B0600: Along the parcel’s northern and southern edges.

VENTILATION Lastly, some of the parcels in the B06 corridor exceed 295 feet in length, thus 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.

These parcels are: B0601, B0600+B0601

PARCEL INFORMATION:

| <i>Parcel Code</i> | <i>Name</i> | <i>Size (acres)</i> | <i>Existing Corridor Uses</i> | <i>Surrounding zoning</i> |
|---------------------------|--|----------------------------|--------------------------------------|----------------------------------|
| B0600 | I-95: W. of East Tremont Avenue | 0.08 | I-95 (Bruckner Expressway) | C1-2, C2-2, R4A |
| B0601 | I-95: East Tremont Avenue-Crosby Avenue/Logan Avenue | 1.34 | I-95 (Bruckner Expressway) | C1-2, C2-2, R3A, R4A |
| B0602 | I-95: E. of Crosby Avenue/Logan Avenue | 0.04 | I-95 (Bruckner Expressway) | R3A, R4, R4A |

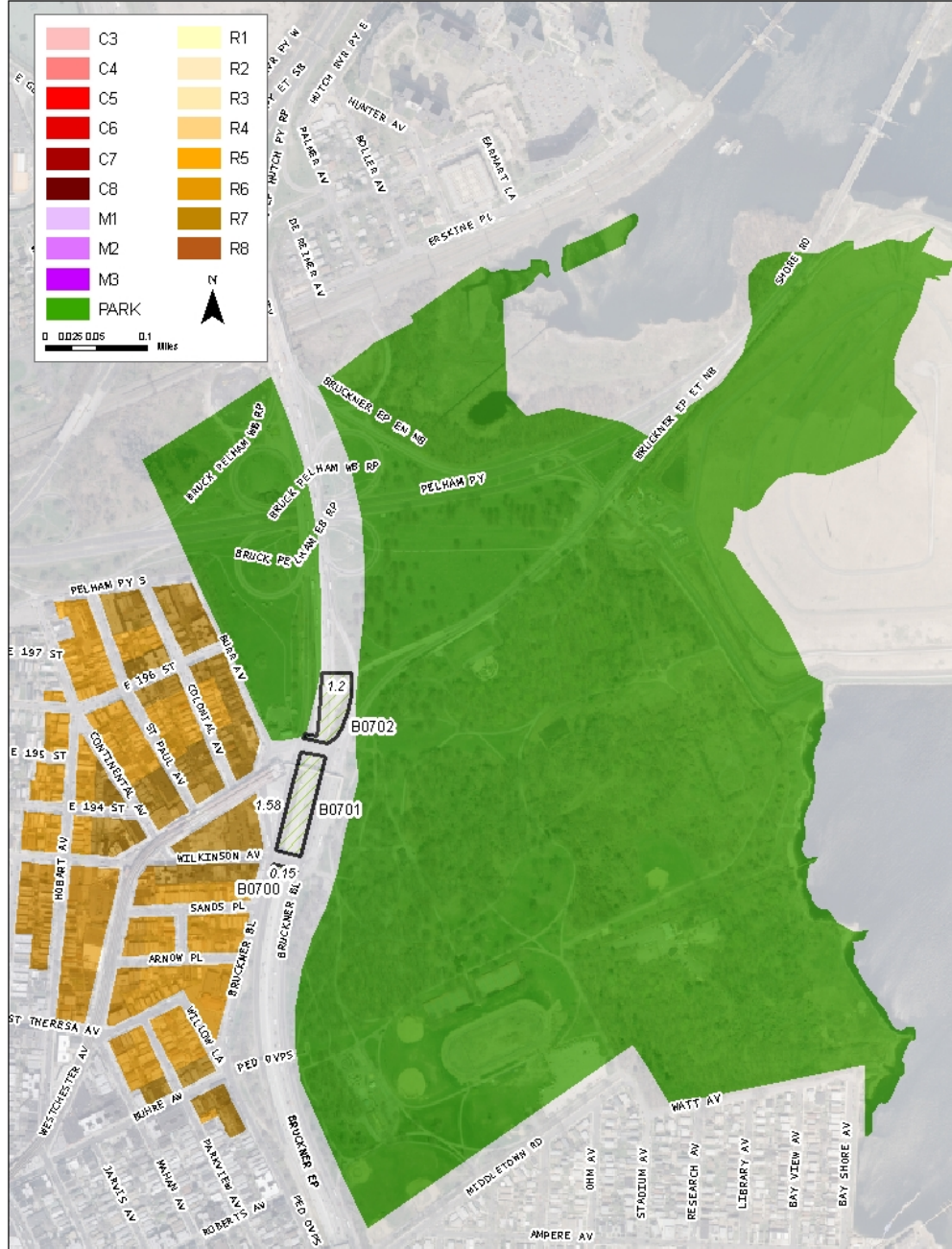
POTENTIAL FOR CONNECTING STREETS:

Edison Avenue.



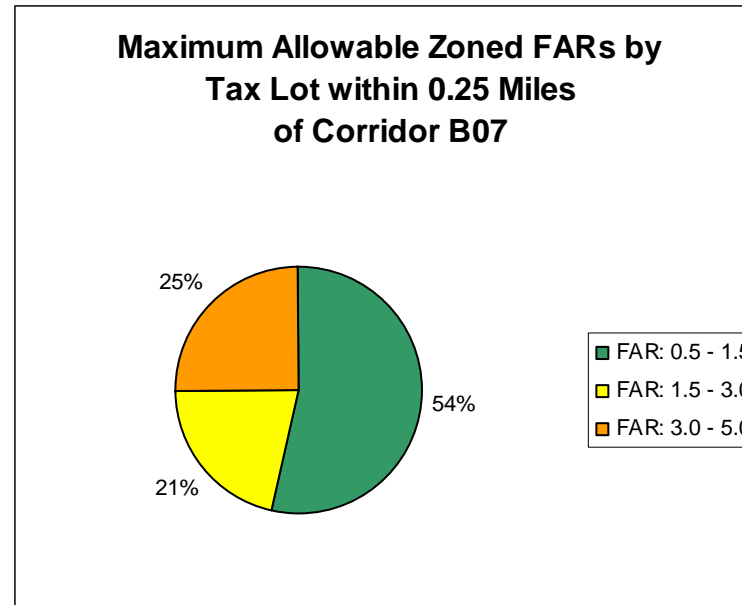
Parcel B0601 looking west from Crosby Avenue/Logan Avenue towards East Tremont Avenue





B07: BRUCKNER EXPRESSWAY: SOUTH OF WILKINSON AVENUE- NORTH OF WESTCHESTER AVENUE

ZONING



GENERAL INFORMATION:

DESCRIPTION This corridor sits atop I-95, known here as the Bruckner Expressway. Immediately adjacent to both the final stop of the 6 (Pelham) subway line and Pelham Bay Park, this corridor is ideally suited for high-density transit-oriented development (it is zoned R7-1 and an overpass between the subway terminal and the park crosses parcel B0701). However upzoning would likely result in taller buildings that could place a swath of the park in shadows during late afternoons.

OWNERSHIP DCP’s Primary Land Use Tax Lot Output (PLUTO) database indicates that the Department of Parks and Recreation has partial or complete ownership of the parcels along this corridor. In addition, although this corridor is part of the City’s expressway system, vegetation and/or Parks property abuts the roadway at parcels B0702. Therefore, any attempt to deck over this location would likely require parkland alienation.

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: B0701, B0700+B0701, B0701+B0702, B0700+B0701+B0702. 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:

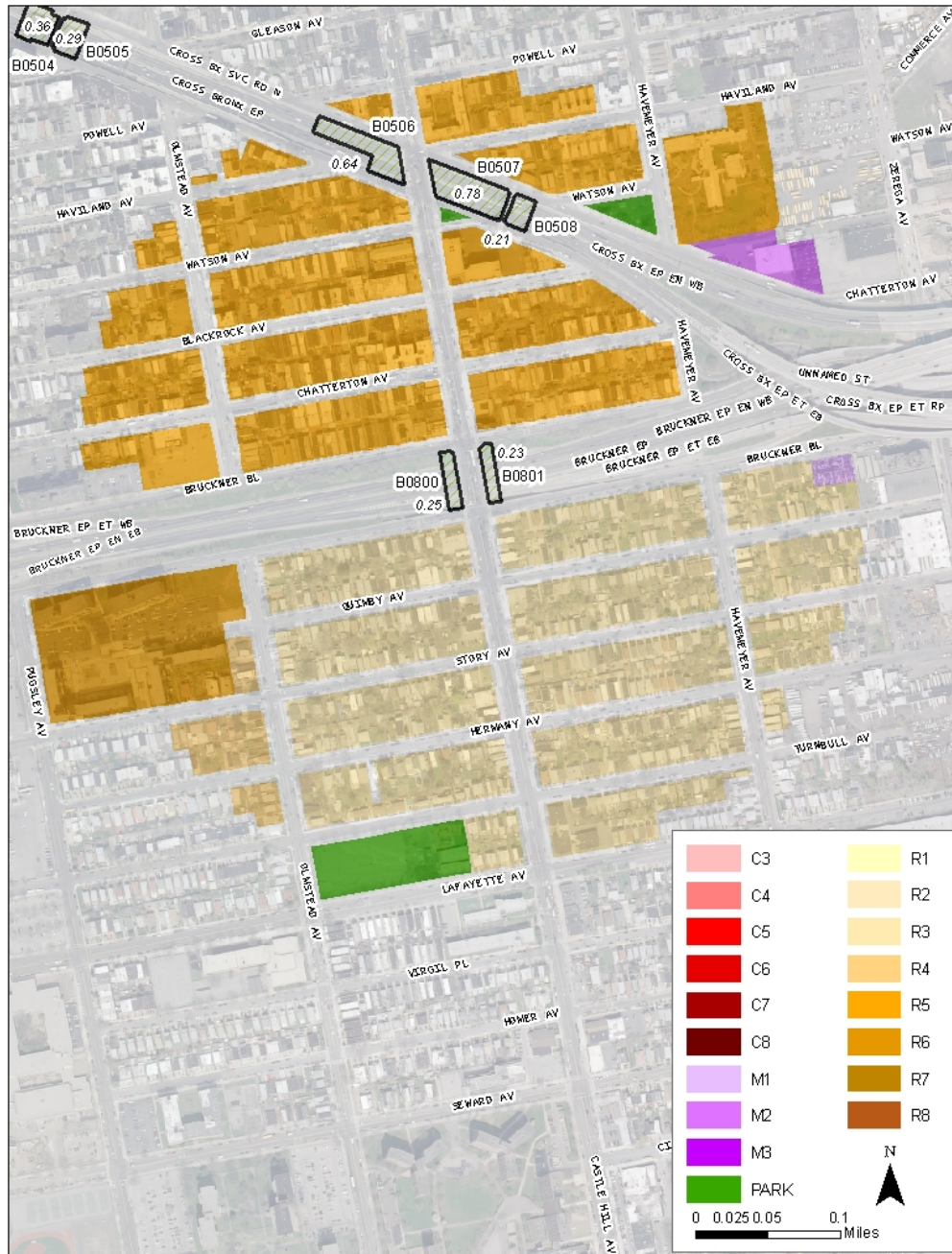
| <i>Parcel Code</i> | <i>Name</i> | <i>Size (acres)</i> | <i>Existing Corridor Uses</i> | <i>Surrounding zoning</i> |
|---------------------------|---|----------------------------|--------------------------------------|----------------------------------|
| B0700 | I-95: S. of Wilkinson Avenue | 0.15 | I-95 (Bruckner Expressway) | R5A, R7-1 |
| B0701 | I-95: Wilkinson Avenue-Westchester Avenue | 1.58 | I-95 (Bruckner Expressway) | C2-2, R7-1 |
| B0702 | I-95: N. of Westchester Avenue | 1.20 | I-95 (Bruckner Expressway) | R3-2 |

POTENTIAL FOR CONNECTING STREETS:

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

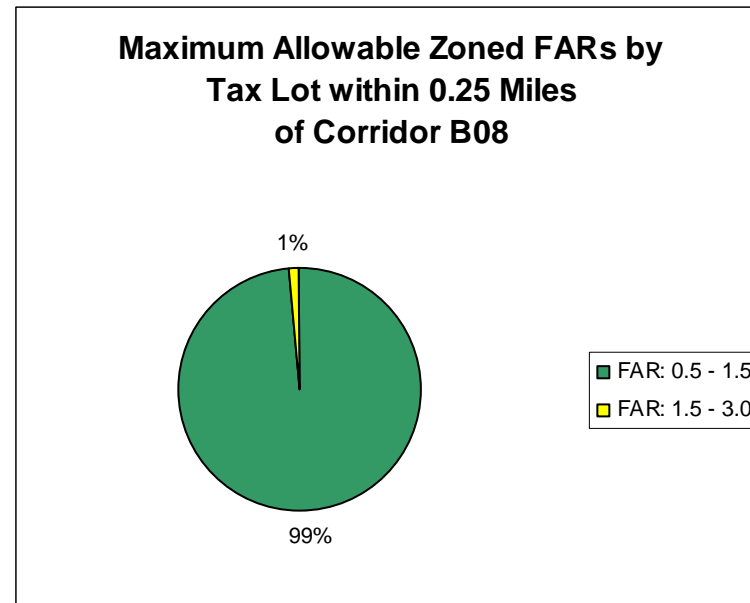


Parcel B0701 looking south from pedestrian overpass towards Wilkinson Avenue.

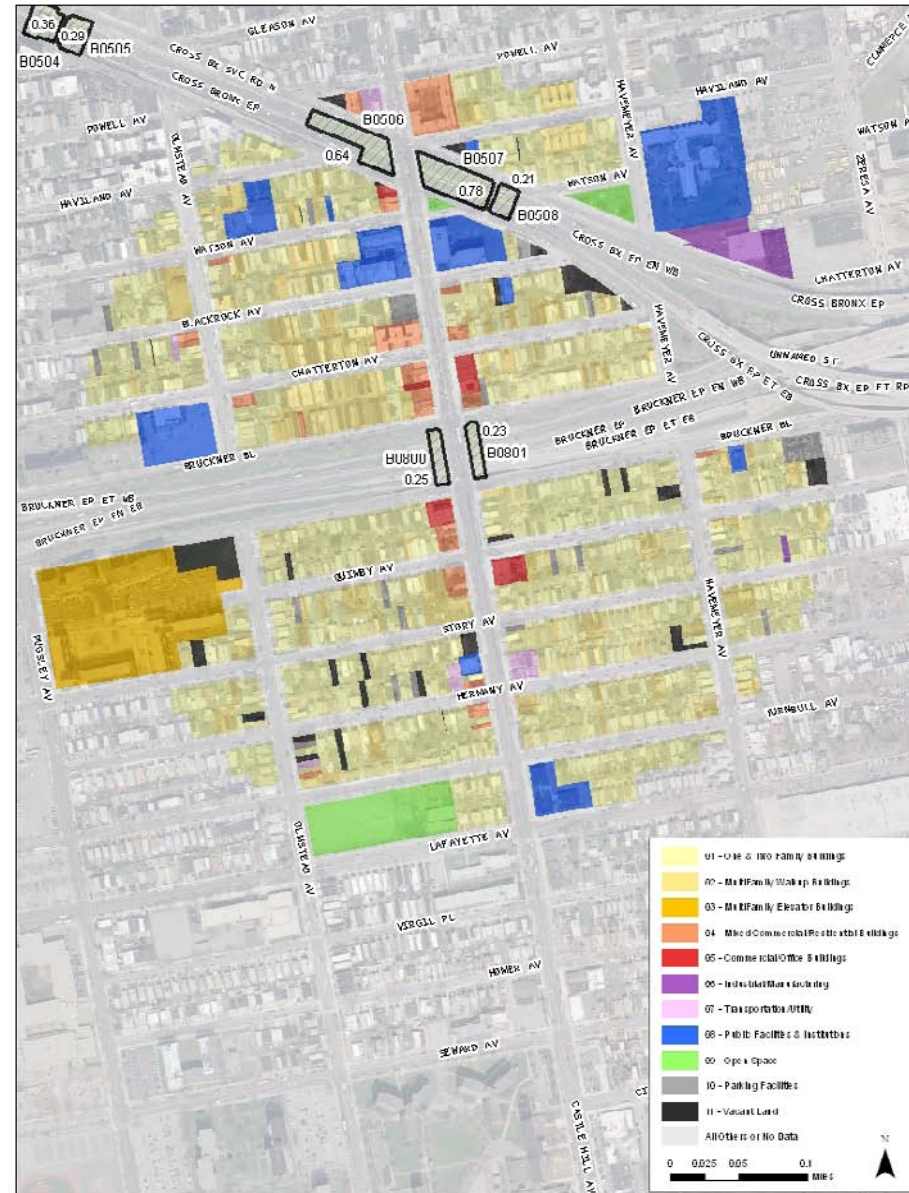
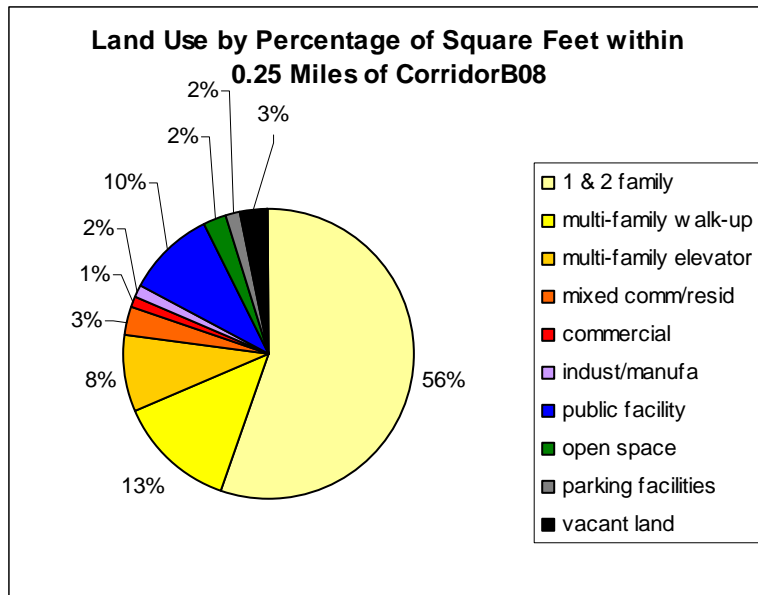


B08: BRUCKNER EXPRESSWAY: EAST AND WEST OF CASTLE HILL AVENUE

ZONING



LAND USE



GENERAL INFORMATION:

DESCRIPTION This corridor sits atop I-278, known here as the Bruckner Expressway. These two parcels would restore visual and residential/commercial continuity along Castle Hill Avenue, connecting the shopping corridor to the north of the expressway to the more residentially-oriented avenue to the south.

OWNERSHIP Although this corridor is part of the City’s expressway system, vegetation and/or Parks property abuts the roadway at parcels B0800 and B0801. Therefore, any attempt to deck over these locations would likely require parkland alienation.

The Bruckner 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 locations:

- B0800: Along both the north and south service roads (Bruckner Boulevard), the disparity between the deck plane and street level would increase heading west.
- B0801: Along both the north and south service roads (Bruckner Boulevard), the disparity between the deck plane and street level would increase heading east.

VENTILATION No issues related to this corridor are evident.

PARCEL INFORMATION:

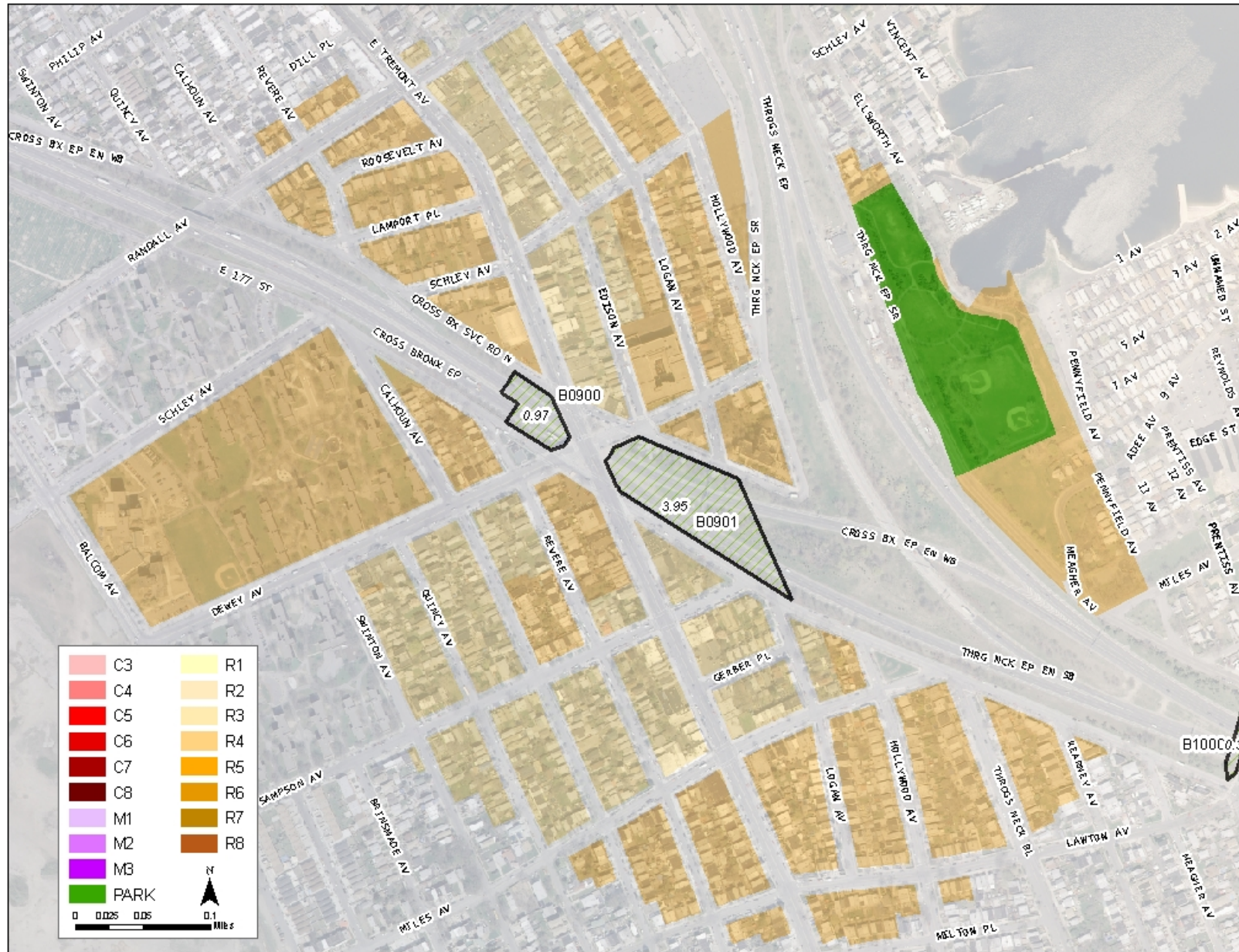
| <i>Parcel Code</i> | <i>Name</i> | <i>Size (acres)</i> | <i>Existing Corridor Uses</i> | <i>Surrounding zoning</i> |
|---------------------------|---------------------------------|----------------------------|--------------------------------------|----------------------------------|
| B0800 | I-278: W. of Castle Hill Avenue | 0.25 | I-278 (Bruckner Expressway) | C1-2, R3-2, R5, |
| B0801 | I-278: E. of Castle Hill Avenue | 0.23 | I-278 (Bruckner Expressway) | C1-2, R3-2, R5, |

POTENTIAL FOR CONNECTING STREETS:

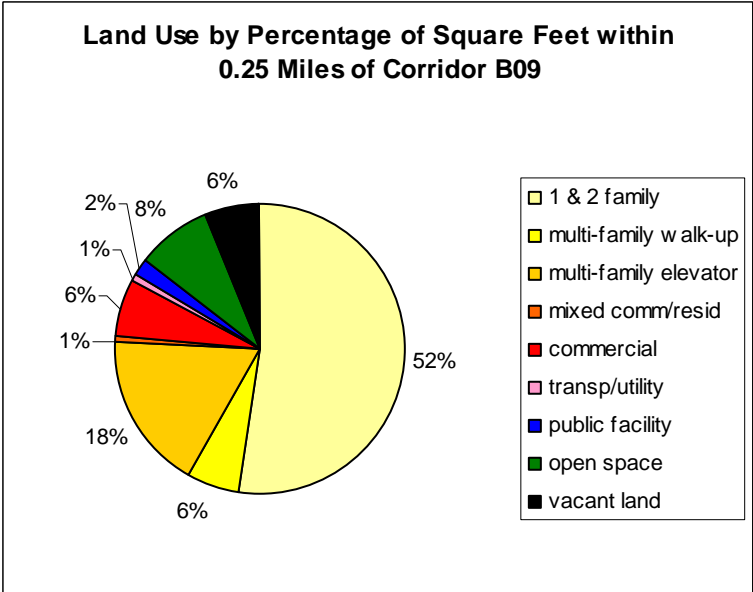
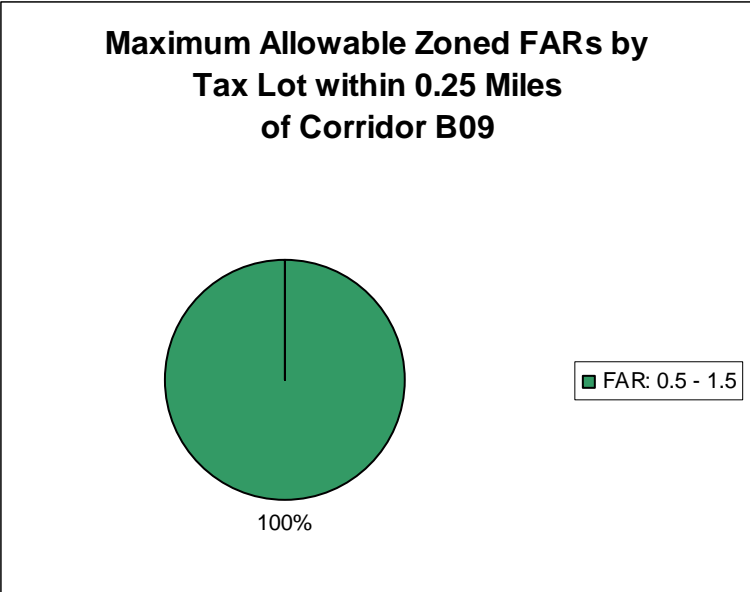
Decking over this ROW would not result in the potential for any street remapping.

Parcel B0800, west of Castle Hill Avenue, looking south.





**B09:
CROSS BRONX
EXPRESSWAY:
NORTHWEST OF
EAST TREMONT
AVENUE/
DEWEY AVENUE-
LOGAN AVENUE
ZONING**



GENERAL INFORMATION:

DESCRIPTION This corridor sits atop I-295, known here as the Cross Bronx Expressway. It straddles the intersection of East Tremont Avenue and Dewey Avenue; the two roads meet above the expressway on an existing enclosed deck shaped roughly like an X.

An exceptionally dense stretch of trees and vegetation lies within much of parcel B0901’s north end; signage witnessed during a September 2006 field visit indicated that these trees may be protected. However, this sign may have been placed there due to reconstruction of the nearby East Tremont/Dewey overpass. Further investigation would be warranted.

OWNERSHIP Although this corridor is part of the City’s expressway system, vegetation and/or Parks property abuts parcels B0900 and B0901. Therefore, any attempt to deck over these locations would likely require parkland alienation.

The Cross Bronx 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 locations:

- B0901: At the confluence of Logan and Sampson avenues with the Cross Bronx Expressway service road (East 177th Street), and continuing for approximately 100 feet northwest of Sampson Avenue.

VENTILATION A full deck over the roadway would exceed 295 feet in length in the following locations: B0900, B0901, B0900+B0901. 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 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> |
|---------------------------|--|----------------------------|--------------------------------------|----------------------------------|
| B0900 | I-295: NW. of East Tremont Avenue and Dewey Avenue | 0.97 | I-295 (Cross Bronx Expressway) | C1-2, C2-2, R4-1 |
| B0901 | I-295: SE. of East Tremont Avenue and Dewey Avenue | 3.95 | I-295 (Cross Bronx Expressway) | C2-1, R3A, R4 |



Parcel B0901 looking southeast from Dewey Avenue.

POTENTIAL FOR CONNECTING STREETS:

Edison Avenue; Logan Avenue (clearance at S. end may only allow step street)

