New York City
Is a Group of Small Towns
on the Hudson River
The City Is Divided into 5 Boroughs

The borough of Manhattan has about the same population as Philadelphia, 1.5 million.
The 5 Boroughs Are Divided into 59 Community Districts

Bronx Community Board 1 has a population of 85,000, similar to Trenton, NJ.

Brooklyn Community Board 13 has a population of 106,000 similar to Allentown, PA.

Source: New York City Department of City Planning
The Community Districts Are Divided into 198 Neighborhoods, the Basic Building Blocks for Planning

North Corona, in Queens, has a population of 47,000, similar to Harrisburg, PA.

Clinton Hill, Brooklyn, has a population of 33,000, similar to Dover, DE.
Park Managers Around the Globe
Speak the Same Language
We Are All in the Real Estate Business

Creating Parks, Olmsted

In 2002, the accounting firm of Ernst & Young found that commercial rental values around Bryant Park had increased by as much as 225% after revitalization of the park.

Reclaiming Parks, Bryant Park

Maintaining Parks, Crompton

In a 2004 article John Crompton of Texas A&M University connected price premiums for homes within 500 feet of a park to park quality:

“average” quality added 5%,
“above average” added 10%,
“unusual excellence” added 15%.
Geography Defines Opportunity

For New York, the country is not far from the city.

In New York, open water is open space.
For Congested Neighborhoods, Access to the Waterfront Can Be Transformative.

Finding new open space for landlocked neighborhoods is more difficult in a developed city.
Yesterday’s Parks: Wet, Steep, Rocky, Remote

Unwanted Land
Today’s Parks: Toxic
Recycled Industrial Land

Fresh Kills Park, Staten Island
The High Line Park, Manhattan

Past Train Line

Future Park
Concrete Plant Park, The Bronx

Current Construction Progress

Design
Gas Tank Park, Queens

Past

Current
Greenpoint-Williamsburg Waterfront, Brooklyn
Today’s Parks: Exotic
Shared Jurisdiction, Complex Engineering, on Rooftops

Union Square

Damrosch Park, Lincoln Center

Riverbank State Park, Hudson River
Seawalls, Pilings, Decks, Tunnels

Carl Schurz Park over East River Drive

Battery Park Over Subway Tunnel

East River Park Seawall
Today’s Parks: Expensive

Push is on for East Side park

4 acres for $100 million!
The Ideal Park System
Is One You Can Afford
– In Bad Times
Mayor Bloomberg’s PlaNYC 2030

Guiding Principle: Make the Most of What We Have
Complete Unfinished Regional Parks

78 acres to be developed for $40 million
Open More Schoolyards as Public Playgrounds

PS 161 Queens

PS 69 Brooklyn

Schematic Design
Create More Greenstreets

Before

After
Build More Bikeways

Harlem River Greenway

9th Ave Bike Lane

Riverside Park
Other Things To Do: Fix Broken Windows

Graffiti in Parks, Northern Ireland

Litter in Playground 52, Bronx
Attract the Public with Events, Food and Art
Make the City Bloom: Community Gardens
The Smallest Park in the City