

This chapter provides an assessment of the potential growth-inducing aspects of the proposed actions. These generally refer to “secondary” impacts that could trigger additional development in areas outside of the primary study area that would not have such development without the proposed actions. The *CEQR Technical Manual* indicates that an analysis of the growth-inducing aspects of a proposed action is appropriate when an action:

- Adds substantial new land use, new residents, or new employment that could induce additional development of a similar kind or of support uses, such as retail establishments to serve new residential uses; and/or
- Introduces or greatly expands infrastructure capacity.

The primary goal of the proposed actions is to safeguard and expand upon Coney Island’s iconic amusements and to transform the area into an affordable, year-round urban amusement and entertainment destination while building upon the prime beachfront location to facilitate the development of new housing, including affordable housing, and retail uses outside the amusement area. As discussed in Chapter 1, “Project Description,” in total the rezoning area encompasses 47 acres of developable land. The proposed Coney Island plan would facilitate the creation of a 27-acre amusement and entertainment district that would include a 9.39-acre mapped open amusement park as its centerpiece. Under the proposed actions, a 1.41-acre mapped neighborhood park would also be created. The proposed rezoning and Special Coney Island District would govern the blocks located outside of the proposed mapped parkland and are anticipated to result in an incremental increase in development of approximately 584,664 square feet of amusement uses and amusement-enhancing uses such as: eating and drinking establishments; 606 hotel rooms; 2,408 residential units, of which 607 would be affordable units; 43,236 square feet of small-scale accessory retail uses in the amusement and entertainment district (the Coney East subdistrict); 277,715 square feet of general retail uses outside of the Coney East subdistrict; and 3,843 parking spaces, including 566 spaces for public parking, a portion of which will serve the proposed Coney East subdistrict. The environmental consequences of the growth forecast under the proposed actions are the subject of this Environmental Impact Statement (EIS).

While the uses anticipated under the proposed actions would contribute to growth in the local economy, they would not be expected to induce notable growth outside of the rezoning area. As described in Chapter 2, “Land Use, Zoning, and Public Policy,” it is unlikely that the proposed actions would alter land use patterns in surrounding neighborhoods, which are predominantly built out as well as consistent with underlying zoning, and contain residential uses and smaller amounts of institutional, industrial, commercial, and utility uses. The proposed actions would include substantial improvements to infrastructure within the rezoning area, including water and sewer lines, roadways, sidewalks, and open space. However, the infrastructure in the broader study area is sufficiently well-developed such that improvements associated with the proposed actions would not induce additional growth but would help correct existing deficiencies in the larger Coney Island Study Area.

Coney Island Rezoning

In sum, the development that is expected to be induced by this set of actions has been examined in this EIS. *