

Exit



Queens Plaza North

100
North



PUSH FOR HELP
ELEV. EL. 79'X STATION LEVEL
PERSONS ABLE TO USE THE
EXIT STAIRWAY DO SO AS
SOON AS POSSIBLE. UNLESS
THEY ARE ASSISTING OTHERS
AFTER ACTIVATING THE TWO
WAY EMERGENCY
COMMUNICATION SYSTEM.
WAIT HERE FOR ASSISTANCE.



EXIT TO
STREET



Zoning for Accessibility

2024-2025

Towards a
More Accessible
New York City



Annual Report

March 2026

Dear Chair Sherman,

The Metropolitan Transportation Authority (MTA) is pleased to present its fourth annual report highlighting the station improvements and easements secured through Zoning for Accessibility (ZFA). Four years since the program’s launch, the MTA continues to partner with City agencies, developers, and non-profit organizations to improve accessibility to and within our transit system.

This past year, ZFA continued to promote accessibility improvements at stations across the city, including the opening of a new developer-constructed accessible entrance at the **Queensboro Plaza** 7 7 N W in April and a signed developer agreement for a new accessible entrance to the downtown **77 Street** 6. The MTA obtained three new easements through ZFA at the 8 Avenue N, 167 Street 4, and the Nostrand Avenue Long Island Rail Road stations. Additionally, two new ZFA elevators at the **57 Street** F are on track to open to the public by mid-2026.

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, slowing economic activity, and the rising cost of construction materials limit the program’s impact, policy shifts such as the implementation of New York City’s recently passed zoning initiatives provide promise for increased development and prospective ZFA projects. Continued growth in the region’s central business district also increases interest in development near the transit services that provide access to the core. 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. Since the last ZFA report in October 2024 MTA capital projects have made the following 16 stations accessible.

1. Bay Ridge-95 St R, Brooklyn
2. Church Av B Q, Brooklyn
3. Woodhaven Blvd J Z, Queens
4. Northern Blvd M R, Queens
5. Westchester Sq-East Tremont 6, The Bronx
6. Mosholu Pkwy 4, The Bronx
7. Borough Hall 4 5, Brooklyn
8. Spring Street C, Manhattan
9. 14 St 1 2 3, Manhattan
10. 68 St-Hunter College 6, Manhattan
11. Queensboro Plaza 7 7 N W, Queens
12. Sheepshead Bay B Q, Brooklyn
13. Parkchester 6, The Bronx
14. St. Albans LIRR, Queens
15. Laurelton LIRR, Queens
16. Locust Manor LIRR, Queens

The MTA appreciates support from City agencies, the private sector, and the advocacy community in advancing ZFA projects and looks forward to continuing collaboration.



Alyssa Cobb Konon

Deputy Chief Development Officer, Planning MTA C&D



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Zoning For Accessibility

Annual Report
2024-2025

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.

Since ZFA’s adoption in October 2021, ten ZFA projects have been approved:

- **Queensboro Plaza** in Queens – An easement and zoning bonus were approved at 25-01 Queens Plaza North for a new station entrance that includes an elevator and stair connecting the street to the station’s mezzanine level. The new entrance opened to customers in April 2025.
- **57 Street** in Manhattan – The owners of 41 W. 57th Street were authorized by the City Planning Commission to receive a zoning bonus for street and platform elevators at the station. This project is currently under construction with completion in mid-2026.
- **77 Street** in Manhattan – Lenox Hill Hospital was authorized by the City Planning Commission in July 2025 to receive a zoning bonus for a new accessible entrance to the downtown platform.
- **University Heights (Metro-North Railroad)** in The Bronx – MTA secured an easement preserving space adjacent to the Metro-North 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 at 331 Beach 35th Street 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.
- **8 Avenue** in Brooklyn – MTA secured an easement at 6128 8th Avenue for a future station improvement or ancillary facility.
- **167 Street** in The Bronx – MTA secured an easement at 1225 Gerard Avenue for a future entrance that will include an elevator and a stairway from the sidewalk to the northbound platform.
- **Nostrand Avenue (Long Island Rail Road)** in Brooklyn – MTA secured a clear path easement at 1305 Atlantic Avenue to facilitate pedestrian travel between the LIRR stair and the property line.

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.

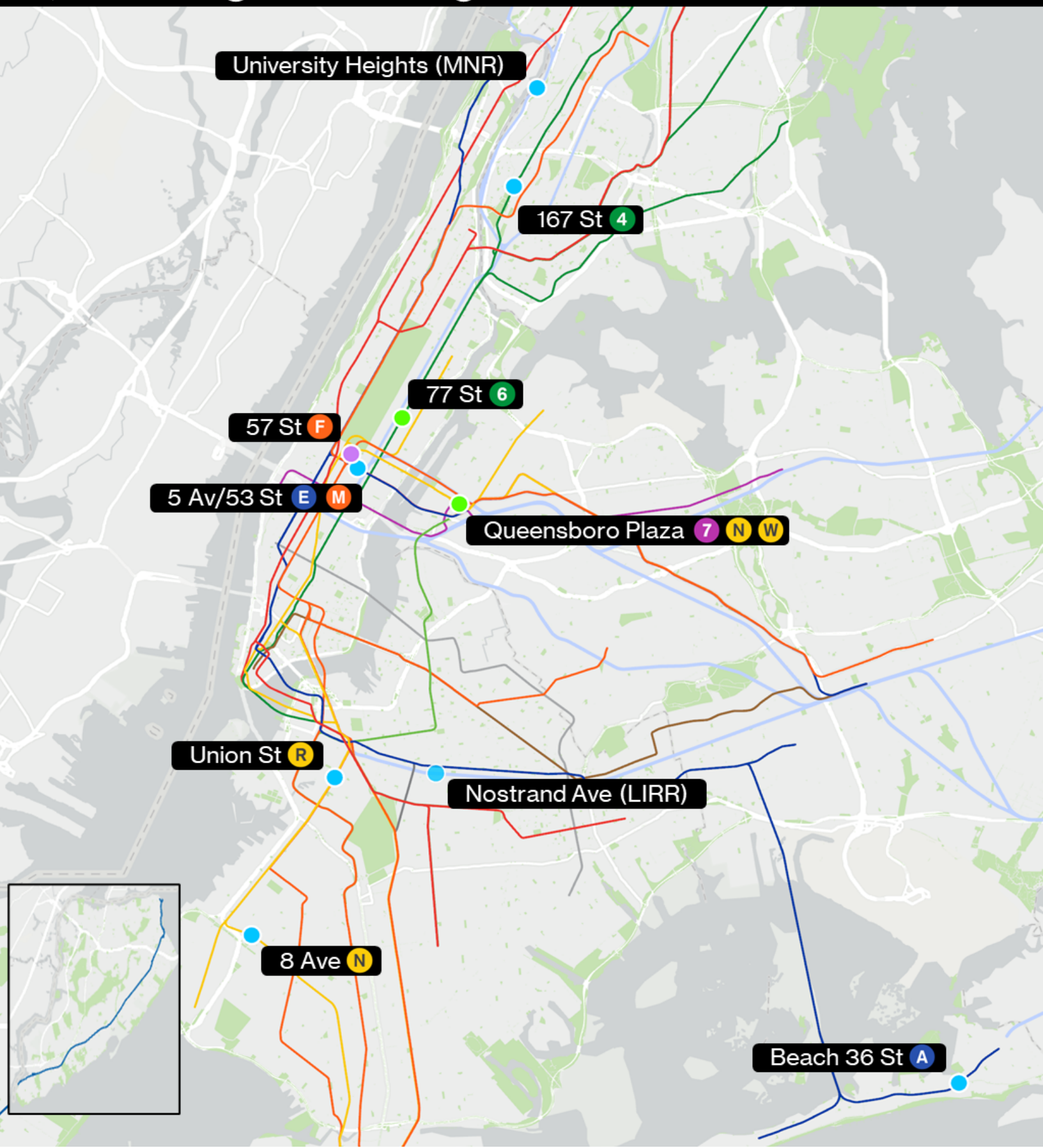
Where ZFA is Working



10 Stations
Will have accessibility improvements expedited by ZFA

3 Bonus Projects
Will bring accessibility upgrades to stations faster and with less cost to taxpayers

- Easement
- Easement & Bonus
- Bonus



Inventory of ZFA Projects

Station	Type of ZFA Project	Date Easement Secured/Bonus Approved	Property Address	Boro	BBLs	Future Improvement	Status of Future Improvement
Nostrand Avenue (LIRR)	Easement	12/23/2025	1289 Atlantic Avenue	BK	3018670062; 3018670063; 3018670064; 3018670065; 3018670066; 3018670068	Clear Path Easement to Improve Sidewalk Circulation	Clear path to be included as part of private development construction
167 th Street	Easement	10/29/2025	1225 Gerard Avenue	BX	2024890060	Street to platform elevator, New stairs	Station under consideration for future MTA Capital Program
77 St	Easement & Bonus	7/9/2025	100 East 77th Street	MN	1014110001	Street to Mezzanine Elevator, Ramp, New Stairs	MTA approved plan, subject to pending litigation
8 th Avenue	Easement	2/20/2025	6128 8th Avenue	BK	3057940075	Future station improvement or ancillary facility	Station under consideration for future MTA Capital Program
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	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	Easement & Bonus	9/7/2022	25-01 Queens Plaza North	QN	400415004	Street to Mezzanine Elevator, New Stairs	Construction completed and opened to public April 2025


Station	Type of ZFA Project	Date Easement Secured/Bonus Approved	Property Address	Boro	BBLs	Future Improvement	Status of Future Improvement
Union Street	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	Easement	4/18/2022	665 Fifth Avenue	MN	1012880069	Street to Platform Elevator	Elevator shaft completed, paving way for future improvement
57 Street	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 Q2 2026



**Indicates change since last ZFA Annual Report (Oct 2024)*

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 - .

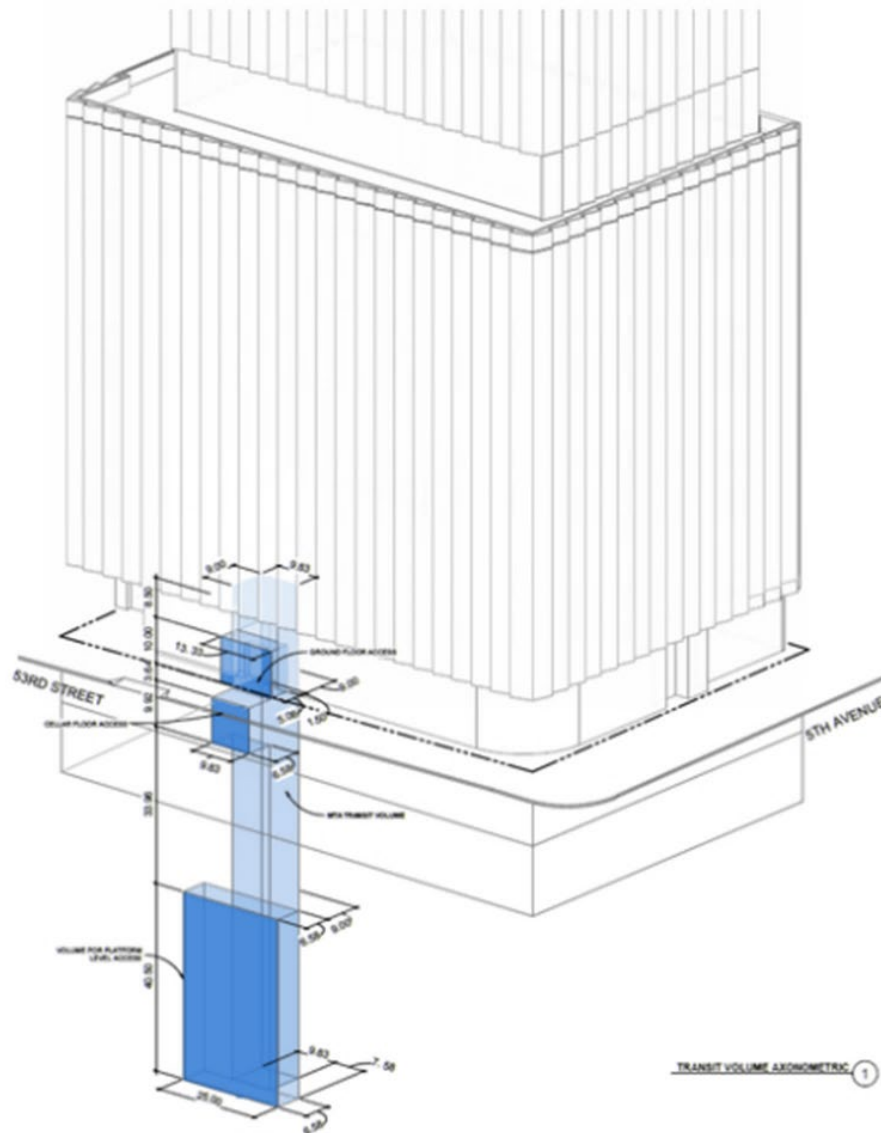




Figure 1: Diagram of Easement Volume Secured for Elevator at 665 Fifth Avenue, Courtesy of AAI Architects, P.C.

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  N  W.

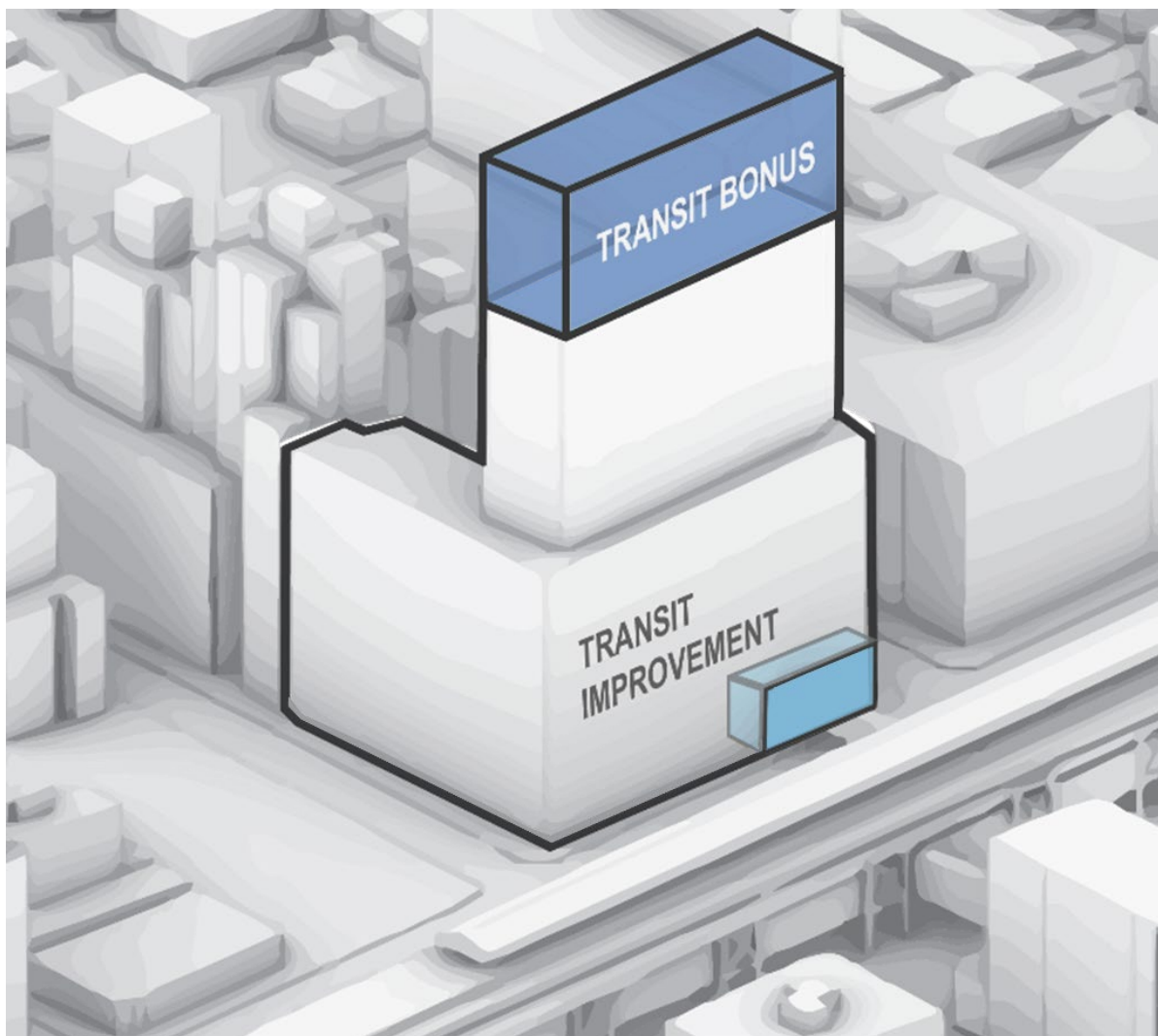


Figure 2: Diagram of Zoning Floor Area Bonus for Transit Improvements, Base Rendering Courtesy of Handel Architects

Appendix B: List of ADA Accessible NYCT and SIR Stations

Bolded, Italicized Stations indicate change since previous ZFA Annual Report (October 2024).

#	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	14 St/6 Av	F-M	Full
6	14 St/6 Av	L	Full
7	14 St/6 Av	1-2-3	Full
8	14 St/8 Av	A-C-E	Full
9	14 St/8 Av	L	Full
10	14 St-Union Sq	N-Q-R-W	Full
11	14 St-Union Sq	L	Full
12	161 St-Yankee Stadium	B-D	Full
13	161 St-Yankee Stadium	4	Full
14	168 St	A-C	Full
15	170 St	4	Full
16	175 St	A	Full
17	181 St	A	Full
18	21 St-Queensbridge	F	Full
19	23 St	6	Full
20	231 St	1	Full
21	233 St	2-5	Full
22	28 St	6	Partial
23	3 Av-149 St	2-5	Full
24	34 St-Herald Sq	N-Q-R-W	Full
25	34 St-Herald Sq	B-D-F-M	Full
26	34 St-Hudson Yards	7	Full
27	34 St-Penn Station	A-C-E	Full
28	34 St-Penn Station	1-2-3	Full
29	42 St/Port Authority Bus Terminal	A-C-E	Full
30	47-50 Sts-Rockefeller Ctr	B-D-F-M	Full
31	49 St	N-R-W	Partial
32	50 St	C-E	Partial
33	51 St	6	Full
34	57 St-7 Av	N-Q-R-W	Full
35	59 St	N-R	Full
36	59 St-Columbus Circle	A-B-C-D	Full
37	59 St-Columbus Circle	1	Full
38	61 St-Woodside	7	Full
39	62 St/New Utrecht Ave	D-N	Full

40	66 St-Lincoln Center	1	Full
41	68 St-Hunter College	6	Full
42	7 Av	F-G	Full
43	72 St	1-2-3	Full
44	72 St	Q	Full
45	74 St-Broadway	7	Full
46	8 Av	N	Full
47	86 St	R	Full
48	86 St	Q	Full
49	86 St	4-5-6	Partial
50	96 St	1-2-3	Full
51	96 St	Q	Full
52	Aqueduct Racetrack	A	Full
53	Arthur Kill	SIR	Full
54	Astoria Blvd	N-W	Full
55	Atlantic Av-Barclays Ctr	D-N-R	Full
56	Atlantic Av-Barclays Ctr	B-Q	Full
57	Atlantic Av-Barclays Ctr	2-3-4-5	Full
58	Avenue H	Q	Full
59	Bay Pkwy	D	Full
60	Bay Ridge-95 St	R	Full
61	Beach 67 St	A	Full
62	Bedford Av	L	Full
63	Bedford Pk Blvd	B-D	Full
64	Bleecker St	6	Full
65	Borough Hall	2-3	Full
66	Borough Hall	4-5	Full
67	Bowling Green	4-5	Full
68	Brooklyn Bridge-City Hall	4-5-6	Full
69	Broadway-Lafayette St	B-D-F-M	Full
70	Canal St	6	Full
71	Canarsie-Rockaway Pkwy	L	Full
72	Chambers St	J-Z	Full
73	Chambers St	1-2-3	Full
74	Church Av	F-G	Full
75	Church Av	2-5	Full
76	Church Av	B-Q	Full
77	Coney Island-Stillwell Av	D-F-N-Q	Full
78	Cortlandt St	R-W	Full
79	Court Sq	7	Full
80	Court Sq	G	Full
81	Court Sq-23 St	E-M	Partial
82	Crown Heights-Utica Av	3-4	Full

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

126	Livonia Av	L	Full
127	Lorimer St	L	Full
128	Marcy Av	J-M-Z	Full
129	Metropolitan Av	G	Full
130	Middle Village-Metropolitan Av	M	Full
131	Mosholu Pkwy	4	Full
132	Myrtle-Wyckoff Avs	M	Full
133	Myrtle-Wyckoff Avs	L	Full
134	New Dorp	SIR	Full
135	New Utrecht Av	N	Full
136	Northern Blvd	M R	Full
137	Ozone Park-Lefferts Blvd	A	Full
138	Park Pl	S	Full
139	Parkchester	6	Full
140	Pelham Bay Park	6	Full
141	Pelham Pkwy	2-5	Full
142	Prospect Park	B-Q-S	Full
143	Queens Plaza	E-M-R	Full
144	Queensboro Plaza	7-N-W	Full
145	Rockaway Park-Beach 116 St	A-S	Full
146	Roosevelt Island	F	Full
147	Sheepshead Bay	B-Q	Full
148	Simpson St	2-5	Full
149	South Ferry	1	Full
150	Spring St	C-E	Partial
151	St. George	SIR	Full
152	Sutphin Blvd-Archer Av-JFK Airport	E-J-Z	Full
153	Times Sq-42 St	N-Q-R-W	Full
154	Times Sq-42 St	1-2-3	Full
155	Times Sq-42 St	7	Full
156	Times Sq-42 St	S	Full
157	Tottenville	SIR	Full
158	Tremont Ave	B-D	Full
159	Utica Av	A-C	Full
160	W 4 St-Wash Sq	A-B-C-D-E-F-M	Full
161	Westchester Sq-East Tremont	6	Full
162	Wilson Av	L	Partial
163	Woodhaven Blvd	J-Z	Full
164	World Trade Center	E	Full
165	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

Please let
people with
disabilities
and seniors
board first.

