



**Parks**

# Pelham Parkway Malls Partial Reconstruction

Pelham Parkway between Wallace and Stillwell Avenues,  
Borough of the Bronx

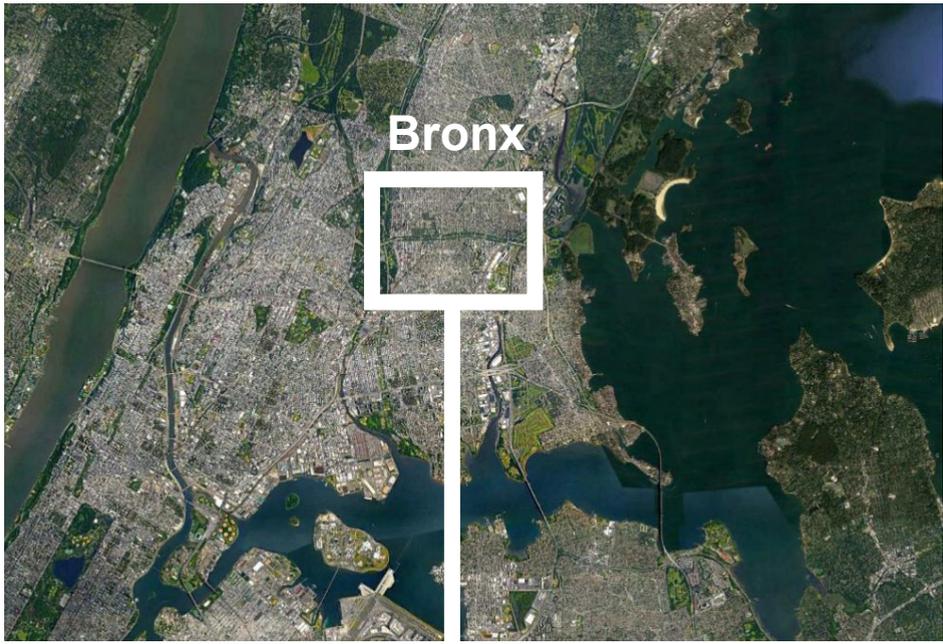
PDC Preliminary Submission  
June 21, 2024  
Quennell Rothschild & Partners

**Total Budget:** \$7.3m  
CD 13, Kristy Marmorato & Speaker Adrienne Adams - 2.9M FY22  
City Council District 13, Kristy Marmorato - \$2.25M FY22  
City Council District 13, Kristy Marmorato - \$800K FY23  
Mayoral - \$1.35M FY24

# Goals

- Upgrade site furnishings and paving at existing seating areas at Bronxwood Ave and Seymour Ave crossing
- Reconstruct existing shared greenway path to improve safety and allow more space to accommodate pedestrians and cyclists
- Preserve historic character of the Malls

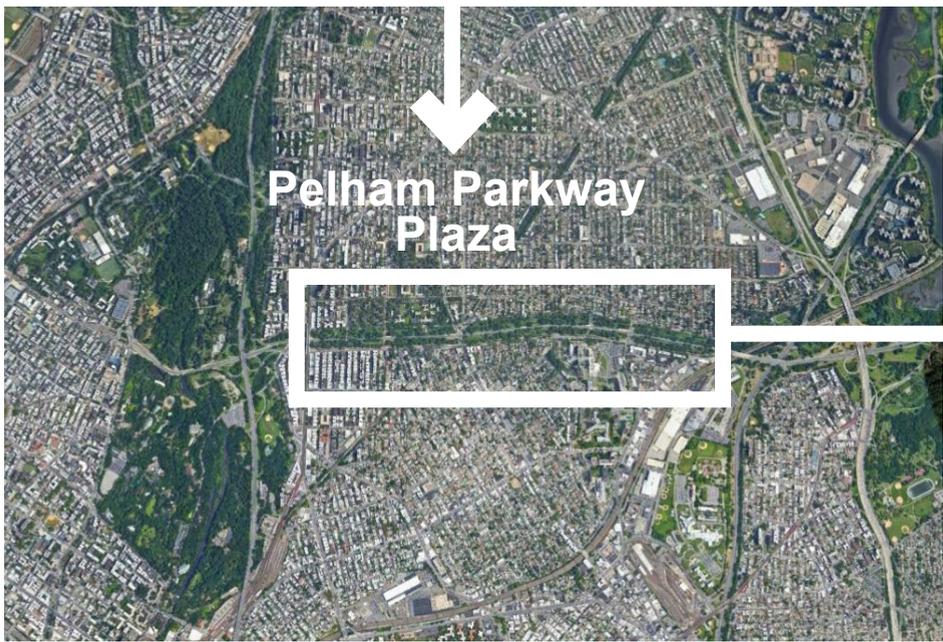




Bronx

City

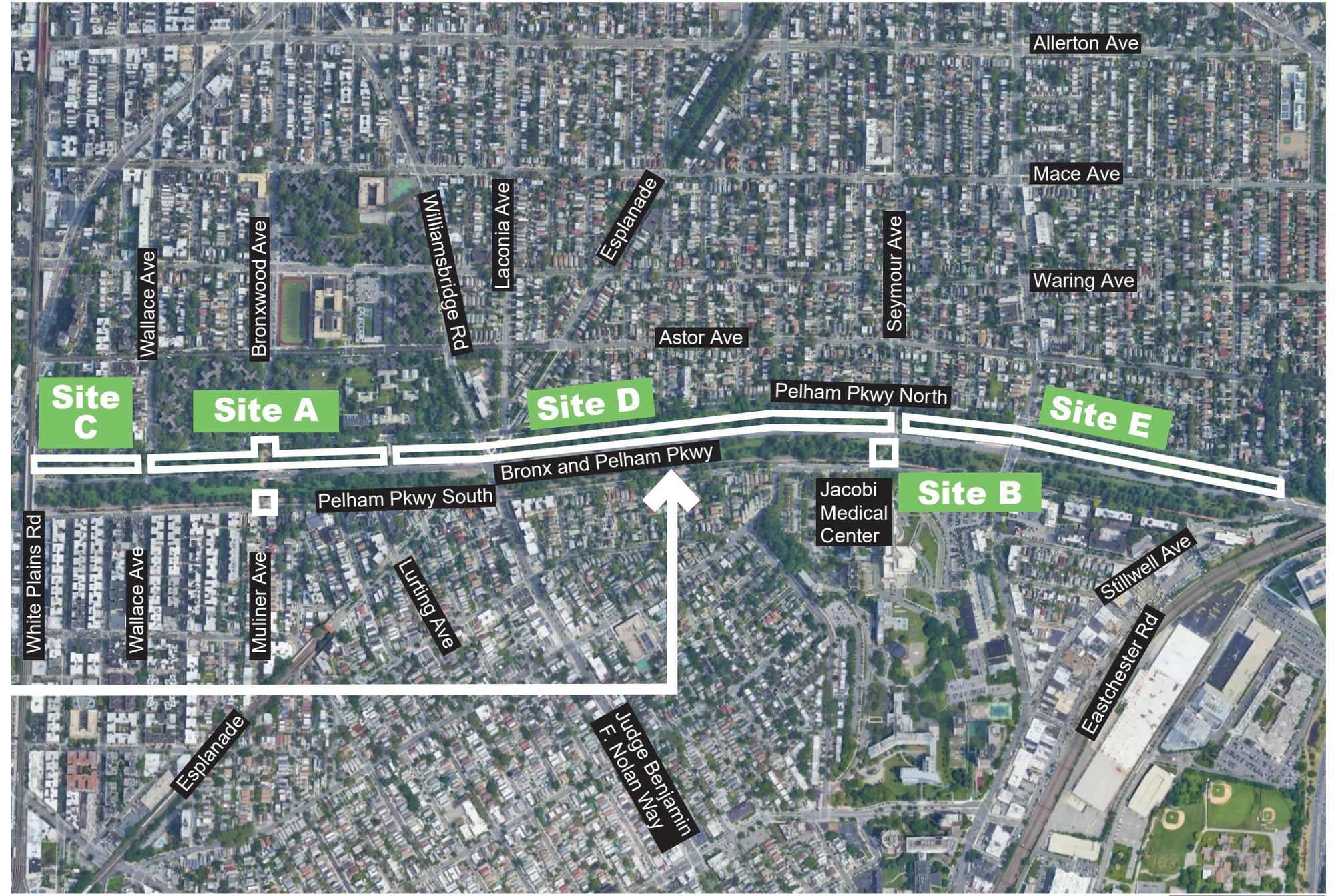
2 MI



Pelham Parkway Plaza

Neighborhood

1000 FT



Site C

Site A

Site D

Site E

Site B

Allerton Ave

Mace Ave

Waring Ave

Pelham Pkwy North

Bronx and Pelham Pkwy

Pelham Pkwy South

Jacobi Medical Center

Stillwell Ave

Eastchester Rd

White Plains Rd

Wallace Ave

Muliner Ave

Lurting Ave

Wallace Ave

Bronxwood Ave

Williamsbridge Rd

Laconia Ave

Esplanade

Astor Ave

Seymour Ave

Esplanade

Judge Benjamin F. Nolan Way

500 FT



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# Pelham Parkway Malls | Project Location & Scope Areas Diagram

# NYC Stormwater Flood Maps (Extreme Flooding)

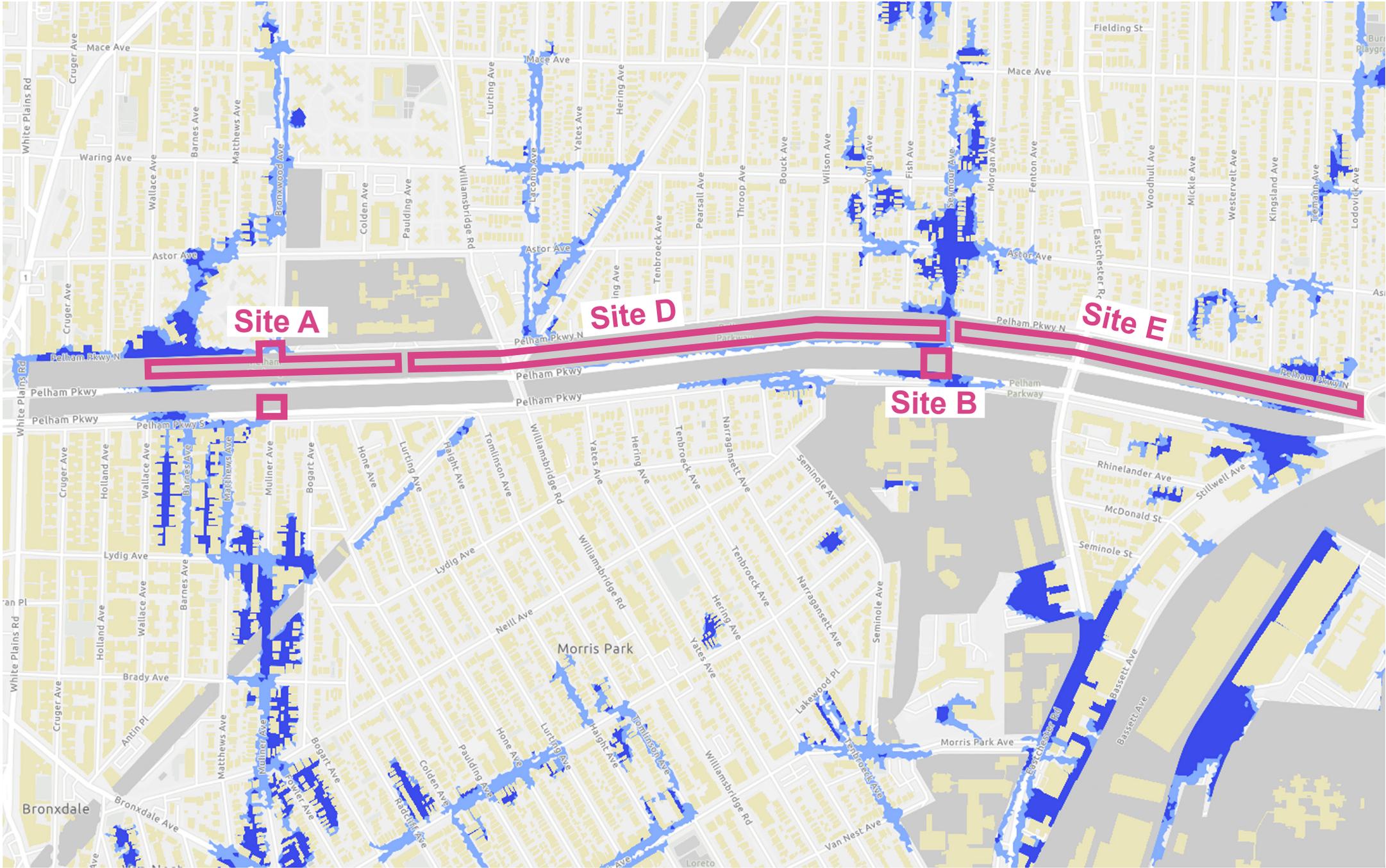
- Area not included in analysis
- Future High Tides 2080
- National Wetlands Inventory
- Deep and Contiguous Flooding (1ft and greater)
- Nuisance Flooding (greater or equal to 4 in and less than 1 ft)

This map:

- Reflects roughly 3.5 inches of rain falling in one hour (also referred to as the 100 year storm, with approximately 1 percent chance of occurrence in any given year).
- Shows an extreme rainstorm that City infrastructure was not designed to handle.
- Reflects 4.8 feet of sea level rise, which is a high estimate for the 2080s.
- Includes impacts of potential blocked storm drains and outfalls from sea level rise.

Flooding from a storm like this would:

- Cause widespread damage and disruption to both private and public property.
- Disrupt roads, subways, regional rail, and potentially power/communication networks.
- Cause flooding across coastal neighborhoods due to sea level rise impacts.

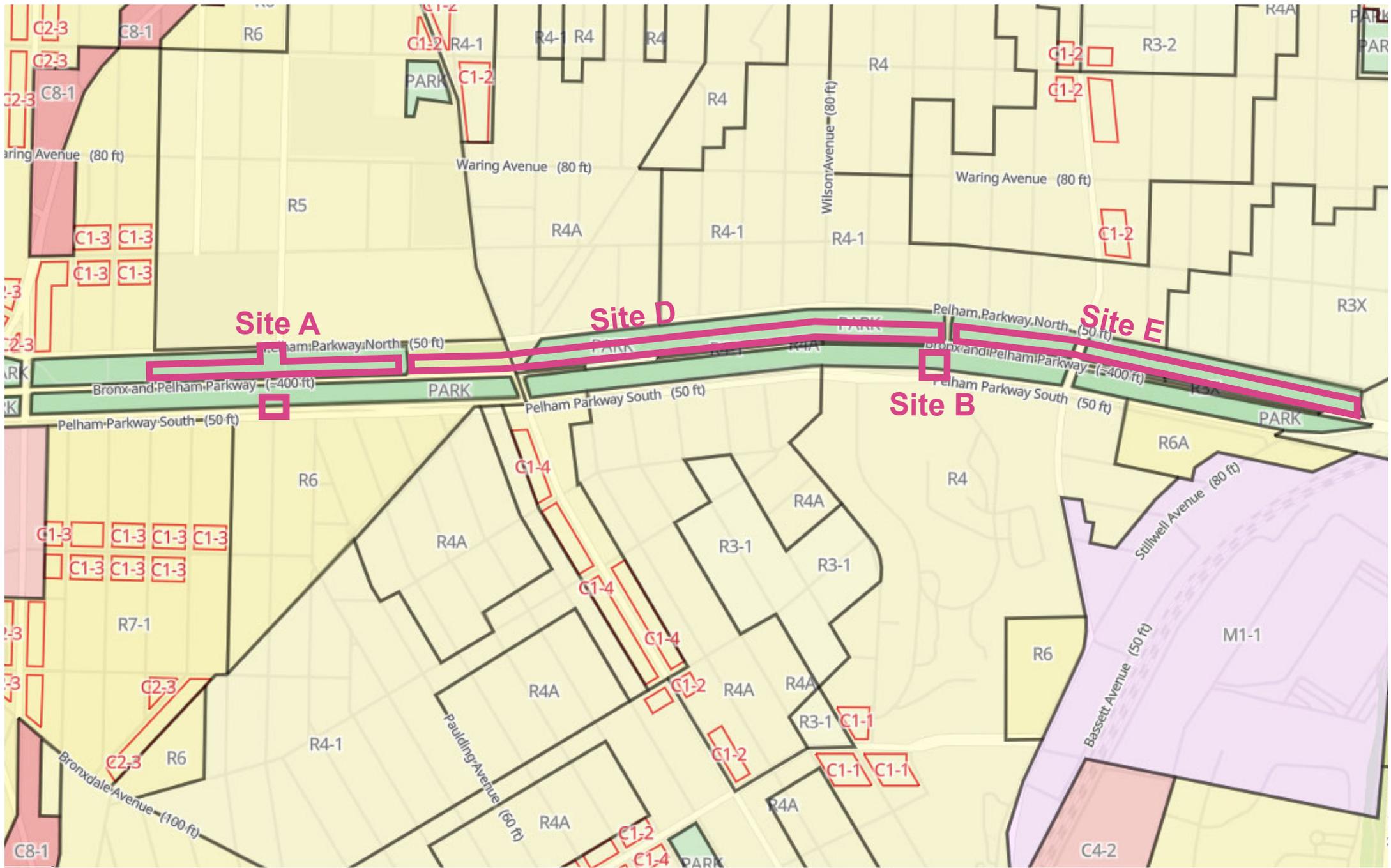


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## Pelham Parkway Malls | Flood Risk (Stormwater)





### Land Use Categories

- Manufacturing Districts
- Residence Districts
- Commercial Districts
- Park

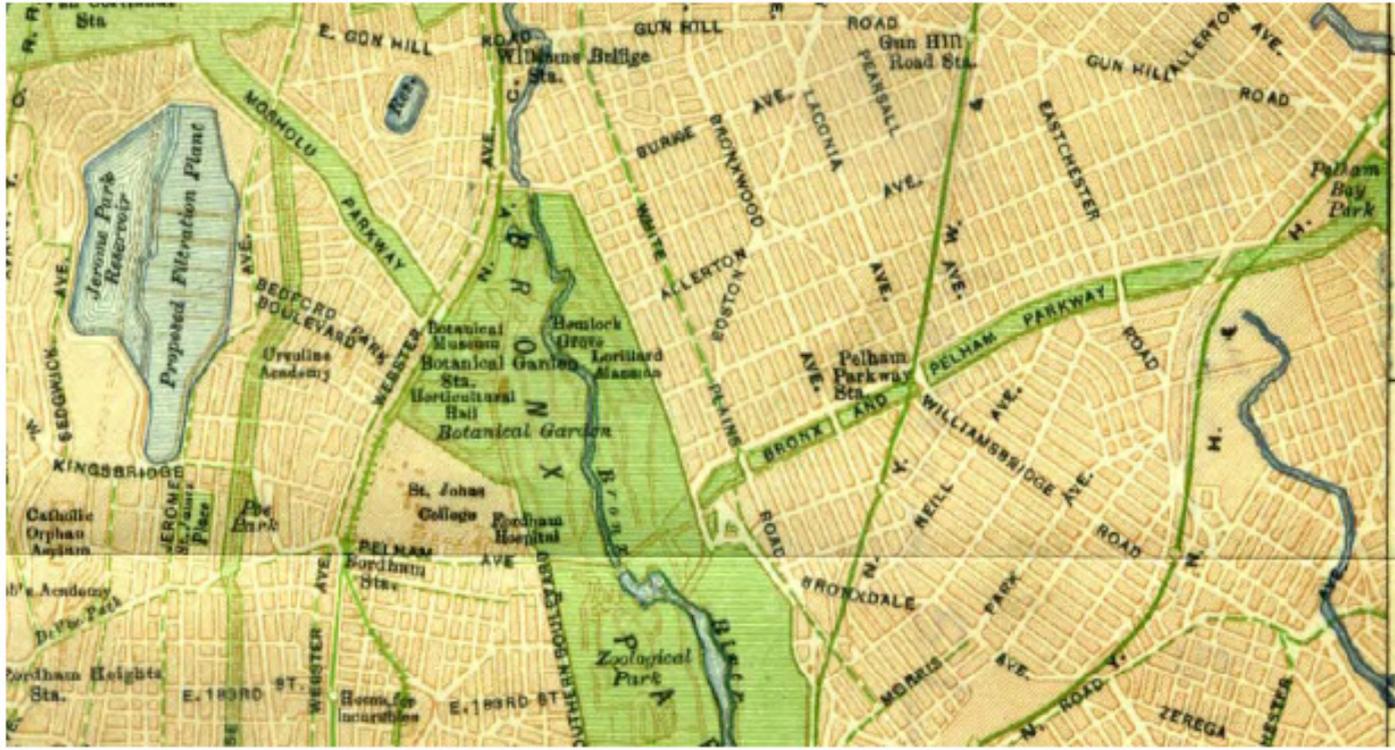


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## Pelham Parkway Malls | Land Use





Map circa 1916 - Within 10 years the area has been mapped and carved into the form we know today. The population of the BRonx explodes from 80,000 to 900,000 from 1895 to 1910



Current density



Parkway looking East circa 1908



Subway at White Plains Road circa 1917



Residential development along malls circa 1928



Pelham Parkway looking East circa 1980



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## Pelham Parkway Malls | Pelham Parkway Malls - History



Photo circa 1900 showing the westbound Elm Allee. Very few of the original trees remain, their spaces filled with Zelkova and other various species.



American Elms were the first trees to line the edges of Pelham Parkway. Very few still exist along the westbound lanes of the parkway, most passing from Dutch Elm Disease and age. Zelkova and other tree species have been used to fill voids with varying success.



Lindens line the eastbound lanes of Pelham Parkway. Many remain and create a dense canopy along the parkway.



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## Pelham Parkway Malls | Pelham Parkway Malls - Allees

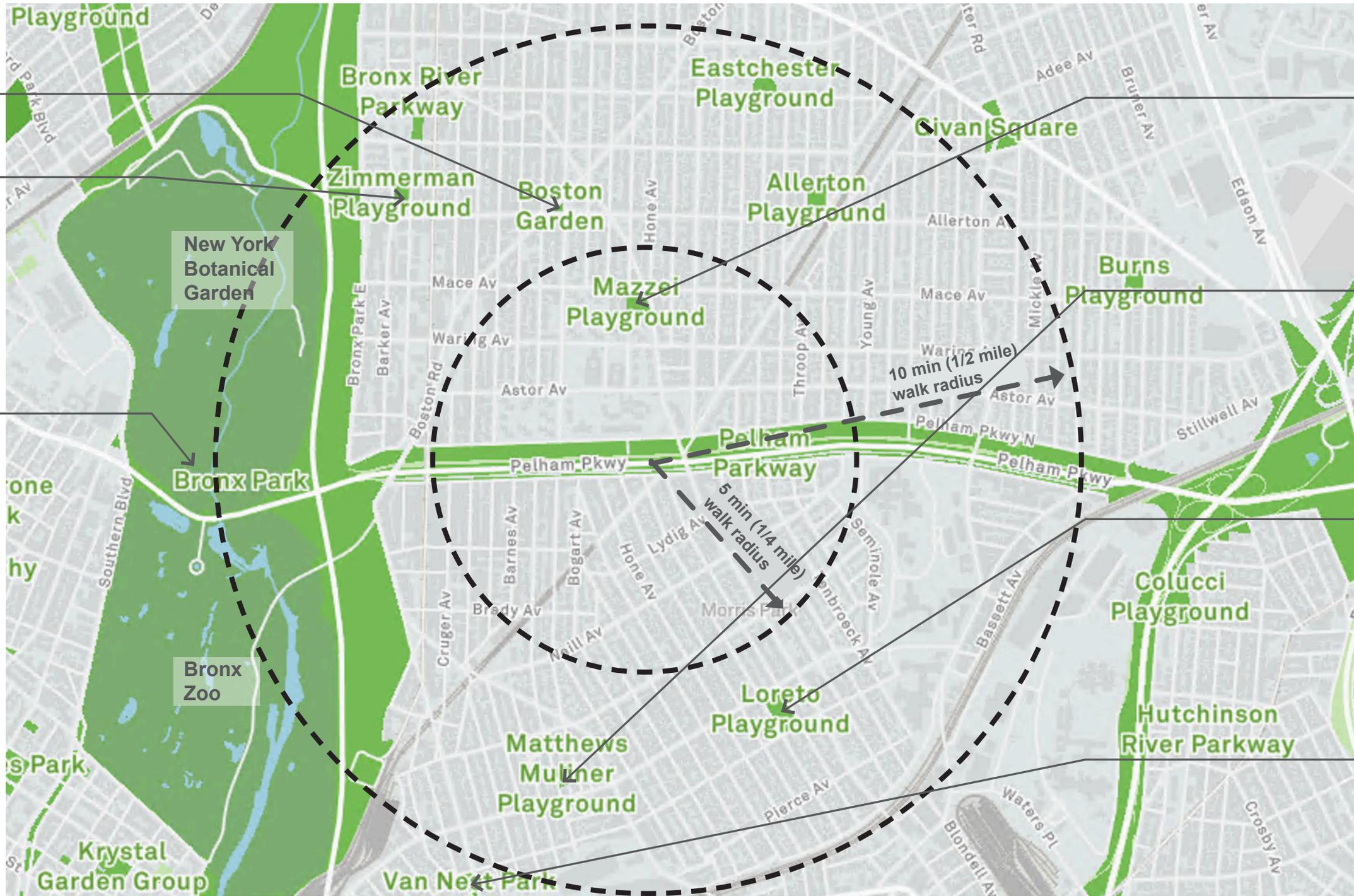
**Boston Garden**

**Zimmerman Playground**

Play Equipment  
Handball Courts  
Basketball Courts  
Spray Showers  
Public Restroom

**Bronx Park**

Baseball Fields  
Basketball Courts  
Bocce Courts  
Football Fields  
Soccer Fields  
Handball Courts  
Play Equipment  
Spray Showers  
Fitness Equipment  
Kayak Canoe Launch  
Barbecue Area  
Public Restroom  
Dog-friendly Areas  
Zoo and Aquarium



**Mazzei Playground**

Basketball Courts  
Handball Courts  
Play Equipment  
Spray Showers  
Public Restroom

**Matthews Muliner Playground**

Basketball Courts  
Handball Courts  
Play Equipment  
Spray Showers  
Public Restroom

**Loreto Playground**

Basketball Courts  
Handball Courts  
Bocce Courts  
Roller Hockey  
Play Equipment  
Spray Showers  
Public Restroom

**Van Nest Park**

Play Equipment  
Spray Showers



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### Pelham Parkway Malls | Neighborhood Context





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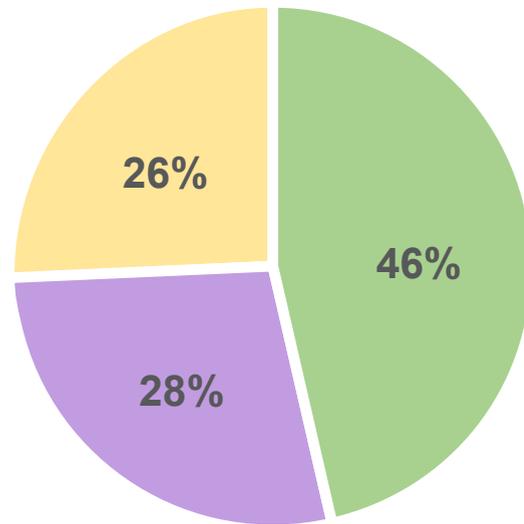


**Pelham Parkway Malls | Mosholu - Pelham Greenway**



# Pelham Parkway Malls | Scope Areas

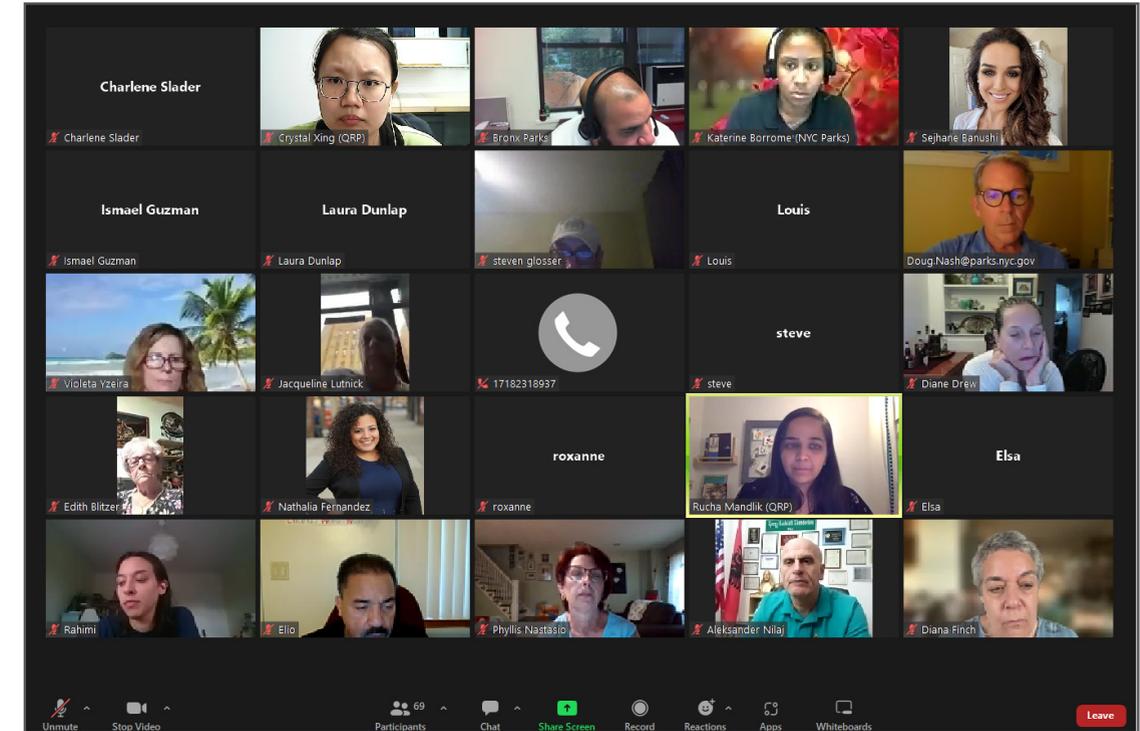
## What We Heard:



**76 community members** and representative from Council Member Velazquez Office attended the virtual public meeting on September 19th 2022

**100+ comments were collected** from the community input meeting and online survey that lasted three weeks for anyone wanting to share their ideas.

**All comments were reviewed and tallied** a summary of our findings based on public outreach are shown in order of community importance



The Community Input Meeting was held via Zoom on September 19th, 2022

### Landscape & Historical Character

- Preserve existing trees
- Plant more trees
- Restore lawn
- Native planting
- Landscape maintenance
- Community / Seasonal garden
- Preserve historic landscape

### Security / Maintenance / Site Furnishings

- Insufficient park lighting
- Replacement of existing benches
- General maintenance / Cleaning
- General security / Safety
- Police emergency boxes
- Enforcement for BBQ & loud music
- Trash bins

### Amenities & Other Improvements

- Minimize new paved areas
- Plaza
- Repair path
- Reconstruct pathways & bikeways
- Drinking fountain
- Play area
- Dog area / Path
- Passive / Gentle recreation
- ADA access / Seating

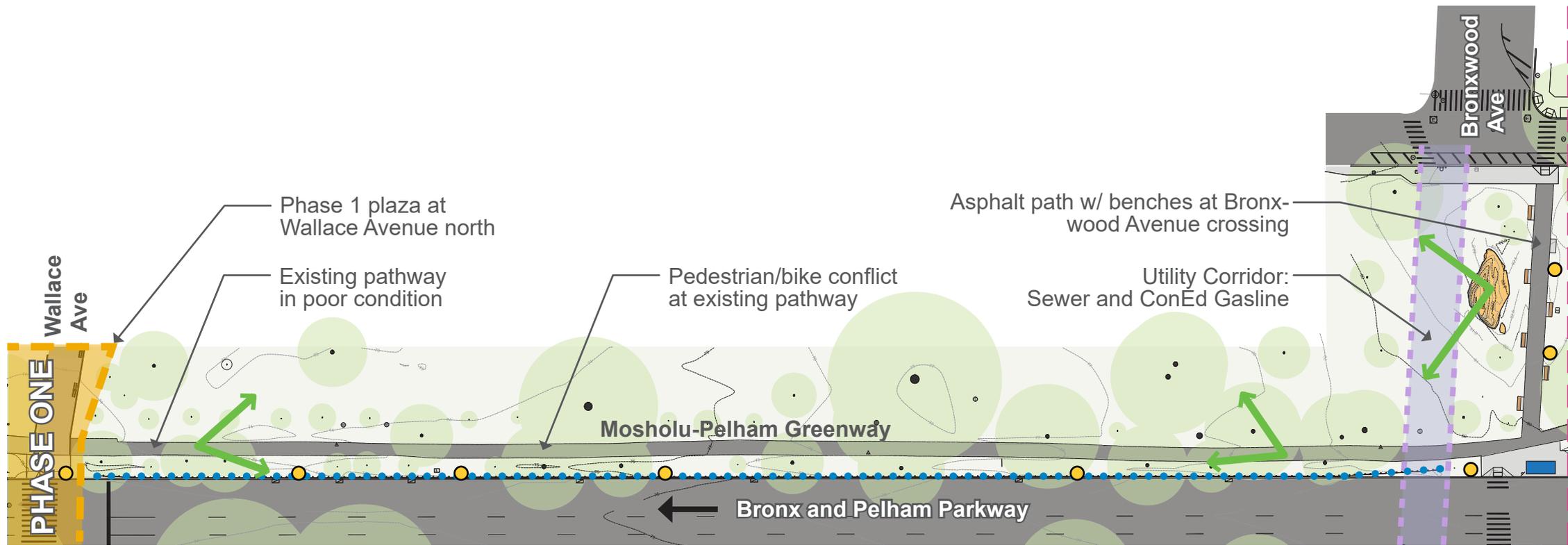




**Pelham Parkway Malls | Scope Area - Site A: Greenway from Wallace to Lurting Avenues**

# Legend

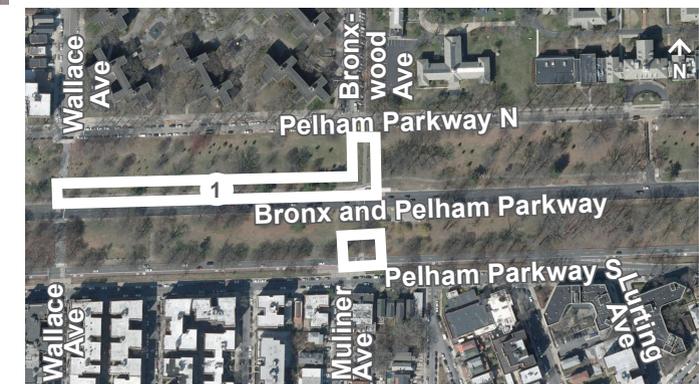
- - - Matchline
- Traffic
- Outcrop
- Existing Furniture
- Asphalt Pavement
- Concrete Pavement
- Tree Canopy/Shade
- Existing Light Pole
- Scenic Views
- DOT Highway Rail
- Bus Stop
- Utility Corridor



Section 1

**Park Tree Canopy Information**  
 62.5% Parkland Canopy Cover  
 4.8% Canopy Change 2010-2017

**Heat Vulnerability Index**  
 Site is in high HVI area. (HVI 5)



Key Plan

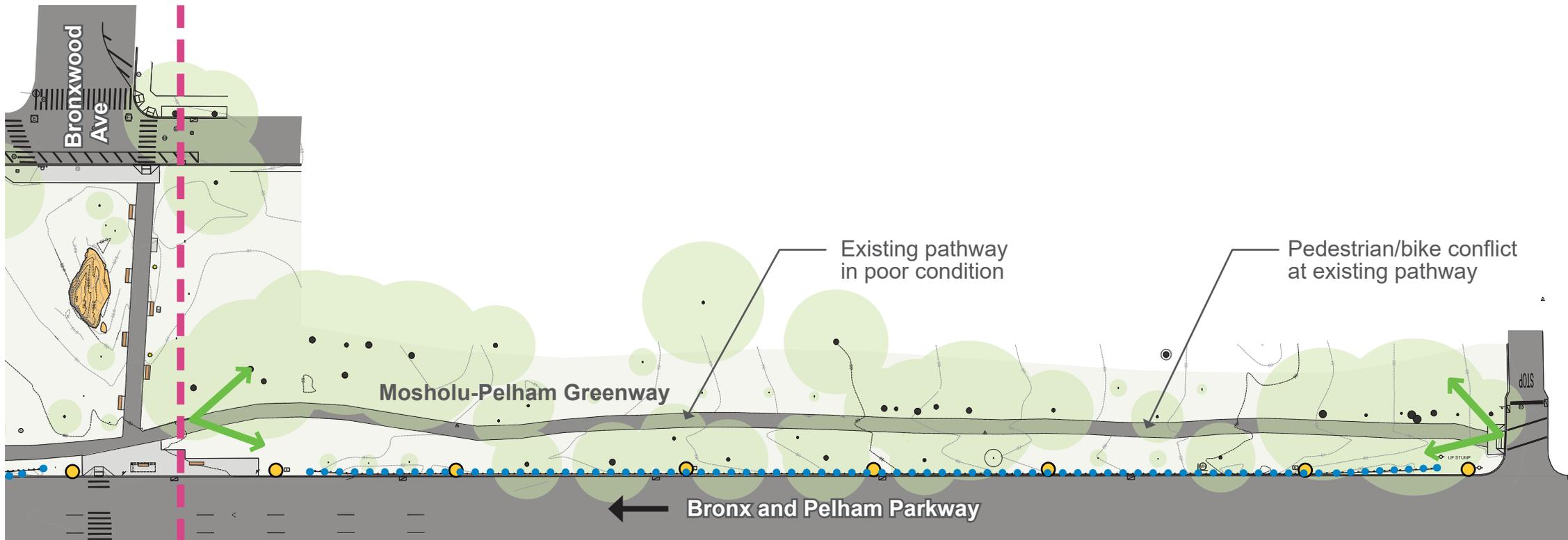


## Pelham Parkway Malls | Existing Conditions & Analysis - Site A



# Legend

-  Matchline
-  Traffic
-  Outcrop
-  Existing Furniture
-  Asphalt Pavement
-  Concrete Pavement
-  Tree Canopy/Shade
-  Existing Light Pole
-  Scenic Views
-  DOT Highway Rail



Section 2

**Park Tree Canopy Information**  
 62.5% Parkland Canopy Cover  
 4.8% Canopy Change 2010-2017

**Heat Vulnerability Index**  
 Site is in high HVI area. (HVI 5)



Key Plan

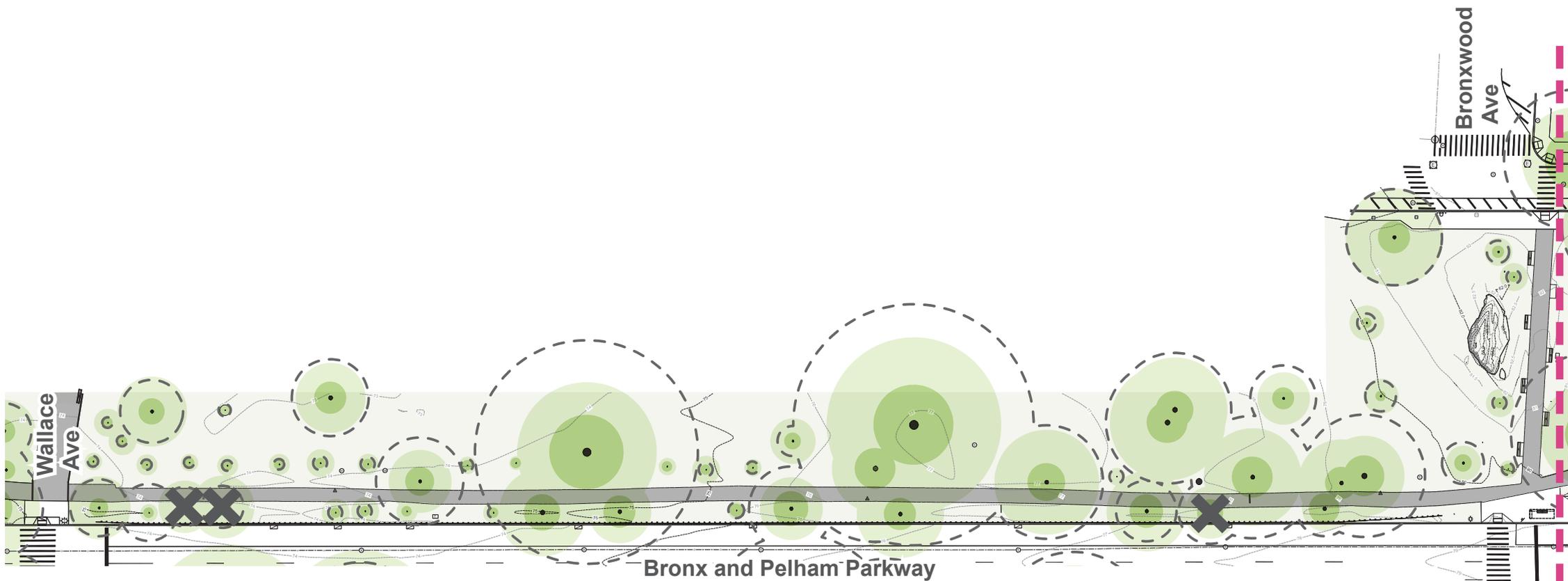


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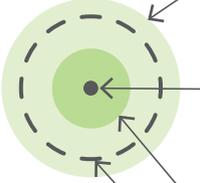
## Pelham Parkway Malls | Existing Conditions & Analysis - Site A

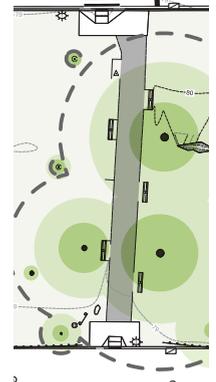




Section 1

### Legend

-  Matchline
- 
  - Canopy
  - Trunk with Diameter at Breast Height (DBH)
  - Structural Root Zone
  - Critical Root Zone
-  Tree Removal due to poor condition

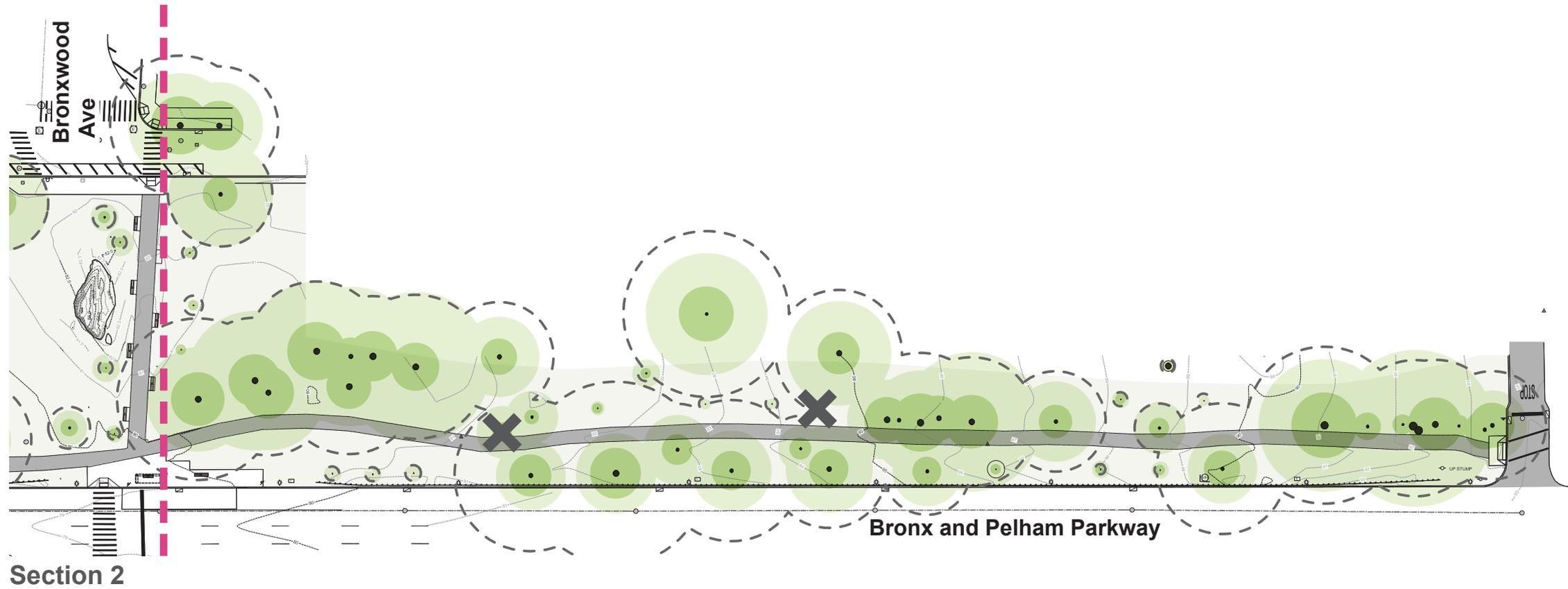


Key Plan

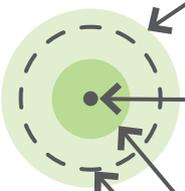


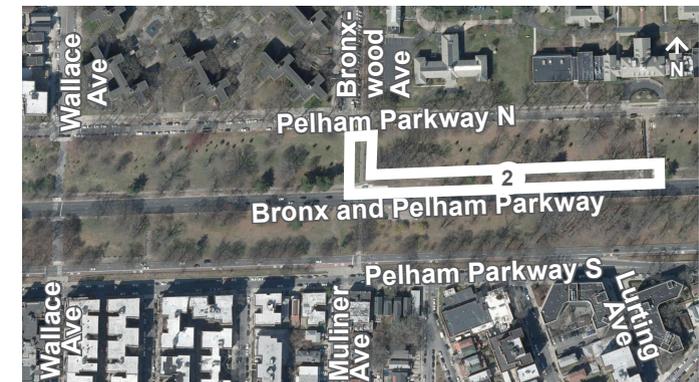
## Pelham Parkway Malls | Tree Inventory - Site A





## Legend

- Matchline
- 
  - Canopy
  - Trunk with Diameter at Breast Height (DBH)
  - Structural Root Zone
  - Critical Root Zone
-  Tree Removal due to poor condition



Key Plan



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## Pelham Parkway Malls | Tree Inventory - Site A

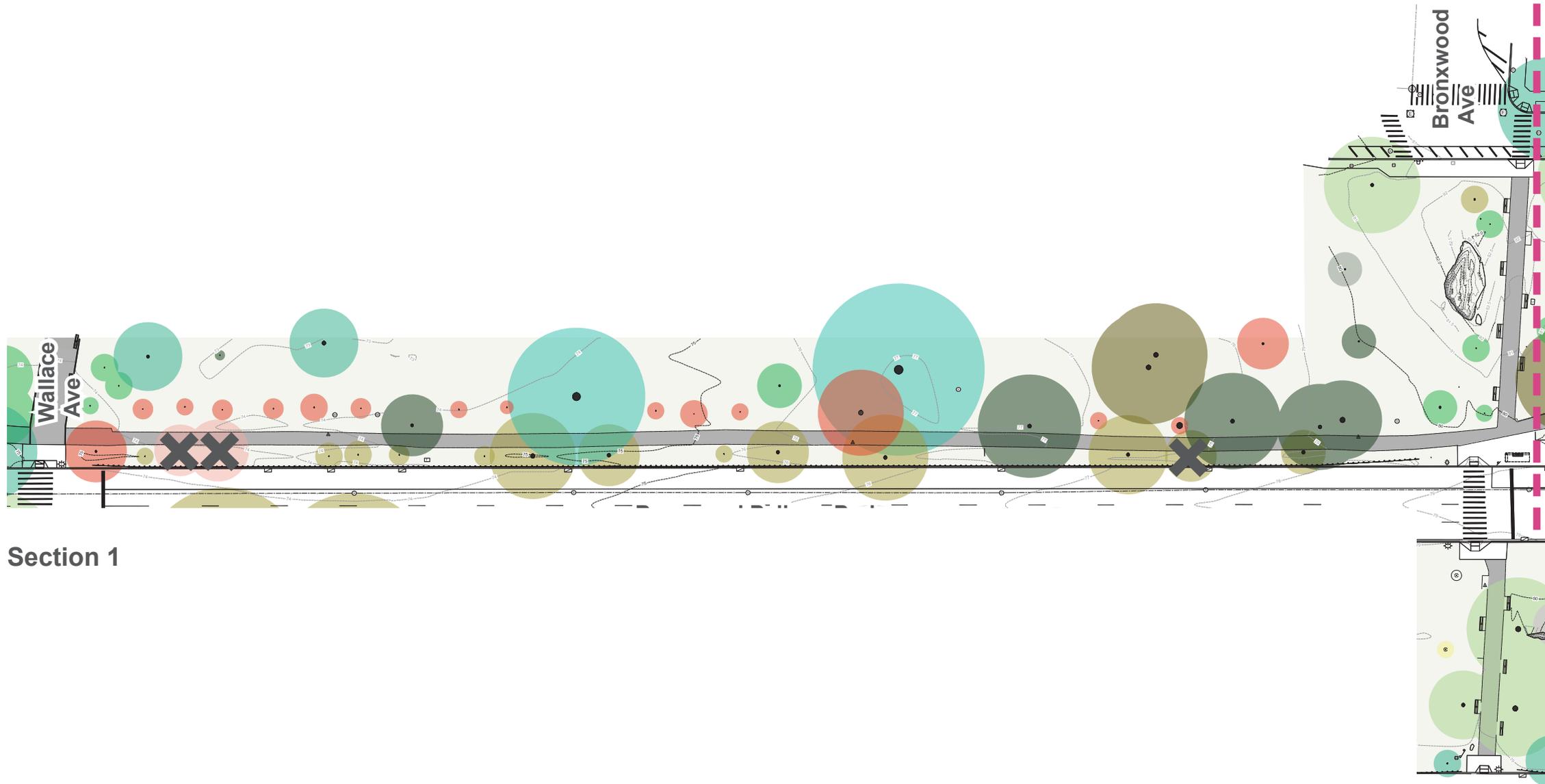


# Legend

--- Matchline

## Existing Tree Species

-  Elm
-  Zelkova
-  Apple
-  Maple
-  Black Locust
-  Linden
-  Oak
-  Pine
-  White Ash
-  Sweetgum
-  Honeylocust
-  Tree Removal due to poor condition



Section 1



Key Plan



# Pelham Parkway Malls | Existing Tree Species - Site A

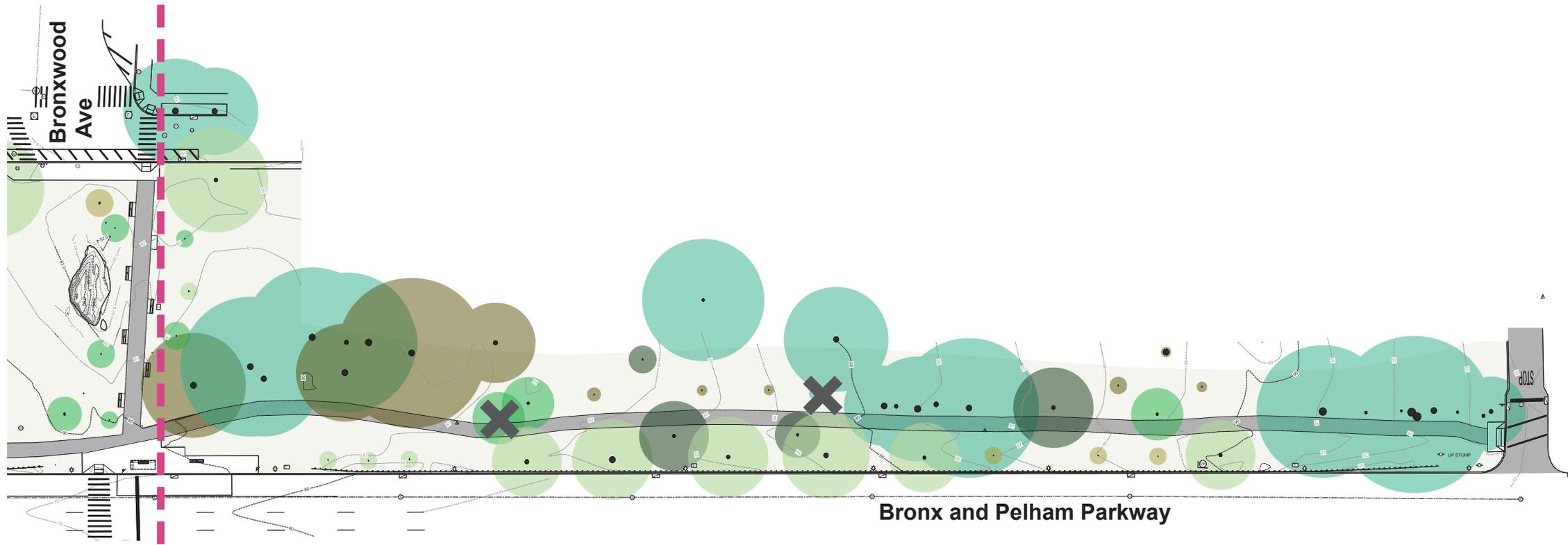


# Legend

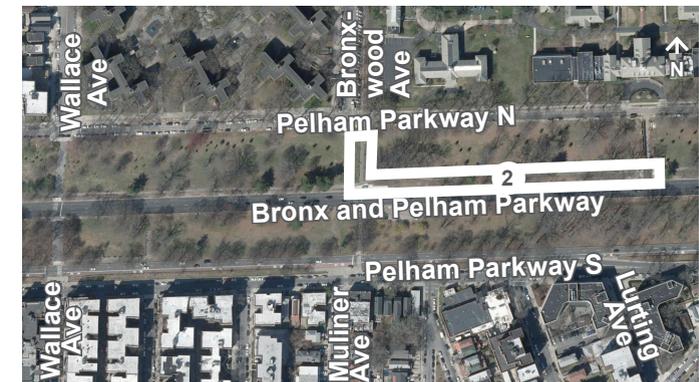
--- Matchline

## Existing Tree Species

- Elm
  - Apple
  - Linden
  - Oak
  - Golden Raintree
  - Sweetgum
  - Zelkova
  - Maple
  - Cornelian Cherry
  - Pine
  - Dogwood
- ✕ Tree Removal due to poor condition



Section 2



Key Plan



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# Pelham Parkway Malls | Existing Tree Species - Site A





1 - View looking east over the outcrop at Bronxwood Avenue



2 - View looking north towards existing outcrop



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Pelham Parkway Malls | Site Photos - Site A



3 - View looking northeast at Muliner Avenue crossing



4 - View of existing bus stop and path at Bronxwood Avenue



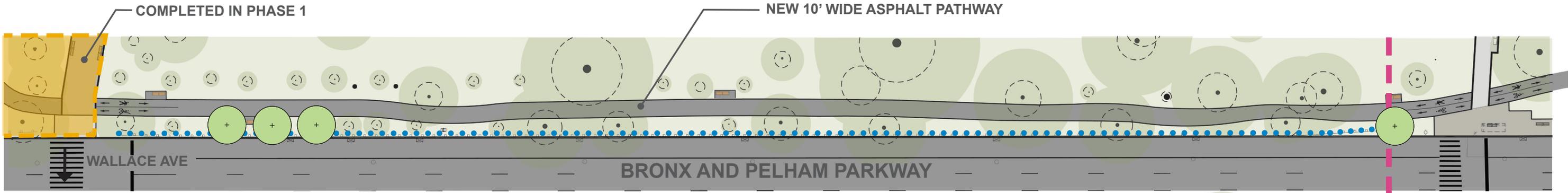


5 - View looking west at existing path towards Wallace Avenue

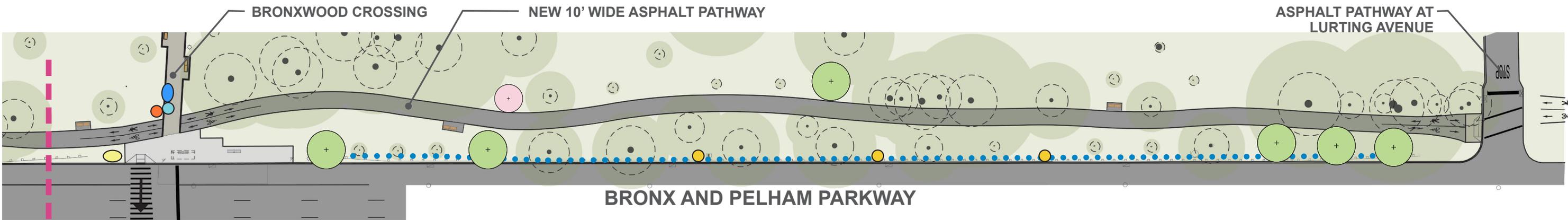


6 - View looking east at existing path towards Lurting Avenue





1 - Greenway between Wallace and Muliner Avenues



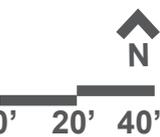
2 - Greenway between Muliner and Lurting Avenues

**Legend**

- Matchline
- Asphalt Pavement
- Concrete Pavement
- Lawn
- New Planting
- New Asphalt Hex Paving
- New Furniture
- Existing Tree Critical Root Zone
- + New Shade Tree
- + New Flowering Tree
- DOT Highway Rail
- Existing Traffic Signal
- Existing Light Pole
- New Drinking Fountain
- Bottle Filler
- Greenway Signage (shared Use Path)

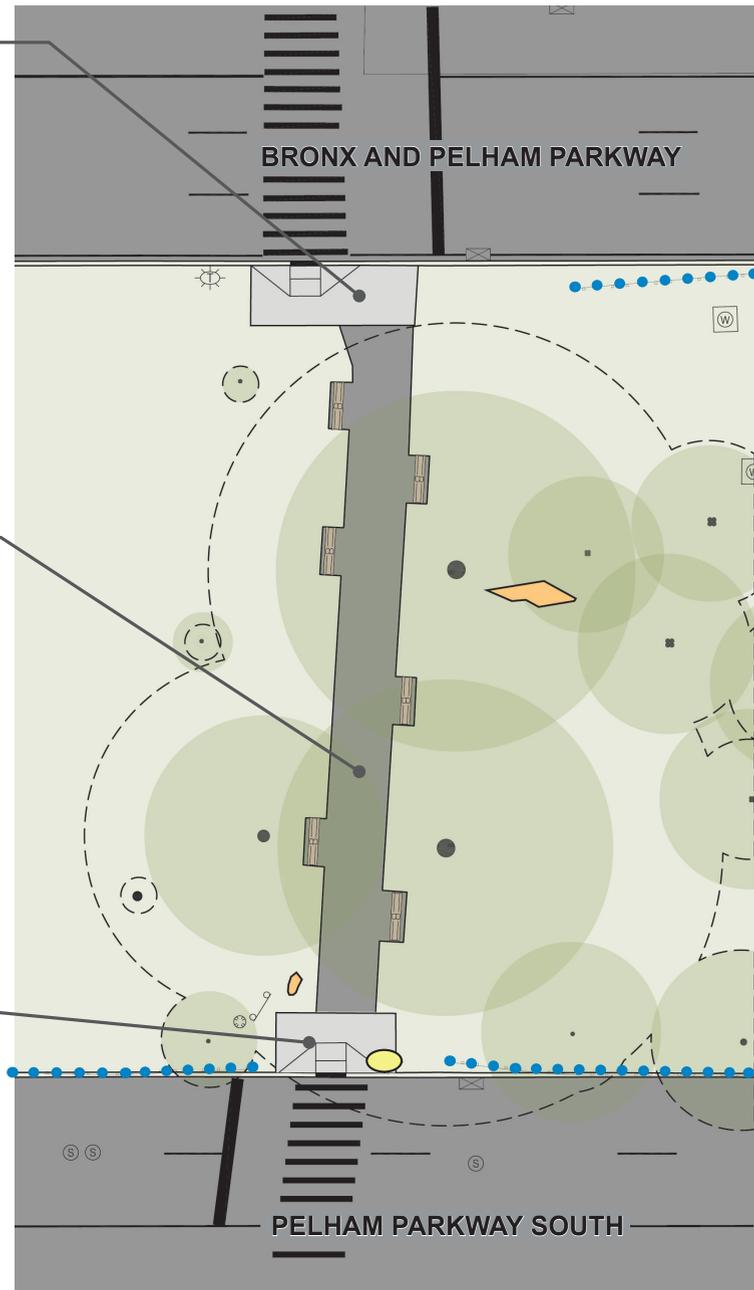


**Pelham Parkway Malls | Schematic Plan - Site A**





- EXISTING CONCRETE PAVEMENT WITH PEDESTRIAN RAMP TO REMAIN
- NEW SETTEE BENCH W/ RPL SLATS
- EX. LIGHT POLES TO REMAIN
- NEW ASPHALT HEX-BLOCK PAVEMENT
- EXISTING ASPHALT PATH & BENCHES TO REMAIN
- 6" CONCRETE CURB
- NEW HI-LO DRINKING FOUNTAIN W/ DOG BOWL
- RECONSTRUCT PEDESTRIAN RAMP TO ADA STANDARDS.
- EXISTING CONCRETE PAVEMENT WITH PEDESTRIAN RAMP TO REMAIN



4 - Muliner Avenue ADA Pedestrian Ramp

### Legend

- Outcrop
- Asphalt Paving
- Concrete Paving
- Lawn
- New Planting
- Hex Block Paving
- Existing Tree Critical Root Zone
- New Shade Tree
- New Flowering Tree
- Existing Traffic Signal
- Existing Light Pole
- New Drinking Fountain
- Bottle Filler
- New Furniture
- Existing Furniture
- DOT Highway Rail
- Utility Lines
- 15' Utility Offset

3 - Bronxwood Avenue Crossover



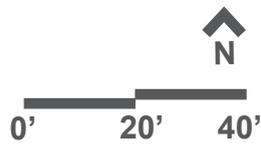
Key Plan

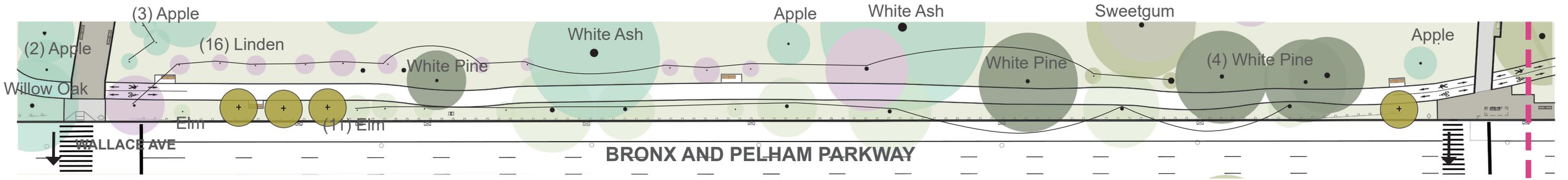


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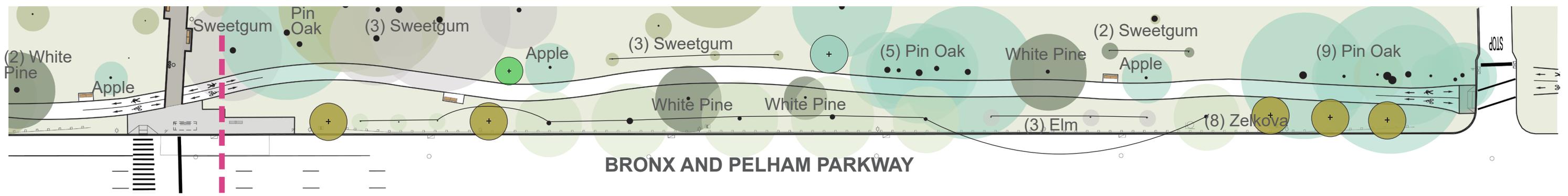


## Pelham Parkway Malls | Schematic Plan - Site A





1 - Greenway between Wallace and Muliner Avenues



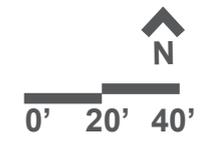
2 - Greenway between Muliner and Lurting Avenues

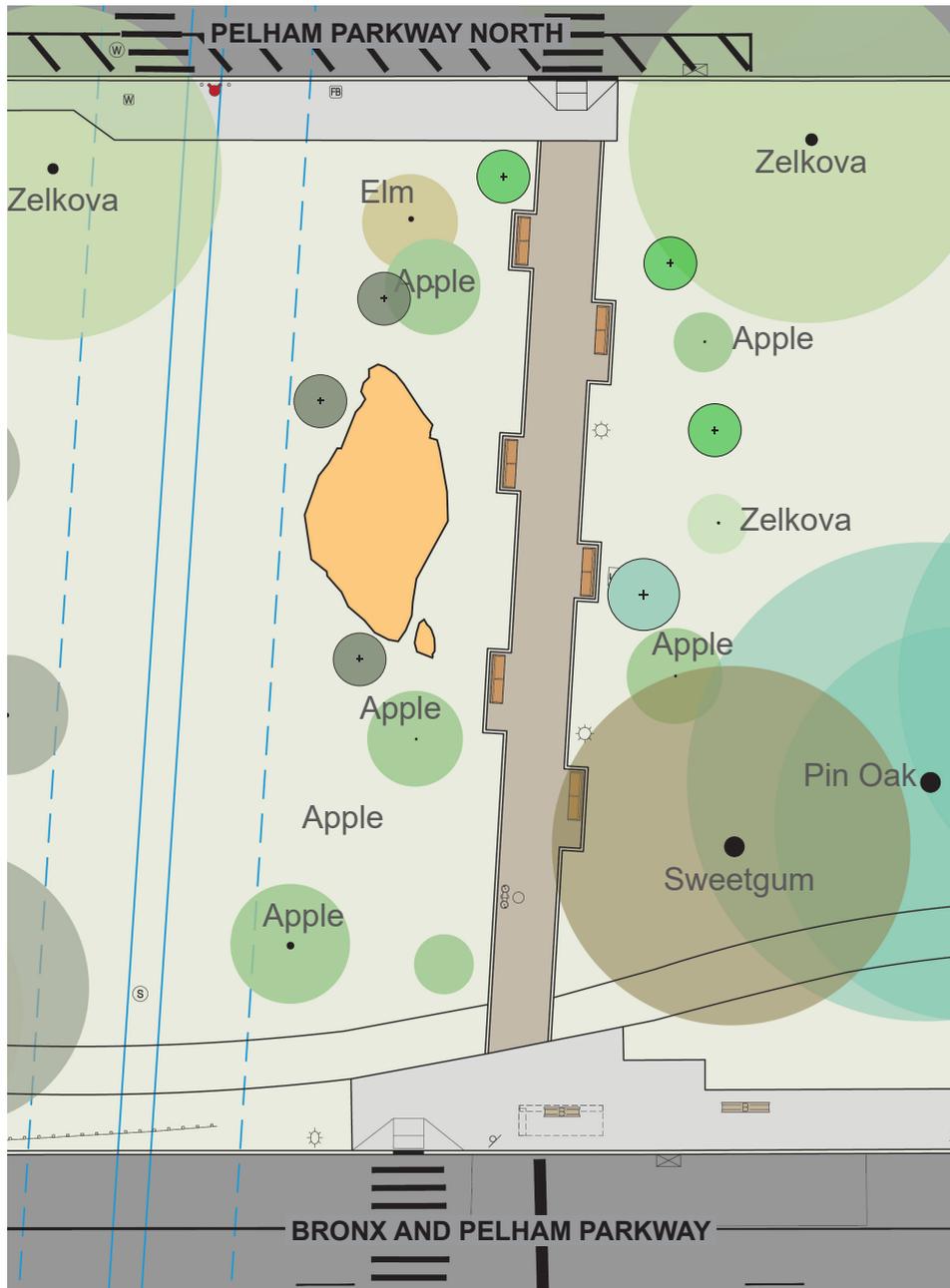
**Legend**

- - - Matchline
- Existing Tree Canopy (color varies by species)
- + Proposed New Trees
  - + Elm
  - + Crabapple
  - + Oak

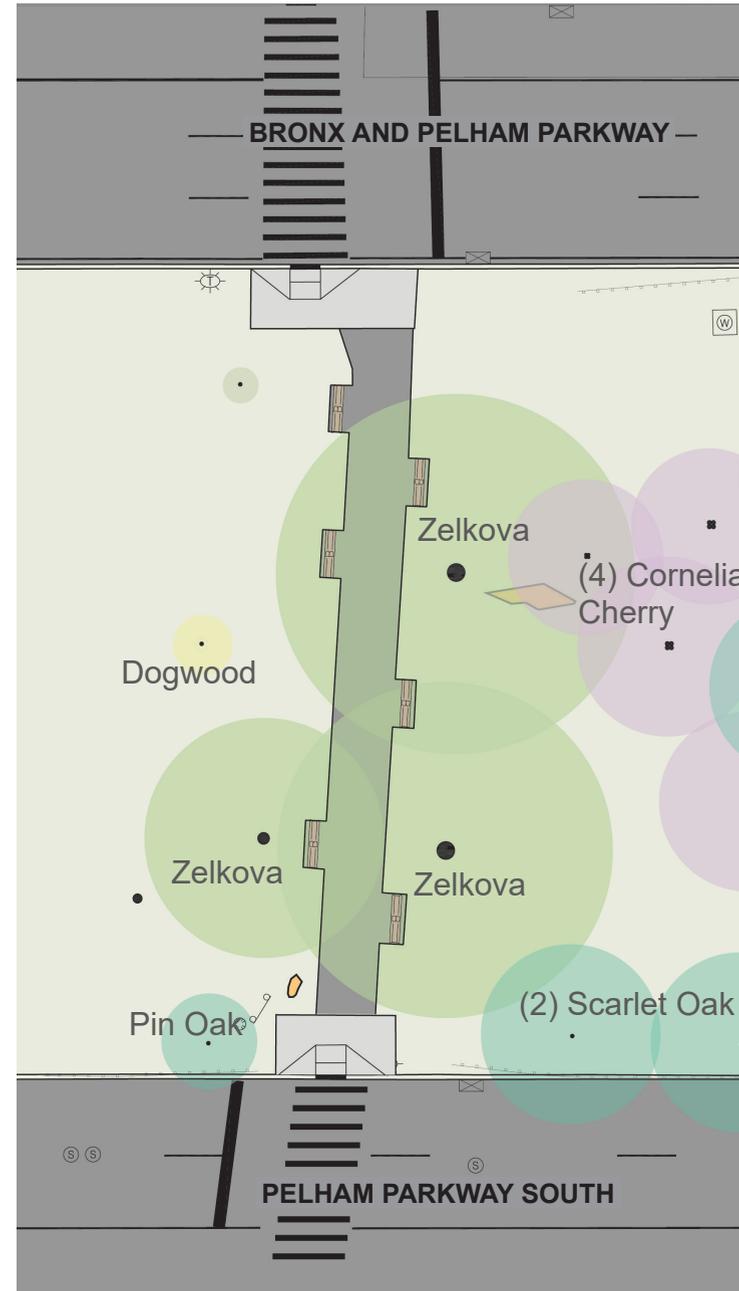


**Pelham Parkway Malls | Planting Diagram - Site A**





3 - Bronxwood Avenue Crossover



4 - Muliner Avenue ADA Pedestrian Ramp

### Legend

- Existing Tree Canopy (color varies by species)

### Proposed New Trees

- White Pine
- Crabapple
- Oak



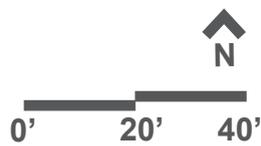
Key Plan



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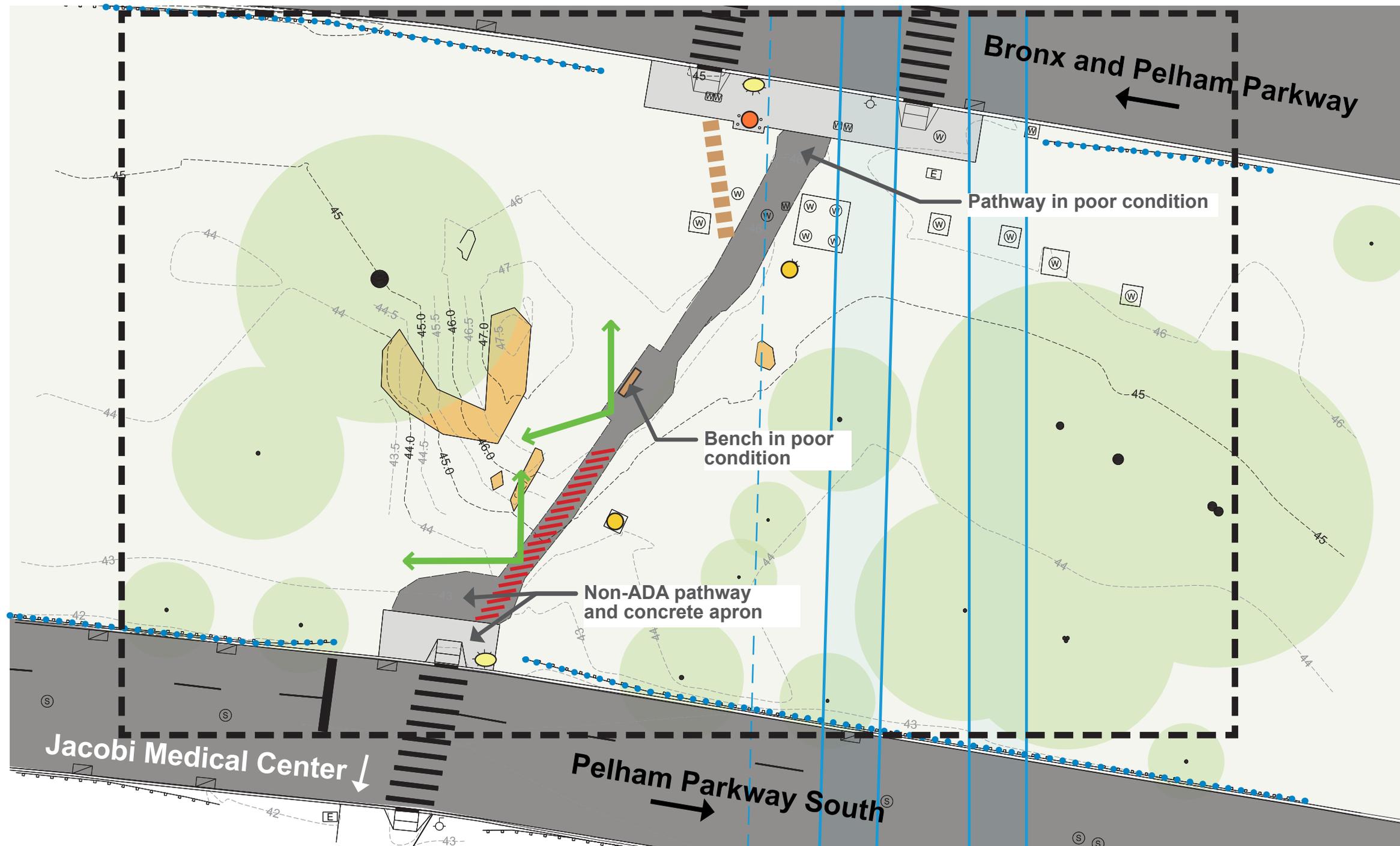


## Pelham Parkway Malls | Planting Diagram - Site A





**Pelham Parkway Malls | Scope Area - Site B: Accessible path and sitting area at Seymour Avenue**



### Legend

- Project Limit Line
- Traffic
- Outcrop
- Bench
- Asphalt Pavement
- Concrete Pavement
- Lawn
- Tree Canopy/Shade
- Existing Traffic Signal
- Light Pole
- Hydrant
- DOT Highway Rail
- Utility Lines
- 15' Utility Offset
- Desire Line
- Gradient > 5%
- Scenic Views

### Park Tree Canopy Information

62.5% Parkland Canopy Cover  
4.8% Canopy Change 2010-2017

### Heat Vulnerability Index

Site is in high HVI area. (HVI 5)

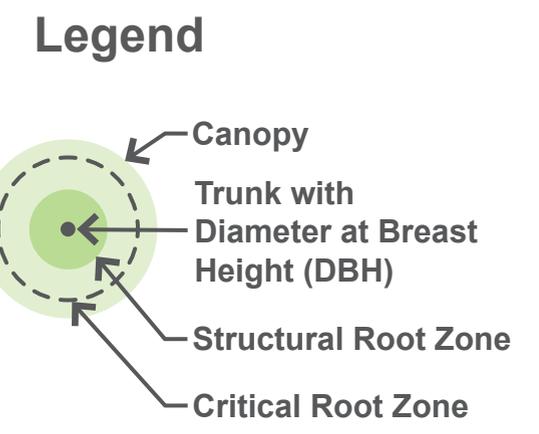
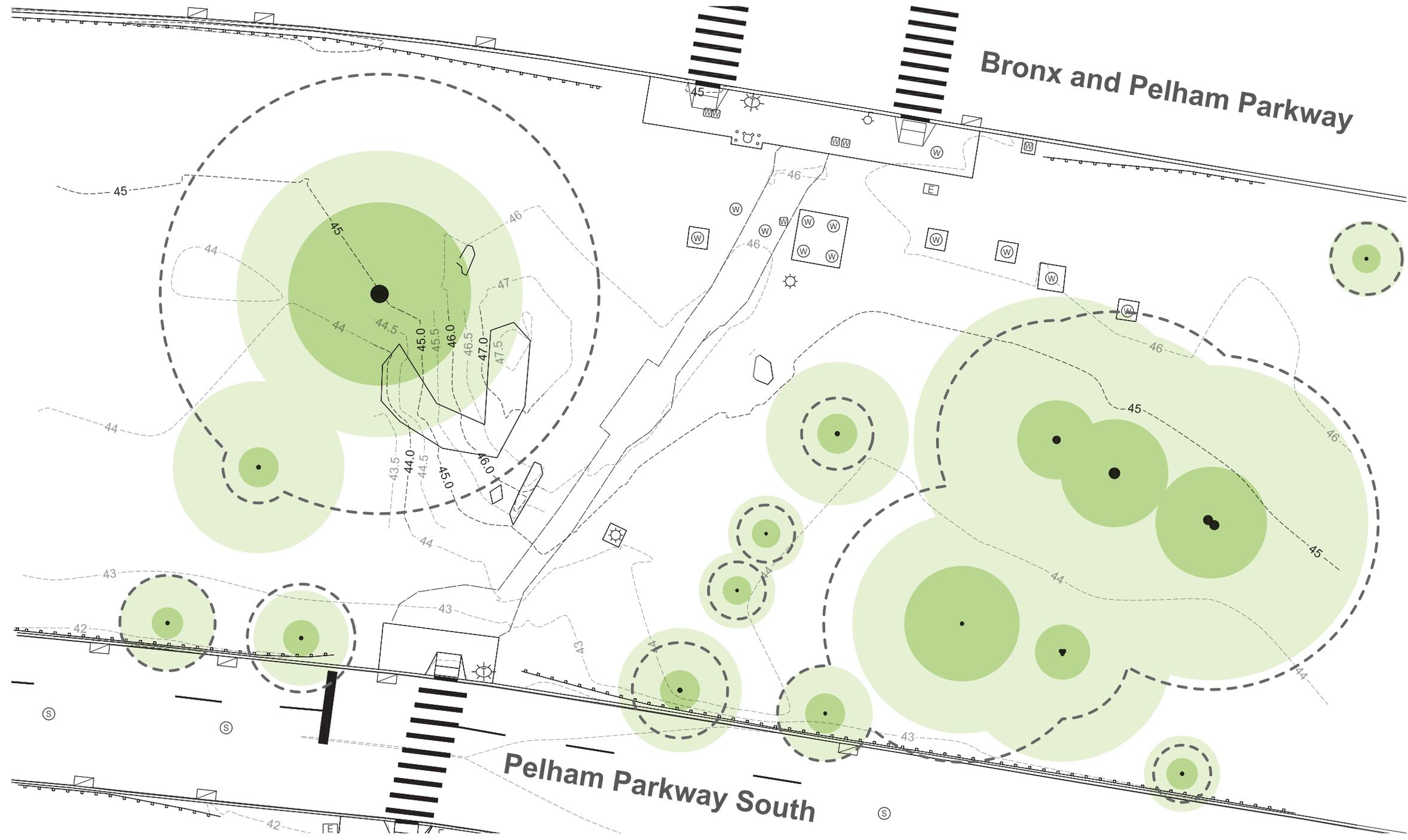


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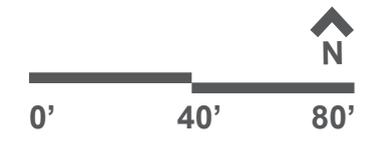


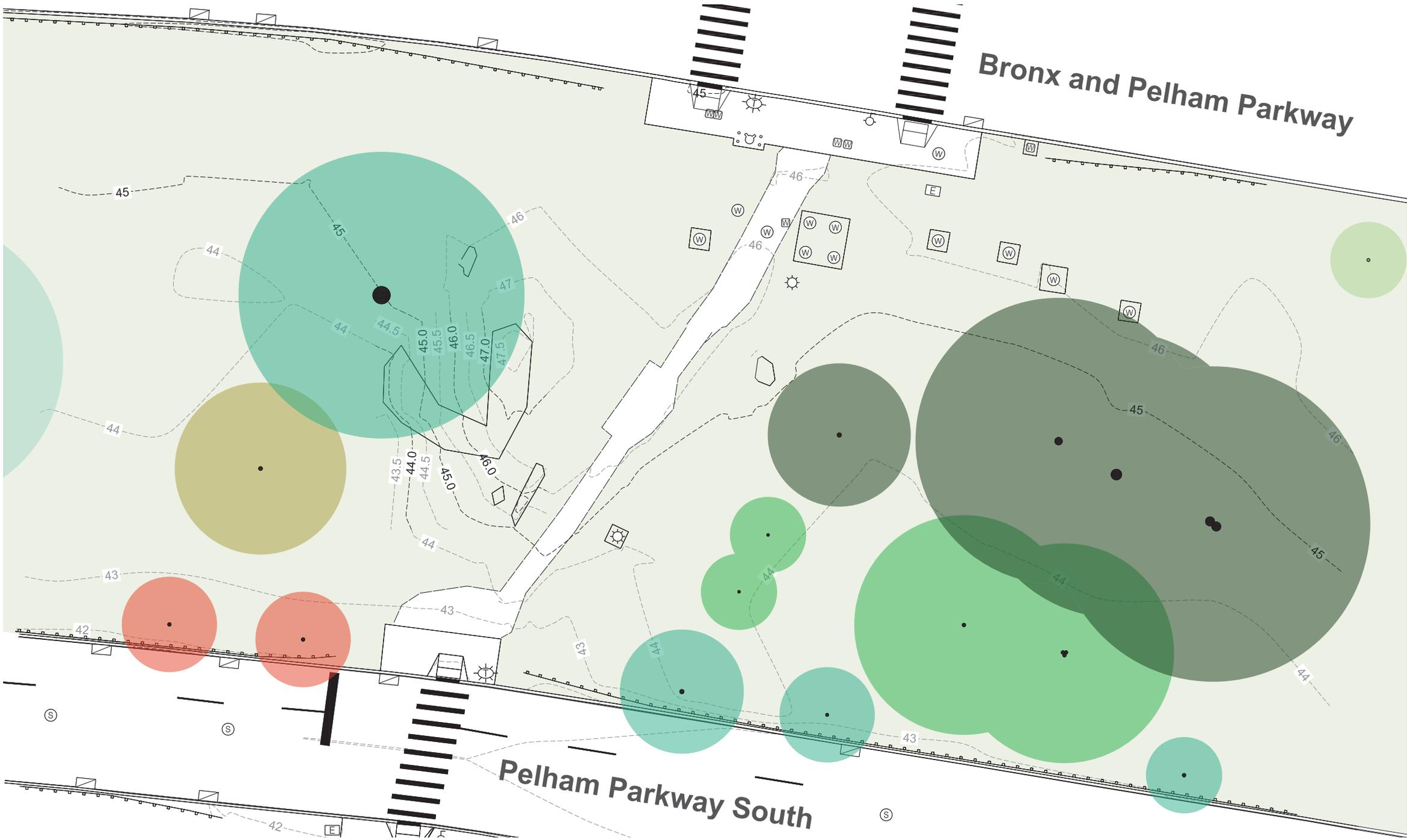
## Pelham Parkway Malls | Existing Conditions & Analysis - Site B





## Pelham Parkway Malls | Tree Inventory - Site B





**Legend**

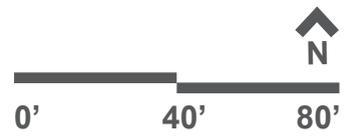
- (1) Elm
- (2) Linden
- (4) Apple
- (1) Zelkova
- (3) White Pine  
(1) Austrian Pine
- (3) Pin Oak  
(1) White Oak



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**Pelham Parkway Malls | Existing Tree Species - Site B**



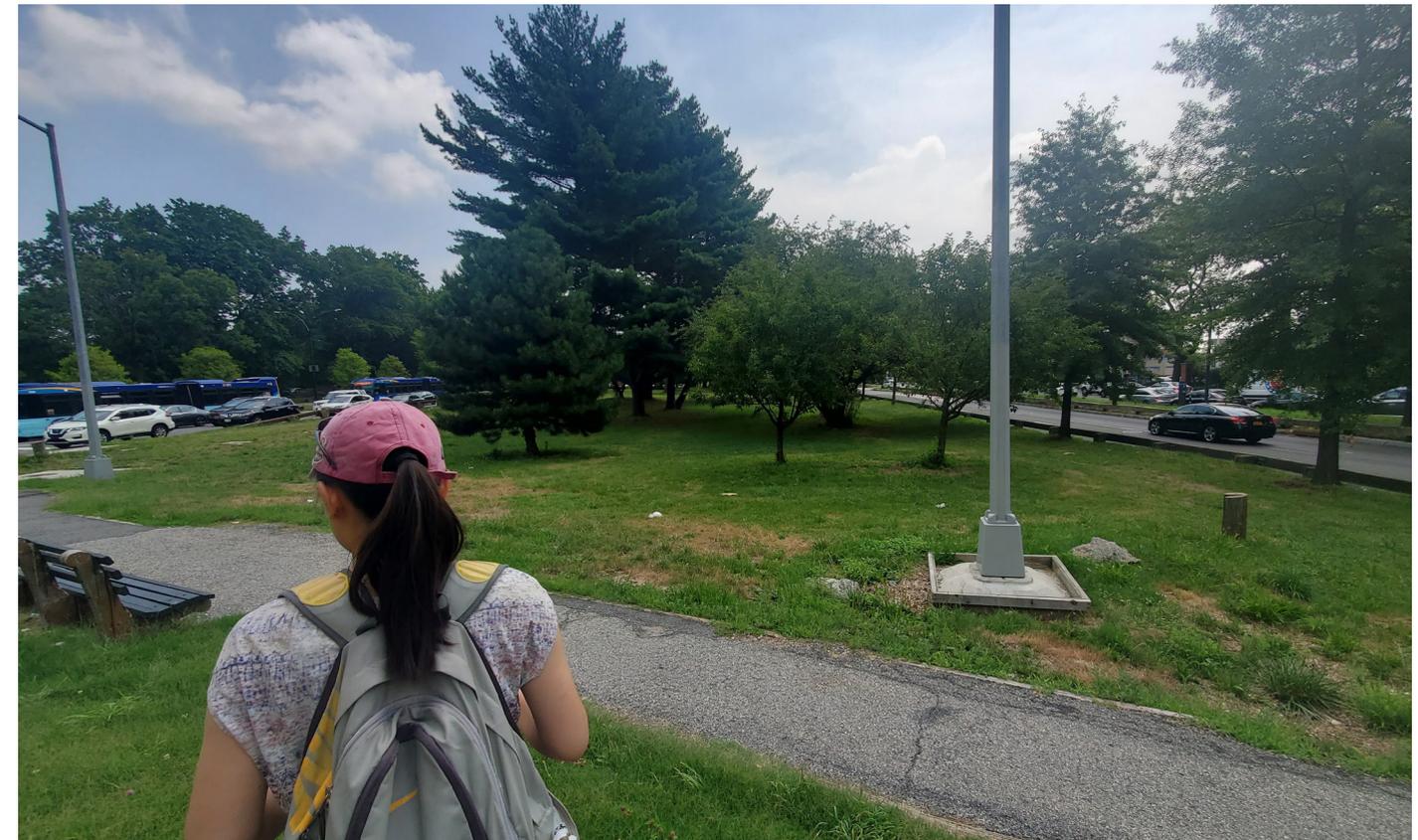


1 - View of existing topography and non-ADA path at Seymour Ave crossing from Pelham Parkway South





2 - View looking east at existing path and landscape



3 - View looking northeast at existing path and landscape





4 - View looking north at existing path and bench between Pelham Parkway South and Bronx and Pelham Parkway



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Pelham Parkway Malls | Site Photos - Site B



5 - View looking south towards Jacobi Hospital



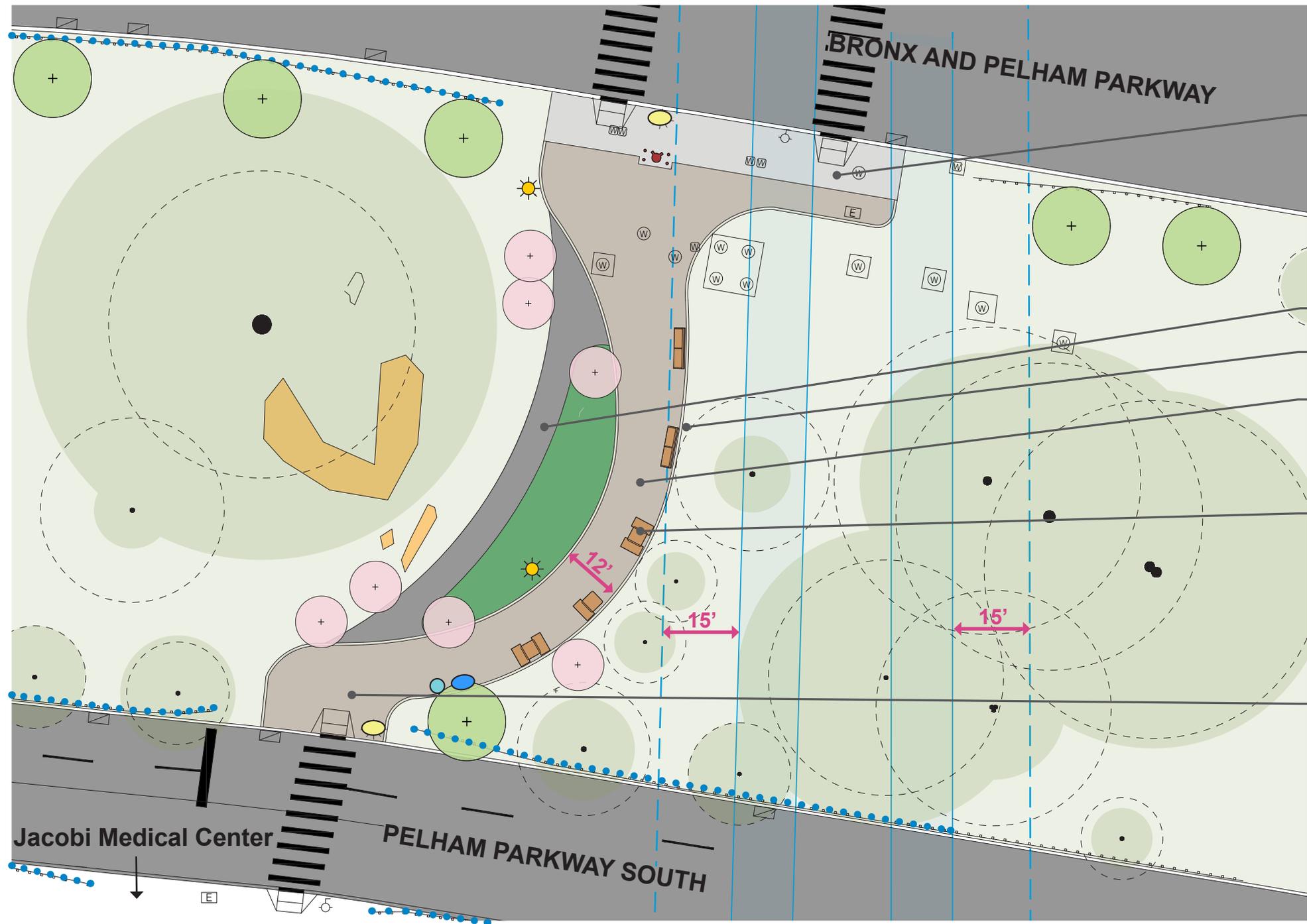
6 - View looking northwest at existing outcrop





7 - View looking north towards Bronx and Pelham Parkway showing existing asphalt path and desire line





### Legend

-  Outcrop
-  Asphalt Pavement
-  Concrete Pavement
-  New Shrub / Groundcover
-  Lawn
-  Asphalt Hex Paving
-  Existing Tree
-  Critical Root Zone
-  New Shade Tree
-  New Flowering Tree
-  Existing Traffic Signal
-  New Park Light
-  New Drinking Fountain
-  Bottle Filler
-  New Furniture
-  DOT Highway Rail
-  Utility Lines
-  15' Utility Offset
-  Existing Hydrant

EXISTING CONCRETE APRON TO REMAIN

NEW SETTEE BENCH

NEW ASPHALT PATHWAY

6" CONCRETE CURB

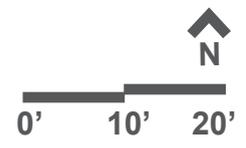
ASPHALT HEX-BLOCK PAVEMENT

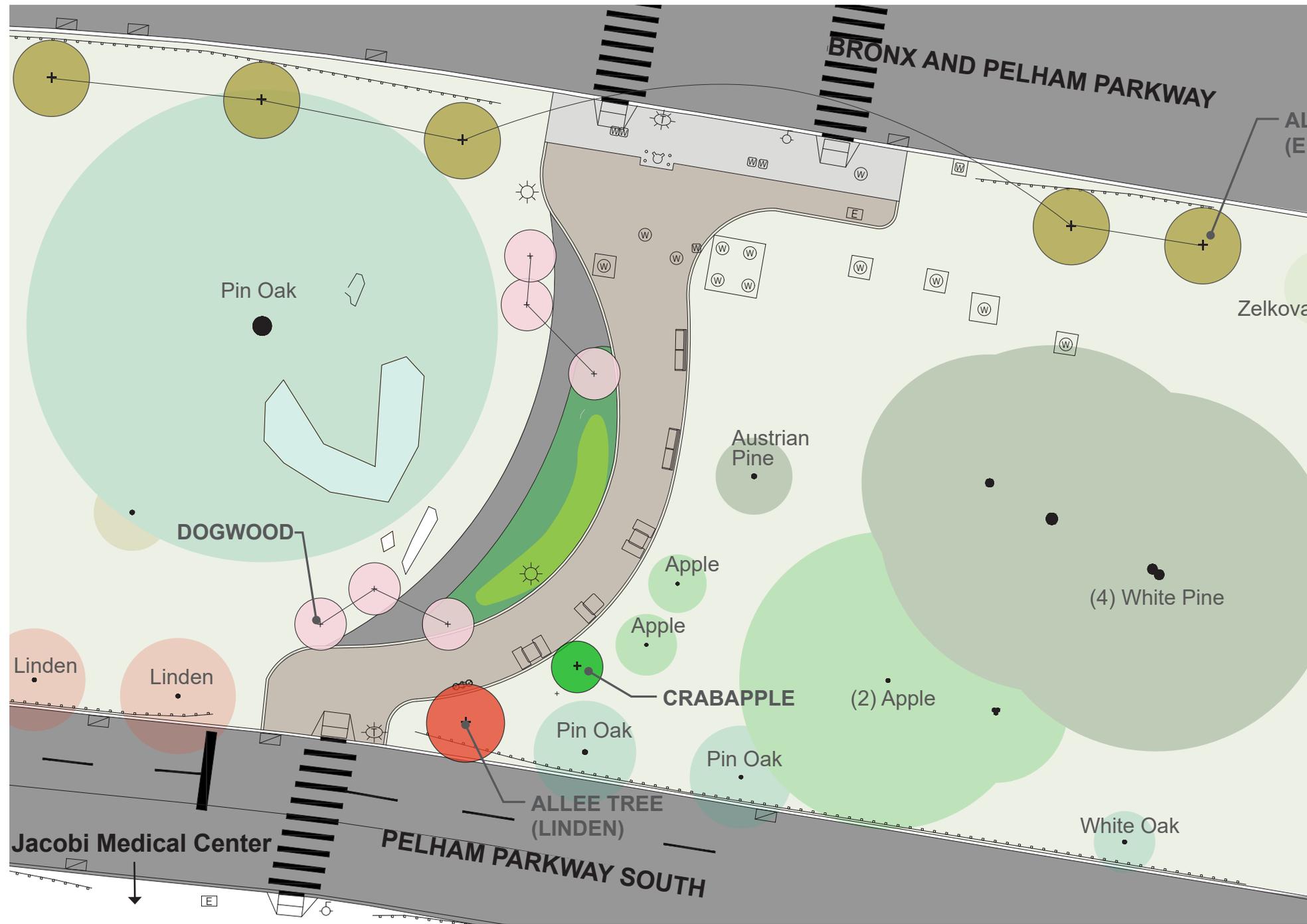
GAME TABLES

RECONSTRUCT APRON TO ADA STANDARDS. EXTEND HEX-BLOCK PAVING TO CURB.



## Pelham Parkway Malls | Schematic Plan - Site B





### Legend

- Existing Tree Canopy (color varies by species)

### Proposed New Trees

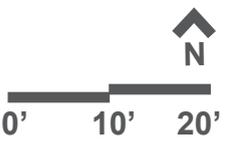
- Elm (disease-resistant cultivars)
- Linden
- Crabapple
- Pink Flowering Dogwood
- Groundcover Planting
- Flowering Shrubs



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## Pelham Parkway Malls | Planting Diagram - Site B





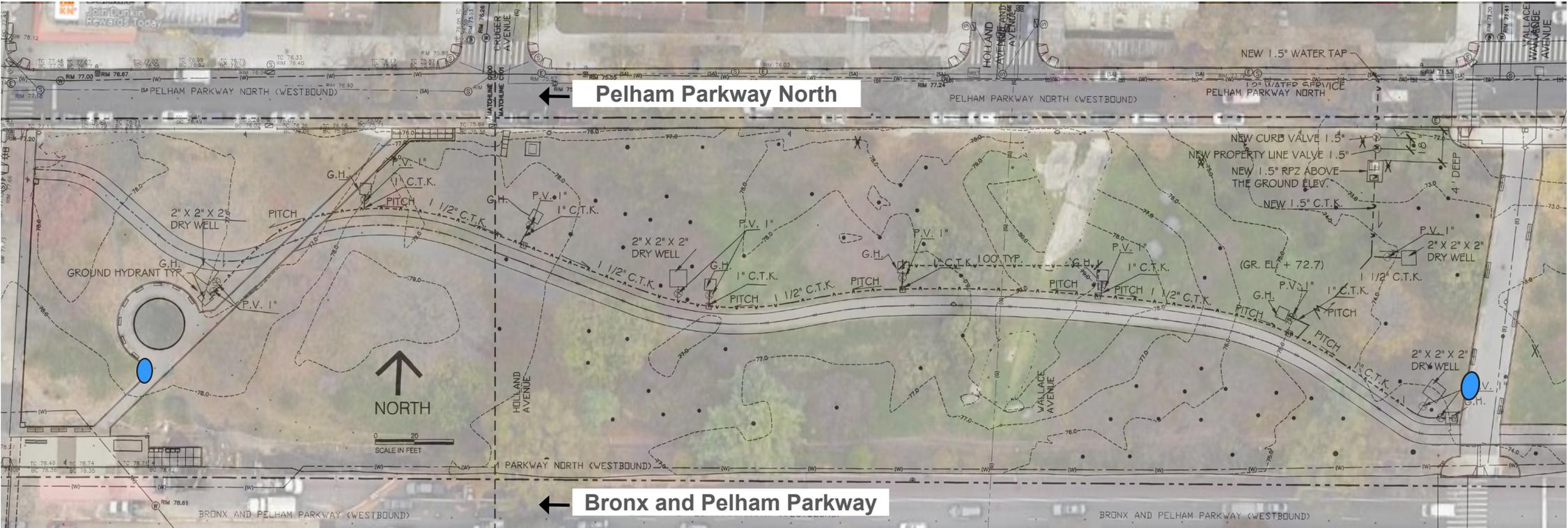
Pelham Parkway Malls | Schematic Rendering - Looking North from Pelham Parkway South



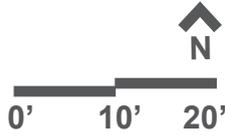
**Pelham Parkway Malls | Scope Area - Site C**

# Legend

● New Drinking Fountain

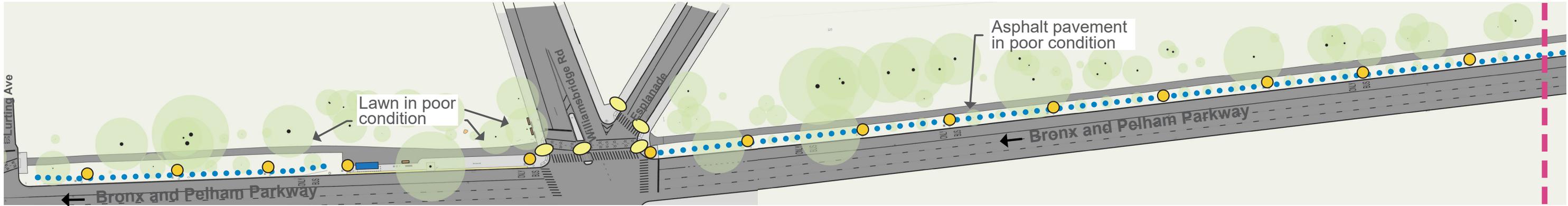


## Pelham Parkway Malls | Schematic Plan - Site C

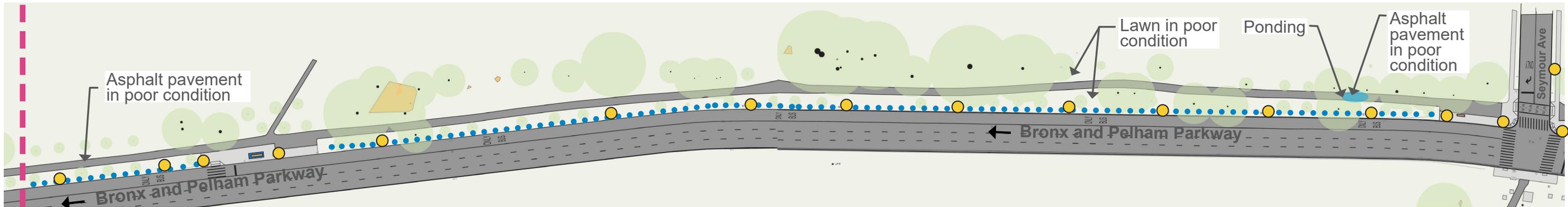




**Pelham Parkway Malls | Scope Area - Site D: Greenway from Lurting to Seymour Avenues**



1 - Section 1



2 - Section 2

**Legend**

- Matchline
- Traffic
- Outcrop
- Bus Stop
- Asphalt Pavement
- Concrete Pavement
- Lawn
- Existing Furniture
- Tree Canopy/Shade
- Existing Traffic Signal
- Existing Light Pole
- DOT Highway Rail

**Park Tree Canopy Information**

62.5% Parkland Canopy Cover  
4.8% Canopy Change 2010-2017

**Heat Vulnerability Index**

Site is in high HVI area. (HVI 5)



Key Plan

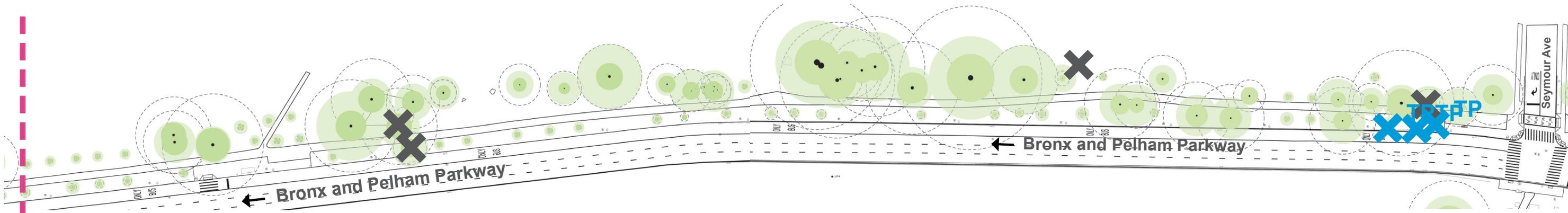
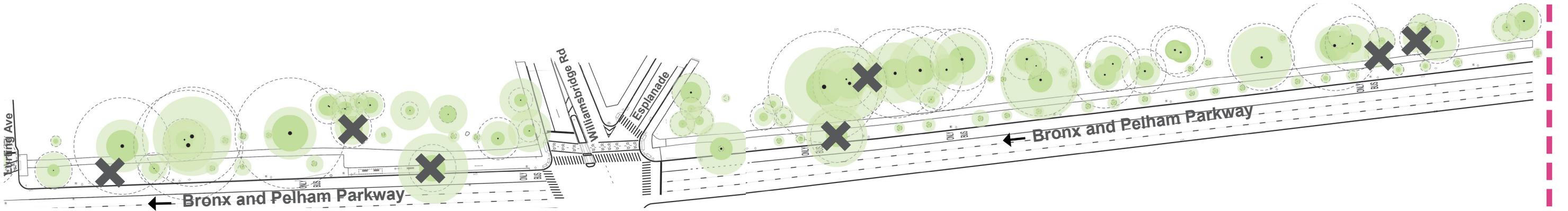


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**Pelham Parkway Malls | Existing Conditions & Analysis - Site D**



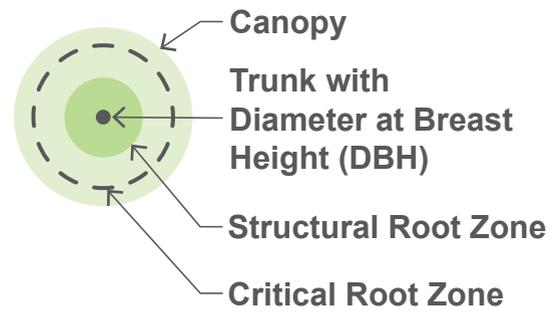


**Legend**

--- Matchline

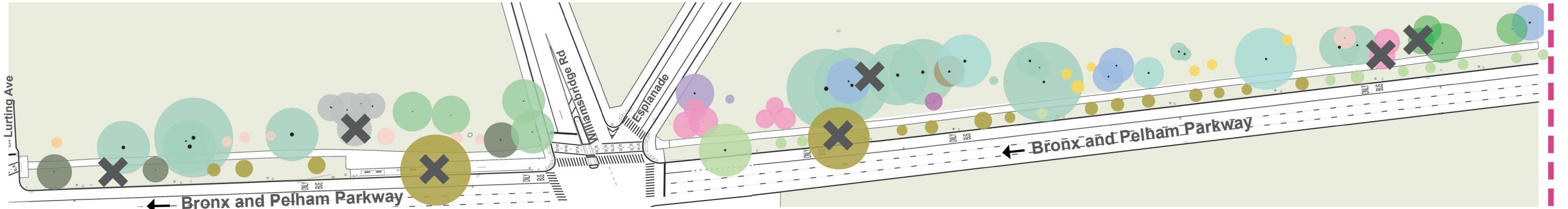
✕ Tree Removal due to poor condition

✕ TP Tree to be transplanted

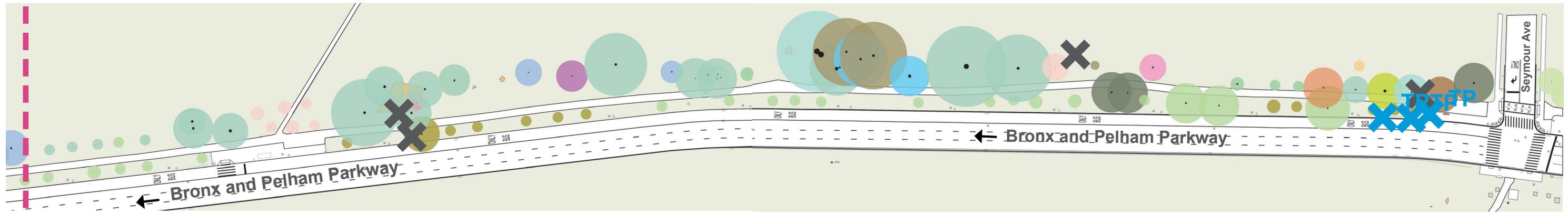


**Pelham Parkway Malls | Tree Inventory - Site D**





1 - Section 1



2 - Section 2

Existing Tree Species

Legend

- Matchline
- Tree Removal due to poor condition
- Tree to be transplanted

- |        |           |              |        |              |                |
|--------|-----------|--------------|--------|--------------|----------------|
| Oak    | White Ash | Hickory      | Elm    | Black Locust | Apple          |
| Spruce | Sweetgum  | Maple        | Cherry | Hemlock      | Horse-chestnut |
| Pine   | Zelkova   | Honey-locust | Ginko  | Tulip Tree   |                |



Key Plan



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Pelham Parkway Malls | Existing Tree Species - Site D





1 - View looking east at existing path and bus stop



2 - View looking east at existing path



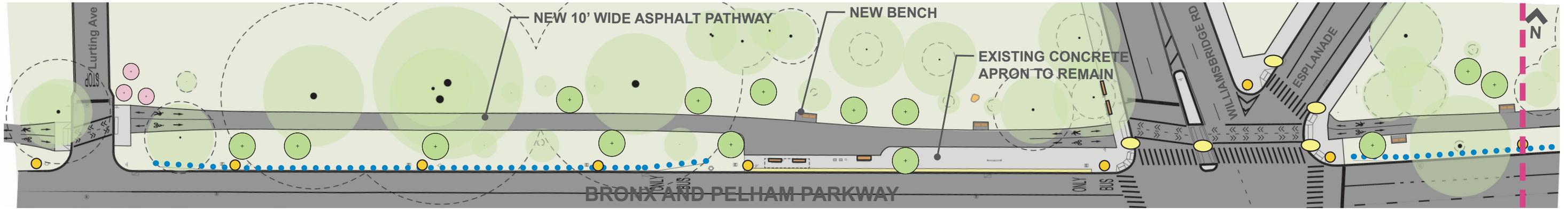


3 - View looking northeast at existing ledges and outcrops

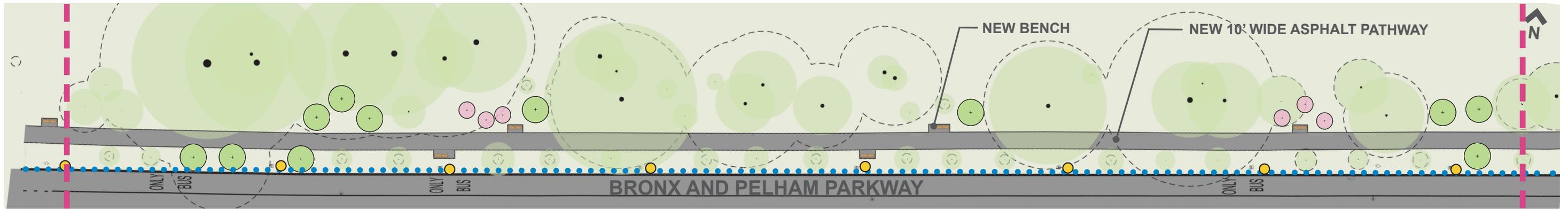


4 - View looking west at existing path





1 - Section 1



2 - Section 2

**Legend**

- Matchline
- Asphalt Pavement
- Concrete Pavement
- Lawn
- Existing Tree Critical Root Zone
- + New Shade Tree
- + New Flowering Tree
- Existing Traffic Signal
- Existing Light Pole
- DOT Highway Rail



Key Plan

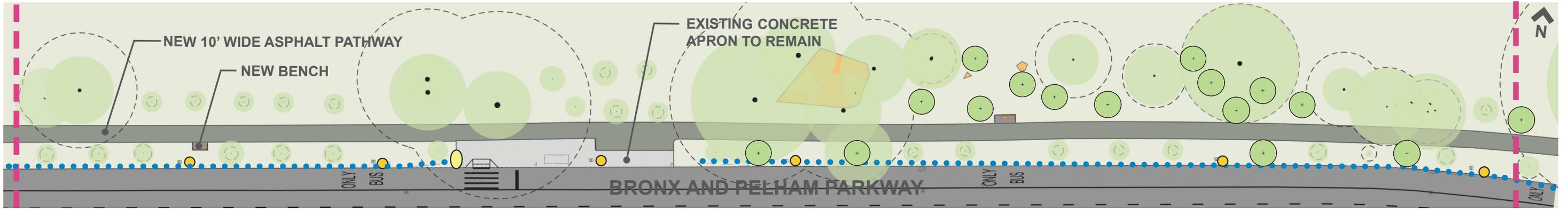


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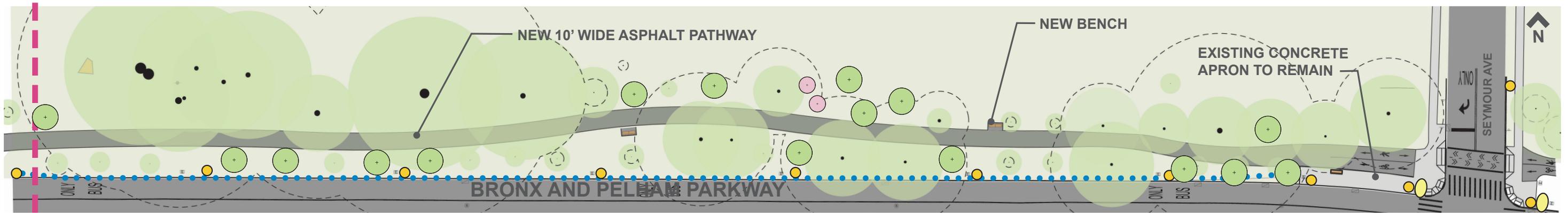


**Pelham Parkway Malls | Schematic Plan - Site D**





3 - Section 3



4 - Section 4

**Legend**

- Matchline
- Asphalt Pavement
- Concrete Pavement
- Lawn
- Existing Tree
- Critical Root Zone
- + New Tree
- + New Flowering Tree

- DOT Highway Rail
- Existing Traffic Signal
- Existing Light Pole



Key Plan

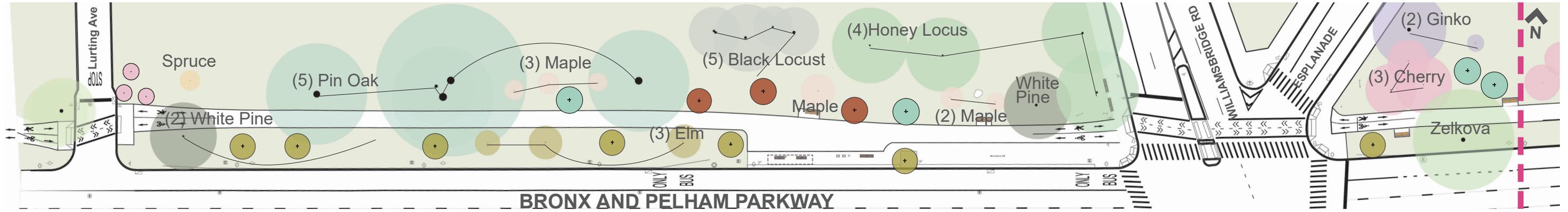


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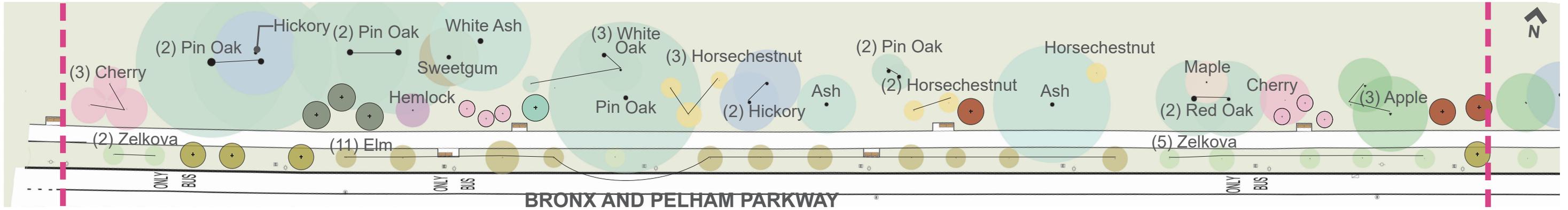


**Pelham Parkway Malls | Schematic Plan - Site D**





1 - Section 1



2 - Section 2

### Legend

--- Matchline

Existing Tree Canopy  
(color varies by species)

#### Proposed New Trees

-  Maple
-  Elm (disease-resistant cultivars)
-  Oak
-  Dogwood / Crabapple / Cornelian Cherry
-  Pine



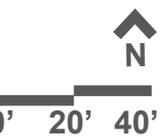
Key Plan

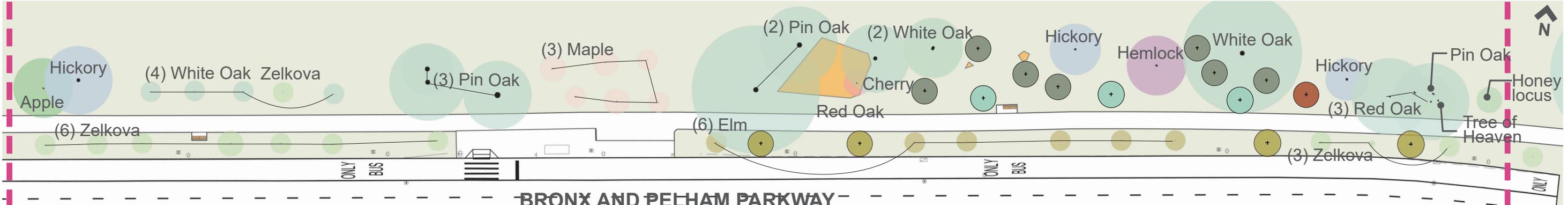


NYC Parks

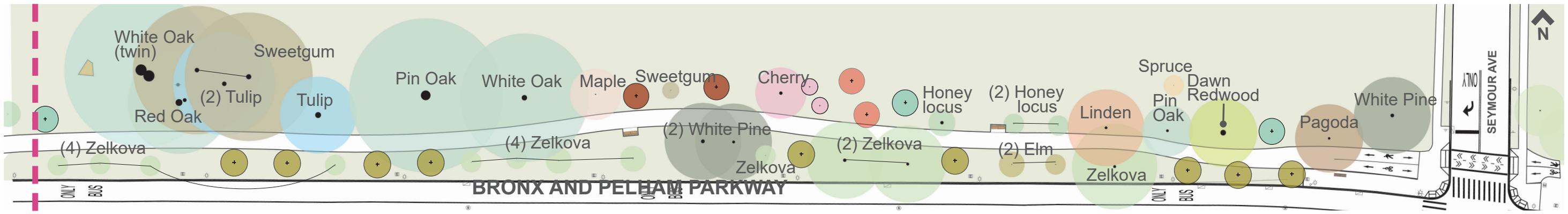


## Pelham Parkway Malls | Planting Diagram - Site D





3 - Section 3



4 - Section 4

**Legend**

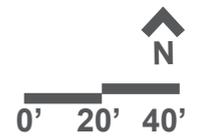
- - - Matchline
- Existing Tree Canopy (color varies by species)
- + Proposed New Trees
  - + Maple
  - + Dogwood / Crabapple / Cornelian Cherry
  - + Elm (disease-resistant cultivars)
  - + Pine
  - + Linden
  - + Oak



Key Plan

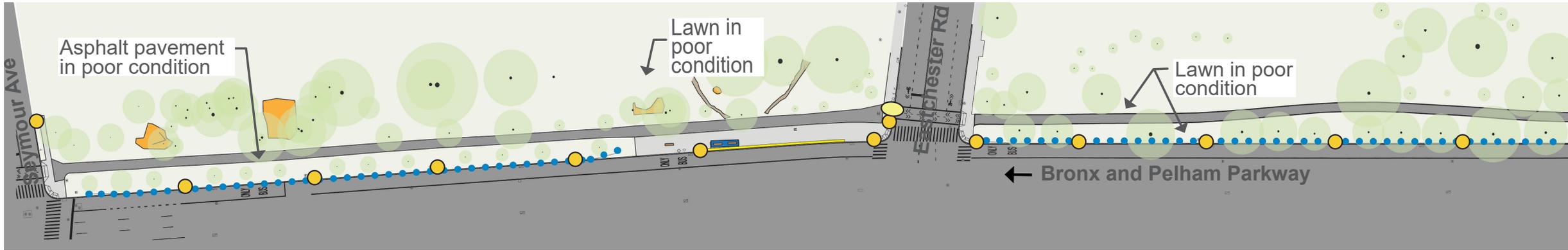


**Pelham Parkway Malls | Planting Diagram - Site D**

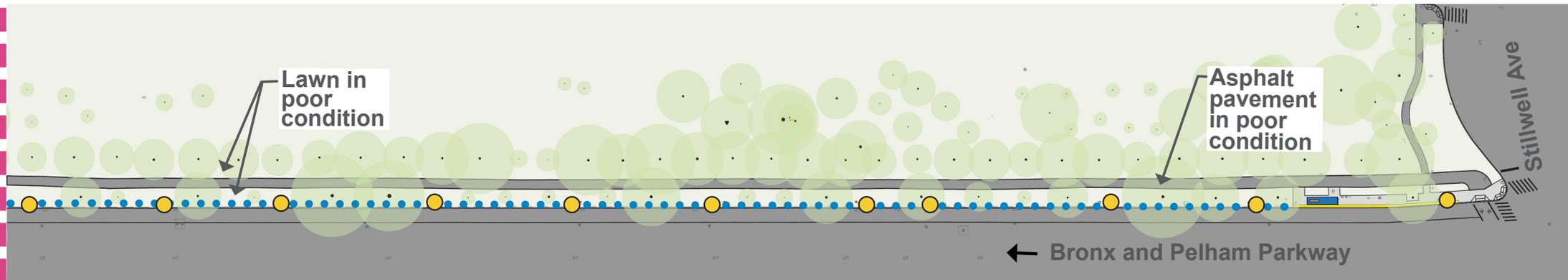




**Pelham Parkway Malls | Scope Area - Site E: Greenway from Seymour to Stillwell Avenues**



1 - Section 1



2 - Section 2

**Legend**

- Matchline
- Traffic
- Outcrop
- Bus Stop
- Asphalt Pavement
- Concrete Pavement
- Lawn
- Existing Furniture
- Tree Canopy/Shade
- Existing Traffic Signal
- Existing Light Pole
- DOT Highway Rail

**Park Tree Canopy Information**  
 62.5% Parkland Canopy Cover  
 4.8% Canopy Change 2010-2017  
**Heat Vulnerability Index**  
 Site is in high HVI area. (HVI 5)



Key Plan

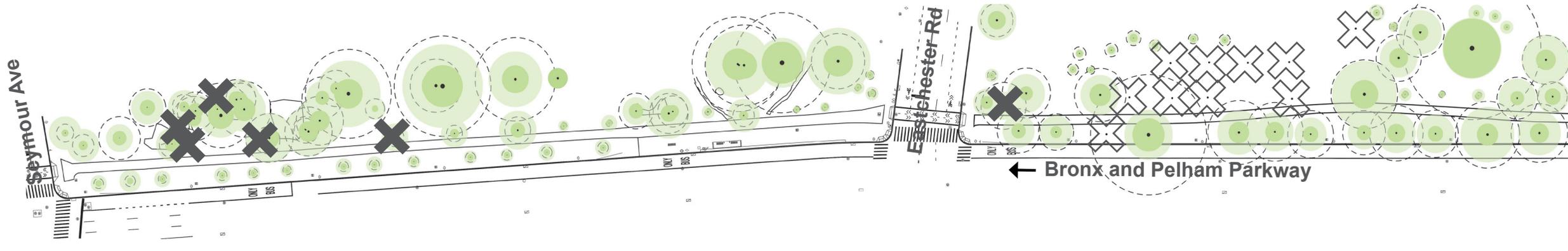


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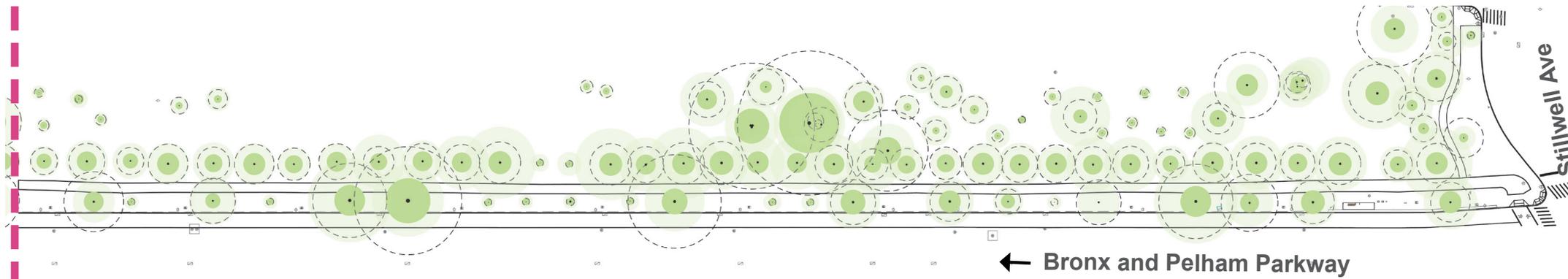


**Pelham Parkway Malls | Existing Conditions & Analysis - Site E**





1 - Section 1



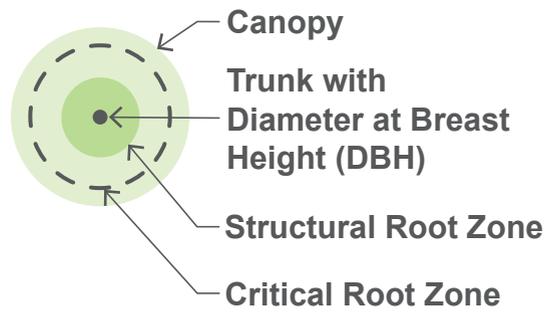
2 - Section 2

**Legend**

Matchline

Tree Removal due to poor condition

Stump Removal



Key Plan



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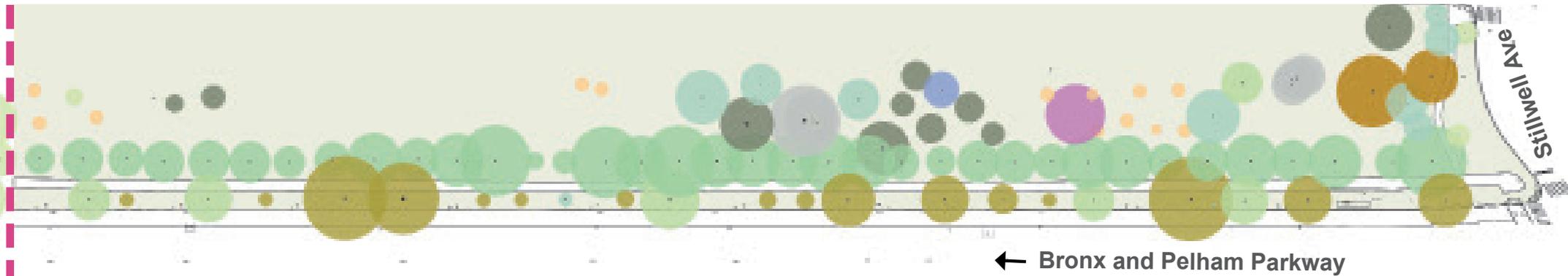


**Pelham Parkway Malls | Tree Inventory - Site E**





1 - Section 1



2 - Section 2

**Legend**

- Matchline
- Tree Removal due to poor condition
- Stump Removal

**Existing Tree Species**

Oak	White Ash	Coffeetree	Elm	Black Locust	Apple
Spruce	Linden	Maple	Cherry	Pear	Mulberry
Pine	Zelkova	Honey-locust	Ginkgo	Service-berry	London Planetree



Key Plan



1 - View looking east towards Bronx and Pelham Parkway



2 - View looking east towards existing bus stop



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Pelham Parkway Malls | Site Photos - Site E

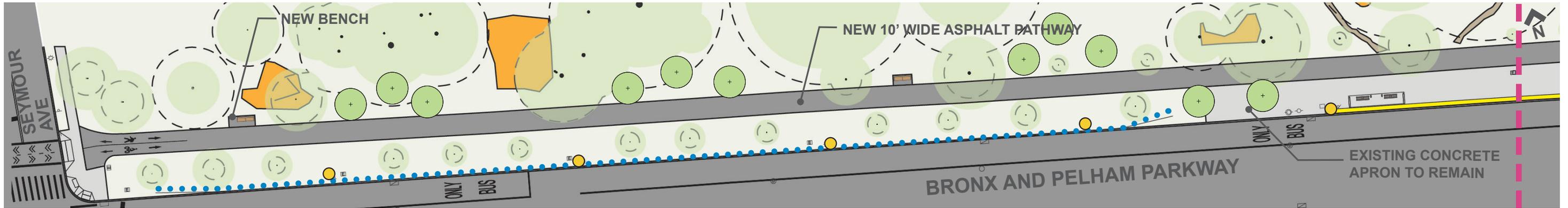


3 - View looking west at existing path and crossings

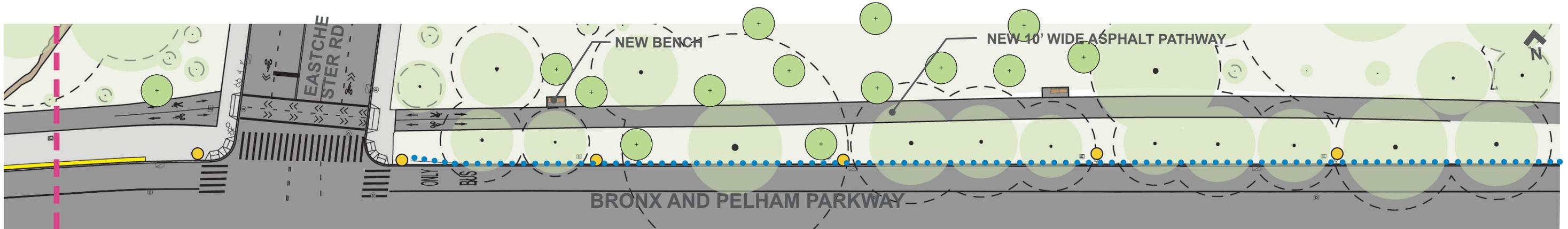


4 - View looking west at existing path





1 - Section 1



2 - Section 2

**Legend**

- Matchline
- Asphalt Pavement
- Concrete Pavement
- Lawn
- Existing Tree Critical Root Zone
- New Shade Tree
- DOT Highway Rail
- Existing Traffic Signal
- Existing Light Pole



Key Plan

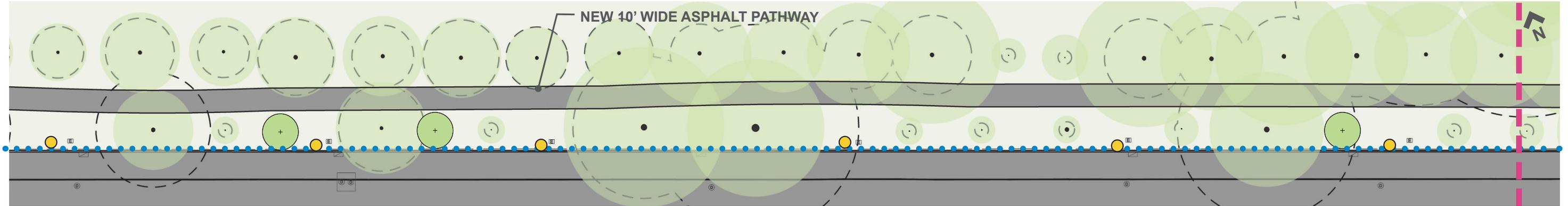


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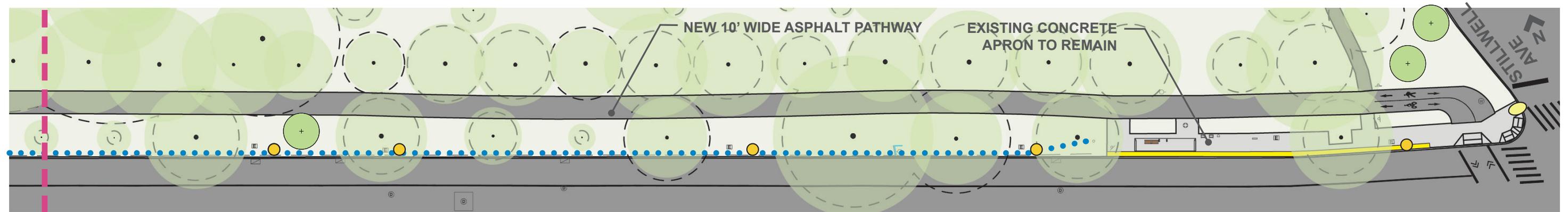


**Pelham Parkway Malls | Schematic Plan - Site E**

0' 20' 40'



3 - Section 3



4 - Section 4

**Legend**

- Matchline
- Asphalt Pavement
- Concrete Pavement
- Lawn
- Existing Tree
- Critical Root Zone
- + New Shade Tree
- DOT Highway Rail
- Existing Traffic Signal
- Existing Light Pole



Key Plan

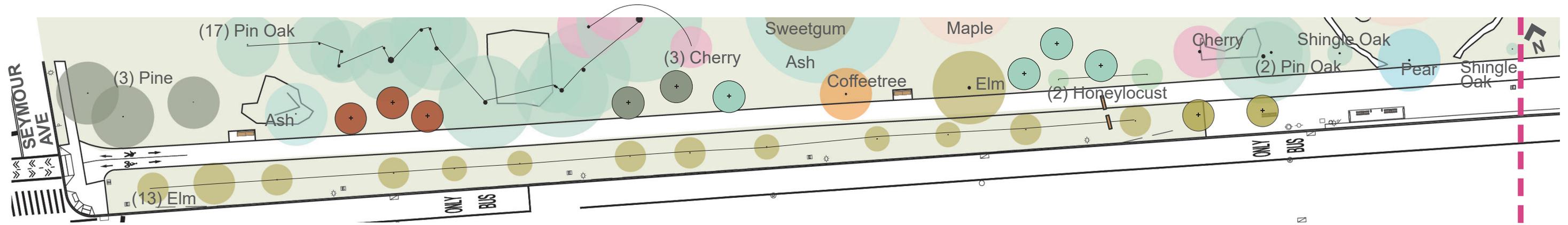


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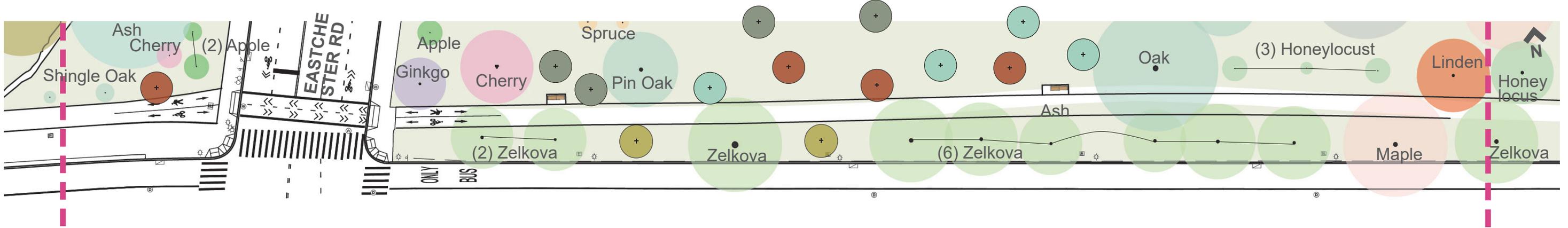


**Pelham Parkway Malls | Schematic Plan - Site E**





1 - Section 1



2 - Section 2

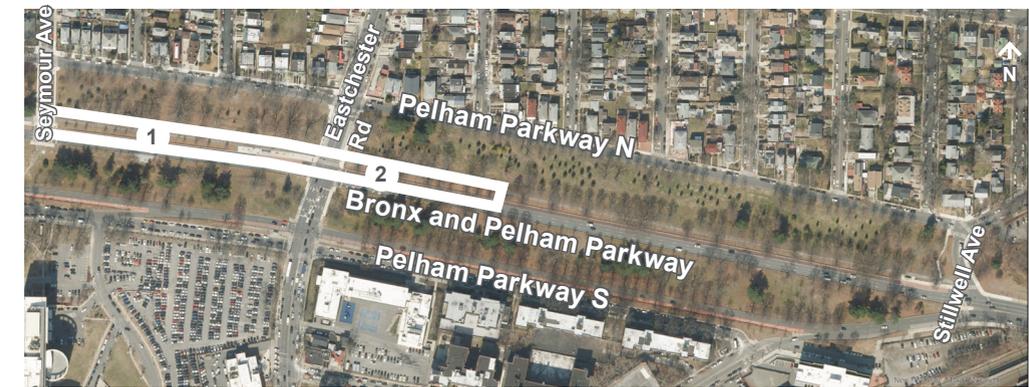
**Legend**

--- Matchline

Existing Tree Canopy (color varies by species)

Proposed New Trees

Maple Pine Oak Elm (disease-resistant cultivars)

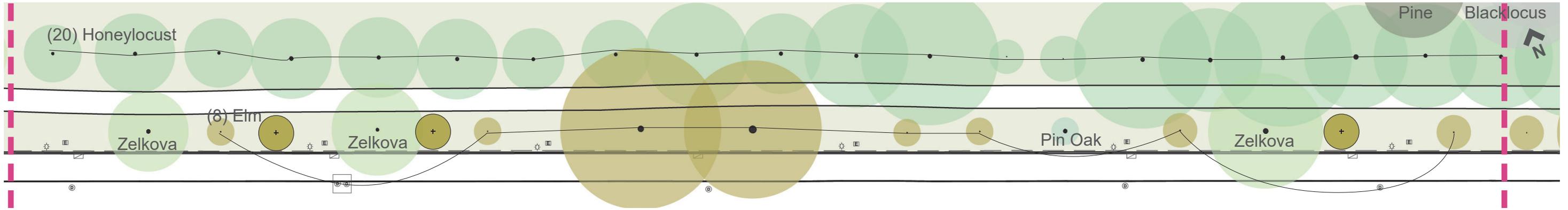


Key Plan

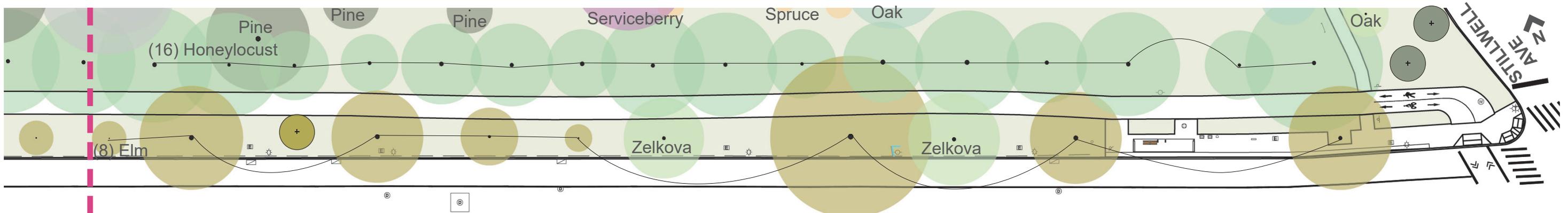


**Pelham Parkway Malls | Planting Diagram - Site E**

0' 20' 40'



3 - Section 3



4 - Section 4

**Legend**

- - - Matchline
- Existing Tree Canopy (color varies by species)
- + Elm
- + Pine



Key Plan

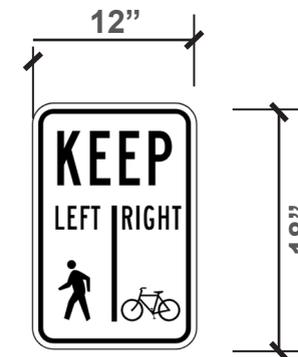
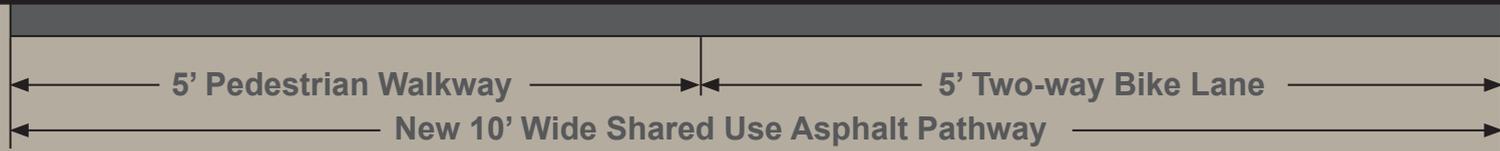


**Pelham Parkway Malls | Planting Diagram - Site E**





50' trailing divider line at beginning of each path segment



R9-7

**Shared-Use Path Signage\***

\* NYC Parks is currently studying signage for greenways through parks. Final signage selection will be aligned with other greenways agencywide.



**Pelham Parkway Malls | Shared Use Path Rendering**



**Asphalt Hex Block Pavers**



**Color: Medium Grey**



**Concrete Game Table and Settee Bench, 4'**



**Settee Bench, 8'  
Wooden Slats**



**Color: Thermally  
Modified Southern  
Yellow Pine**



**Type B Pole w/  
Riverside Luminaire**



**Bottle Filler w/ Hi-Lo Drinking  
Fountain. Color: Black**



**Decorative Trash  
Receptacle**



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**Pelham Parkway Malls | Site Materials**



**Quercus bicolor\***  
*Swamp White Oak*



**Acer rubrum\***  
*Red Maple*



**Pinus strobus\***  
*Eastern White Pine*



**Ulmus americana 'Princeton'\***  
*Princeton Elm*



**Tilia cordata\***  
*Little Leaf Linden*



**Quercus palustris\***  
*Pin Oak*



**Cornus mas**  
*Cornelian Cherry*



**Cornus florida 'Rubra'\***  
*Pink Flowering Dogwood*



**Malus sylvestris**  
*Crabapple*



**Rhus aromatica 'Gro-Low'\***  
*Fragrant Sumac*



**Hydrangea quercifolia\***  
*Oakleaf Hydrangea*



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**Pelham Parkway Malls | Plant Palette**

\* Native species