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

☐ FAVORABLE	☐ UNFAVORABLE
☑ FAVORABLE WITH MODIFICATIONS / CONDITIONS	☐ 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 privatelyn 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

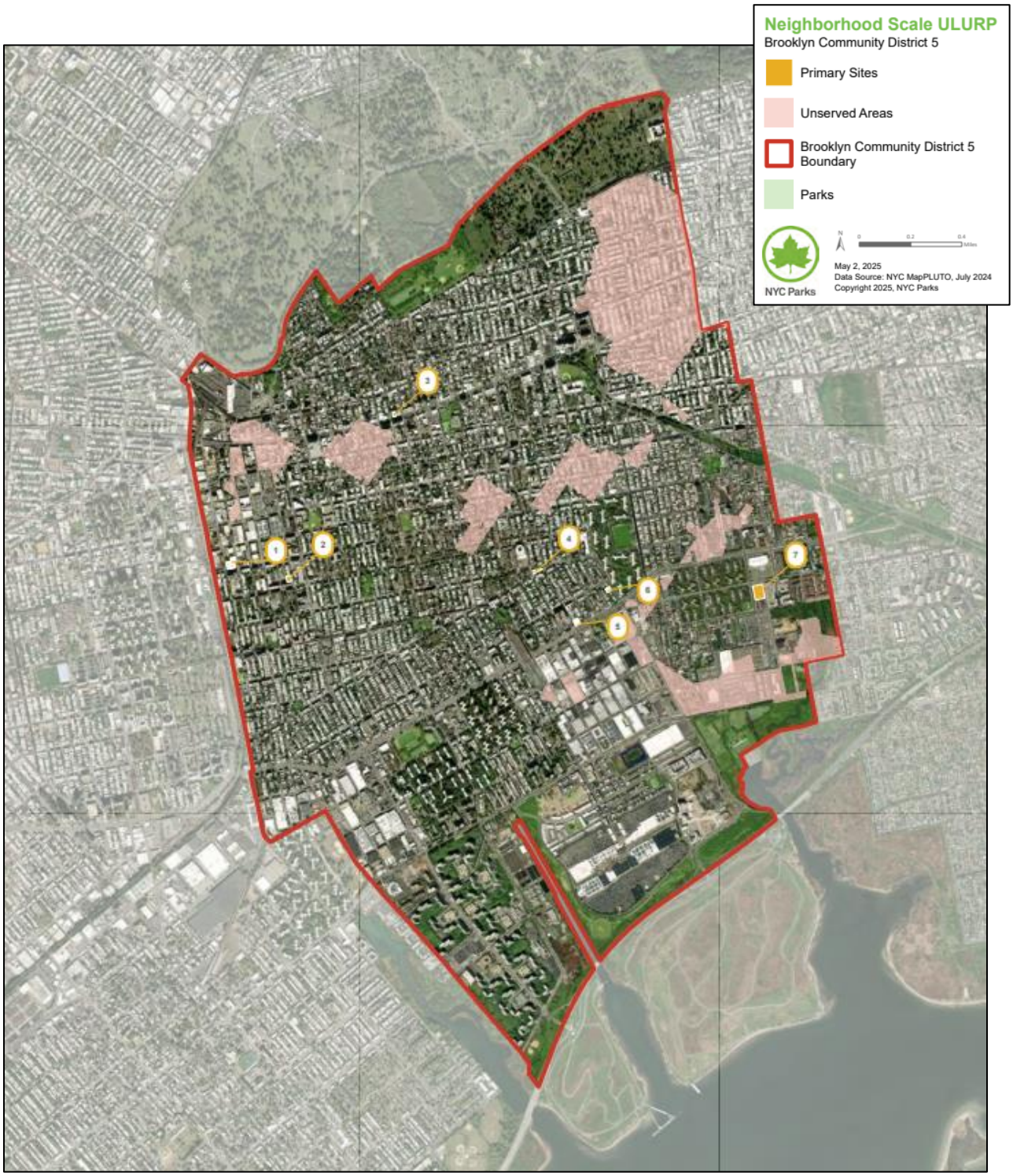
open space that is created through this action will provide current and future residents with the public open space needed for their enjoyment, health, and for a more sustainable community. Any future park build out will be required to comply with CEQR/SEQRA under a future environmental review.

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).


Neighborhood Scale ULURP
Brooklyn Community District 5
Primary Sites
Unserved Areas
Brooklyn Community District 5 Boundary
Parks
NYC Parks
May 2, 2025
Data Source: NYC MapPLUTO, July 2024
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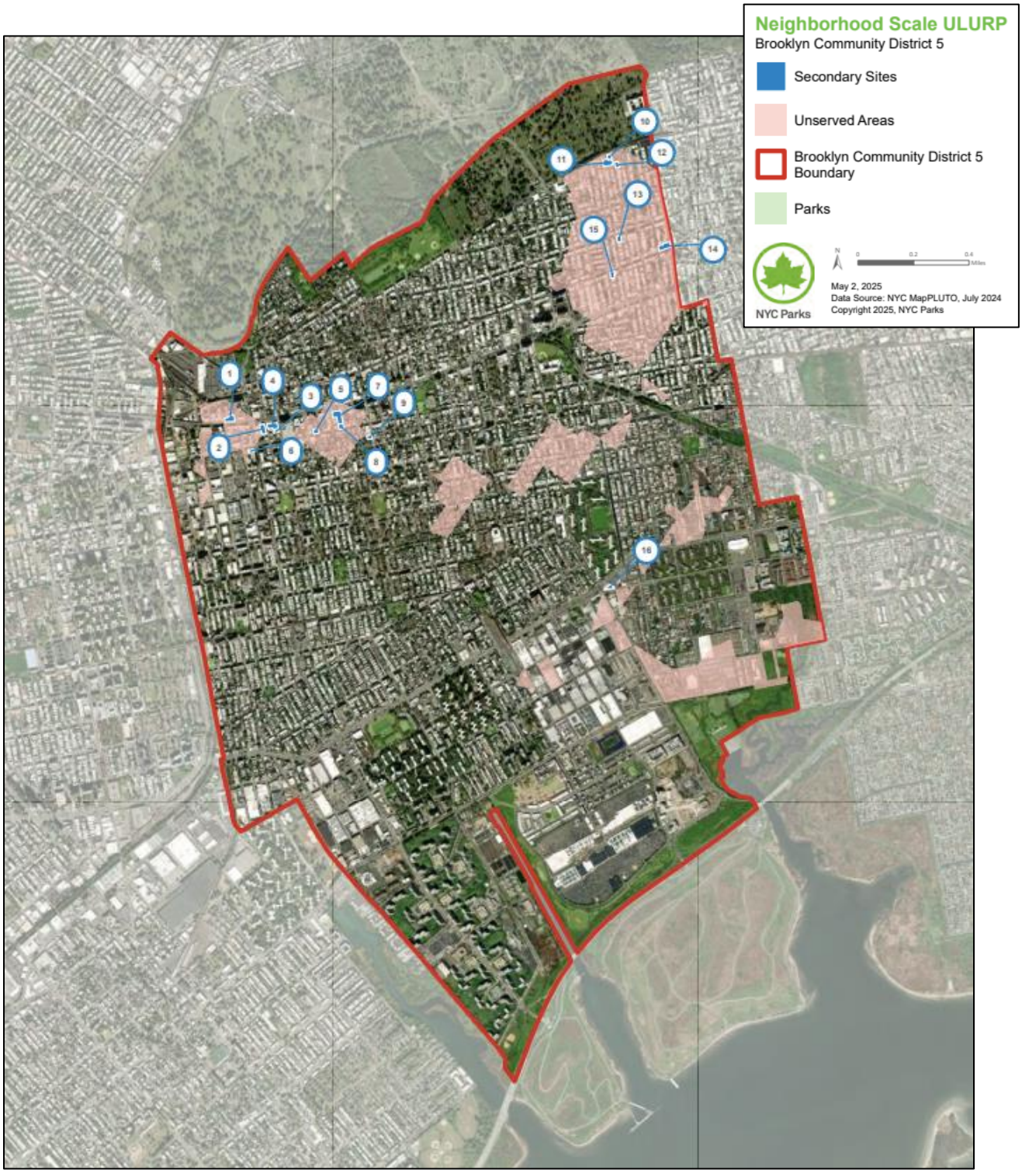
Tier 1 Sites


Neighborhood Scale ULURP
Brooklyn Community District 5
Secondary Sites
Unserved Areas
Brooklyn Community District 5 Boundary
Parks
NYC Parks
May 2, 2025
Data Source: NYC MapPLUTO, July 2024
Copyright 2025, NYC Parks

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.

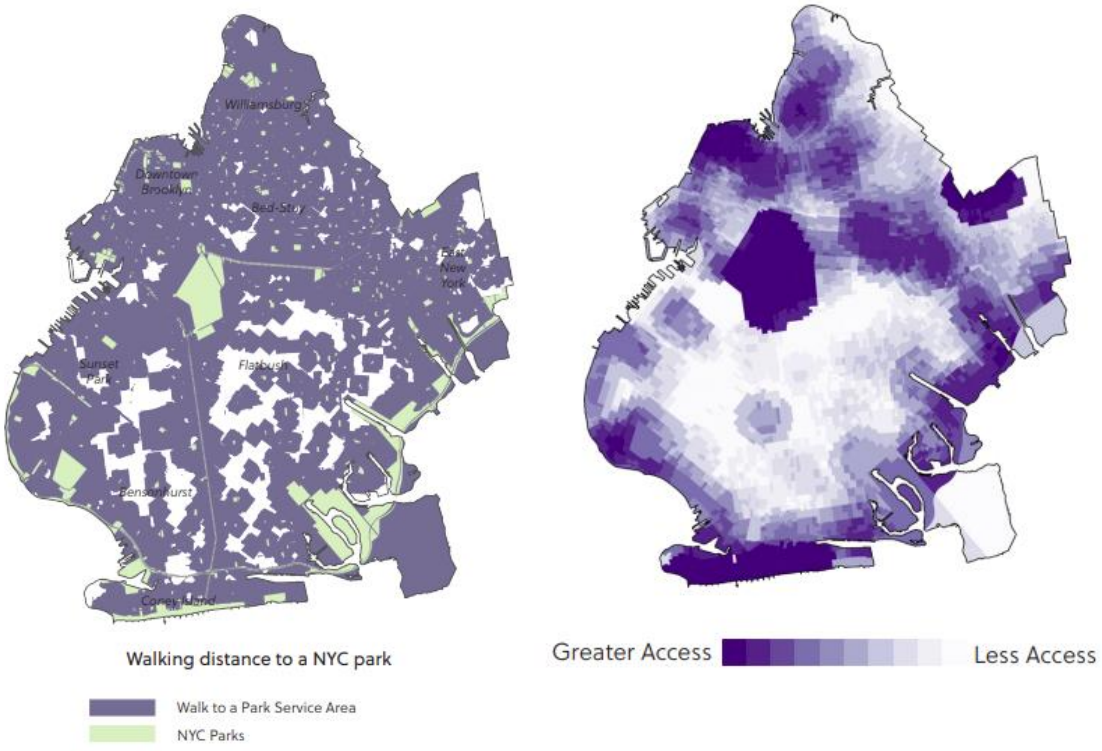
CB 5 is calling a special meeting on September 2, 2025, where this item could be added to the agenda.

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.

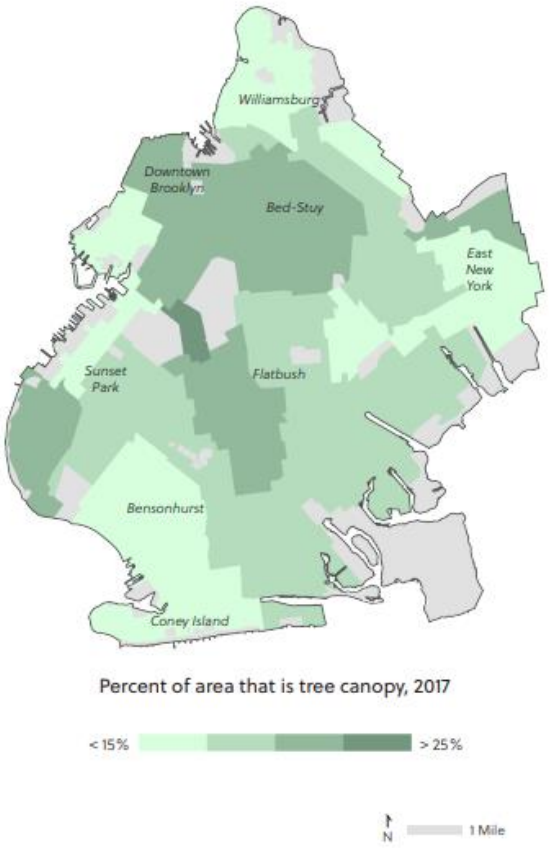


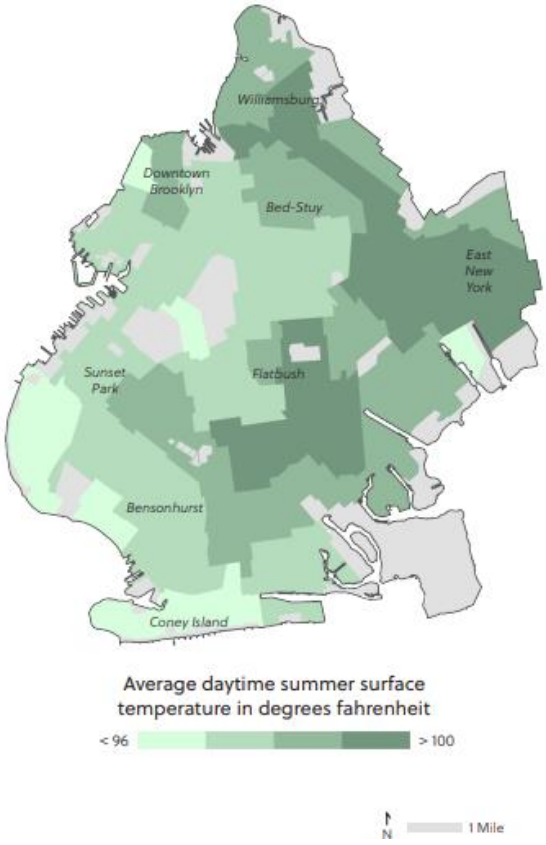
Parks are immensely important to Brooklynites' health. Parks are venues for walking, running, and sport, and they play a critical role in facilitating a community's ability to engage in exercise activity. The vegetation in parks improves air quality. Natural settings reduce stress and improve mood and 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.