

A. INTRODUCTION

This chapter presents and analyzes alternatives to the proposed actions. Alternatives selected for consideration in an EIS are generally those which have the potential to reduce, eliminate, or avoid adverse impacts of a proposed action while meeting the goals and objectives of the project sponsor.

As detailed in Chapter 1, “Project Description,” the purpose of the proposed actions is to facilitate the restoration, expansion, and modernization of the existing vacant Kings Theatre and provide a modern facility for the presentation of live performances. The renovated and modernized theatre, with active programming and a range of events, is intended to result in the improvement of this section of Flatbush Avenue and to serve as a community and City-wide amenity.

This chapter considers two alternatives to the proposed project:

- A No Action Alternative, which assumes that the proposed actions are not approved and that the theatre remains in its existing conditions (i.e., vacant); and
- A No Significant Averse Impact Alternative, which considers a project program that would eliminate the proposed project’s unmitigated significant adverse impacts.

B. NO ACTION ALTERNATIVE

DESCRIPTION

Consideration of the No Action Alternative is intended to provide an assessment of the consequences of not selecting the proposed project. The technical chapters of this EIS have described the future without the proposed project (the “No Action” condition), referred to in this chapter as the No Action Alternative, and have used it as the basis to assess the potential impacts and associated mitigation for the proposed project.

The No Action Alternative assumes that none of the proposed actions would be adopted. If this were to occur, the Kings Theatre would remain vacant. In addition, East 22nd Street would not be demapped and it would remain in its existing condition.

NO ACTION ALTERNATIVE COMPARED WITH THE PROPOSED PROJECT

The following sections compare conditions under the No Action Alternative with conditions with the proposed project.

HISTORIC AND CULTURAL RESOURCES

With the No Action Alternative, the Kings Theatre would remain in its current condition. The vacant theatre would likely continue to deteriorate and its condition worsen. Unlike the proposed

project, this alternative would not result in the stabilization, restoration, expansion, and reuse of the Kings Theatre as a live entertainment venue and would not return this vacant structure to a vibrant, productive use.

With the No Action Alternative, there would be no potential for direct effects on the potential architectural resources located within 90 feet of the project site (the former Brooklyn Union Gas Company Building, the former Flatbush Savings Bank, and several rowhouses located on Duryea Place and East 22nd Street) since no construction would take place on the project site. However, with the proposed project, if the New York City Landmarks Preservation Commission (LPC) determines that one or more of these structures meet criteria for listing on the State and National Registers or for designation as a New York City Landmark (NYCL), a Construction Protection Plan (CPP) would be developed and implemented in consultation with LPC. With implementation of the CPP, the proposed project would not result in adverse impacts on architectural resources.

With the No Action Alternative, there would be no potential for contextual impacts on architectural resources since the theatre and East 22nd Street would continue in their current condition. However, no significant adverse contextual impacts to potential architectural resources are expected with the proposed project

Unlike the proposed project, the No Action Alternative would not provide for the preservation and restoration of a significant historic structure and would not provide a new cultural institution in Brooklyn. As such, this alternative would not result in the proposed project's positive impact on this historic structure and would not benefit nearby potential architectural resources.

TRANSPORTATION

With the No Action Alternative, the Kings Theatre would remain in its current condition, and no section East 22nd Street would be demapped. As such, there would be no project-related increases in pedestrian or vehicular traffic. Therefore, this alternative would not have any significant adverse traffic impacts and would not require the mitigation measures proposed for the proposed project which include signal timing modifications, parking regulation changes, lane markings and signage. Neither the proposed project nor this alternative would result in significant adverse impacts to parking, pedestrians, or transit.

AIR QUALITY

The No Action Alternative would not result in increases in traffic, and would therefore not have the potential to result in significant adverse air quality impacts from mobile sources. The proposed project would result in increases in traffic, but these increases would not result in significant adverse mobile source air quality impacts.

NOISE

The No Action Alternative would not result in increases in traffic, and would therefore not have the potential to result in significant adverse noise impacts from mobile sources. The proposed project would result in increases in traffic, but these increases would not result in significant adverse mobile source noise impacts.

NEIGHBORHOOD CHARACTER

In the No Action Alternative, the Kings Theatre would remain vacant, and East 22nd Street would not be demapped; therefore, there would be no change to neighborhood character with this alternative. This alternative would forgo the improvements to neighborhood character that would occur, despite increases in traffic, with the proposed project. Unlike the proposed project, this alternative would not improve neighborhood character by transforming the vacant theatre into an active use, enlivening this area of Flatbush Avenue.

CONCLUSION

In the No Action Alternative, the proposed project would not be implemented, and the existing vacant Kings Theatre would remain in its current condition. This alternative would not result in the stabilization, restoration, expansion, and reuse of the Kings Theatre as a live entertainment venue and would not return this vacant structure to a vibrant, productive use, as would the proposed project. This alternative would not increase traffic in the neighborhood and would therefore not result in the project's significant adverse traffic impacts; however, the increases in traffic expected with the proposed project would not result in a significant adverse affect on neighborhood character.

C. NO SIGNIFICANT ADVERSE IMPACT ALTERNATIVE

As discussed in Chapters 7, "Mitigation," and 8, "Unavoidable Adverse Impacts," the proposed project would result in a number of significant adverse traffic impacts, several of which would remain unmitigated. Specifically, four intersections could not be fully mitigated during at least one time period. Therefore, an alternative was developed to explore modifications to the proposed project that would allow for the elimination of these unmitigated impacts. This alternative was developed because when a project would result in significant adverse impacts that cannot be mitigated, it is often CEQR practice to include an assessment of an alternative to the project that would result in no unmitigated impacts.

An alternative program which would eliminate all unmitigated traffic impacts would require reducing the project's seating capacity from 3,600 seats to approximately 1,100 seats, a 70 percent reduction in seating capacity. This reduction in seating would decrease the project-generated vehicle trip totals from 922 vehicles under the proposed actions to 308 vehicles during the Saturday midday and evening arrival peak hours, and from 1,092 vehicles under the proposed actions to 364 vehicles during the Saturday midday departure peak hour. Traffic analyses were performed at critical locations using the trip generation from the reduced program and determined that no significant adverse unmitigated traffic impacts would occur with the reduction to 1,100 seats.

As detailed in Chapter 1, "Project Description," the purpose of the proposed actions is to facilitate the restoration, expansion, and modernization of the existing vacant Kings Theatre and provide a modern facility for the presentation of live performances. The renovated and modernized theatre, with active programming and a range of events, is intended to result in the improvement of this section of Flatbush Avenue and to serve as a community and City-wide amenity. A reduction in the number of seats from 3,600 to 1,100 would not be feasible since a theatre of this size would not accommodate the range of events planned for the theatre, nor would it be economically viable. *