



IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services and the Department of Parks and Recreation, pursuant to Section 197-c of the New York City Charter, for acquisition of properties located on Hinsdale Street (Block 3749, Lots 26, 27, and 28), on Sutter Avenue (Block 3749, Lots 31, 32, 33, and 34), on Snediker Avenue (Block 3749, Lots 35 and 36), 350 Sheffield Avenue (Block 3770, Lot 100), 2863 Atlantic Avenue (Block 3950, Lot 47), on New Lots Avenue (Block 4086, Lot 1), on Atkins Avenue (Block 4478, Lots 42, 43, 44, 45, 46 and 47), on Fountain Avenue (Block 4481, Lots 12, 13, and 14), on Loring Avenue (Block 4514 , Lot 1), 2591 Atlantic Avenue (Block 3668, Lot 36), 2660 Atlantic Avenue (Block 3687, Lot 112), 186 Vermont Street (Block 3688, Lot 25), 2686 Atlantic Avenue (Block 3688, Lot 18), 477 Liberty Avenue (Block 3691, Lot 24), 140 Pennsylvania Avenue (Block 3703, Lot 21), 2800 Atlantic Avenue (Block 3962, Lot 9), 523 Liberty Avenue (Block 3962 , Lot 30), 322 Barbey Street (Block 3980, Lot 23), 920 Jamaica Avenue (Block 4108, Lot 14), 21 Autumn Avenue (Block 4108, Lot 4), 29 Lincoln Avenue (Block 4109, Lot 91), 500 Ridgewood Avenue (Block 4133, Lot 25), 3471 Fulton Street (Block 4136, Lot 1), 3374 Fulton Street (Block 4148, Lot 30), 1091 Loring Avenue (Block 4482, Lot 38), Borough of Brooklyn, Community District 5, and for site selection of such properties for park use.¹

This application (C 250298 PCK) for the acquisition and site selection of privately-owned properties for future park development was filed by the Department of Parks and Recreation (DPR) and the Department of Citywide Administrative Services (DCAS) on May 7, 2025. This application would facilitate greater opportunities for DPR to acquire and develop new parkland to close the “walk to a park” gap in Brooklyn, Community District (CD) 5.

BACKGROUND

Public parks have numerous benefits, from improving public health, fostering community gathering, mitigating climate change, balancing urban density, and more. Because of these benefits, several New York City initiatives and studies have identified the goal of increasing access to open space, particularly in under-resourced neighborhoods. For example, DPR

¹ This docket has been reformatted, but reflects all address and block and lot information identified in the Notice of Certification sent on May 27, 2025 and the public hearing notice published in the City Record on August 29, 2025.

published its *Framework for an Equitable Future* in 2014 to plan for a more equitable distribution of open space throughout the city. More recently, Mayor Eric Adams' *PlaNYC: Getting Sustainability Done*, published in 2023, documents the critical role of parks in protecting from climate change and generally improving quality of life. As a result, DPR published the *Vital Parks for All* report in 2024, describing a plan to invest \$3.2 billion in equitable open space resources throughout the city.

To increase access to open space in underserved neighborhoods, DPR seeks to close the “walk to a park” gap citywide. DPR generally defines a “walk to a park” as a half-mile walking distance to entrances of parks over six acres (or parks that have recreation center or pool), and a quarter-mile walking distance to entrances of parks under six acres. DPR used Census Block data to establish “walk to a park” gap areas through the GIS Network Analysis tool to help quantify the number of people who live further than a “walk to a park.” As of December 2024, 16 percent of New York City residents—1.4 million individuals—lived in a “walk to a park” gap area.

However, closing these “walk to a park” gaps prove challenging when DPR must complete individual ULURP applications to obtain acquisition authority after identifying a willing seller but before even being able to make an offer to such seller. Based upon the experience of DPR and DCAS, many potential sellers are unwilling to wait over a year for the completion of ULURP before they can even begin negotiations, and/or the City is outbid during the completion of the ULURP process. DPR is disadvantaged when competing with the private real estate market when it must undergo ULURP between the time a property becomes available for sale and when the City is authorized to make an offer, which also gives far more bargaining power to sellers.

Consequently, the City's *Get Stuff Built* report, published in 2022, recommended that DPR, in partnership with DCP, pursue acquisition approval for groups of non-contiguous properties in underserved areas of the city using criteria-based eligibility in geographically defined areas. Such an approach would enable the City to act more as a participant in the private real estate market by being able to move faster towards negotiation once a site within an approved set of properties becomes available for sale, because the City will have already obtained acquisition authority. As stated in the report, such an approach “will provide broad authorization in areas

where the department is seeking negotiated property acquisition for new parks and will allow new parks to move more quickly from planning to construction.” Giving DPR more options of sites means they have a higher chance of successfully purchasing one, since not all sites will become available for sale or be pursued for acquisition. This application, along with the application for Queens CD 3, are the first to undergo ULURP as part of the initiative proposed in the *Get Stuff Built* report.

Selection of Community District

In choosing which community districts would most benefit from this batch acquisition approach, DPR first identified districts with more than 15,000 residents per square mile who live farther than a “walk to a park.” Then, DPR selected districts that either (1) had an Open Space Ratio (OSR), which is the acreage of public open space per 1,000 residents, lower than the citywide median of 1.3, or (2) had a poverty rate above the citywide average of 17.9%. Brooklyn CD 5 is one of 19 CDs across NYC that meet these criteria. In addition to these quantitative measures, DPR qualitatively considers the existence of private open spaces and other factors in determining which community districts are most underserved and would most benefit from the proposed batch acquisition approach.

Brooklyn’s population grew from 2.4 million in 2000 to over 2.7 million in 2020, an increase of about 300,000. Within that same time frame, the population in CD 5 grew from approximately 173,200 to 200,300, adding roughly 27,000 residents totaling 51,000 people per square mile compared to Brooklyn’s average of 37,000. Despite the increase in population, new parkland development has not caught up with the need for open space for play, exercise, and health. The last property acquired in this community district for a park was in 2013 for Gateway Estates Park. An estimated 27,907 residents do not reside within a defined “walk to a park” area. The proposed action seeks to address this deficiency through the potential acquisition of sites to facilitate the development of new neighborhood parks to close or narrow the existing gap in unserved areas.

The district currently has an OSR of 3.15, which is slightly above the citywide average of 2.92 and above the citywide median of 1.3. However, the poverty rate within the district is 28 percent, significantly higher than the citywide average of 18 percent and exceeding the Brooklyn-wide

average of 19 percent. Several of the sites subject to this approval are also within the disadvantaged New York State communities, which identifies communities affected by historic environmental injustices. The combination of high poverty levels and the number of residents without access to a park underscores a significant community need for additional open space and recreational amenities. For these reasons, DPR identified multiple sites within CD 5 for potential site selection and acquisition.

Project Area Description

The general project area is in Brooklyn CD 5, including the neighborhoods of City Line, Cypress Hills, East New York, Highland Park, New Lots, Spring Creek, and Starrett City. DPR has applied the primary and secondary criteria to identify privately-owned sites within the district that have potential for future acquisition and park development. The sites identified in this application are those for which DPR seeks acquisition and site selection approval, allowing the City to consider them for purchase if they become available for sale.

These sites represent potential future project areas that, once acquired, would support the development of passive and active open space amenities serving neighborhood residents. The sites targeted for acquisition and site selection span across residential, commercial, and manufacturing zoning districts. While DPR seeks to increase access to parks and ensure that more residents live within walking distance of park space, the limited supply of sites suitable for park development needs consideration of sites in non-residential districts to strengthen the overall park network in Brooklyn CD 5.

The district is generally bounded by Highland Boulevard to the north, Ruby Street to the east, Dumont Avenue and Cozine Avenue to the south by Shore Parkway and 157th Avenue, Louisiana Avenue and Van Sinderen Avenue to the west. Land use within CD 5 is predominantly residential, with approximately 75 percent of the district zoned for residential. The zoning framework includes a range from lower-density R3 districts to higher-density R7 districts, with R5 and R6 districts being the most common. R5 districts provide transitional density, with a floor area ratio (FAR) of 1.50, a maximum building height of 45 feet, and required setbacks of 10 feet on wide streets and 15 feet on narrow streets. R6 districts allow for greater density, with an FAR of 2.20 and similar maximum height and setback requirements.

CD 5 contains five community parks, 15 public schools, four public libraries, and 31 health facilities. The district also includes notable community assets such as the African Burial Ground Square in New Lots, the Gateway Center Mall, two designated Industrial Business Parks, and access to Shirley Chisholm State Park. In addition, the district is home to New York City Landmarks such as the New Lots Reformed Church and the Empire State Dairy Company Building. Educational facilities in CD 5 include P.S. 938 at 76 Dinsmore Place, P.S. 290 Juan Morel Campos at 135 Schenck Avenue, P.S. K004 at 923 Jerome Street, World Academy for Total Community Health High School at 400 Pennsylvania Avenue, Salve Regina Catholic Academy at 237 Jerome Street, P.S. 214 Michael Friedsam at 2944 Pitkin Avenue, Trey Whitfield School at 17 Hinsdale Street, Hyde Leadership Charter School Brooklyn at 330 Alabama Avenue, Beer Hagolah Institute at 671 Louisiana Avenue, Achievement First East NY 2 at 158 Richmond Street, P.S. 158 Warwick at 400 Ashford Street, Blessed Sacrament Catholic Academy at 187 Euclid Avenue, P.S. 159 Isaac Pitkin at 2781 Pitkin Avenue, FDNY Captain Vernon A. Richard High School for Fire and Life Safety at 400 Pennsylvania Avenue, Achievement First Linden Charter School at 800 Van Sicken Avenue, Achievement First East Brooklyn High School at 301 Vermont Street, P.S. 306 Ethan Allen at 970 Vermont Street, J.H.S. 292 Margaret S. Douglas at 301 Vermont Street, P.S. 089 Cypress Hills at 265 Warwick Street, Success Academy Charter School – NYC 5 at 99 Pine Street, 6th Floor, School for Classics High School at 370 Fountain Avenue, and P.S. 149 Danny Kaye at 700 Sutter Avenue.

The district's largest commercial zone, a C4-2 district, is located along its southern boundary and includes Gateway Center Mall. Smaller commercial areas are along major corridors including Fulton Street, Atlantic Avenue, Pitkin Avenue, Sutter Avenue, and Linden Boulevard. Commercial overlays along these corridors support local retail and mixed-use development. Manufacturing districts are primarily concentrated along the western edge of Van Sinderen Avenue and in the southern portion of New Lots, below Linden Boulevard. These districts range from M1 to M3. M1-1 districts allow light industrial uses with FARs ranging from 1.0 to 10.0, where height and setbacks are governed by sky exposure planes. M3 districts are designated for heavy industrial activity with a FAR of 2.0 and maximum base height of 60 feet before required setbacks. CD 5 also contains two Special Enhanced Commercial Districts: EC-5 and EC-6. EC-5

is located along Atlantic and Pitkin Avenues, and EC-6 is located along Fulton Street. These districts are regulating ground floor uses, requiring transparency, and limiting curb cuts. Additionally, CD 5 includes a Special Mixed-Use District (MX-16), established in April 2016 along Liberty Avenue, allowing residential and industrial uses and allows new mixed-use development.

The district is served by major corridors including Van Sinderen Avenue, Jamaica Avenue, Linden Boulevard, and Shore Parkway. Public transit service is extensive in the northern portion of the district, with access to the J, Z, A, C, 2, 3, 4, and 5 subway lines. Several bus routes also serve the area, including the Q24, which operates along Atlantic Avenue, and the B83, which provides direct access to Gateway Center Mall. Additional bus routes in the district include the B13, B15, B20, B6, B14, and Q56.

In addition, the East New York Neighborhood Plan (C 160034 ZMK), approved in 2016, was a comprehensive neighborhood plan to promote affordable housing preservation and development, encourage economic development, create pedestrian-friendly streets, and invest in community resources to support the long-term growth and sustainability of East New York, Cypress Hill, and Ocean Hill.

Selection of Sites

Primary Sites

DPR conducted extensive desktop analysis and field work to verify the availability and feasibility of a given property for potential acquisition for the development of a new park. DPR first developed criteria to identify and evaluate vacant, primary sites that could be suitable for future park development:

- 1) Privately-owned and designated in MapPLUTO under Land Use Code 11 (vacant land);
- 2) Tax lot or assemblage of adjacent lot(s) is at least 5,000 square feet as listed on MapPLUTO (5,000 square feet is the minimum lot size that is adequate for the development of an active or passive recreational space);

- 3) No active Department of Buildings (DOB) permits on the site indicating approval for development or ongoing construction; and
- 4) Passed site visit inspection to verify its suitability for park development (i.e. not a road segment, not of irregular shape) and to document the existing conditions.

Sites must continue to meet these criteria at the time of acquisition. Based on the primary site criteria, DPR has identified seven privately-owned sites, three of which are lot assemblages, in Brooklyn CD 5. The identified sites are summarized below and are categorized by Design Option 1, 2, or 3 based on their size and potential programmatic capacity. These design options are described in greater detail in the subsequent section, “Description of Proposed Development.”

- **Site 1. Block 3749, Lots 26, 27, 28, 31, 32, 33, 34, 35, 36 (31,651 square feet)**
Large vacant assemblage in an M1-4 district, surrounded by two-story manufacturing and apartment buildings. Suitable for Design Option 3.
- **Site 2. Block 3770, Lot 100 (11,400 square feet)**
Vacant parcel in an R6 district with a C2-3 overlay, surrounded by six-story apartment buildings. Suitable for Design Option 2.
- **Site 3. Block 3950, Lot 47 (5,095 square feet)**
Vacant lot in an R8A district with a C2-4 overlay, within Special Enhanced Commercial District 5 (EC-5), surrounded by high-density residential and commercial development. Suitable for Design Option 1.
- **Site 4. Block 4086, Lot 1 (8,032 square feet)**
Fenced, grassed triangular lot in an R5 district, bordered by one- to three-story residential development. Suitable for Design Option 1.
- **Site 5. Block 4478, Lots 42, 43, 44, 45, 46, 47 (12,221 square feet)**
Parking lot in an R5 district adjacent to a used car dealership. Suitable for Design Option 2.
- **Site 6. Block 4481, Lots 12, 13, 14 (7,842 square feet)**
Fenced vacant lot in an R5 district, across from mid-density residential development. Suitable for Design Option 1.

- **Site 7. Block 4514, Lot 1 (57,000 square feet)**

Parking lot in a C4-1 district, located across from an abandoned theater and surrounded by mid-density residential development. Suitable for Design Option 3.

Secondary Sites

Due to the scarcity of primary sites, DPR also created criteria identifying secondary sites suitable for park development. Unlike primary sites, secondary sites are not vacant but significantly underbuilt in terms of their allowable maximum FAR under current zoning, which may indicate the potential for redevelopment and thus more likely to become available for sale. Only certain uses are permitted under the secondary criteria; underbuilt sites with existing residential uses are excluded, for example. The secondary sites identified in this application will provide more acquisition opportunities for DPR to consider if they become available for sale.

The secondary site criteria are as follows:

- 1) Privately-owned site and listed in MapPLUTO with one of the following Land Use

Codes:

- a. 05 (Commercial and Office Buildings)
 - b. 06 (Industrial & Manufacturing)
 - c. 07 (Transportation & Utility)
 - d. 08 (Public Facilities & Institutions)
 - e. 09 (Open Space & Outdoor Recreation)
 - f. 10 (Parking Facilities);
- 2) Currently built to 50 percent or less of its maximum allowable FAR based on its zoning designation;
 - 3) Located within a “walk to a park” gap area;
 - 4) Tax lot or assemblage of adjacent lot(s) is at least 5,000 square feet as listed on MapPLUTO (5,000 square feet is the minimum lot size that is adequate for the development of an active or passive recreational space);
 - 5) No active Department of Buildings (DOB) permits on the site indicating approval for development or ongoing construction; and

- 6) Passed site visit inspection to verify its suitability for park development (i.e. not a road segment, not of irregular shape) and to document the existing conditions.

Sites must continue to meet these criteria at the time of acquisition. Under the secondary criteria, DPR has identified 16 privately-owned sites within Brooklyn Community District 5:

- **Site 1. Block 3668, Lot 36 (19,515 square feet)**
Car wash business in a C4-1 district along a commercial corridor. Employees and patrons from nearby health center and community facilities could benefit from passive space here along the busy corridor of Atlantic Avenue. A significant number of recent residential developments nearby following the East New York Rezoning (C 160035 ZMK) would benefit from new public open space here. Mid-size site suitable for Design Option 2, but large enough to subdivide and develop a portion as a park.
- **Site 2. Block 3687, Lot 112 (18,962 square feet)**
Bank with accessory parking in a C4-4 district along a commercial corridor and across from a post office. New residential development in this area from the East New York Rezoning would benefit from public open space. A greenspace would serve the busy commercial corridor along Atlantic Avenue. Mid-size site suitable for Design Option 2.
- **Site 3. Block 3688, Lot 25 (5,567 square feet)**
Electrical and auto repair shop in an R6B district adjacent to one-story manufacturing and two-story residential buildings. Nearby residents, including those from the new large apartment complex across the street, and patrons of nearby community facilities would benefit from public open space here. Likely to require environmental remediation due to automotive use. Small site suitable for Design Option 1.
- **Site 4. Block 3688, Lot 18 (23,271 square feet)**
Auto parts shop in a C4-4D district within Special Enhanced Commercial District 5 (EC-5). There are one-, two-, and multi-family residences and community centers nearby that would benefit from public open space. Mid-size site suitable for Design Option 2.
- **Site 5. Block 3691, Lot 24 (10,047 square feet)**
Auto parts shop in a Special Mixed-Use District (MX-16), adjacent to residential and manufacturing uses. Corner lot is ideal for park use due to multiple entrance points and

increased street visibility. There are one-, two-, and multi-family residences nearby that would benefit from public open space. Mid-size site suitable for Design Option 2.

- **Site 6. Block 3703, Lot 21 (5,652 square feet)**

Convenience store with accessory parking in an R7A district with a C2-4 overlay suitable for Design Option 1. This is a corner lot that is ideal for park use due to multiple entrance points and increased street visibility. Its location along a commercial corridor and proximity to transit and a community center also make this an ideal park location due to the increased pedestrian traffic and high visibility.

- **Site 7. Block 3962, Lot 9 (35,087 square feet)**

Fast-food restaurant with accessory parking in an R6B and R8A district with a C2-4 overlay, located within Special Enhanced Commercial District 5 (EC-5). Surrounded by mixed low- and high-density development. Corner lot that is ideal for park use due to multiple entrance points and increased street visibility. Large site suitable for Design Option 3 and could be subdivided.

- **Site 8. Block 3962, Lot 30 (10,015 square feet)**

Parking lot in a Mixed-Use District (MX-16), surrounded by commercial and low-density residential development, including multifamily buildings, that would benefit from public open space for community gathering. Corner lot that is ideal for park use due to multiple entrance points and increased street visibility. Small site suitable for Design Option 1.

- **Site 9. Block 3980, Lot 23 (7,667 square feet)**

Manufacturing building in an R5B district, across from similar manufacturing uses and low-rise residential development, including multifamily buildings, that would benefit from public open space for community gathering. Small site suitable for Design Option 1.

- **Site 10. Block 4108, Lot 14 (8,422 square feet)**

Manufacturing building with parking in an M1-1 district, located among other industrial uses. Corner lot that is ideal for park use due to multiple entrance points and increased street visibility. Small site suitable for Design Option 1.

- **Site 11. Block 4108, Lot 4 (22,280 square feet)**

Manufacturing building with parking in an M1-1 district, across from one- to two-story residential development. Frontage on two sides of the block allows potential for multiple entrances and increased street visibility. Park at this site would serve approximately 3500

residents not currently living in a “walk to a park.” Large site suitable for Design Option 2 and could be subdivided.

- **Site 12. Block 4109, Lot 91 (9,741 square feet)**

Materials/supply storage yard in an R5 district adjacent to one- to two-story residential buildings. Park at this site would serve approximately 4000 people not currently living in a “walk to a park.” Small site suitable for Design Option 1.

- **Site 13. Block 4133, Lot 25 (10,509 square feet)**

Church property in an R5 district surrounded by two-story residential development. Park at this site would serve nearly 9000 residents not currently living in a “walk to a park.” Corner lot that is ideal for park use due to multiple entrance points and increased street visibility. Located near middle school with limited recreational space. Mid-size site suitable for Design Option 2.

- **Site 14. Block 4136, Lot 1 (25,877 square feet)**

Accessory parking lot for a grocery store with a manufacturing building on-site, located in an R5 district with a C2-2 overlay. Park at this site would serve nearly 8000 residents not currently living in a “walk to a park.” Across from two-story residential buildings. Higher visibility due to increased pedestrian traffic in the commercial district along Fulton Street. Corner lot that is ideal for park use due to multiple entrance points and increased street visibility. Large site suitable for Design Option 3.

- **Site 15. Block 4148, Lot 30 (10,015 square feet)**

Bank with accessory parking in an R5 district with a C1-2 overlay along a commercial corridor of one-story mixed-use buildings. Corner lot that is ideal for park use due to multiple entrance points and increased street visibility. Would be a pocket park. Mid-size site suitable for Design Option 2.

- **Site 16. Block 4482, Lot 38 (8,429 square feet)**

Fast-food restaurant with accessory parking in an M1-1 district surrounded by other commercial buildings. Triangle site in the middle of an intersection best suited for passive green space. Small site suitable for Design Option 1.

Certain sites met the criteria for either primary or secondary sites but were still removed from consideration based on community and DCP feedback and/or if DPR did not consider them

viable for park use—such as having structures that are contiguous to adjacent lots that would require demolition of structures on multiple tax lots, existing uses such as cemeteries, train tracks, or roads that would make park development infeasible, and/or designated landmarks and historic buildings.

Past Actions

On July 8, 2019, the City Planning Commission (CPC) approved an application (C 190291 PCK) submitted by DPR and DCAS for the site selection and acquisition of property located in Spring Creek Park (Block 4585, Lots 165, 167, 205, and 225, as well as a mapped and unbuilt portion of Drew Street). The action facilitated the expansion of Spring Creek Park and supports the ongoing ecological restoration of Jamaica Bay in partnership with the U.S. Army Corps of Engineers.

This action involved lots that were already functioning as open space and surrounded by existing parkland. The Commission’s approval allowed DPR to formalize the incorporation of these unimproved, privately-owned sites into Spring Creek Park and advance the Spring Creek North Ecosystem Restoration project. Upon acquisition, DPR began ecological improvements, including reshaping uplands, removing invasive species, and replanting native vegetation to restore habitat and strengthen the coastal ecosystem.

On October 16, 2019, the CPC approved an action involving Green Gems Garden Addition (C 190452 PCK) specifically, a site selection and acquisition to facilitate the expansion and preservation of the Green Gems Community Garden. The action allows DPR and DCAS to acquire a 2,500-square-foot lot at 151 Fountain Avenue (Block 4191, Lot 6), directly adjacent to the existing garden. The newly acquired site, formerly a vacant lot informally used as open space, was formally incorporated into the garden, ensuring its long-term availability for community use.

Similar to this application, the Green Gems Garden Addition was established in 1994, where the initial garden spanned 13 lots (totaling 19,900 square feet) at the northeast corner of Fountain Avenue and Glenmore Avenue within an R5 district. The new addition, surrounded by one- and two-family homes, included portions of the block zoned R6A with a C2-4 commercial overlay. The project site’s acquisition ensured continued public benefit by converting an underutilized lot

into permanent open space and preserving the community garden for future generations.

Description of Proposed Development

After Uniform Land Use Review Procedure (ULURP) approval, if a property becomes available for purchase, DPR would conduct pre-acquisition site suitability analysis, including environmental and topographic assessments, to determine feasibility for park development. In cases where past land uses have created environmental conditions requiring remediation, DPR would coordinate with the New York City Department of Environmental Protection (DEP) to review environmental testing and implement appropriate remedial measures. These measures would be implemented in accordance with an approved remedial action plan and/or construction health and safety plan and may include engineering or institutional controls as warranted.

Following acquisition, DPR would collaborate with Brooklyn CD 5, local Council Members, and residents to create a conceptual design of the new park. All designs would adhere to DPR standards for ADA accessibility. Future parks may incorporate active features such as playgrounds, handball courts, and basketball courts, as well as passive amenities including seating areas, lawns, and landscaping to support neighborhood enjoyment. Where existing parks are located nearby, DPR intends to expand programming by introducing amenities not already present to maximize community benefit. Each future park design would reflect the surrounding neighborhood character and land use context and be informed by community feedback.

To illustrate the potential programming, DPR has developed representative design options based on site size and assigned a design option to each site, as noted above. The three design options are described below:

- Design and Programming Option 1 is for sites between 5,000 and 10,000 square feet. Passive features on these parks could include new trees, plantings, and benches for seating. Active features on these smaller sites could include small playground equipment for younger children, fitness equipment, or spray showers. Existing examples of such parks include Umma Park in Flatbush, Brooklyn, Lt. Frank McConnell Park in Richmond Hill, Queens, and Private William Gray Playground in East Elmhurst, Queens.

- Design and Programming Option 2 is for sites between 10,000 and 25,000 square feet. Passive features on these parks could include open lawn space, light fixtures, new plantings, cafe tables and chairs, drinking fountains, concrete seat walls, and more. Active features could include larger playground equipment, play panels, basketball courts, and splash pads. Existing examples of such parks include Chelsea Green in Chelsea, Manhattan, Dodger Playground in Crown Heights, Brooklyn, and Ten Eyck Plaza in Williamsburg, Brooklyn.
- Design and Programming Option 3 is for sites over 25,000 square feet. In addition to the potential passive features in the first two design options, larger sites with Design Option 3 could also include game tables, seating steps, rain gardens for street water capture, new trees, bike racks, restrooms, spray showers, and more. Active features could additionally include larger playground equipment, outdoor fitness equipment, basketball courts, handball courts, swings, and play areas for different age groups. Existing examples of such parks include Plimpton Playground in the Bronx and Jamaica Playground in Queens.

Actions Necessary to Facilitate the Project

DPR, in coordination with DCAS, seeks ULURP approval for the acquisition and site selection of privately-owned properties in Brooklyn CD 5. The objective of this action is to increase the availability of open space, reduce the extent of “walk to a park” gap areas, and improve the district’s OSR.

DPR intends to pursue acquisition of as many properties as possible from both the primary and secondary sites identified within the “walk to a park” gap areas if they continue to meet the criteria for primary and secondary sites and as long as the “walk to a park” gap continues to exist in Brooklyn CD 5. However, DPR does not intend to acquire every site as not every site will become available for sale, negotiations may not be successful for sites that become available, or other reasons. When DPR acquires a site, it will inform the CPC in writing and provide a status update with respect to the “walk to a park” gap in the CD.

This application is also subject to a sunset clause, which limits the acquisition authority to ten

years from the date of approval, or until the CD's "walk to a park" gap is filled, whichever occurs sooner. Within ten years of the CPC's grant of acquisition authority, a private owner of a site subject to this approval must have signed a contract with the City for the acquisition authority to be valid. If, at the expiration of this period, DPR determines that this CD remains underserved, DPR may submit a new ULURP application with an updated "walk to a park" analysis and revised list of candidate sites based on the most current PLUTO dataset.

For the site selection action, DPR would prepare a Fair Share Article 9 letter after ULURP approval, at the point when individual sites are closer to acquisition. These letters would provide more detailed descriptions of the proposed uses and types of park amenities to be developed. This approach eliminates the need for DPR to return to DCP for site selection approval on a site-by-site basis once a property becomes available for acquisition.

Approval of this site selection and acquisition action would streamline the DPR acquisition process by providing the City with upfront authority to consider a range of privately-owned properties for future park development in Brooklyn CD 5. This proactive approval mechanism would enable DPR to act more competitively in the real estate market should suitable properties become available for purchase. CD 5 continues to experience population growth and remains one of the most underserved districts in terms of open space access. Approximately 27,907 residents in the CD do not live within a defined "walk to a park" area. Acquiring these sites would help to reduce the number of residents without access to nearby parks and ensure that more residents live within walking distance of open space resources.

ENVIRONMENTAL REVIEW

This application (C 250298 PCK) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.* and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is DPR. This application was determined to be a Type II action which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 250298 PCK) was certified as complete by the Department of City Planning on May 19, 2025, and was duly referred to Brooklyn Community Board 5 and the Brooklyn Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Brooklyn Community Board 5 held a public hearing on this application (C 250298 PCK), on September 5, 2025, and on that date, by a vote of 26 in favor, none opposed, and none abstaining, adopted a resolution recommending approval of the application with the following conditions:

- “1. NYC Parks Department conduct an assessment of park sites in CB5 to identify where capital funding is needed for repair and upgrades

2. NYC Parks Department provides a capital project cost estimate for the construction and maintenance of the East New York Recreation Center (ENYRC). This capital need would provide a centralized location for multi-faceted family services and programming, with intergenerational focuses; athleticism; health & wellness; and more. The district is rapidly growing with new 2-3br units, translating to hundreds of families calling CB5 their home. This facility would support this growing demographic.”

Borough President Recommendation

This application (C 250298 PCK) was considered by the Brooklyn Borough President, who on August 20, 2025, held a public hearing, and on August 28, 2025, issued a recommendation to approve the application with the following conditions.

- “1. Commit to a coordinated capital strategy to successfully acquire properties, develop new parks and open spaces, and increase the number of New Yorkers who live within a short distance to a quality open space;

2. Address outstanding park and open space deficiencies in other Community Districts that have seen increases in population, shifts in demographics (particularly sharp increases in number of youth and older adults), and areas with disparate health outcomes;

3. Invest in park accessibility gaps including curb cuts, sidewalk repairs, and other infrastructure that reduces barriers for people of all abilities; and • Improve landscaping and increase tree canopy within facilities with majority blacktop surfaces to reduce ground temperatures and increase thermal comfort throughout the year.”

City Planning Commission Public Hearing

On August 13, 2025, (Calendar No. 6), the CPC scheduled September 3, 2025, for a public hearing on this application (C 250298 PCK). The hearing was duly held on September 3, 2025 (Calendar No. 18). Three speakers, all representatives of the applicant team, testified in favor of the application, with none opposed.

Speakers testifying in favor of the application included two representatives from DPR and one representative from DCAS. DPR described citywide goals for equitably increasing access to open space and how the “walk to a park” initiative contributes to such goals. DPR noted the numerous challenges with trying to acquire land for park development, including the lack of available land, owners’ unawareness that the City is interested in acquiring land for parks, the long timeline for ULURP approval, and the inability to negotiate with property owners before ULURP approval, as most sellers are unwilling to wait two years before starting to negotiate. DPR detailed their criteria for selecting community districts and that the 2026 Statement of Community District Needs for Brooklyn CD 5 requests more recreation spaces and programming elements.

DPR also described their criteria for selecting sites and noted that while they prefer vacant primary sites, secondary sites were included because of limited land availability. DPR noted that active businesses probably will not be willing sellers and that they are only interested in purchasing from willing sellers.

In response to the Commission’s questions about the possible use of eminent domain, DPR clarified this initiative is about obtaining acquisition authority to more quickly and effectively negotiate with willing sellers. DPR again stated their intention is not to condemn properties. DPR explained that multiple sites were identified so the city is not beholden to one seller.

DPR also detailed the required capital budget approval process, which involves OMB, Law

Department, DCAS, and City Hall and contemplates capital funding for design and maintenance in addition to the fair market value for acquisition. The letter of approval would also note the method of acquisition. In response to a question about the timing of appraisals, DPR noted that appraisals must occur after identification of willing sellers so that appraisal values do not go stale.

DPR also described the metric to assess a “walk to a park” and both the quantitative and qualitative considerations in identifying underserved areas.

In response to the Commission’s concerns about the effect of the acquisition authority over private property, DPR noted that this application includes a ten-year sunset on the acquisition authority and does not involve mapping parkland on or rezoning the sites. Thus, owners would retain full control and development rights of their property until an acquisition occurs. DPR also reiterated that sites will have to continue meeting criteria at the time of acquisition, so a property that is developed later and no longer meets the criteria would not be subject to this acquisition approval. DCAS also testified that in their experience, a ULURP acquisition approval alone has a de minimis impact on the market value of a property.

DPR also summarized conversations with property owners, several of whom asked for future follow-up in case they are interested in selling to the City in the future.

There were no other speakers, and the hearing was closed.

The Commission also received written comments from a community-based organization in favor of the application expressing support for additional park space in critically underserved neighborhoods and a resident in favor of the application.

CONSIDERATION

The Commission believes the proposed acquisition and site selection (C 250298 PCK), as modified, is appropriate.

This action will facilitate the acquisition and site selection of privately-owned properties for future park development to help close the “walk to a park” gap in Brooklyn CD 5 where approximately 27,907 people live further than a “walk to a park.” The Commission commends

the applicants' attempts to work towards the City's goals to equitably increase access to open space and ensure that more New York City residents live within a "walk to a park" and can thus take advantage of the health, environmental, and social benefits that parks provide. The Commission acknowledges that such goals are significantly challenged by the fact that DPR must undergo ULURP and the pre-certification process for individual sites prior to obtaining acquisition authority. This creates a delay of upwards of one to two years after the identification of a willing seller, significantly extending the time before the City can even make an offer for a potential purchase of that site. Such timing constraints make it difficult for the city to compete in the private market, as many sellers are unwilling to wait for ULURP to finish before beginning negotiations. Such constraints also give private sellers significant bargaining power over the City. This has led to many lost opportunities for the City to purchase sites that could have been well-suited for a park in an underserved neighborhood.

The Commission believes the proposed batch acquisition approach balances a creative solution to help DPR increase the possibility of acquiring sites in underserved neighborhoods while maintaining procedural safeguards and notice to the public. The Commission supports the criteria-based approach for selecting sites that balances the Commission's objective land use principles with DPR's exercise of discretion as experts in park development. As such, the Commission is requiring application of the site criteria at the time of acquisition. The Commission also notes that all the lots constituting Primary Site 1 were recently sold to Brooklyn Union Gas Company, but that as of the date of this approval, they continue to meet the criteria for primary sites.

Furthermore, the Commission acknowledges the need to also grant acquisition approval for secondary sites due to the scarcity of primary sites in this community district. There are only seven primary sites in this district, and DPR will likely not be able to acquire all those sites for various reasons. Such reasons may include that not every owner might be willing to sell in the next ten years, some sites may fall out of primary-site criteria, the City might be outbid by another interested buyer, etc. To meaningfully create an opportunity to close the "walk to a park" gap in this CD, the Commission also believes the secondary site criteria are appropriate.

The Commission also acknowledges that, in response to questions raised during the public

hearing, DPR submitted additional rationale for the appropriateness of park use at each secondary site. The Commission supports the secondary site criteria that allow underbuilt sites (built to 50 percent or less of maximum allowable FAR at time of acquisition) with certain uses located within a “walk to a park” gap area to be included in this acquisition approval. However, the Commission believes that while a site’s underbuilt status may indicate potential for redevelopment, that potential is diminished if the site has a structure built more recently, within the last 15 years. As the Commission wishes to limit its acquisition approval to sites that are likely to be sold and redeveloped, it adds a secondary site criterion that requires any buildings built on the site to have been constructed before 2010, 15 years before the date of this application. As such, two sites in this application would no longer qualify under the modified secondary site criteria—Secondary Site 2 and Secondary Site 8.

Because primary sites are vacant, as opposed to secondary sites, the Commission is also requiring a process by which DPR will prioritize pursuing the acquisition of primary sites before proceeding to any secondary sites. Such a process will require that the DPR Commissioner certify in writing to the Commission that it has taken the following steps with respect to all primary sites: (1) after ULURP approval, DPR reached out to primary site owners to ask if they are interested in a sale to City, (2) for no responses, DPR sent a second letter to primary site owners within six months of ULURP approval, (3) DPR asked the DCP Borough Office and Community Board District Manager for insight on such sites, (4) DPR checked whether primary sites continue to meet ULURP criteria or conditions have changed; and (5) a “walk to a park” gap will remain absent pursuit of secondary sites.

The Commission recognizes that the proposed batch acquisition approach also includes several safeguards that are not present in typical acquisition approvals. In addition to the requirements described above, DPR must report in writing to the Commission once a site subject to this approval has been acquired and the status of closing the “walk to a park” gap in the CD. Also, this acquisition approval will sunset when the “walk to a park” gap is closed in the CD or ten years after the date of this approval (by which an owner must have signed a contract with the City as part of the acquisition), whichever is earlier.

The Commission also notes that as part of the site selection approval, DPR would provide a Fair

Share Article 9 letter closer to acquisition of a site subject to this approval when DPR can provide a more detailed description of the proposed uses and types of park amenities that will be developed on the acquired park site.

The Commission appreciates that the three design options presented in this application, while illustrative, help demonstrate the type of amenities that will be provided should a particular site eventually be acquired and developed into a park. The Commission also encourages DPR's plan to continue its standard processes of community input, including the community board, shaping an acquired park's conceptual design.

DPR has reiterated throughout the public review process, including in the certified application, the Commission public hearing, and in its post-hearing communication to the Commission, that it does not intend to acquire the sites subject to this approval via condemnation. Rather, the benefit of this batch acquisition approach is to facilitate negotiation with voluntary sellers based on fair market value. Granting acquisition authority to DPR and DCAS for multiple sites at once gives the City more opportunities to identify willing sellers and undertake fairer, market-driven real estate negotiations. It also makes such negotiations more likely to be successful if potential sellers do not have to wait an additional one to two years for DPR to undertake ULURP to even begin negotiations. Regardless, the Commission strongly urges DPR to proceed with acquisition of these sites through negotiation with voluntary sellers and not through eminent domain, and expresses hope that this batch approach will facilitate successful negotiated acquisitions between willing parties. The Commission also acknowledges testimony by DCAS during the public hearing that, in their experience, a ULURP acquisition approval has very little, if any, effect on a property's value, and that the approval does not encumber a property's title and would not interfere with the owner's ability to retain ownership, develop the property, and/or sell to another private entity.

The Commission recommends that in future "walk to a park" applications, DPR further consider the existence of private open space in its methodology of selecting community districts in which to pursue this batch acquisition approach.

In response to the Community Board's recommendation that DPR invest in creating a recreation center at Sutter Ball Field and prioritize investments into and repairs of existing parks, the

Commission notes that the requested actions are limited to the site selection and acquisition of privately owned lots for new park development in Community District 5. The Commission affirms that these actions would help bring additional open space to residents and would not come at the expense of existing open spaces. While the Commission recognizes the importance of recreation centers and maintenance of existing parks, these issues are outside the scope of the proposed actions. However, the Commission encourages DPR to continue to coordinate with the community board regarding future programming and capital priorities.

The Borough President recommended approval of the application with conditions including committing to a coordinated capital strategy to acquire properties and develop new parks, addressing open space deficiencies in other districts, investing in accessibility, including ADA compliance, curb cuts, and sidewalk repairs, and increasing landscaping and tree canopy to reduce urban heat island effects. The Commission acknowledges the Borough President's recommendations, and notes that while this application is limited to site selection and acquisition of sites for future new park development, it encourages DPR and DCAS to coordinate a capital strategy to acquire properties. The Commission reiterates that this application is among the first of a broader initiative to use this batch acquisition approach to help close the "walk to a park" gap in other underserved districts in Brooklyn and citywide and increase the number of New Yorkers who live within a short distance to quality open space. In addition, the Commission notes that closer to the time of acquisition, DPR will collaborate with the community in designing parks according to community needs, which may involve investments to make spaces ADA compliant and improve landscaping. The Commission also highlights that this proposal would help reduce urban heat island effects, as it would bring more greenspaces to underserved areas.

The Commission is encouraged that with a clearly articulated purpose and goal and thoughtfully crafted criteria for identifying and prioritizing sites, multiple sites may be proposed for acquisition, as they are here, saving the city time and resources to achieve its goals for providing parks to underserved communities.

RESOLUTION

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application of the Department of Parks and Recreation and the Department of Citywide Administrative Services for acquisition of properties listed below, Borough of Brooklyn CD 5, and for site selection of such properties for park use, is approved as modified and subject to the following conditions:

1. Such properties shall meet the criteria for primary or secondary sites at the time of acquisition:
 - a. Primary site criteria:
 - i. Privately-owned and designated in MapPLUTO under Land Use Code 11 (vacant land);
 - ii. Tax lot or assemblage of adjacent lot(s) is at least 5,000 square feet as listed on MapPLUTO;
 - iii. No active Department of Buildings permits on the site indicating approval for development or ongoing construction; and
 - iv. Passed site visit inspection to verify its suitability for park development (i.e. not a road segment, not of irregular shape) and to document the existing conditions.
 - b. Secondary site criteria:
 - i. Privately-owned site and listed in MapPLUTO with one of the following Land Use Codes:
 1. 05 (Commercial and Office Buildings)
 2. 06 (Industrial & Manufacturing)
 3. 07 (Transportation & Utility)
 4. 08 (Public Facilities & Institutions)
 5. 09 (Open Space & Outdoor Recreation)
 6. 10 (Parking Facilities);
 - ii. Currently built to 50 percent or less of its maximum allowable FAR based on its zoning designation;
 - iii. Located within a “walk to a park” gap area;

- iv. Tax lot or assemblage of adjacent lot(s) is at least 5,000 square feet as listed on MapPLUTO;
 - v. No active Department of Buildings permits on the site indicating approval for development or ongoing construction;
 - vi. Passed site visit inspection to verify its suitability for park development (i.e. not a road segment, not of irregular shape) and to document the existing conditions; and
 - vii. Any buildings on the lot were constructed or improved prior to 2010;
2. The acquisition authority granted in this approval shall sunset when the “walk to a park” gap is filled in Brooklyn, CD 5 or ten years after the date of this approval (by which an owner of such site shall have signed a contract for the City to purchase such site), whichever is sooner;
 3. The Department of Parks and Recreation shall report in writing to the CPC when it acquires a site subject to this approval; and
 4. The Department of Parks and Recreation shall not proceed to acquisition of secondary sites until it has certified in writing to the CPC that it has undertaken reasonable efforts to first acquire primary sites and that a “walk to a park” gap will remain absent pursuit of secondary sites.

RESOLVED, the City Planning Commission, consistent with the criteria outlined in this resolution, approves the following sites for acquisition and site selection for park use: Hinsdale Street (Block 3749, Lots 26, 27, and 28), on Sutter Avenue (Block 3749, Lots 31, 32, 33, and 34), on Snediker Avenue (Block 3749, Lots 35 and 36), 350 Sheffield Avenue (Block 3770, Lot 100), 2863 Atlantic Avenue (Block 3950, Lot 47), on New Lots Avenue (Block 4086, Lot 1), on Atkins Avenue (Block 4478, Lots 42, 43, 44, 45, 46 and 47), on Fountain Avenue (Block 4481, Lots 12, 13, and 14), on Loring Avenue (Block 4514, Lot 1), 2591 Atlantic Avenue (Block 3668, Lot 36), 186 Vermont Street (Block 3688, Lot 25), 2686 Atlantic Avenue (Block 3688, Lot 18), 477 Liberty Avenue (Block 3691, Lot 24), 140 Pennsylvania Avenue (Block 3703, Lot 21), 2800 Atlantic Avenue (Block 3962, Lot 9), 322 Barbey Street (Block 3980, Lot 23), 920 Jamaica Avenue (Block 4108, Lot 14), 21 Autumn Avenue (Block 4108, Lot 4), 29 Lincoln Avenue (Block 4109, Lot 91), 500 Ridgewood Avenue (Block 4133, Lot 25), 3471 Fulton Street (Block

4136, Lot 1), 3374 Fulton Street (Block 4148, Lot 30), 1091 Loring Avenue (Block 4482, Lot 38); and removes from consideration the following sites for acquisition and site selection for park use: 2660 Atlantic Avenue (Block 3687, Lot 112) and 523 Liberty Avenue (Block 3962, Lot 30) in the Borough of Brooklyn, Community District 5.

The above resolution (C 250298 PCK), duly adopted by the City Planning Commission on October 22, 2025 (Calendar No. 5), is filed with the Office of the Speaker, City Council, and the Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

DANIEL R. GARODNICK, *Chair*

KENNETH J. KNUCKLES, Esq., *Vice Chair*

GAIL BENJAMIN, ALFRED C. CERULLO III, Esq., ANTHONY CROWELL, Esq.,

JOSEPH DOUEK, DAVID GOLD, Esq., LEAH GOODRIDGE, Esq.,

RASMIA KIRMANI-FRYE, ORLANDO MARÍN, JUAN CAMILO OSORIO,

RAJ RAMPERSHAD, *Commissioners*



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Brooklyn CD 5 Walk to Park Site Selection/Acq.	
Applicant: DPR - Department of Parks & Recreation NYC	Applicant's Primary Contact: Colleen Alderson
Application # 250298PCK	Borough:
CEQR Number:	Validated Community Districts: K05

Docket Description:

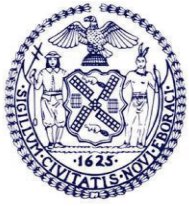
Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Conditional Favorable			
# In Favor: 26	# Against: 0	# Abstaining: 0	Total members appointed to the board: 50
Date of Vote: 9/5/2025 6:00 PM		Vote Location: 127 Pennsylvania Avenue, 3rd Floor / Bklyn NY 11207	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 9/5/2025 6:00 PM	
Was a quorum present? Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	127 Pennsylvania Avenue, 3rd Floor / Bklyn NY 11207

CONSIDERATION: NYC Parks Department conduct an assessment of park sites in CB5 to identify where capital funding is needed for repair and upgrades NYC Parks Department provides a capital project cost estimate for the construction and maintenance of the East New York Recreation Center (ENYRC). This capital need would provide a centralized location for multi-faceted family services and programming, with intergenerational focuses; athleticism; health & wellness; and more. The district is rapidly growing with new 2-3br units, translating to hundreds of families calling CB5 their home. This facility would support this growing demographic		
Recommendation submitted by	BK CB5	Date: 10/3/2025 4:40 PM



BROOKLYN Community Board 5

127 Pennsylvania Avenue • Brooklyn, New York 11207
Telephone: 718-819-5487 • Email: Mperkins@cb.nyc.gov
Website: www.brooklyn5.org

Borough President: Honorable Antonio Reynoso
Board Chairwoman: Alice Lowman
District Manager: Melinda Perkins

RESOLUTION

DATE: October 3, 2025
COMMITTEE OF RECOMMENDATION: Land Use & Housing
Co-Chairs: Vivian Bright & Odessa Fynn
PROJECT ULURP: #C250298PCK
PROJECT NAME: Brooklyn CD 5 Walk to Park Site
Selection/Acq.

Whereas, the New York City Department of Parks and Recreation (DPR), along with co-applicant, the New York City Department of Citywide Administrative Services (DCAS), seeks approval for the acquisition and site selection of privately-owned properties for future park development in Brooklyn, Community District (CB5) that encompasses the neighborhoods of City Line, Cypress Hills, East New York, Highland Park, New Lots, Spring Creek, and Starrett City.

Whereas, obtaining acquisition and site selection approval in Brooklyn CD 5 will allow DPR to acquire privately-owned properties for the creation of new parkland to increase access to open space resources in these critically underserved neighborhoods. Obtaining acquisition and site selection approvals for multiple properties at once will create greater acquisition opportunities to provide new parkland for CB5's residents.

Whereas, DPR, in an effort to target the most underserved CBs for this project, identified those districts with more than 15,000 residents per square mile living further than a walk to a park. Once these CBs were identified, DPR took into consideration two additional metrics: Open Space Ratio (OSR) and poverty rate. The Open Space Ratio, the acreage of public

open space per 1,000 residents, provides a quantitative metric by which to assess the availability of open space in each CB. The average OSR across the City is 2.92, with the median OSR across the City being 1.3.

Whereas, DPR further outlined from their findings, that in CB5, there are approximately 27,907 residents that do not live within a defined *Walk to a Park* area, which their application aims to serve through the acquisition of land to create new neighborhood parks to close or narrow the walk gap/unserved area. However, also in their findings, they highlight that CB5 has an OSR of 3.15, which is slightly above the citywide average. This was also documented in the New Yorkers for Parks Open Space profiles¹, where it identifies CB5 having 67% of residents within a 5-minute walk of a park, in comparison to the overall NYC percentage of 66%. In contrast, this same report shows the need for access to a recreation center, public swimming pool, and the gap in investments for “Acceptable” park conditions and cleanliness.

Whereas, DPR also underscored poverty rates across the 59 community board districts in New York City, as a determining factor in their study; to highlight how economic inequalities have a direct impact on poor health outcomes. It was also outlined in DPRs findings, that CB5’s poverty rate was at 27.7%, which is slightly higher than the citywide average, and higher than Brooklyn’s overall average. Still, this data further supported the CB5’s long-standing request for investment in an East New York Recreational Center (ENYRC). The ENYRC would be modeled after the community concept of the Brownsville Recreation Center (BRC)², which provides **free community-membership** based programming to support nutrition, exercise, older adult programs, youth athletics, indoor swimming, and so much more. This community staple has provided services to the families of Brooklyn Community Board 16, and beyond, for over 70 years; creating a legacy of true community development, family support, and neighborhood empowerment. The BRC is still recognized by New York

¹ https://www.ny4p.org/client-uploads/pdf/District-Profiles-2021/NY4P-Profiles_BK5.pdf

² <https://www.nycgovparks.org/facilities/recreationcenters/B270>

City as an institution worth investing in with \$160 million in capital funding being allocated in 2024,³ and over \$10 in the previous decade.

Whereas, DPR presented the Brooklyn CD 5 Walk to Park Site Selection/Acq. Project to the Land Use & Housing Committee in July and then again at the General Board Public Hearing on September 5th, 2025. Upon completion of public and board review, CB5 agreed to DPR's commitment to improving and expanding access to park space and open space in the district but emphasized the need for existing park space investment and the capital commitment for a unified, multi-purpose facility to provide overall community benefits. The project was voted on, at the September 5th, 2025, public hearing with the following vote tally and conditions, as identified by the membership:

Board Members Present: 26 In Favor: 26 Against: 0 Abstain: 0

Conditions:

- NYC Parks Department conduct an assessment of existing park sites in CB5, to identify where capital funding is needed for repairs and upgrades; and provide CB5 with a report of those capital needs
- NYC Parks Department provides a capital project cost estimate for the construction and maintenance of the East New York Recreation Center (ENYRC). This capital need would provide a centralized location for multi-faceted family services and programming, with intergenerational focuses; athleticism; health & wellness; and more. The district is rapidly growing with new 2-3br units, translating to thousands of new and growing families calling CB5 their home. This facility would support this

³ <https://www.nyc.gov/mayors-office/news/2024/07/mayor-adams-celebrates-160-million-investment-brownsville-recreation-center-additional>

growing demographic. The ENYRC provides a true community resource for an obvious community need.

Therefore, be it Resolved, Brooklyn Community Board 5 voted in favor of the Brooklyn CD 5 Walk to Park Site Selection/Acquisition project with the above-outlined conditions.

Regards,



Melinda Perkins

District Manager, Brooklyn Community Board 5

cc: Alice Lowman – Brooklyn Community Board 5 Chairperson
Honorable Sandy Nurse, NYC Council Member, 37th CD
Honorable Chris Banks, NYC Council Member, 42nd CD
Honorable Antonio Reynoso, Brooklyn Borough President



BOROUGH PRESIDENT RECOMMENDATION

Project Name: Brooklyn CD 5 Walk to Park Site Selection/Acq.	
Applicant: DPR - Department of Parks & Recreation NYC	Applicant's Administrator: Colleen Alderson
Application # 250298PCK	Borough: Brooklyn
CEQR Number:	Validated Community Districts: K05

Docket Description:

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Conditional Favorable

Please attach any further explanation of the recommendation on additional sheets as necessary

CONSIDERATION: Please see attached memo for full recommendation.

Recommendation submitted by	BK BP	Date: 8/28/2025 4:54 PM
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BROOKLYN BOROUGH PRESIDENT ANTONIO REYNOSO

UNIFORM LAND USE REVIEW PROCESS (ULURP) APPLICATION

ULURP NUMBER	C250298PCK
PROJECT NAME	Brooklyn CD 5 Walk to Park Site Selection/Acquisition
APPLICANT TEAM	The Department of Parks and Recreation (DPR) & the Department of Citywide Administrative Services (DCAS)
PROJECT BRIEF	The Department of Parks and Recreation (DPR), along with co-applicant the Department of Citywide Administrative Services (DCAS), seeks approval for the acquisition and site selection (PC) of privately-owned properties for future park development to close the walk to park gap in Brooklyn, Community District (CD) 5.
COMMUNITY DISTRICT	Brooklyn Community District 5
COUNCIL MEMBERS	Council Member Sandy Nurse CD 37; Council Member Chris Banks CD 42

BROOKLYN BOROUGH PRESIDENT'S RECOMMENDATION

DATE	August 27, 2025		
<input type="checkbox"/>	FAVORABLE	<input type="checkbox"/>	UNFAVORABLE
<input checked="" type="checkbox"/>	FAVORABLE WITH MODIFICATIONS / CONDITIONS	<input type="checkbox"/>	UNFAVORABLE WITH MODIFICATIONS / CONDITIONS

Brooklyn Borough President Antonio Reynoso

RECOMMENDATION FOR

Brooklyn CD 5 Walk to Park Site Selection/Acquisition – C250298PCK

Be it resolved that the Brooklyn Borough President, pursuant to Section 197-c of the New York City Charter, recommends that the City Planning Commission and City Council approve this application with the following conditions/modifications:

- Commit to a coordinated capital strategy to successfully acquire properties, develop new parks and open spaces, and increase the number of New Yorkers who live within a short distance to a quality open space;
- Address outstanding park and open space deficiencies in other Community Districts that have seen increases in population, shifts in demographics (particularly sharp increases in number of youth and older adults), and areas with disparate health outcomes;
- Invest in park accessibility gaps including curb cuts, sidewalk repairs, and other infrastructure that reduces barriers for people of all abilities; and
- Improve landscaping and increase tree canopy within facilities with majority blacktop surfaces to reduce ground temperatures and increase thermal comfort throughout the year.

Be it further resolved that Intro 870 of 2024 is still needed legislation to ensure compliance with the Americans with Disabilities Act (ADA) and create an annual assessment of access. This introduced bill would also assist in implementing Local Law 12 of 2023, which requires every City agency to implement a plan to ensure that workplaces, services, programs, and activities are accessible to, accommodating, and inclusive of persons with disabilities. In addition to passing this legislation, the Vital Parks for All Initiative [explorer](#) should be updated to include information on accessibility and highlight accessible facilities, adaptive hubs, accessible events, and status on planned improvements as outlined at nycgovparks.org/accessibility.

Be it further resolved that the City of New York advance comprehensive planning efforts to better integrate capital planning, anticipate new growth and development, and address longstanding gaps in services like parks, schools, and other critical components of neighborhood livability and community health.

PROJECT DESCRIPTION

New York City Department of Parks and Recreation (DPR) is seeking ULURP authorization for acquisition and site selection for multiple privately owned lots in Brooklyn Community District (CD) 5. DPR has identified 38 privately owned lots totaling approximately 8.1 acres to be included as part of this proposed action.

The Project Area, Community District 5, encompasses the neighborhoods of Broadway Junction, City Line, Cypress Hills, East New York, Highland Park, New Lots, Spring Creek, and Starrett City. The CD is home to five community parks, 50 public schools, four public libraries, and 31 health facilities. This CD possesses numerous community features, such as the African Burial Ground Square in New Lots, the Gateway Center Mall, two Industrial Business parks, and access to Shirley Chisholm State Park.

The Proposed Action would allow DPR to acquire privately owned properties through negotiated purchase for park development to increase access to open space resources in these critically underserved neighborhoods. Any additional

open space that is created through this action will provide current and future residents with the public open space needed for their enjoyment, health, and for a more sustainable community. Any future park build out will be required to comply with CEQR/SEQRA under a future environmental review.

DPR Has identified the sites within two tiers: Tier 1-Primary (vacant, larger than 5,000 sf, no active DOB permits, and is suitable for park development) sites and Tier 2-Secondary (privately owned, 5,000 sf or greater, no active DOB permits, currently built to 50% or less of their available FAR, located within a “Walk to a Park” gap, and is suitable for park development) sites.

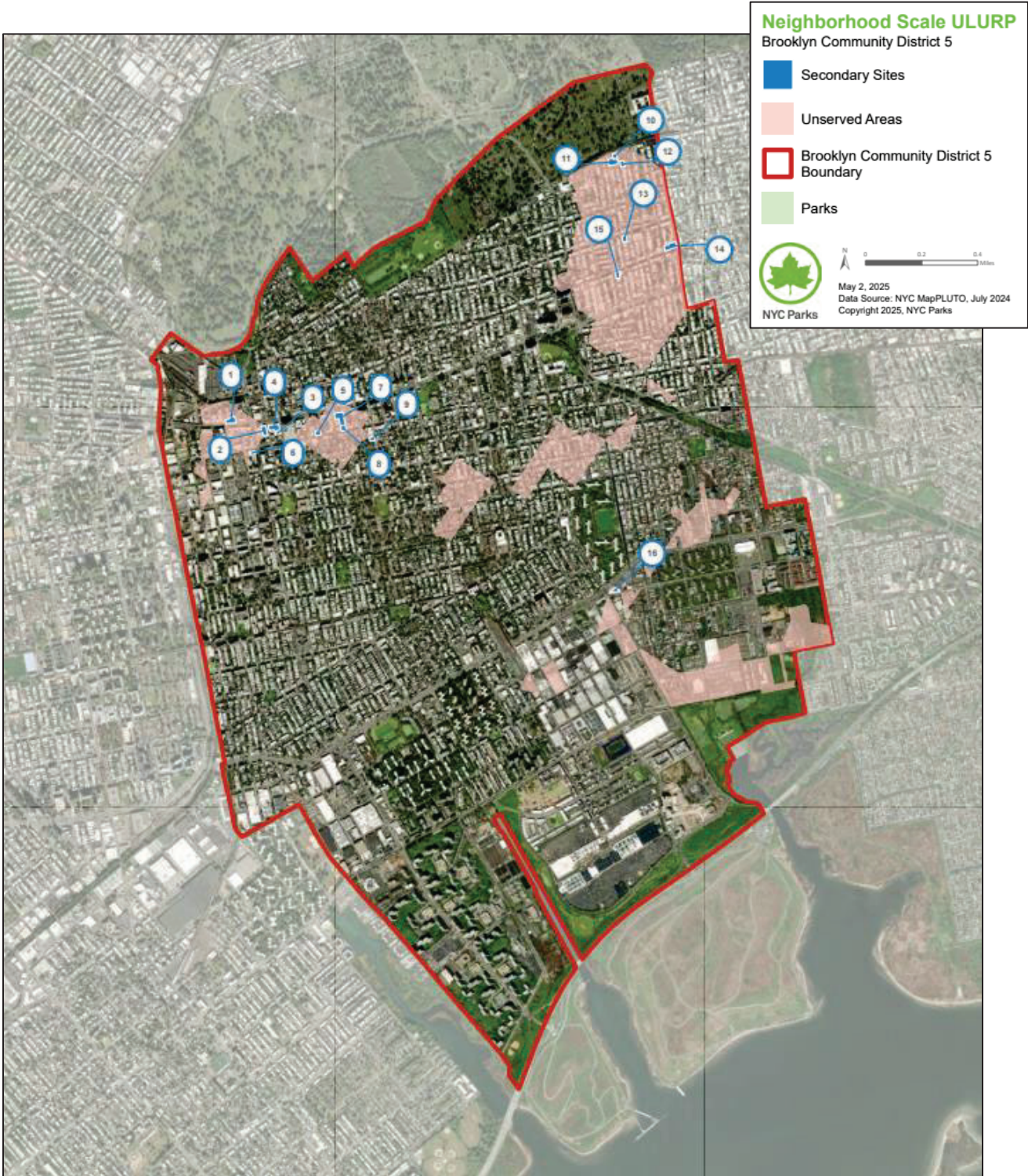
DPR is considering three potential design and programming options based on the square footage of the acquisition sites that will inform potential park schemes to illustrate the future park uses that these sites could accommodate, in response to community needs. These design options can accommodate different and specific park uses for sites including:

1. Sites between 5,000-10,000 sf | Smaller neighborhood parks at this scale are intended to serve as green spaces for respite which can be achieved with these passive and active design features (i.e., new trees, plantings, and benches for seating, small playground equipment for younger children, fitness equipment, and spray showers)
2. Sites between 10,001-25,000 sf | Mid-size parks of this scale can accommodate greater open space needs and provide communities with family-friendly green gathering spaces to spend leisure time in, as well as opportunities for active recreation (i.e., open lawn space, benches, light fixtures, new plantings, cafe tables and chairs, drinking fountains, concrete seat walls, larger playground equipment, play panels, basketball courts, and splash pads)
3. Sites larger than 25,001 sf | Large neighborhood parks like these can accommodate a diverse array of community needs

Tier 1 and Tier 2 sites are identified on the following maps below (maps courtesy of DPR).



Tier 1 Sites



Tier 2 Sites

COMMUNITY BOARD POSITION

The Community Board (CB5) 5 Land Use Committee voted to approve the item with two conditions:

1. Parks invest in creating a recreation center at Sutter Ball field, and
2. Parks prioritize investment into repairs of existing parks.

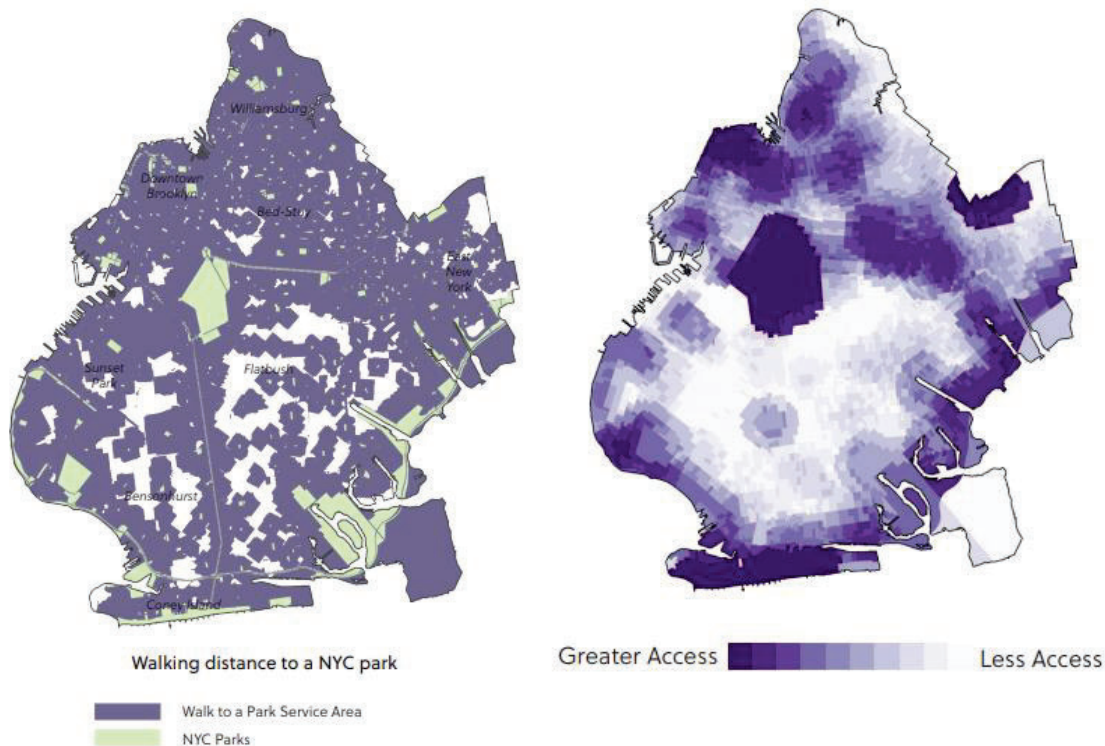
CB 5 is calling a special meeting on September 2, 2025, where this item could be added to the agenda.

BOROUGH PRESIDENT ULURP HEARING AND PUBLIC COMMENT

The Borough President held a hearing on this item on Wednesday, August 20, 2025. No members of the public provided testimony at the hearing, and the Borough President's Office received no written testimonies via email.

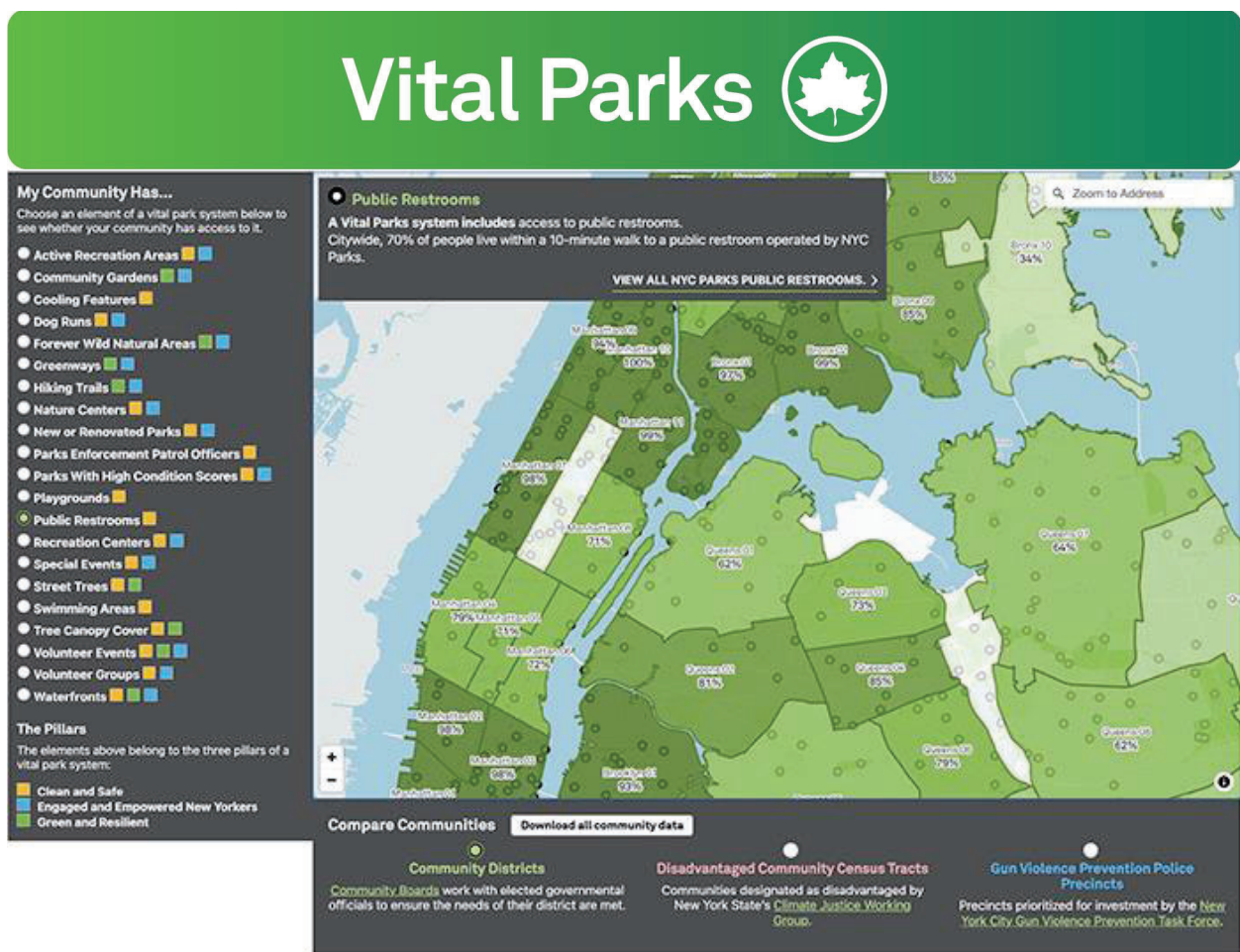
APPROVAL RATIONALE

Borough President Reynoso believes that the proposed actions are appropriate.



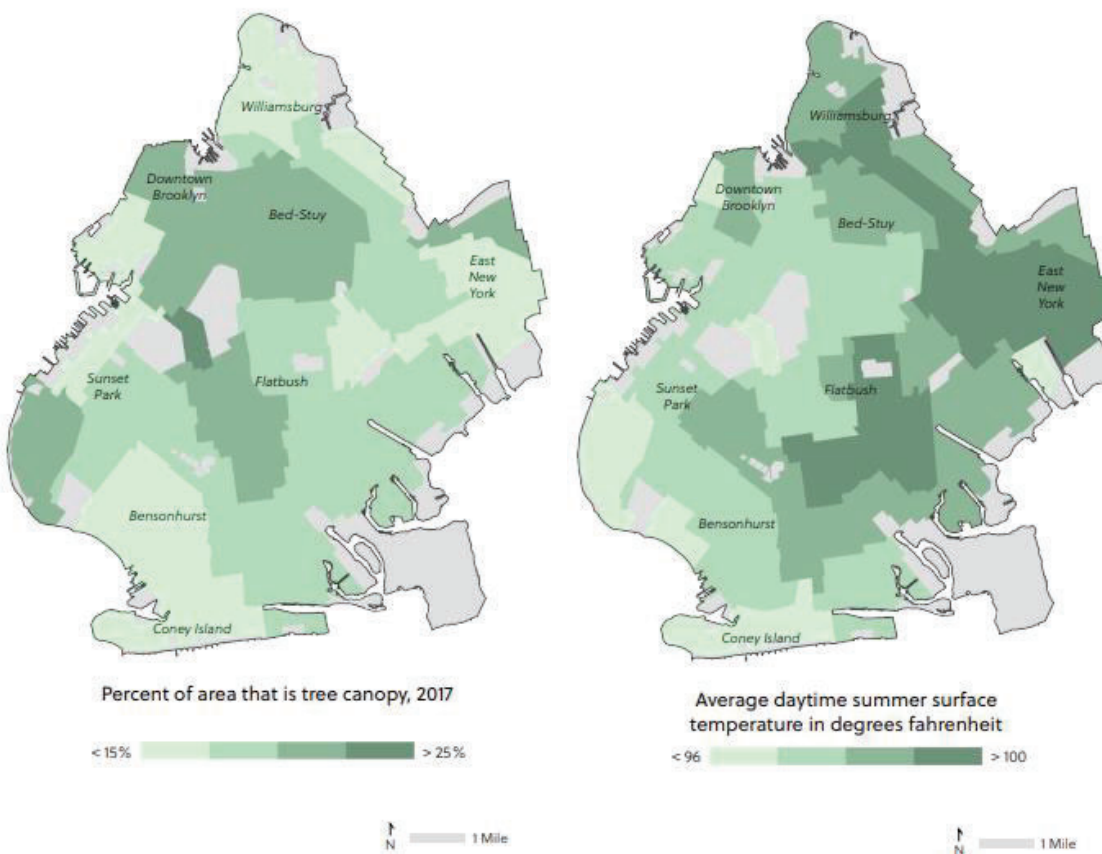
Parks are immensely important to Brooklynites' health. Parks are venues for walking, running, and sport, and they play a critical role in facilitating a community's ability to engage in exercise activity. The vegetation in parks improves air quality. Natural settings reduce stress and improve mood and cognitive function, regulate temperature, and provide a space for community and social interaction. As climate change increases the frequency of extreme heat events, the need to invest in park space becomes even more urgent.

Yet access to these essential resources is not equal across Brooklyn and moreover, among the 628 parks in Brooklyn, some offer more benefits than others. To better understand these nuanced disparities, the Brooklyn Borough President's Office established four tiers of parks using NYC Parks' data to measure access to a park based on the park's size and use (active and passive recreation).¹ This analysis, shown above, highlights that while the entirety of CD 5 would benefit from additional park space, the central area (situated away from both Highland Park to the north and Shirley Chisholm State Park to the south) is most in need of a larger park space to provide local residents the many the benefits it provides. Through expanding access to parks in CD 5, this application aligns directly with The Comprehensive Plan for Brooklyn, specifically Public Realm Element, Objective 5, Strategy 1: Improve access to park space, and Health Element, Objective 6, Strategy 1: Improve cycling and pedestrian infrastructure and invest in parks and public recreation, particularly in underserved areas.



¹ Flagship Parks include Prospect Park, Highland Park, and Coney Island. Large Parks includes community parks greater than 6 acres, parkways, and nature areas. Small Parks included neighborhood parks, community parks less than 6 acres, playgrounds, and waterfront facilities less than 8 acres. Micro Parks include triangle/plaza parks and malls. Cemeteries, historic house parks, lots, strips, managed sites, and buildings or institutions of NYC Parks were all omitted.

Beyond building a park in CD 5, the Borough President has suggestions for NYC Parks regarding its design. Intro 870 of 2024, introduced at the request of Borough President Reynoso, would require NYC Parks to conduct an annual assessment of park entrances, bathrooms, playgrounds, beaches, and pools to determine if they are compliant with the Americans with Disabilities Act (ADA). If these facilities are not compliant, NYC Parks must report on what steps they are taking to bring these facilities into compliance and how long it will take to achieve compliance. NYC Parks would also be required to create a map on their website that shows all NYC Parks facilities included in the report. In accordance with this proposed legislation the Borough President urges that regardless of the site that is chosen, the future park space is accessible to all Brooklynites. Additionally, the Borough President encourages the applicant to invest in pedestrian wayfinding, walkways, and increased bike parking.



As a strategy, this ULURP application is noteworthy. First, it mimics at a localized scale what is possible through a coordinated and citywide, comprehensive plan. By assessing needs, identifying priority areas, and maintaining a list of potential sites for acquisition and development, DPR and DCAS have created the expectation that actions to close access challenges to park space are both necessary and within reach.

Secondly, DPR's and DCAS' shift to identify multiple sites is an admission of the speculative qualities of land use actions, naming explicitly the difficulty of competing and coordinating with a potential site/site owner given the lengthy ULURP process which may raise the cost of any particular site.