



# NEIGHBORHOOD WALK TO A PARK

## SITE SELECTION & ACQUISITION

*Queens Community District 2*

Review Session: February 2<sup>nd</sup>, 2026

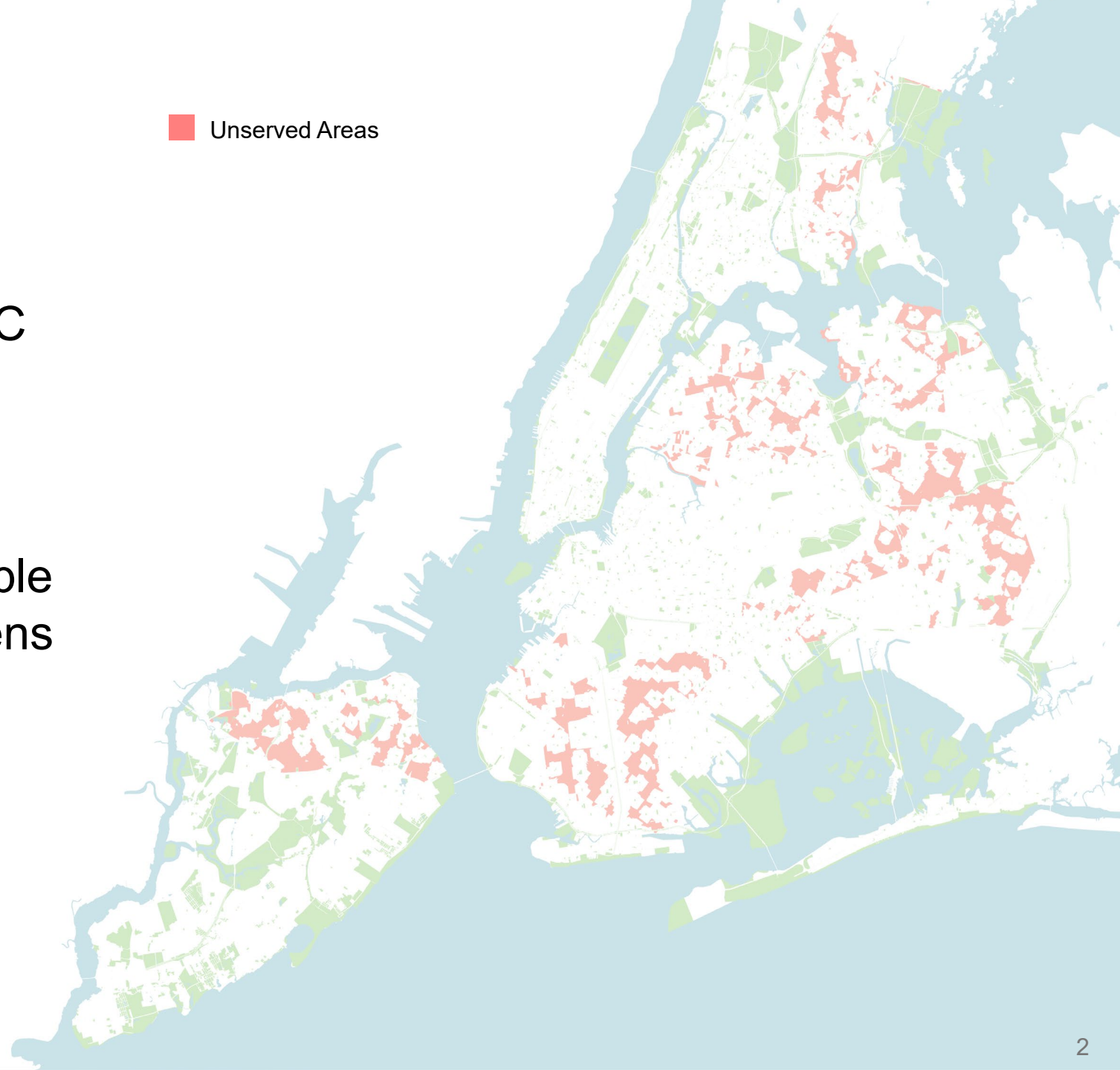
## *Walk to a Park* Site Selection & Acquisition

**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.

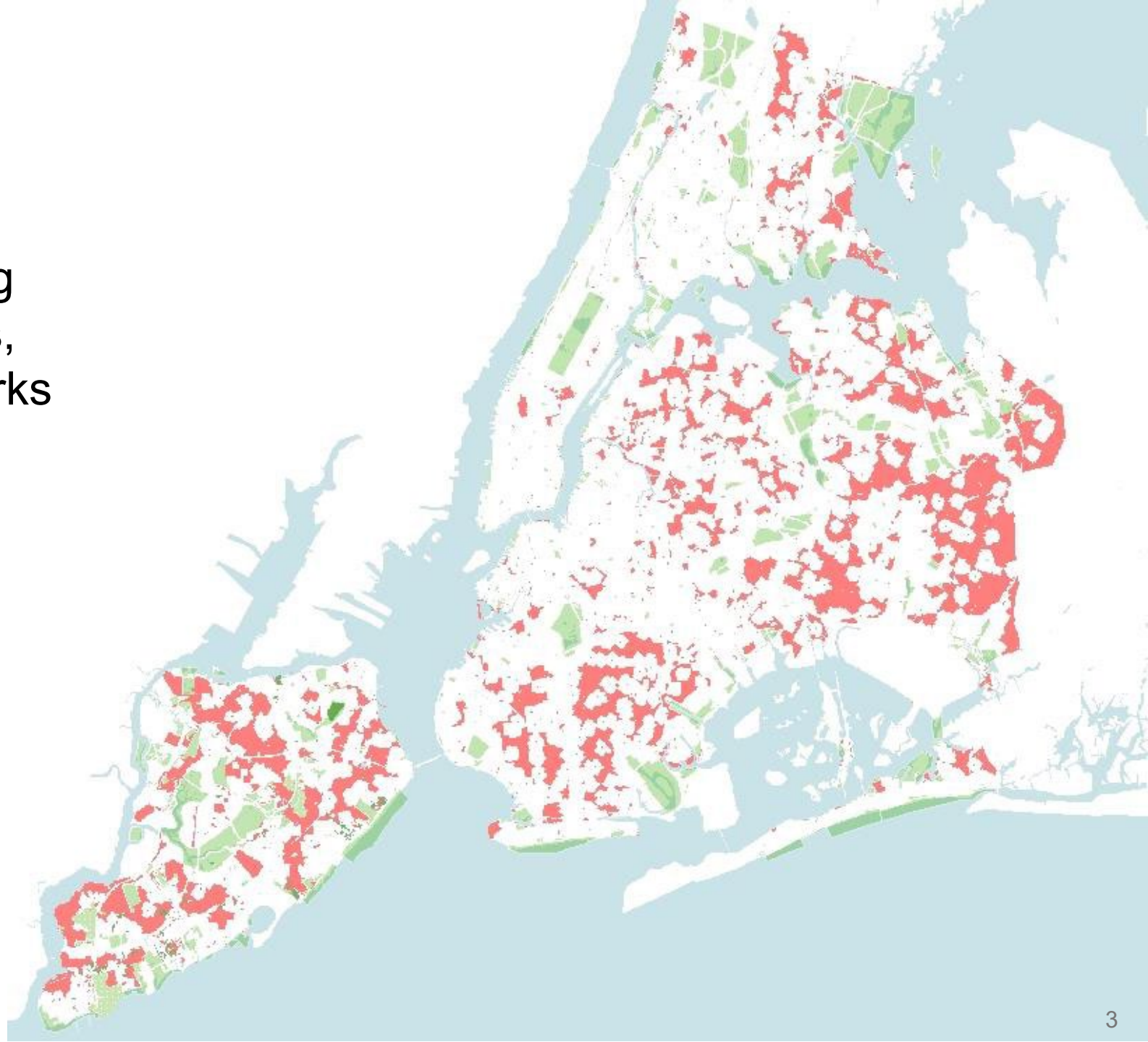
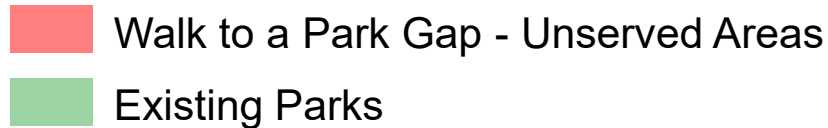
■ Unserved Areas





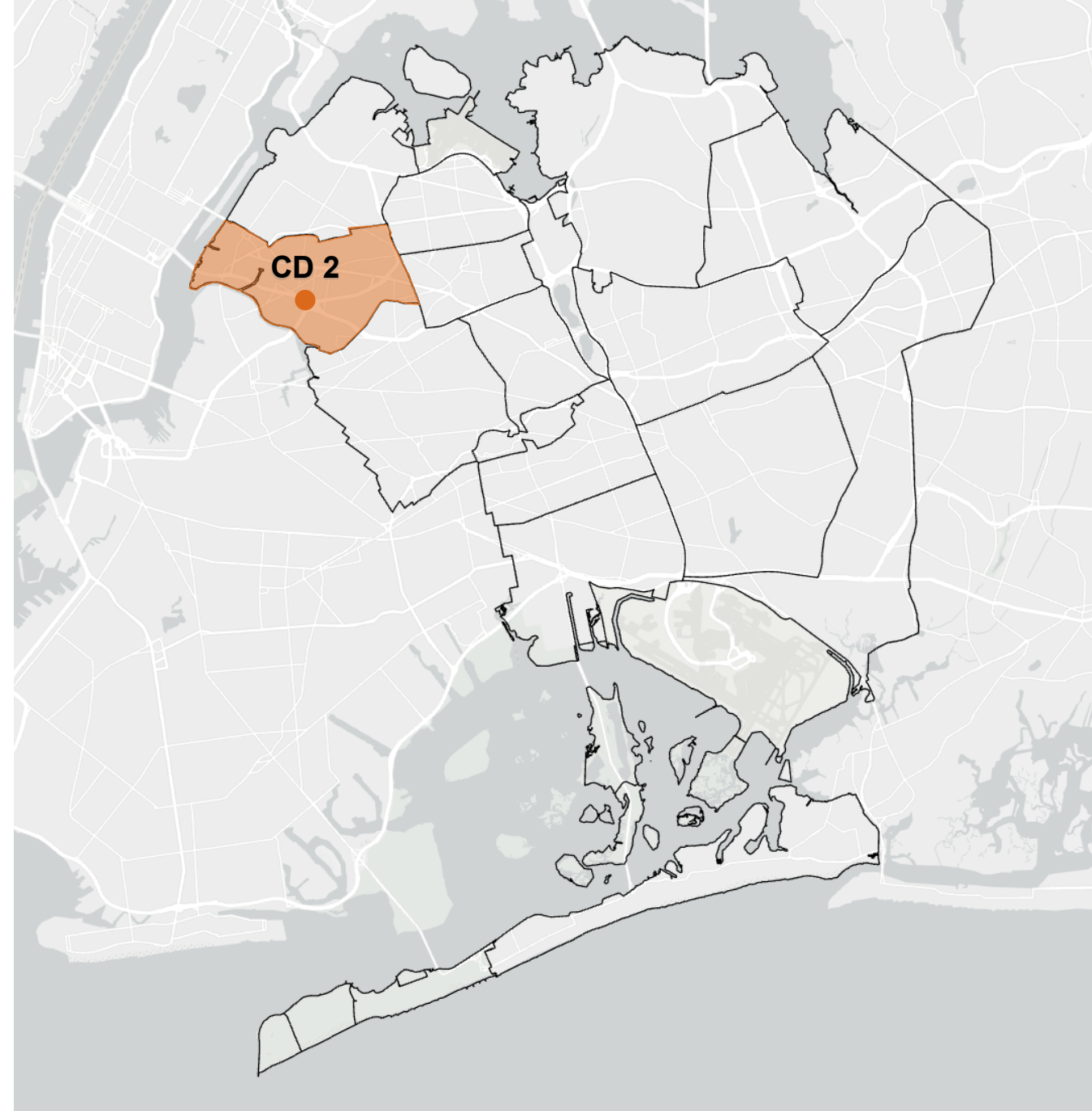
# Neighborhood Scale Acquisition Approach

- *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



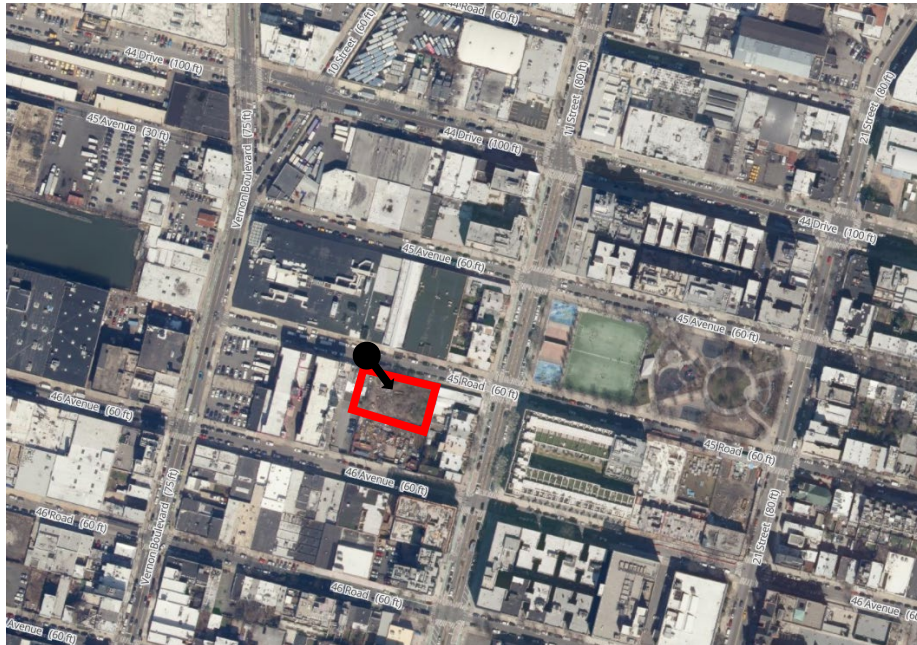
# P2. Queens Block 49, Lot 35

**Address:** 10-38 45th Road, 11101

**Current Zoning:** M1-2A/R6A

**Area:** 16,000 sq. ft.

**Proposed Design Option: 2**



Primary Site



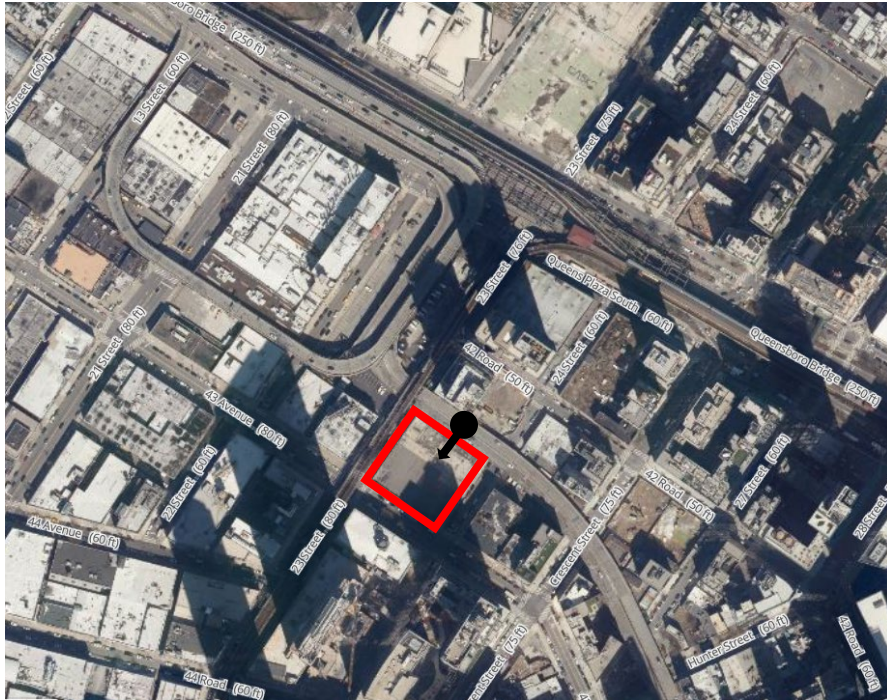
# P3. Queens Block 428, Lot 1

**Address:** 42-50 24 Street, 11101

**Current Zoning:** M1-6/R10

**Area:** 33,950 sq. ft.

**Proposed Design Option:** 3



Primary Site



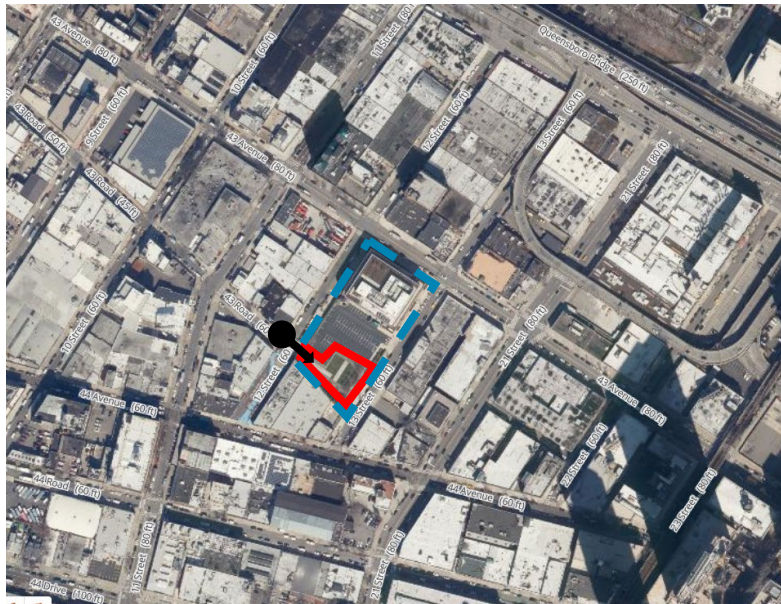
# P4. Queens Block 443, Portion of Lot 14

**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 56<sup>th</sup> Street, 11377

**Current Zoning:** M1-1

**Area:** 7,208 sq. ft.

**Proposed Design Option:** 1



Primary Site



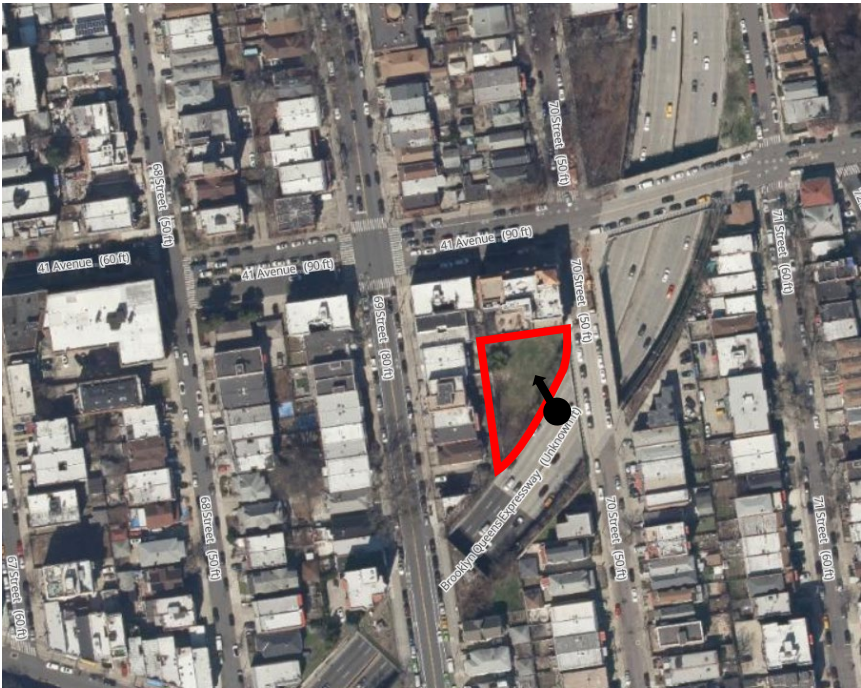
# P6. Queens Block 1309, Lot 45

**Address:** 41-10 70<sup>th</sup> 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 61<sup>st</sup> Street, 11377

**Current Zoning:** R6B

**Area:** 5,061 sq. ft.

**Proposed Design Option:** 1



Primary Site



# QN CD 2: Secondary Sites





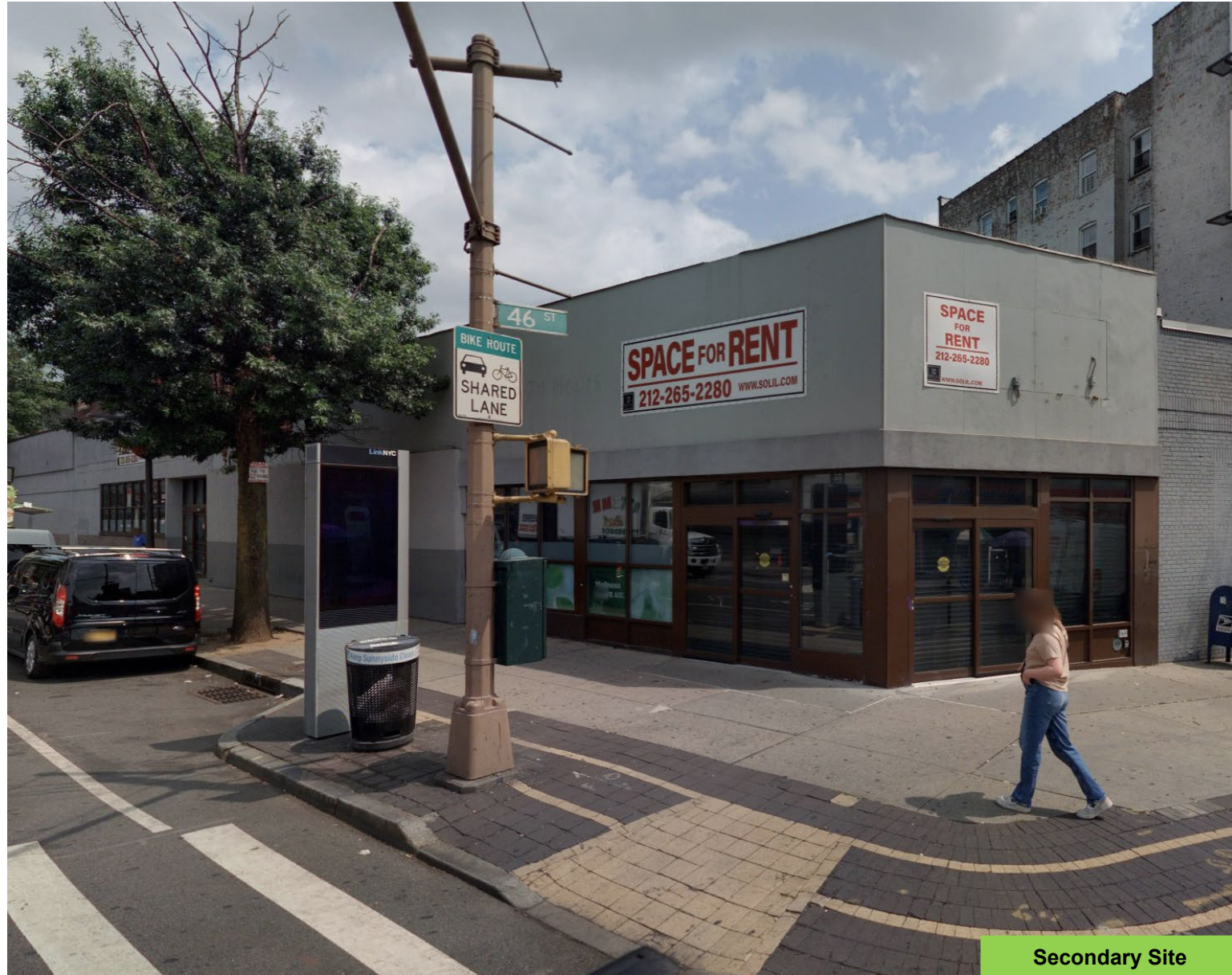
# S1. Block 153, Lot 13

**Address:** 46-02 Greenpoint Ave, 11104

**Current Zoning:** R6A/C1-4

**Area:** 8,961 sq. ft.

**Proposed Design Option: 1**



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



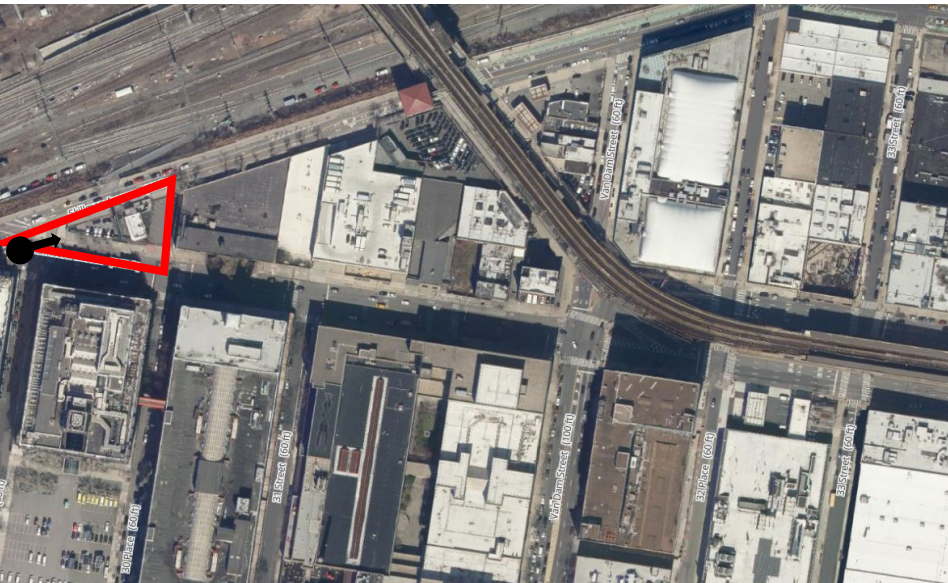
# S4. Block 275, Lot 35

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



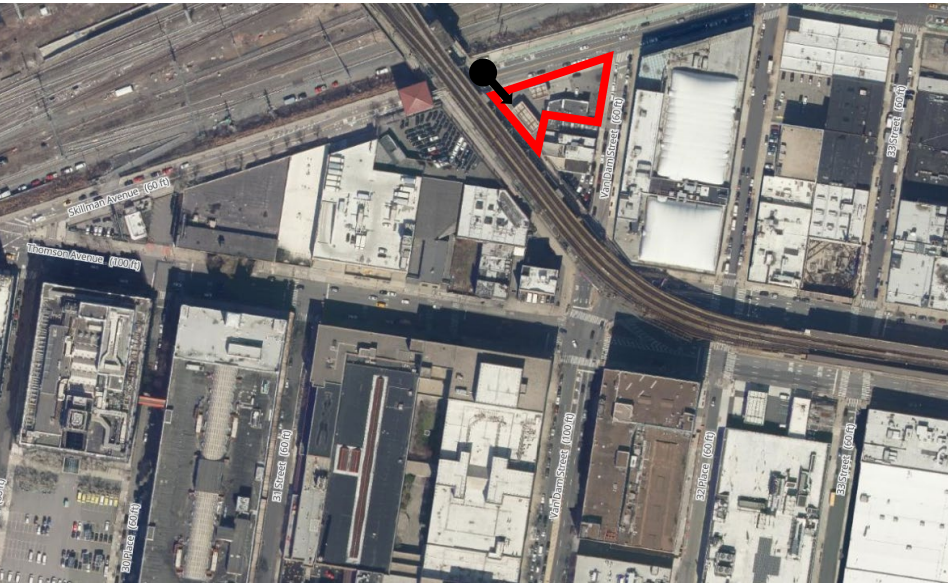
# S6. Block 276, Lot 35

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



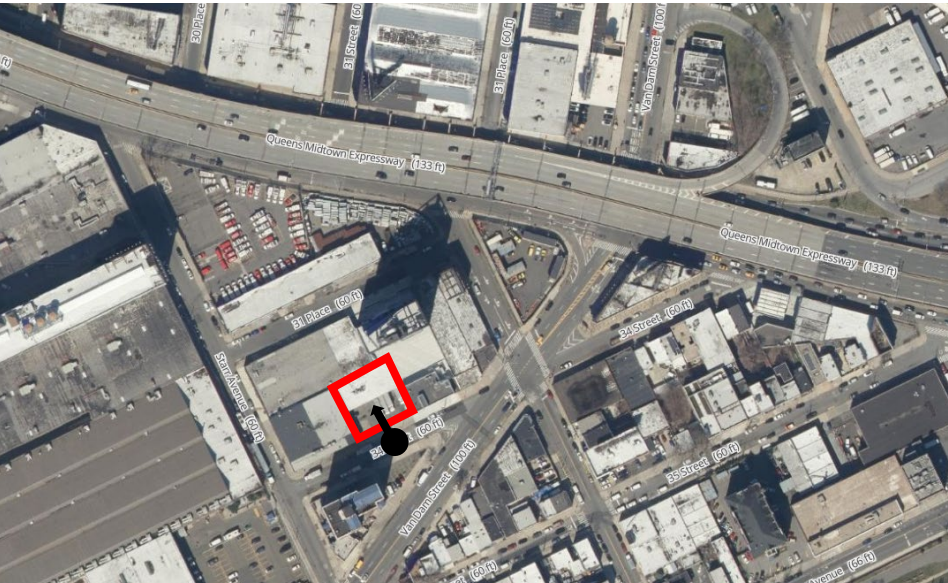
# S9. Block 301, Lot 26

**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 37<sup>th</sup> 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



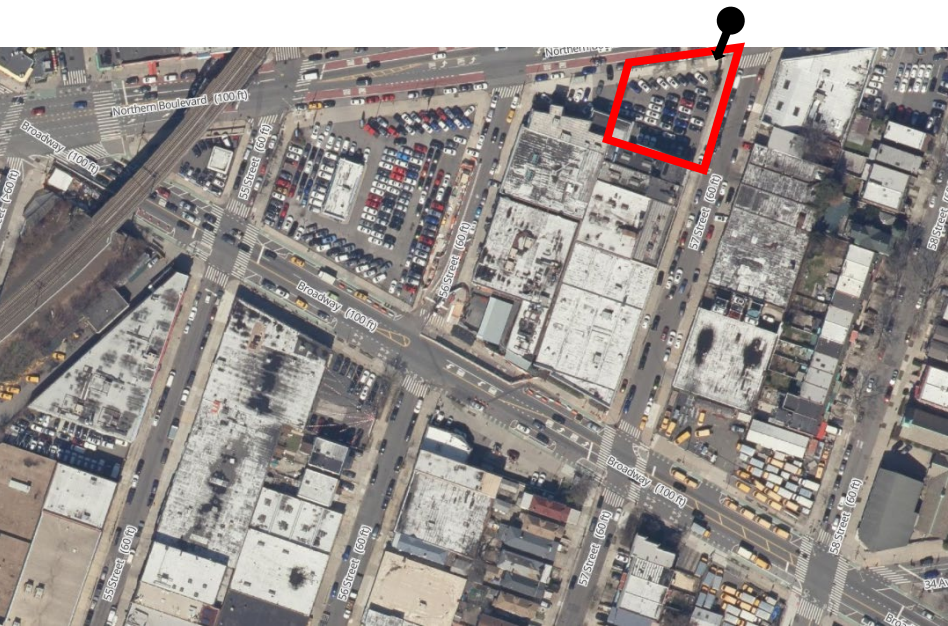
# S13. Block 1180, Lot 27

**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 58<sup>th</sup> Street, 11377

Current Zoning: M1-1 & R5

Area: 14,734 sq. ft.

Proposed Design Option: 2



Secondary Site



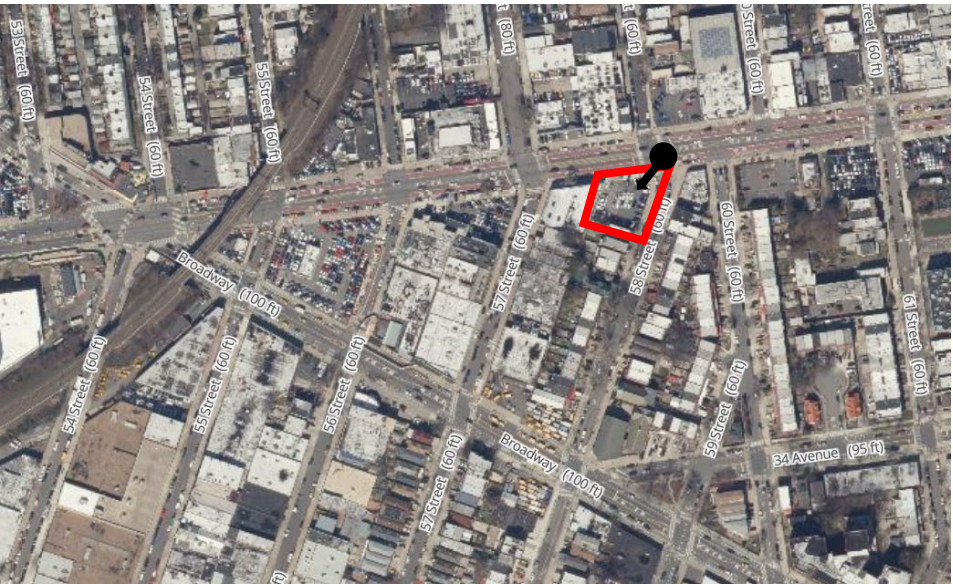
# S15. Block 1181, Lot 38

**Address:** 57-14 Northern Boulevard, 11377

**Current Zoning:** M1-1

**Area:** 9,488 sq. ft.

**Proposed Design Option:** 1



Secondary Site



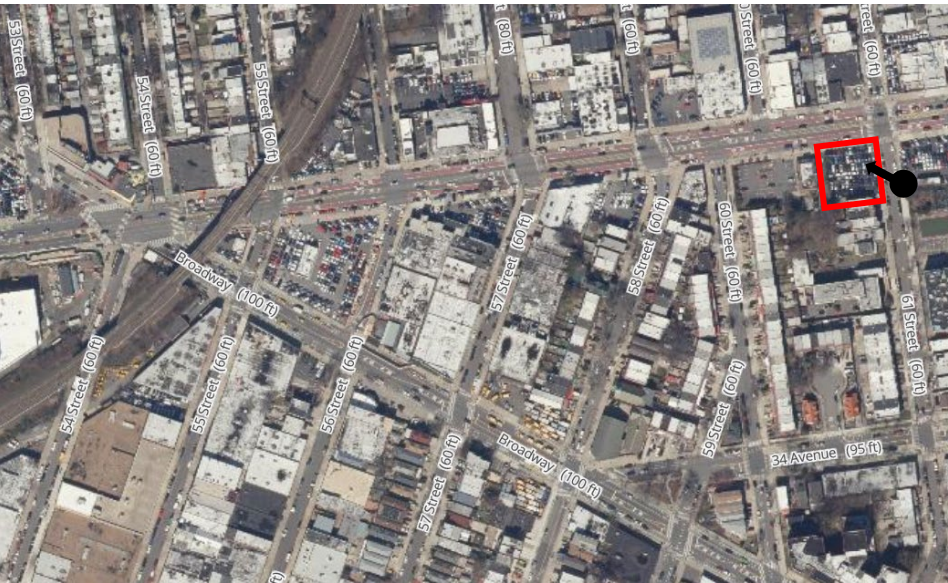
# S16. Block 1183, Lot 10

**Address:** 60-20 Northern Boulevard, 11377

**Current Zoning:** R5

**Area:** 10,000 sq. ft.

**Proposed Design Option:** 1



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



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



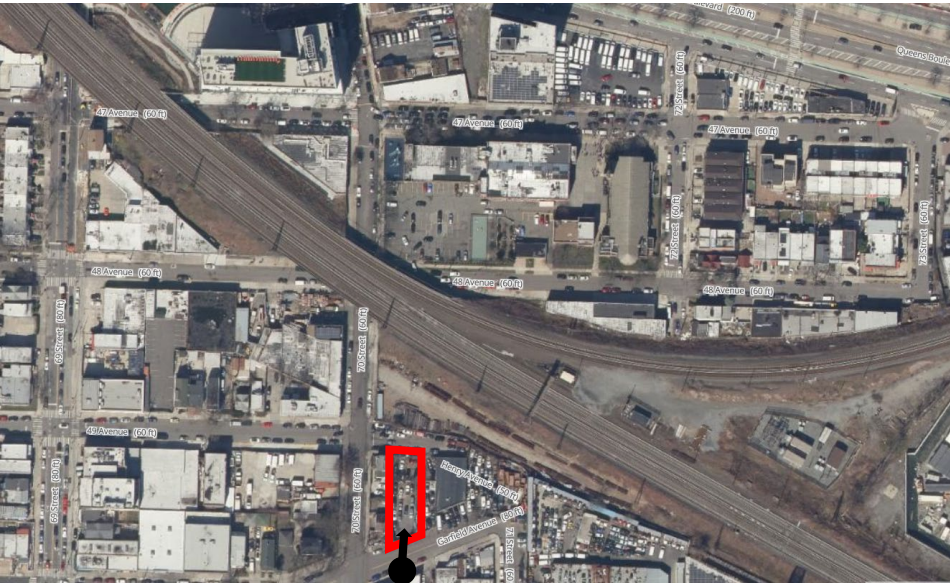
# S23. Block 2436, Lot 61

Address: 70-04 Henry Avenue, 11377

Current Zoning: M1-1

Area: 5,850 sq. ft.

Proposed Design Option: 1



Secondary Site



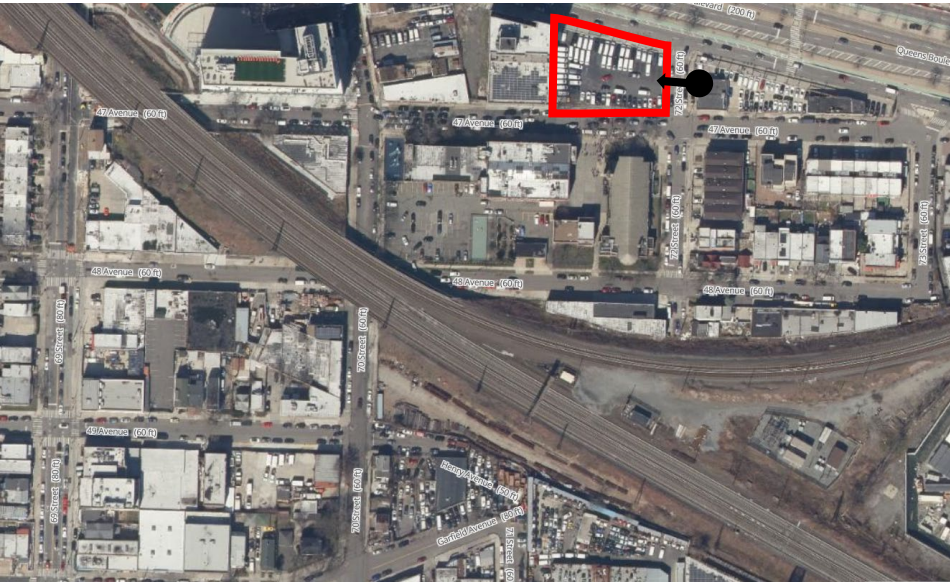
# S24. Block 2444, Lot 40

**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 46<sup>th</sup> Street, 11378

Current Zoning: M2-1

Area: 7,500 sq. ft.

Proposed Design Option: 1



Secondary Site



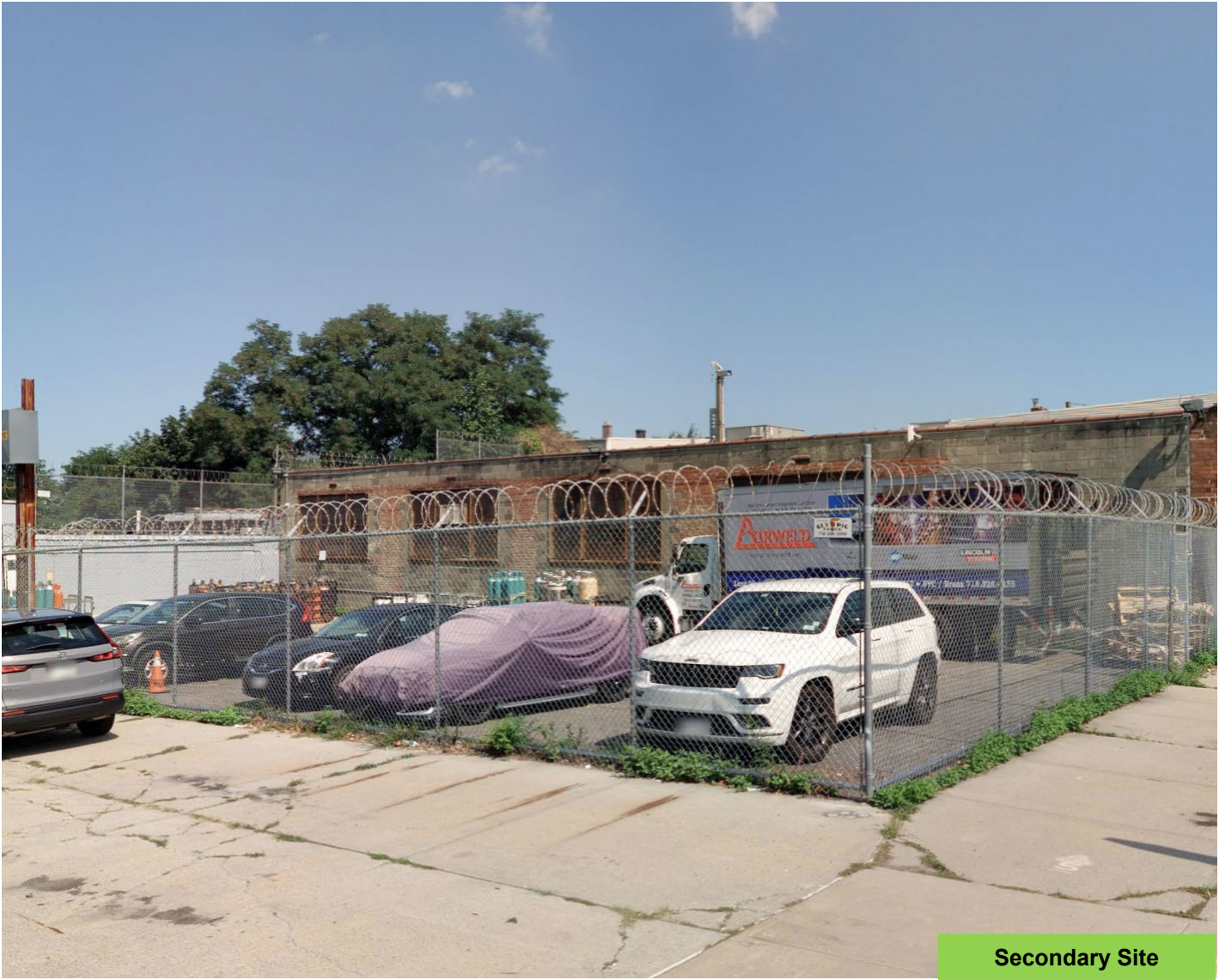
# S26. Block 2535, Lot 31

Address: 53-20 46<sup>th</sup> 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 54<sup>th</sup> Street, 11378

Current Zoning: M2-1

Area: 6,300 sq. ft.

Proposed Design Option: 1



Secondary Site



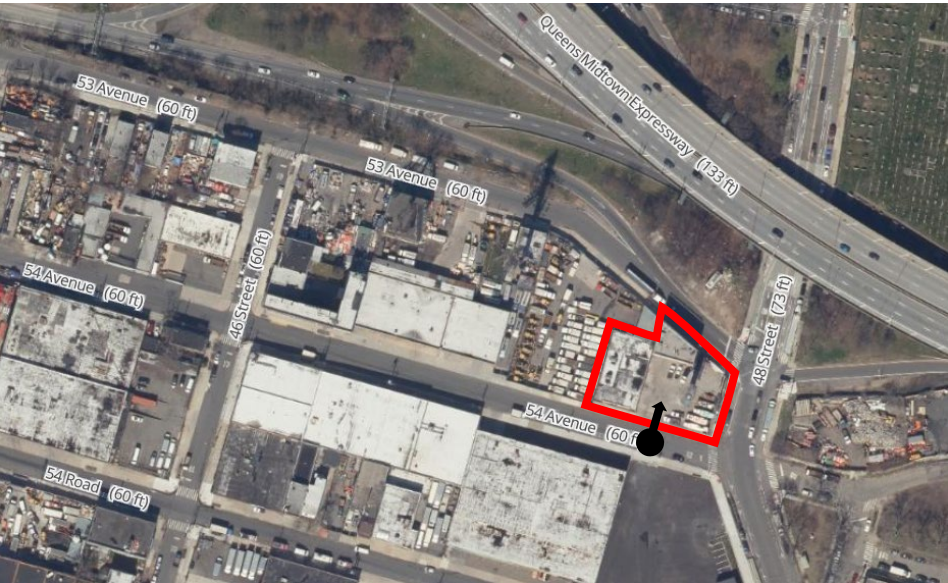
# S28. Block 2544, Lot 36

Address: 46-49 53<sup>rd</sup> 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 48<sup>th</sup> 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 54<sup>th</sup> Road, 11378

Current Zoning: M2-1

Area: 40,037 sq. ft.

Proposed Design Option: 3

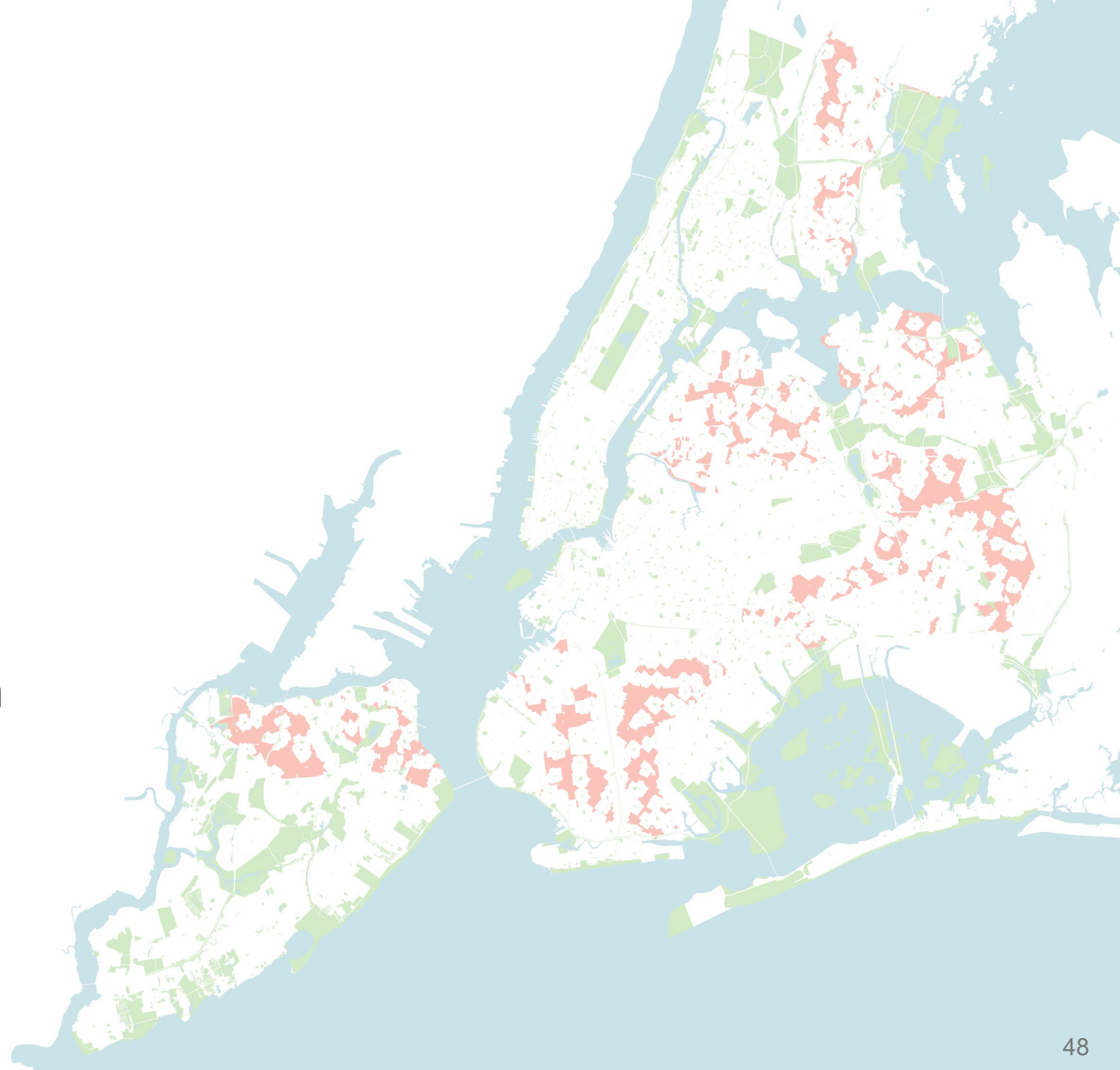


Secondary Site



# 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.





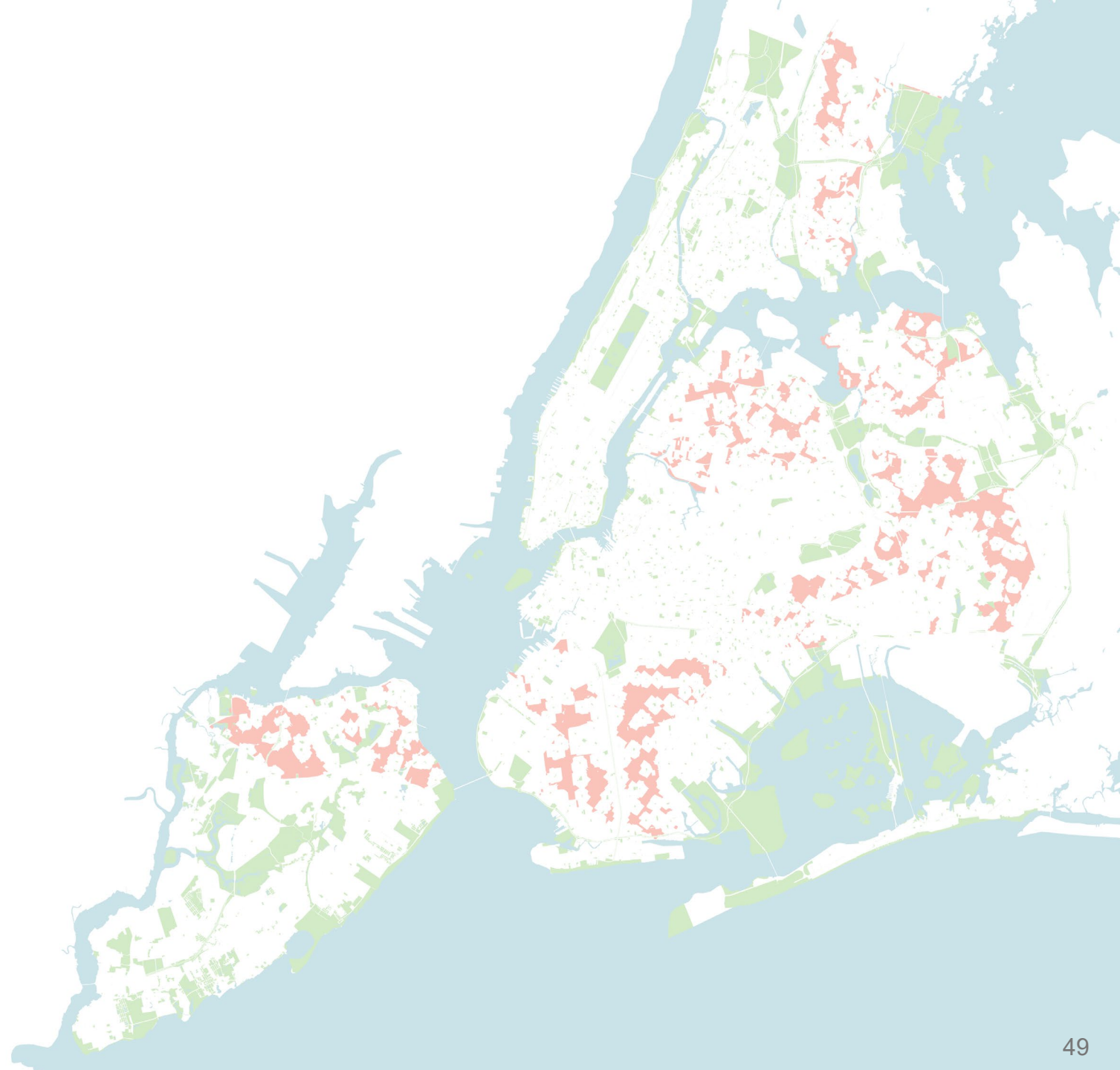
# Application Summary

**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%

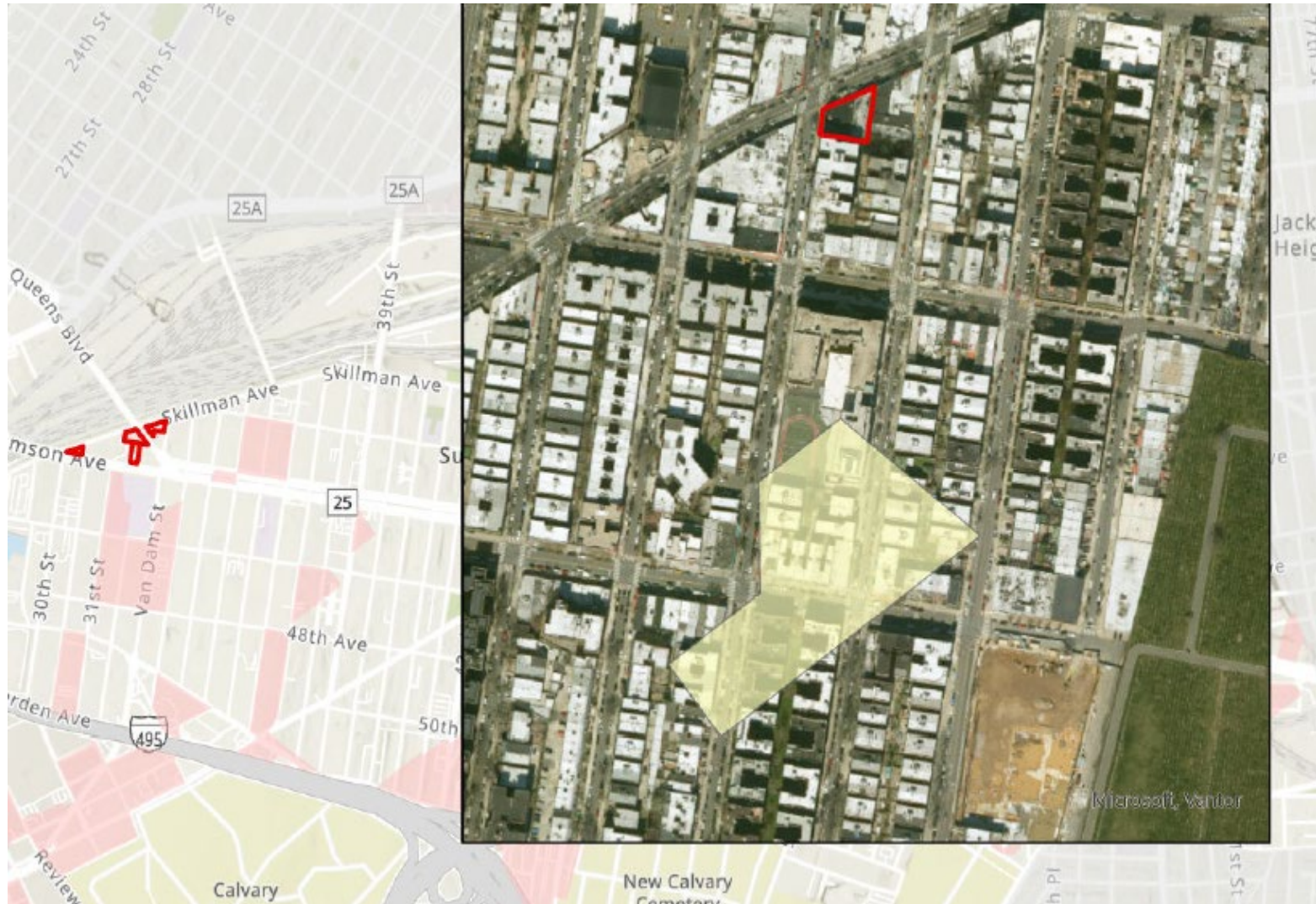
19/59 CDs met this criteria








# Secondary Site #1: Block 153, Lot 13

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








# 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

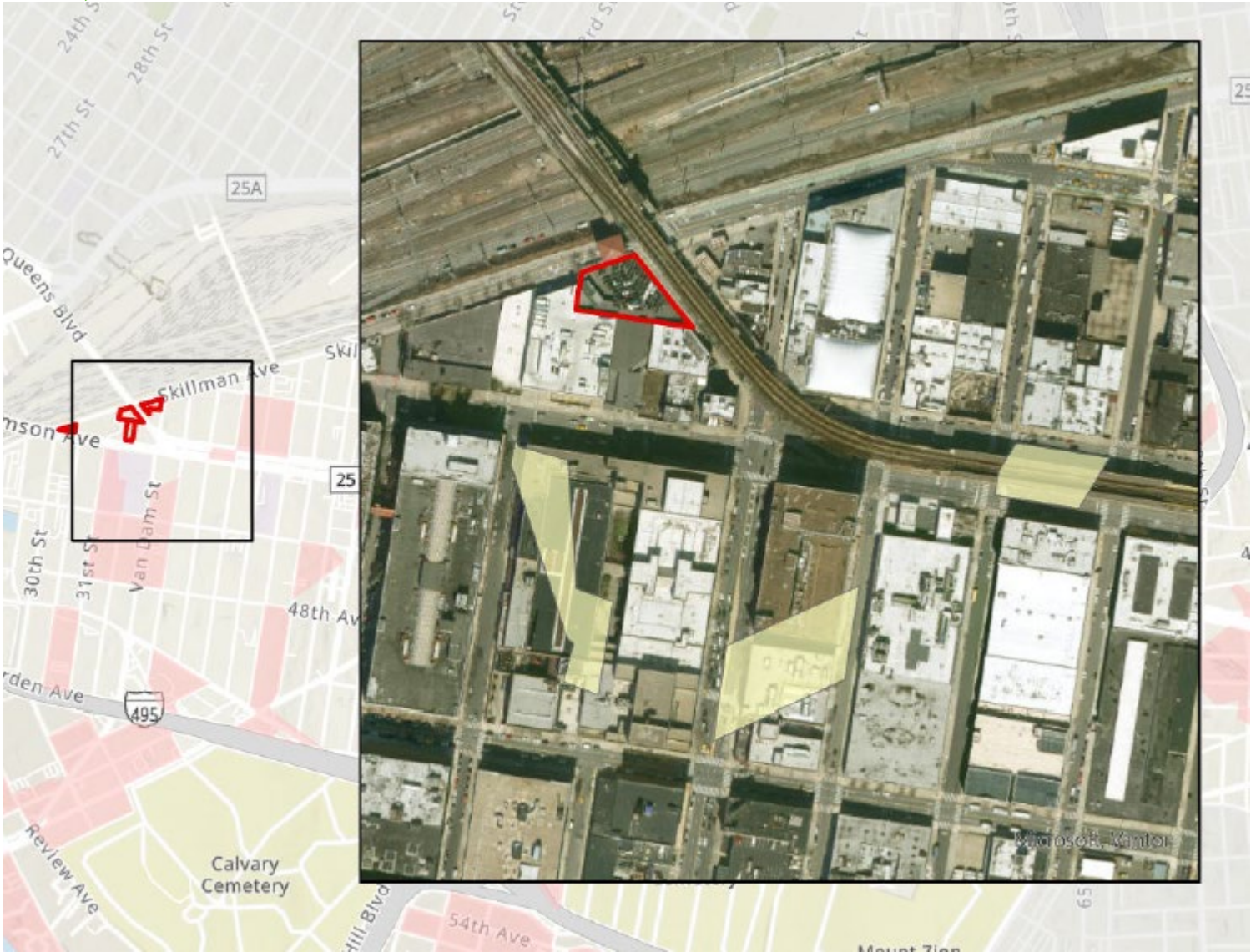
-  Sites Outside of Gap
-  Gap Filled by Site
-  Walk to a Park Gaps (unserved areas)








# 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

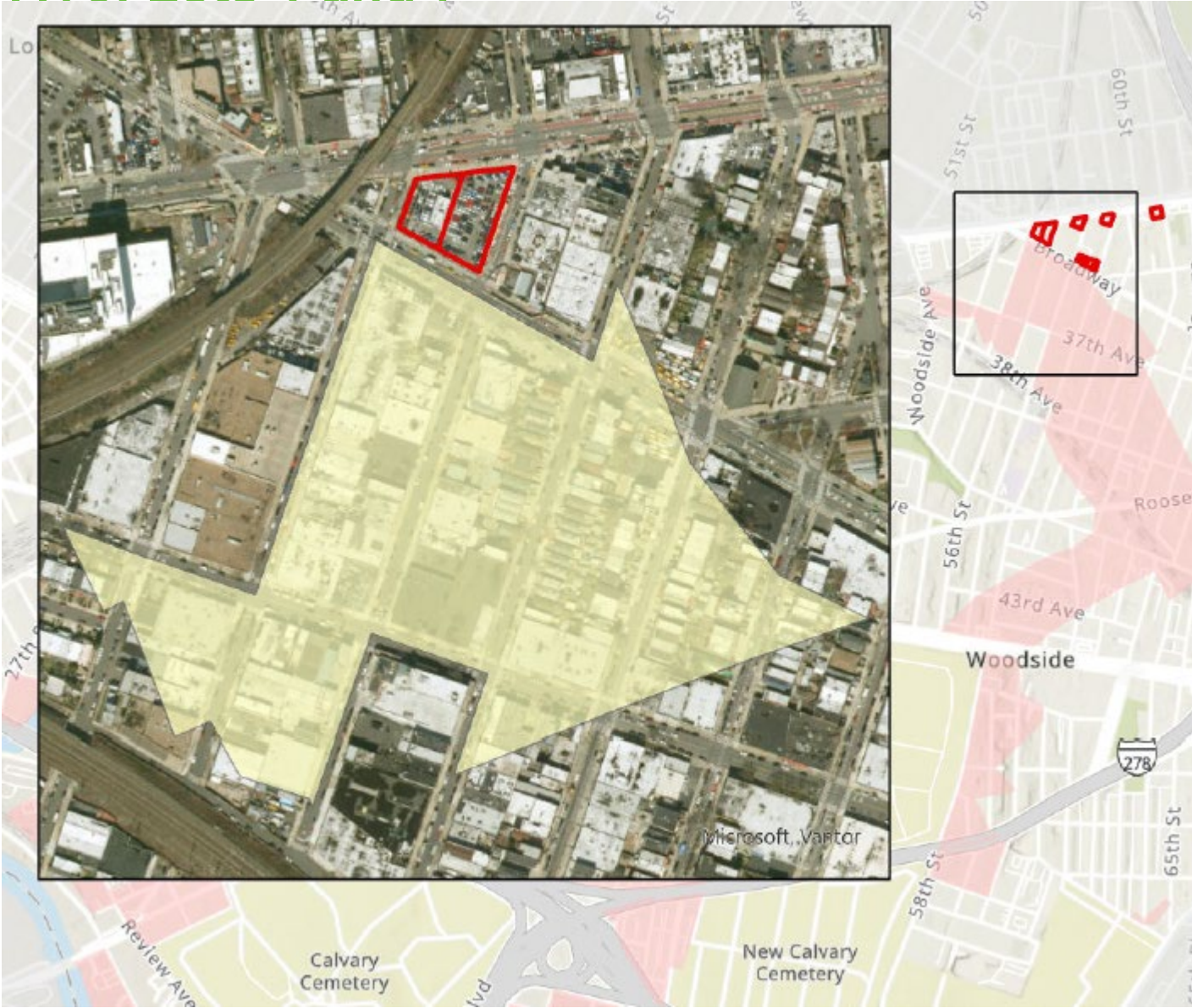
-  Sites Outside of Gap
-  Gap Filled by Site
-  Walk to a Park Gaps (unserved areas)








# 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

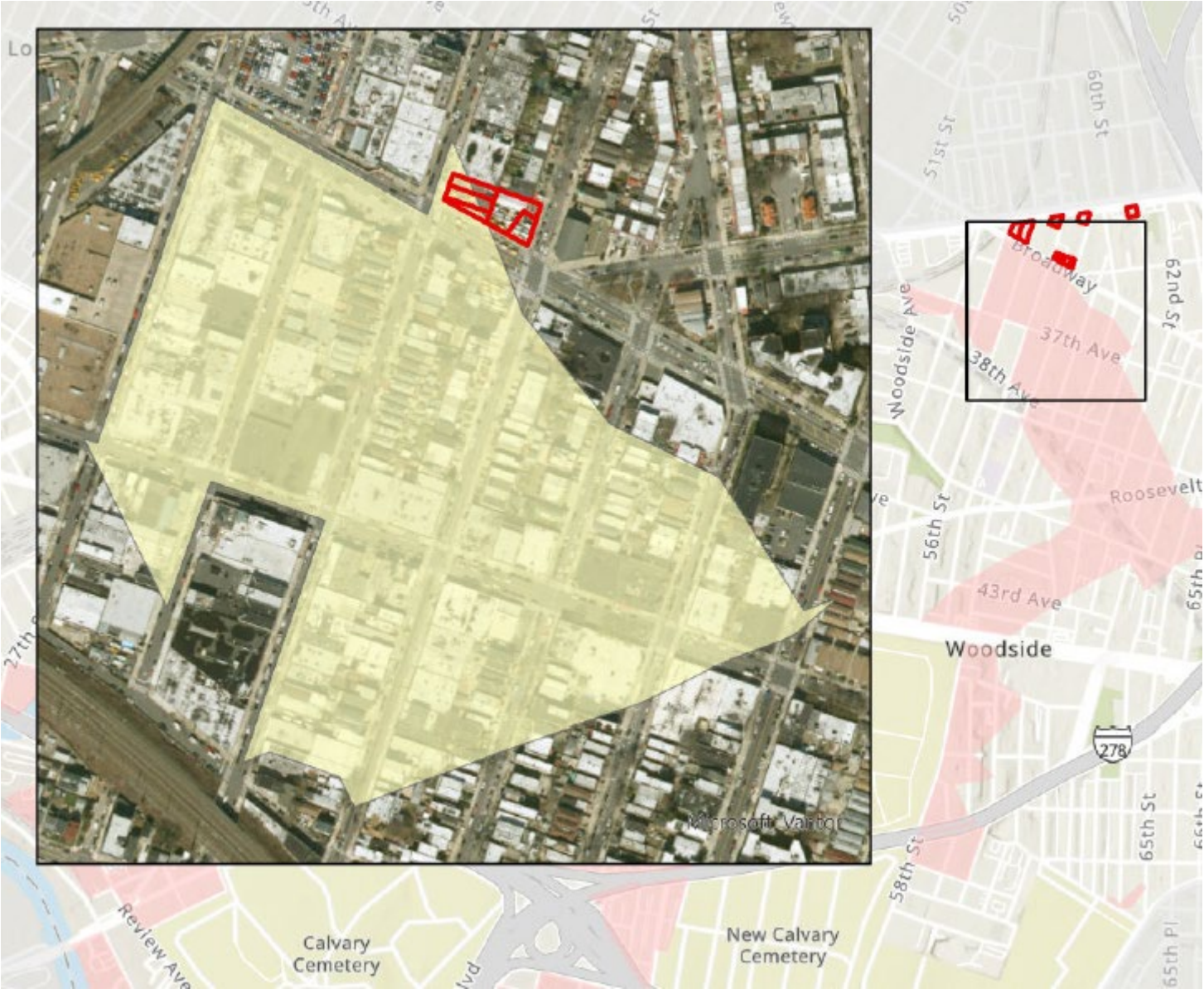
-  Sites Outside of Gap
-  Gap Filled by Site
-  Walk to a Park Gaps (unserved areas)








# 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

-  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)

