



NEIGHBORHOOD WALK TO A PARK

SITE SELECTION & ACQUISITION

Queens Community District 2

Review Session: February 2nd, 2026

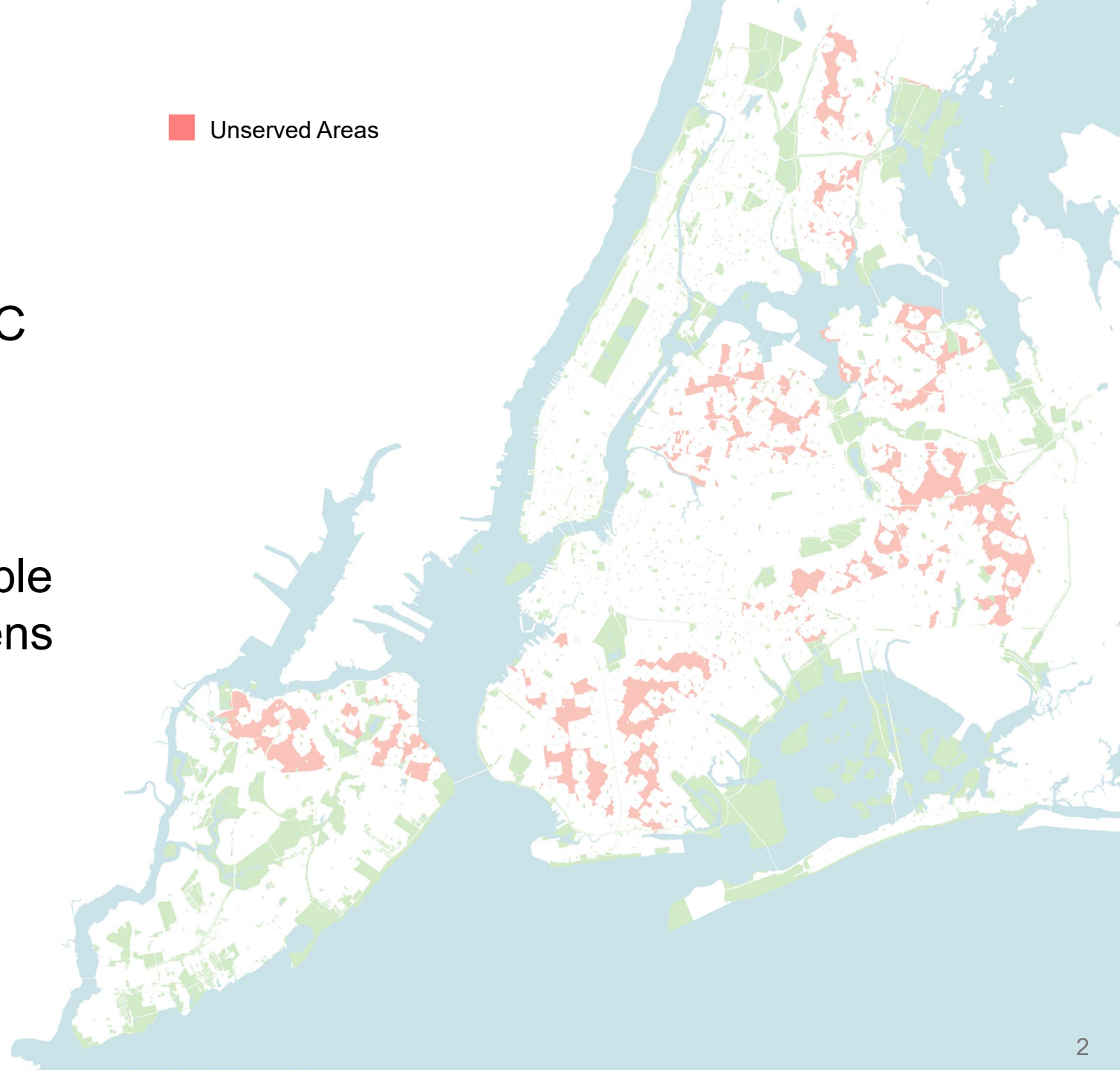
Walk to a Park Site Selection & Acquisition

Applicants: NYC Department of Parks and Recreation (DPR) & NYC Department of Citywide Administrative Services (DCAS)

Actions Requested: batch acquisition & site selection of multiple privately-owned properties in Queens CD 2

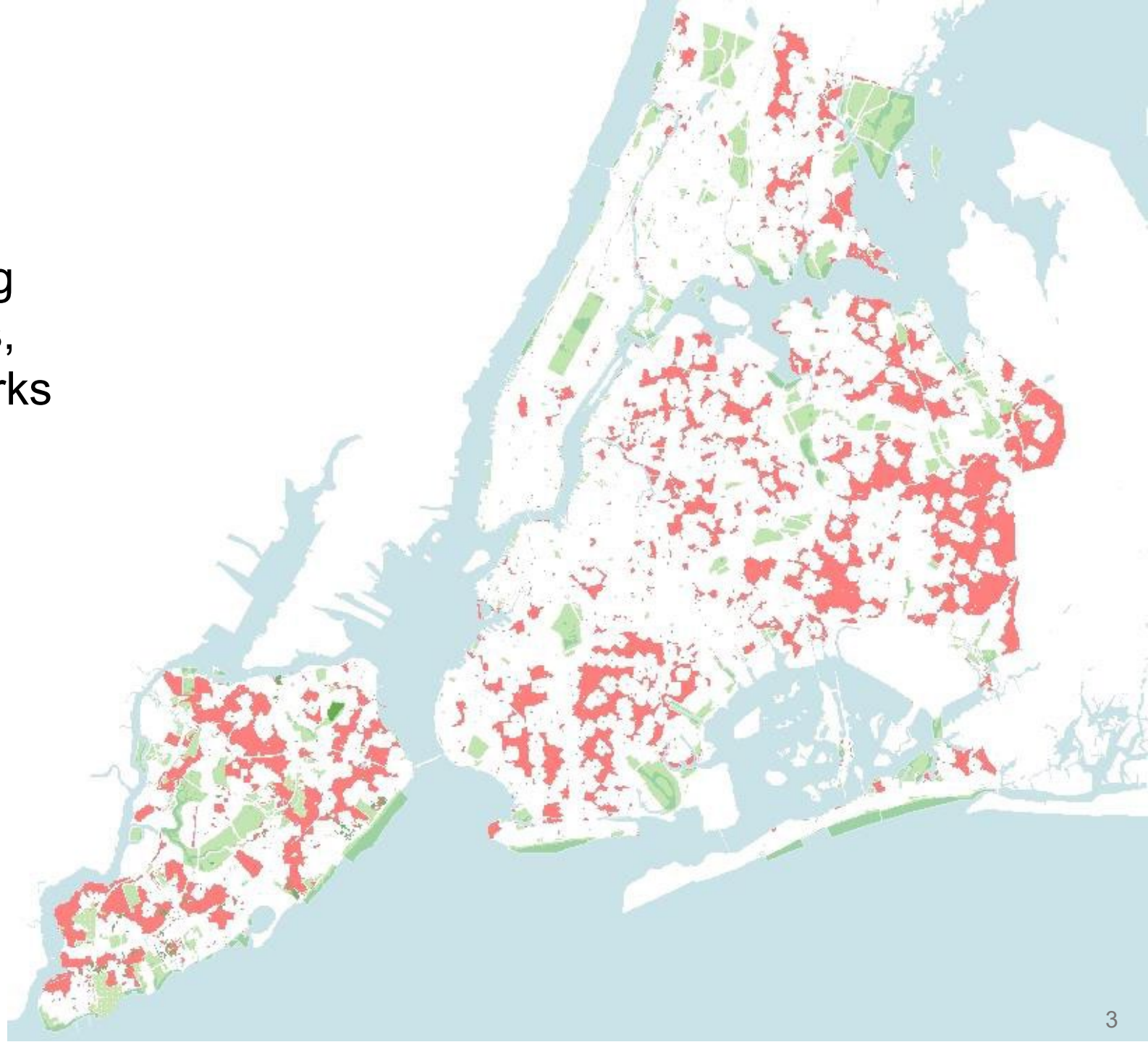
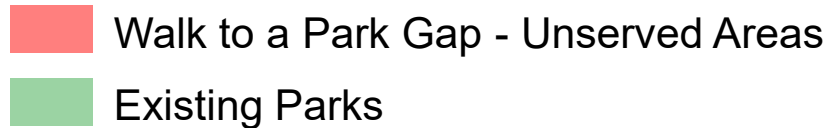
Goal: Increase flexibility and likelihood of potential park sites in underserved neighborhoods to close Walk to a Park gaps.

■ Unserved Areas



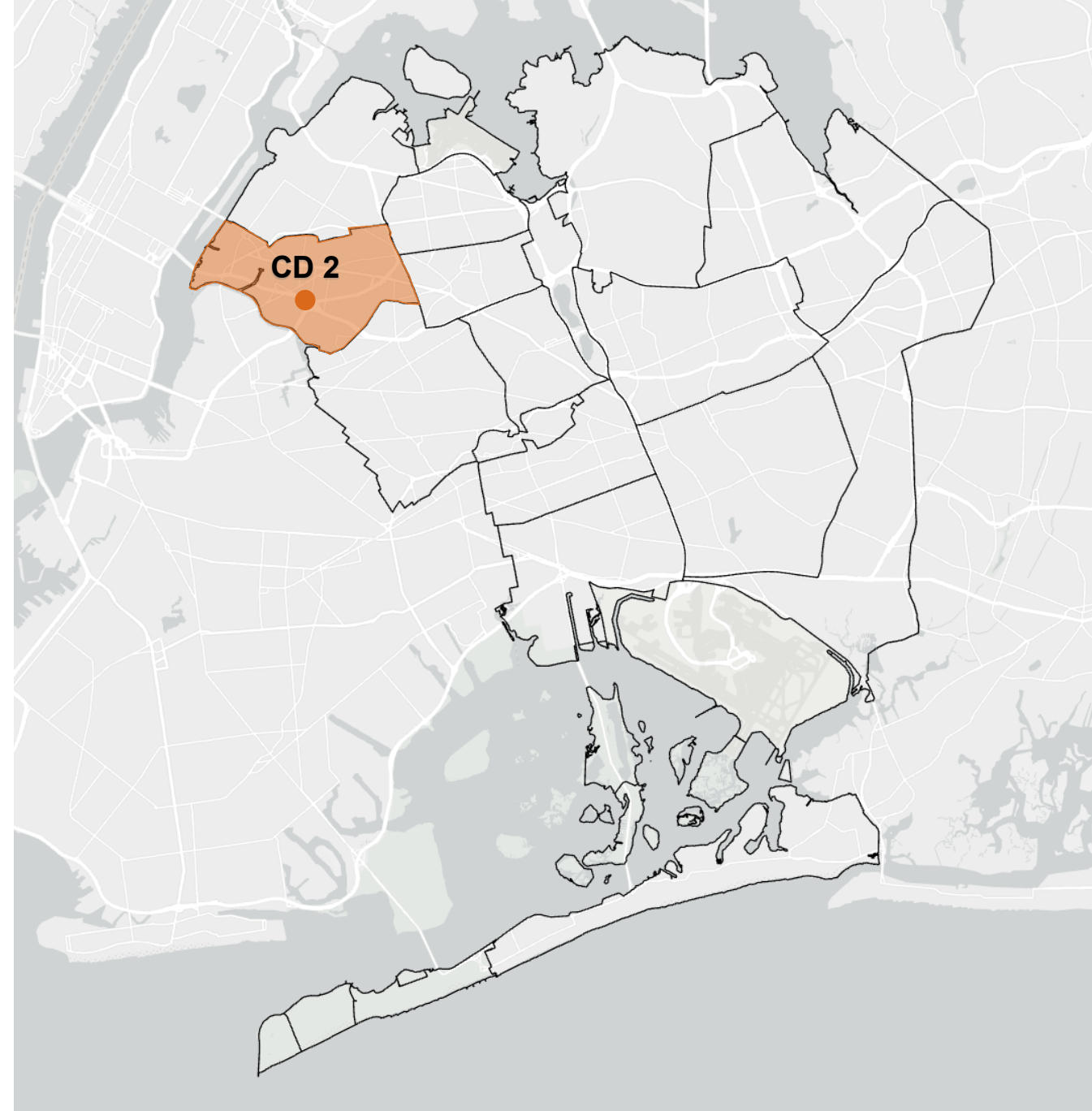
Neighborhood Scale Acquisition Approach

- *Walk to a Park*: ½ mile walking distance to parks over 6 acres, ¼ mile walking distance to parks under 6 acres
- Batch acquisition approach to close *Walk to a Park* gaps



Project Location

- Sunnyside, Woodside, Long Island City
- Community District 2, Queens
- Council District 26 (Julie Won)
- Council District 25 (Shekar Krishnan)



Queens CD 2 Profile

- **44,503** people per sq. mile
- **25%** population increase from **2000** to **2020**
- **0.38** acres of open space per **1,000** residents
- **14.3%** poverty rate
- **26,235** residents live outside of *Walk to a Park* area



Methodology – Criteria for Primary Sites

1. Privately-owned, vacant site;

2. A tax lot (or assemblage of adjacent lots) at least 5,000 square feet;

3. No active DOB permits for development or ongoing construction; and

4. Suitable for park development (i.e. not a road segment, not of irregular shape)



Vacant lot converted to Chelsea Green Park in 2019 (10,018 SF)

Methodology – Criteria for Secondary Sites

1. Privately-owned site currently designated as commercial/office, industrial/manufacturing, transportation/utility, public facility, or open space

2. Currently built to 50% or less of maximum allowable FAR based on current zoning;

3. Reduce a Walk to a Park gap area;

4. At least 5,000 square feet;

5. No active DOB permits for development or ongoing construction

6. Suitable for park development; and

7. Any buildings on the site were constructed or improved prior to 2011.

Design & Programming Options

Option 1



Ex: Lt. Frank McConnell Park, Richmond Hill, Queens (6752 SF)

Size: 5,000 – 10,000 SF

Active Features:

- Small playground/ Fitness equipment
- Spray showers

Passive Features:

- New trees, Plantings, Benches

Option 2



Ex: Dodger Playground, Crown Heights, Brooklyn (12,796 SF)

Size: 10,001 – 25,000 SF

Active Features:

- Larger playgrounds/ Splash pads
- Basketball courts

Passive Features:

- Open lawn space, Café tables & chairs,

Option 3



Ex: Jamaica Playground, Jamaica, Queens (172,000 SF)

Size: 25,001+ SF

Potential Active Features:

- Larger playground/Fitness equipment
- Sports courts & Play areas

Potential Passive Features:

- Game tables, Seating steps, Rain gardens, Spray shower, Restrooms

QN CD 2: Primary Sites



P1. Queens Block 28, Lots 12, 15, 18, 121

Address: 5-23 47th Ave, Long Island City, NY 11101

Current Zoning: M1-3A/R7X

Area: 41,813 sq. ft.

Proposed Design Option: 3



Primary Site

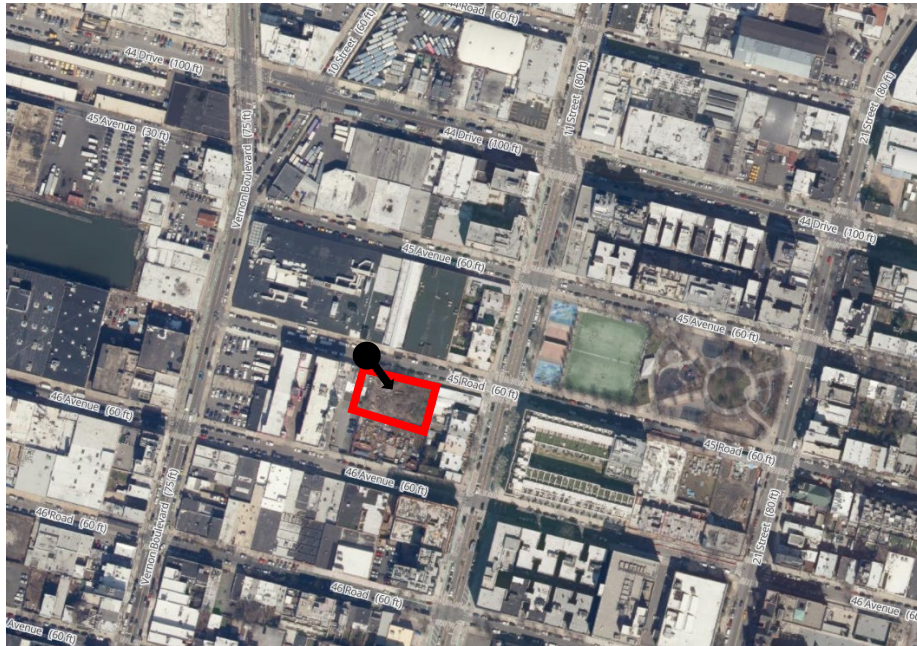
P2. Queens Block 49, Lot 35

Address: 10-38 45th Road, 11101

Current Zoning: M1-2A/R6A

Area: 16,000 sq. ft.

Proposed Design Option: 2



Primary Site

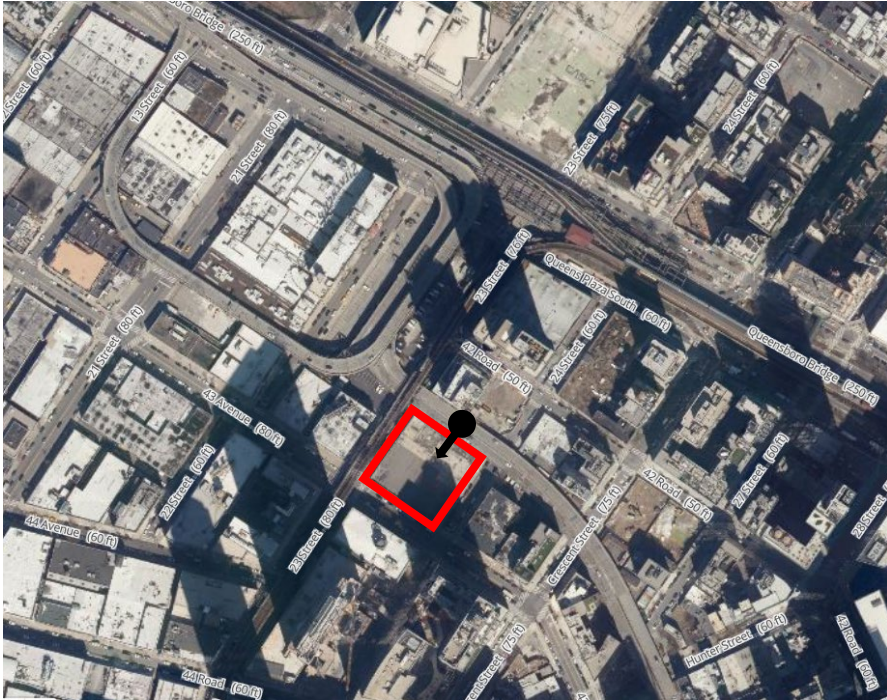
P3. Queens Block 428, Lot 1

Address: 42-50 24 Street, 11101

Current Zoning: M1-6/R10

Area: 33,950 sq. ft.

Proposed Design Option: 3



Primary Site

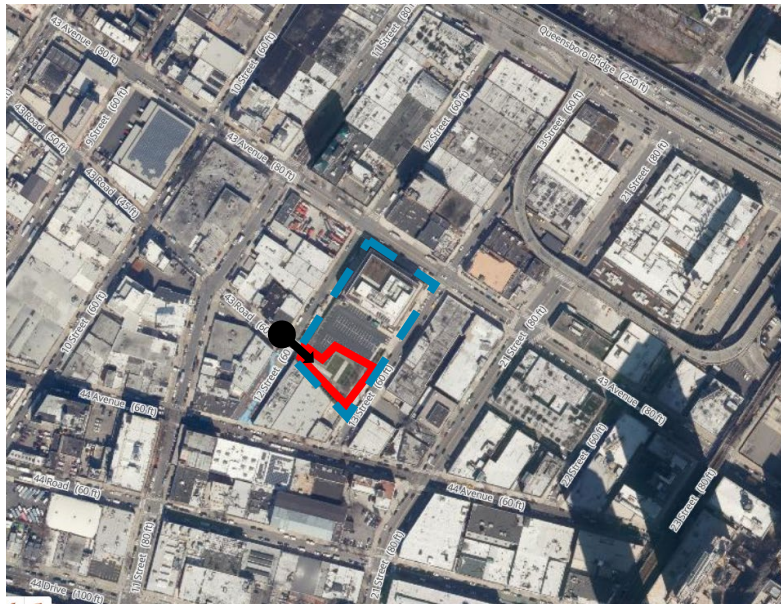
P4. Queens Block 443, Portion of Lot 14

Address: 12-12 43rd Avenue, 11101

Current Zoning: M1-4A

Area: ~14,000 sq. ft.

Proposed Design Option: 2



Primary Site

P5. Queens Block 1210, Lots 29, 31, 32

Address: 37-36 56th Street, 11377

Current Zoning: M1-1

Area: 7,208 sq. ft.

Proposed Design Option: 1



Primary Site

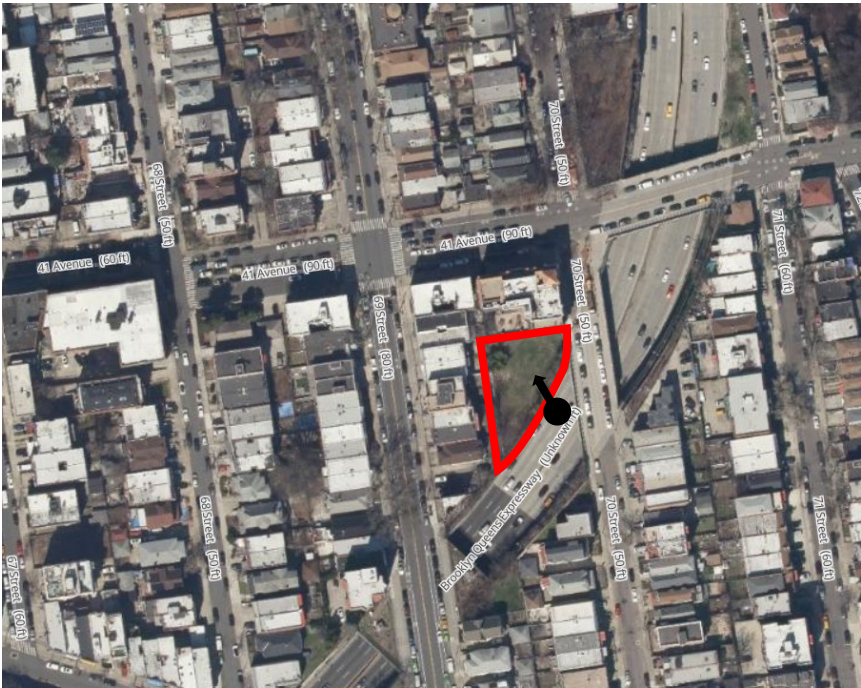
P6. Queens Block 1309, Lot 45

Address: 41-10 70th Street, 11377

Current Zoning: R5D

Area: 7,767 sq. ft.

Proposed Design Option: 1



Primary Site

P7. Queens Block 1336, Lot 28

Address: 40-25 61st Street, 11377

Current Zoning: R6B

Area: 5,061 sq. ft.

Proposed Design Option: 1



QN CD 2: Secondary Sites



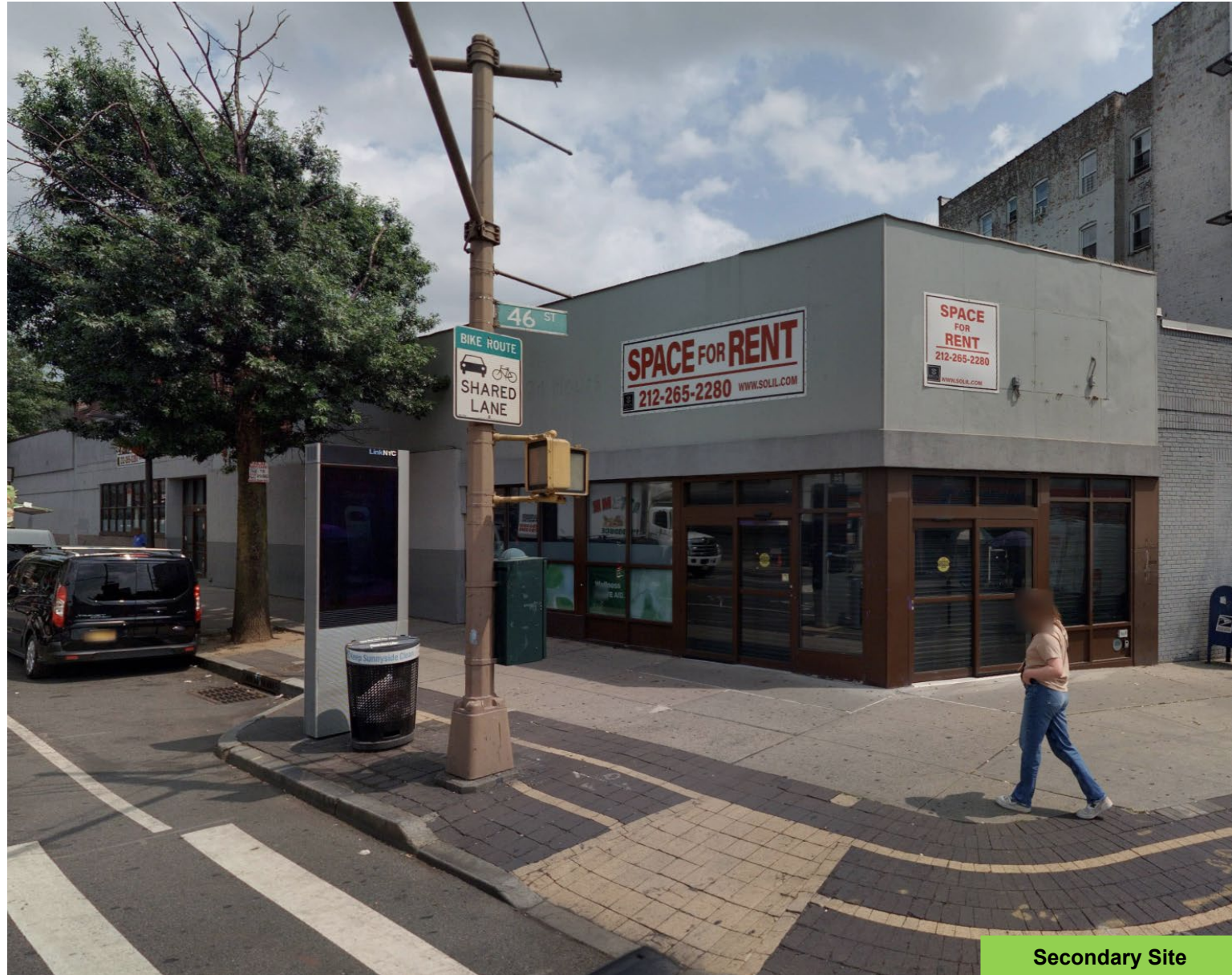
S1. Block 153, Lot 13

Address: 46-02 Greenpoint Ave, 11104

Current Zoning: R6A/C1-4

Area: 8,961 sq. ft.

Proposed Design Option: 1



Secondary Site

S2. Block 195, Lot 21

Address: 39-02 Queens Boulevard, 11104

Current Zoning: M1-4

Area: 20,000 sq. ft.

Proposed Design Option: 2



Secondary Site

S3. Block 275, Lot 11

Address: 31-21 Thomson Ave, 11101

Current Zoning: M1-4

Area: 16,000 sq. ft.

Proposed Design Option: 2



Secondary Site

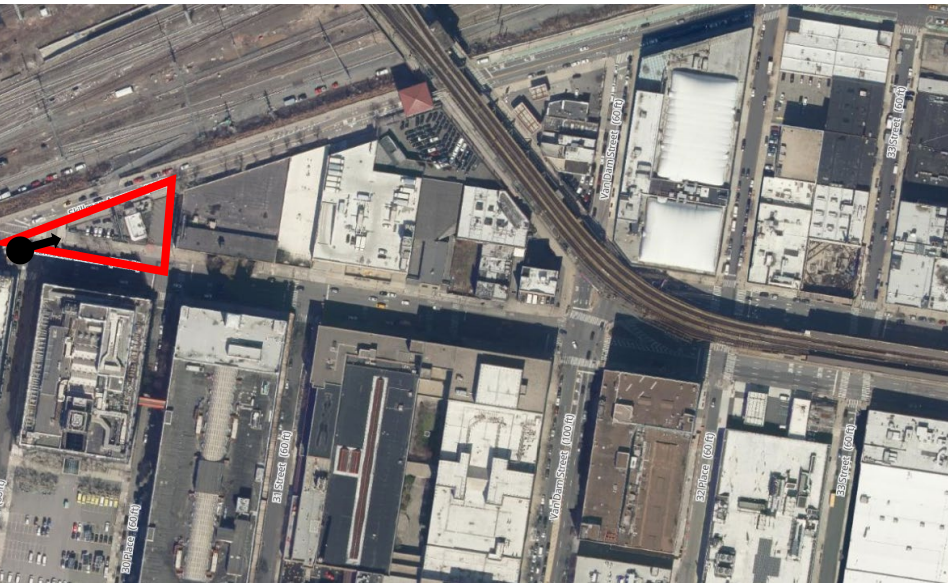
S4. Block 275, Lot 35

Address: 30-02 Skillman Ave, 11101

Current Zoning: M1-4

Area: 6,300 sq. ft.

Proposed Design Option: 1



Secondary Site

S5. Block 275, Lot 80

Address: 31-10 Queens Boulevard, 11101

Current Zoning: M1-4

Area: 21,250 sq. ft.

Proposed Design Option: 2



Secondary Site

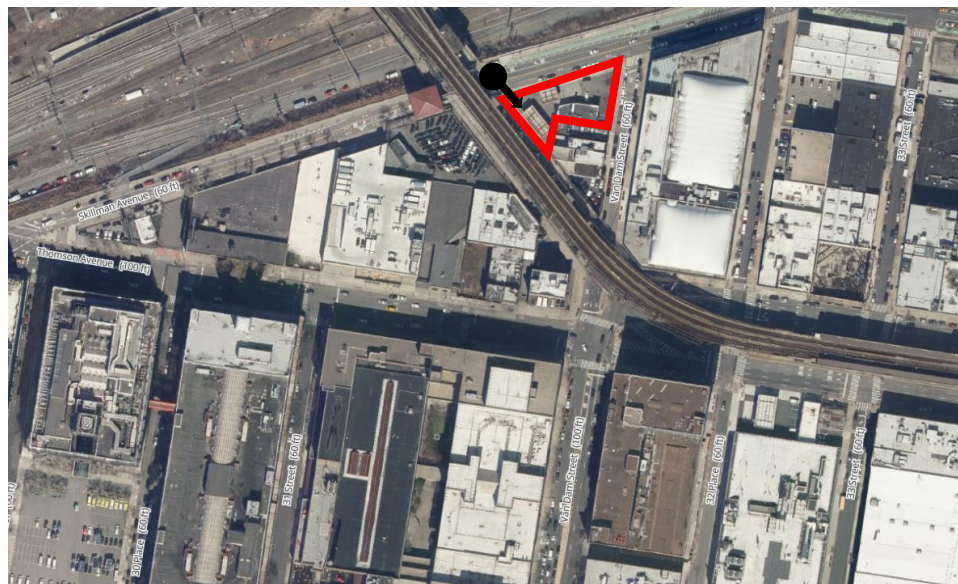
S6. Block 276, Lot 35

Address: 43-10 Van Dam Street, 11101

Current Zoning: M1-4

Area: 14,043 sq. ft.

Proposed Design Option: 2



Secondary Site

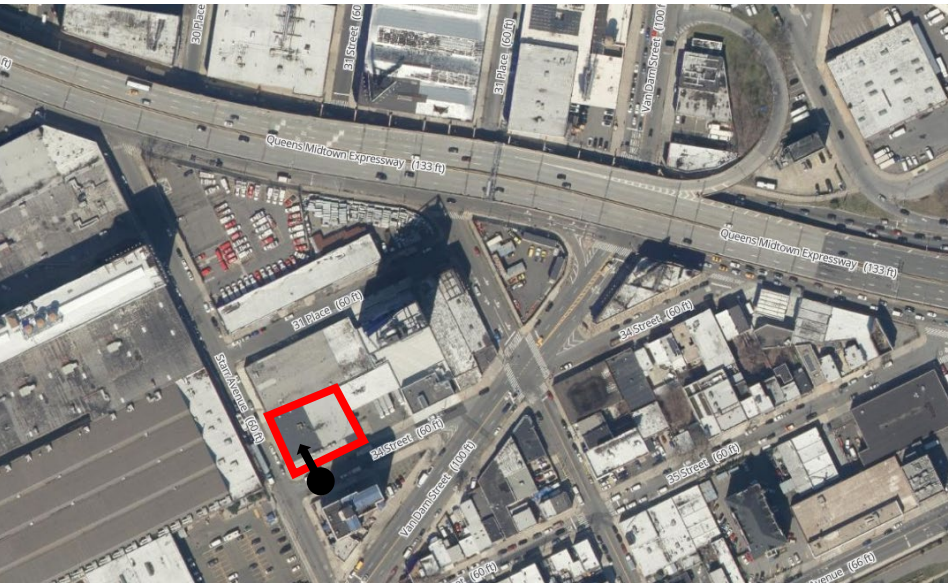
S7. Block 301, Lot 1

Address: 31-09 Starr Avenue, 11101

Current Zoning: M1-3

Area: 12,500 sq. ft.

Proposed Design Option: 2



Secondary Site

S8. Block 301, Lot 5

Address: 31-07 Starr Avenue, 11101

Current Zoning: M1-3

Area: 20,000 sq. ft.

Proposed Design Option: 2



Secondary Site

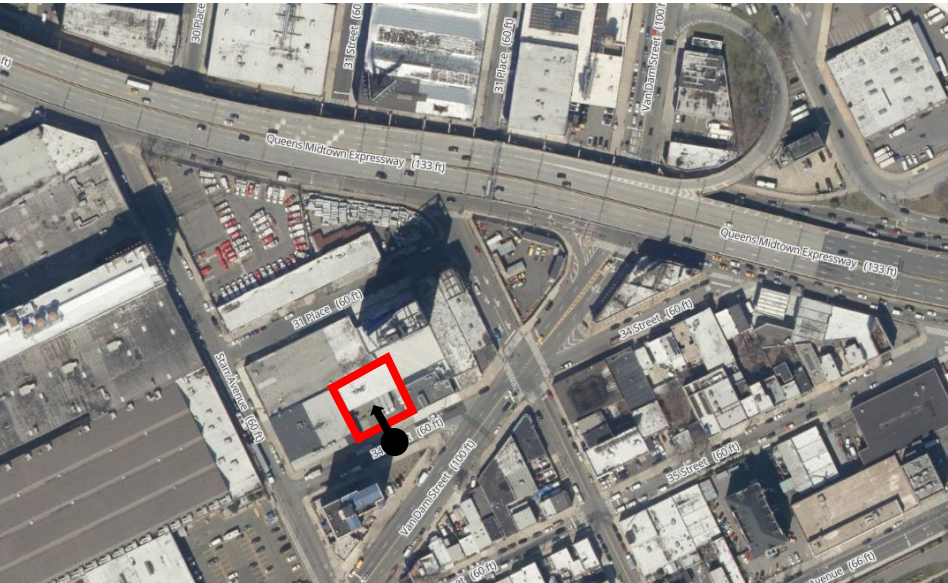
S9. Block 301, Lot 26

Address: 52-24 34th Street, 11101

Current Zoning: M1-3

Area: 10,000 sq. ft.

Proposed Design Option: 2



Secondary Site

S10. Block 306, Lot 19

Address: 34-10 Borden Avenue, 11101

Current Zoning: M1-1

Area: 7,832 sq. ft.

Proposed Design Option: 1



Secondary Site

S11. Block 311, Lot 30

Address: 53-18 37th Street, 11101

Current Zoning: M1-1

Area: 7,506 sq. ft.

Proposed Design Option: 1



Secondary Site

S12. Block 1179, Lots 1, 7

Address: 55-02 Northern Boulevard, 11377

Current Zoning: M1-1

Area: 20,162 sq. ft.

Proposed Design Option: 3



Secondary Site

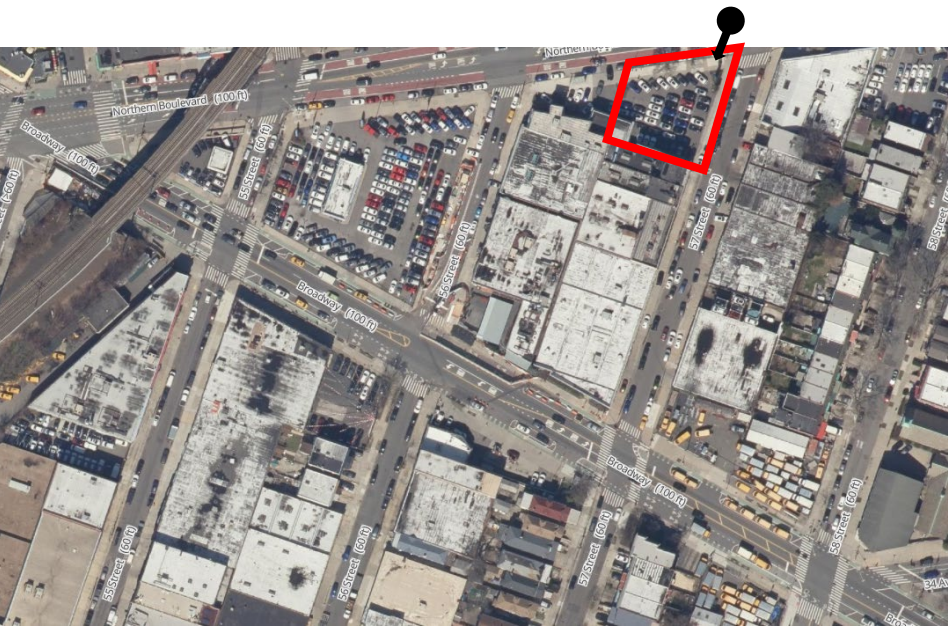
S13. Block 1180, Lot 27

Address: 56-02 Northern Boulevard, 11377

Current Zoning: M1-1

Area: 9,488 sq. ft.

Proposed Design Option: 1



Secondary Site

S14. Block 1181, Lot 1, 9, 11, 12, 64

Address: 33-56 58th Street, 11377

Current Zoning: M1-1 & R5

Area: 14,734 sq. ft.

Proposed Design Option: 2



Secondary Site

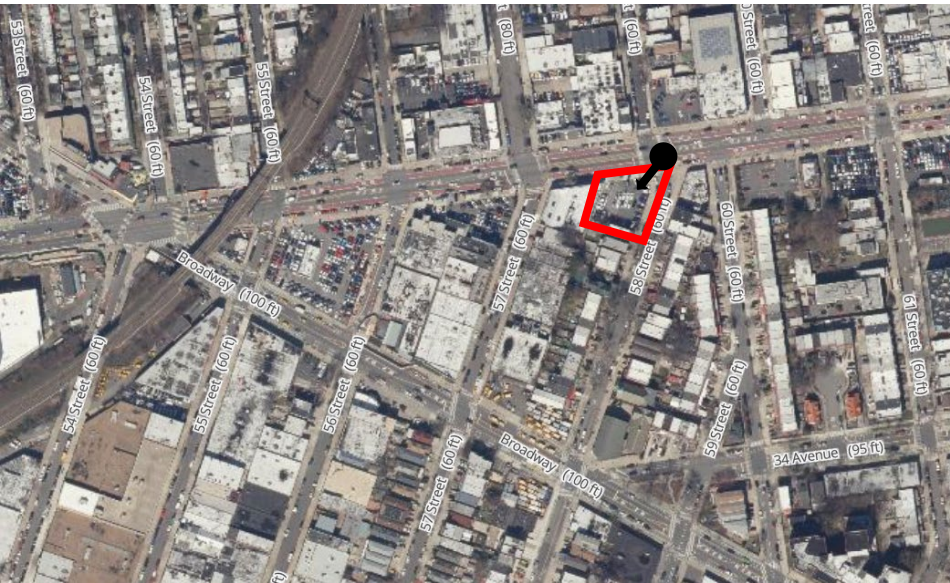
S15. Block 1181, Lot 38

Address: 57-14 Northern Boulevard, 11377

Current Zoning: M1-1

Area: 9,488 sq. ft.

Proposed Design Option: 1



Secondary Site

S16. Block 1183, Lot 10

Address: 60-20 Northern Boulevard, 11377

Current Zoning: R5

Area: 10,000 sq. ft.

Proposed Design Option: 1



S17. Block 1195, Lot 44

Address: 56-02 Broadway, 11377

Current Zoning: M1-1 & R5

Area: 6,659 sq. ft.

Proposed Design Option: 1



Secondary Site

S18. Block 1329, Lot 1

Address: 56-07 Queens Boulevard, 11377

Current Zoning: R7X/C2-3

Area: 16,000 sq. ft.

Proposed Design Option: 2



Secondary Site

S19. Block 1330, Lot 1

Address: 57-07 Queens Boulevard, 11377

Current Zoning: R7X/C2-3

Area: 6,426 sq. ft.

Proposed Design Option: 1



Secondary Site

S20. Block 1330, Lot 34

Address: 57-17 Queens Boulevard, 11377

Current Zoning: R7X/C2-3

Area: 11,308 sq. ft.

Proposed Design Option: 2



Secondary Site

S21. Block 1348, Lot 40

Address: 68-15 Queens Boulevard, 11377

Current Zoning: R7X/C2-3

Area: 8,940 sq. ft.

Proposed Design Option: 1



Secondary Site

S22. Block 2281, Lot 25

Address: 48-02 Queens Boulevard, 11377

Current Zoning: C4-4A

Area: 19,000 sq. ft.

Proposed Design Option: 2



Secondary Site

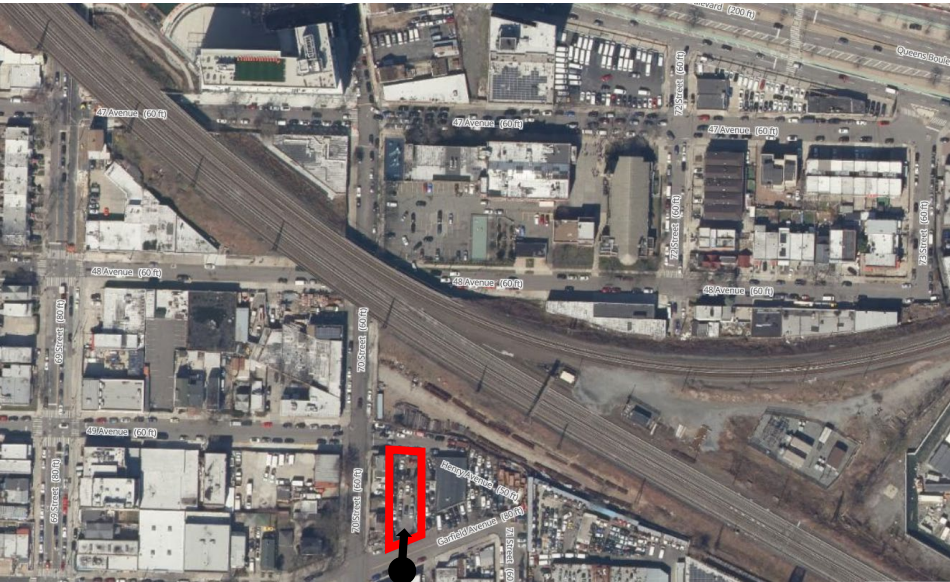
S23. Block 2436, Lot 61

Address: 70-04 Henry Avenue, 11377

Current Zoning: M1-1

Area: 5,850 sq. ft.

Proposed Design Option: 1



Secondary Site

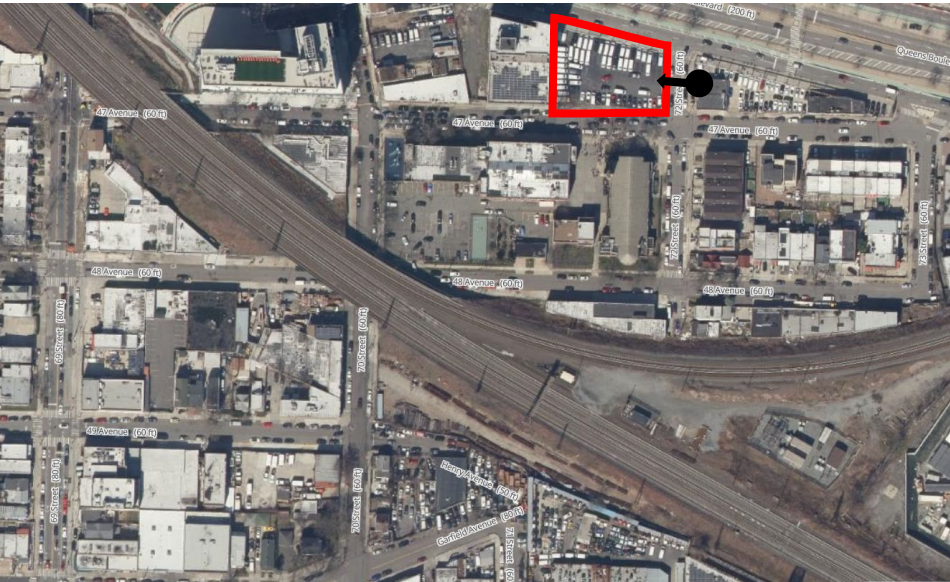
S24. Block 2444, Lot 40

Address: 70-50 Queens Boulevard, 11377

Current Zoning: R7X/C2-3

Area: 19,470 sq. ft.

Proposed Design Option: 2



Secondary Site

S25. Block 2535, Lot 25

Address: 53-10 46th Street, 11378

Current Zoning: M2-1

Area: 7,500 sq. ft.

Proposed Design Option: 1



Secondary Site

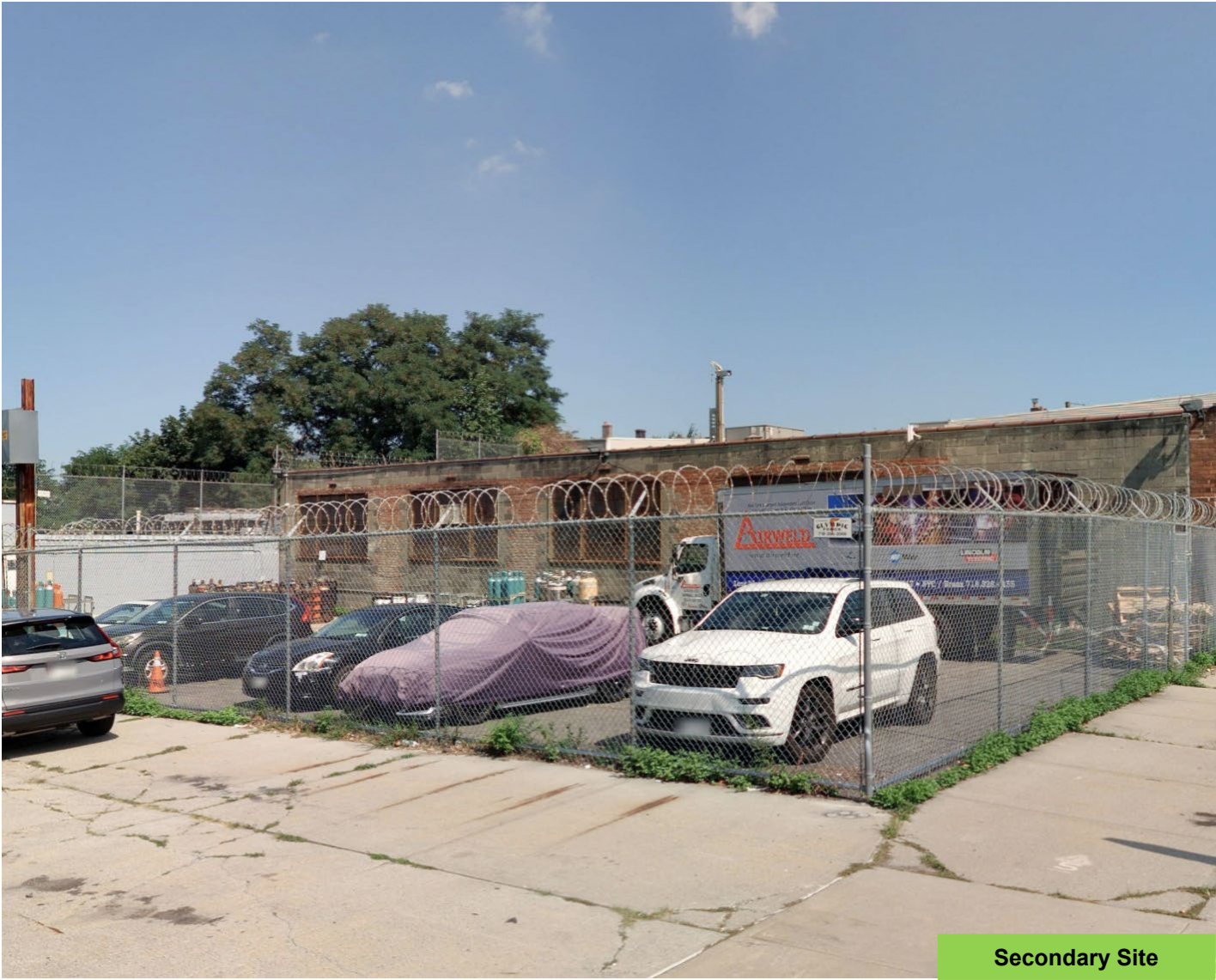
S26. Block 2535, Lot 31

Address: 53-20 46th Street, 11378

Current Zoning: M2-1

Area: 5,000 sq. ft.

Proposed Design Option: 1



Secondary Site

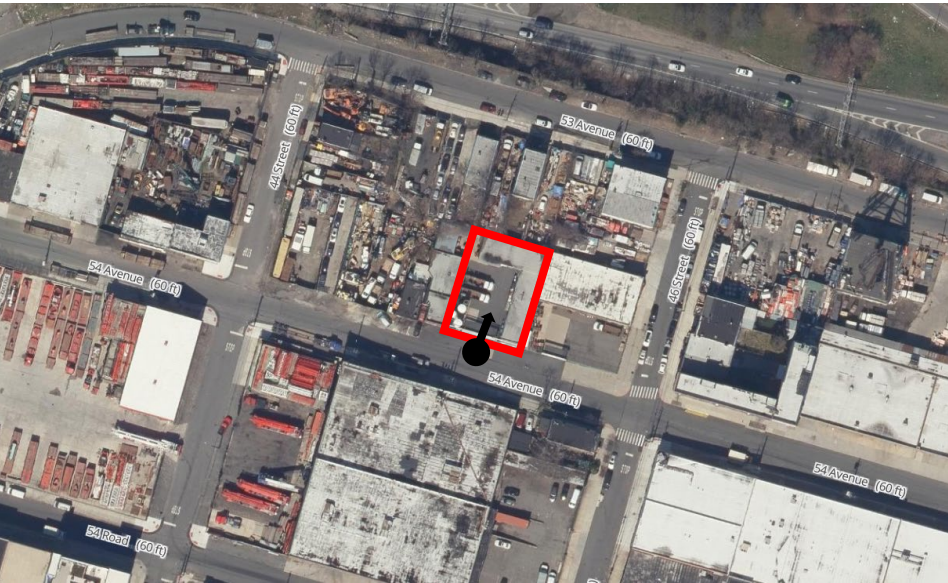
S27. Block 2535, Lots 31, 33

Address: 44-23 54th Street, 11378

Current Zoning: M2-1

Area: 6,300 sq. ft.

Proposed Design Option: 1



Secondary Site

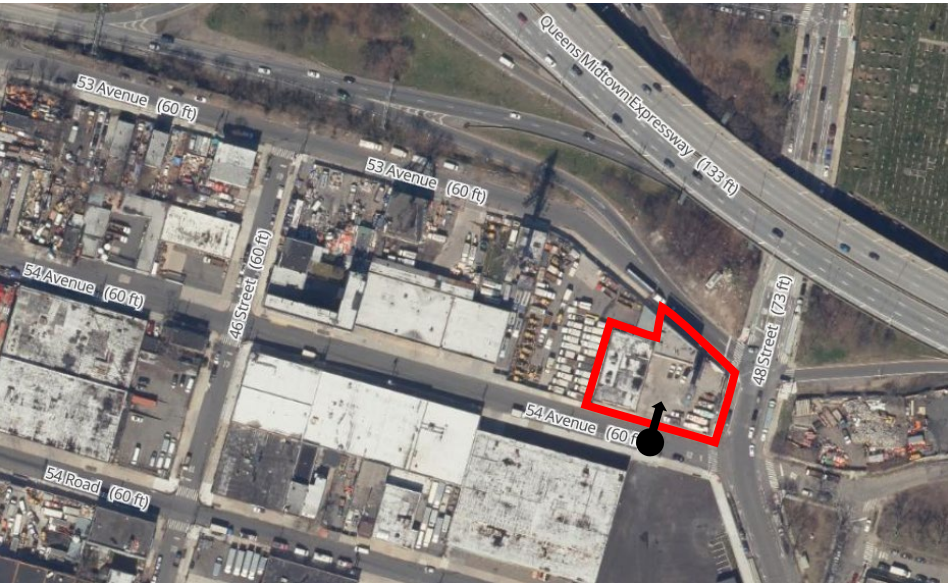
S28. Block 2544, Lot 36

Address: 46-49 53rd Ave, 11378

Current Zoning: M2-1

Area: 17,600 sq. ft.

Proposed Design Option: 3



Secondary Site

S29. Block 2545, Lot 40

Address: 54-12 48th St, 11378

Current Zoning: M2-1

Area: 37,250 sq. ft.

Proposed Design Option: 3



Secondary Site

S30. Block 2557, Lot 30

Address: 48-26 54th Road, 11378

Current Zoning: M2-1

Area: 40,037 sq. ft.

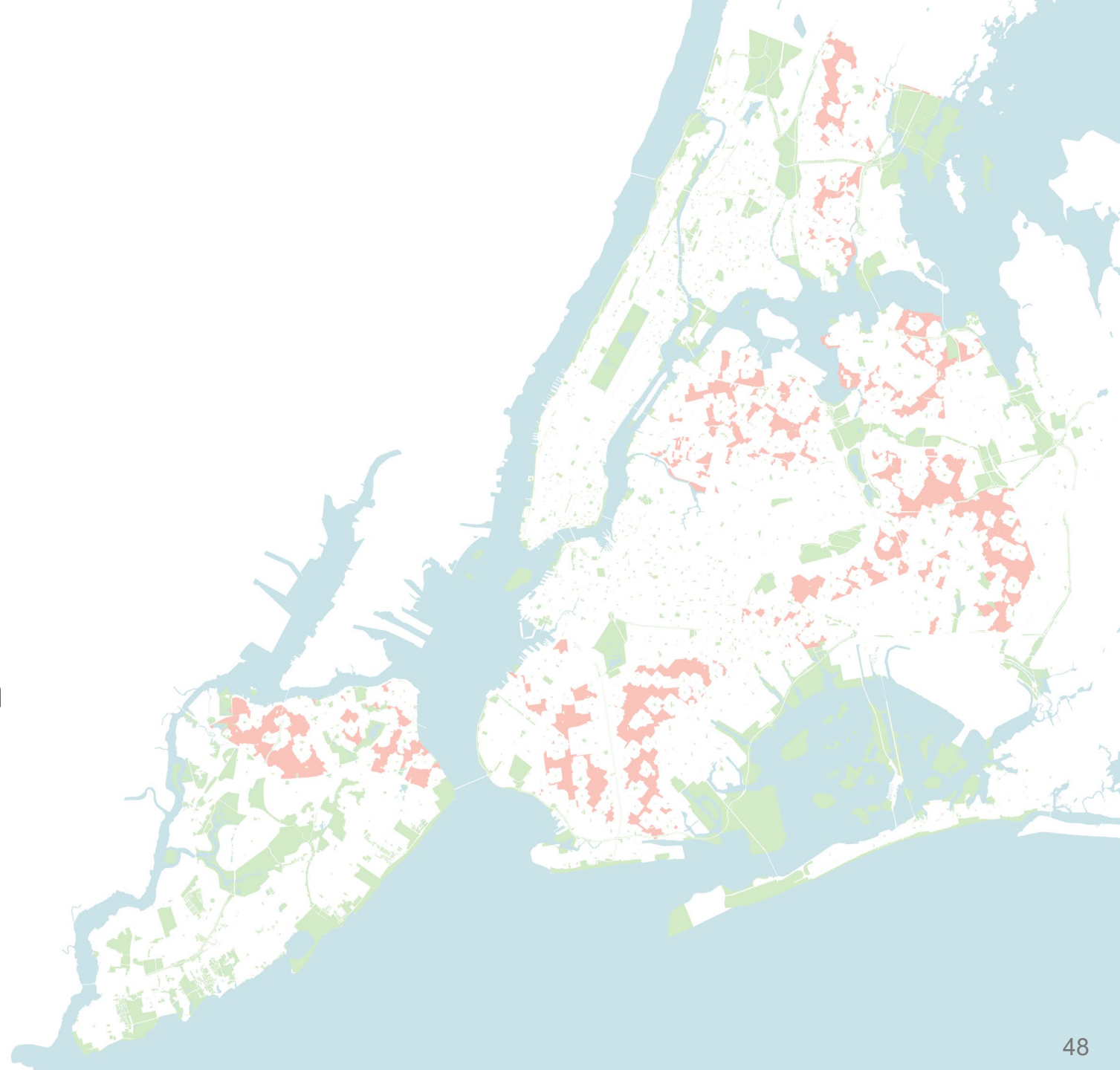
Proposed Design Option: 3



Secondary Site

Process

- Fair Share Article 9 letter at time of acquisition
- DPR will work with communities about how to develop the acquired park
- Acquisition authority will sunset after:
 - *Walk to a Park* gap is closed in the CD, or
 - 10 years after approval, whichever is sooner.



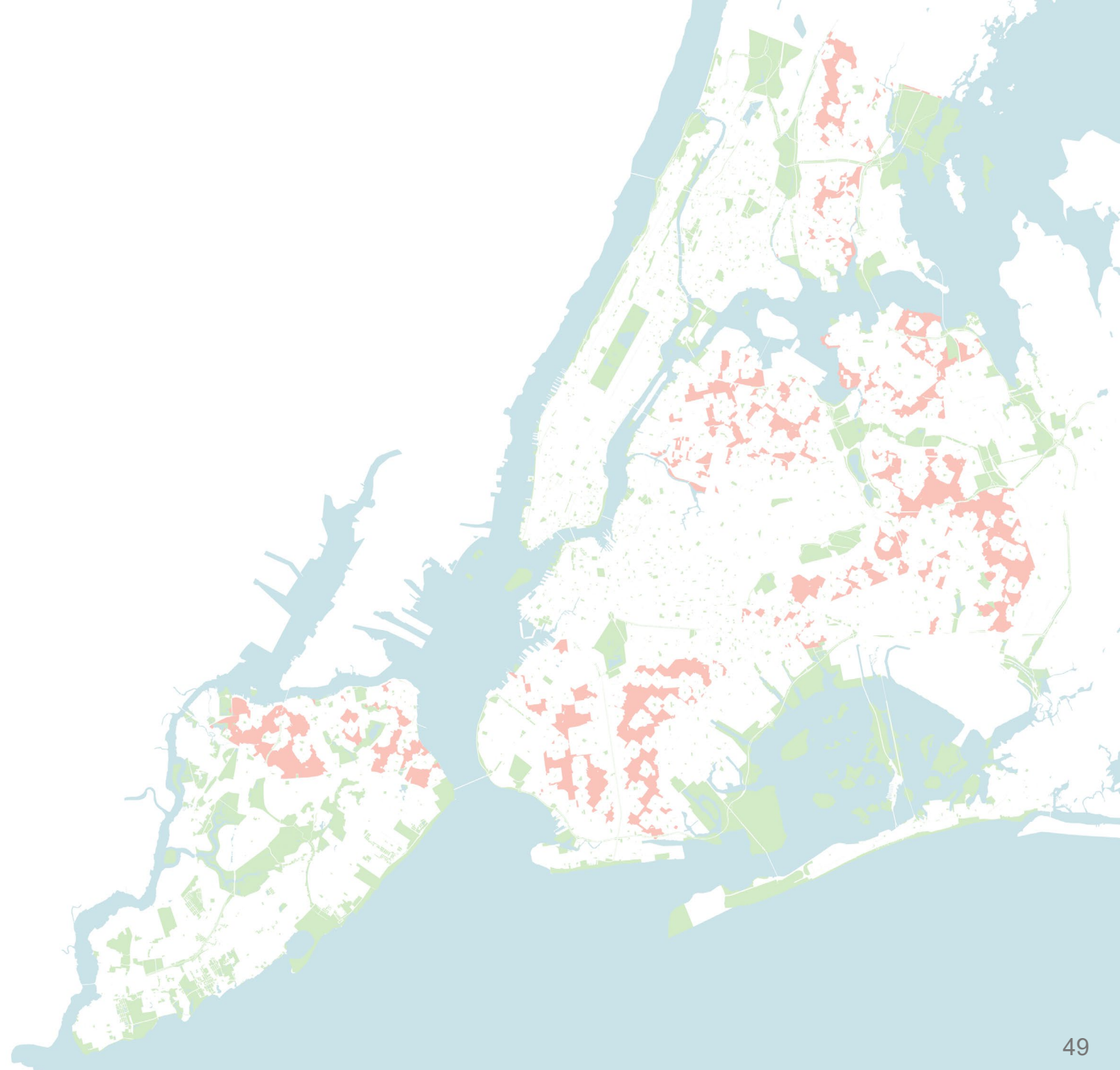
Application Summary

Applicants: NYC Department of Parks and Recreation (DPR) & NYC Department of Citywide Administrative Services (DCAS)

Actions Requested: acquisition & site selection of multiple privately-owned properties in Queens CD 2

Proposed Development: potential future park developments in underserved neighborhoods to close the *Walk to a Park* gap

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Appendix

Methodology – Underserved Community Districts

Selected CDs with:

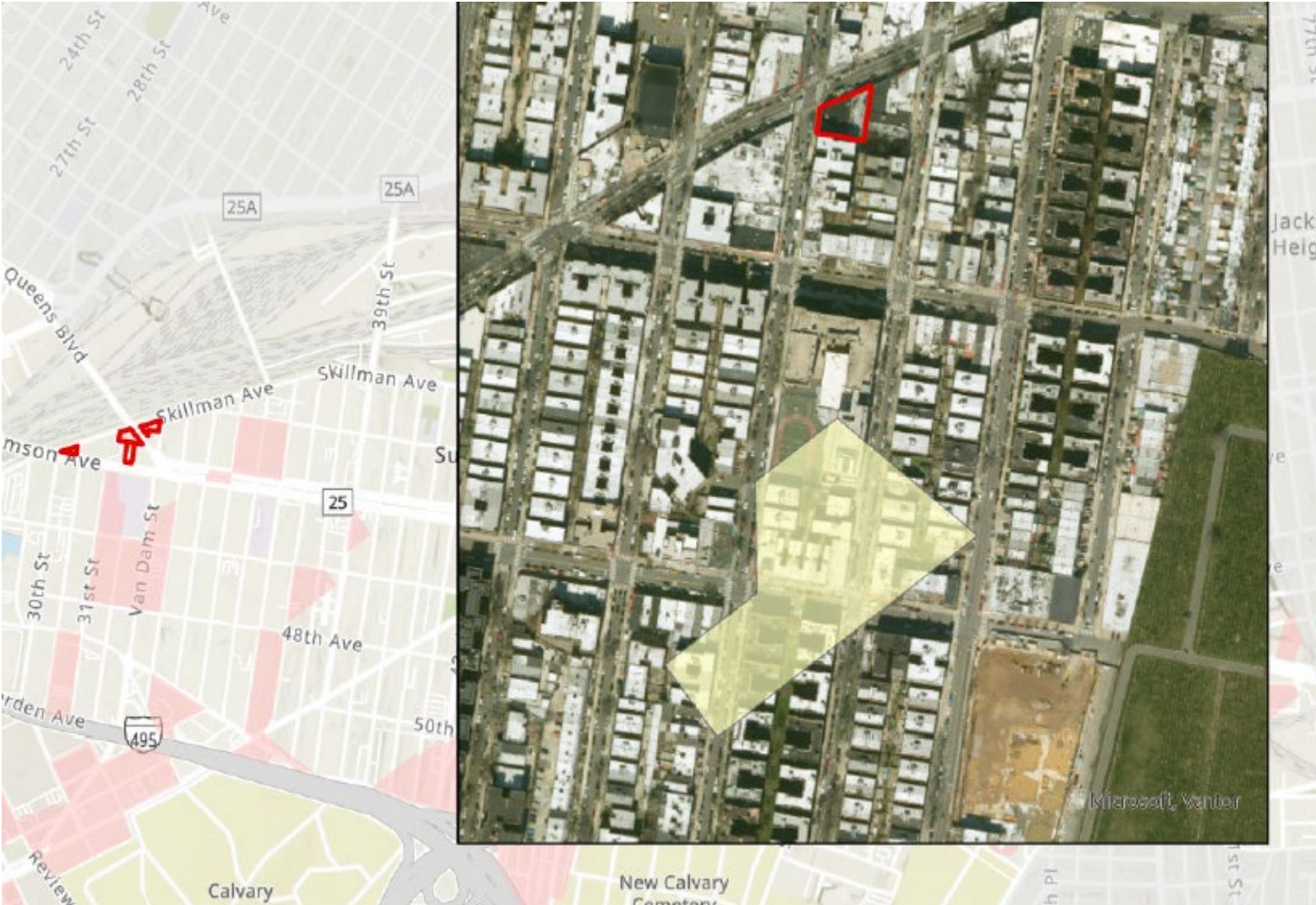
1. More than 15,000 residents per square mile living further than a walk to a park, and
2. An Open Space Ratio (OSR) below 1.3 **OR** a poverty rate above 17.9%

19/59 CDs met this criteria



Secondary Site #1: Block 153, Lot 13

-  Sites Outside of Gap
-  Gap Filled by Site
-  Walk to a Park Gaps (unserved areas)



Secondary Site #3: Block 275, Lot 11

-  Sites Outside of Gap
-  Gap Filled by Site
-  Walk to a Park Gaps (unserved areas)



Secondary Site #4: Block 275, Lot 35

-  Sites Outside of Gap
-  Gap Filled by Site
-  Walk to a Park Gaps (unserved areas)

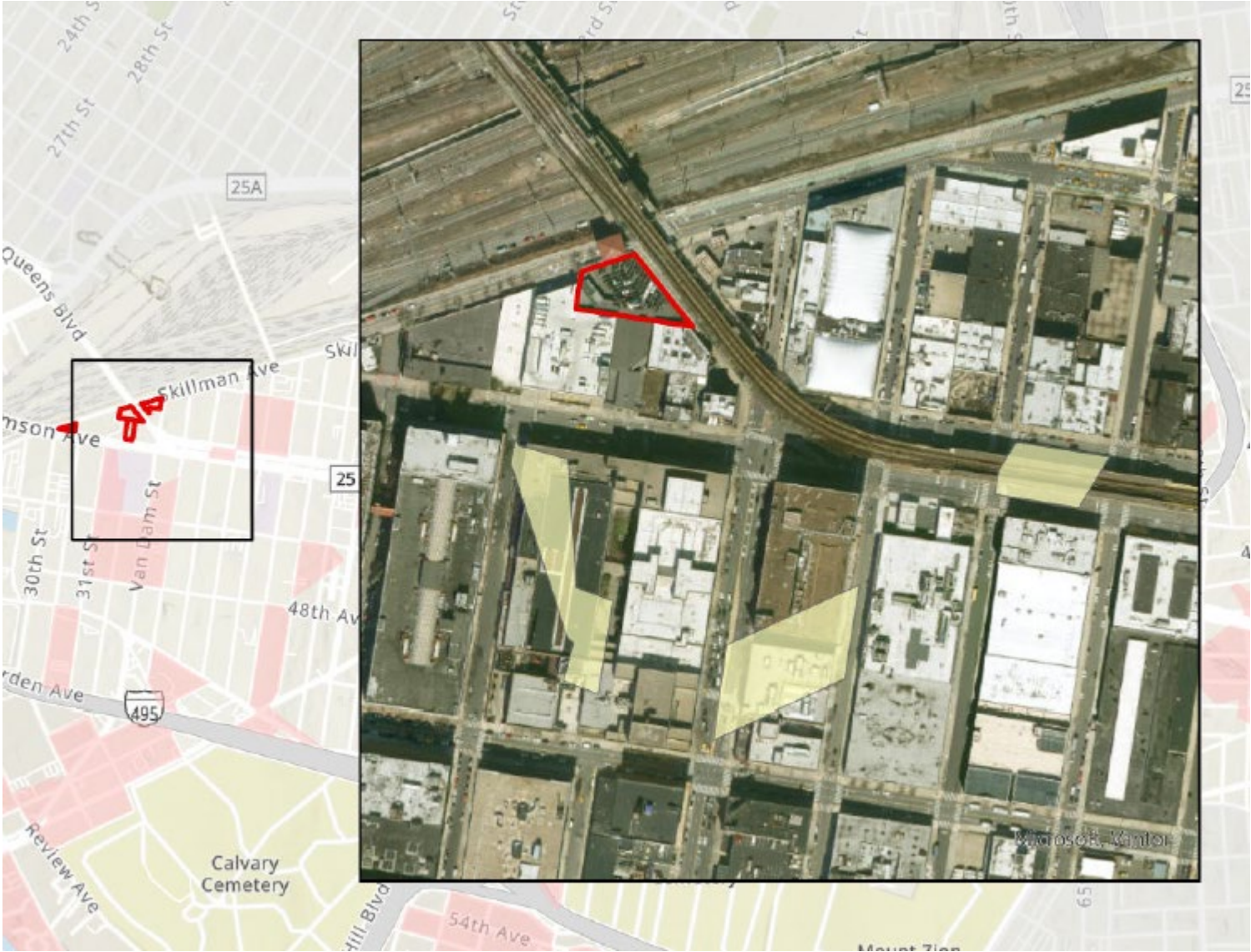


NYC Parks

NYC
PLANNING

Secondary Site #5: Block 275, Lot 80

-  Sites Outside of Gap
-  Gap Filled by Site
-  Walk to a Park Gaps (unserved areas)



NYC Parks

NYC
PLANNING

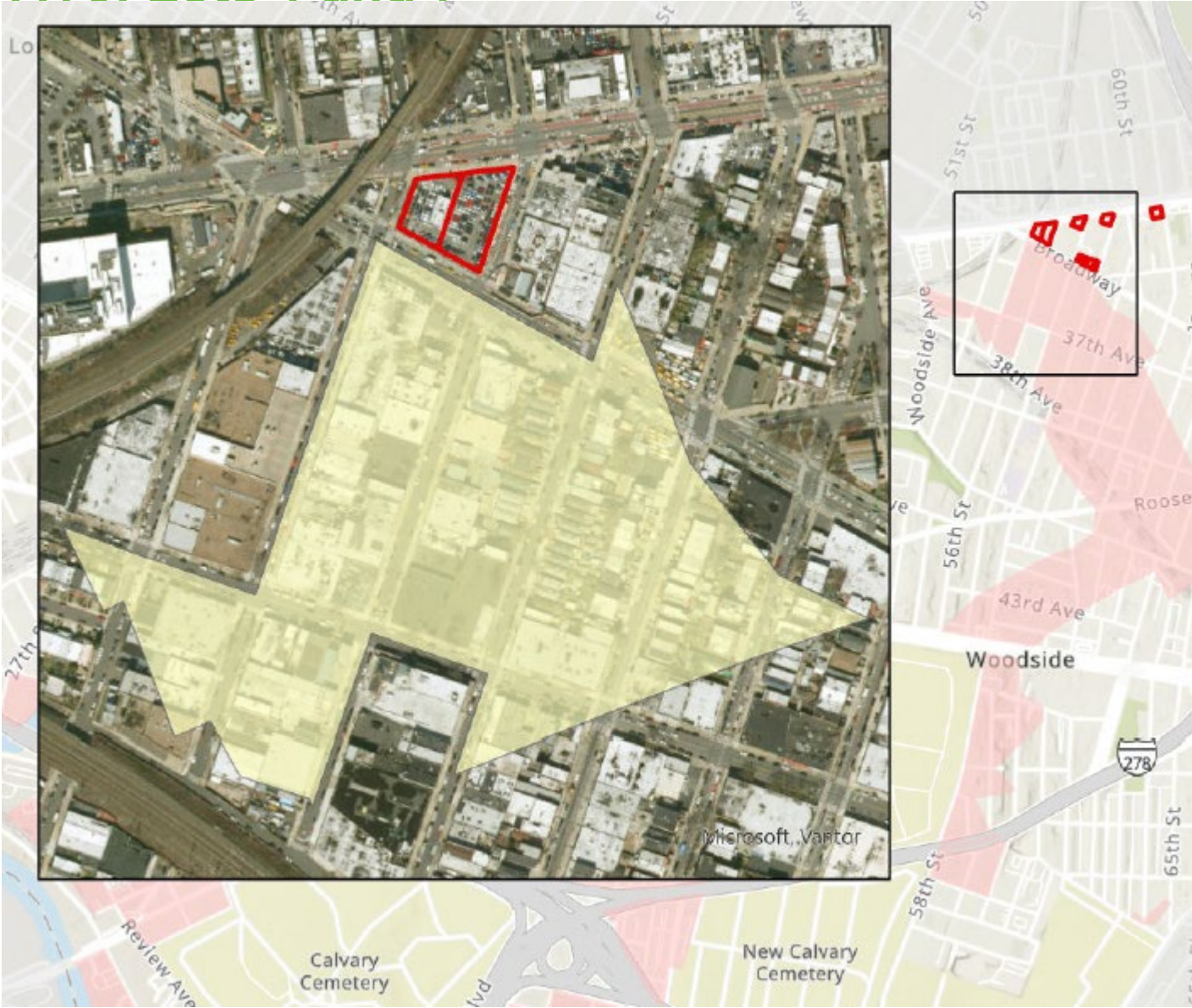
Secondary Site #6: Block 276, Lot 35

-  Sites Outside of Gap
-  Gap Filled by Site
-  Walk to a Park Gaps (unserved areas)



Secondary Site #12: Block 1179. Lots 1 and 7

-  Sites Outside of Gap
-  Gap Filled by Site
-  Walk to a Park Gaps (unserved areas)



Secondary Site #13: Block 1180, Lot 27

-  Sites Outside of Gap
-  Gap Filled by Site
-  Walk to a Park Gaps (unserved areas)

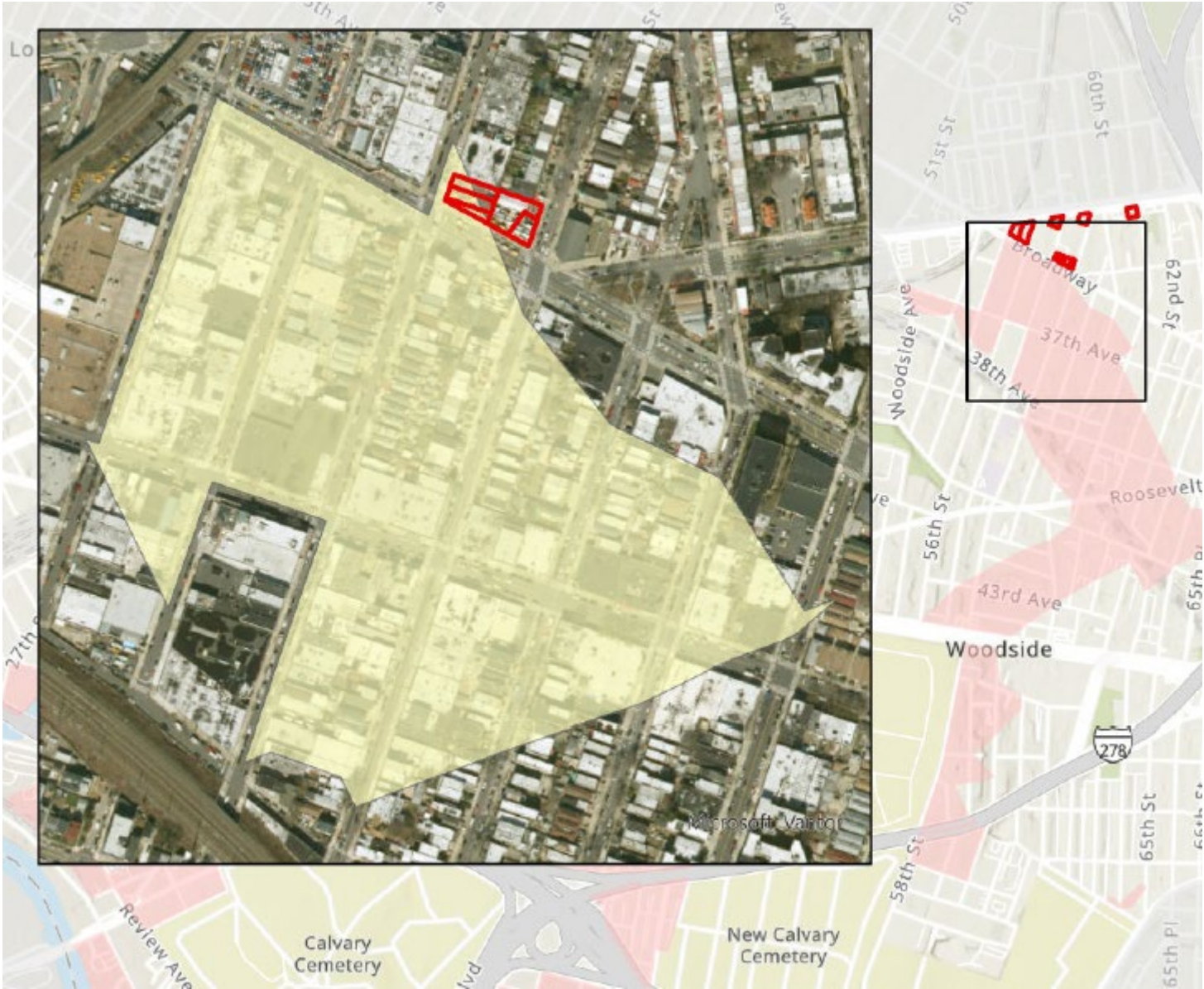


NYC Parks

NYC
PLANNING

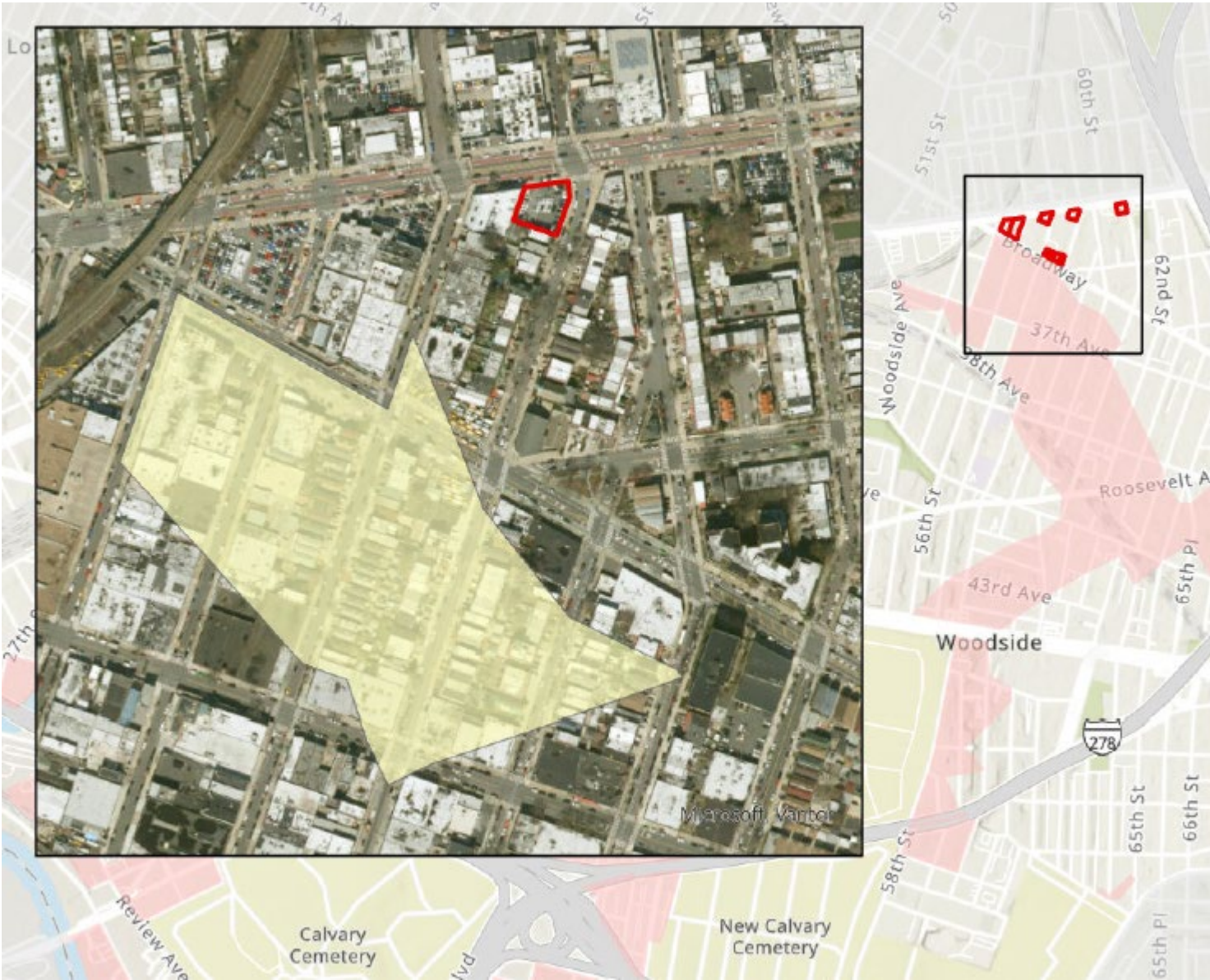
Secondary Site #14: Block 1181, Lots 1, 9, 10, 11, 12 and 64

-  Sites Outside of Gap
-  Gap Filled by Site
-  Walk to a Park Gaps (unserved areas)

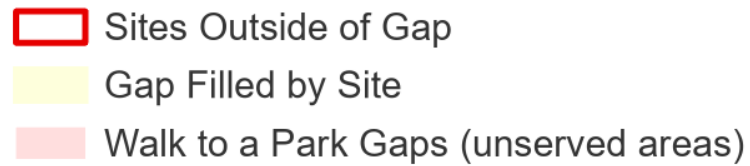


Secondary Site #15: Block 1181, Lot 38

-  Sites Outside of Gap
-  Gap Filled by Site
-  Walk to a Park Gaps (unserved areas)



Secondary Site #16: Block 1183, Lot 10



Secondary Site #21: Block 1348, Lot 40

-  Sites Outside of Gap
-  Gap Filled by Site
-  Walk to a Park Gaps (unserved areas)



Secondary Site #22: Block 2281, Lot 25

-  Sites Outside of Gap
-  Gap Filled by Site
-  Walk to a Park Gaps (unserved areas)

