



Neighborhood Walk to a Park

Site Selection and Acquisition

ULURP Number C260089PCQ

Queens Community Board 2

Board Meeting

March 5, 2026

Parks

Walk to a Park

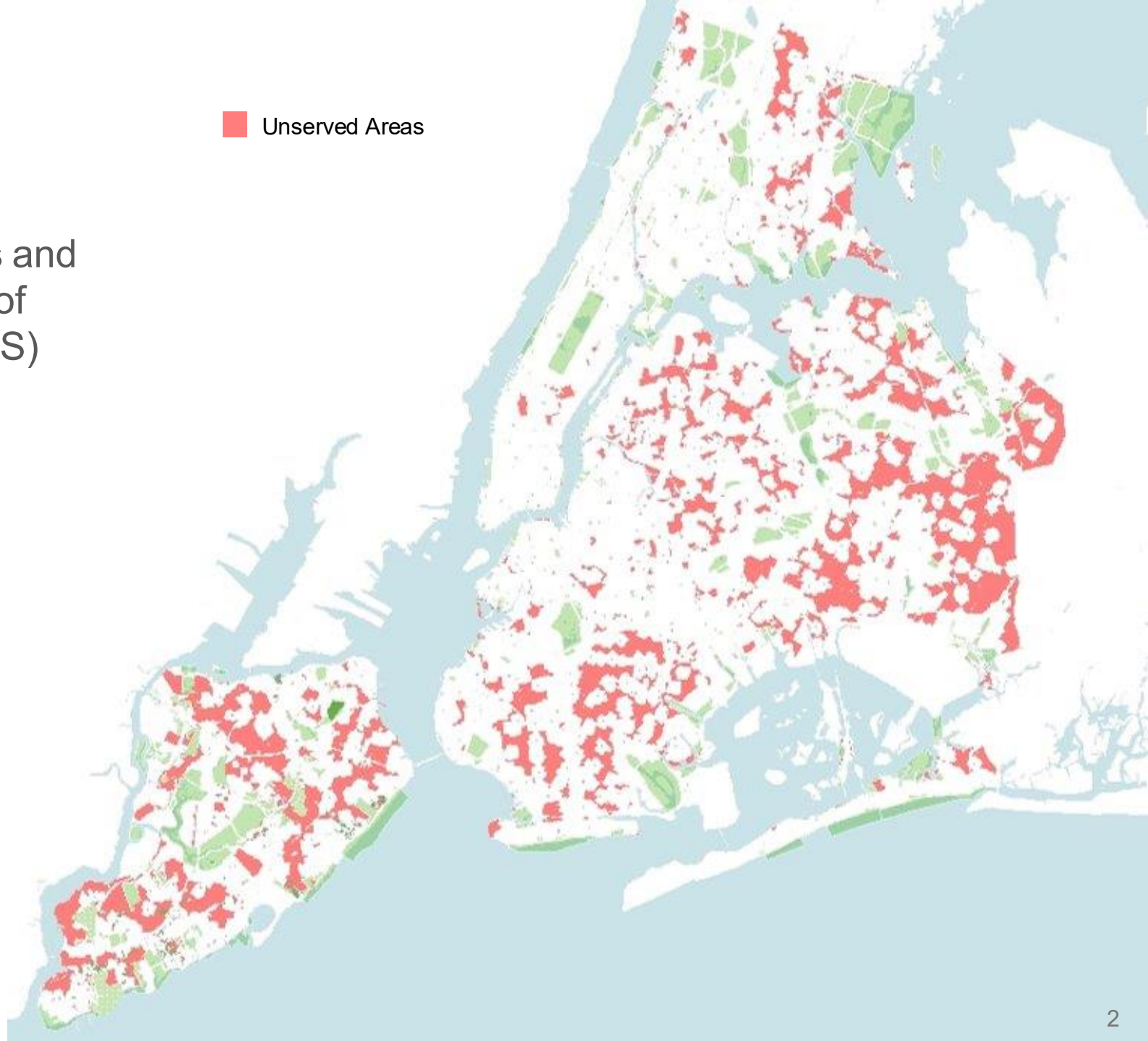
Site Selection & Acquisition

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

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

■ Unserved Areas



Project Location

- Community District 2, Queens
- Sunnyside, Woodside, Long Island City



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



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-resourced and where residents are living further than a Walk to A Park

Schoolyards to Playgrounds (SYPGs)

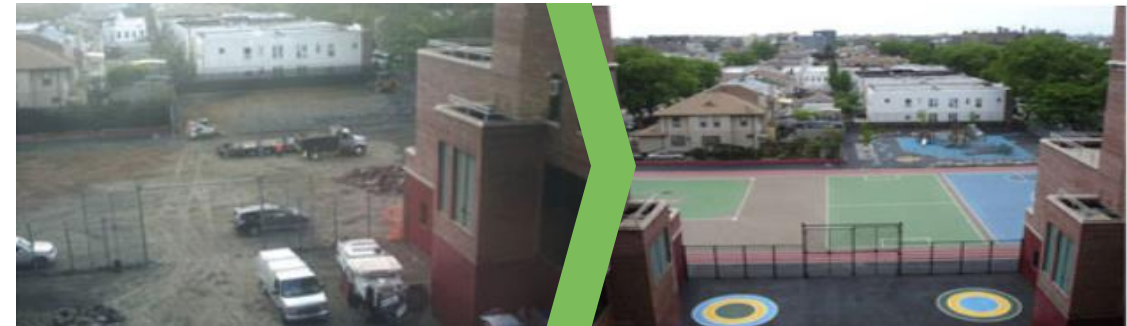
- SYPGs are schoolyards that are open to the public during non-school hours that are operated and maintained by DOE
- There are currently 289 SYPGs and 11 new schoolyards were just announced in State of the City to be open in April 2025

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)



1 site for parkland Acquisition

Neighborhood Scale ULURP Initiative

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

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

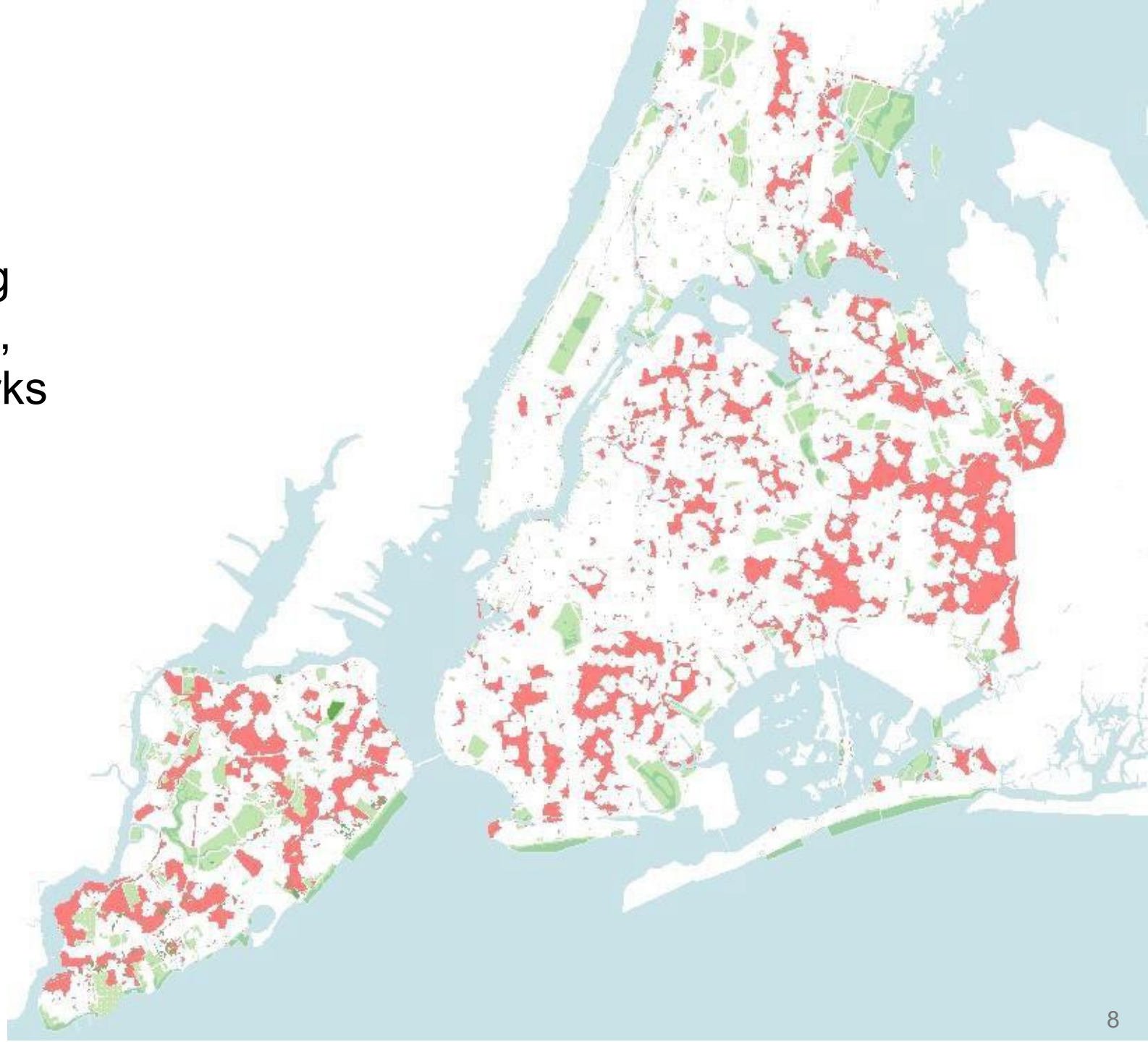
NEIGHBORHOOD SCALE ULURP PROCESS (6-12 MONTHS)



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

- Walk to a Park Gap - Unserved Areas
- Existing Parks



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.

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**

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

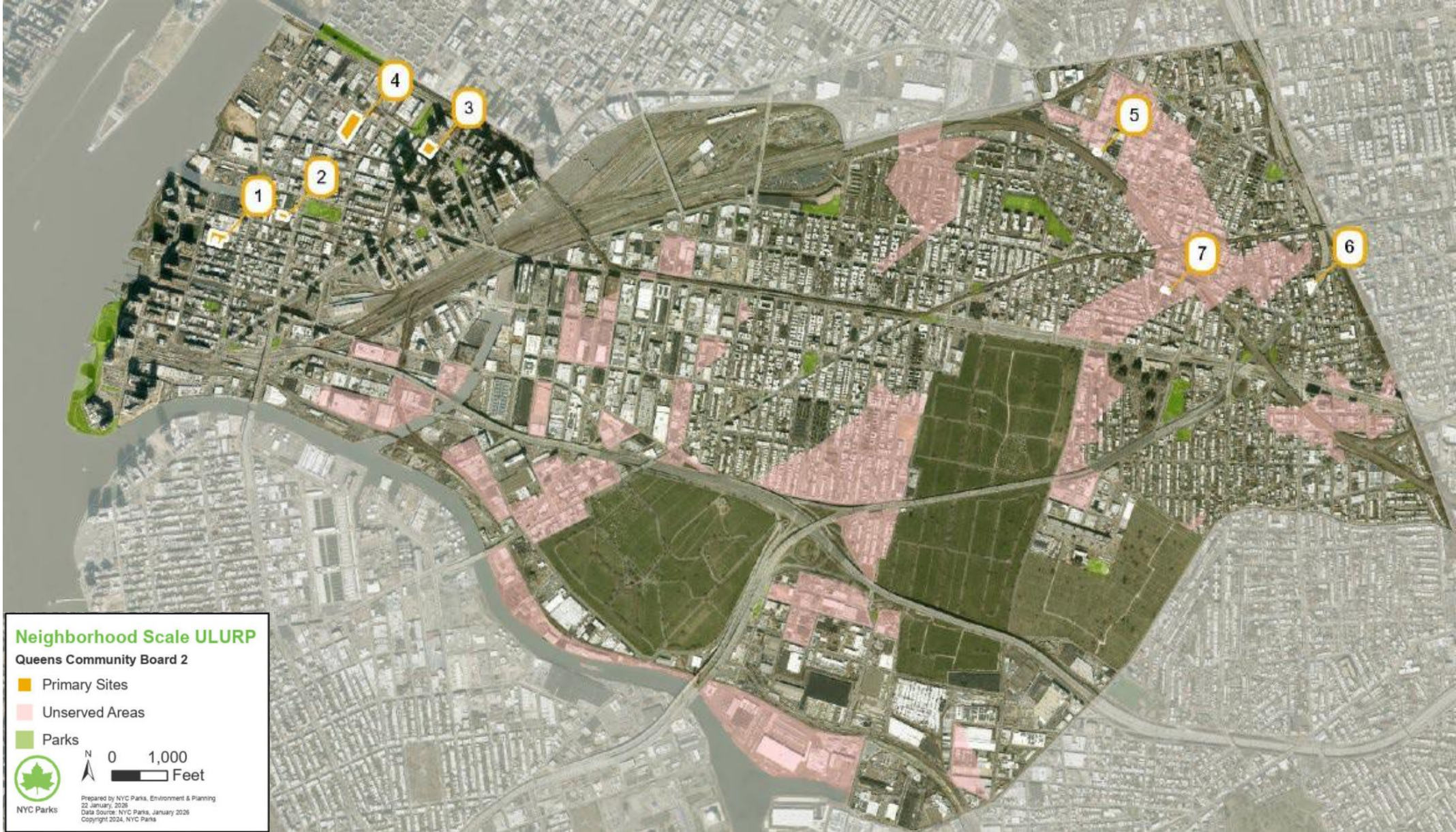
Potential Active Features:

- 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



QN CD 2: Secondary Sites



Updates Since December 2025

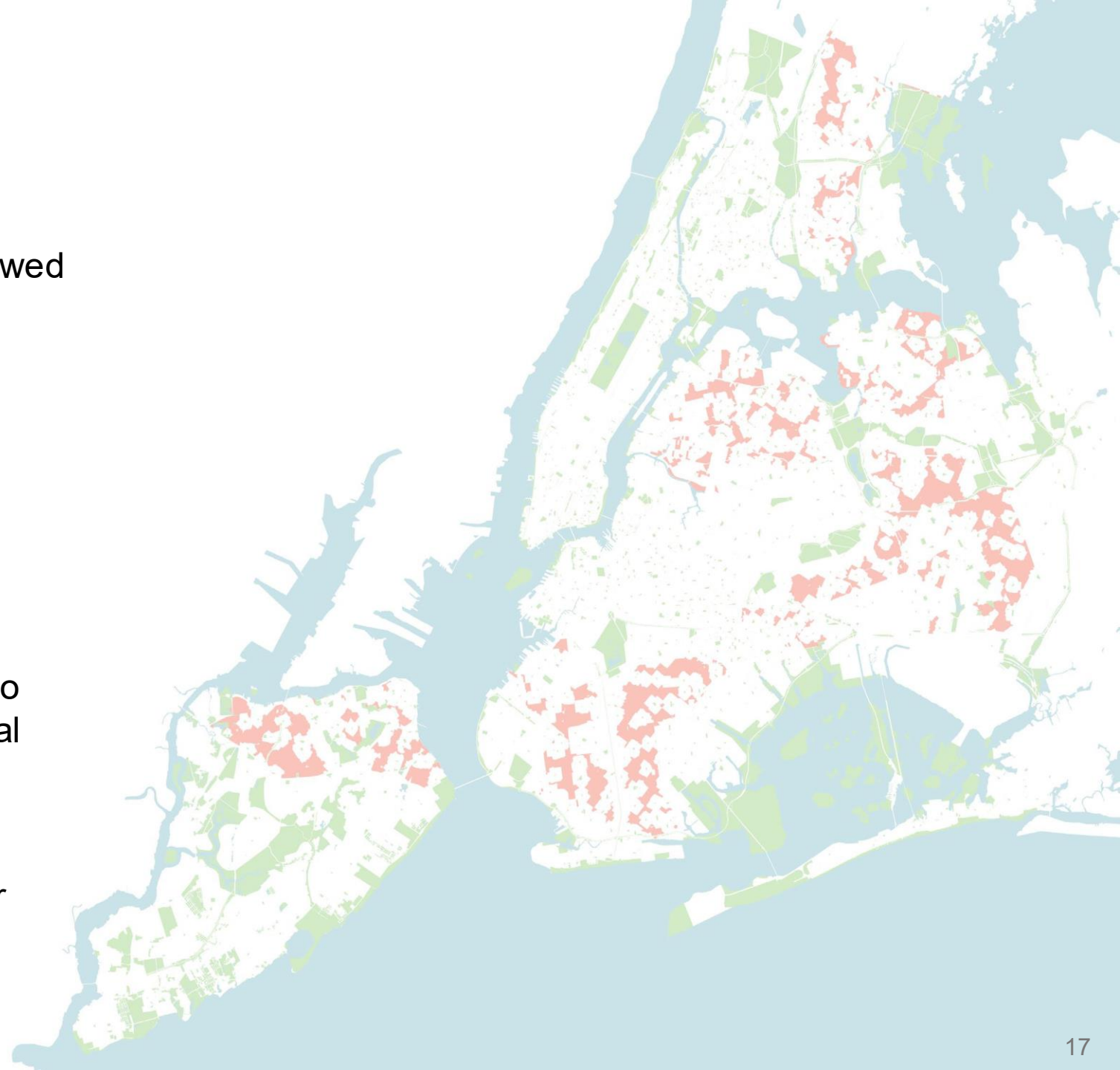
Sites Retained

- Sites located in the Long Island City Industrial Business Zone:

Secondary Site Number	Block	Lot	Address	Land Use Code	Zoning District	Area (SF)	Proposed Design Option
2	195	21	39-02 Queens Boulevard	7	M1-4	20000	2
3	275	11	31-21 Thomson Avenue	5	M1-4	16000	2
4	275	35	30-02 Skillman Avenue	5	M1-4	6300	1
5	275	80	31-10 Queens Boulevard	5	M1-4	21250	3
6	276	35	43-10 Van Dam Street	7	M1-4	14043	2
7	301	1	31-09 Starr Avenue	6	M1-3	12500	2
8	301	5	31-07 Starr Avenue	6	M1-3	20000	2
9	301	26	52-24 34 Street	6	M1-3	10000	1
10	306	19	34-10 Borden Avenue	7	M1-1	7832	1
11	311	30	37 Street	*	M1-1	7506	1
17	1195	44	56-02 Broadway	7	M1-1 & R5	6659	1
30	2557	30	48-26 54th Rd	10	M2-1	40037	3

Next Steps

- Following the Community's Board's Review period, the land use application will be reviewed by the:
 - Queens Borough President
 - City Planning Commission
 - New York City Council
- NYC Charter Fair Share Article 9 Criteria review at time of acquisition
- DPR will work with communities about how to develop the acquired park, following its typical Community Input Process.
- Acquisition authority will sunset after:
 - *Walk to a Park* gap is closed in the CD, or
 - 10 years after approval, whichever is sooner.



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



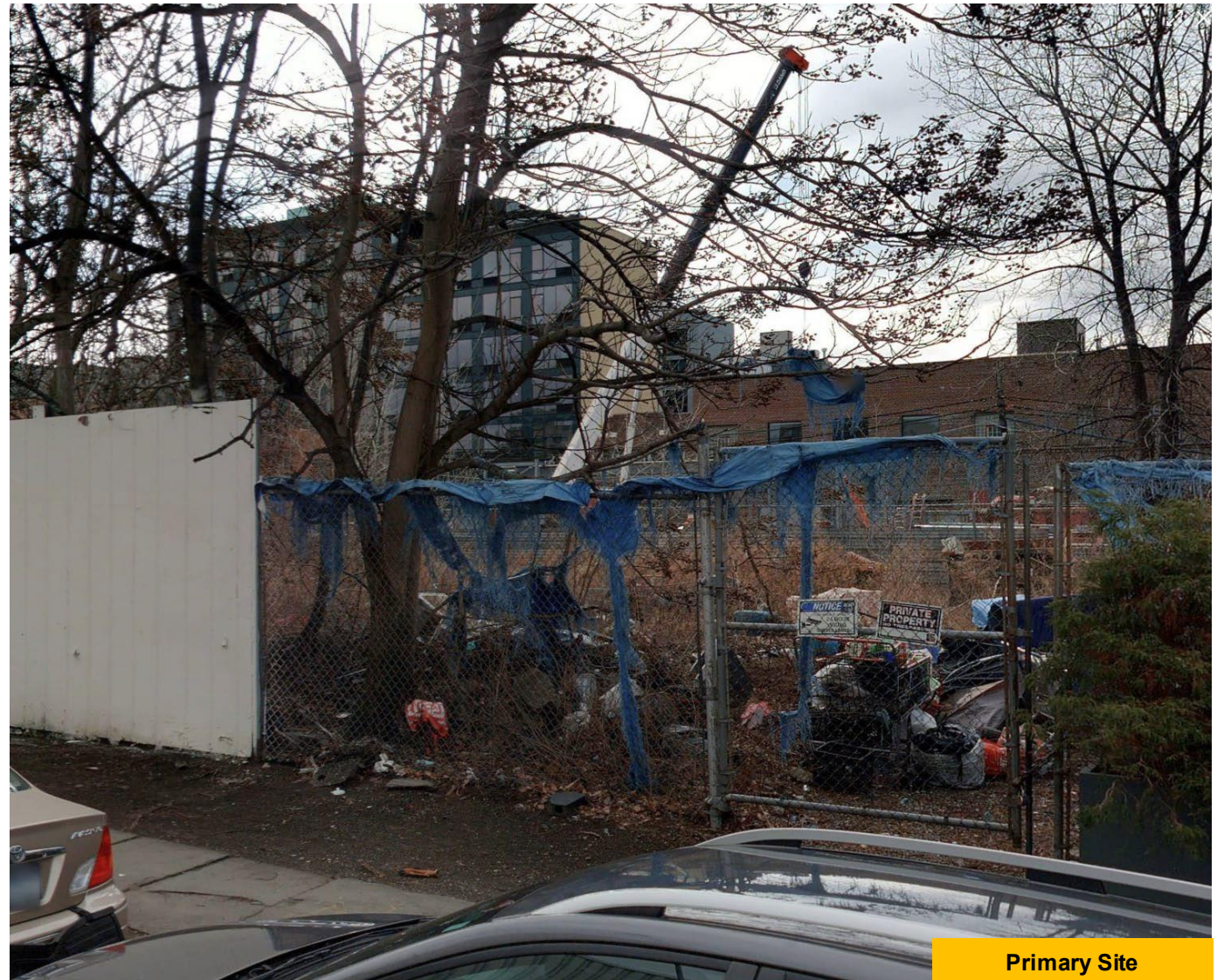
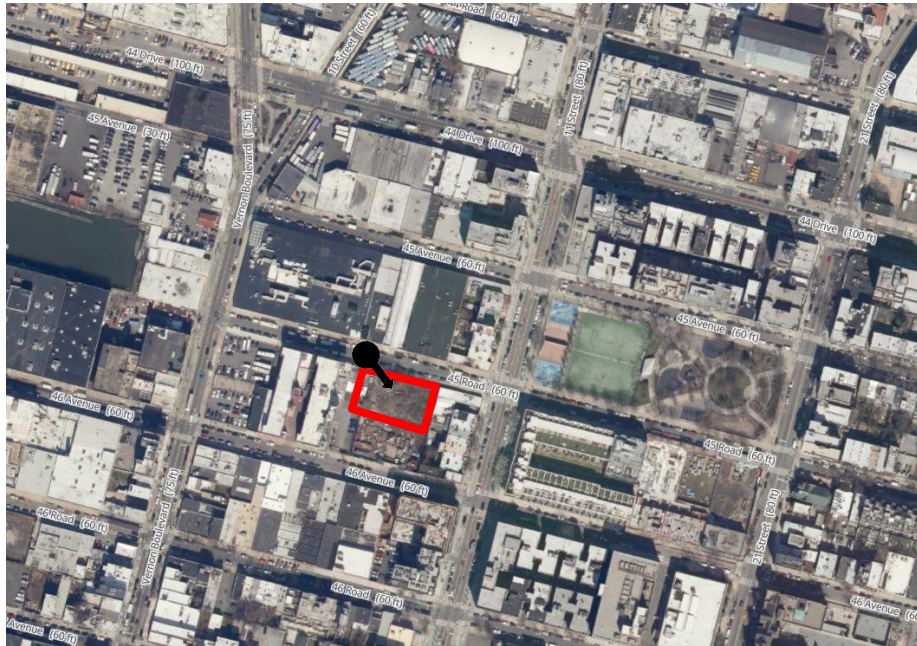
P2. Queens Block 49, Lot 35

Address: 10-38 45th Road, 11101

Current Zoning: M1-2A/R6A

Area: 16,000 sq. ft.

Proposed Design Option: 2



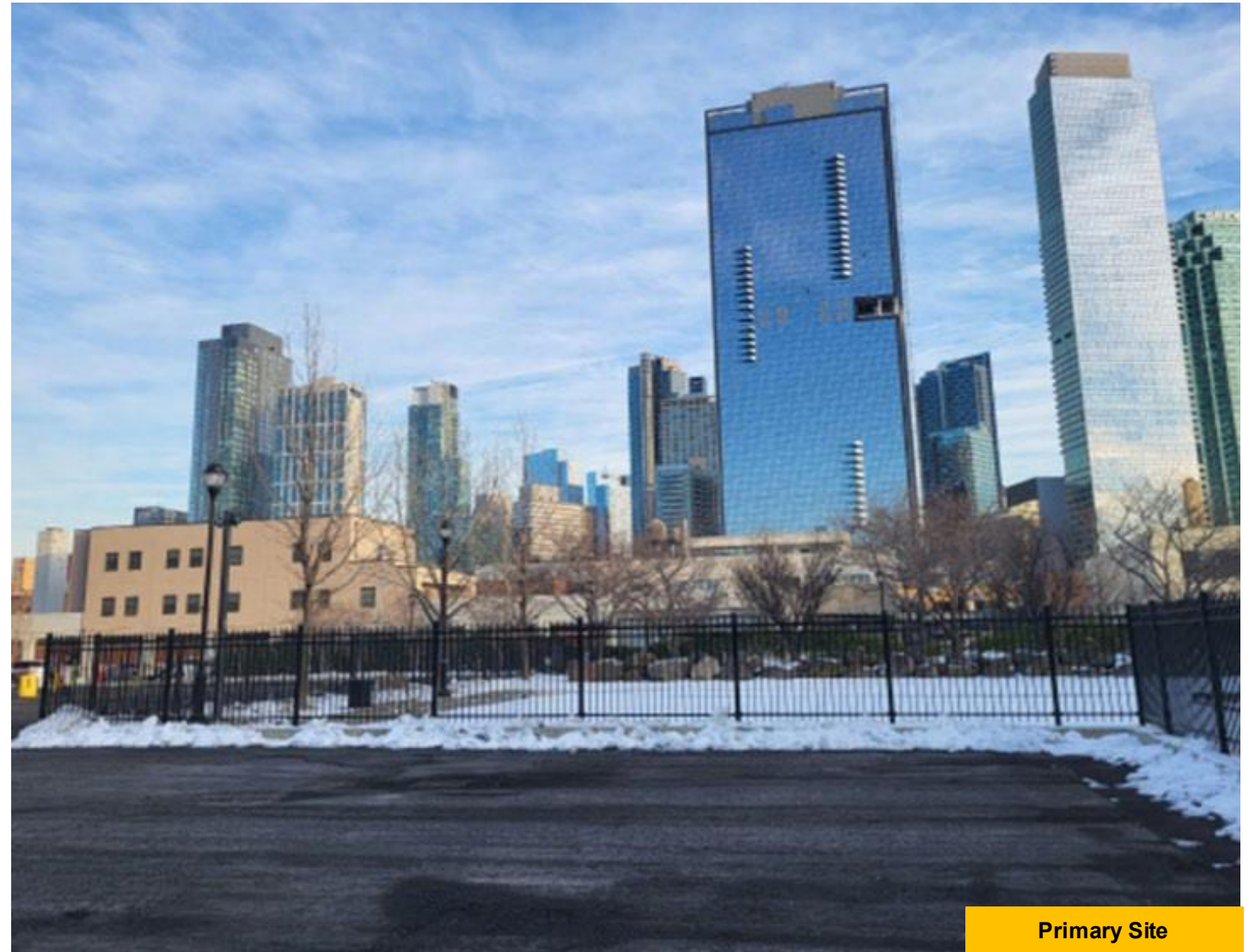
P4. Queens Block 443, Portion of Lot 14

Address: 12-12 43rd Avenue, 11101

Current Zoning: M1-4A

Area: ~14,000 sq. ft.

Proposed Design Option: 2



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



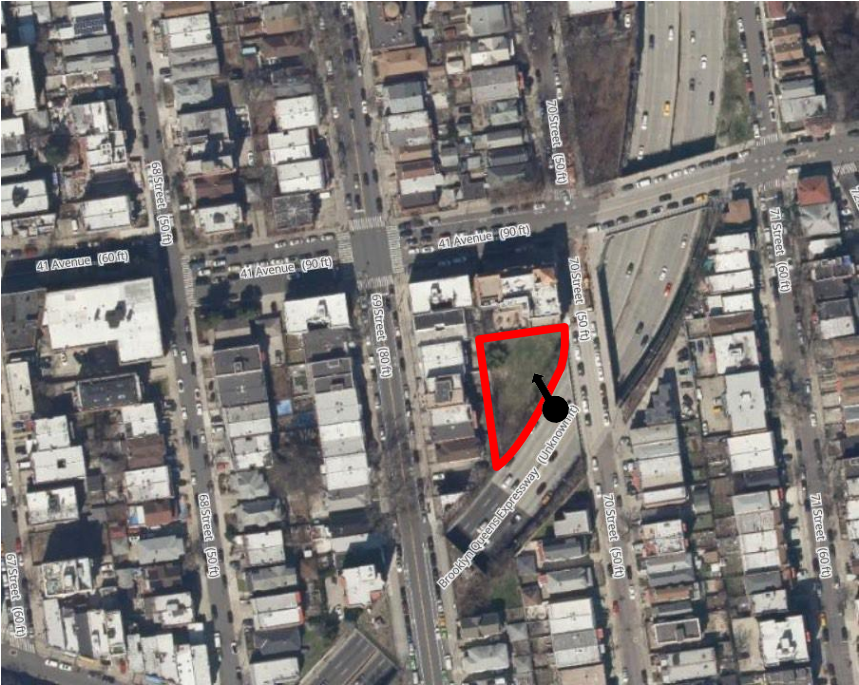
P6. Queens Block 1309, Lot 45

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



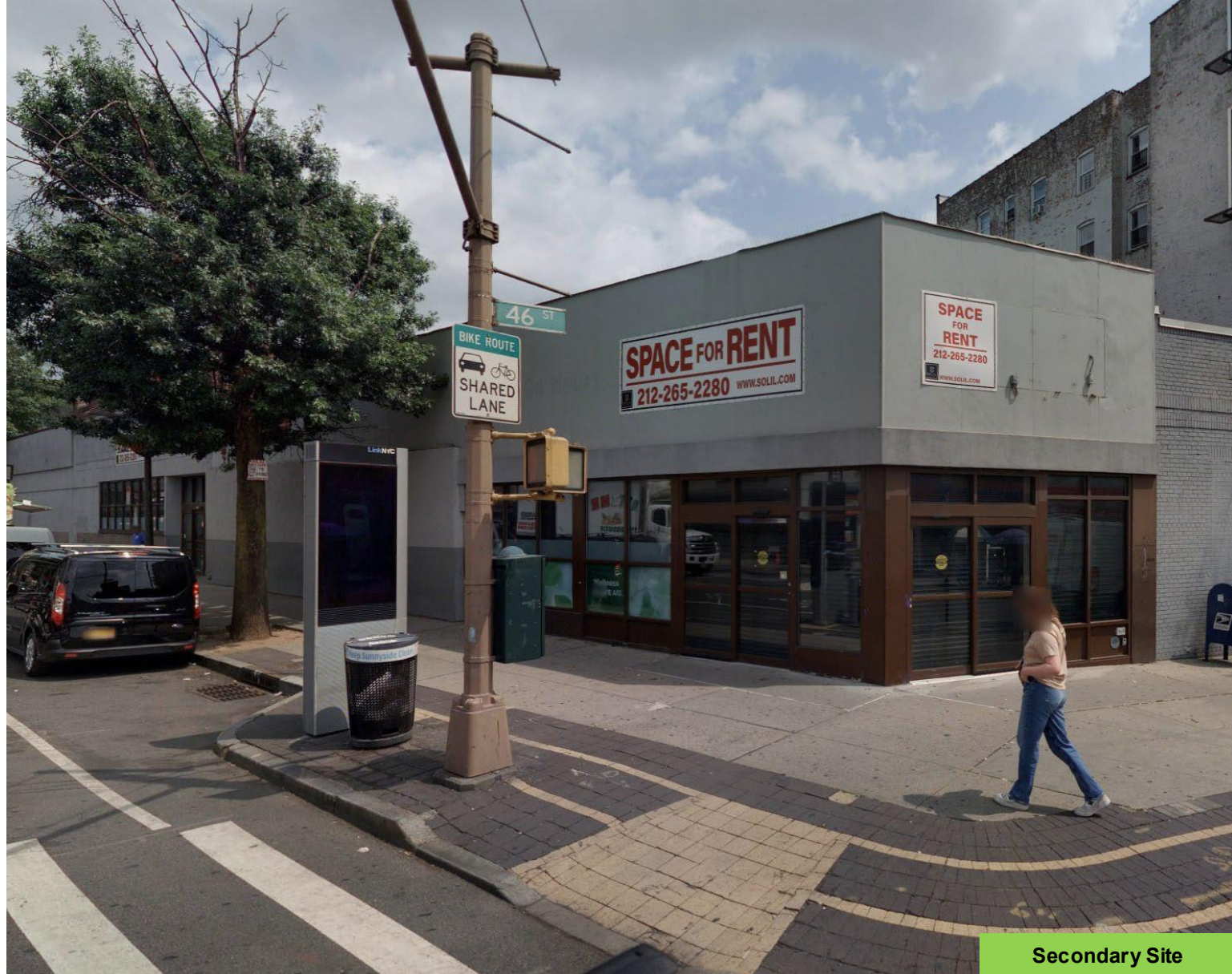
S1. Block 153, Lot 13

Address: 46-02 Greenpoint Ave, 11104

Current Zoning: R6A/C1-4

Area: 8,961 sq. ft.

Proposed Design Option: 1



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

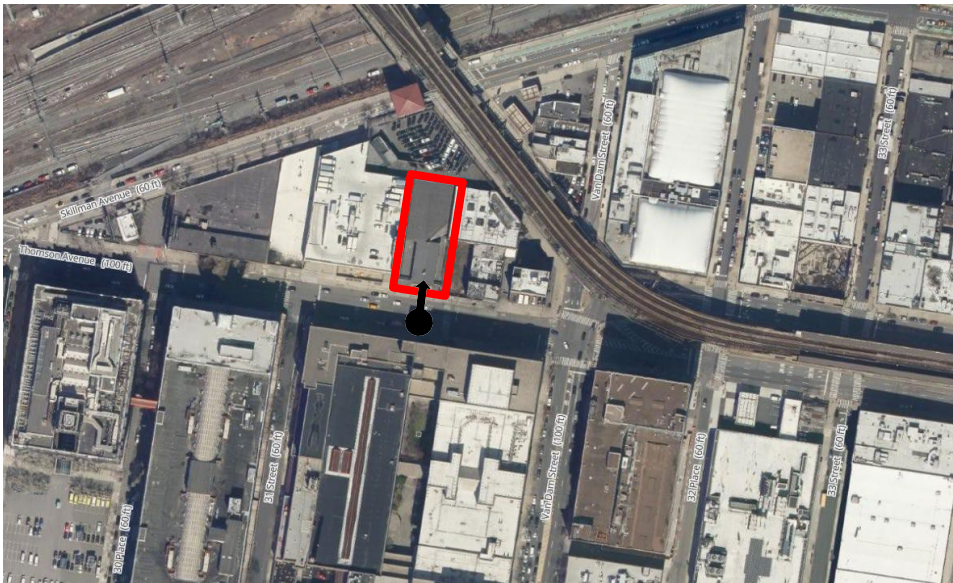
S3. Block 275, Lot 11

Address: 31-21 Thomson Ave, 11101

Current Zoning: M1-4

Area: 16,000 sq. ft.

Proposed Design Option: 2



S4. Block 275, Lot 35

Address: 30-02 Skillman Ave, 11101

Current Zoning: M1-4

Area: 6,300 sq. ft.

Proposed Design Option: 1



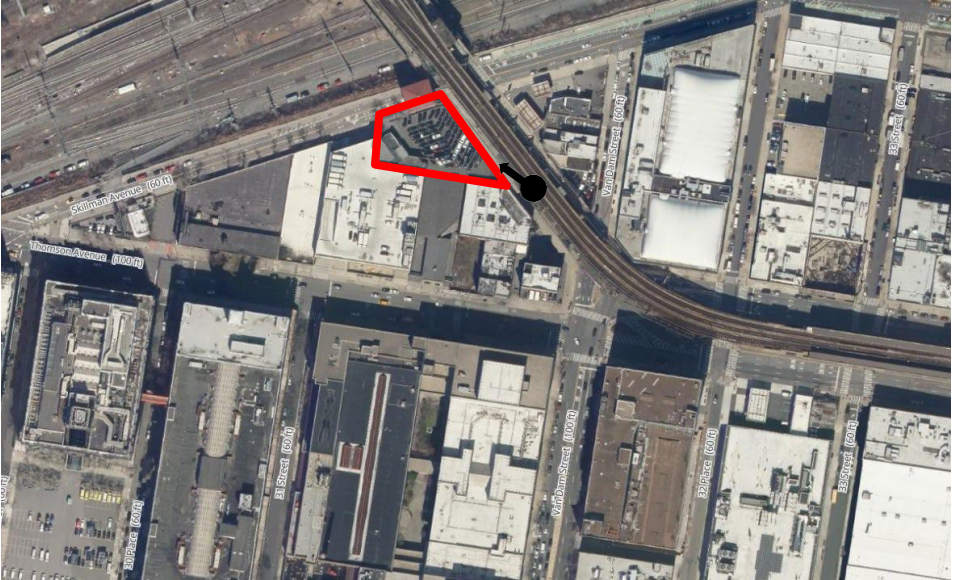
S5. Block 275, Lot 80

Address: 31-10 Queens Boulevard, 11101

Current Zoning: M1-4

Area: 21,250 sq. ft.

Proposed Design Option: 2



Secondary Site

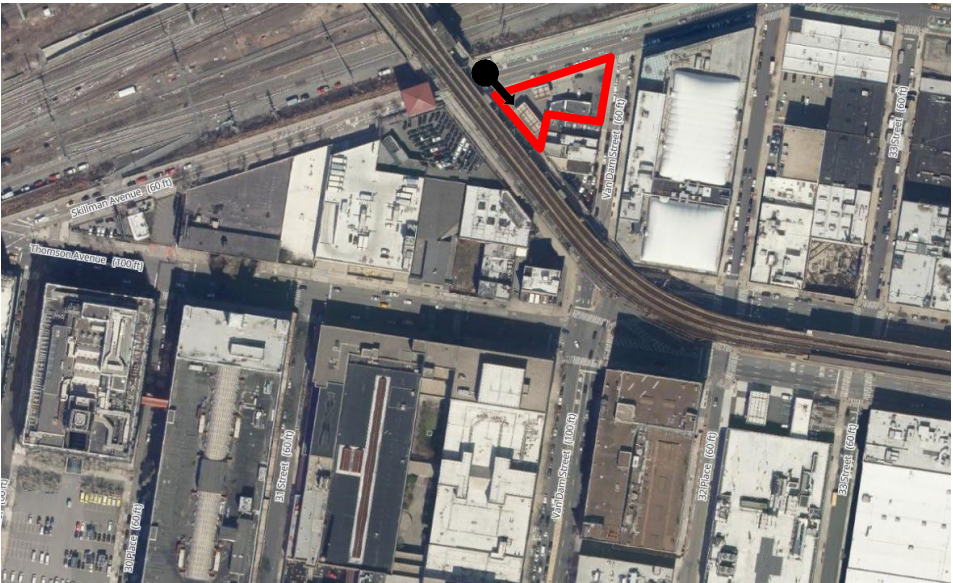
S6. Block 276, Lot 35

Address: 43-10 Van Dam Street, 11101

Current Zoning: M1-4

Area: 14,043 sq. ft.

Proposed Design Option: 2



Secondary Site

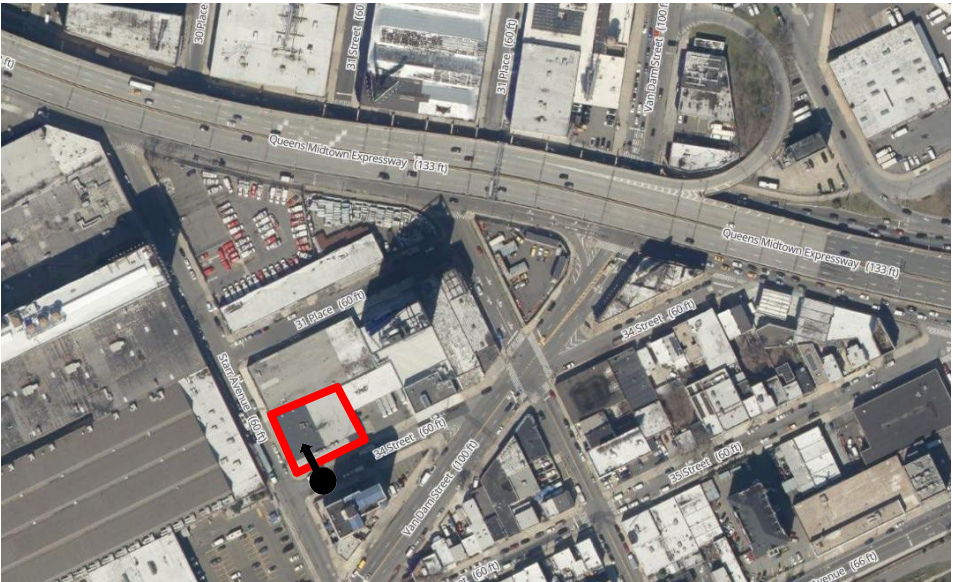
S7. Block 301, Lot 1

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



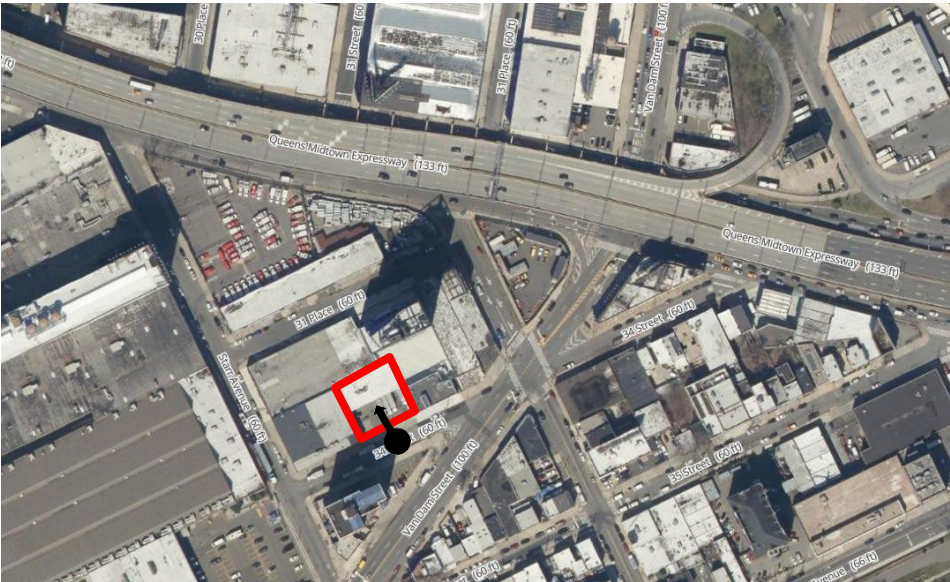
S9. Block 301, Lot 26

Address: 52-24 34th Street, 11101

Current Zoning: M1-3

Area: 10,000 sq. ft.

Proposed Design Option: 2



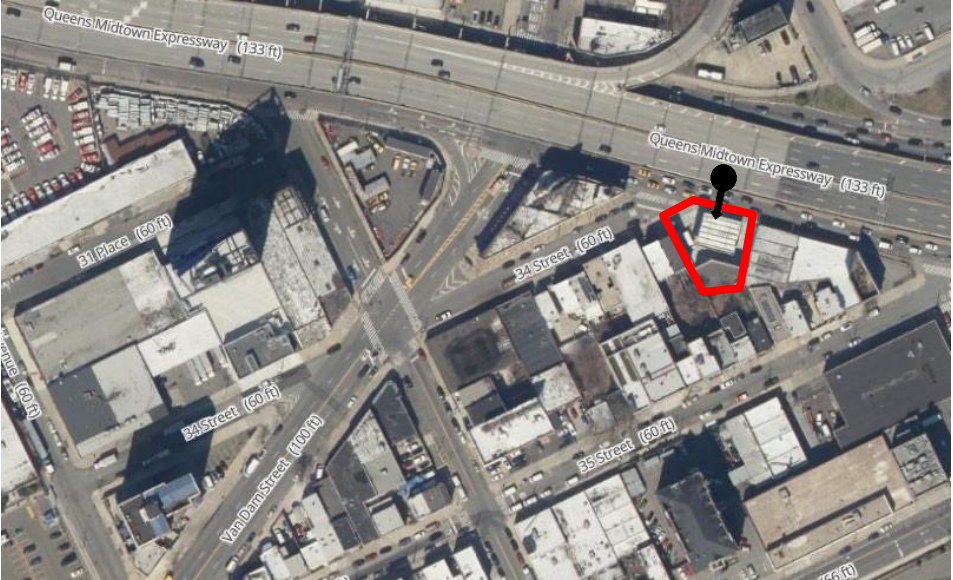
S10. Block 306, Lot 19

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

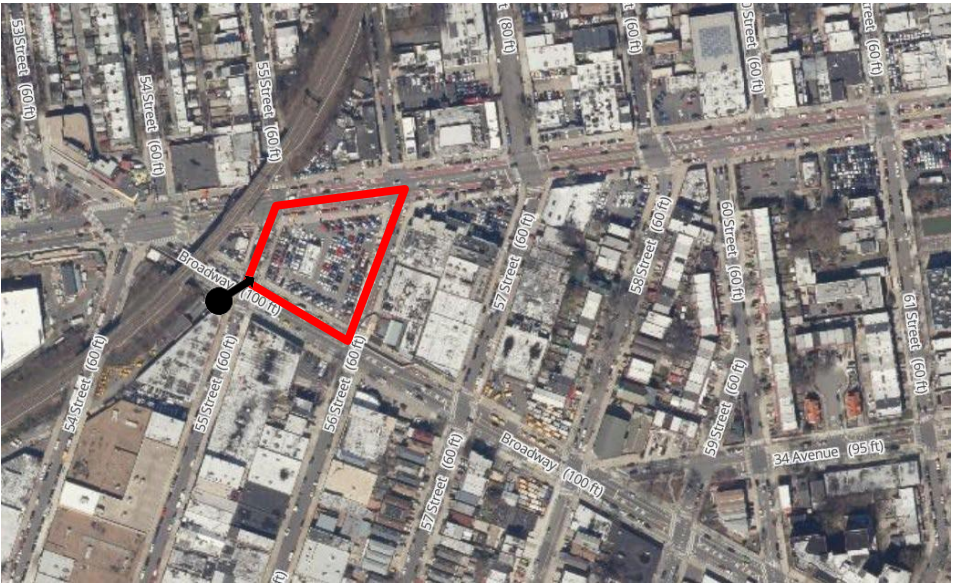
S12. Block 1179, Lots 1, 7

Address: 55-02 Northern Boulevard, 11377

Current Zoning: M1-1

Area: 20,162 sq. ft.

Proposed Design Option: 3



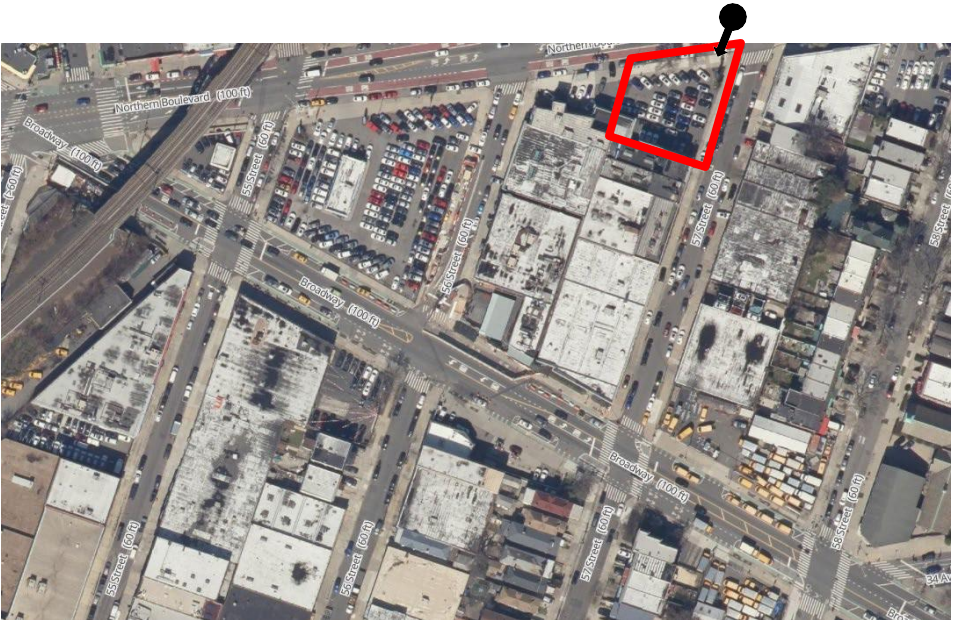
S13. Block 1180, Lot 27

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

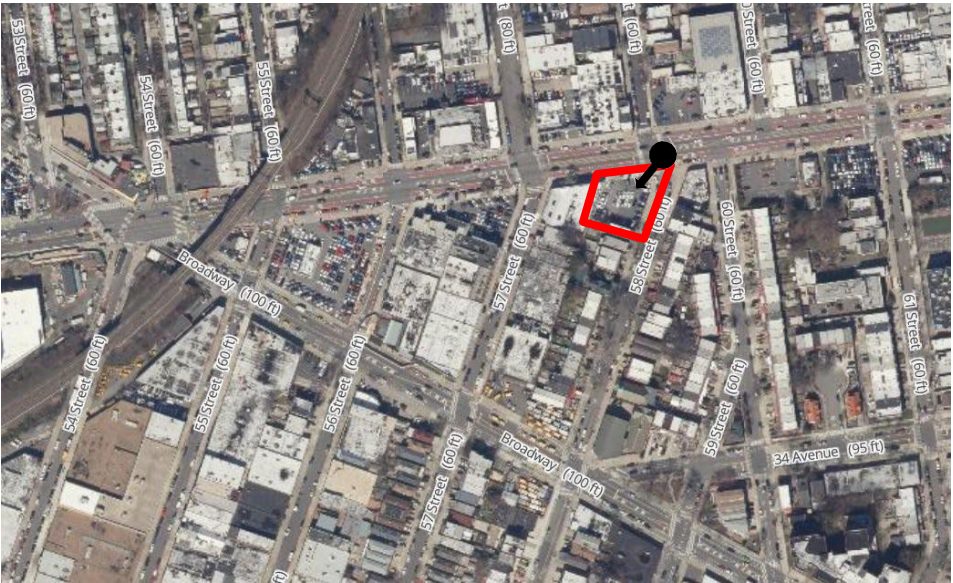
S15. Block 1181, Lot 38

Address: 57-14 Northern Boulevard, 11377

Current Zoning: M1-1

Area: 9,488 sq. ft.

Proposed Design Option: 1



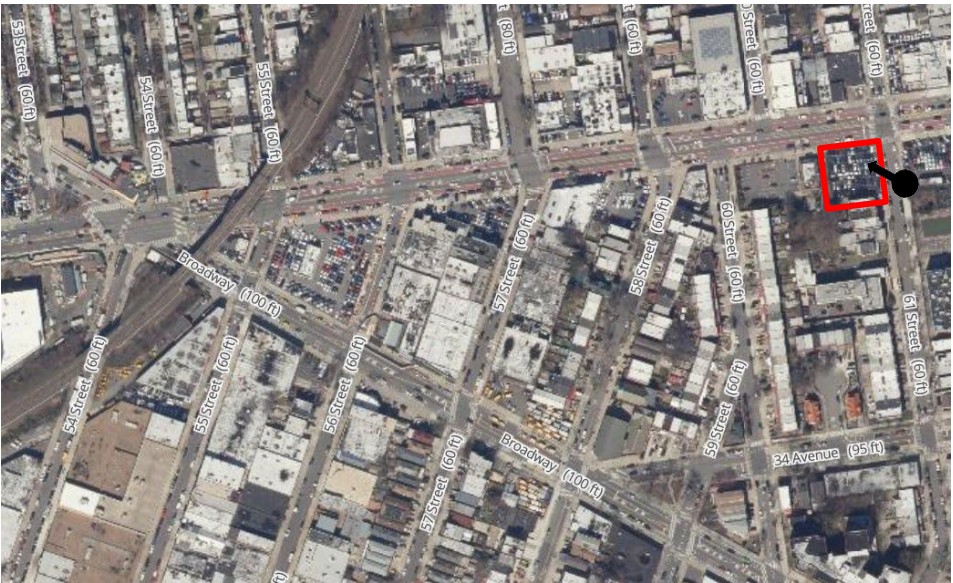
S16. Block 1183, Lot 10

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

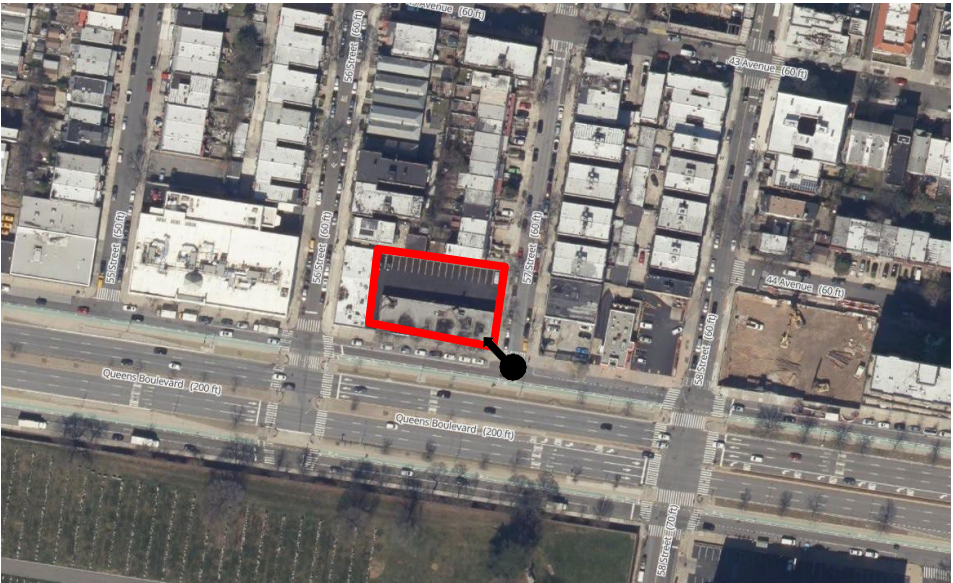
S18. Block 1329, Lot 1

Address: 56-07 Queens Boulevard, 11377

Current Zoning: R7X/C2-3

Area: 16,000 sq. ft.

Proposed Design Option: 2



Secondary Site

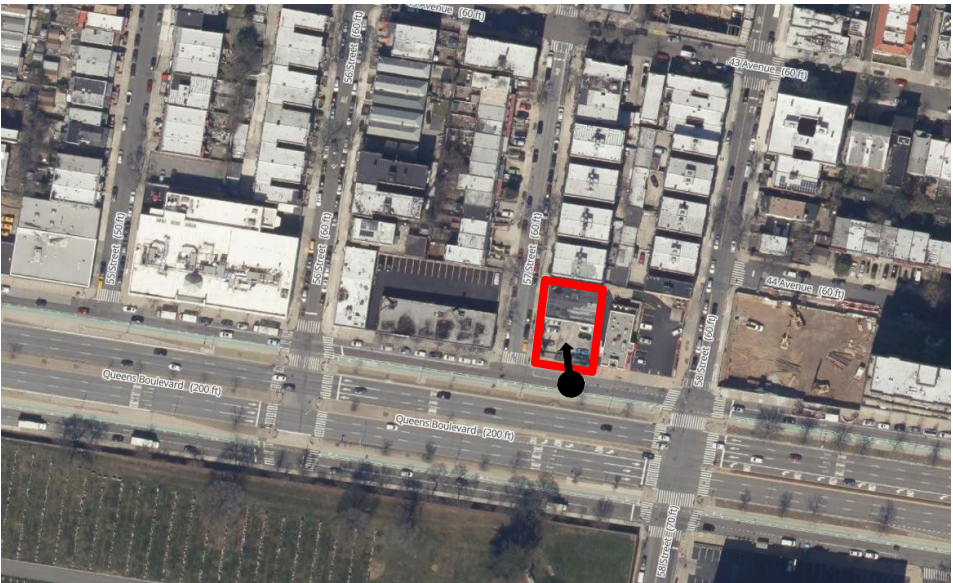
S19. Block 1330, Lot 1

Address: 57-07 Queens Boulevard, 11377

Current Zoning: R7X/C2-3

Area: 6,426 sq. ft.

Proposed Design Option: 1



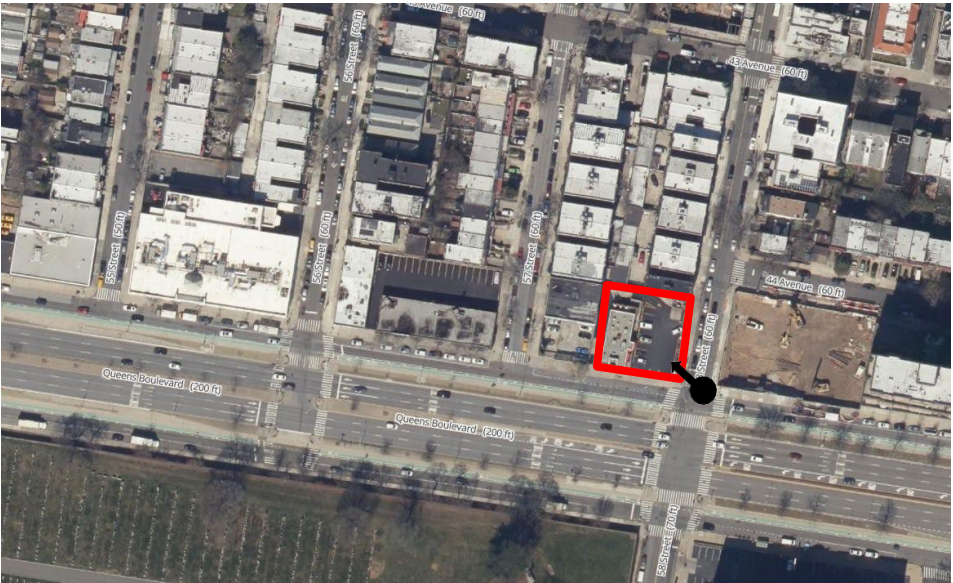
S20. Block 1330, Lot 34

Address: 57-17 Queens Boulevard, 11377

Current Zoning: R7X/C2-3

Area: 11,308 sq. ft.

Proposed Design Option: 2



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

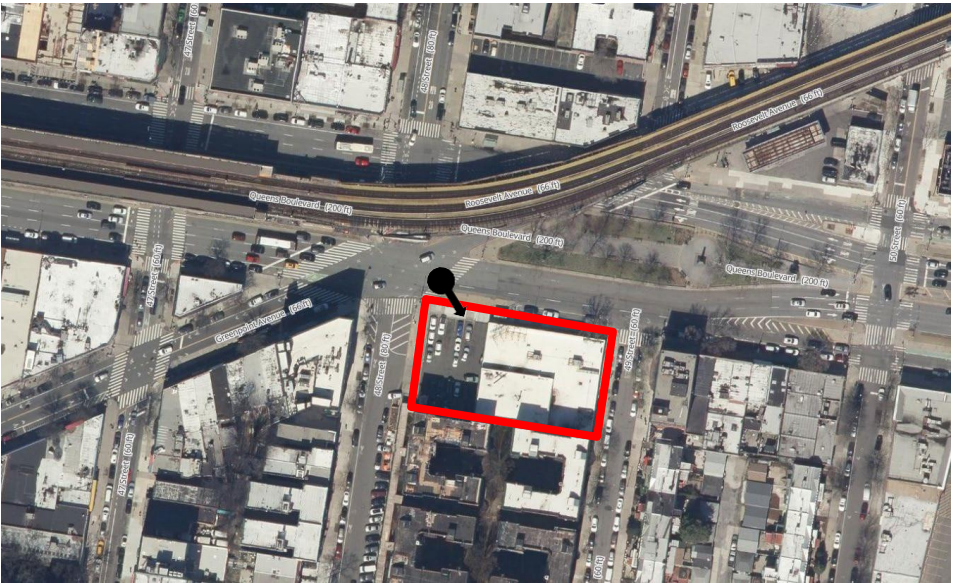
S22. Block 2281, Lot 25

Address: 48-02 Queens Boulevard, 11377

Current Zoning: C4-4A

Area: 19,000 sq. ft.

Proposed Design Option: 2



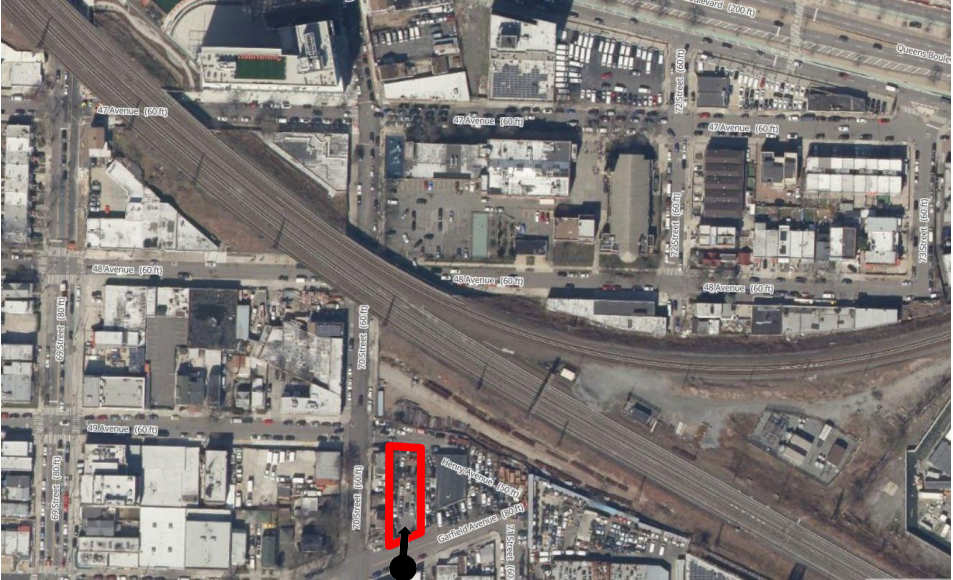
S23. Block 2436, Lot 61

Address: 70-04 Henry Avenue, 11377

Current Zoning: M1-1

Area: 5,850 sq. ft.

Proposed Design Option: 1



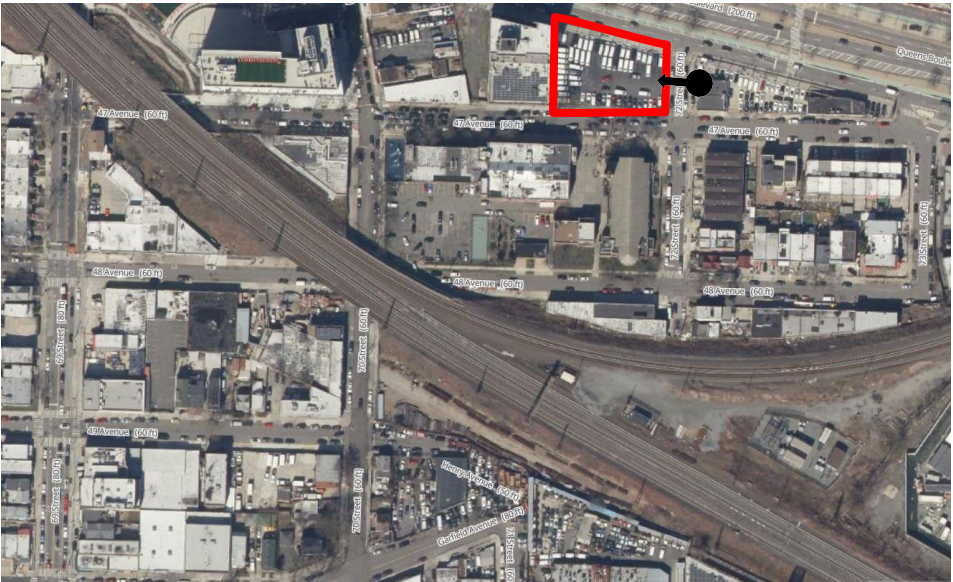
S24. Block 2444, Lot 40

Address: 70-50 Queens Boulevard, 11377

Current Zoning: R7X/C2-3

Area: 19,470 sq. ft.

Proposed Design Option: 2



S25. Block 2535, Lot 25

Address: 53-10 46th Street, 11378

Current Zoning: M2-1

Area: 7,500 sq. ft.

Proposed Design Option: 1



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

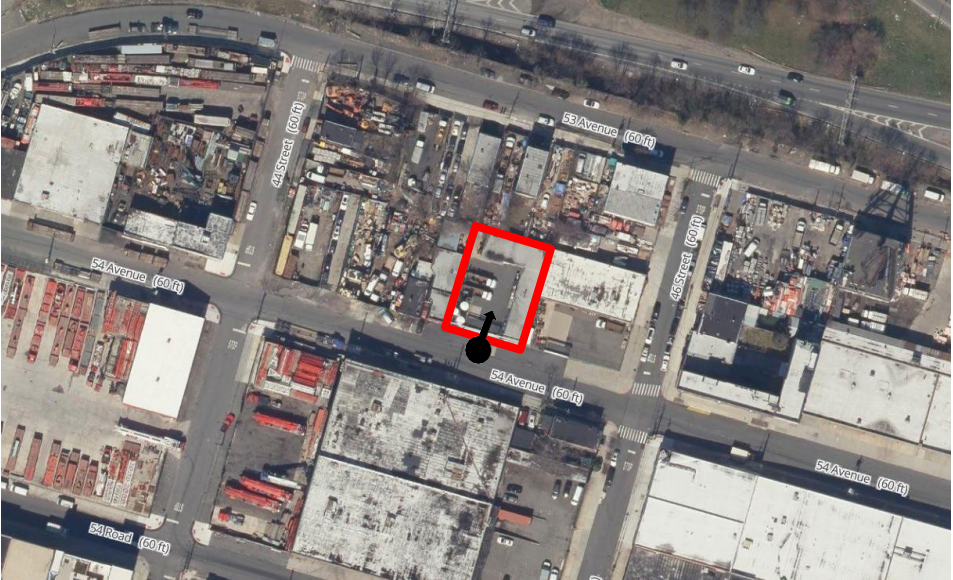
S27. Block 2535, Lots 31, 33

Address: 44-23 54th Street, 11378

Current Zoning: M2-1

Area: 6,300 sq. ft.

Proposed Design Option: 1



S28. Block 2544, Lot 36

Address: 46-49 53rd Ave, 11378

Current Zoning: M2-1

Area: 17,600 sq. ft.

Proposed Design Option: 3



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



Open Space Ratio by Neighborhood Tabulation Area

