



**Neighborhood Scale
ULURP Initiative:**
Parkland Acquisition in
Queens Community District 2
Community Board Briefing

September 17, 2025

Parks

Agenda

- Introduction
- Project Background
- Project Overview
- Next Steps/Timeline

Project Background

Urban Parks Matter in the Most Populous City in America

- New York City's population has increased from 8 million to 8.48 million between 2000 and 2024 overall. **Public parks are essential urban infrastructure** needed to accommodate this rapidly growing population
- As landscape architect **Frederick Law Olmsted** presaged in the 19th century while the city was densifying, **public parks function as the lungs of the city**, providing open air respite for urban residents
- **Trust for Public Land** notes that **parks improve urban environments** and protects residents from growing threats of climate disasters – heat waves, severe flooding – and other urban health threats like air, noise, and light pollution
- The **U.S. Surgeon General Advisory** on the State of Mental Health and Well-Being of Parents states that investing in social infrastructure at the local level, particularly community parks and green spaces, can **cultivate social connection** within communities



City Plans and Policies Advocating for Parks

NYC Parks' Framework for an Equitable Future (2014):

- Envisions a future in which parks better serve every New Yorker and responds to the growing demand and need for a more equitable distribution of open space

OneNYC: The Plan for a Strong and Just City (2015):

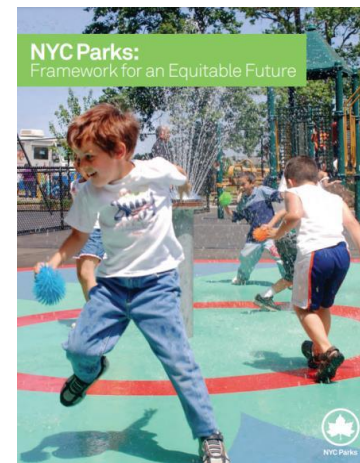
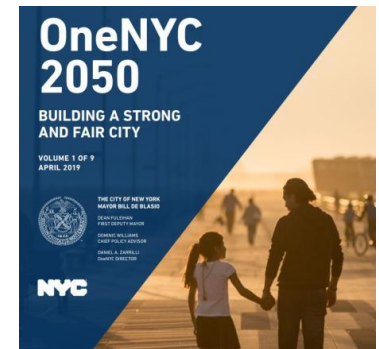
- Set target of 85% of New Yorkers living within walking distance of a park by 2030

Get Stuff Built Initiative 60 (2022):

- Recommends that NYC Parks pursues ULURP authorization for land acquisition using criteria-based triggers in appropriately defined areas of the City

PlaNYC: Getting Sustainability Done (2023):

- Action plan for a cleaner, greener, and more just city that factors in decades of economic and environmental injustice



Current Parks Initiatives

Vital Parks for All: Investing in NYC's Living Infrastructure

NYC Park's plan to equitably strengthen the health, environment, and communities of NYC through our park system.

Vital Parks is an initial \$3.2 billion investment to

- Restore existing park facilities
- Deliver new vital Parks elements to underserved areas
- Empower New Yorkers with information about their individual parks and community's access to a Vital Parks System

Informed by data and map analysis, these strategic initiatives focus on enhancing parks and programming in underserved neighborhoods:

- Stronger Parks, Safer Communities
- Better Bathrooms
- Let's Swim NYC
- Growing Wetlands/Gaining Resilience
- Growing Green Space
- Expanding Tree Canopy
- Growing Greenways
- Let's Play NYC



Growing Green Spaces

Walk to A Park Initiative (WTP)

- Focuses on increasing access to parks and open spaces, concentrating on areas of the city that are under-resources and where residents are living further than a Walk to A Park

Schoolyards to Playgrounds (SYPGs)

- SYPGs are schoolyards that are open to the public during non-school hours that are operated and maintained by DOE
- There are currently 289 SYPGs and 11 new schoolyards were just announced in State of the City to be open in April 2025

New York City Housing Authority (NYCHA) Partnership

- NYC Parks, in recent years, began a partnership with NYCHA to reconstruct NYCHA housing playgrounds for public access
- As of August 2024, 6 NYCHA developments have had parks reconstructed and open to the public across The Bronx, Queens, and Brooklyn



Redfern Park Addition in Far Rockaway, Queens



Schoolyard to Playing in PS 205, Brooklyn

Challenges to Acquiring Parks for All New Yorkers

Land use and procedural challenges hinder efforts to acquire parks expediently and effectively

Currently, Parks actively seeks to acquire land to create new parks to serve more New Yorkers. However, we face a recurring set of challenges:

- Limited vacant, available land
- Property owners are not aware the City is interested in and serious about acquiring land for parks
- Long timeline for approval
- Inability to negotiate with property owner before ULURP approval; most sellers are unwilling to wait two years before starting to negotiate



West 20th street vacant lot in Chelsea, Manhattan. Source: NY1

EXISTING PARKS ACQUISITION PROCESS (2-3 YEARS)



Project Overview

Neighborhood Scale ULURP Initiative

New multi-site ULURP plan can help jumpstart acquisition process for parks

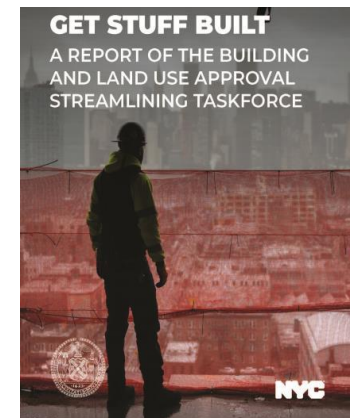
Get Stuff Built Initiative Number 60 (2022): Recommends that DPR pursues ULURP authorization for land acquisition using criteria-based triggers in appropriately defined areas of the City. This ULURP would:

- Help concentrate acquisition efforts in areas of the City with the most immediate need for greater park access
- Allow for multiple sites to be included for acquisition approval, instead of individually, thereby providing more efficient opportunities for land acquisition
- Inform property owners that the City is interested in acquiring land for park development
- With ULURP approval already in hand, the City can approach negotiations more proactively as a competitive bidder



Chelsea Green Park (opened in 2019) as the first new park in Chelsea in 40 years

NEIGHBORHOOD SCALE ULURP PROCESS (6-12 MONTHS)



Walk to A Park

2030 Goal: 85% of New Yorkers live within walking distance of a park (OneNYC)

Current status: 84.2% of New Yorkers live within a walk to a park

There are approximately 1.4 million Unserved New Yorkers who don't live within a walk to a park

Our goal is to close the Walk to A Park gap for as many New Yorkers as possible



NYC Parks

Map Legend

■ Unserved Areas



Walk to a Park Neighborhood ULURP

Community Districts (CDs) Selection Criteria

1. More than 15,000 people unserved per square mile
2. Open-Space Ratio < 1.3 **OR** a poverty rate higher than the citywide average 17.9%

19 Community Districts meet the established Criteria:

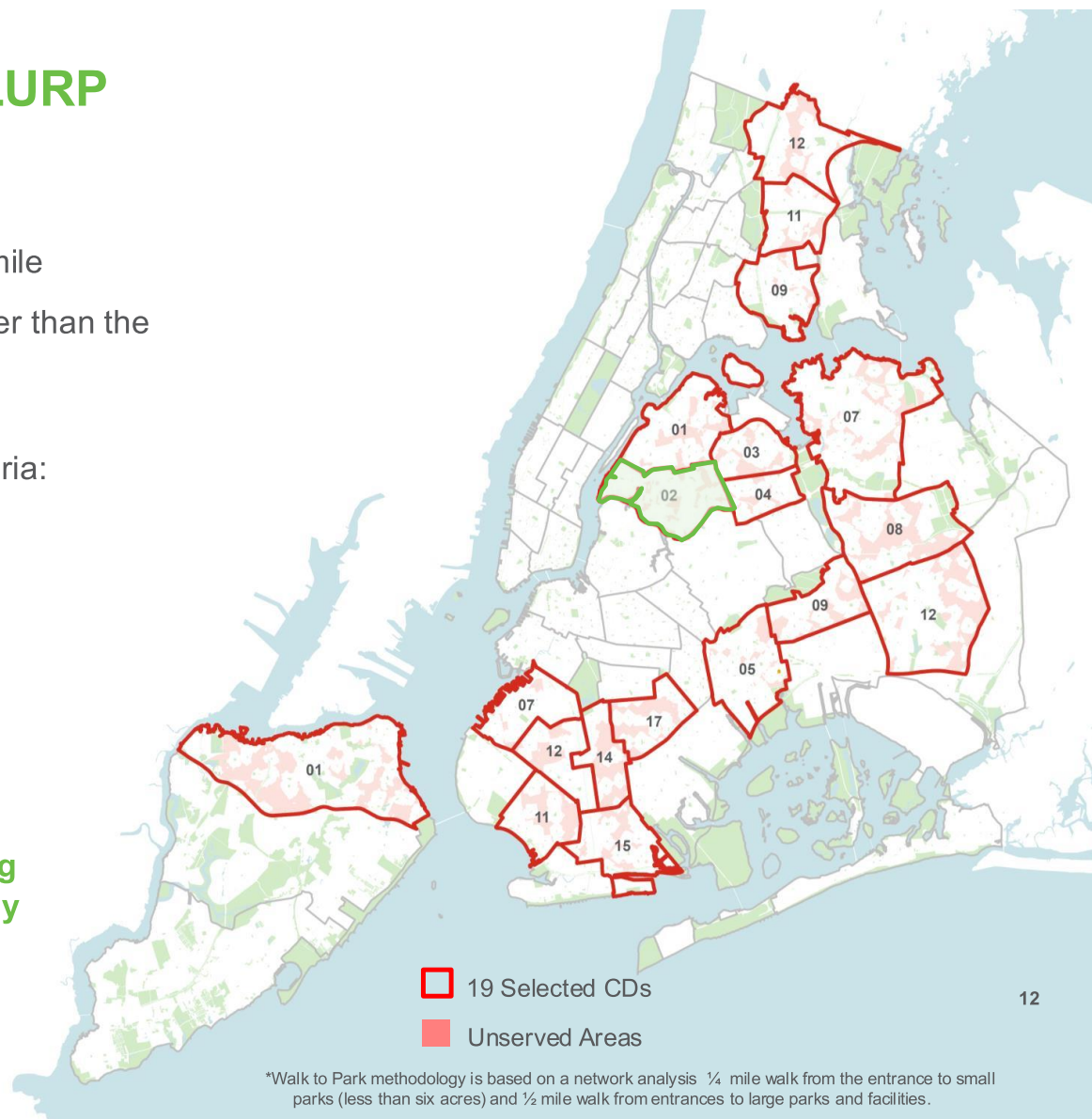
Bronx – 9, 11, & 12

Brooklyn – 05, 07, 11, 12, 14, 15, & 17

Queens – 01, **02**, 03, 04, 07, 08, 09, & 12

Staten Island – 01

19 Community Districts meet criteria for pursuing ULURP applications for land acquisition authority



Overview of Queens Community District 2

Community District	Total Population	Unserved Population	Open Space Ratio	Poverty Rate (%)
QN 02	137,981	26,235	0.38	14.3



Meets Criteria

*Open Space Ratio = acres per 1,000 residents

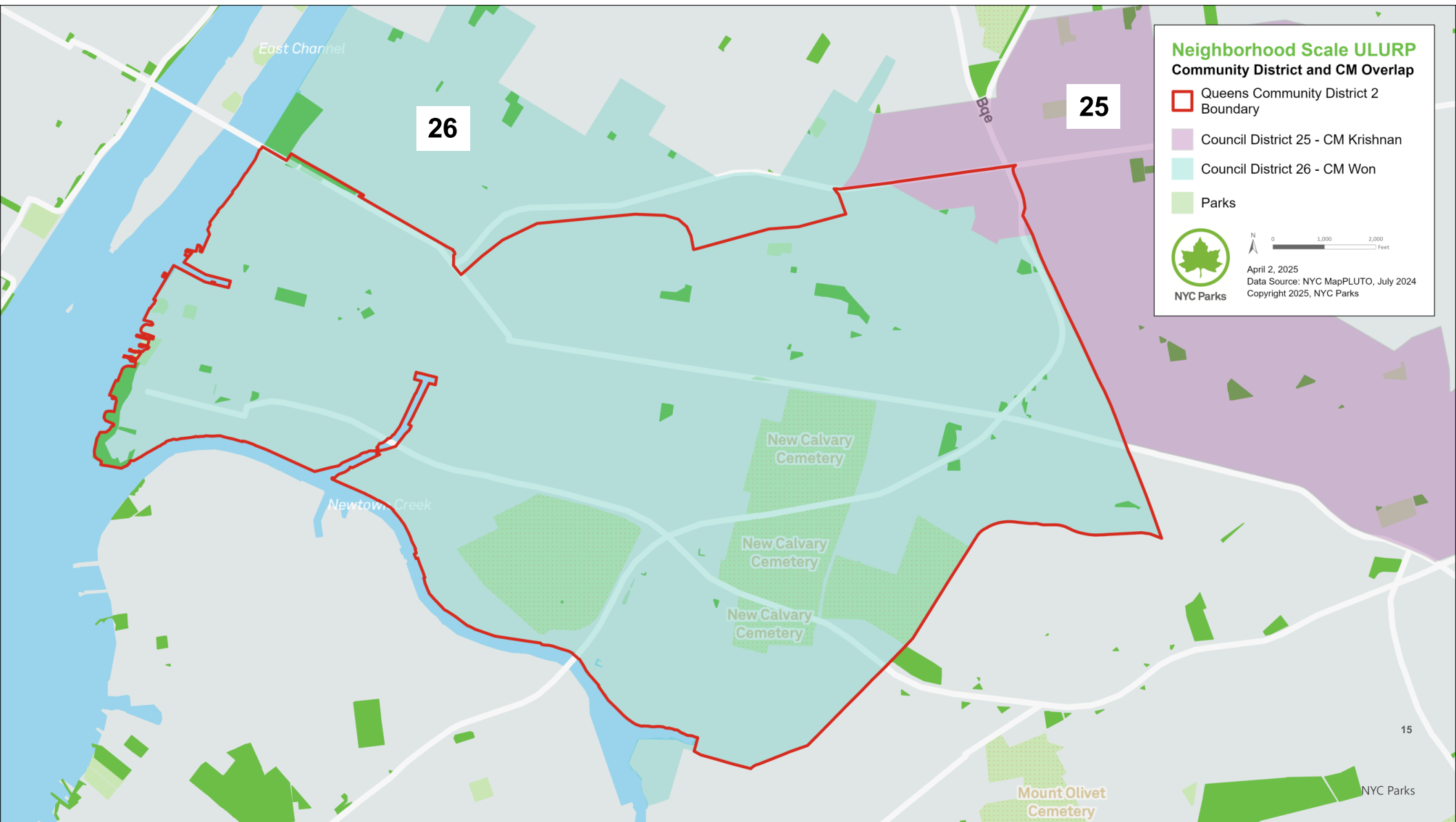
Queens Community District 2 Context

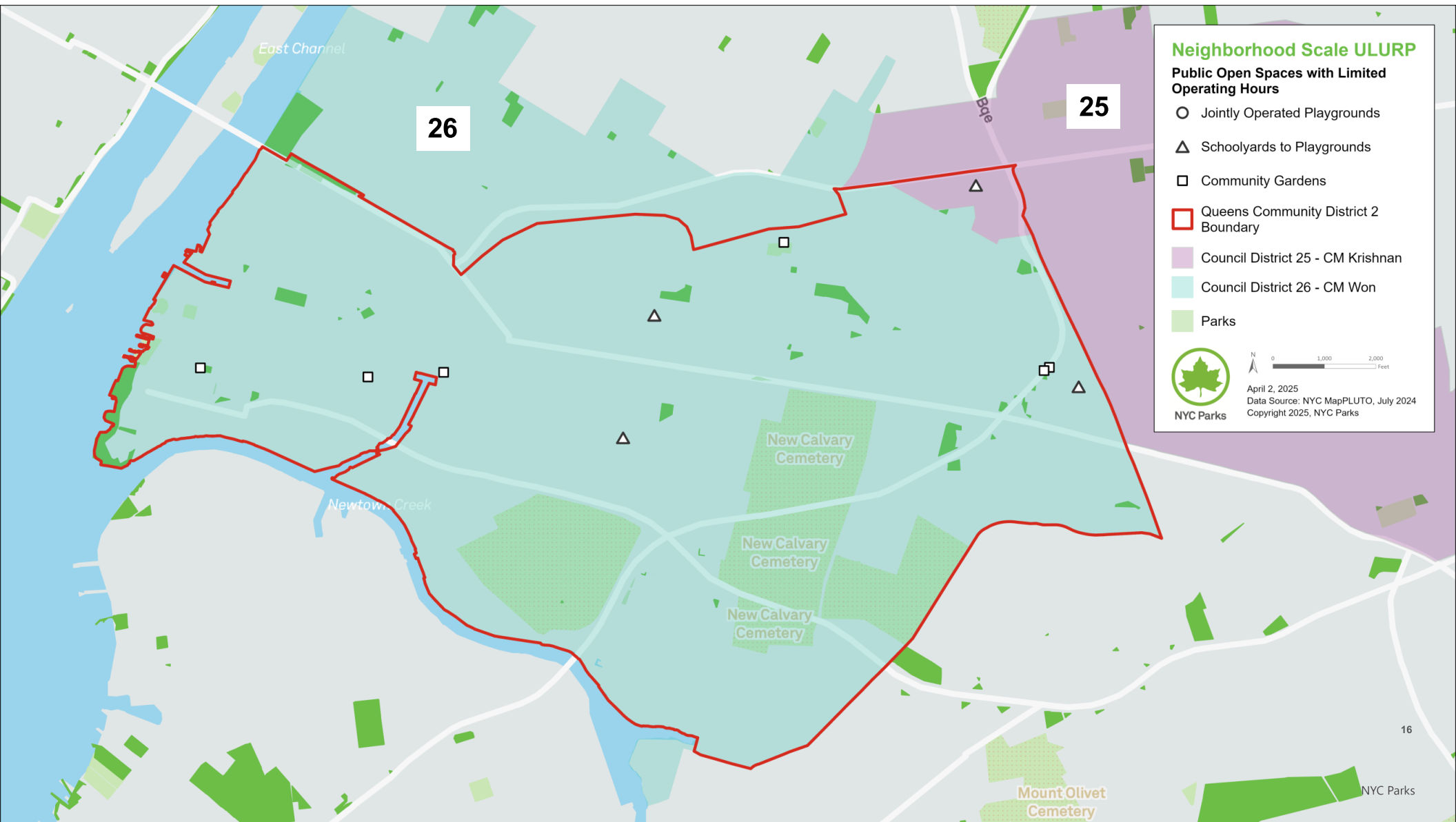
Beyond the numbers, there are many other reasons why new parkland is needed

- The OneLIC Neighborhood Plan is currently under public review. It is expected to create approx. 14,700 housing units and space for 14,400 jobs to LIC alone.
- Parks are necessary to accommodate an expected influx of residents and workers in the neighborhood where open space resources are already overburdened.
- 2026 Community Needs Statement notes that some communities within the district remain part of the 1% of NYC residents further than a 20-minute walk to a park or green space
- Increasing public green space can help mitigate flooding issues.



OneLIC Plan, Source: NYC.gov





Primary Site Suitability Criteria

In collaboration with DCP, NYC Parks developed primary and secondary criteria to identify sites suitable for park development

Criteria to identify and evaluate vacant properties:

1. Privately-owned and PLUTO Land Use code 11 (vacant)
2. Lot is at least 5,000 square feet, or an assemblage of multiple adjacent lots must be at least 5,000 square feet
3. Verified as viable sites for park development through site visits
4. No active DOB permits indicating development/construction

Sample Site in Queens CD 2

Lot in Long Island City, Queens

Block 428, Lot 1

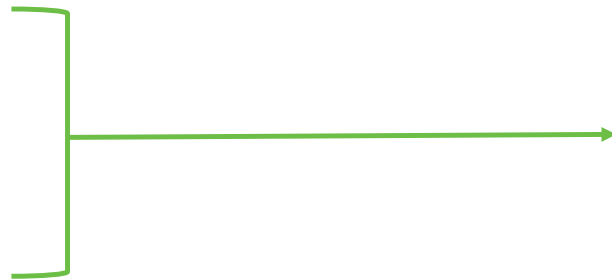
Address: 42-50 24th St.

Size: 34,000 sq. ft.

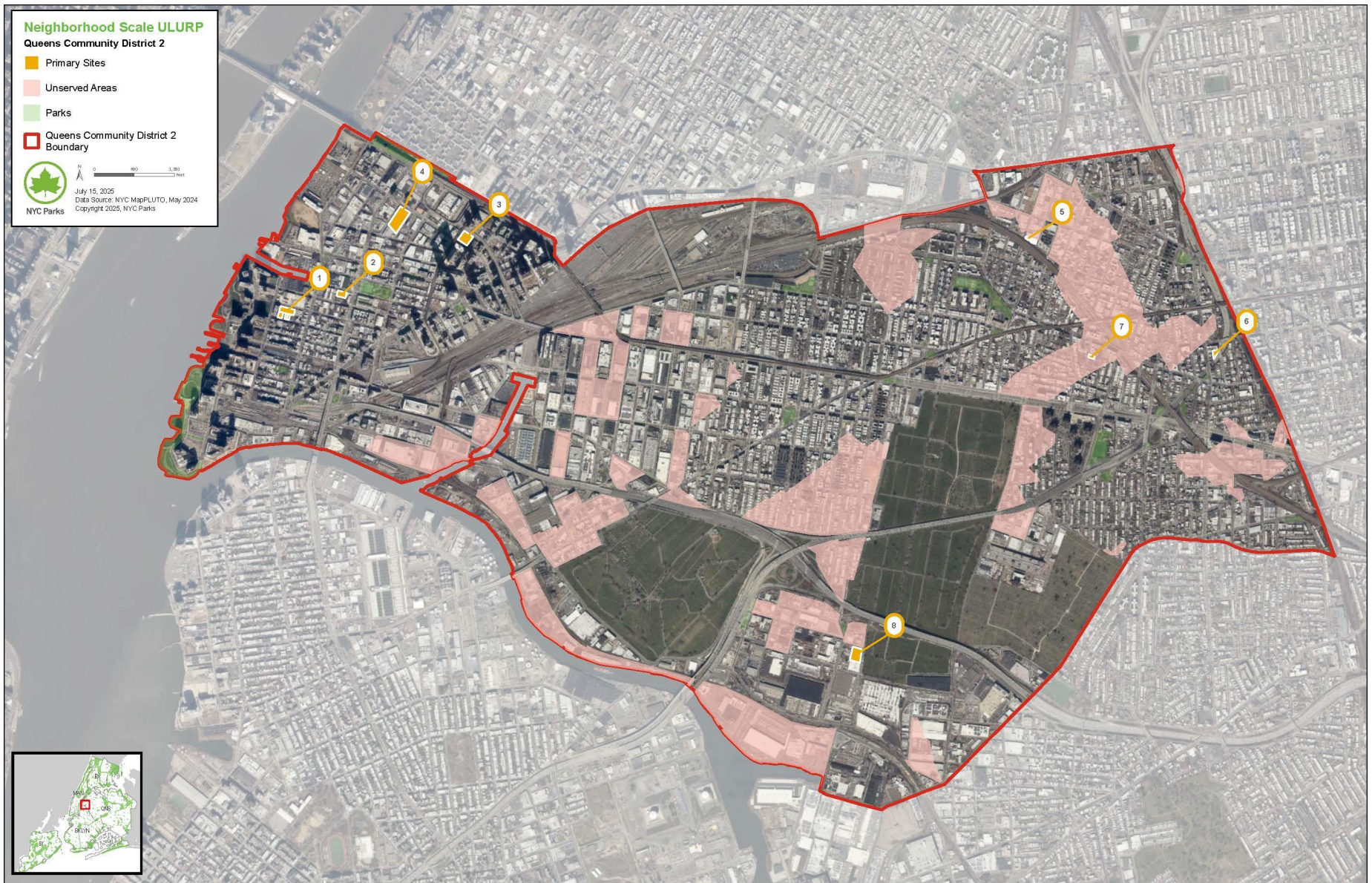
Land Use Code: 11 (Vacant)



NYC Parks

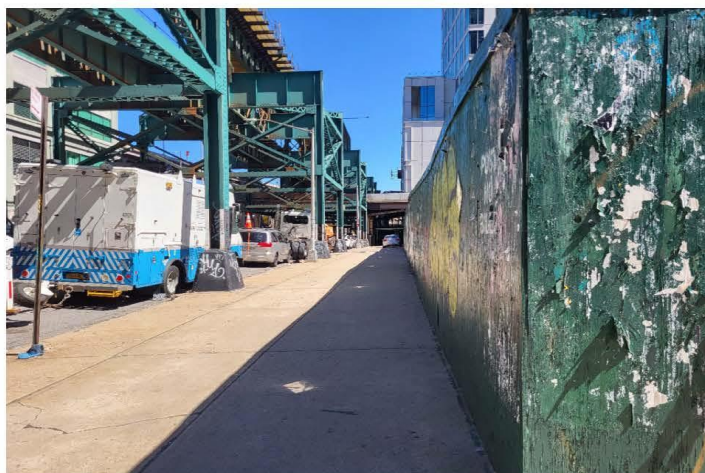


Site visit image (April 2024)





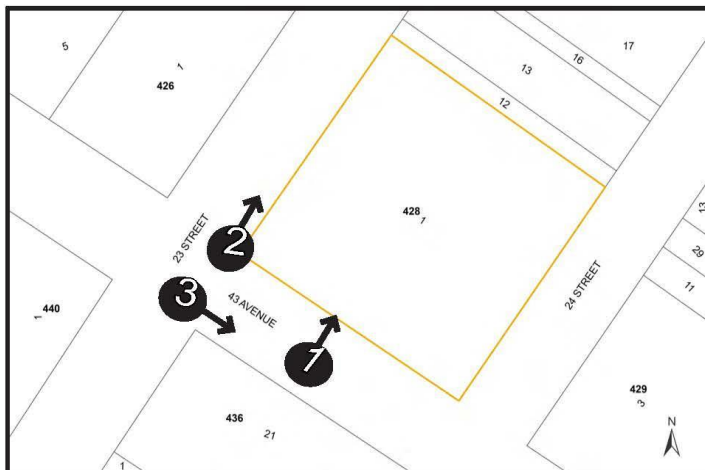
Front view of lot on 43 Avenue



North view of lot on 23 Street



East view of lot on 43 Avenue



Key map of site images

Photographs:

Queens CD 2
Primary Site #3
Block: 428, Lot: 1

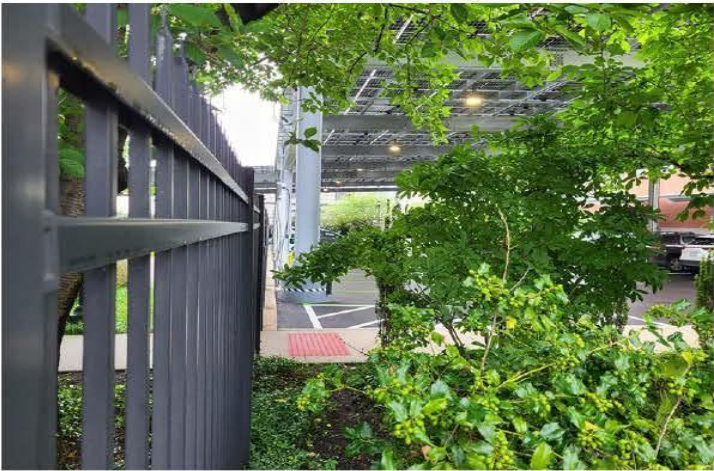
Photographs taken on:
July 22, 2025

42-50 24 Street

33,950 sq. ft



Front view of lot on 13 Street



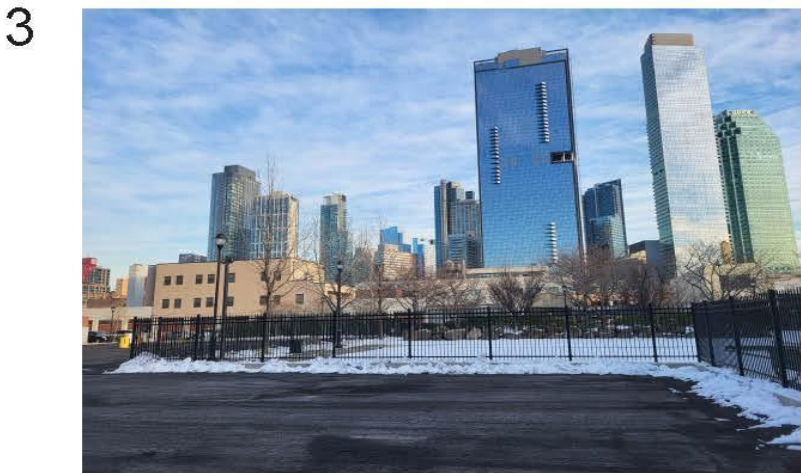
West view of lot on 13 Street

Photographs:

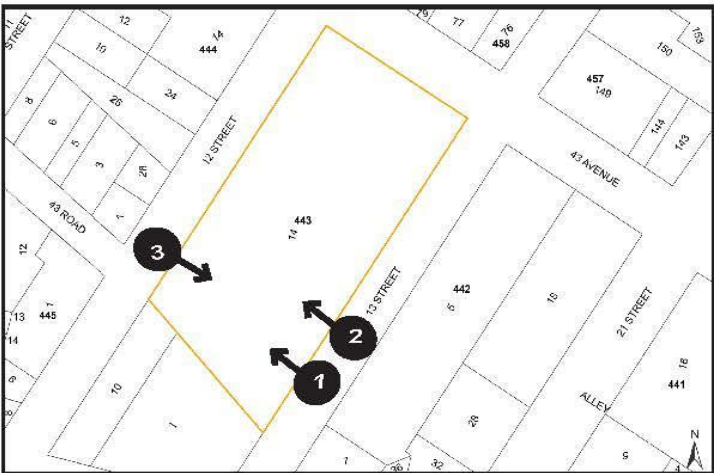
Queens CD 2
 Primary Site #4
 Block: 443, Lot: 14

Photographs taken on:
 July 22, 2025

12-12 43 Avenue



East view of lot on 12 Street



Key map of site images

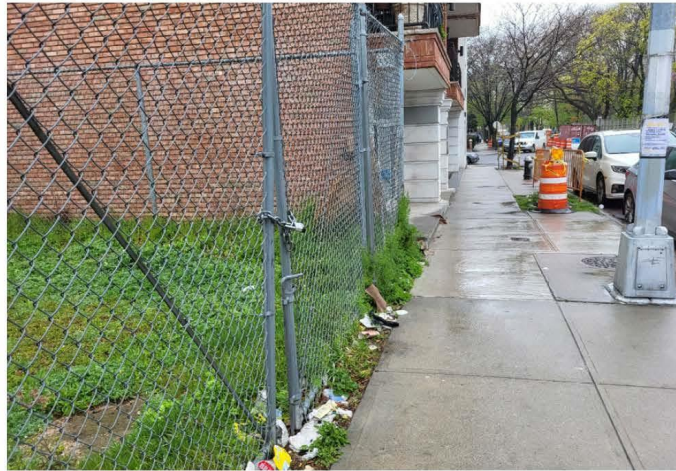
14,000 sq. ft

1



Front view of lot on Brooklyn Queens Expressway

2



Northeast view of lot on Brooklyn Queens Expressway

3



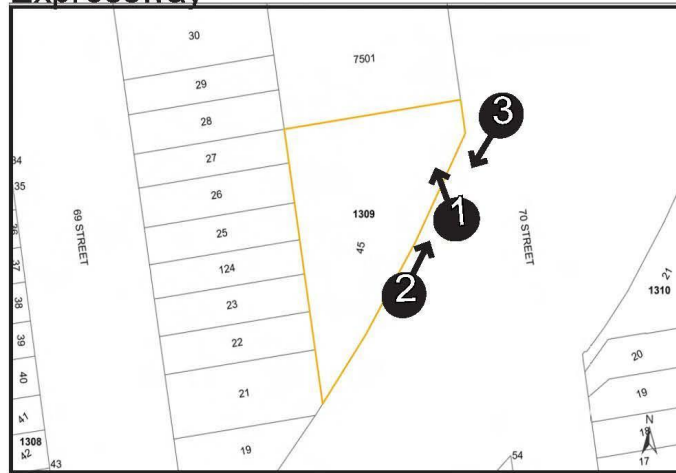
Southeast view of lot on 70 Street

Photographs:

Queens CD 2
Primary Site #6
Block: 1309, Lot: 45

Photographs taken on:
July 22, 2025

41-10 70 Street



Key map of site images

7,767 sq. ft

Secondary Site Suitability Criteria

Criteria to identify and evaluate underbuilt properties:

1. Privately-owned and under Land Use codes:
 - 05 (Commercial & Office Buildings)
 - 06 (Industrial & Manufacturing)
 - 07 (Transportation & Utility)
 - 08 (Public Facilities & Institutions)
 - 09 (Open Space & Outdoor Recreation)
 - 10 (Parking Facilities)
2. Lot is at least 5,000 square feet
3. Verified as viable for park development through site visits
4. No active DOB permits indicating development/construction
5. Built to 50% or less of their maximum allowable floor area (FAR) based on existing zoning
6. Located in the Walk to a Park gap areas



Sample Secondary Site – Land Use Code 7



Sample Secondary Site – Land Use Code 10



1



Front view of lot on Queens Boulevard

2

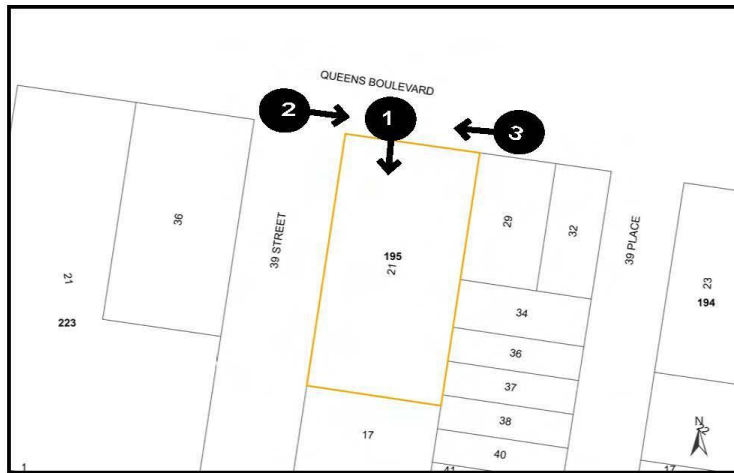


East view of lot on Queens Boulevard

3



West view of lot on Queens Boulevard



Key map of site images

Photographs:

Queens CD 2
Secondary Site #1
Block: 195, Lot: 21

Photographs taken on:
July 22, 2025

39-02 Queens
Boulevard

20,000 sq. ft

1



Front view of lot on Queens Boulevard

2



West view of lot on Queens Boulevard

Photographs:

Queens CD 2
Secondary Site #16
Block: 1330, Lot: 34

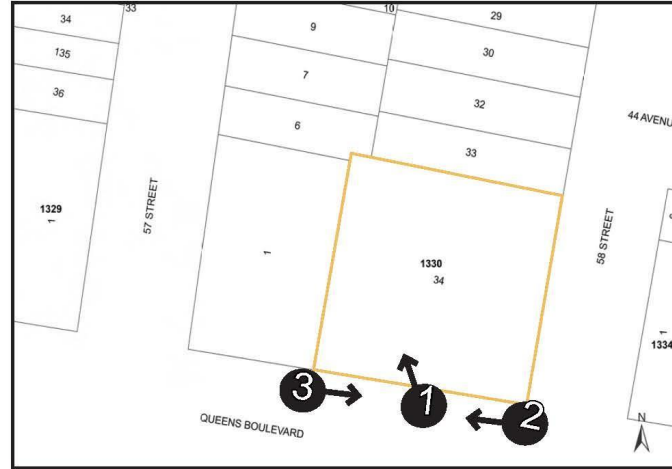
Photographs taken on:
July 22, 2025

57-17 Queens
Boulevard

3



East view of lot on Queens Boulevard



Key map of site images

11,308 sq. ft

1



Front view of lot on 47 Avenue

2



South view of lot on 72 Street

Photographs:

Queens CD 2
Secondary Site #18
Block: 2444, Lot: 40

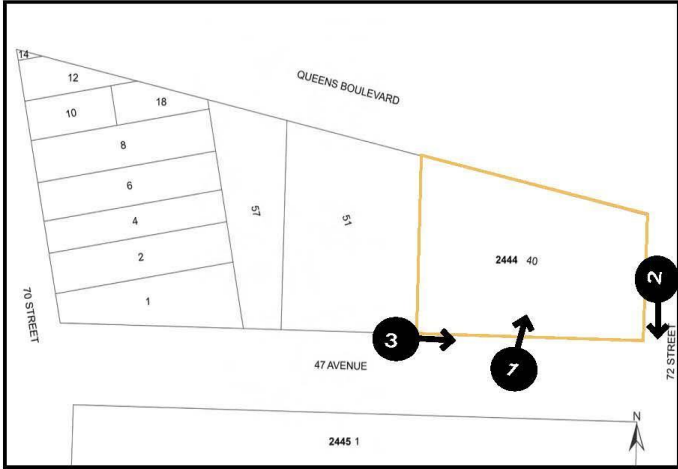
Photographs taken on:
July 22, 2025

70-50 Queens
Boulevard

3



East view of lot on 47 Avenue



Key map of site images

19,470 sq. ft

Number of Sites For Queens Community District 2

Community District	Primary Sites	Secondary Sites	Total Sites
QN 02	8	23	31

*25 of these sites are in unserved areas

*NYC Parks does not intend to acquire each one of these sites. Rather, including these sites in the ULURP application to obtain acquisition authority will allow NYC Parks to enter directly into negotiations for the purchase of a site, should the property become available for sale in the future.

ULURP Subject to Sunset Clause

The Neighborhood Scale ULURP application is subject to a sunset clause that **limits its acquisition authority to 10 years from its approval date or until the Walk to a Park gap areas are filled.**

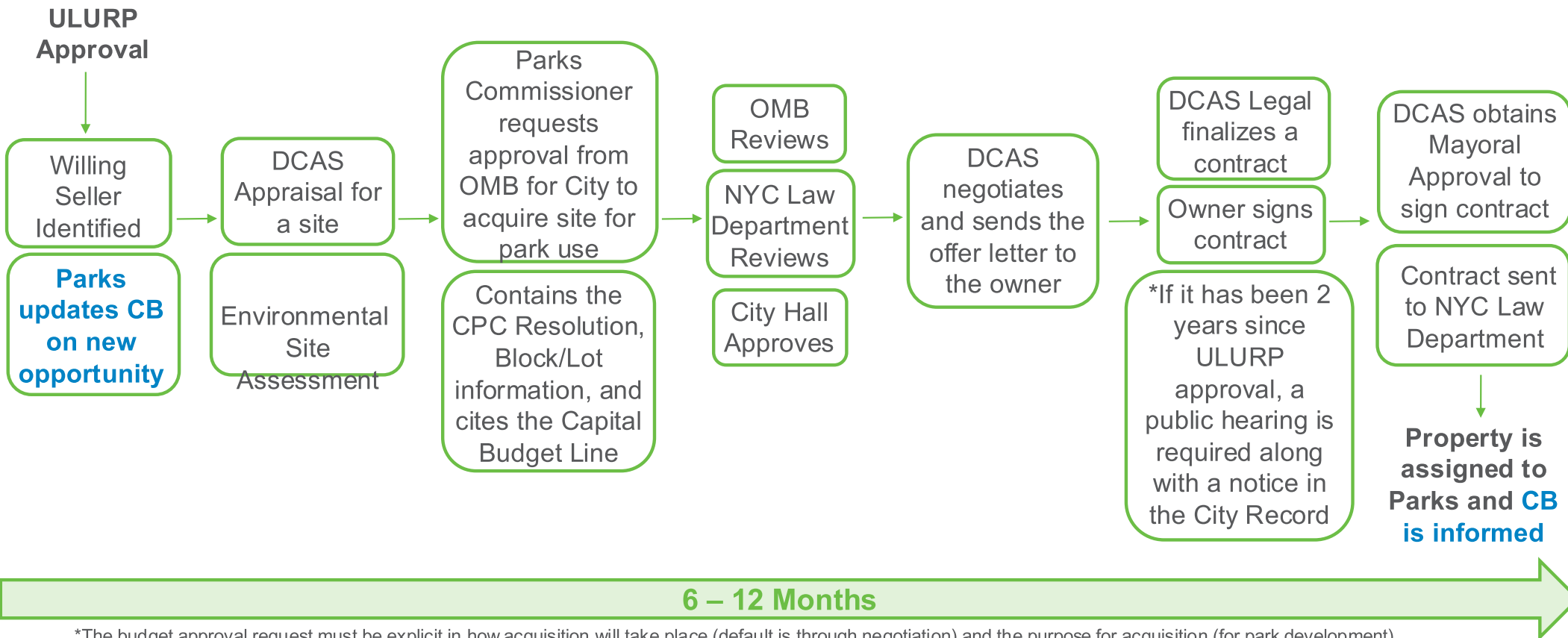
Notification to Property Owners

We are required to send out notices to the owners of all the properties subject to this application before any public hearing, again, we do not intend to acquire each of these. Rather, these notices will allow us to gauge owners' willingness to sell their property to the City for park development.

Next Steps/Timeline

- Certification of ULURP Application by City Planning Commission – Fall 2025
- ULURP Public Review Process (Fall 2025 to Winter/Spring 2026)
 - Community Board Review
 - Borough President Review
 - City Planning Commission Review
 - Mayoral Review

Acquisition Process After ULURP



*The budget approval request must be explicit in how acquisition will take place (default is through negotiation) and the purpose for acquisition (for park development)

Capital Design Process (After Acquisition)

Overall Capital Project Timeline: 32-44 months (3-4 years)



Comments & Questions

Appendix

Primary Sites

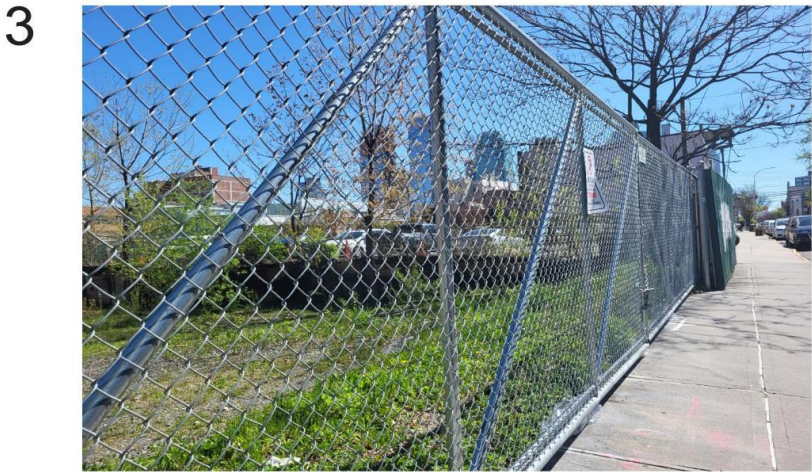


Front view of lot on 47 Avenue

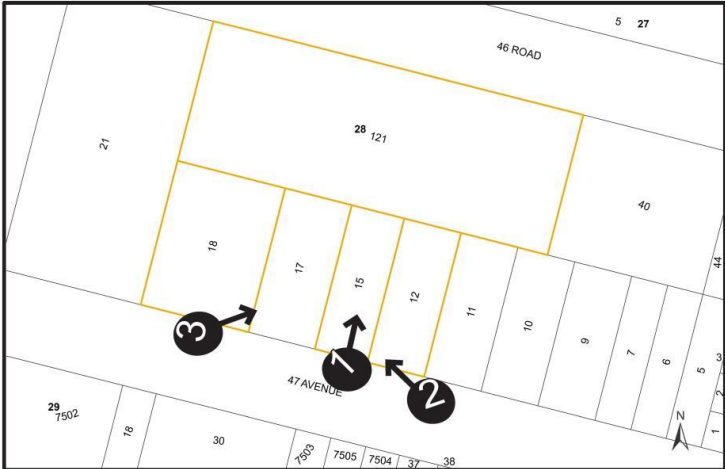


West view of lot on 47 Avenue

Photographs:
 Queens CD 2
 Primary Site #1
 Block: 28, Lots: 12, 15,
 18, 121
 Photographs taken on:
 July 22, 2025
 5-13 47 Avenue



East view of lot on 47 Avenue



Key map of site images

41,813 sq. ft



Front view of lot on 45 Road



East view of lot on 45 Road

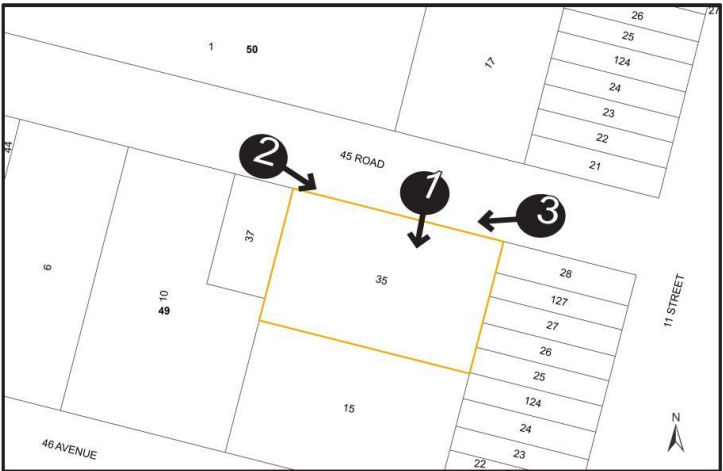
Photographs:
 Queens CD 2
 Primary Site #2
 Block: 49, Lot: 35

 Photographs taken on:
 July 22, 2025

 10-38 45 Road



West view of lot on 45 Road

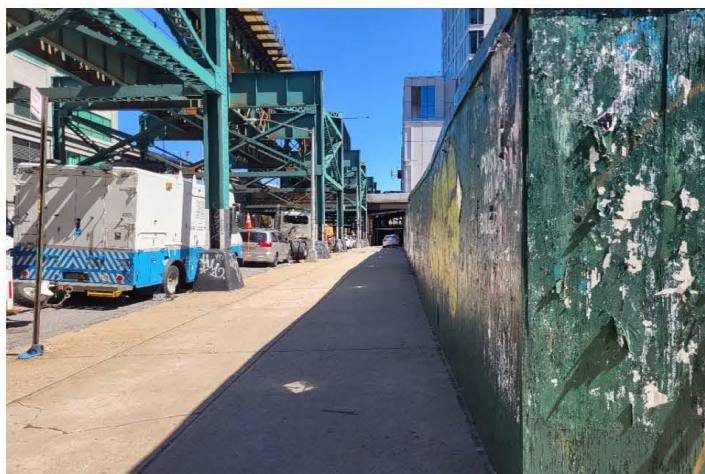


Key map of site images

16,000 sq. ft



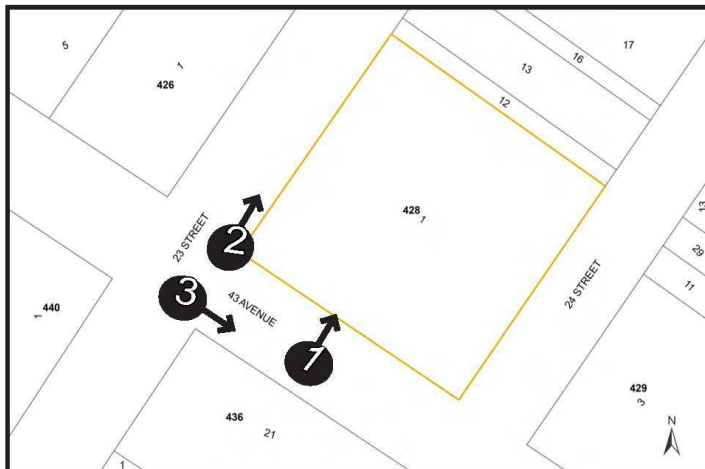
Front view of lot on 43 Avenue



North view of lot on 23 Street



East view of lot on 43 Avenue



Key map of site images

Photographs:

Queens CD 2
Primary Site #3
Block: 428, Lot: 1

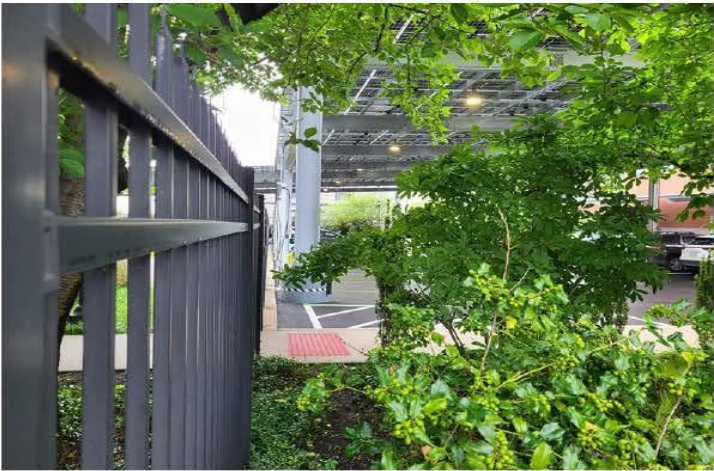
Photographs taken on:
July 22, 2025

42-50 24 Street

33,950 sq. ft

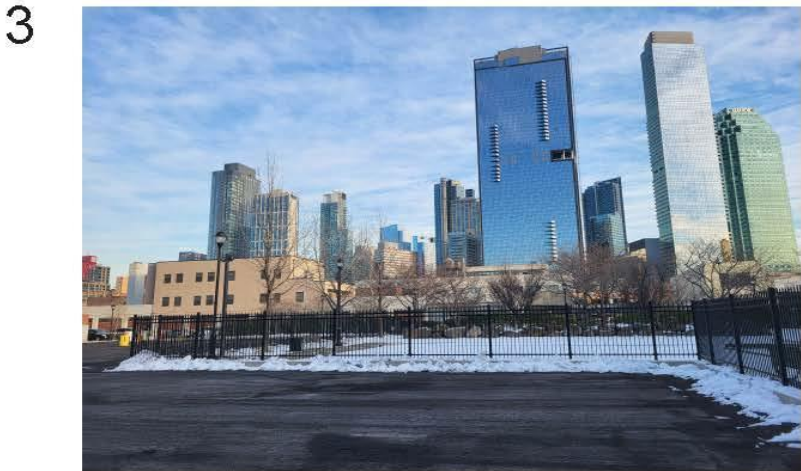


Front view of lot on 13 Street

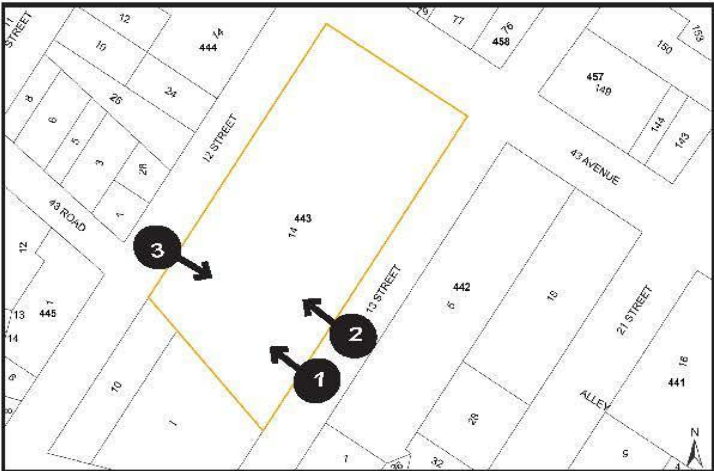


West view of lot on 13 Street

Photographs:
 Queens CD 2
 Primary Site #4
 Block: 443, Lot: 14
 Photographs taken on:
 July 22, 2025
 12-12 43 Avenue



East view of lot on 12 Street

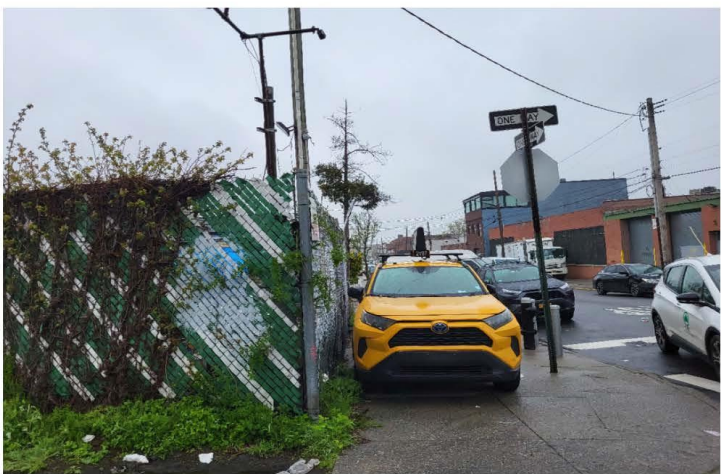


Key map of site images

14,000 sq. ft

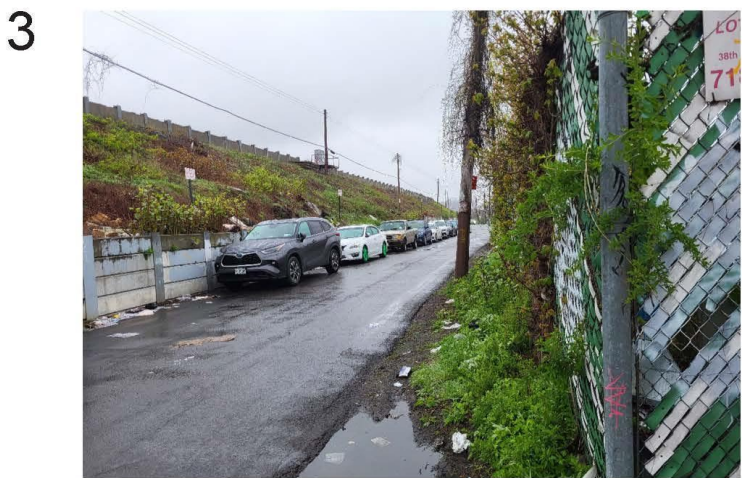


Front view of lot on 56 Avenue

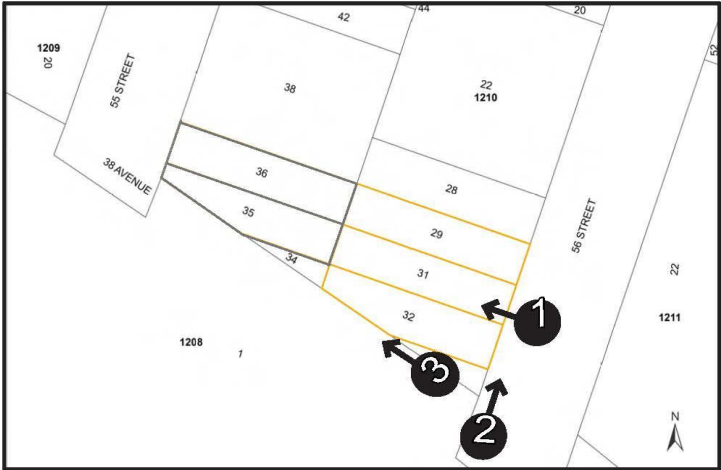


North view of lot on 56 Street

Photographs:
 Queens CD 2
 Primary Site #5
 Block: 1210, Lots: 29,
 31, 32
 Photographs taken on:
 July 22, 2025
 37-36 56 Street



West view of lot on 38 Avenue



Key map of site images

7,208 sq. ft

1



2



Photographs:

Queens CD 2
Primary Site #6
Block: 1309, Lot: 45

Photographs taken on:
July 22, 2025

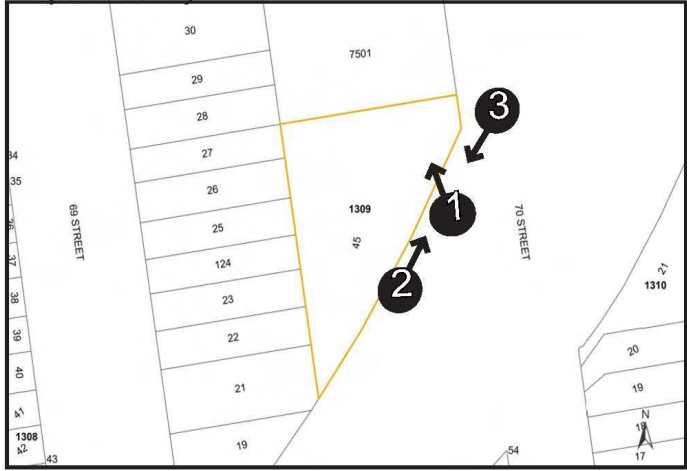
41-10 70 Street

3



Southeast view of lot on 70 Street

Northeast view of lot on Brooklyn Queens Expressway



7,767 sq. ft

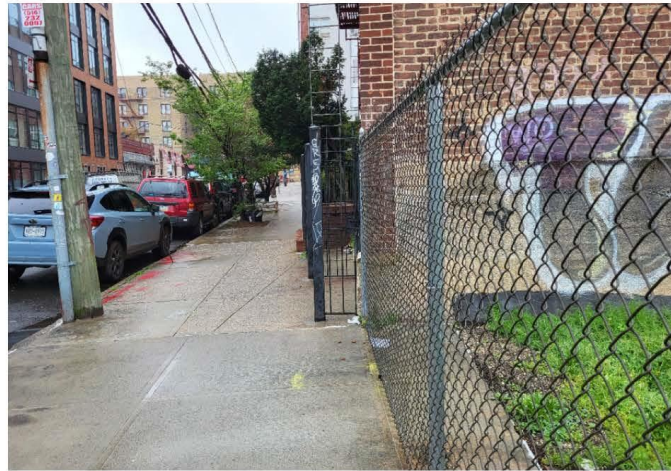
Key map of site images

1



Front view of lot on 61 Street

2



North view of lot on 61 Street

Photographs:

Queens CD 2
Primary Site #7
Block: 1336, Lot: 28

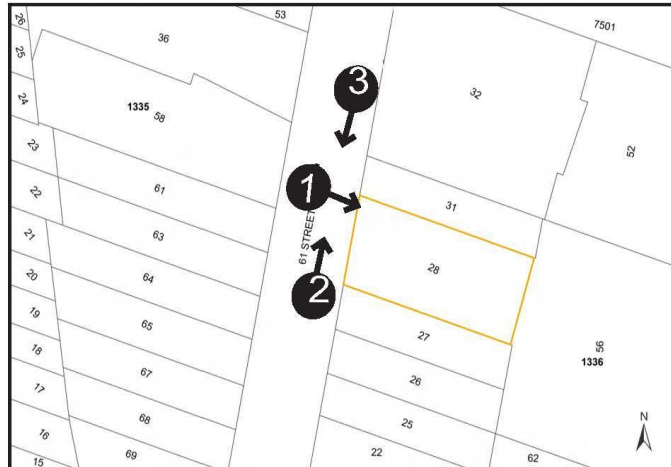
Photographs taken on:
July 22, 2025

40-25 61 Street

3



South view of lot on 61 Street



Key map of site images

5,061 sq. ft



West view of lot on 54 Road



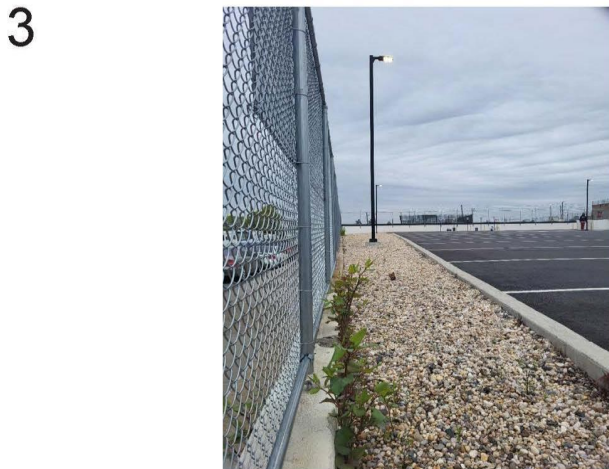
South view of lot on 50 Street

Photographs:

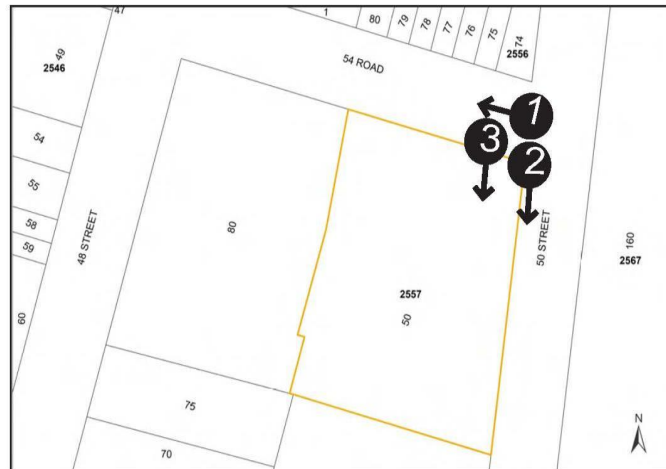
Queens CD 2
Primary Site #8
Block: 2557, Lot: 30

Photographs taken on:
July 22, 2025

48-26 54th Road



View inside lot on 50 Street



Key map of site images

40,037 sq. ft

Secondary Sites

1



Front view of lot on Queens Boulevard

2

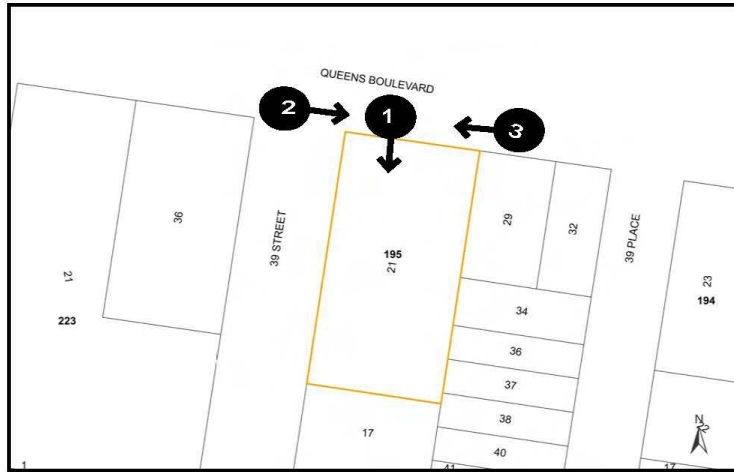


East view of lot on Queens Boulevard

3



West view of lot on Queens Boulevard



Key map of site images

Photographs:

Queens CD 2
Secondary Site #1
Block: 195, Lot: 21

Photographs taken on:
July 22, 2025

39-02 Queens
Boulevard

20,000 sq. ft

1



Front view of lot on Gale Avenue

2

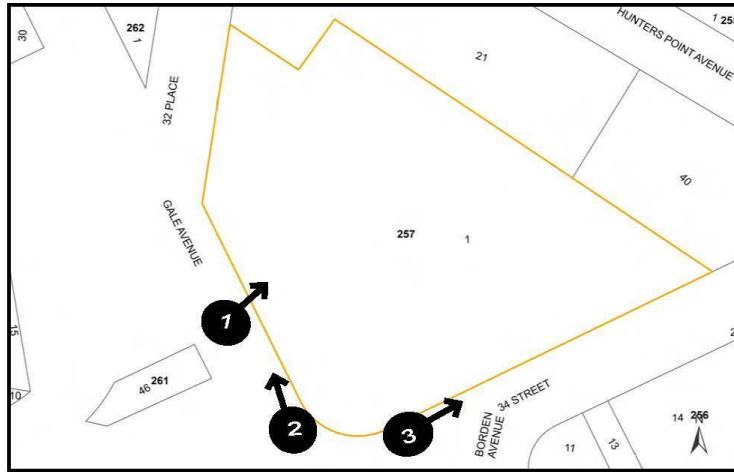


North view of lot on Gale Avenue

3



East view of lot on 34 Street



Key map of site images

Photographs:

Queens CD 2
Secondary Site #2
Block: 257, Lot: 1

Photographs taken on:
July 22, 2025

32-69 Gale Avenue

77,985 sq. ft

1



Front view of lot on Thomson Avenue

2

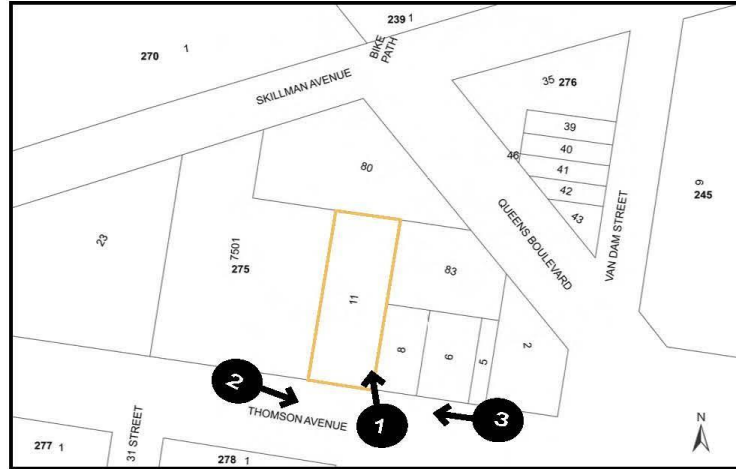


East view of lot on Thomson Avenue

3



West view of lot on Thomson Avenue



Key map of site images

Photographs:

Queens CD 2
Secondary Site #3
Block: 275, Lot: 11

Photographs taken on:
July 22, 2025

31-21 Thomson
Avenue

16,000 sq. ft

1



Front view of lot on Thomson Avenue

2

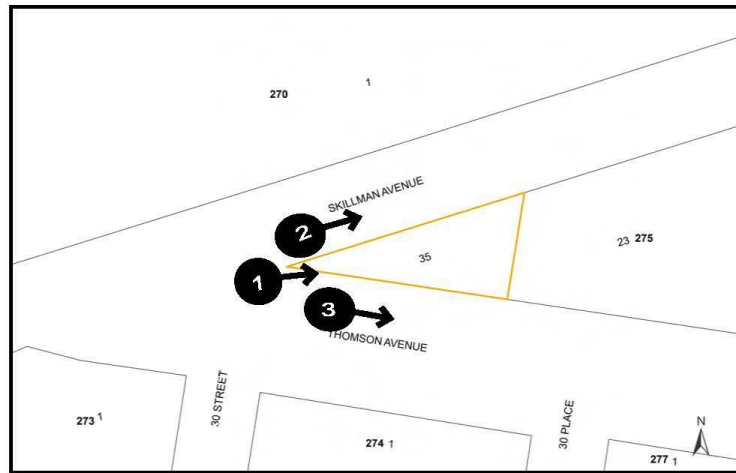


East view of lot on Skillman Avenue

3



East view of lot on Thomson Avenue



Key map of site images

Photographs:

Queens CD 2
Secondary Site #4
Block: 275, Lot: 35

Photographs taken on:
July 22, 2025

30-02 Skillman
Avenue

6,300 sq. ft

1



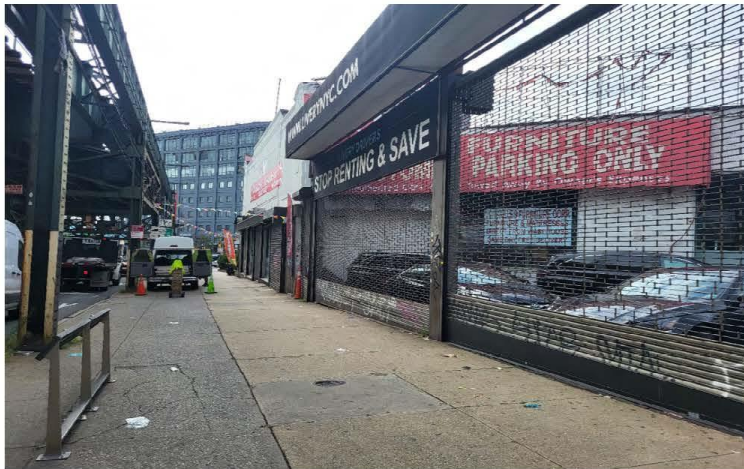
Front view of lot on Queens Boulevard

2

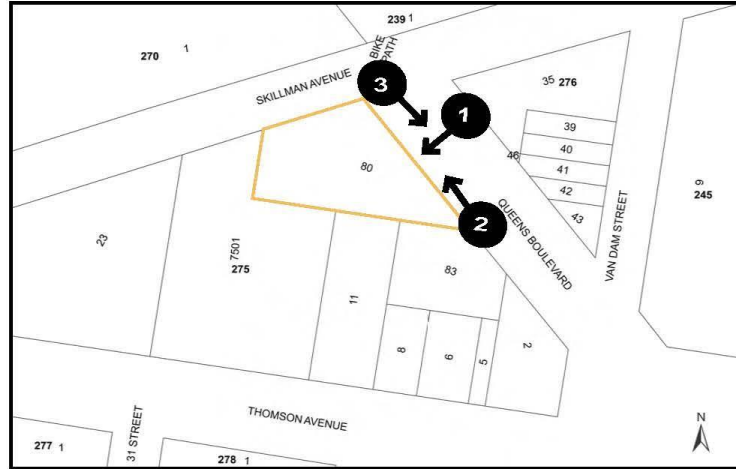


North view of lot on Queens Avenue

3



North view of lot on Queens Boulevard



Key map of site images

Photographs:

Queens CD 2
Secondary Site #5
Block: 275, Lot: 80

Photographs taken on:
July 22, 2025

31-10 Queens
Boulevard

21,250 sq. ft

1



Front view of lot on Skillman Avenue

2

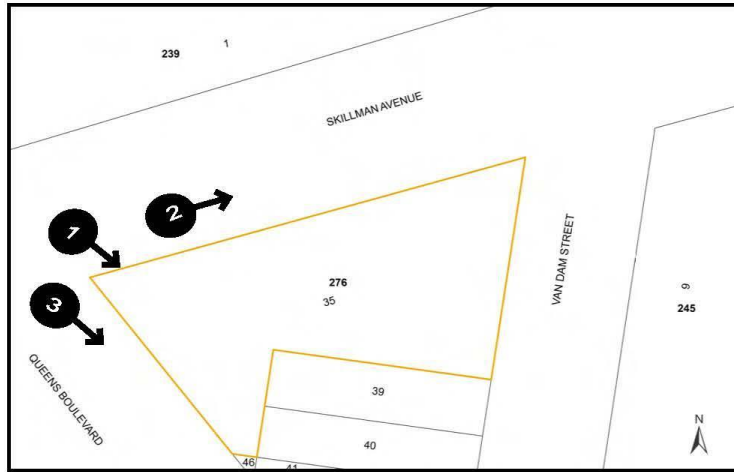


East view of lot on Skillman Avenue

3



South view of lot on Queens Boulevard



Key map of site images

Photographs:

Queens CD 2
Secondary Site #6
Block: 276, Lot: 35

Photographs taken on:
July 22, 2025

43-10 Van Dam
Street

14,043 sq. ft

1



Front view of lot on 48 Avenue

2

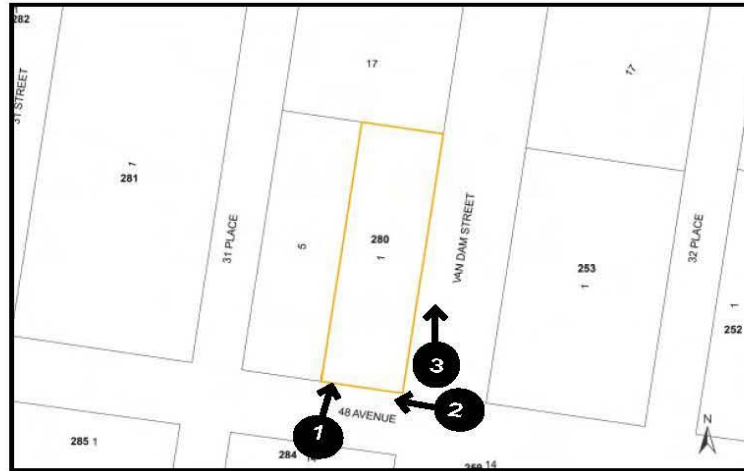


West view of lot on 48 Avenue

3



North view of lot on Van Dam Street



Key map of site images

Photographs:

Queens CD 2
Secondary Site #7
Block: 280, Lot: 1

Photographs taken on:
July 22, 2025

47-50 Van Dam
Street

27,000 sq. ft

1



Front view of lot on 34 Street

2

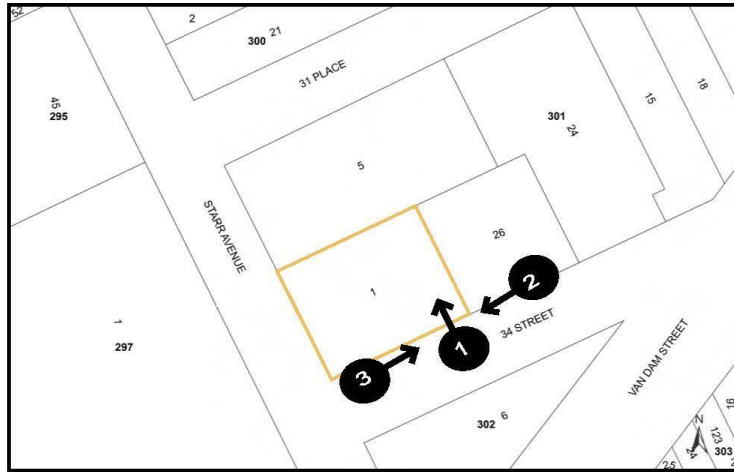


West view of lot on 34 Street

3



East view of lot on 34 Street



Key map of site images

Photographs:

Queens CD 2
Secondary Site #8
Block: 301, Lot: 1

Photographs taken on:
July 22, 2025

31-09 Starr Avenue

12,500 sq. ft

1



Front view of lot on 31 Place

2

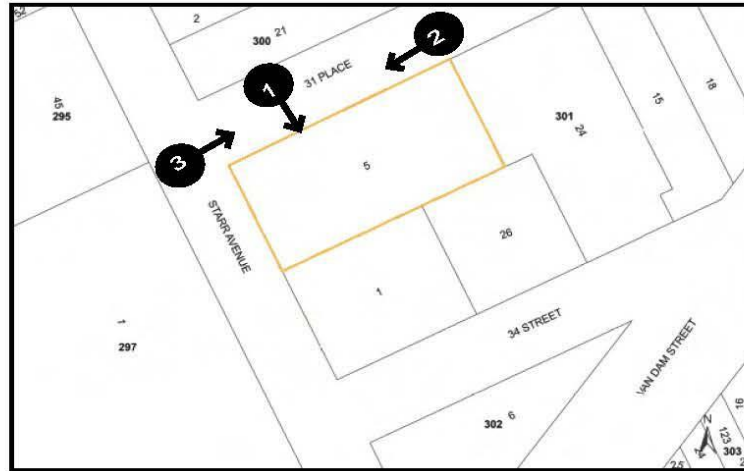


West view of lot on 31 Place

3



East view of lot on 31 Place



Key map of site images

Photographs:

Queens CD 2
Secondary Site #9
Block: 301, Lot: 5

Photographs taken on:
July 22, 2025

31-07 Starr Avenue

20,000 sq. ft

1



Front view of lot on 31 Place

2

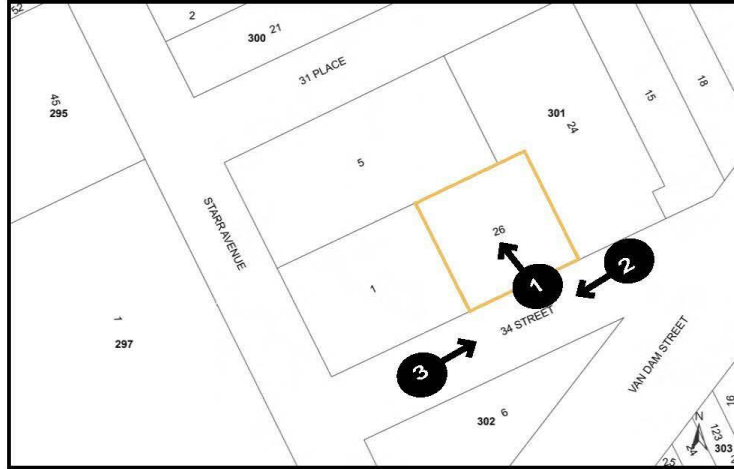


West view of lot on 31 Place

3



East view of lot on 31 Place



Key map of site images

Photographs:

Queens CD 2
Secondary Site #10
Block: 301, Lot: 26

Photographs taken on:
July 22, 2025

52-24 34 Street

10,000 sq. ft

1



Front view of lot on Borden Avenue

2

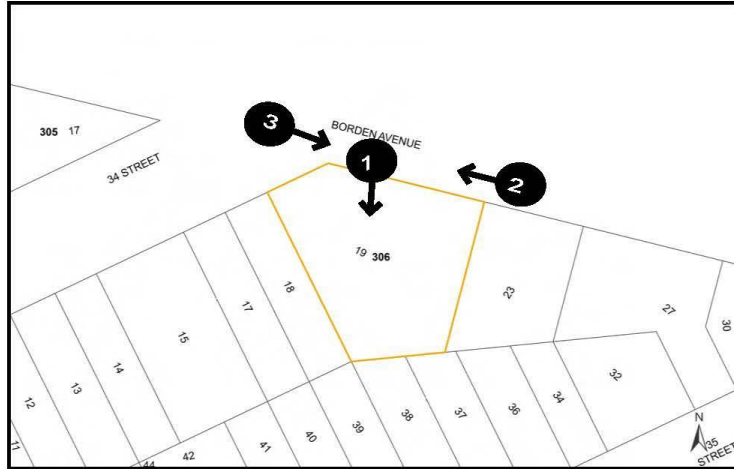


West view of lot on Borden Avenue

3



East view of lot on Borden Avenue



Key map of site images

Photographs:

Queens CD 2
Secondary Site #11
Block: 306, Lot: 19

Photographs taken on:
July 22, 2025

34-10 Borden
Avenue

7,832 sq. ft

1



Front view of lot on 37 Street

2

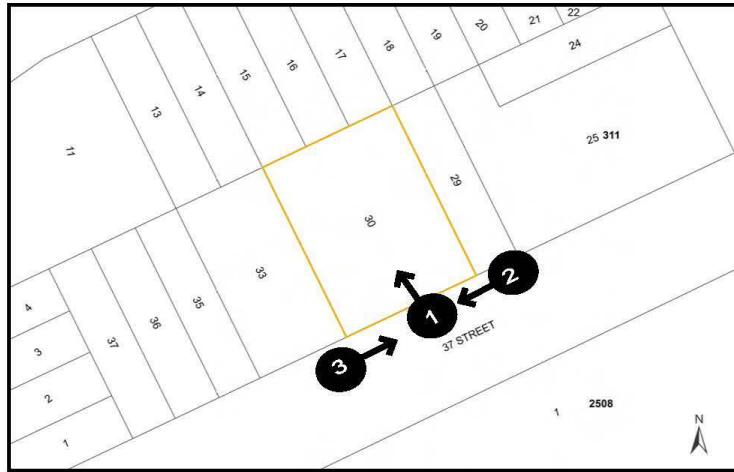


West view of lot on 37 Street

3



East view of lot on 37 Street



Key map of site images

Photographs:

Queens CD 2
Secondary Site #12
Block: 311, Lot: 30

Photographs taken on:
July 22, 2025

53-18 37th Street
LLC

7,506 sq. ft

1



Front view of lot on Broadway

2

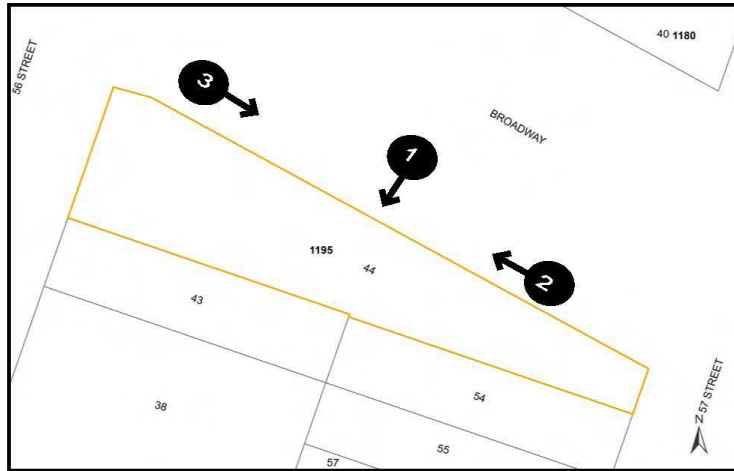


West view of lot on Broadway

3



East view of lot on Broadway



Key map of site images

Photographs:

Queens CD 2
Secondary Site #13
Block: 1195, Lot: 44

Photographs taken on:
July 22, 2025

56-02 Broadway

6,659 sq. ft

1



Front view of lot on Queens Boulevard

2



North view of lot on 57 Street

Photographs:

Queens CD 2
Secondary Site #14
Block: 1329, Lot: 1

Photographs taken on:
July 22, 2025

56-07 Queens
Boulevard

3



West view of lot on Queens Boulevard



Key map of site images

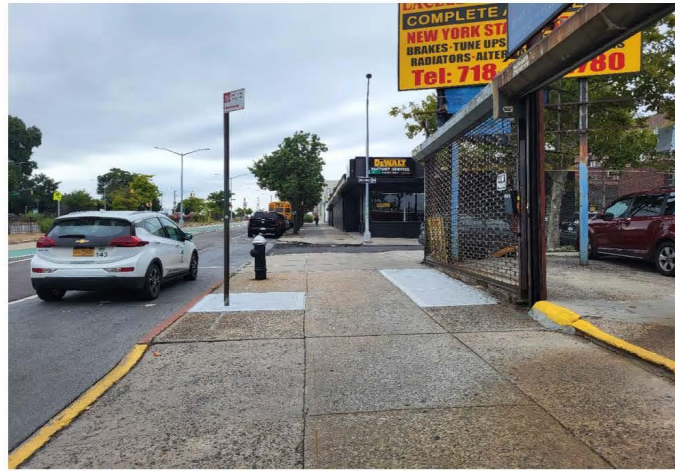
16,000 sq. ft

1



Front view of lot on Queens Boulevard

2



West view of lot on Queens Boulevard

Photographs:

Queens CD 2
Secondary Site #15
Block: 1330, Lot: 1

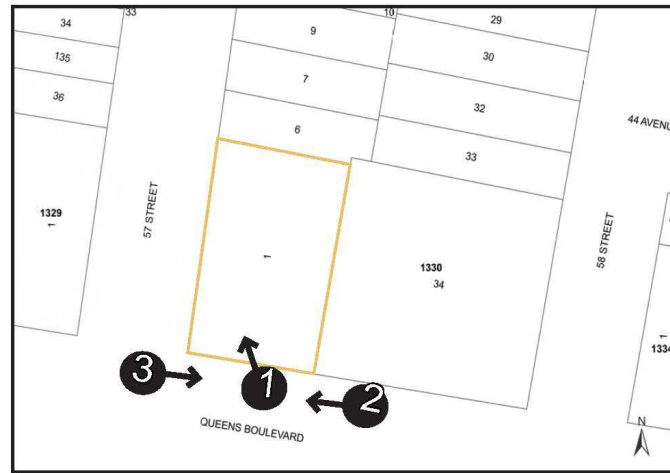
Photographs taken on:
July 22, 2025

57-07 Queens
Boulevard

3



East view of lot on Queens Boulevard



Key map of site images

6,426 sq. ft

1



Front view of lot on Queens Boulevard

2



West view of lot on Queens Boulevard

Photographs:

Queens CD 2
Secondary Site #16
Block: 1330, Lot: 34

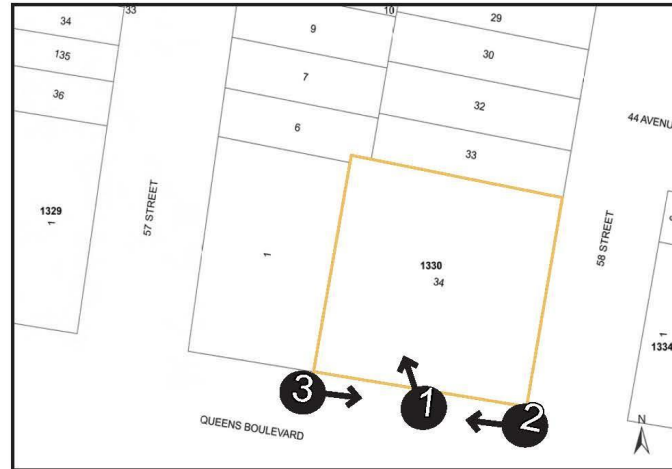
Photographs taken on:
July 22, 2025

57-17 Queens
Boulevard

3



East view of lot on Queens Boulevard



Key map of site images

11,308 sq. ft

1



Front view of lot on Garfield Avenue

2



West view of lot on Garfield Avenue

Photographs:

Queens CD 2
Secondary Site #17
Block: 2436, Lot: 61

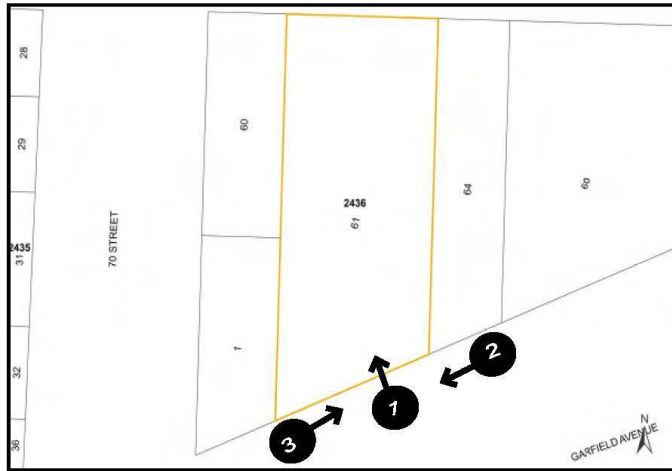
Photographs taken on:
July 22, 2025

70-04 Henry
Avenue

3



East view of lot on Queens Boulevard



Key map of site images

5,850 sq. ft

1



Front view of lot on 47 Avenue

2



South view of lot on 72 Street

Photographs:

Queens CD 2
Secondary Site #18
Block: 2444, Lot: 40

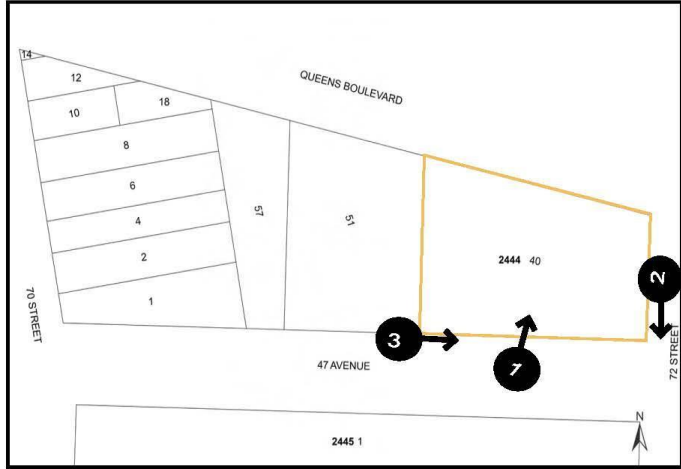
Photographs taken on:
July 22, 2025

70-50 Queens
Boulevard

3



East view of lot on 47 Avenue



Key map of site images

19,470 sq. ft

1



Front view of lot on 46 Street

2



North view of lot on 46 Street

3



South view of lot on 46 Street



Key map of site images

Photographs:

Queens CD 2
Secondary Site #19
Block: 2535, Lot: 25

Photographs taken on:
July 22, 2025

53-10 46 Street

7,500 sq. ft

1



Front view of lot on 46 Street

2



North view of lot on 46 Street

3



South view of lot on 46 Street



Key map of site images

Photographs:

Queens CD 2
Secondary Site #20
Block: 2535, Lot: 31

Photographs taken on:
July 22, 2025

53-20 46 Street

5,000 sq. ft

1



Front view of lot on 54 Avenue

2



East view of lot on 54 Avenue

Photographs:

Queens CD 2
Secondary Site #21
Block: 2535, Lot: 33

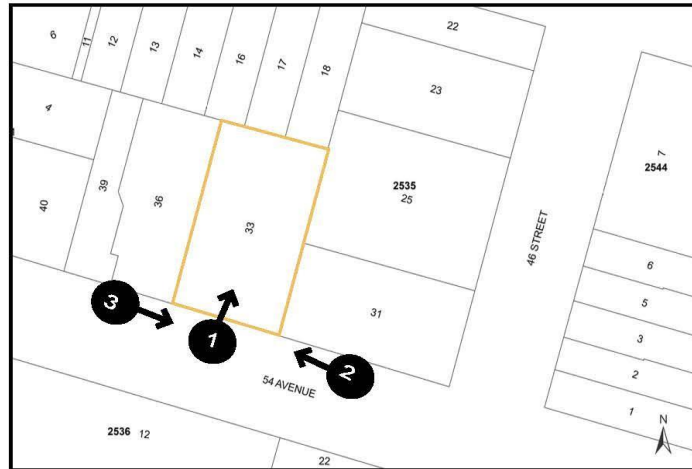
Photographs taken on:
July 22, 2025

44-23 54 Avenue

3



West view of lot on 54 Avenue



Key map of site images

6,300 sq. ft

1



Front view of lot on 54 Avenue

2

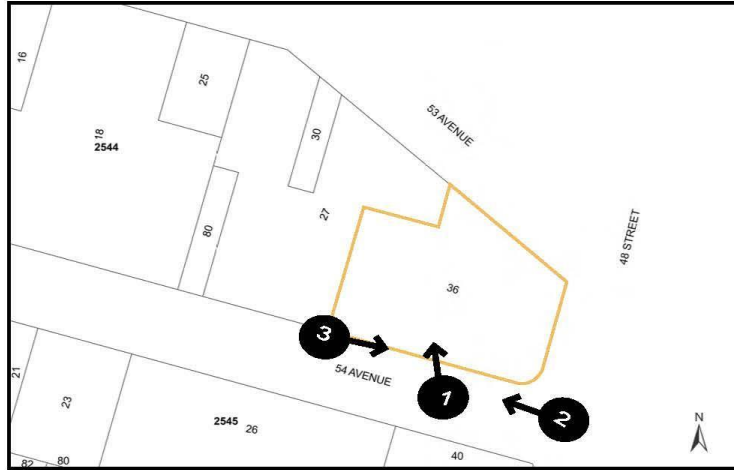


West view of lot on 54 Avenue

3



East view of lot on 54 Avenue



Key map of site images

Photographs:

Queens CD 2
Secondary Site #22
Block: 2544, Lot: 36

Photographs taken on:
July 22, 2025

46-49 53 Avenue

17,600 sq. ft

1



Front view of lot on 54 Road

2

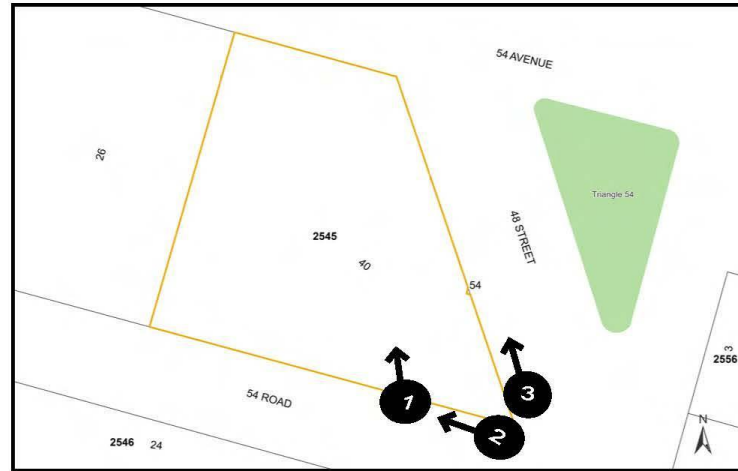


West view of lot on 54 Road

3



North view of lot on 48 Street



Key map of site images

Photographs:

Queens CD 2
Secondary Site #23
Block: 2545, Lot: 40

Photographs taken on:
July 22, 2025

54-12 48 Street

37,250 sq. ft