

14 St Subway Station L 

Uptown & Queens  

Zoning For Accessibility 2023-2024

Towards a
More Accessible
New York City



Annual Report
October 2024



Subway

Dear Chair Garodnick,

The Metropolitan Transportation Authority (MTA) is pleased to present its third annual report highlighting the private easements and station upgrades secured through Zoning for Accessibility (ZFA). Three years since the program's launch, the MTA continues to work alongside New York City agencies, private developers, and non-profit organizations to accelerate and reduce the cost of enhancing accessibility across the nation's largest transit system.

Over the past year, ZFA has paved the way for accessibility improvements at subway and railroad stations across the city, with multiple privately funded/constructed projects nearing completion and a new easement obtained at the **University Heights** Metro-North station, preserving space for a new accessible entrance in a planned waterfront development next to the station. Additionally, ZFA facilitated the private construction of new elevators at the **Queensboro Plaza**  and **57 Street**  New York City Transit stations, which are both well underway, on track to be completed in Q1 of 2025 and Q1 of 2026, respectively.

As a program driven by public-private partnerships, the success of ZFA is closely tied to the market forces that influence real estate development in New York City. While high interest rates and the expiration of New York State's 421-a property tax exemption slowed new development across the city for much of the past two years, recent policy shifts such as the State's new 485-x property tax exemption, the removal of State caps on residential density, and New York City's various zoning initiatives provide promise for increased development and prospective ZFA projects. As the amount of transit-oriented development in the city increases, the MTA continues to develop partnerships to provide accessibility across the transit system with fewer costs to taxpayers.

The MTA is also committed to providing accessible travel with its capital programs. In the past year, MTA capital projects have made the following eight (8) stations accessible.

1. Beach 67 St , Brooklyn – fully accessible
2. Lorimer St , Brooklyn – fully accessible
3. Metropolitan Av , Brooklyn – fully accessible
4. Tremont Ave , The Bronx – fully accessible
5. 6 Av , Manhattan – fully accessible
6. 7 Av , Brooklyn – fully accessible
7. 14 St , Manhattan, – uptown only
8. 181 St  Manhattan – fully accessible

The MTA appreciates the support from City agencies, the private sector, and the advocacy community in achieving this milestone and looks forward to the continuing collaboration in making New York City's transit system more accessible.



Robert Paley

Senior Vice President, MTA Transit-Oriented Development

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Zoning For Accessibility
 Annual Report
 2023-2024

ZFA Projects to Date










Zoning for Accessibility (ZFA) is a New York City zoning initiative that leverages public-private partnerships to make subway and railroad stations across the city accessible (see Appendix A: How ZFA Works). Working in tandem with the MTA's planned capital construction projects, ZFA helps accelerate upgrades to our more-than-a-century old transit system and deliver accessibility more quickly and with fewer costs to taxpayers. Pursuant to the requirements of the New York City Zoning Resolution, the MTA submits this report annually to the Chairperson of the City Planning Commission and the City Council to provide updates on the progress ZFA has made to date.

In the past year, MTA has notified developers that it requires transit easements on eight properties. Of these locations, one easement has been secured for the Metro-North University Heights Station; three easement agreements are being finalized; and four easements are in the early design stages with the respective property owners.

The MTA has also engaged with developers on seven prospective ZFA bonus improvement projects. MTA is finalizing the transit improvement agreements for four stations, and is reviewing the conceptual transit improvement plans at three other stations.

Additionally, two ZFA bonus projects are currently under construction at the Queensboro Plaza Station and the 57 Street Station, with the former slated to be open to the public in early 2025.

Since ZFA's adoption in October 2021, six ZFA projects have been approved:

- **Queensboro Plaza**     in Queens – An easement and zoning bonus were approved at 25-01 Queens Plaza North for a station new entrance that includes an elevator and stair connecting the street to the station's mezzanine level. Construction is underway with the new entrance targeted to be open to customers in early 2025.
- **57 Street**  in Manhattan – The owners of 41 W. 57th Street received a zoning bonus for providing street and platform elevators at the station. This project is currently under construction with completion estimated in early 2026.
- **University Heights (Metro-North Railroad)** in The Bronx – MTA secured an easement to preserve space along the property line adjacent to the Metro-North Railway tracks for future operations, as well as to provide for a future privately funded and constructed new stair, elevator, and pedestrian bridge.
- **Beach 36 Street**  in Queens – MTA secured an easement that will facilitate the construction of an elevator from the sidewalk to the station mezzanine.
- **Union Street**  in Brooklyn – MTA secured an easement at 204 4th Avenue for a future entrance that will include an elevator and stairway from the sidewalk to the southbound platform.
- **5 Avenue – 53 Street**   in Manhattan – MTA secured an easement at 665 5th Avenue for a future elevator connecting the sidewalk to the northbound and southbound platforms. Construction of the elevator shaft has been completed by the private property owner.

The map and table on the following pages reflect the ZFA projects that have been executed and recorded to date.

In the next year, MTA, working with its private development partners, looks forward to finalizing existing ZFA projects and beginning new ones to bring accessibility to more stations throughout the transit system.

For a full list of accessible stations, see Appendix B: List of ADA Accessible NYCT and SIR Stations.

Where ZFA is Working

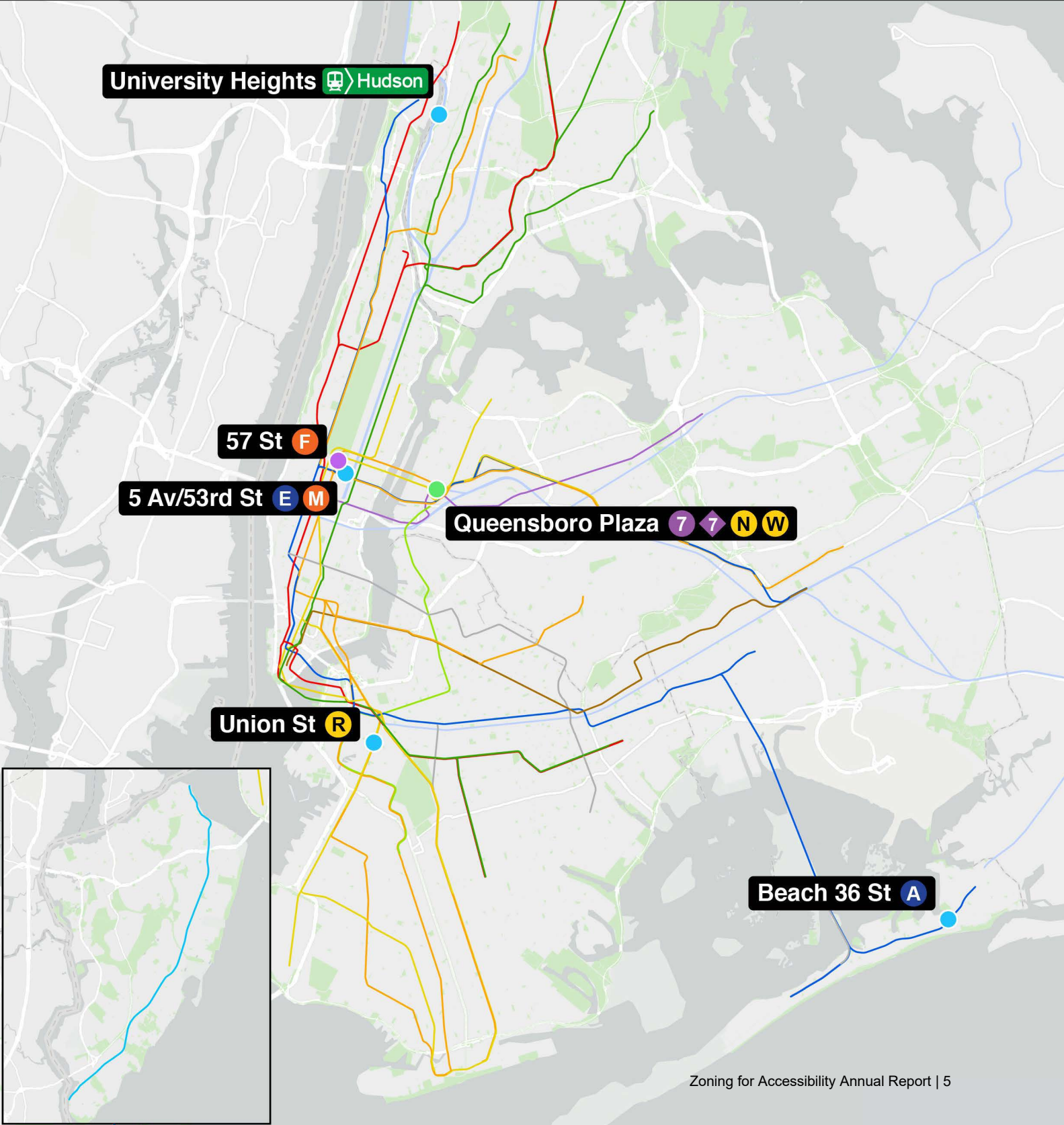


6 Stations
serving over 163,000 daily riders* will have accessibility improvements expedited by ZFA

2 Bonus Projects
will bring accessibility upgrades to stations is less time and with less cost to taxpayers


- Easement
- Easement & Bonus
- Bonus

*Avg. Weekday Ridership, Jan-Aug 2024




Inventory of ZFA Projects

Station	Type of ZFA Project	Date Easement Secured/Bonus Approved	Property Address	Boro	BBLs	Future Improvement	Status of Future Improvement
University Heights (MNR)*	Easement	2/8/2024	320 W Fordham Road	BX	2025418900; 2025410132	Street to Mezzanine Elevator, New Stairs	Improvement subject to redevelopment of adjacent private parcel
Beach 36 Street ^A	Easement	12/1/2022	331 Beach 35 th Street	QN	4158250007	Street to Mezzanine Elevator, Ramp	Station under consideration for future MTA Capital Program
Queensboro Plaza ⁷ ^N ^W	Easement & Bonus	9/7/2022	25-01 Queens Plaza North	QN	400415004	Street to Mezzanine Elevator, New Stairs	In construction by developer, est. completion Q1 2025*
Union Street ^R	Easement	4/20/2022	204 4 th Avenue	BK	3004340035	Street to Platform Elevator, New Stairs	Station under consideration for future MTA Capital Program
5 Avenue/ 53 St ^E ^M	Easement	4/18/2022	665 Fifth Avenue	MN	1012880069	Street to Platform Elevator	Elevator shaft completed, paving way for future improvement by MTA or ZFA Bonus*
57 Street ^F	Bonus	12/1/2021	41 W 57 th Street	MN	1012730010; 1012730007; 1012730065; 1012730009	Street to Mezzanine Elevator; Street to Platform Elevator, New Fare Control	In construction by developer, est. completion Q1 2026*

 *Indicates change since last ZFA Annual Report (Oct 2023)

Appendix A: How does ZFA work?

ZFA’s first provision is related to **transit easements**. When property owners wish to build within 50 feet of mass transit stations, they are now required to ask the MTA if they should set aside space on their property for future accessibility or circulation improvements. These spaces can enable the MTA to design stations with better accessible routes, avoid the high costs of relocating utilities and other infrastructure for elevators, and prevent sidewalk crowding so stations fit better in our neighborhoods.

At 665 Fifth Avenue, pictured below, the MTA secured its first ZFA easement for a future elevator to the 5 Avenue – 53 Street Station - .

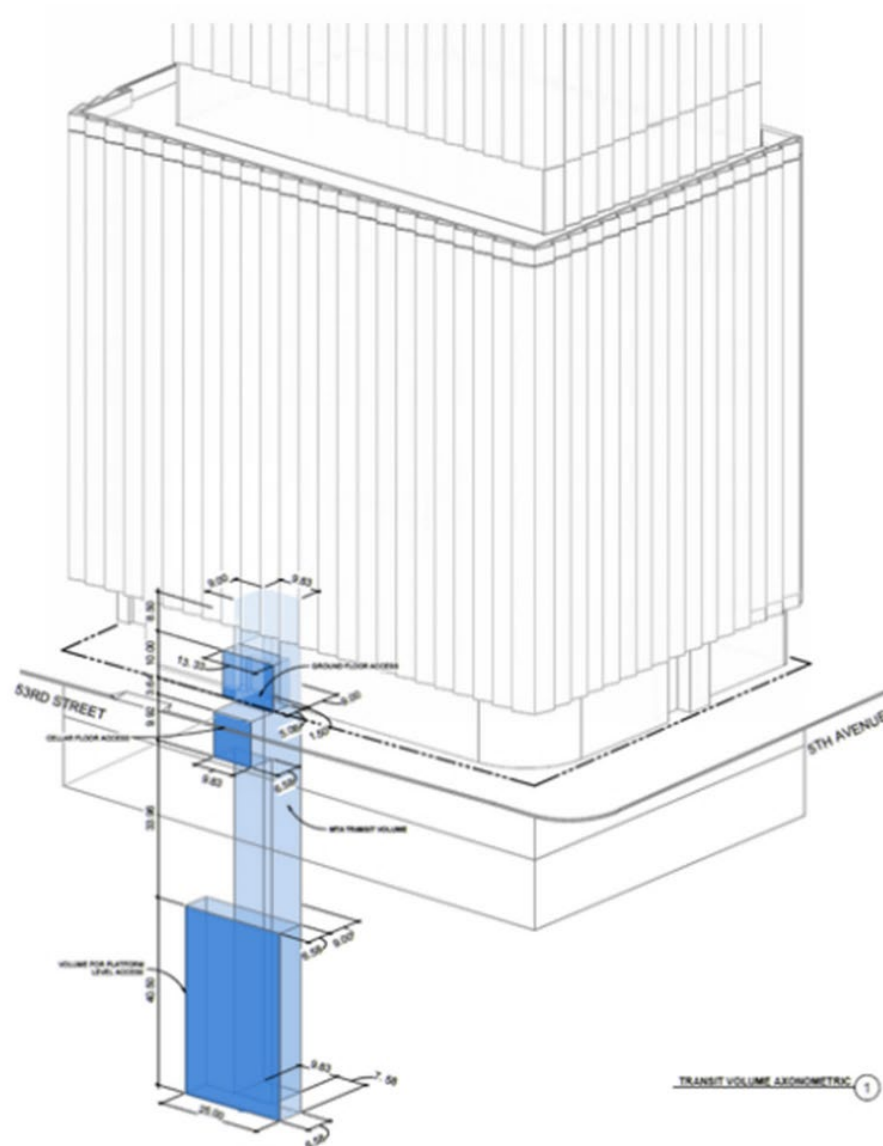


Figure 1: Diagram of Easement Volume Secured for Elevator at 665 Fifth Avenue, Courtesy of AAI Architects, P.C.

The second provision of ZFA relates to a **transit improvement bonus**. This zoning bonus gives certain property owners in the highest density areas of the city the option to construct a building larger than what zoning currently allows in exchange for privately funding and constructing station improvements, like new elevators and stairs.

These improvements prioritize accessibility and are subject to the approval of the MTA, City Planning Commission, and in some cases, City Council.

The image below shows a diagram of a zoning bonus that was granted in Queens in exchange for a new fully accessible entrance, with stairs and an elevator, at the Queensboro Plaza Station - 7 7 N W.

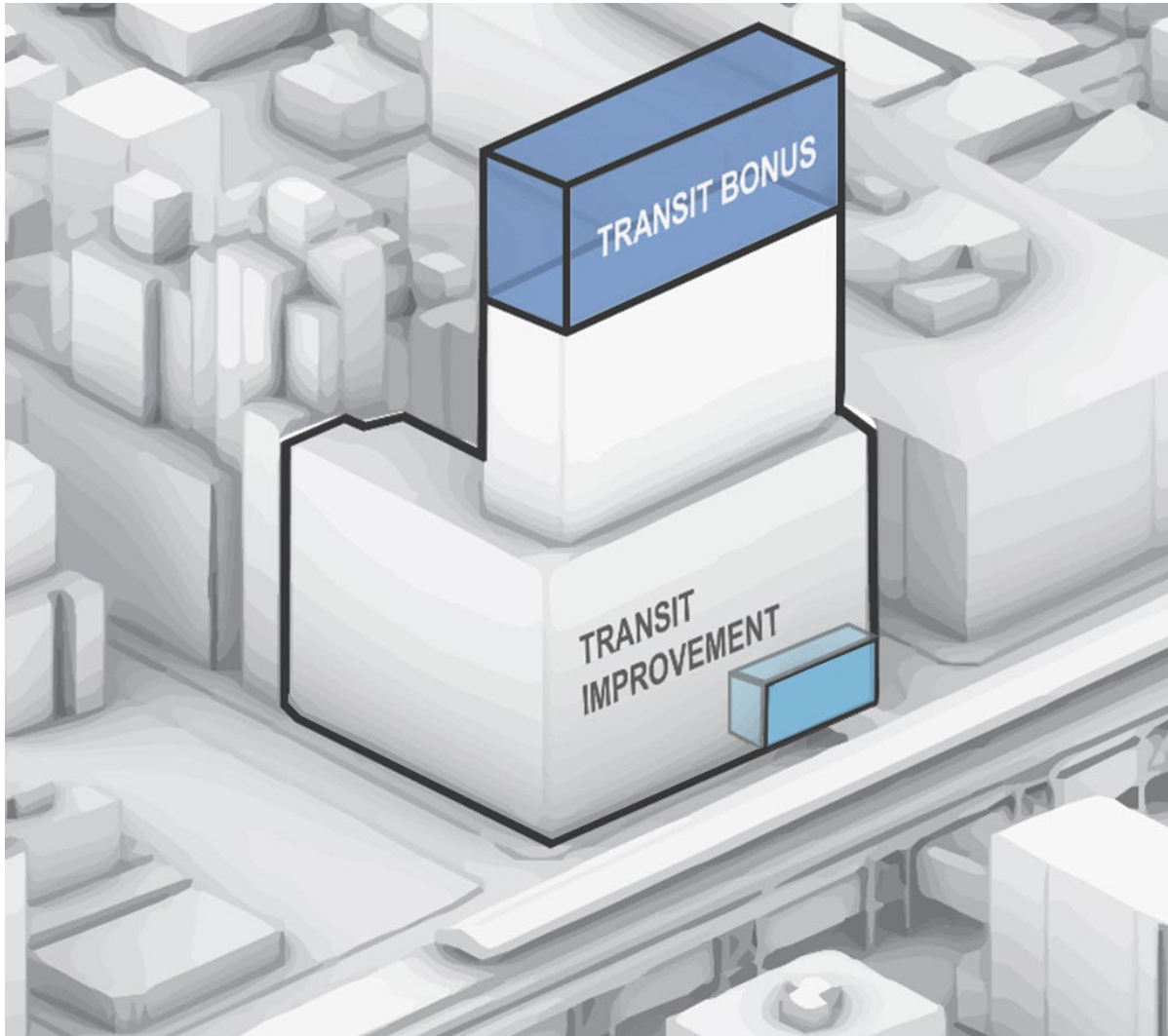


Figure 2: Diagram of Zoning Floor Area Bonus for Transit Improvements, Base Rendering Courtesy of Handel Architects

Lorimer Street
Subway Station



EL776

Metropolitan Ave



Appendix B: List of ADA Accessible NYCT and SIR Stations

Bolded, Italicized Stations indicate change since previous ZFA Annual Report.

#	Station Name	Line(s)	Accessibility
1	1 Av	L	Full
2	125 St	A-B-C-D	Full
3	125 St	4-5-6	Full
4	135 St	2-3	Full
5	<i>14 St/6 Av</i>	<i>F-M</i>	<i>Partial</i>
6	<i>14 St/6 Av</i>	<i>L</i>	<i>Full</i>
7	14 St/8 Av	A-C-E	Full
8	14 St/8 Av	L	Full
9	14 St-Union Sq	N-Q-R-W	Full
10	14 St-Union Sq	L	Full
11	161 St-Yankee Stadium	B-D	Full
12	161 St-Yankee Stadium	4	Full
13	168 St	A-C	Full
14	170 St	4	Full
15	175 St	A	Full
16	<i>181 St</i>	<i>A</i>	<i>Full</i>
17	21 St-Queensbridge	F	Full
18	23 St	6	Full
19	231 St	1	Full
20	233 St	2-5	Full
21	28 St	6	Partial
22	3 Av-149 St	2-5	Full
23	34 St-Herald Sq	N-Q-R-W	Full
24	34 St-Herald Sq	B-D-F-M	Full
25	34 St-Hudson Yards	7	Full
26	34 St-Penn Station	A-C-E	Full
27	34 St-Penn Station	1-2-3	Full
28	42 St/Port Authority Bus Terminal	A-C-E	Full
29	47-50 Sts-Rockefeller Ctr	B-D-F-M	Full
30	49 St	N-R-W	Partial
31	50 St	C-E	Partial
32	51 St	6	Full
33	57 St-7 Av	N-Q-R-W	Full
34	59 St	N-R	Full

35	59 St-Columbus Circle	A-B-C-D	Full
36	59 St-Columbus Circle	1	Full
37	61 St-Woodside	7	Full
38	62 St/New Utrecht Ave	D-N	Full
39	66 St-Lincoln Center	1	Full
40	7 Av	F-G	Full
41	72 St	1-2-3	Full
42	72 St	Q	Full
43	74 St-Broadway	7	Full
44	8 Av	N	Full
45	86 St	R	Full
46	86 St	Q	Full
47	86 St	4-5-6	Partial
48	96 St	1-2-3	Full
49	96 St	Q	Full
50	Aqueduct Racetrack	A	Full
51	Arthur Kill	SIR	Full
52	Astoria Blvd	N-W	Full
53	Atlantic Av-Barclays Ctr	D-N-R	Full
54	Atlantic Av-Barclays Ctr	B-Q	Full
55	Atlantic Av-Barclays Ctr	2-3-4-5	Full
56	Avenue H	Q	Full
57	Bay Pkwy	D	Full
58	Beach 67 St	A	Full
59	Bedford Av	L	Full
60	Bedford Pk Blvd	B-D	Full
61	Bleecker St	6	Full
62	Borough Hall	2-3	Full
63	Borough Hall	4-5	Partial
64	Bowling Green	4-5	Full
65	Brooklyn Bridge-City Hall	4-5-6	Full
66	Broadway-Lafayette St	B-D-F-M	Full
67	Canal St	6	Full
68	Canarsie-Rockaway Pkwy	L	Full
69	Chambers St	J-Z	Full
70	Chambers St	1-2-3	Full
71	Church Av	F-G	Full
72	Church Av	2-5	Full
73	Coney Island-Stillwell Av	D-F-N-Q	Full
74	Cortlandt St	R-W	Full
75	Court Sq	7	Full
76	Court Sq	G	Full
77	Court Sq-23 St	E-M	Partial
78	Crown Heights-Utica Av	3-4	Full

79	DeKalb Av	B-Q-R	Full
80	Dongan Hills	SIR	Full
81	Dyckman St	1	Full
82	E 149 St	6	Full
83	E 180 St	2-5	Full
84	Eastern Pkwy-Brooklyn Museum	2-3	Full
85	Euclid Av	A-C	Full
86	Far Rockaway-Mott Av	A	Full
87	Flatbush Av-Brooklyn College	2-5	Full
88	Flushing Av	J-M	Full
89	Flushing-Main St	7	Full
90	Fordham Rd	4	Full
91	Forest Hills-71 Av	E-F-M-R	Full
92	Franklin Av	S	Full
93	Franklin Av	C	Full
94	Fulton St	J-Z	Full
95	Fulton St	A-C	Full
96	Fulton St	2-3	Full
97	Fulton St	4-5	Full
98	Grand St	L	Full
99	Grand Central-42 St	4-5-6	Full
100	Grand Central-42 St	7	Full
101	Grand Central-42 St	S	Full
102	Great Kills	SIR	Full
103	Greenpoint Av	G	Full
104	Gun Hill Rd	2-5	Full
105	Gun Hill Road	5	Full
106	Howard Beach-JFK Airport	A	Full
107	Hoyt St	2-3	Partial
108	Hunts Point Av	6	Full
109	Inwood-207 St	A	Full
110	Jackson Heights-Roosevelt Av	E-F-M-R	Full
111	Jamaica Center-Parsons/Archer	E-J-Z	Full
112	Jamaica-179 St	F	Full
113	Jamaica-Van Wyck	E	Full
114	Jay St-MetroTech	R	Full
115	Jay St-MetroTech	A-C-F	Full
116	Junction Blvd	7	Full
117	Kew Gardens-Union Tpke	E-F	Full
118	Kings Hwy	B-Q	Full
119	Kingsbridge Rd	B-D	Full
120	Lexington Av/53 St	E-M	Full
121	Lexington Av/63 St	F-Q	Full
122	Livonia Av	L	Full

123	Lorimer St	L	Full
124	Marcy Av	J-M-Z	Full
125	Metropolitan Av	G	Full
126	Middle Village-Metropolitan Av	M	Full
127	Myrtle-Wyckoff Avs	M	Full
128	Myrtle-Wyckoff Avs	L	Full
129	New Dorp	SIR	Full
130	New Utrecht Av	N	Full
131	Ozone Park-Lefferts Blvd	A	Full
132	Park Pl	S	Full
133	Pelham Bay Park	6	Full
134	Pelham Pkwy	2-5	Full
135	Prospect Park	B-Q-S	Full
136	Queens Plaza	E-M-R	Full
137	Rockaway Park-Beach 116 St	A-S	Full
138	Roosevelt Island	F	Full
139	Simpson St	2-5	Full
140	South Ferry	1	Full
141	St. George	SIR	Full
142	Sutphin Blvd-Archer Av-JFK Airport	E-J-Z	Full
143	Times Sq-42 St	N-Q-R-W	Full
144	Times Sq-42 St	1-2-3	Full
145	Times Sq-42 St	7	Full
146	Times Sq-42 St	S	Full
147	Tottenville	SIR	Full
148	Tremont Ave	B-D	Full
149	Utica Av	A-C	Full
150	W 4 St-Wash Sq	A-B-C-D-E-F-M	Full
151	Wilson Av	L	Partial
152	World Trade Center	E	Full
153	WTC Cortlandt St	1	Full

For more information about this report, or general questions about Zoning for Accessibility, please email:

TOD@mtacd.org

Exit

 To Mezzanine

PLAT

IN CASE OF FIRE
DO NOT USE ELEVATORS
EXIT VIA STAIRS

 Please let people with disabilities and seniors board first.

