

Key Findings: Sunnyside Yard Feasibility Study

The Sunnyside Yard Feasibility Study, released early 2017, determined that it was technically feasible, but complicated, to deck over Sunnyside Yard and set the technical foundation for a broader planning effort

- The Main Line, covering about 15-20% of the Yard, is **severely constrained** for decking due to near-constant rail activity of the Northeast Corridor
- **Rail line locations and clearance requirements** inform footprints, building heights, and open spaces
- The Yard has **significant variation in topography** and need to address deck access challenges
- **Three hypothetical test cases** assessed a range of program and building types to understand what was technically feasible to build
- Market conditions and construction costs suggest **potential long-term returns**, but also **significant up-front costs** for overbuild construction
- The study recommended a **master planning process** with community engagement and additional technical analysis was needed as a next step
- The Feasibility Study is available at the following links:
 - [Executive Summary](#)
 - [Full Feasibility Study](#)
 - [Appendix](#)

