AQUEDUCT REDEVELOPMENT

COMMUNITY WORKSHOP SET #2

NEW YORK STATE OF OPPORTUNITY | Empire State Development

WHO WE ARE

Empire State Development ("ESD") is NYS's economic development arm. ESD's mission is to promote a vigorous, inclusive and growing state economy, encourage business investment and job creation, and support diverse, local economies across New York State.

ESD's Real Estate Development and Planning team facilitates economic growth by developing underutilized state-owned property with tools that include financing, disposition, zoning, and design.

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Why Are We Here?

As part of Belmont Redevelopment, Aqueduct racing will move to Belmont Park, **providing an opportunity to redevelop 100 acres at the Aqueduct Racetrack site.**

Governor's Executive Order 30, passed in 2023, directs State agencies and authorities to **identify unutilized or underutilized sites** in their inventory appropriate for **housing development.**

New York's **affordability crisis** is partly driven by very low vacancy rates for rental units, rising home prices, and new housing unit supply failing to keep up with demand.

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Where is the Project?

The Site is owned by the State, through the NYS Franchise Oversight Board (FOB) and currently home to the Aqueduct Racetrack. This is the site planned for future redevelopment.

The neighboring lot to the west is also owned by FOB and leased to **Resorts World**.

The lot to the southwest is operated by the Port Authority for **JFK parking** and construction phasing.

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What Is The Current Project Status?

There are **no approved plans** for the redevelopment of Aqueduct Racetrack, and no entity has been approved to build on the site.

ESD's priority is **defining a vision with this community** that will be translated into a plan for this site.

After the plan is developed, ESD will obtain public approvals and then issue an **open request for proposals (RFP)** to develop the site.

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How Do We Build A Plan Together?

Community Workshops

ESD will lead a **series of four workshops** through the remainder of 2026 to inform the community vision:

1. Kickoff (May)
2. Visioning (*Today!*)
3. Design (*Fall*)
4. Master Planning (*Winter*)

+

Site Planning

ESD is **converting values into future uses** such as housing, public open space, retail, community spaces, and more. Simultaneously, ESD is **assessing potential needs** as a result of the project such as libraries, early childhood centers, new schools, open space.

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Master Plan

Key findings will be reflected in the **Aqueduct Community Master Plan** which is a document that will **guide future development** and undergo public approvals.

How Will The Process Unfold?

Building Off Engagement And Public Hearings

Visioning
10 months*

We Are Here

- Community Workshops
- Master Plan Development

Public Approvals
24 months*

GPP

Includes Master Plan and Design Guidelines

EIS

Assesses 19 distinct environmental categories, including transportation, water & sewer infrastructure, and energy.

RFP Process
24 months*

- RFP Release
- Developer Selected
- Building Design and Loan Closing

Construction

EIS: Environmental Impact Statement **GPP**: General Project Plan **RFP**: Request For Proposal

**timelines are estimates and subject to change*

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What We Heard

Community Workshop Set #1 Feedback

589
comments collected

429
votes

HOUSING

"Affordable housing is truly important for working families. Everyone deserves a clean and decent place to live, which they can afford."

"Opportunities for [a] variety of housing (multifamily housing), open to a diverse population for students, seniors, etc."

COMMUNITY FACILITIES

"Public spaces, including recreation and cultural spaces, help support vibrant communities."

ECONOMIC DEVELOPMENT

"Anchor retail to keep Queens money in Queens."

OPEN SPACE + MOBILITY

"Open space is greatly needed for residents & especially seniors (walking path/trees) for wellbeing."

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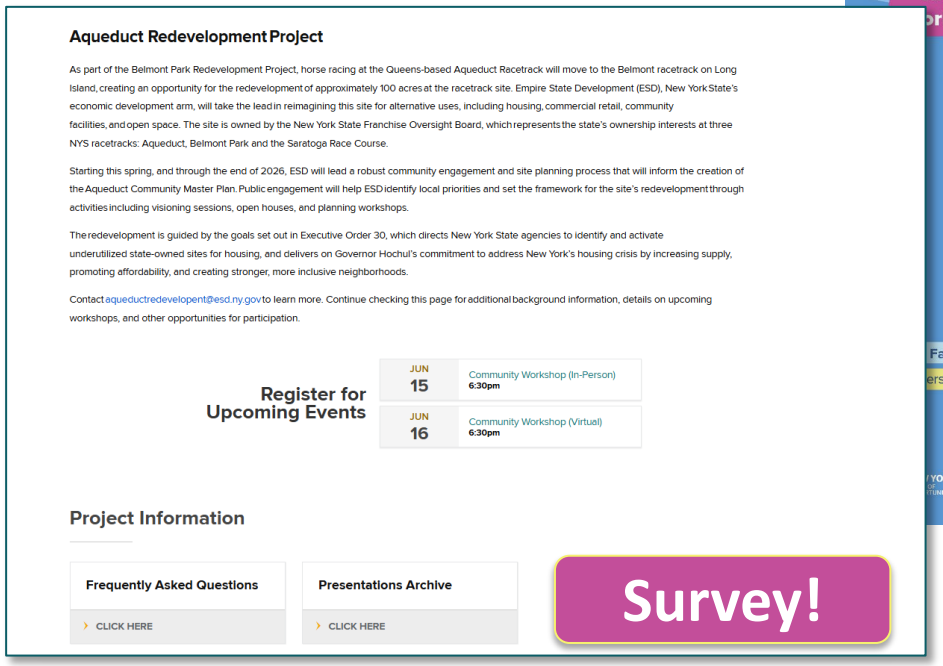
How to Stay Involved

Details on Future Workshops + Survey



Aqueduct Redevelopment Project

As part of the Belmont Park Redevelopment Project, horse racing at the Queens-based Aqueduct Racetrack will move to the Belmont racetrack on Long Island, creating an opportunity for the redevelopment of approximately 100 acres at the racetrack site. Empire State Development (ESD), New York State's economic development arm, will take the lead in reimagining this site for alternative uses, including housing, commercial retail, community facilities, and open space. The site is owned by the New York State Franchise Oversight Board, which represents the state's ownership interests at three NYS racetracks: Aqueduct, Belmont Park and the Saratoga Race Course.

Starting this spring, and through the end of 2026, ESD will lead a robust community engagement and site planning process that will inform the creation of the Aqueduct Community Master Plan. Public engagement will help ESD identify local priorities and set the framework for the site's redevelopment through activities including visioning sessions, open houses, and planning workshops.

The redevelopment is guided by the goals set out in Executive Order 30, which directs New York State agencies to identify and activate underutilized state-owned sites for housing, and delivers on Governor Hochul's commitment to address New York's housing crisis by increasing supply, promoting affordability, and creating stronger, more inclusive neighborhoods.

Contact aqueductredevelopent@esd.ny.gov to learn more. Continue checking this page for additional background information, details on upcoming workshops, and other opportunities for participation.

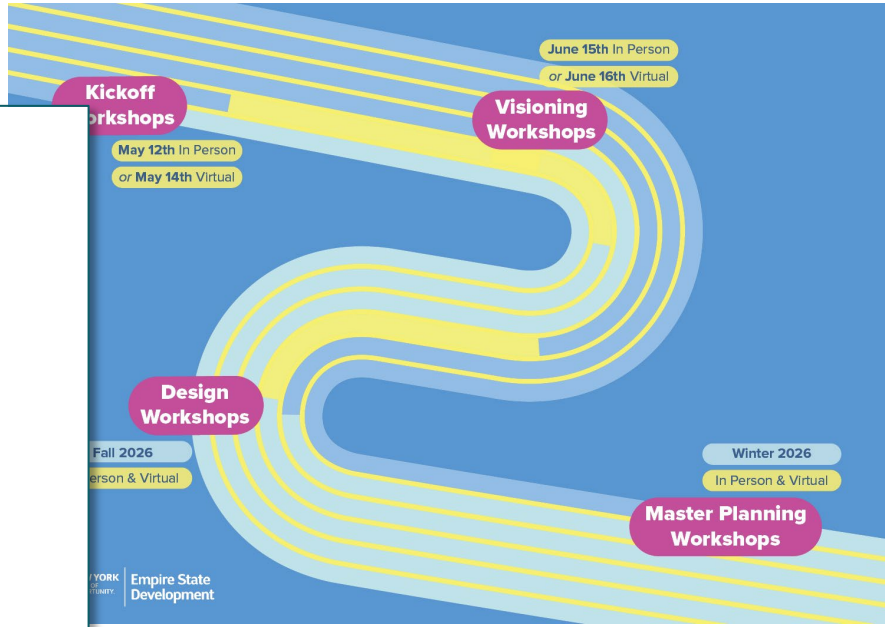
Register for Upcoming Events

JUN 15	Community Workshop (In-Person) 6:30pm
JUN 16	Community Workshop (Virtual) 6:30pm

Project Information

Frequently Asked Questions	Presentations Archive
CLICK HERE	CLICK HERE

Survey!



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