



NEIGHBORHOOD WALK TO A PARK

SITE SELECTION & ACQUISITION

Queens Community District 2

Review Session: February 2nd, 2026

Walk to a Park

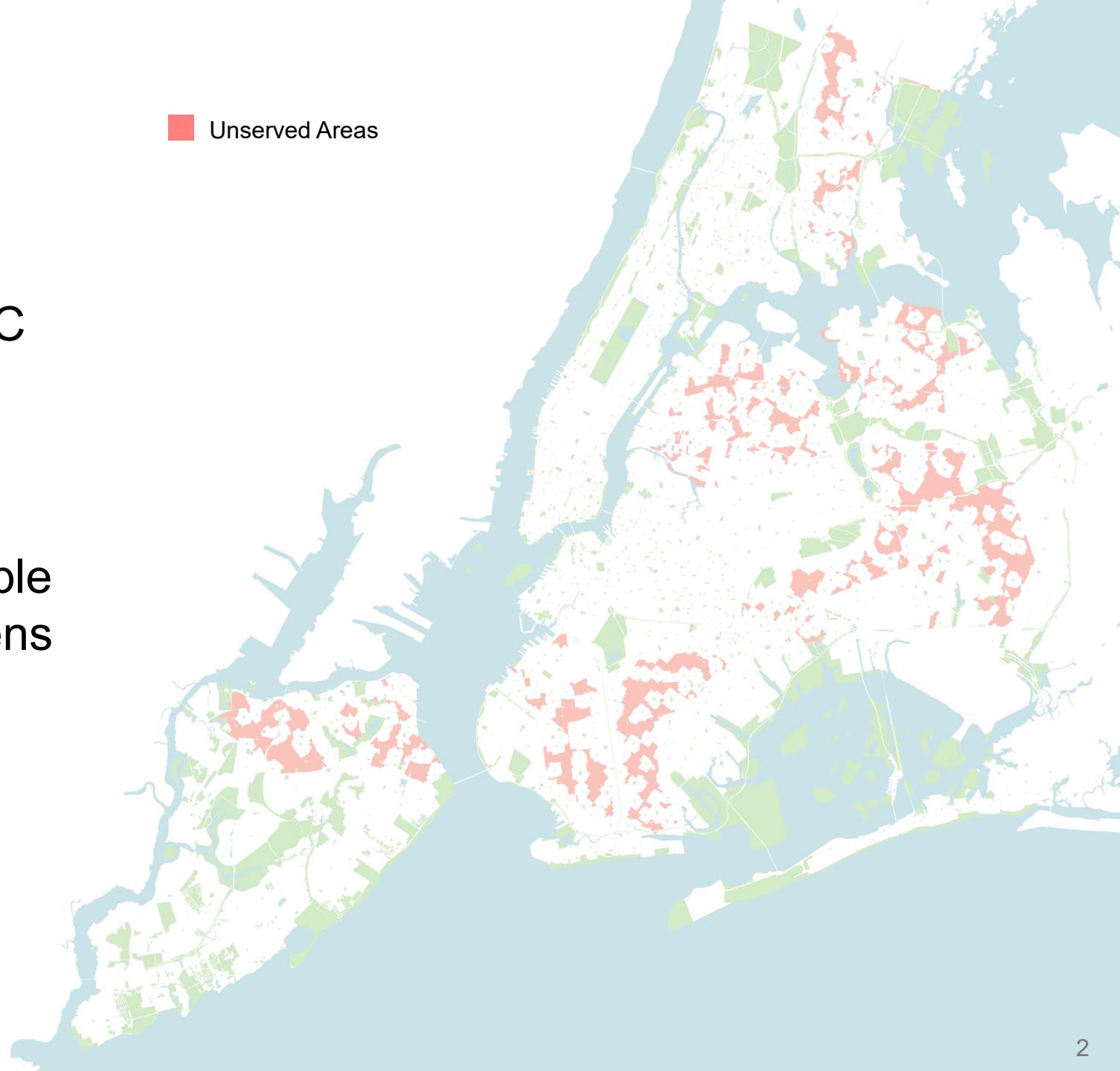
Site Selection & Acquisition

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.

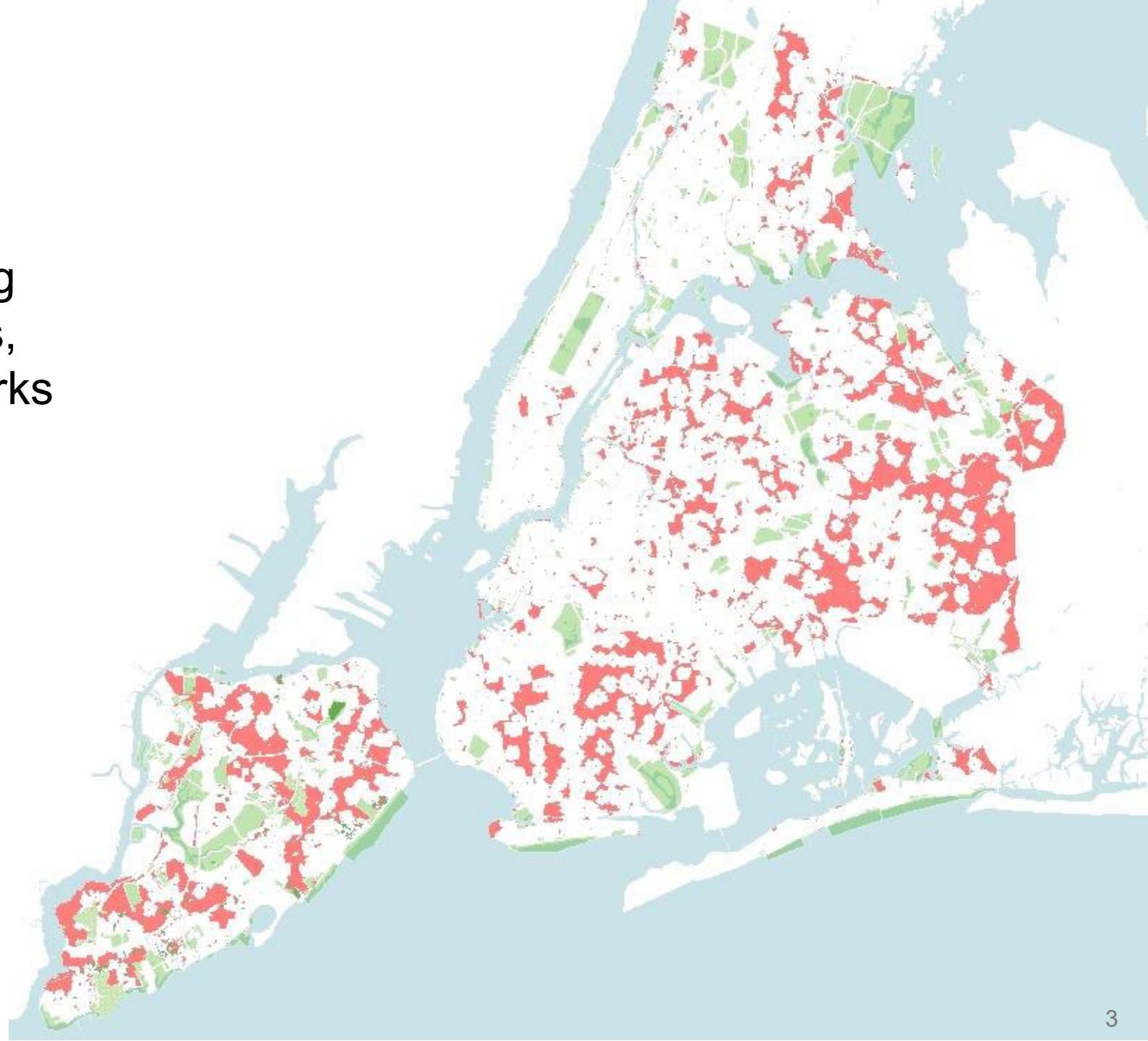
■ Unserved Areas



Neighborhood Scale Acquisition Approach

- *Walk to a Park*: $\frac{1}{2}$ mile walking distance to parks over 6 acres, $\frac{1}{4}$ 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



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)

Review Session: February 2, 2026

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

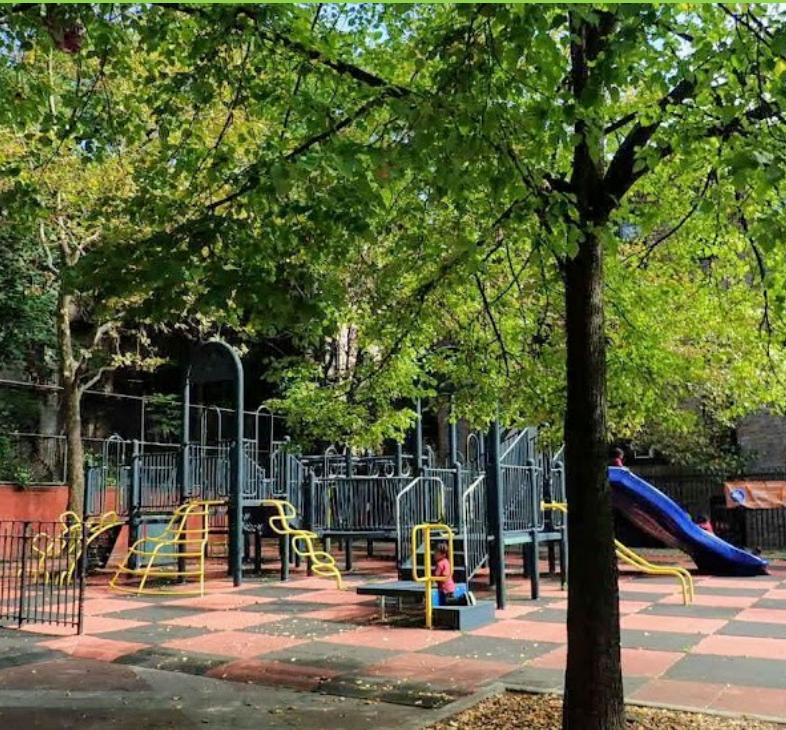
Active Features:

- 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



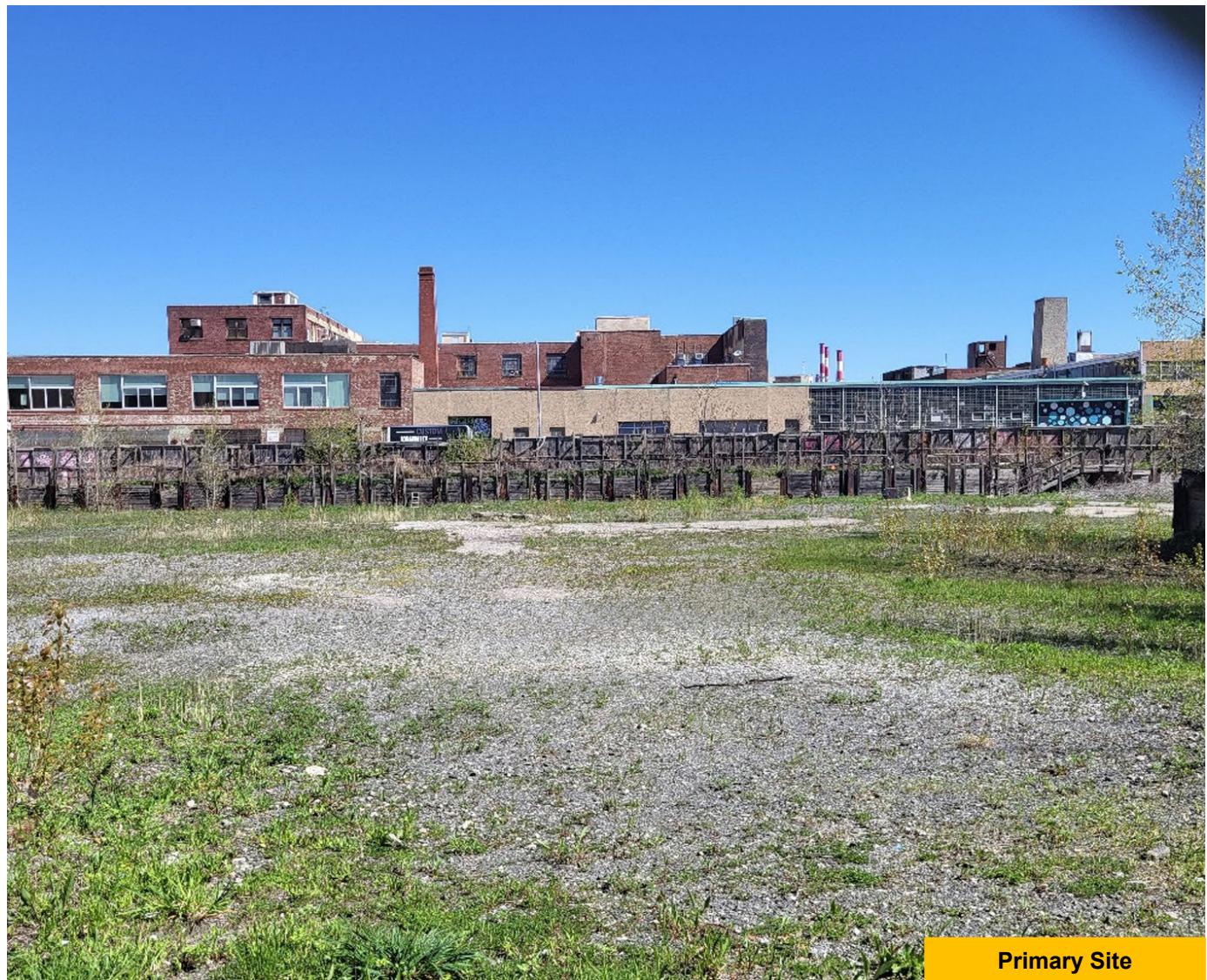
P1. Queens Block 28, Lots 12, 15, 18, 121

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

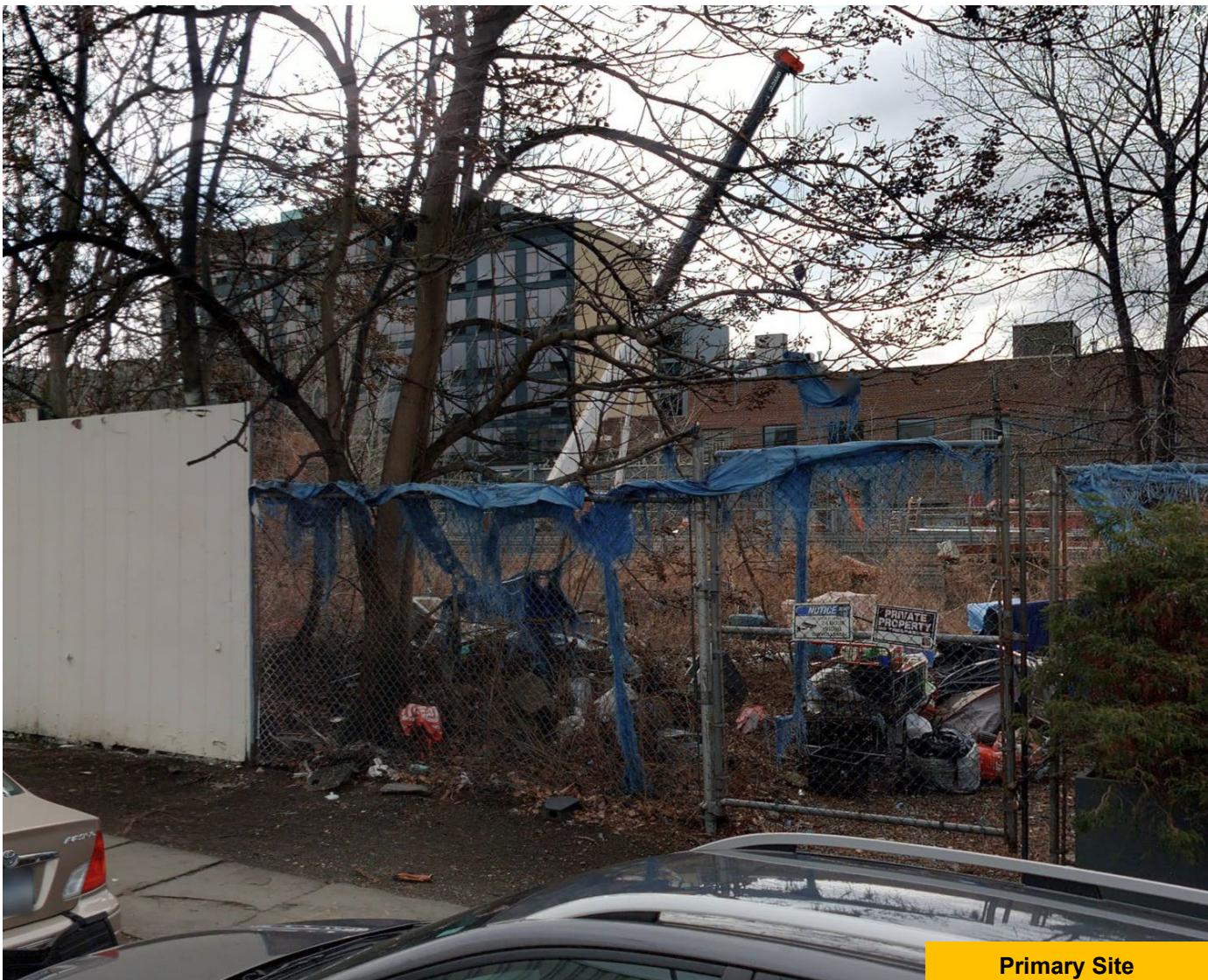
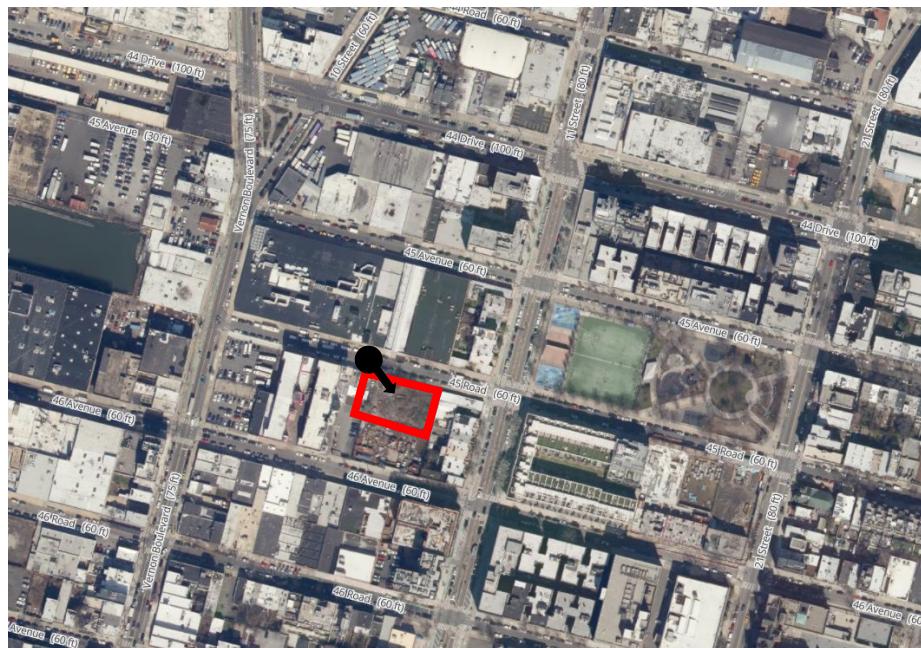
P2. Queens Block 49, Lot 35

Address: 10-38 45th Road, 11101

Current Zoning: M1-2A/R6A

Area: 16,000 sq. ft.

Proposed Design Option: 2



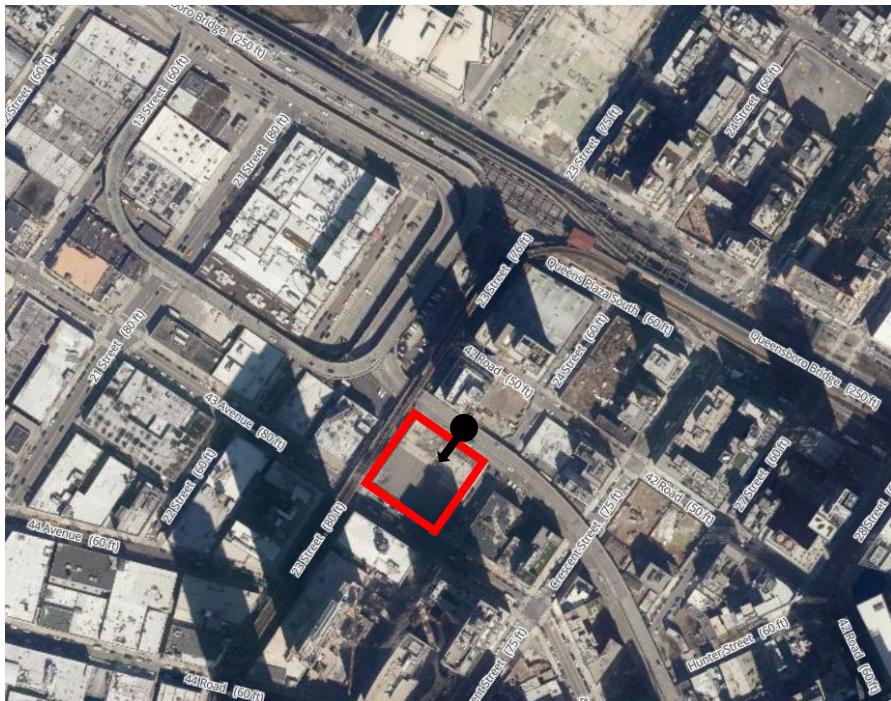
P3. Queens Block 428, Lot 1

Address: 42-50 24 Street, 11101

Current Zoning: M1-6/R10

Area: 33,950 sq. ft.

Proposed Design Option: 3



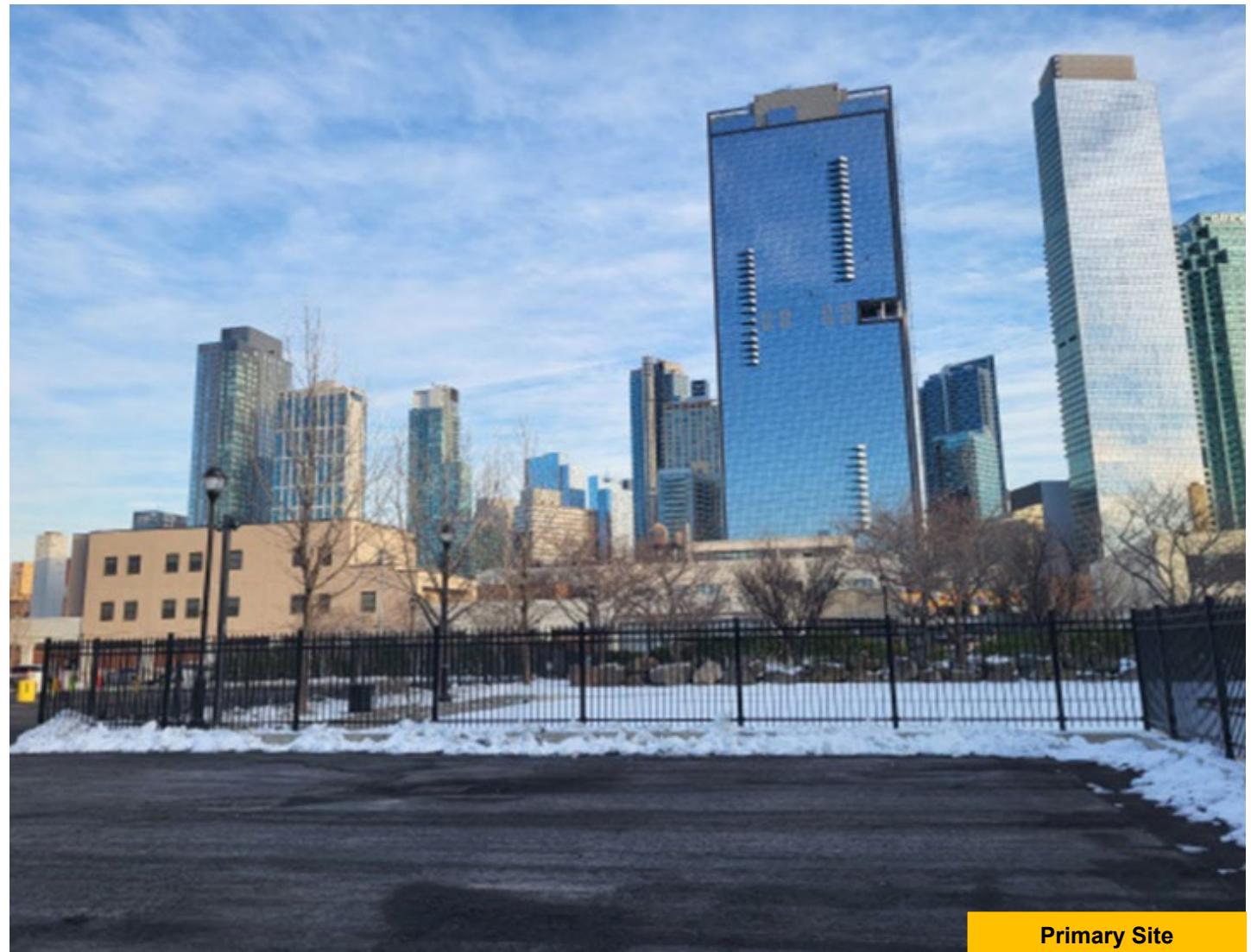
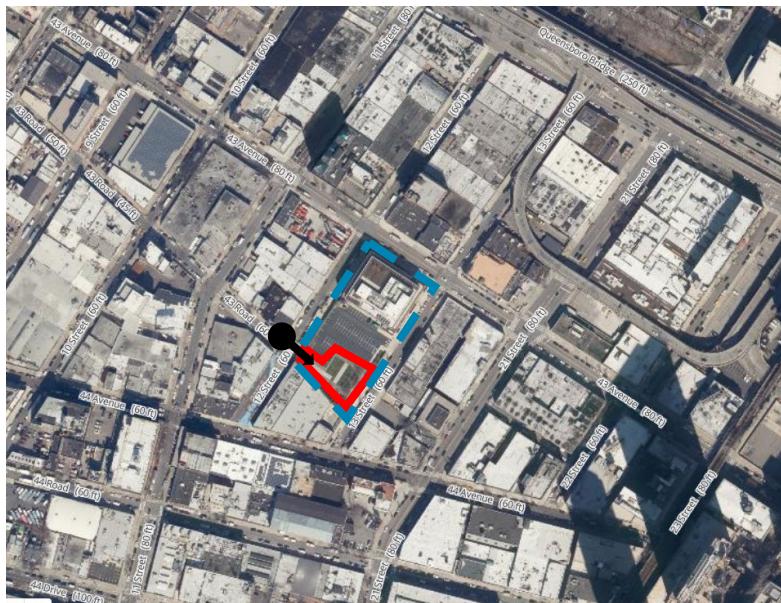
P4. Queens Block 443, Portion of Lot 14

Address: 12-12 43rd Avenue, 11101

Current Zoning: M1-4A

Area: ~14,000 sq. ft.

Proposed Design Option: 2



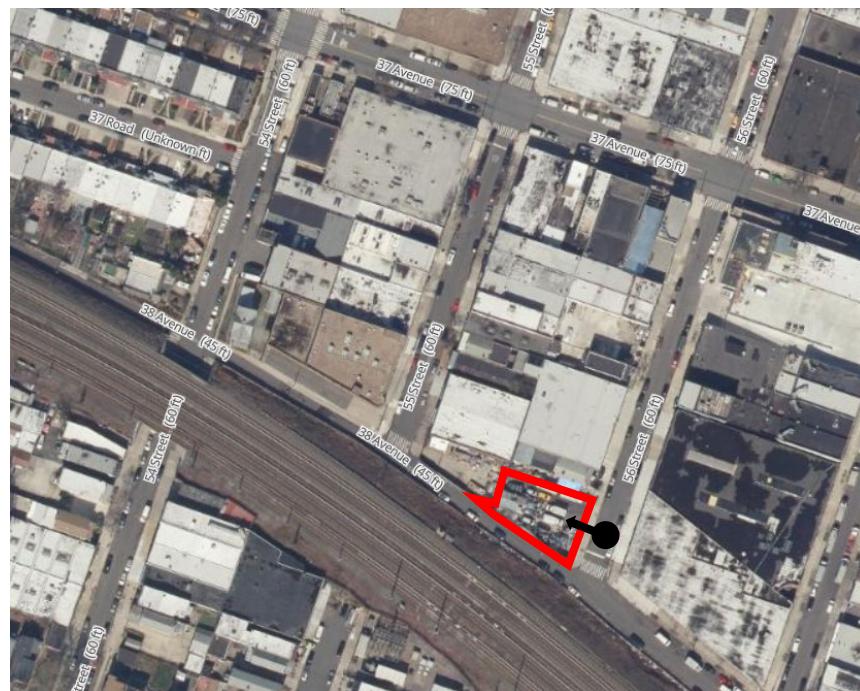
P5. Queens Block 1210, Lots 29, 31, 32

Address: 37-36 56th Street, 11377

Current Zoning: M1-1

Area: 7,208 sq. ft.

Proposed Design Option: 1



Primary Site

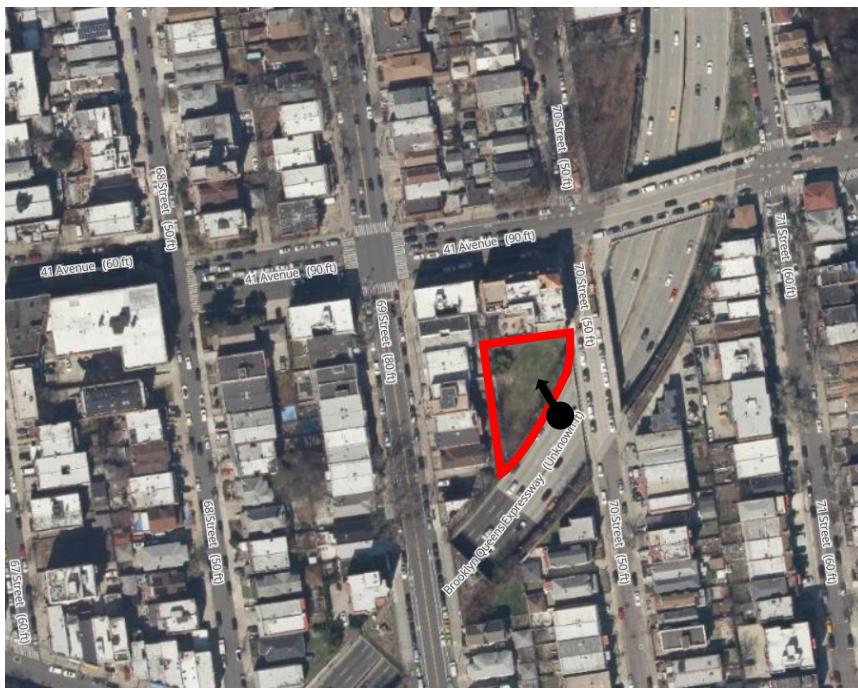
P6. Queens Block 1309, Lot 45

Address: 41-10 70th Street, 11377

Current Zoning: R5D

Area: 7,767 sq. ft.

Proposed Design Option: 1



P7. Queens Block 1336, Lot 28

Address: 40-25 61st Street, 11377

Current Zoning: R6B

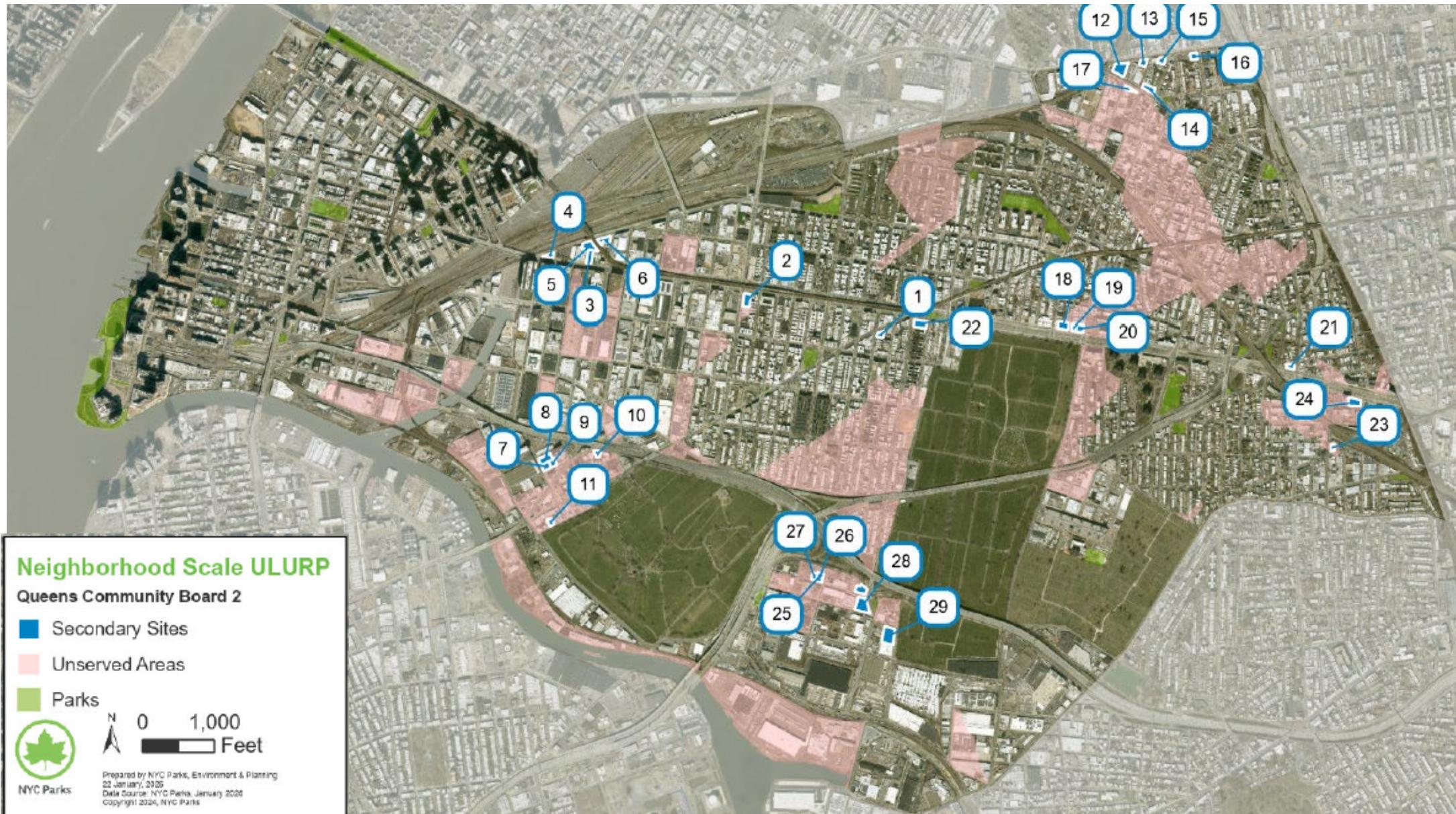
Area: 5,061 sq. ft.

Proposed Design Option: 1



Primary Site

QN CD 2: Secondary Sites



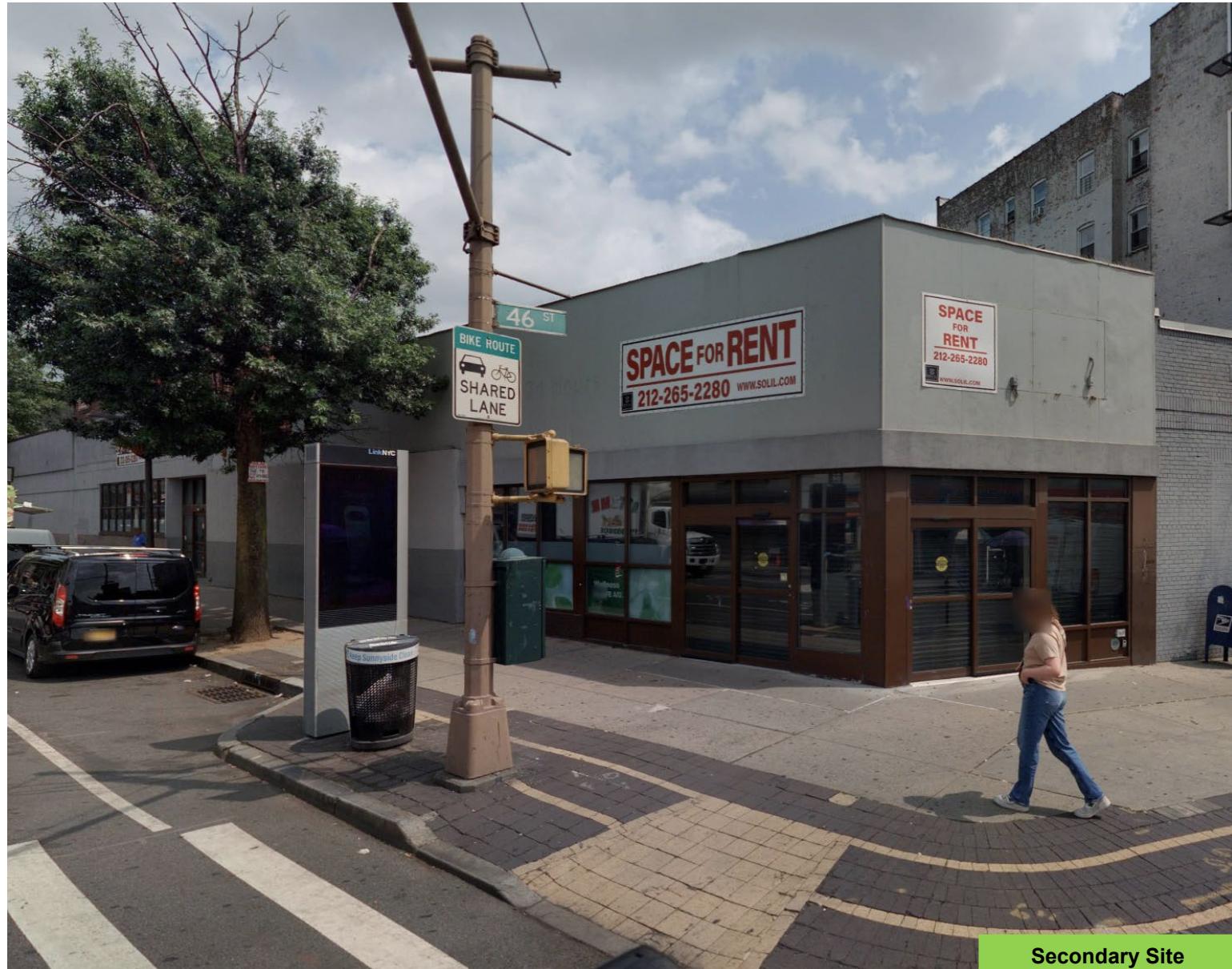
S1. Block 153, Lot 13

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



S3. Block 275, Lot 11

Address: 31-21 Thomson Ave, 11101

Current Zoning: M1-4

Area: 16,000 sq. ft.

Proposed Design Option: 2



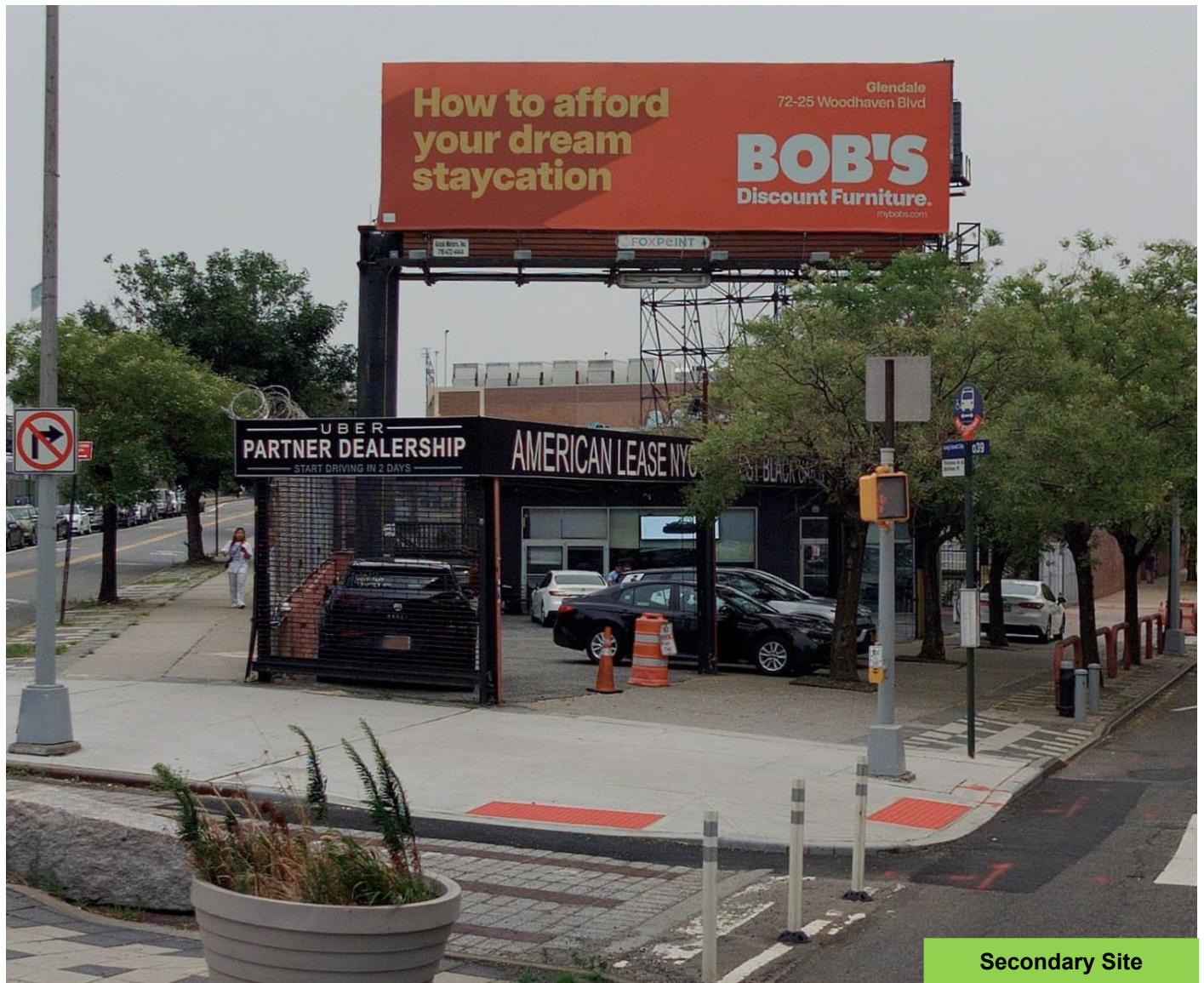
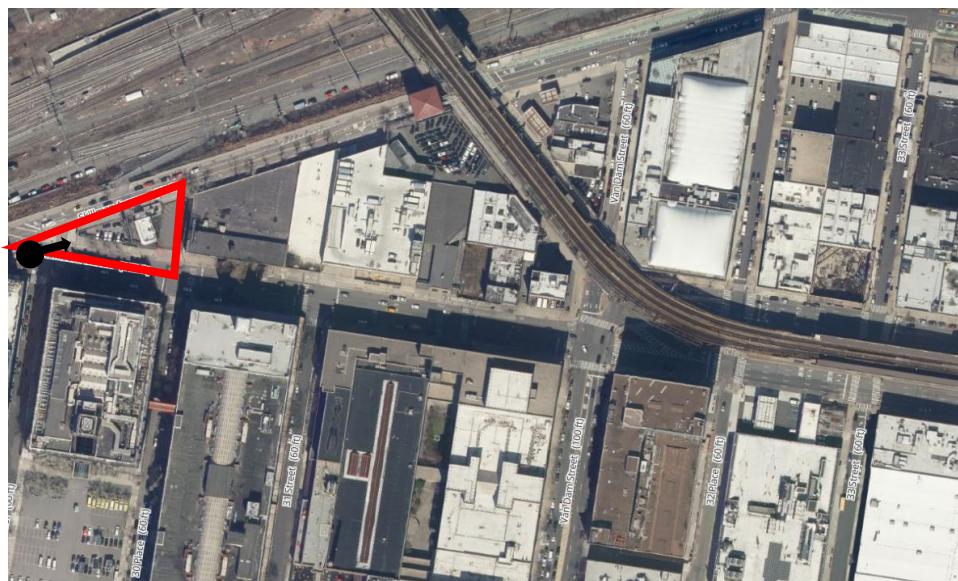
S4. Block 275, Lot 35

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



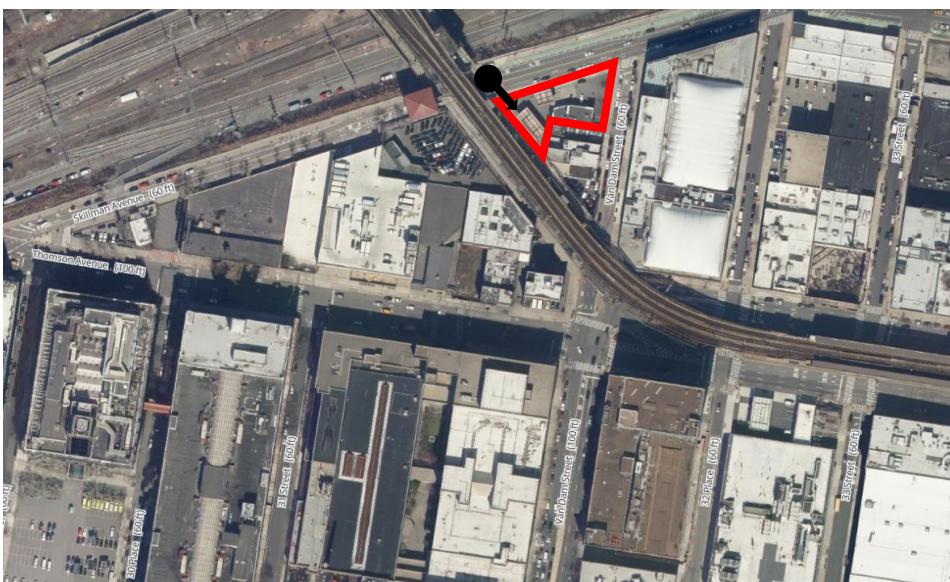
S6. Block 276, Lot 35

Address: 43-10 Van Dam Street, 11101

Current Zoning: M1-4

Area: 14,043 sq. ft.

Proposed Design Option: 2



Secondary Site

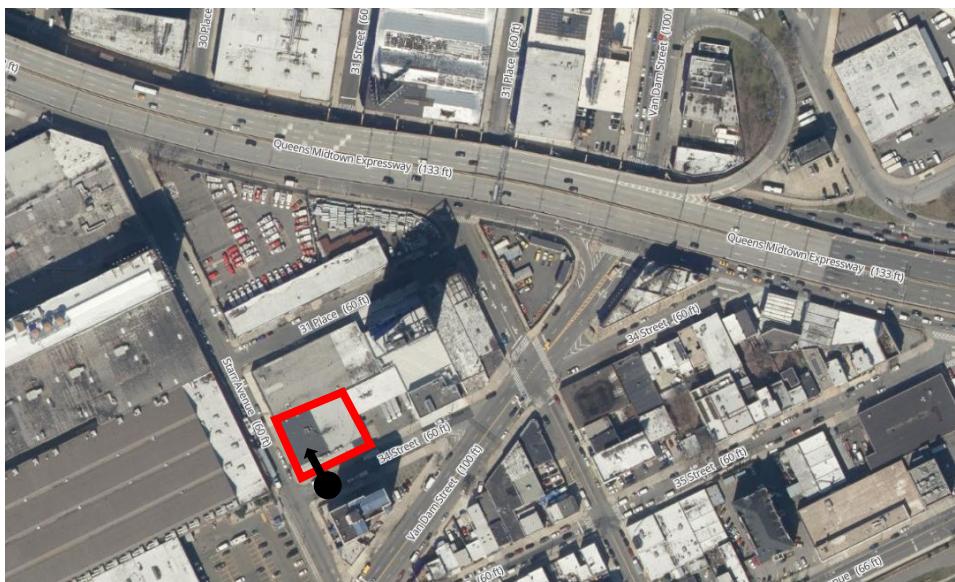
S7. Block 301, Lot 1

Address: 31-09 Starr Avenue, 11101

Current Zoning: M1-3

Area: 12,500 sq. ft.

Proposed Design Option: 2



Secondary Site

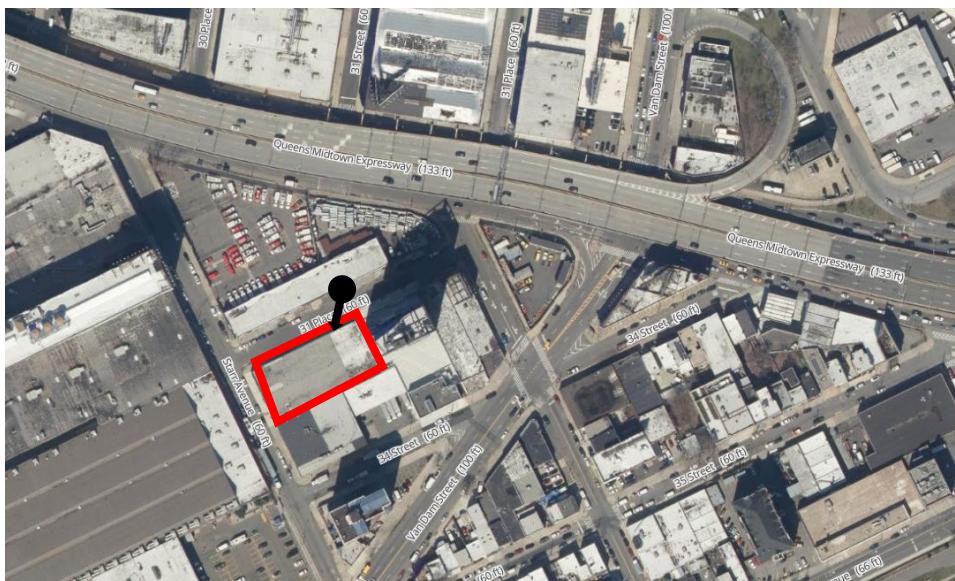
S8. Block 301, Lot 5

Address: 31-07 Starr Avenue, 11101

Current Zoning: M1-3

Area: 20,000 sq. ft.

Proposed Design Option: 2



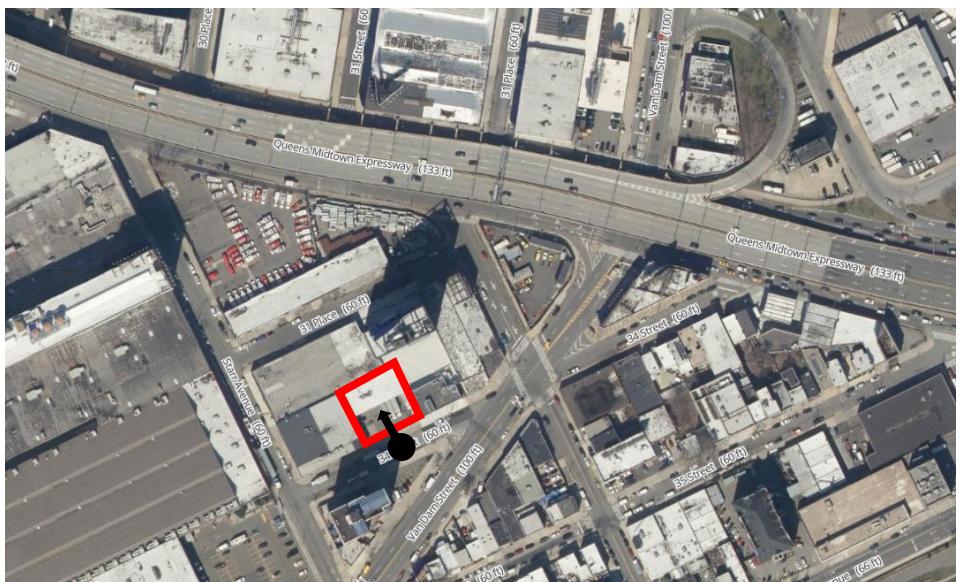
S9. Block 301, Lot 26

Address: 52-24 34th Street, 11101

Current Zoning: M1-3

Area: 10,000 sq. ft.

Proposed Design Option: 2



Secondary Site

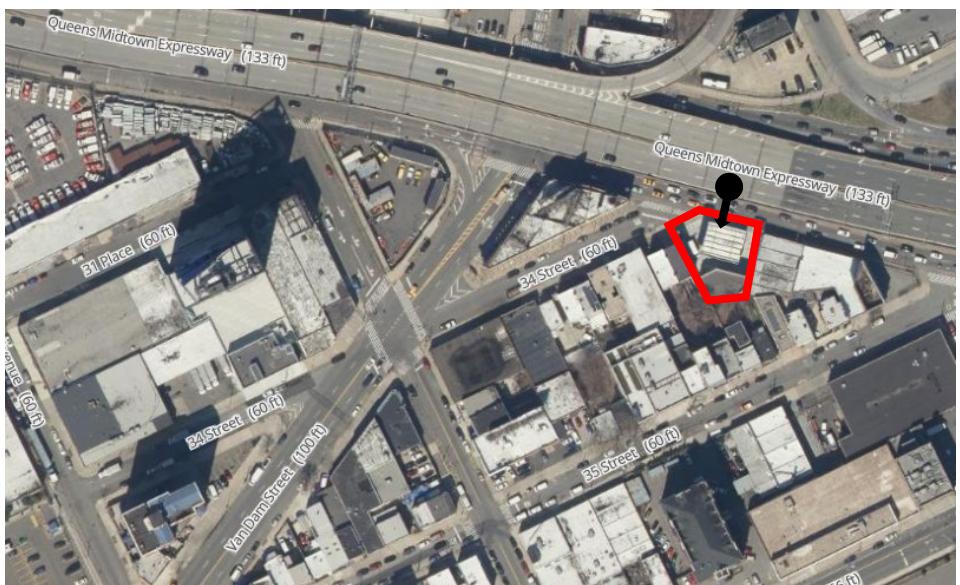
S10. Block 306, Lot 19

Address: 34-10 Borden Avenue, 11101

Current Zoning: M1-1

Area: 7,832 sq. ft.

Proposed Design Option: 1



Secondary Site

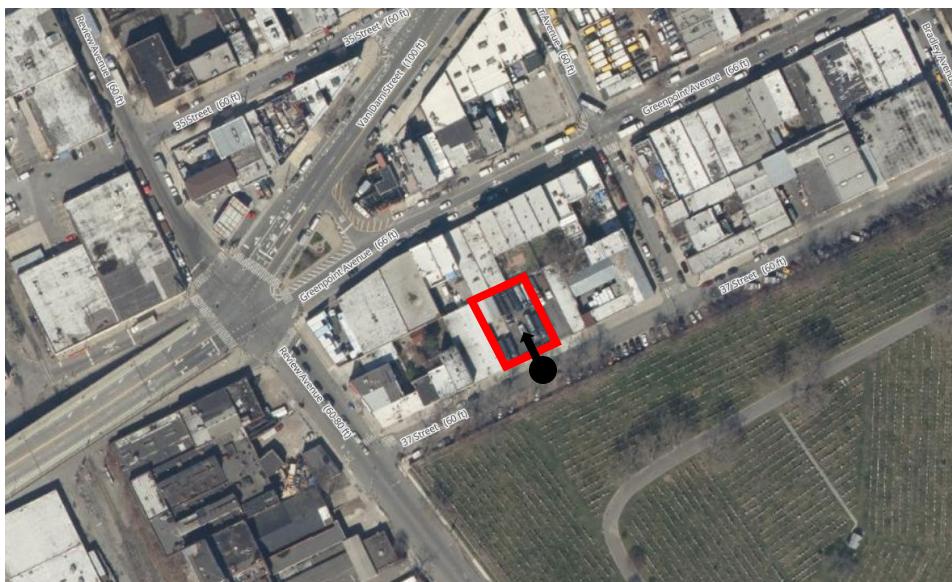
S11. Block 311, Lot 30

Address: 53-18 37th Street, 11101

Current Zoning: M1-1

Area: 7,506 sq. ft.

Proposed Design Option: 1



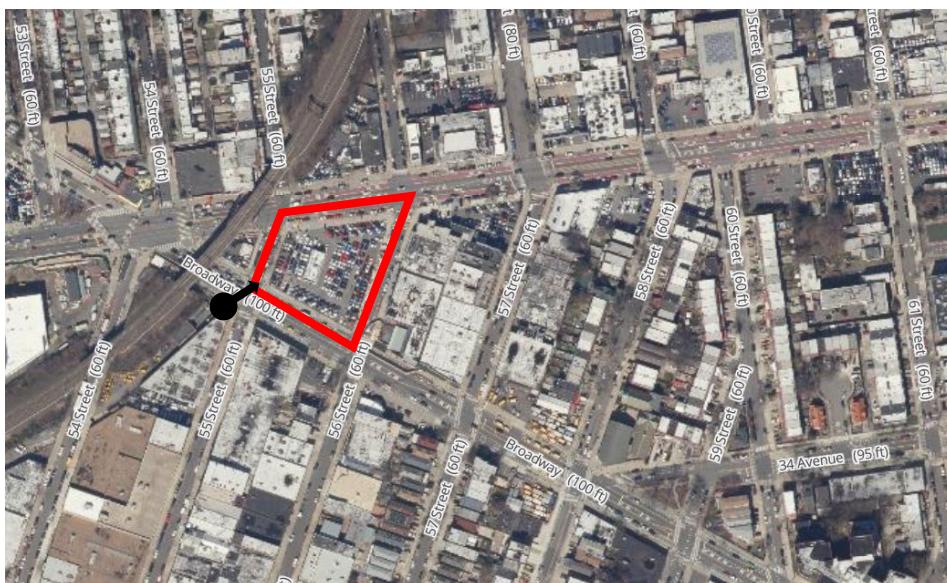
S12. Block 1179, Lots 1, 7

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

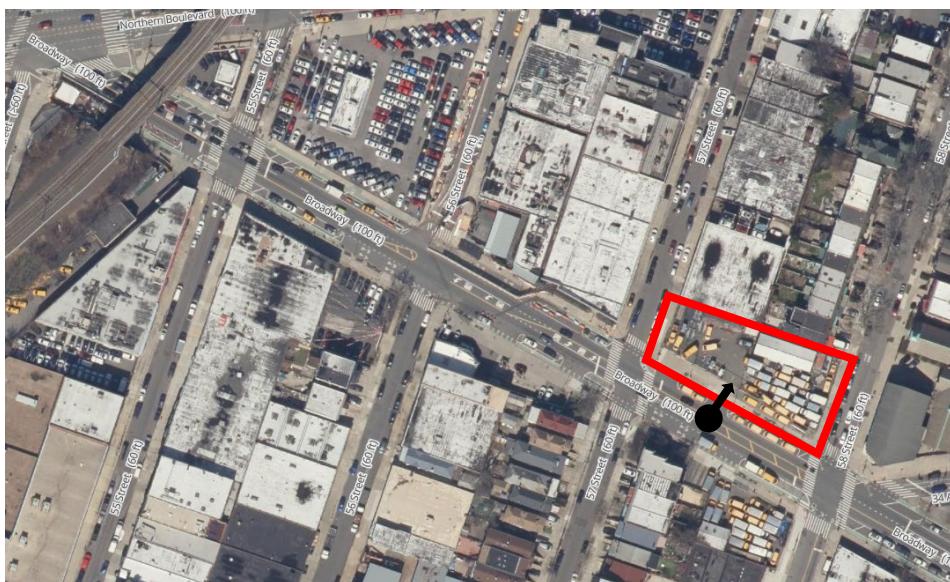
S14. Block 1181, Lot 1, 9, 11, 12, 64

Address: 33-56 58th Street, 11377

Current Zoning: M1-1 & R5

Area: 14,734 sq. ft.

Proposed Design Option: 2



Secondary Site

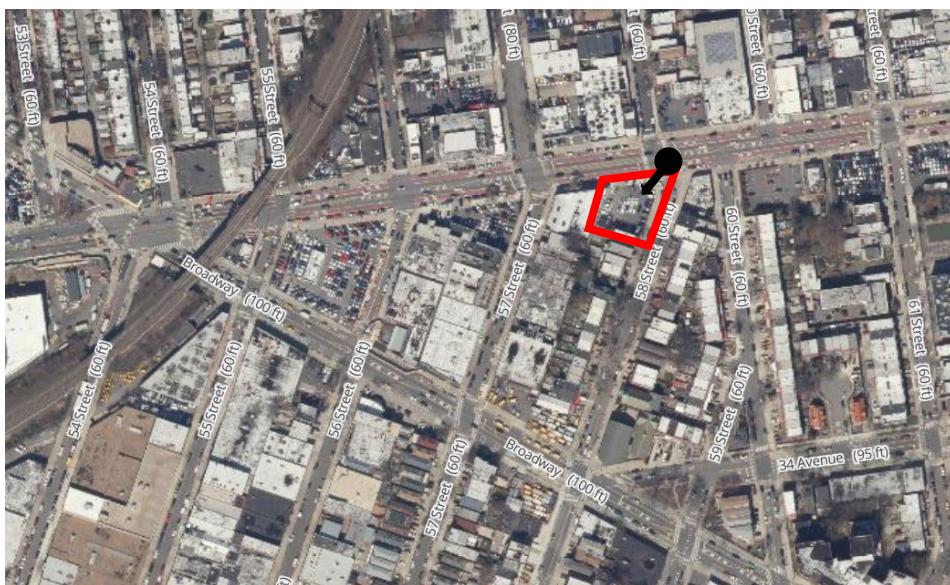
S15. Block 1181, Lot 38

Address: 57-14 Northern Boulevard, 11377

Current Zoning: M1-1

Area: 9,488 sq. ft.

Proposed Design Option: 1



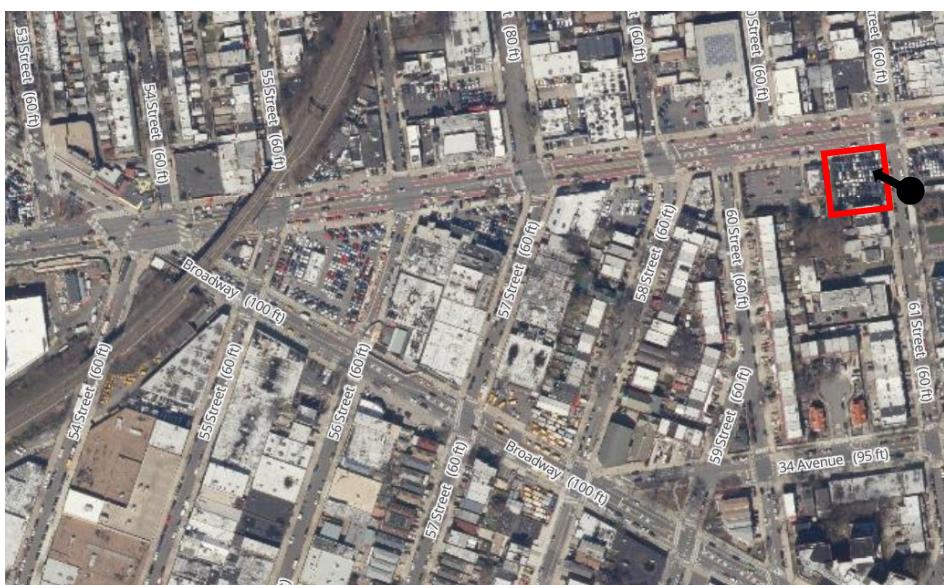
S16. Block 1183, Lot 10

Address: 60-20 Northern Boulevard, 11377

Current Zoning: R5

Area: 10,000 sq. ft.

Proposed Design Option: 1



Secondary Site

S17. Block 1195, Lot 44

Address: 56-02 Broadway, 11377

Current Zoning: M1-1 & R5

Area: 6,659 sq. ft.

Proposed Design Option: 1



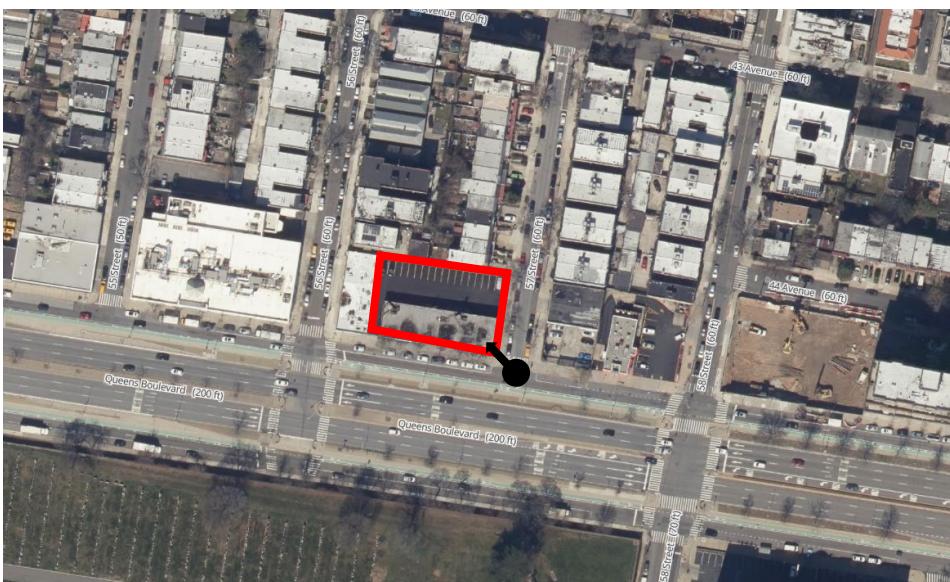
S18. Block 1329, Lot 1

Address: 56-07 Queens Boulevard, 11377

Current Zoning: R7X/C2-3

Area: 16,000 sq. ft.

Proposed Design Option: 2



Secondary Site

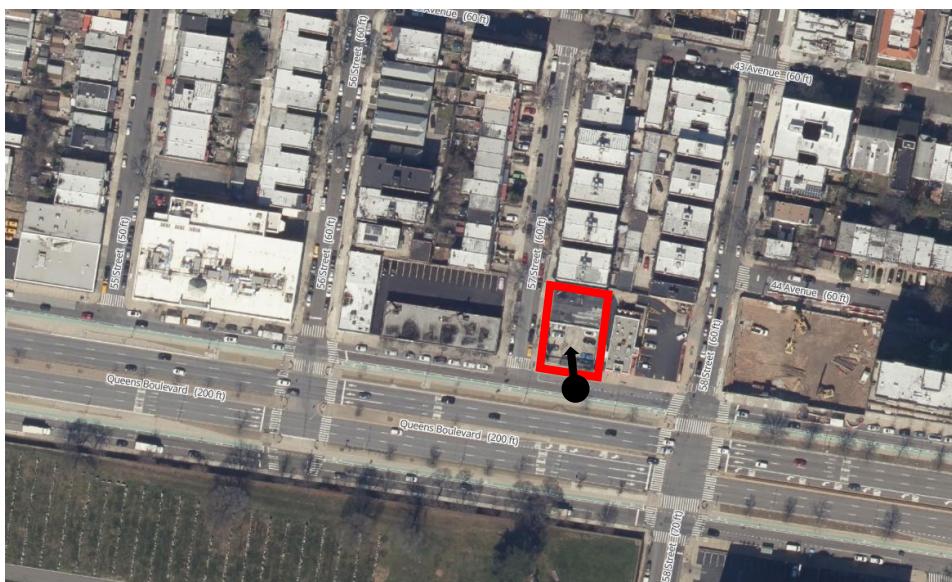
S19. Block 1330, Lot 1

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



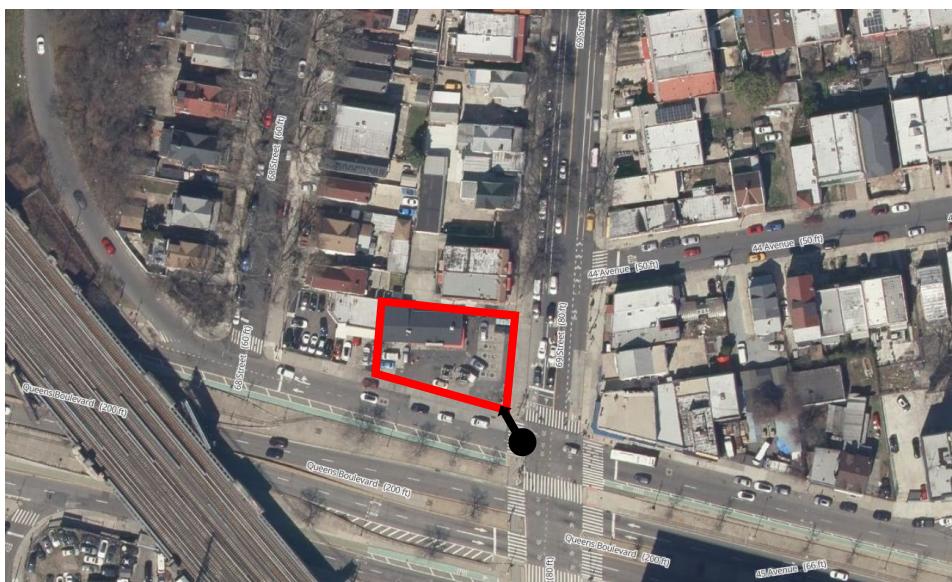
S21. Block 1348, Lot 40

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



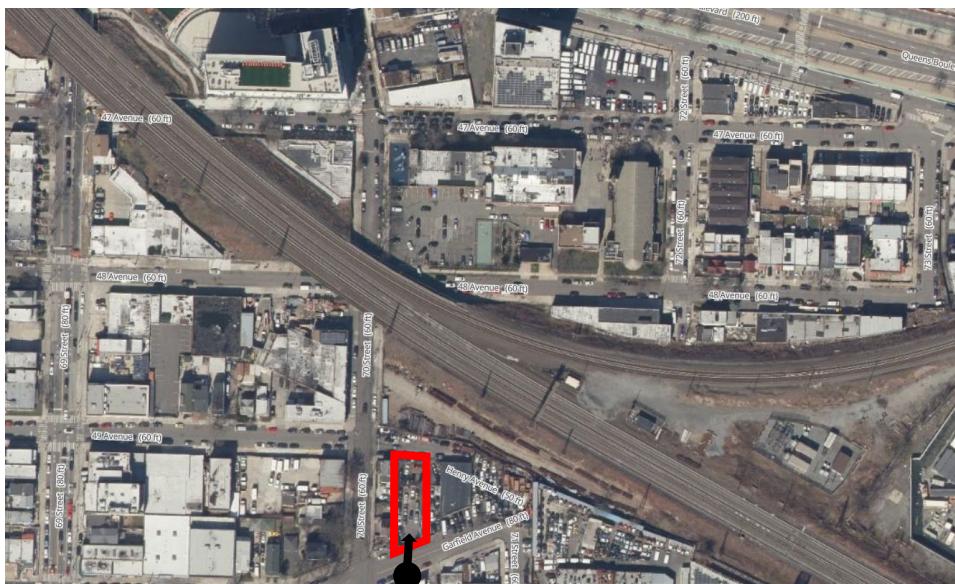
S23. Block 2436, Lot 61

Address: 70-04 Henry Avenue, 11377

Current Zoning: M1-1

Area: 5,850 sq. ft.

Proposed Design Option: 1



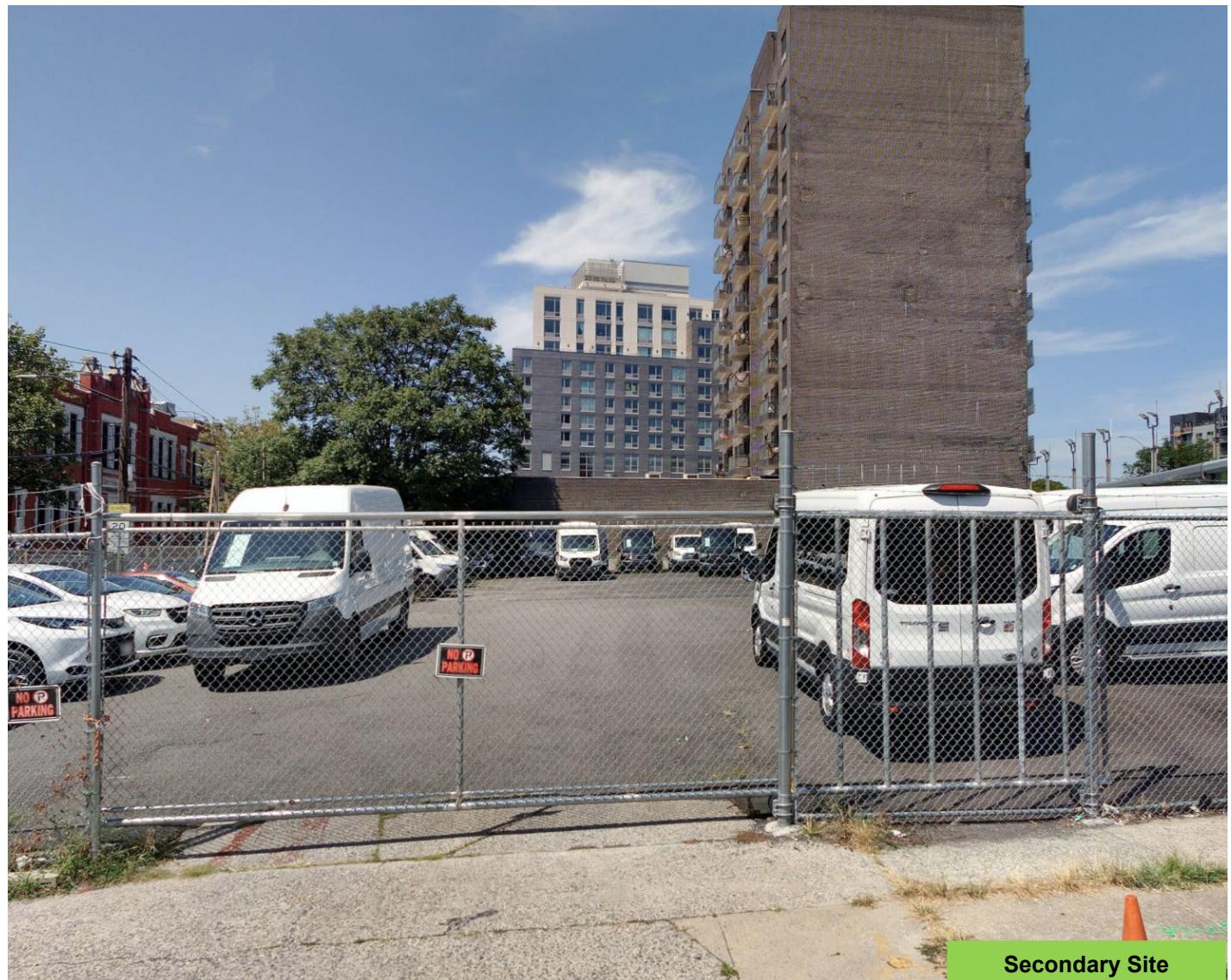
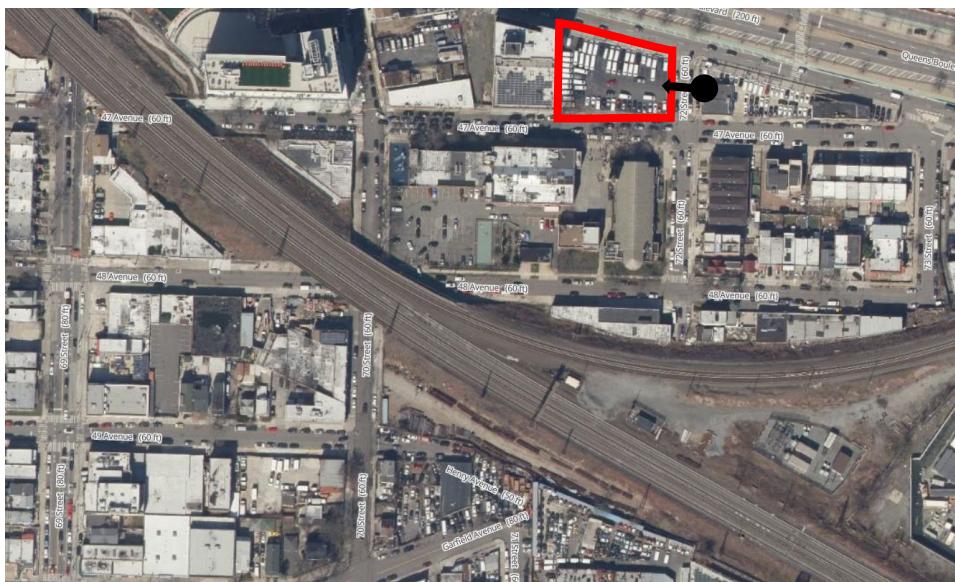
S24. Block 2444, Lot 40

Address: 70-50 Queens Boulevard, 11377

Current Zoning: R7X/C2-3

Area: 19,470 sq. ft.

Proposed Design Option: 2



Secondary Site

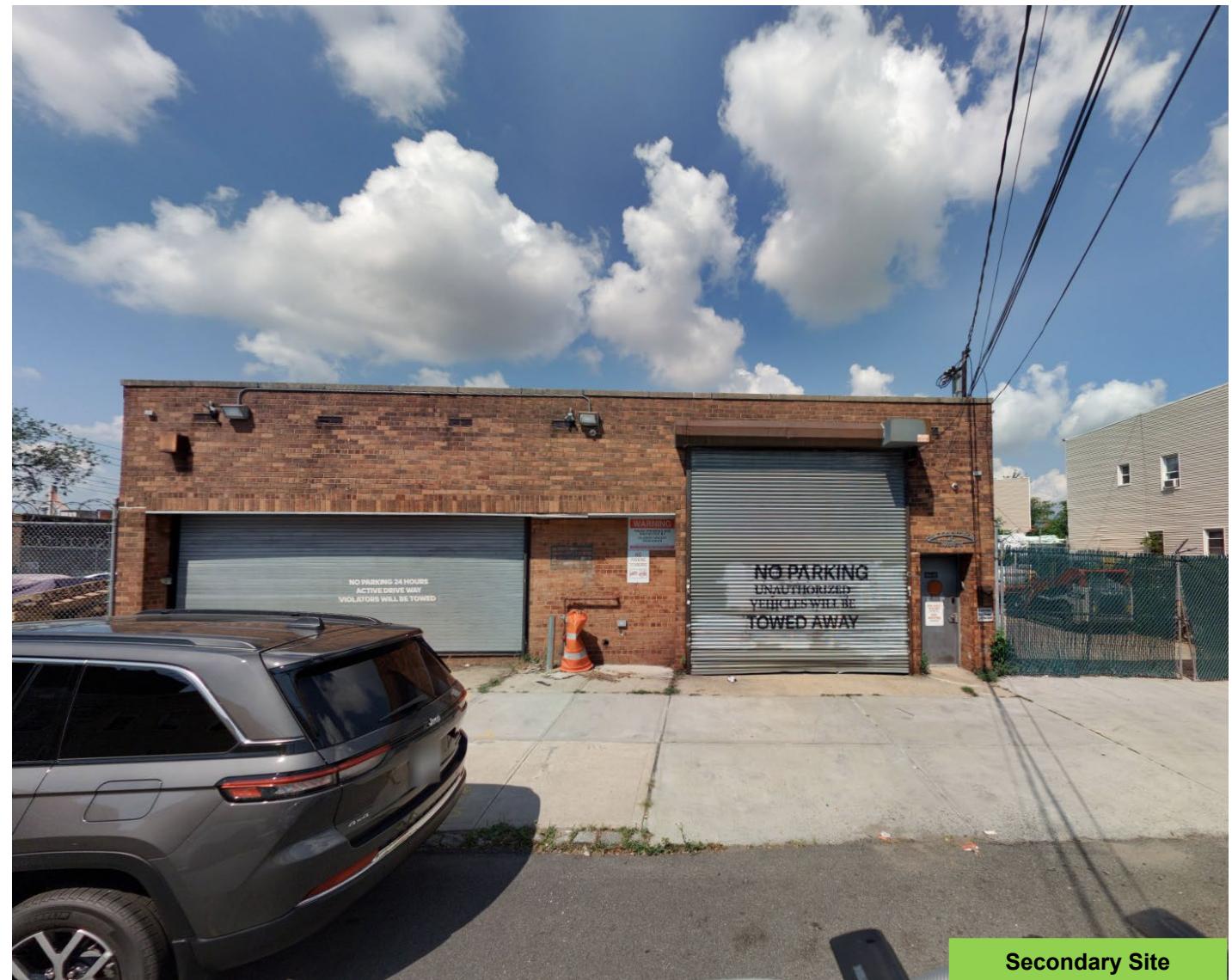
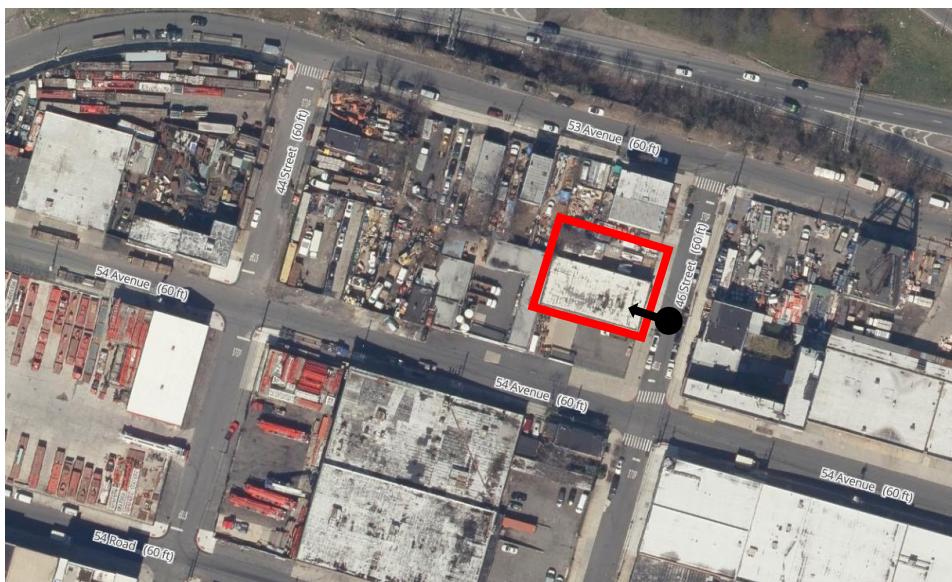
S25. Block 2535, Lot 25

Address: 53-10 46th Street, 11378

Current Zoning: M2-1

Area: 7,500 sq. ft.

Proposed Design Option: 1



Secondary Site

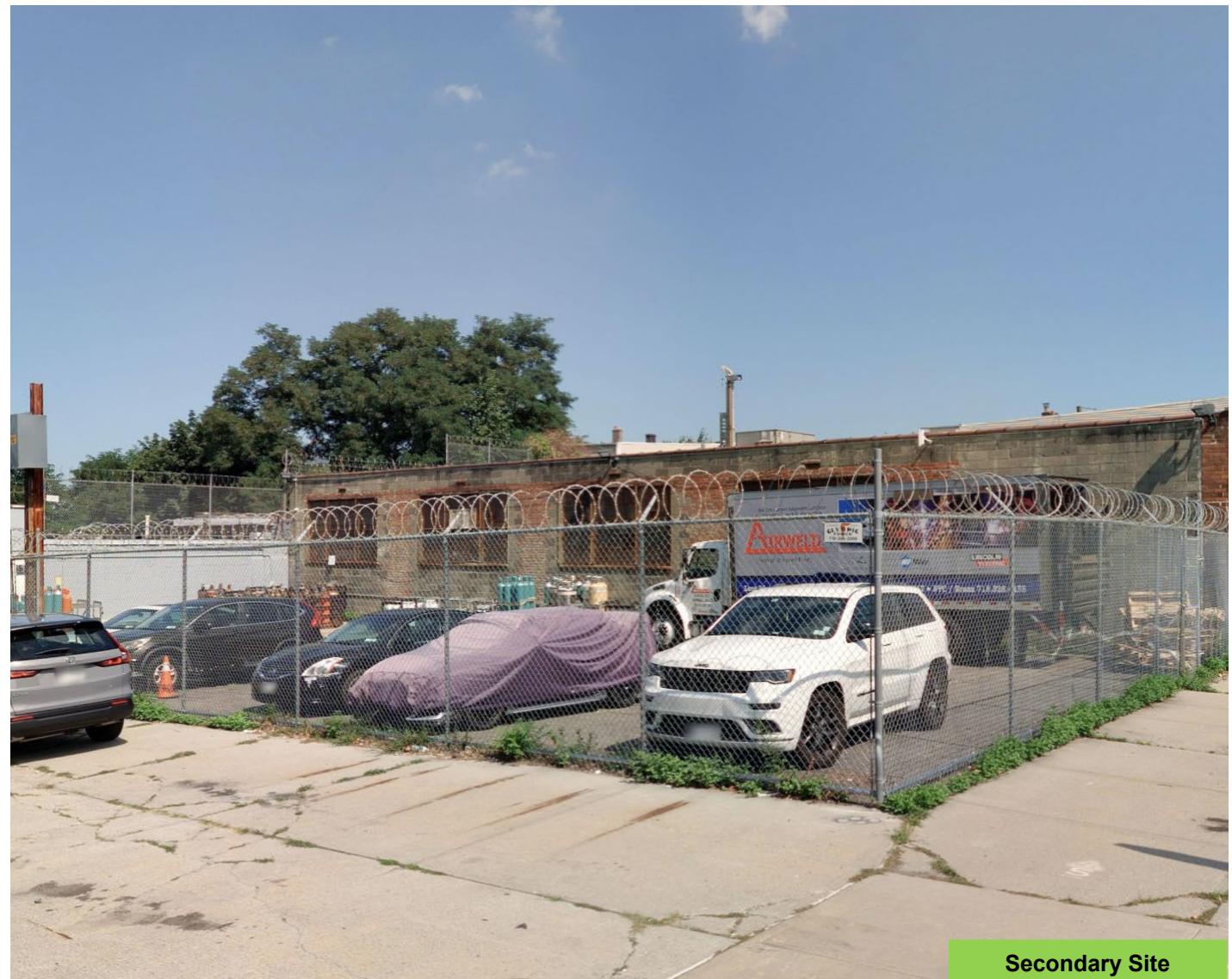
S26. Block 2535, Lot 31

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

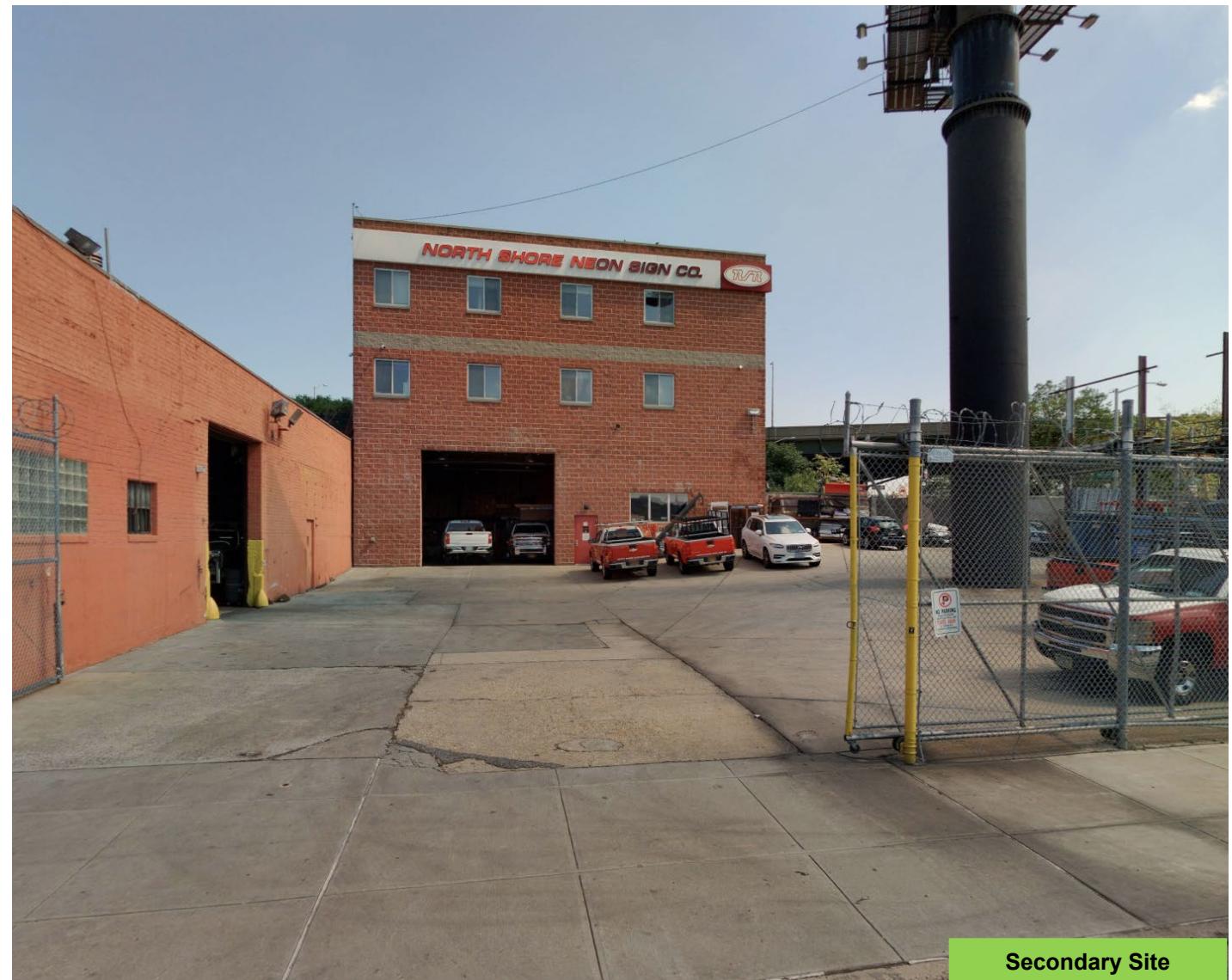
S28. Block 2544, Lot 36

Address: 46-49 53rd Ave, 11378

Current Zoning: M2-1

Area: 17,600 sq. ft.

Proposed Design Option: 3



Secondary Site

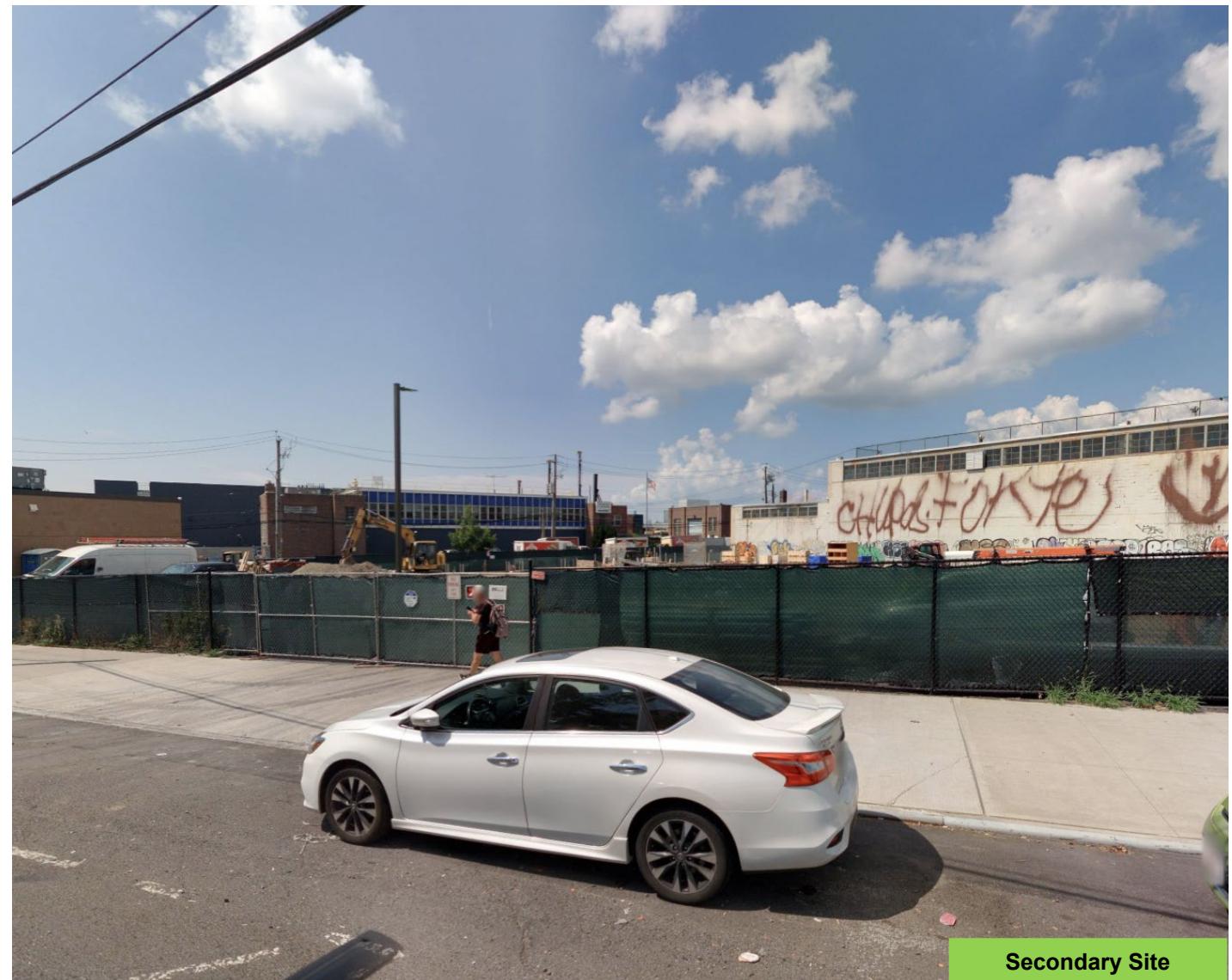
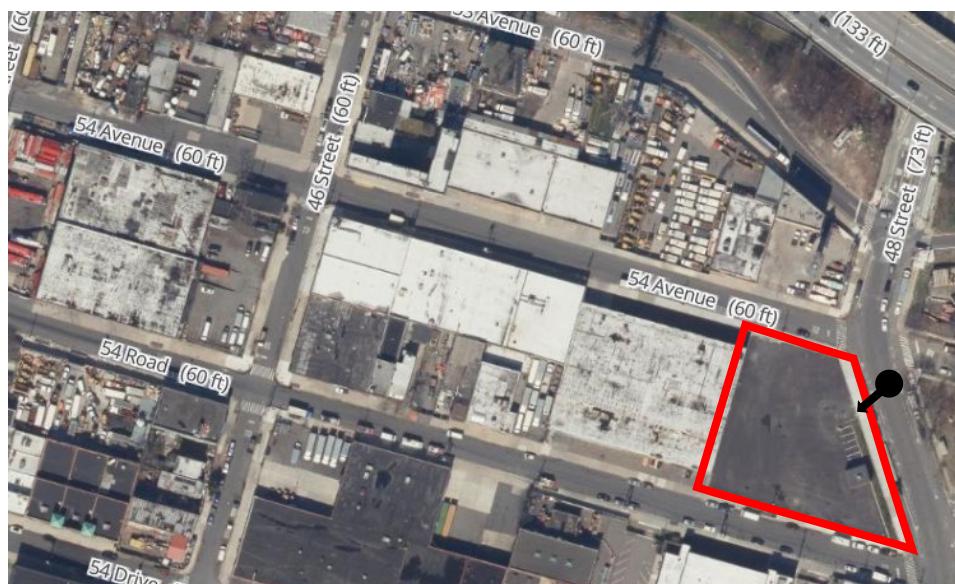
S29. Block 2545, Lot 40

Address: 54-12 48th St, 11378

Current Zoning: M2-1

Area: 37,250 sq. ft.

Proposed Design Option: 3



S30. Block 2557, Lot 30

Address: 48-26 54th Road, 11378

Current Zoning: M2-1

Area: 40,037 sq. ft.

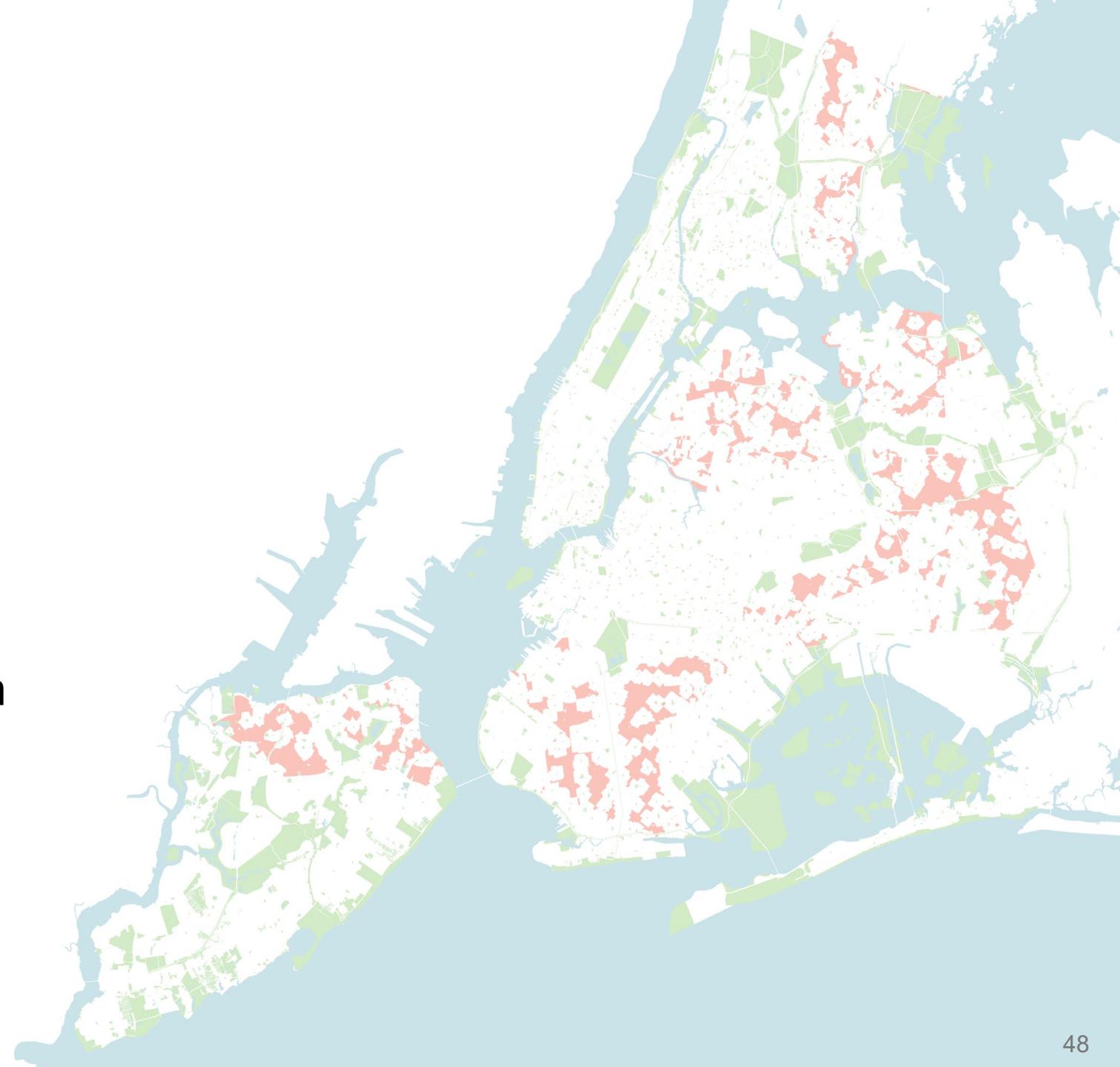
Proposed Design Option: 3



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.

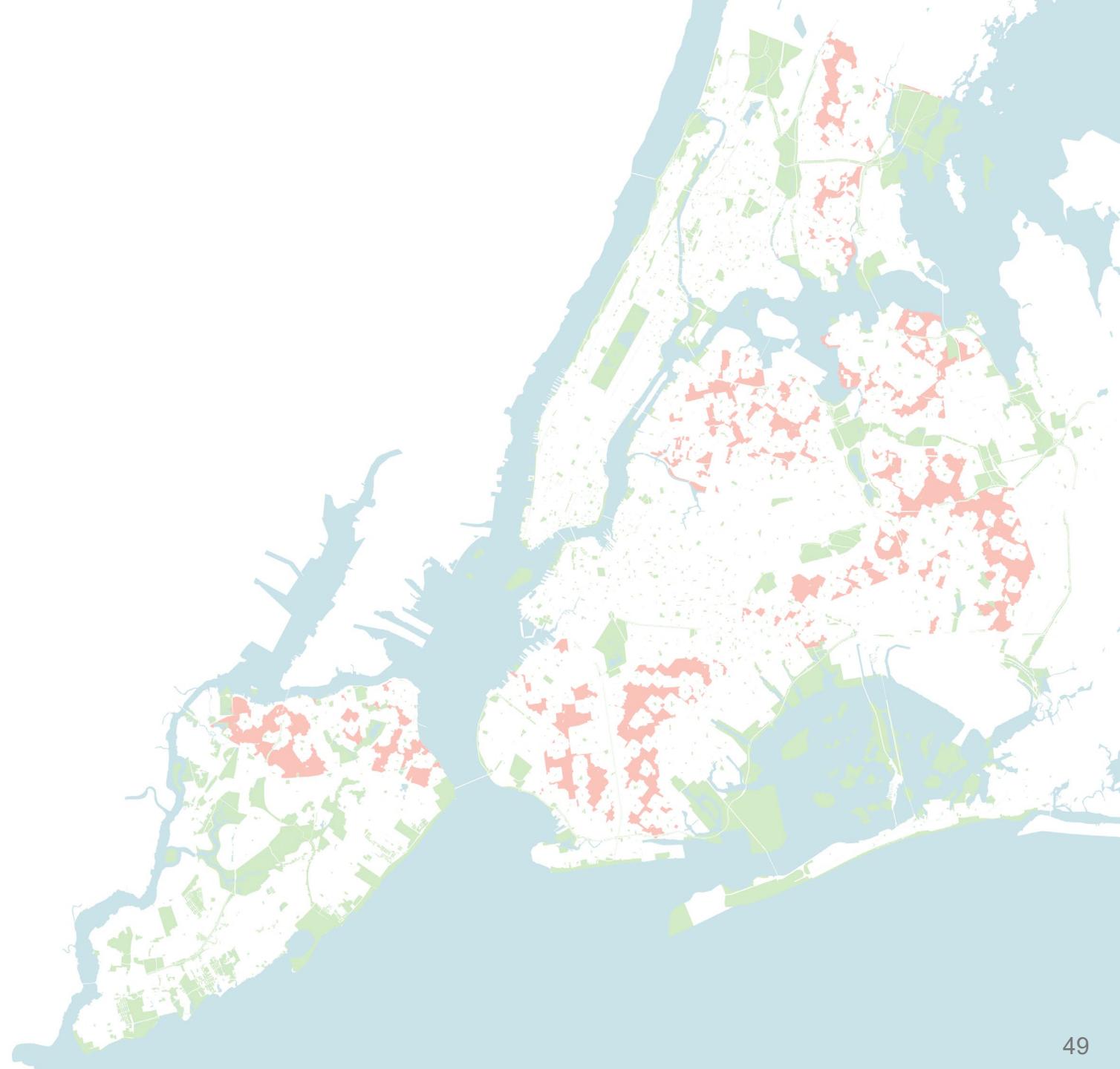


Application Summary

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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All other images herein attributed to NYC Dep't of Parks & Recreation

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

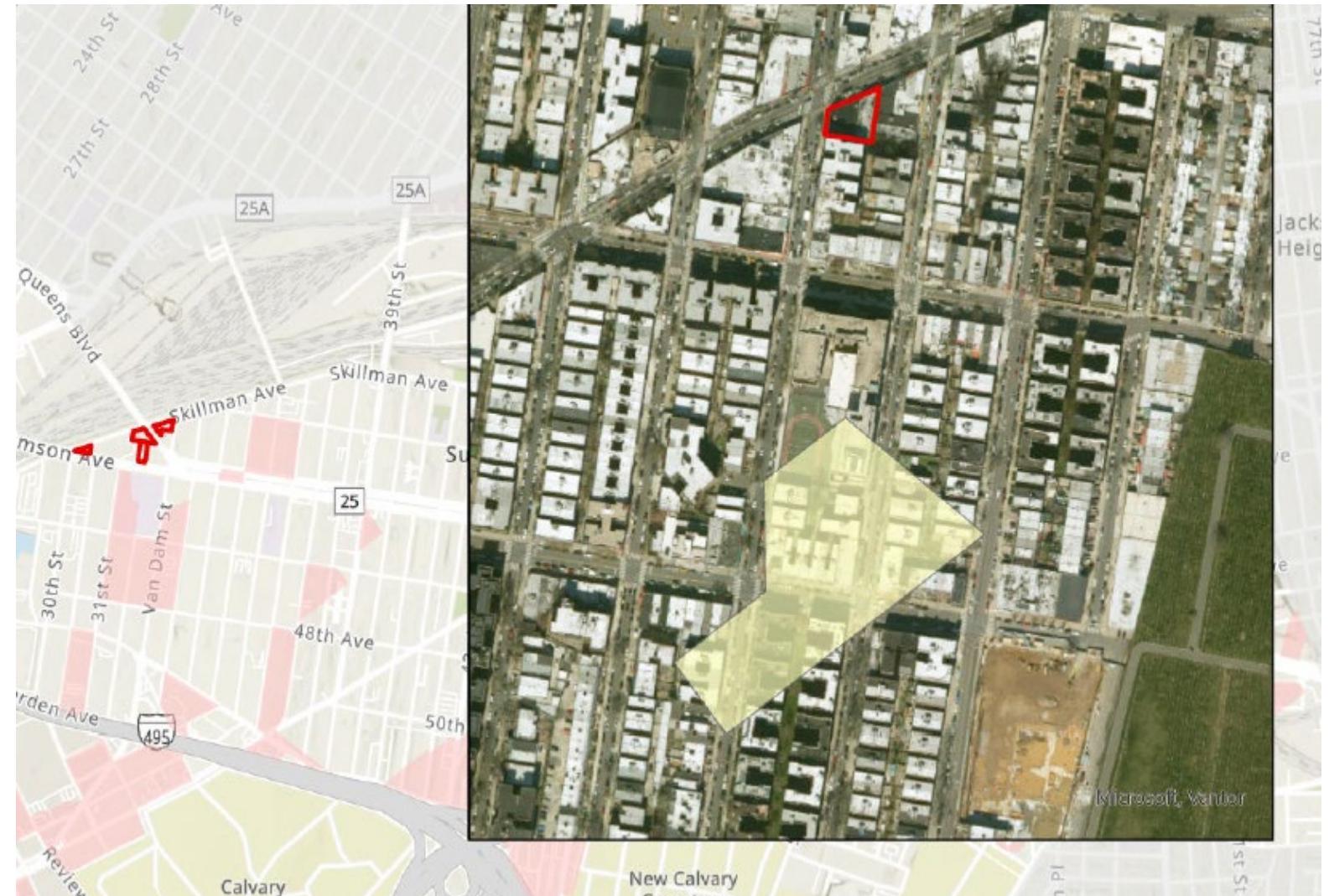
■ Sites Outside of Gap

■ Gap Filled by Site

■ Walk to a Park Gaps (unserved areas)



NYC
PLANNING



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)



Secondary Site #5: Block 275, Lot 80

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



Secondary Site #6: Block 276, Lot 35

■ Sites Outside of Gap

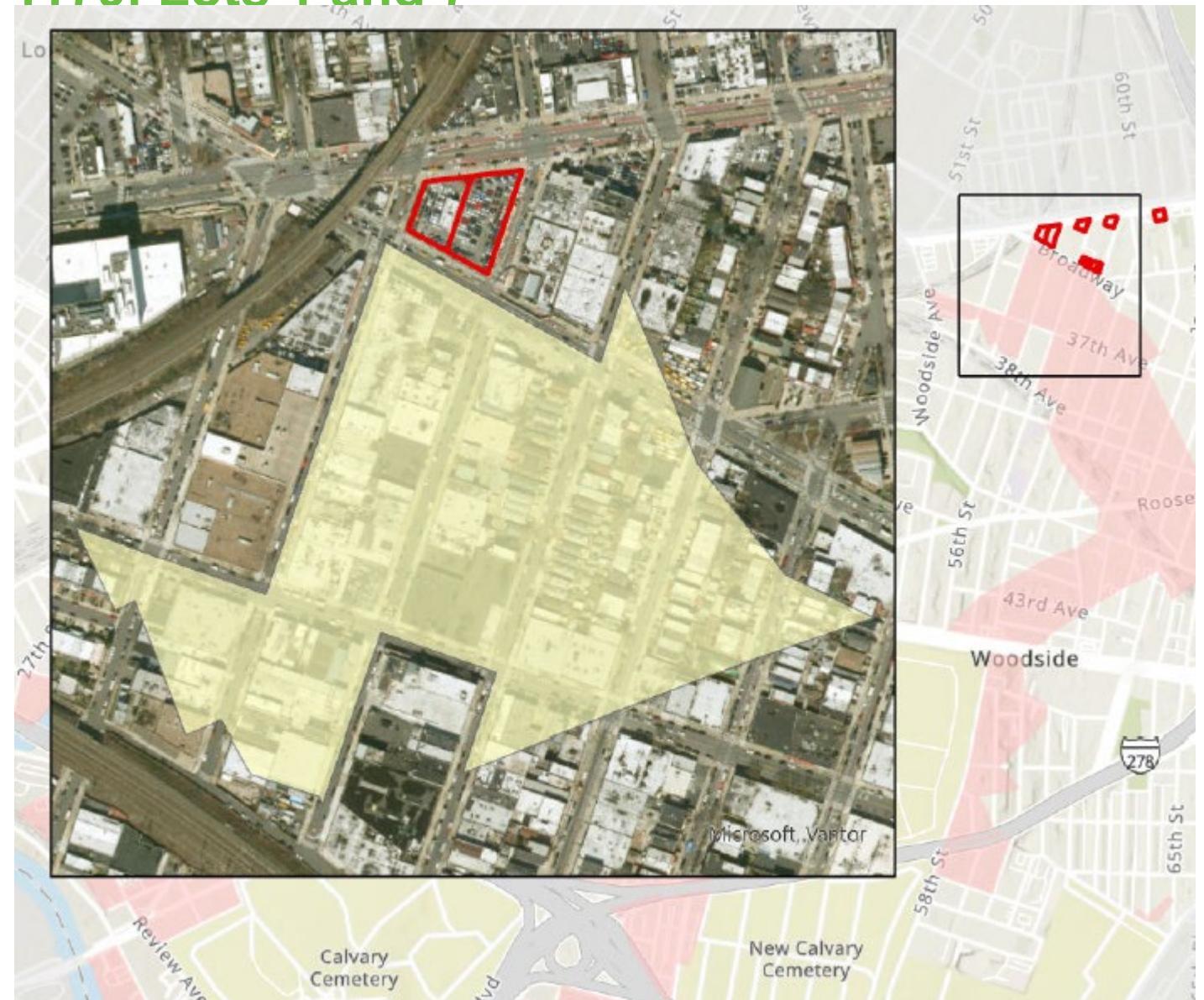
■ Gap Filled by Site

■ 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

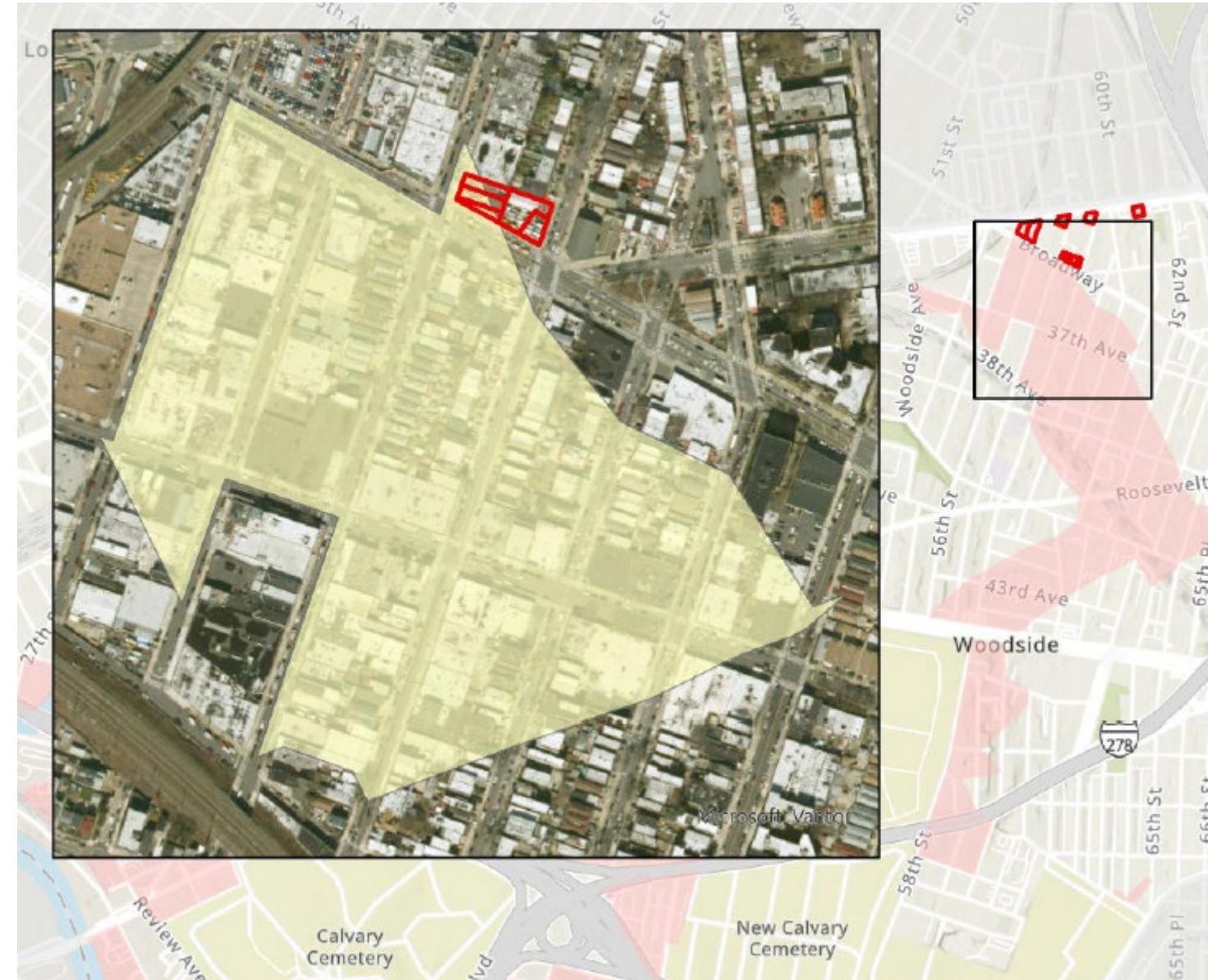
 Gap Filled by Site

 Walk to a Park Gaps (unserved areas)



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

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



Secondary Site #21: Block 1348, Lot 40



NYC Parks
Planning

Secondary Site #22: Block 2281, Lot 25

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

