

Seaside Park and Community Arts Center

Chapter 19: Growth-Inducing Aspects of the Proposed Project

As set forth in the *CEQR Technical Manual*, growth-inducing aspects of a proposed action generally refer to "secondary" impacts of a proposed action that trigger further development. Proposals that add substantial new land use, new residents, or new employment could induce additional development of a similar kind or of support uses (e.g., stores to serve new residential uses). Actions that introduce or greatly expand infrastructure capacity (e.g., sewers, central water supply) might also induce growth.

The Seaside Park and Community Arts Center will be a temporary use of the development site for a term of ten years that is intended to invigorate and enliven the western end of the Special Coney Island District, which presently is severely underutilized. As designed, the proposed neighborhood open space that comprises the entirety of the development site west of the (Former) Childs Restaurant Building would provide a publicly accessible open space with passive and active recreational areas, and opportunities for extending pedestrian activity along the western portion of the Riegelmann Boardwalk. The proposed project would activate the area between West 21st Street and West 23rd Street during a period when the residential and commercial development contemplated by the Coney Island Rezoning proceeds in the surrounding area to the east and north of the development site.

The proposed project would enable development of recreational, entertainment, and restaurant uses at the development site consistent with the area's existing and historic land use patterns. In this way, the amphitheater use as part of the larger Seaside Park and Community Arts Center would provide opportunities for active and passive recreation as well as dining and entertainment resources for existing residential community as well as the residents of the newly developed multi-family housing that is intended to emerge as a result of the Special Coney Island District plan.

The program for the proposed project falls into three distinct categories, including seasonal event operations, seasonal non-event operations, and off-season operations. These program components combine to make the Seaside Park and Community Arts Center a year round destination for the current residents of Coney Island, the anticipated new residential population who will come to the neighborhood as development proceeds in the surrounding area as a result of the Coney Island Rezoning, and those who come to Coney Island's beach, boardwalk and amusement facilities.

The environmental consequences of this project are the subject of Chapters 2 through 15 of this EIS. While the new uses proposed for the Seaside Park and Community Arts Center would contribute to growth in the local Brooklyn, City, and State economies, they would not be expected to induce notable growth outside of the development site. As described in Chapter 2, "Land Use, Zoning, and Public Policy," it is unlikely that the proposed project would alter land use patterns in surrounding neighborhoods. The proposed project would not create a critical mass of uses or populations that would induce additional development. Moreover, the proposed project does not include the introduction of new infrastructure or an expansion of infrastructure capacity that would result in indirect development. Therefore, the proposed project is not expected to induce significant new growth in the surrounding area.