Seaside Park and Community Arts Center
Chapter 6: Urban Design & Visual Resources

A. INTRODUCTION

Under *City Environmental Quality Review (CEQR) Technical Manual* guidelines, an urban design and visual resources assessment considers whether and how a proposed project may change the experience of a pedestrian in the project area. Together, the urban design components and visual resources of an area define the distinctive identity of a neighborhood. This assessment focuses on the components of a proposed project that may have the potential to alter the arrangement, appearance, and functionality of the built environment, as experienced by pedestrians in the study area. These components include building bulk, use, and type; building arrangement; block form and street pattern; streetscape elements; street hierarchy; and natural features. The concept of bulk is created by the size of a building and the way it is massed on a site. Height, length and width define a building's size; volume, shape, setbacks, lot coverage, and density define its mass. The analysis of visual resources will assess the effects of the proposed project on the study area's visual resources, which are its unique, or important public view corridors, vistas, or natural or built features. Waterfront views, public parks, landmarked structures, landmarked districts, and natural resources are examples of visual resources. As per the guidelines of CEQR, only views of visual resources from public and publicly accessible locations will be assessed. The analysis in this chapter addresses each of these characteristics of existing conditions and the future without and with the proposed project for the year 2016.

As described in Chapter 1, "Project Description," the proposed project involves the development of approximately 2.41-acres of publicly accessible open space, which would include an approximately 5,100-seat seasonal amphitheater, as well as the restoration and adaptive reuse of the (Former) Childs Restaurant Building, a designated New York City landmark (NYCL), in the Coney Island neighborhood of Brooklyn Community District 13. The proposed project is intended to continue the City of New York's efforts to reinvigorate Coney Island by introducing a new recreational, entertainment, and restaurant destination on the Riegelmann Boardwalk. The proposed project has the potential to alter the visual character of Coney Island, and the project area is located in the vicinity of the Coney Island Beach and the Atlantic Ocean to the south. The appearance of the development site would be altered by the construction of the proposed publicly accessible open space and amphitheater on land that is predominately vacant and underutilized. As such, this chapter assesses the potential effects on urban design and visual resources that could result from the proposed project.

B. PRINCIPAL CONCLUSIONS

The proposed project would not result in significant adverse impacts to urban design or visual resources as defined by the guidelines for determining impact significance set forth in the *CEQR Technical Manual*. As discussed below, the creation of publicly-accessible open space and an amphitheater on the development site as well as the rehabilitation and reactivation of the (Former) Childs Restaurant Building would enhance pedestrian experiences in the project area and secondary study area. The NYCL-designated (Former) Childs Restaurant Building is an important visual resource in the area as its eastern and southern facades are historically and architecturally significant. The proposed project would involve

the restoration and adaptive reuse of the (Former) Childs Restaurant Building, enhancing the visual resource. The proposed open space and amphitheater would not block any significant view corridors, views of visual resources, or limit access to any visual resources in the study area. Additionally, the creation of the open space and amphitheater would create new view corridors between the project area and the Coney Island Beach, further enhancing the pedestrian experience in and around the project area. As such, the proposed project would not result in any significant adverse impacts on urban design in the project area, and no significant adverse impacts on visual resources are anticipated as a result of the proposed project.

C. METHODOLOGY

Determining whether an Urban Design Analysis is Necessary

Urban design is the totality of components that may affect a pedestrian's experience of public space. These components include streets, buildings, visual resources, open space, natural features, and wind and sunlight conditions. These elements, as defined in the *CEQR Technical Manual*, are described below:

- *Streets.* For many neighborhoods, streets are the primary component of public space. The arrangement and orientation of streets define the location and flow of activity in an area, set street views, and create the blocks on which buildings and open spaces are organized. The apportionment of street space between cars, bicycles, transit, and sidewalk is critical to making a successful streetscape, as is the careful design of street furniture, grade, materials used, and permanent fixtures, including plantings, street lights, fire hydrants, curb cuts, or newsstands.

- *Buildings.* Buildings support streets. A building's streetwalls form the most common backdrop in the city for public space. A building's size, shape, setbacks, lot coverage, placement on the zoning lot and block, the orientation of active uses, and pedestrian and vehicular entrances all play major roles in the vitality of the streetscape. The public realm also extends to building facades and rooftops, offering more opportunity to enrich the visual character of an area.

- *Visual Resources.* A visual resource is the connection from the public realm to significant natural or built features, including views of the waterfront, public parks, landmark structures or districts, otherwise distinct buildings or groups of buildings, or natural resources.

- *Open Space.* For the purpose of urban design, open space includes public and private areas such as parks, yards, cemeteries, parking lots and privately owned public spaces.

- *Natural Resources.* Natural features include vegetation and geologic, topographic, and aquatic features. Rock outcroppings, steep slopes or varied ground elevation, beaches, or wetlands may help define the overall visual character of an area.

- *Wind.* Channelized wind pressure from between tall buildings and downwashed wind pressure from parallel tall buildings may cause winds that may jeopardize pedestrian safety.

In general, an assessment of urban design is needed when a proposed project may have effects on one or more of the elements that contribute to the pedestrian experience, which are described above. As the proposed project would result in physical changes to the development site including the removal of

existing street beds, it has the potential to alter the arrangement, appearance, and functionality of the built environment, and therefore, change the experience of a pedestrian in the project area and surrounding study area.

Per criteria of Chapter 10, Section 230 of the *CEQR Technical Manual*, a study of wind conditions and their effect on pedestrian level safety may be warranted under certain circumstances for proposed projects involving the construction of large buildings at locations that experience high wind conditions. The proposed project is located immediately adjacent to the Riegelmann Boardwalk and Coney Island Beach, where winds from the waterfront are not attenuated by buildings or natural features. However, the proposed project would not result in the construction of large or unusually tall buildings, as it involves the restoration and reuse of the existing two-story (Former) Childs Restaurant Building and the construction of publicly-accessible open space and a 5,100-seat amphitheater. The *CEQR Technical Manual* states that only projects of a substantial size have the potential to alter wind conditions. Therefore, a study of wind conditions and their effect on pedestrian level safety is not warranted for the proposed project. Additionally, the proposed amphitheater ~~canopy~~ tensile fabric roof would be temporary in nature, and only used during the summer season (May through October). As such, should conditions warrant it, the ~~canopy~~ tensile fabric roof could be taken down in the event of unusually high winds during the summer months.

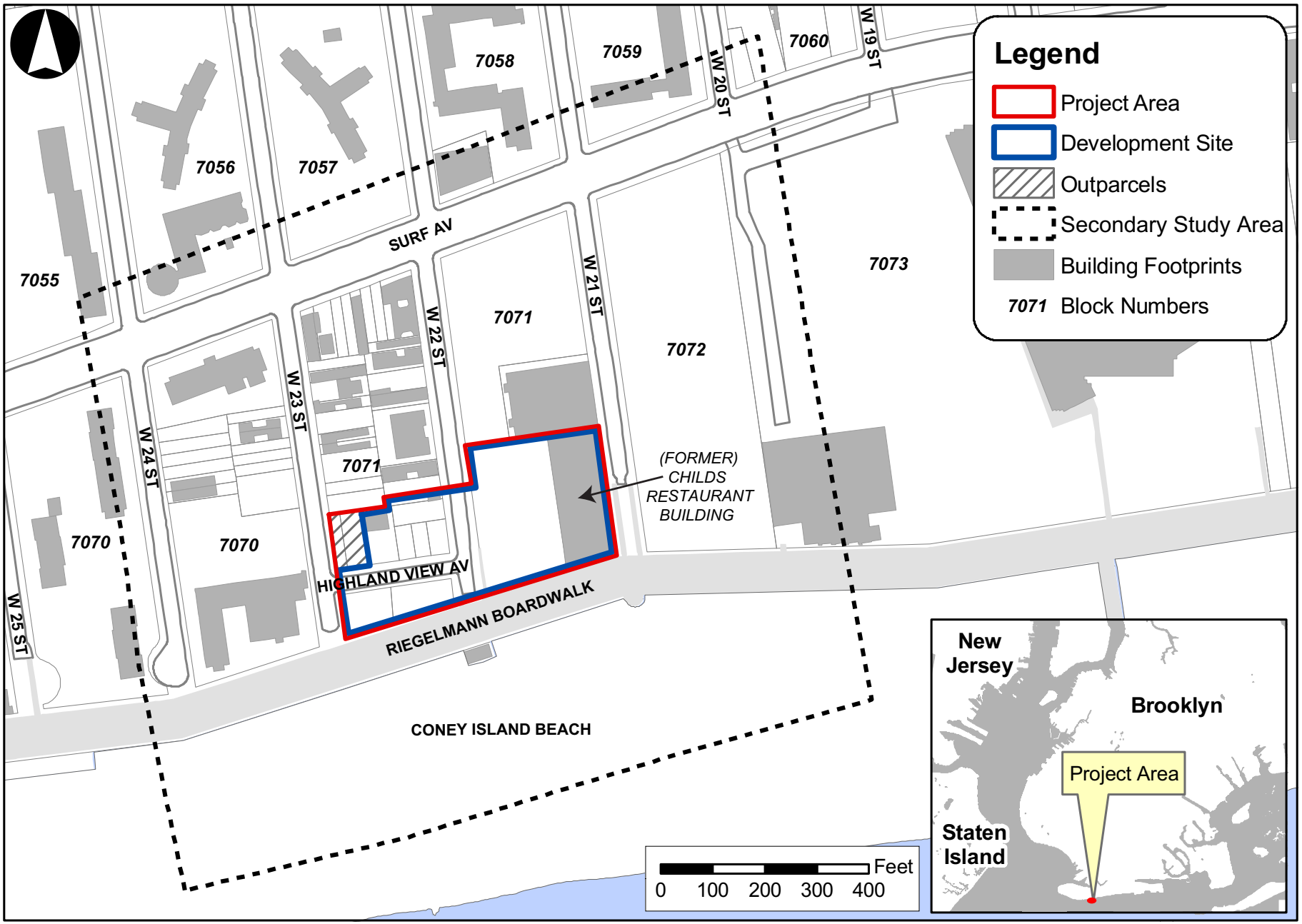
Study Areas

The urban design study area consists of both a primary study area, which is coterminous with the boundaries of the project area, where the urban design effects of the proposed project are direct, and a secondary study area (refer to Figure 6-1). For the purpose of this assessment, the primary study area is generally bounded by West 23rd Street to the west, the Riegelmann boardwalk to the south, West 21st Street to the east, and properties fronting Surf Avenue to the north, encompassing the southern third of Block 7071. The secondary study area extends approximately 400-feet from the boundary of the project area and encompasses areas that have the potential to experience indirect impacts as a result of the proposed project. The secondary study area covers an area generally bounded by West 24th Street to the west, Surf Avenue to the north, West 20th Street to the east, and the Coney Island Beach to the south. Both the primary and secondary study areas have been established in accordance with *CEQR Technical Manual* guidelines and can be seen in Figure 6-1.

The analysis of urban design and visual resources is based on field visits, photography, and computer imaging of the project area and surrounding study area.

D. PRELIMINARY ASSESSMENT

According to the *CEQR Technical Manual* guidelines, the purpose of a preliminary assessment is to determine whether any physical changes proposed by a project may raise the potential to significantly and adversely affect elements of urban design.



Seaside Park and Community Arts Center

Figure 6-1
Project Area and Study Area

Existing Conditions

Primary Study Area (Project Area)

The project area comprises approximately 136,404 square feet (sf) (approximately 3.14 acres), generally bounded by West 23rd Street to the west, the Riegelmann Boardwalk to the south, West 21st Street to the east, and properties fronting Surf Avenue to the north, encompassing the southern third of Block 7071 (refer to Figure 6-1). The project area includes the site proposed for the Seaside Park and Community Arts Center (the "development site"), as well as two adjacent tax lots (Lots 79 and 81 on Block 7071, the "outparcels") that would be rezoned by the proposed zoning map amendment but are not part of the development site. The development site is an assemblage of ten tax lots on Block 7071 (Lots 27, 28, 30, 32, 34, 76, 130, 142, 226, and 231) as well as the beds of Highland View Avenue and a portion of West 22nd Street (approved for demapping in the 2009 Coney Island Rezoning). The portions of the project area to the west of West 22nd Street are zoned R5, and the portions to the east of West 22nd Street are zoned R7D with a C2-4 commercial overlay (refer to Figure 2-~~3~~4 in Chapter 2, "Land Use, Zoning, and Public Policy").

STREETS

There are 28,516 sf of existing public streets in the project area on Highland View Avenue and a portion of West 22nd Street, which were approved for demapping in the 2009 Coney Island Rezoning (refer to Figures 6-1 and 6-2). These streets are characterized as narrow streets. Highland View Avenue carries local one-way eastbound traffic between West 23rd and West 22nd Streets, and has parking on both sides of the street (refer to Figure 6-3). There is a concrete pedestrian sidewalk on the north side of the street with metal fencing surrounding the vehicle storage and parking lots to the north. West 22nd Street carries local one-way northbound traffic and also has parking on both sides of the street. At the Riegelmann Boardwalk, south of the intersection with Highland View Avenue, West 22nd Street dead-ends. At the dead-end, there are steps up to the Riegelmann Boardwalk, which is at a higher elevation than the project area (see photo #2 in Figure 6-3a).

BUILDINGS

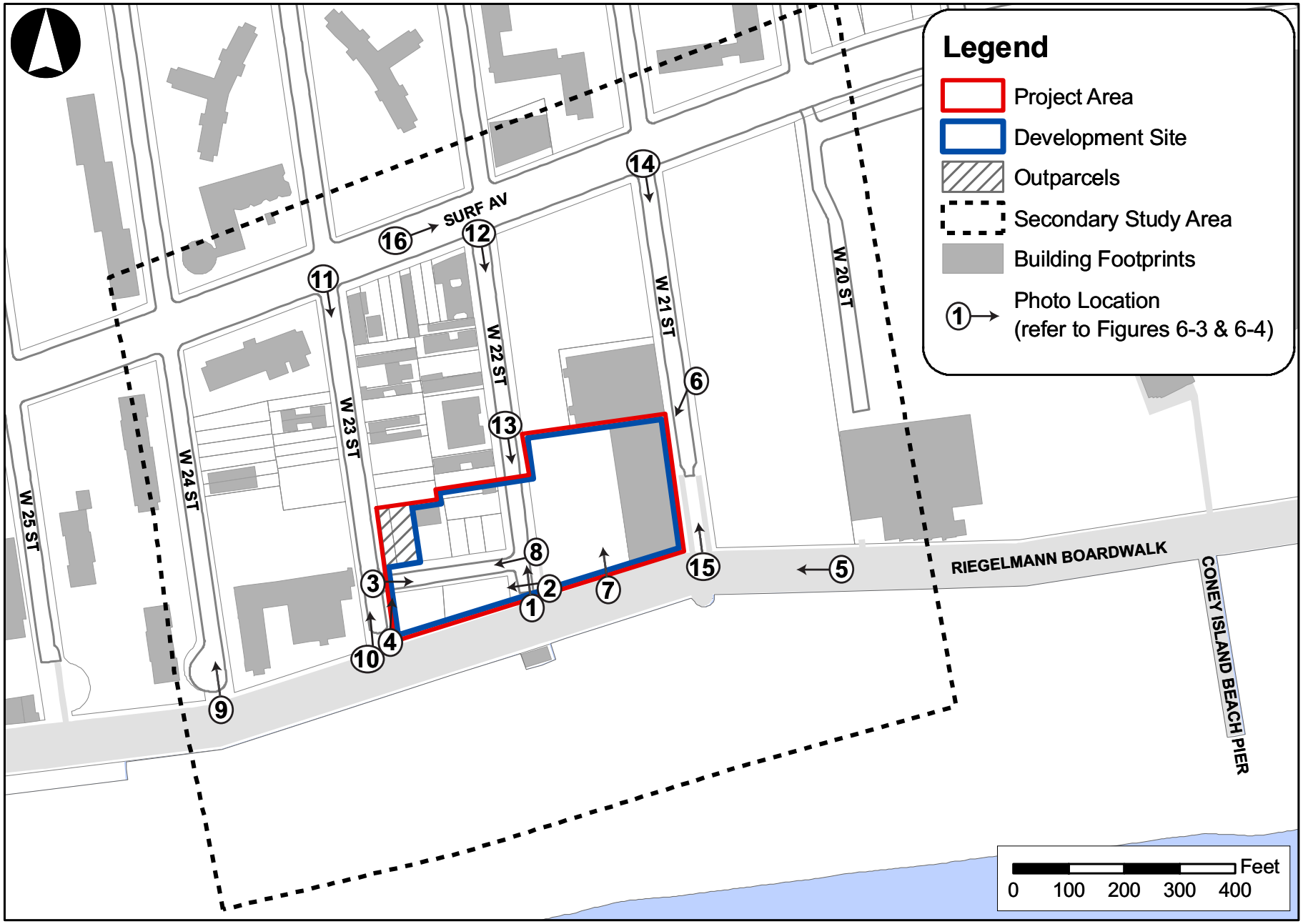
In addition to the streetbeds detailed above, the project area contains vehicle storage and parking, vacant lots, and the vacant (Former) Childs Restaurant Building (refer to Figure 2-~~2~~3 in Chapter 2, "Land Use, Zoning, and Public Policy"). Lots 27 and 76, which accommodate vehicle storage and parking for school buses, each contain a small building. There is a one-story, approximately 1,672 sf building in the back corner of Lot 76 and a one-story, approximately 364 sf shed near the front of Lot 27.

In the eastern portion of the project area on Lot 130 is the vacant, 60,000 sf (Former) Childs Restaurant Building. Located on a 25,400 sf site, the building is two stories tall and built-out to the lot line. From the Boardwalk, the building appears to consist of one double-height story; however, the Boardwalk is raised above street level, and the building has an additional story below the boardwalk level. The southern façade of the vacant building, facing the Riegelmann Boardwalk, has approximately 100 feet of frontage, while the eastern façade facing West 21st Street has approximately 248 feet of frontage. As discussed in Chapter 5, "Historic and Cultural Resources," the (Former) Childs Restaurant Building is a designated NYCL and an important visual resource in the project area and study area. The building is currently vacant and boarded up, and its important architectural features are deteriorating.

There are no other buildings located in the project area. Lots 27, 28, 30, 32, 34, and 76 within the development site and the two outparcels on Lots 79 and 81 accommodate vehicle storage and parking,

Seaside Park and Community Arts Center

Figure 6-2
Aerial Map



Seaside Park and Community Arts Center

Figure 6-3
Photo Location Key

1. View north along West 22nd Street from elevated Riegelmann Boardwalk, with the decommissioned community garden to the right.

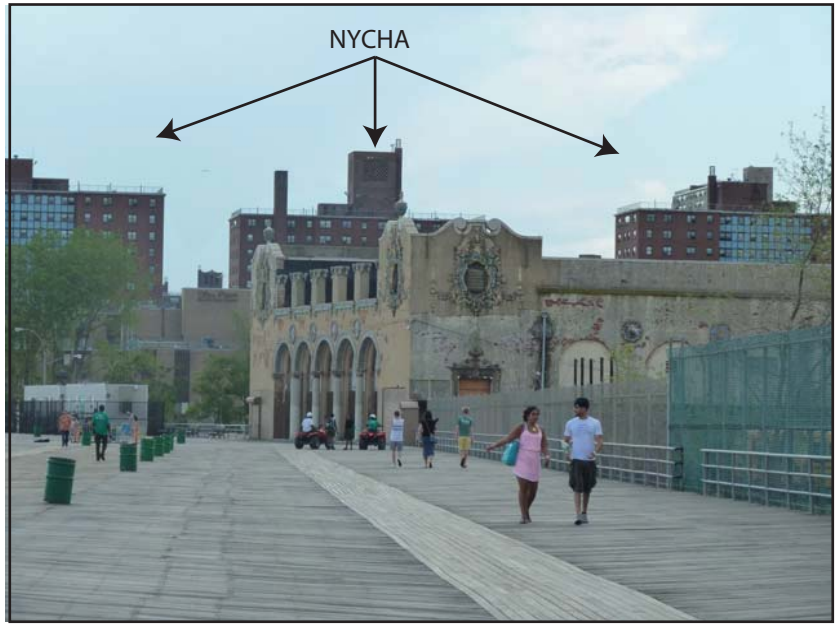
2. View west across end of West 22nd Street, of vacant Lots 226 & 231, with Sea Crest Health Center and NYCHA buildings in background.

3. View east along Highland View Avenue from West 23rd Street, with the (Former) Childs Restaurant Building in the background.

4. View north along West 23rd Street/across Highland View Avenue from elevated Riegelmann Boardwalk, of the outparcels (Lots 79 & 81).

Seaside Park and Community Arts Center

Figure 6-3a
Existing Conditions - Primary Study Area



5. View west along the Riegelmann Boardwalk, with the (Former) Childs Restaurant Building in the foreground and NYCHA buildings in the background.

6. View southwest across West 21st Street of the (Former) Childs Restaurant Building and adjacent NYC Medicaid office building.

7. View north from elevated Riegelmann Boardwalk of the decommissioned community garden, with the (Former) Childs Restaurant Building to the right.

8. View west along the northern sidewalk of Highland View Avenue, with the project area's vehicle storage and parking lots to the right.

primarily for school buses. All are paved with asphalt and are surrounded by metal fencing and weeds. To the south, across Highland View Avenue, are two vacant lots covered in sand (Lots 226 and 231). Across West 22nd Street to the east is Lot 142 which ~~is vacant and~~ accommodates a decommissioned community garden, also surrounded by metal fencing[1] (refer to Figure 6-3).

OPEN SPACE

The project area contains no open space resources useable for recreational purposes. However, site visits indicate that the decommissioned community garden on Lot 142 is currently being used for gardening purposes.

VISUAL RESOURCES AND NATURAL RESOURCES

There are few natural resources in the project area. Site visits indicate ~~that~~ the presence of some trees in the decommissioned community garden lot and on vacant Lot 226, as well as weeds surrounding the vehicle storage and parking lots.

The vacant (Former) Childs Restaurant Building on Lot 130, a designated NYCL, is an important visual resource in the project area and study area. As detailed in Chapter 5, "Historic and Cultural Resources," the building's eastern and southern facades are significant both historically and architecturally. These facades can be seen from West 21st Street and from the Riegelmann Boardwalk, as shown in Figure 6-3.

As the adjacent Riegelmann Boardwalk to the south of the project area is at a higher elevation than the ground elevation of the lots and street beds in the project area, there are currently no significant visual corridors of the Coney Island Beach from the project area.

Secondary Study Area

The secondary study area includes the area within an approximate 400-foot radius of the project area and supports a variety of land uses, densities, and building types. Development is most concentrated west of the project area and to the north of Surf Avenue, which is one of the surrounding area's main pedestrian and automotive thoroughfares. Much of this development is owned and operated by the New York City Housing Authority (NYCHA), with tall buildings surrounded by open space, or "towers-in-the-park," that can be seen from many viewpoints throughout the project area and study area (refer to Figures 6-3 and 6-4). Similar to the project area, the portions of the study area to the west of West 22nd Street are zoned R5, and the portions to the east of West 22nd Street are zoned R7D with a C2-4 commercial overlay (refer to Figure 2-~~3~~4 in Chapter 2, "Land Use, Zoning, and Public Policy").

STREETS

West 24th, West 23rd, West 22nd, and West 21st Street are all north-south thoroughfares, while Surf Avenue generally traverses east-west at the northern boundary of the secondary study area. West 24th Street, in the westernmost portion of the study area, and West 21st Street, in the easternmost portion of the study area, both carry local two-way traffic south of Surf Avenue, and dead-end into cul-de-sacs at the Riegelmann Boardwalk (refer to Figure 6-4). West 23rd Street carries local traffic one-way southbound while West 22nd Street carries local traffic one-way northbound, and both streets dead-end at the Riegelmann Boardwalk, south of their intersections with Highland View Avenue. All of these streets are considered narrow streets and have parking and concrete sidewalks on both sides of the street.

[1] Although the community garden is decommissioned, field observations indicate that it is currently being used for gardening purposes.

9. View north along West 24th Street from elevated Riegelmann Boardwalk, with NYCHA buildings to the left and the Sea Crest Health Center to the right.

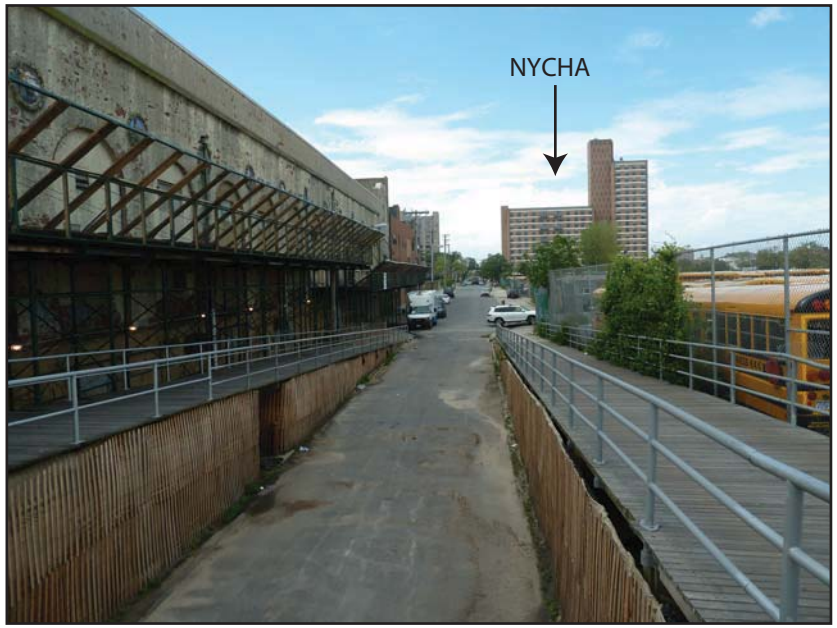
10. View north along West 23rd Street from the Riegelmann Boardwalk, with the Sea Crest Health Center to the left and project area to the right.

11. View south along West 23rd Street from Surf Avenue.

12. View south along West 22nd Street from Surf Avenue.

13. View south along West 22nd Street from mid-block, of elevated Riegelmann Boardwalk and single-story lifeguard station.

14. View south along West 21st Street from Surf Avenue.



15. View north along West 21st Street from elevated Riegelmann Boardwalk, with the (Former) Childs Restaurant Building to the left.

16. View east along Surf Avenue from mid-block between West 23rd and West 22nd Streets *(courtesy of Google Maps)*.

Surf Avenue, at the northern boundary of the study area, is the only wide road in the secondary study area, with four lanes of two-way traffic. It is considered a main thoroughfare stretching throughout the majority of Coney Island. Surf Avenue also has parking and concrete sidewalks on both sides.

BUILDINGS

As shown in Figure 6-5, the most densely built sections of the secondary study area are located to the west of the project area and to the north of Surf Avenue. As shown in Figure 6-6, these are also the areas with the tallest structures.

Immediately to the west of the project area is The Sea Crest Health Care Center (Block 7070, Lot 148), a large institutional facility fronting West 23rd Street, Riegelmann Boardwalk, and West 24th Street. It is a five-story, approximately 106,000 sf building surrounded by bushes and trees, which is clearly visible when looking west from the project area. To the north of the Center are parking lots, vehicle storage, and vacant lots, and several narrow three-story buildings that are largely built-out to the lot lines. Surf Manor (Lot 120) is another large institutional facility on the north end of Block 7070, fronting West 23rd Street, Surf Avenue, and West 24th Street. It is a four-story, approximately 40,344 sf building surrounded by grass and trees. To the west, across West 24th Street on Lot 1 of Block 7070 are three, 14-story New York City Housing Authority (NYCHA) buildings surrounded by parking lots and passive open space with grass, trees, and benches (refer to Figure 6-4).

Most of the blocks to the north of Surf Avenue in the project area accommodate NYCHA residential towers, similar to the western portion of Block 7070. These NYCHA towers are not oriented towards the street and are surrounded by passive and active open space resources. As such, there is minimal commercial activity on the northern side of Surf Avenue in the secondary study area. Blocks 7056 and 7057 to the northwest of the project area, bounded by West 22nd and West 24th Streets, consist of three, 15- to 17-story buildings surrounded by parking lots and open spaces with grass, trees, playgrounds, and basketball courts. To the east is Block 7058, which accommodates a single-story commercial building at the northeast corner of West 22nd Street and Surf Avenue and a surrounding 12-story residential building. To the east on Block 7059 is an 18-story NYCHA building surrounded by parking lots and passive open space with grass and trees.

The remainder of Block 7071 immediately to the north of the project area between West 23rd and West 22nd Streets is comprised of a variety of land uses, including residential, commercial, mixed-use, industrial/manufacturing, vehicle storage and parking, and vacant lots. As shown in Figures 6-5 and 6-6, these blocks are generally less dense with lower building heights than the areas to the west and north. All buildings on Block 7071 are oriented towards the street, and are largely built-out to the lot line. In between the buildings are parking lots, vehicle storage, and vacant lots. There is a 70,505 sf parking lot on Lot 100, fronting West 22nd Street, West 21st Street, and Surf Avenue, which is paved in asphalt, and surrounded by metal fencing, weeds, and some trees.

To the east of the project area, across West 21st Street, is a 167,672 sf vacant lot, paved with asphalt, which extends from Surf Avenue to the Riegelmann Boardwalk. This vacant lot is the temporary location of the Seaside Summer Concert Series, and also accommodates school bus parking and vehicle storage in the off-season. It is surrounded by metal fencing.

The Riegelmann Boardwalk and the Coney Island Beach are to the south of the project area. Immediately adjacent to the decommissioned community garden on the boardwalk is a one-story, temporary restroom station. On the beach at the end of West 22nd Street is a one-story, approximately 1,216 sf lifeguard station (refer to photo #13 in Figure 6-4b).

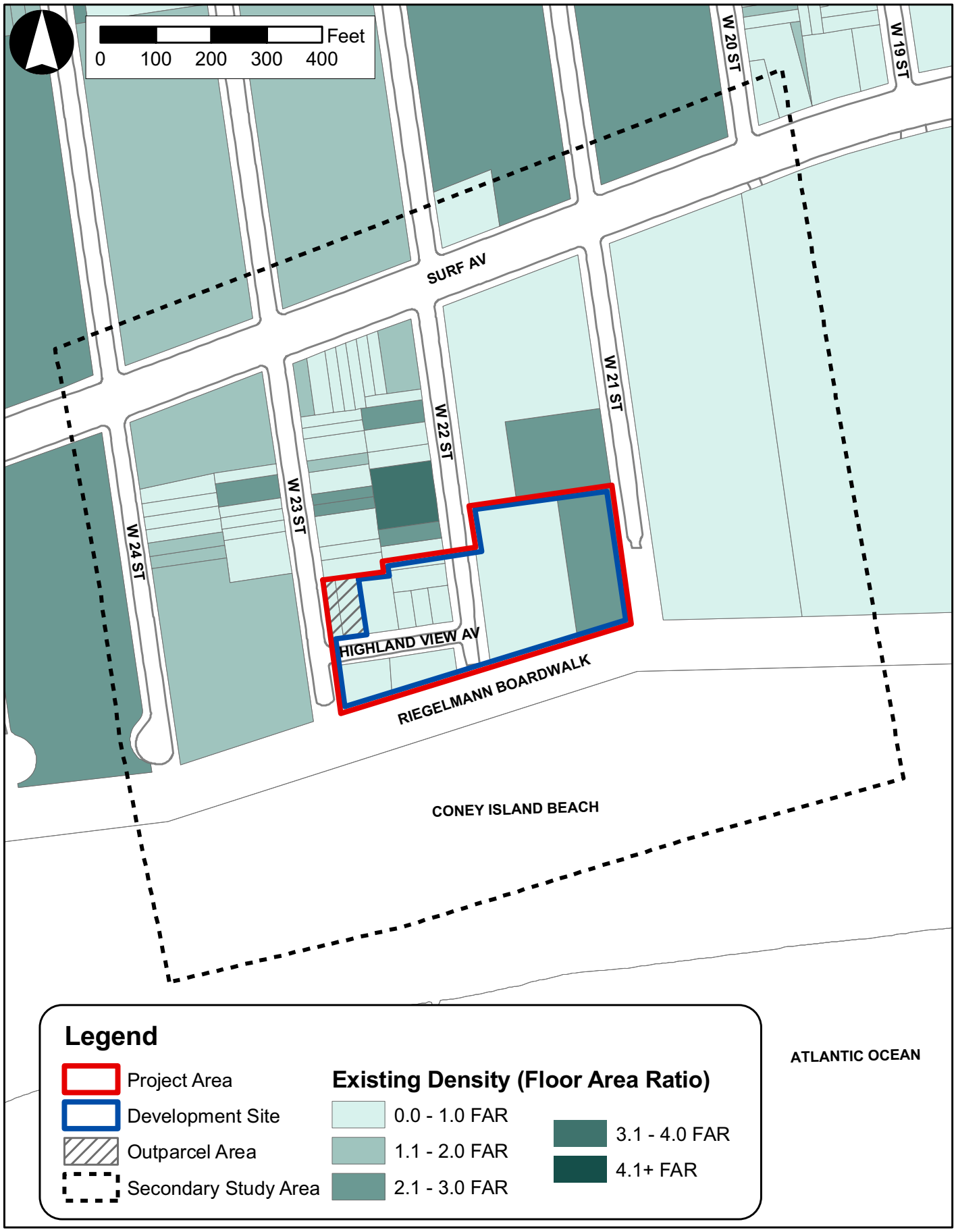
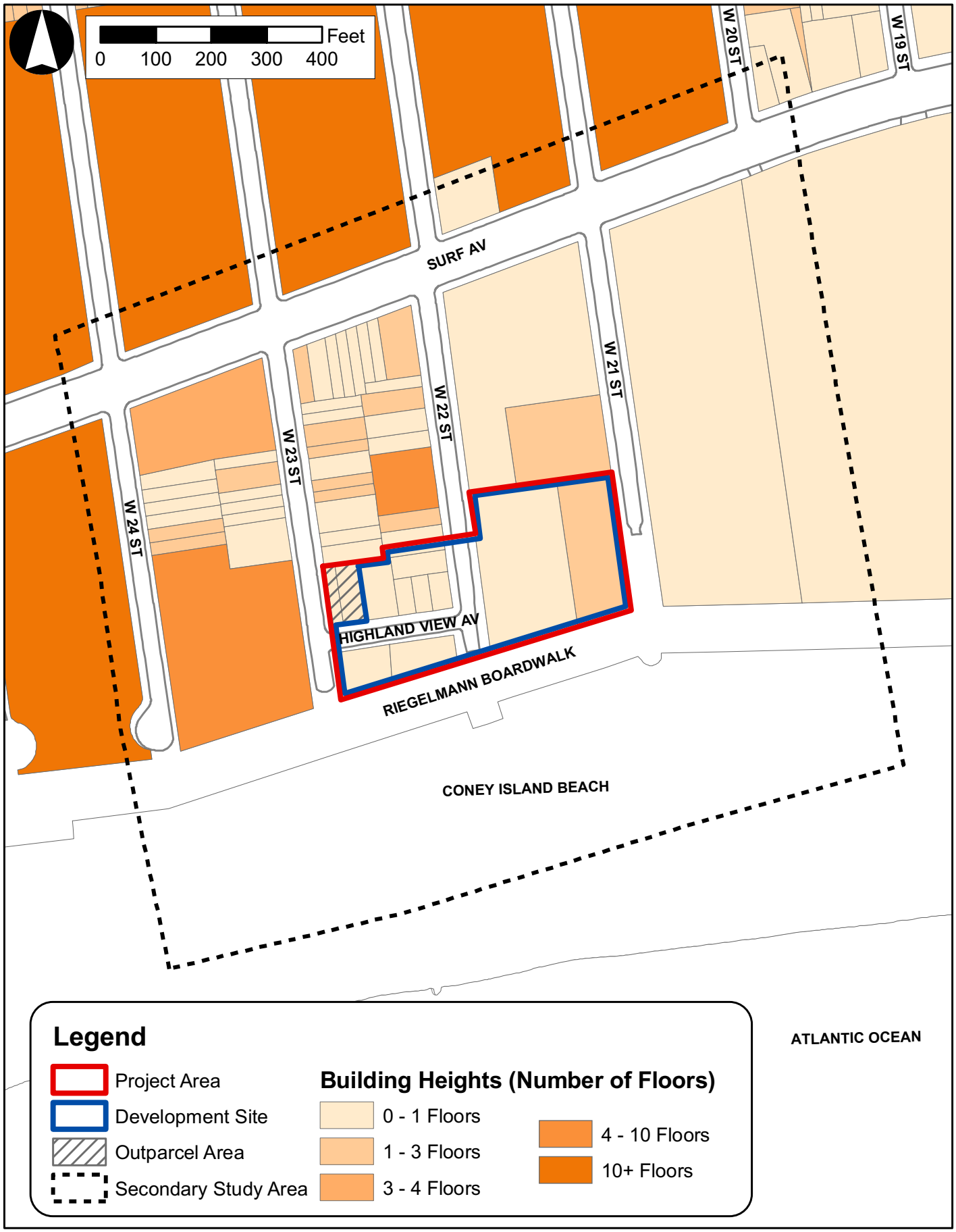

Feet
0 100 200 300 400
SURF AV
W 20 ST
W 19 ST
W 21 ST
W 22 ST
W 23 ST
W 24 ST
HIGHLAND VIEW AV
RIEGELMANN BOARDWALK
CONEY ISLAND BEACH
ATLANTIC OCEAN
Legend
Project Area
Development Site
Outparcel Area
Secondary Study Area
Existing Density (Floor Area Ratio)
0.0 - 1.0 FAR
1.1 - 2.0 FAR
2.1 - 3.0 FAR
3.1 - 4.0 FAR
4.1+ FAR

Figure 6-6
Building Heights



OPEN SPACE

There are passive and active open spaces surrounding the NYCHA properties to the west and north of the project area. The passive open spaces include benches, trees, and grass, while the active open spaces include playgrounds on the northwest and northeast corners of Surf Avenue and West 23rd Street as well as basketball courts on the northwest corner of Surf Avenue and West 22nd Street. To the south of the project area is the Riegelmann Boardwalk and Coney Island Beach, which are also significant passive open space resources.

VISUAL RESOURCES AND NATURAL RESOURCES

The Coney Island Beach to the south of the project area is the most significant natural resource in the secondary study area, and is also considered an important visual resource. However, because the Riegelmann Boardwalk to the south of the project area is elevated, it obstructs many of the potential view corridors of the beach from points north, as shown in Figure 6-4. Additionally, the single-story lifeguard station to the south of the Riegelmann Boardwalk completely obstructs views of the Coney Island Beach from West 22nd Street.

The Future without the Proposed Project (No-Action Condition)

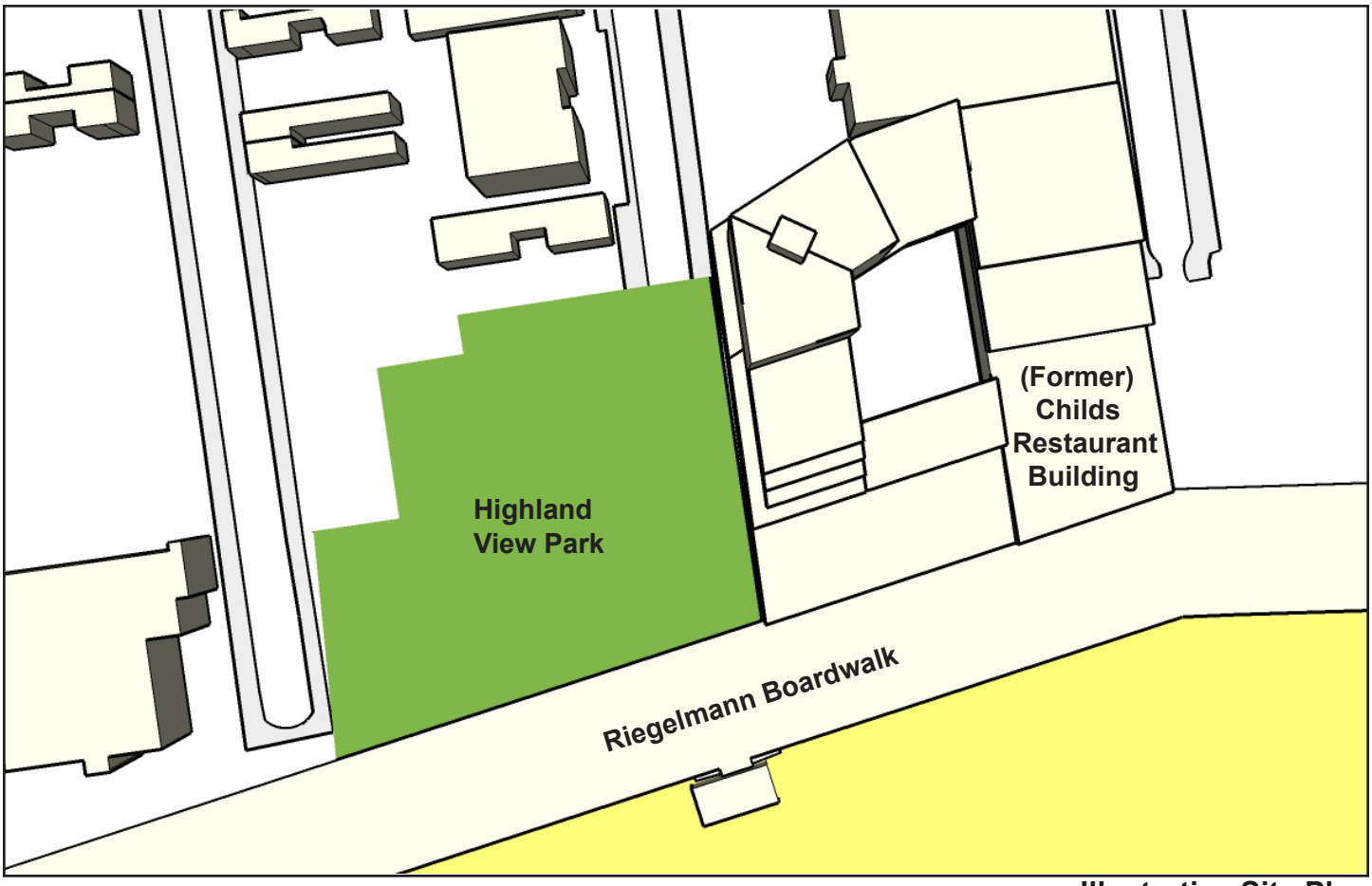
Primary Study Area (Project Area)

In the absence of the proposed project (No-Action), it is anticipated that the project area would be developed with residential, commercial, and open space uses as analyzed in the 2009 *Coney Island Rezoning FEIS*. Southern lots located in the Coney West Subdistrict (refer to Figure 2-45 in Chapter 2, "Land Use, Zoning, and Public Policy") and West 21st Street south of Surf Avenue would be regraded with a gradual incline to meet the elevation of the adjacent Riegelmann Boardwalk.

As detailed in Chapter 1, "Project Description," in the future No-Action condition, Lot 142 is expected to accommodate approximately 33,978 sf of commercial and 223,118 sf (223 dwelling units, or DUs) of residential uses. Commercial development would extend the full length of the boardwalk frontage (approximately 162 feet) and would be built to a depth of 70 feet, as only commercial uses are allowed within 70 feet of the boardwalk pursuant to the special district regulations.

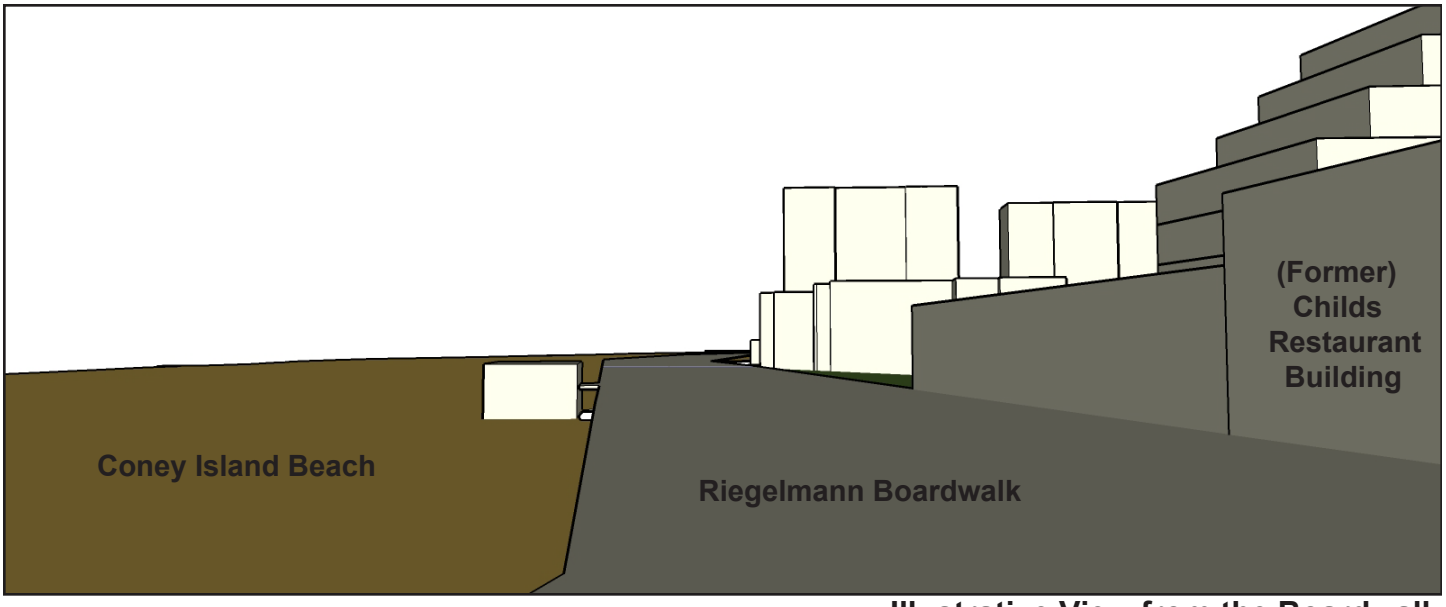
Additionally, in the future No-Action condition, the (Former) Childs Restaurant Building on Lot 130 would be restored and adaptively reused at its current floor area of approximately 60,000 sf, and the western portion of the development site would be converted to an approximately 1.4127 acre public park.[2] Thus, in the future without the proposed project, the project area would be developed with approximately 223,118 sf (223 DUs) of residential, 93,978 sf of commercial, and 1.27-acres of publicly accessible open space. These new structures would replace currently vacant land and vehicle storage and parking lots with freestanding buildings with large footprints, altering the streetscape of the project area. In the 2016 future without the proposed project, it is assumed that the two outparcels (Lots 79 and 81) would remain vacant, although they are anticipated to be incorporated into Highland View Park at some future time as contemplated in the 2009 Coney Island Rezoning FEIS. Illustrative images of the future No-Action conditions are shown in Figure 6-7.

[2] The 1.27-acre western portion of the development site was intended to be part of the planned 1.41-acre Highland View Park that was approved to be mapped as part of the Coney Island Rezoning project. The two outparcels, Lots 79 and 81, comprise the remainder of the planned Highland View Park.



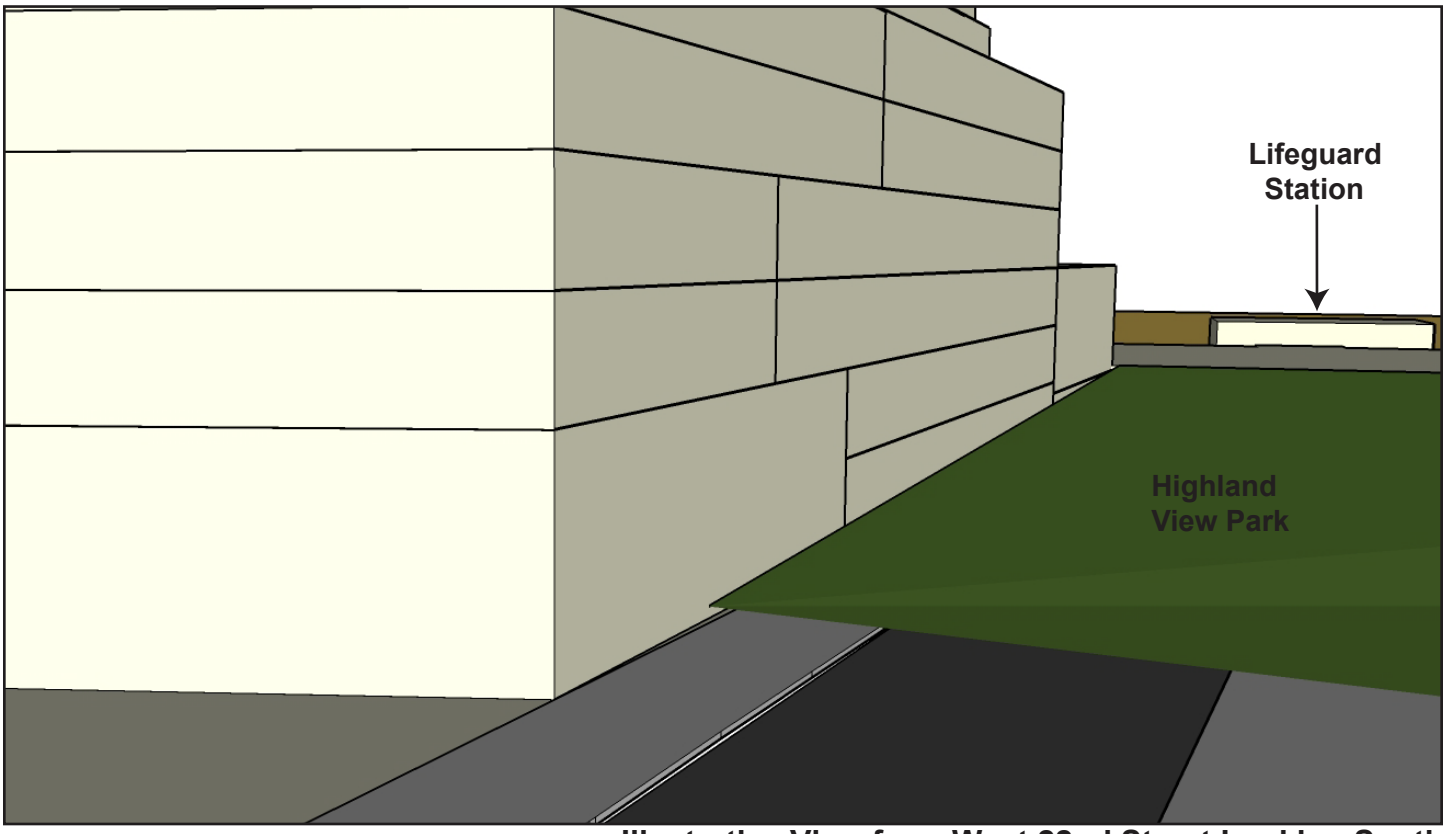
Illustrative Site Plan

FOR ILLUSTRATIVE PURPOSES ONLY



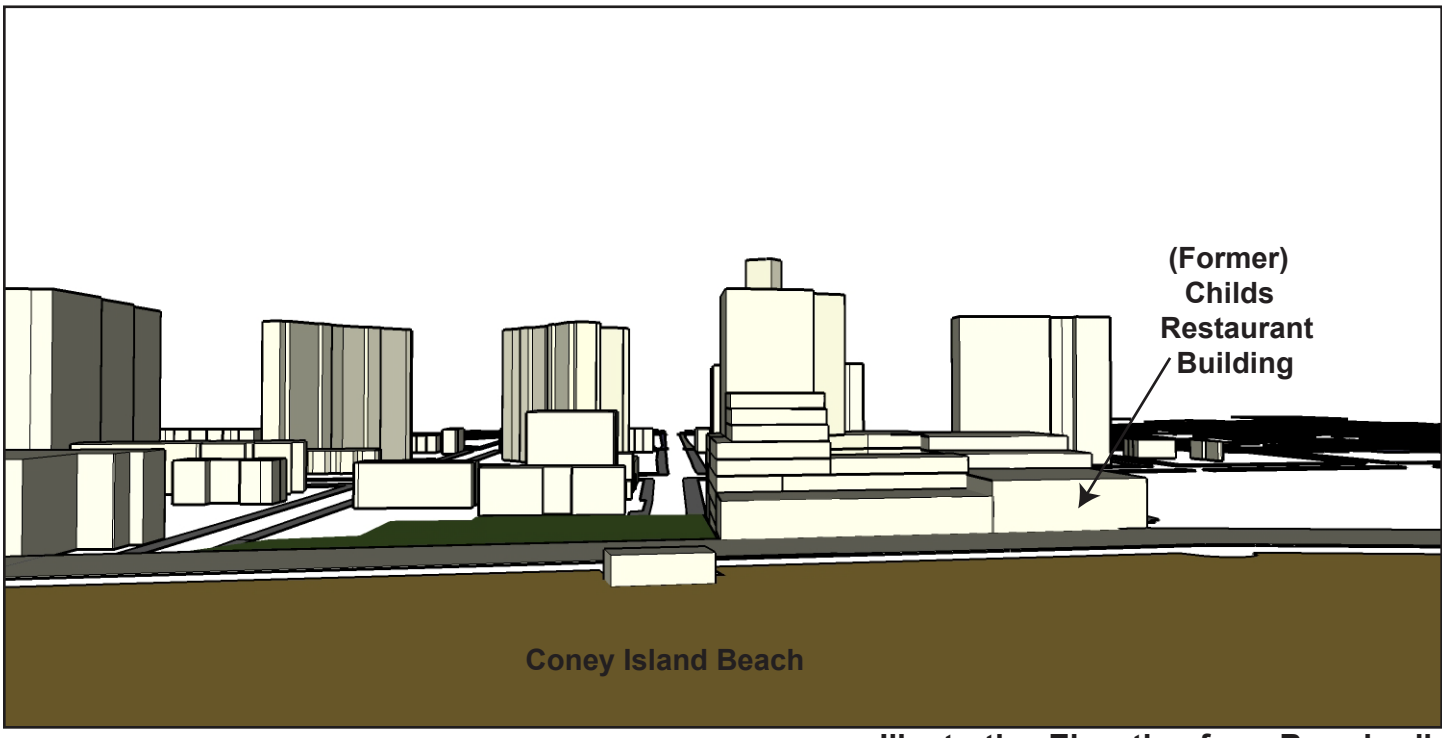
Illustrative View from the Boardwalk

Source: GKV Architects, PC & MVVA Inc. Landscape Architects



Illustrative View from West 22nd Street Looking South

FOR ILLUSTRATIVE PURPOSES ONLY



Illustrative Elevation from Boardwalk

Source: GKV Architects, PC & MVVA Inc. Landscape Architects

Secondary Study Area

As discussed in Chapter 2, "Land Use, Zoning, and Public Policy," there are no known No-Action sites or proposed zoning changes in the secondary study area that are expected to be implemented by the proposed project's analysis year of 2016. While the 2009 Coney Island Rezoning project included the mapping of Ocean Way just north of the project area, this is not expected to occur by the analysis year of 2016 for the proposed project. As such, the existing street hierarchy and block forms in the secondary study area are expected to remain essentially unchanged in the future without the proposed project.

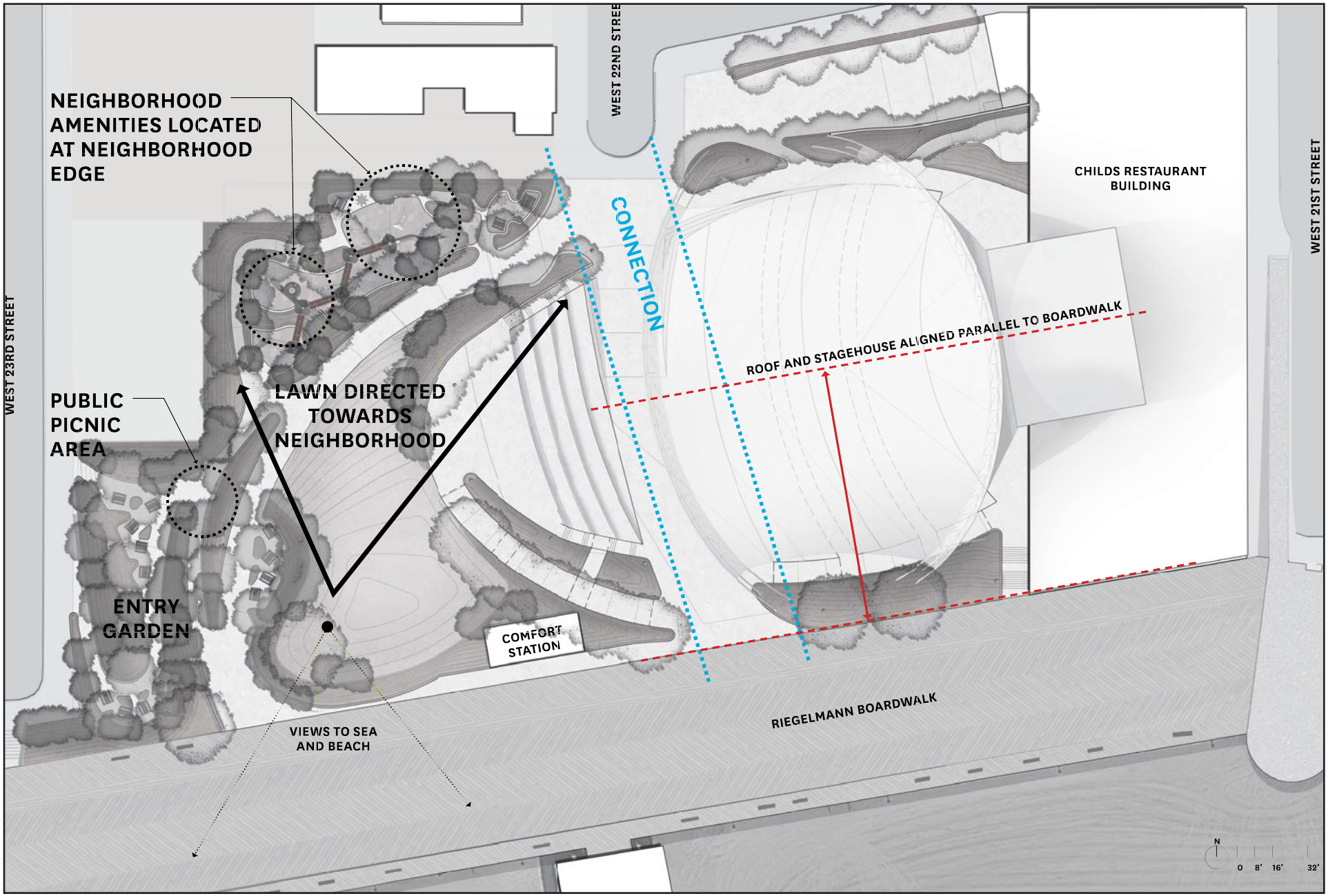
The Future with the Proposed Project (With-Action Condition)

As described in Chapter 1, "Project Description," the proposed project entails the development of approximately 2.41-acres of publicly accessible open space, including an amphitheater and the restoration and reuse of the landmarked (Former) Childs Restaurant Building adjacent to the Riegelmann Boardwalk on Coney Island in Brooklyn. The proposed project requires several zoning changes, including zoning map amendments to extend the boundaries of the Special Coney Island District and Coney West Subdistrict to West 23rd Street, and a zoning text amendment to allow, by special permit, an amphitheater on the development site. This section describes the effects of the proposed project on the urban design and visual resource conditions in the area by 2016, and evaluates the potential for the proposed project to result in significant adverse impacts.

Primary Study Area (Project Area)

The proposed project would result in changes to urban design and visual resources in the primary study area from the No-Action condition. As described in Chapter 1, "Project Description," the proposed actions would allow the development of the Seaside Park and Community Arts Center, a temporary use of the development site for a term of 10 years. The proposed project would include the construction of a seasonal concert venue with approximately 5,100 seats and expansive publicly accessible passive open space areas, playground spaces, and a public picnic area (refer to Figure 6-8). The proposed project would create a modern performance venue to host the Seaside Summer Concert Series, as well as provide the community with a year-round public space for other seasonal concerts, festivals, cultural events, public gatherings, and outdoor recreational activities. Additionally, the proposed project would include the restoration and adaptive reuse of the (Former) Childs Restaurant Building, measuring approximately 60,000 sf, which would accommodate approximately 440 diners as an entertainment, banquet, and restaurant facility with rooftop outdoor seating that can accommodate approximately 74 diners (refer to Figure 6-9). As detailed in Table 2-2 in Chapter 2, "Land Use, Zoning, and Public Policy," the proposed project would result in a decrease of 223 DUs and 33,978 sf of retail in comparison to the No-Action condition, as well as an increase of 1.14 acres of publicly accessible open space, including a 5,100-seat amphitheater. In the future with the proposed project, the two outparcels in the project area (Lots 79 and 81) would remain vacant.

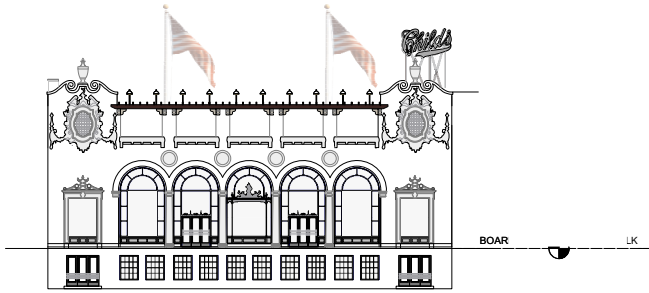
The proposed project would substantially alter the appearance of the development site by replacing the No-Action residential/commercial development and future Highland View Park with landscaped publicly accessible open space and amphitheater and restoring and reactivating the vacant, NYCL-designated (Former) Childs Restaurant Building. With the removal of Highland View Avenue, West 23rd Street would dead-end into the Riegelmann Boardwalk and West 22nd Street would dead-end immediately north of the development site. There would be several entrances into the proposed project, including ones at the ends of West 22nd Street and West 23rd Street, as well as several entrances along the Riegelmann Boardwalk.



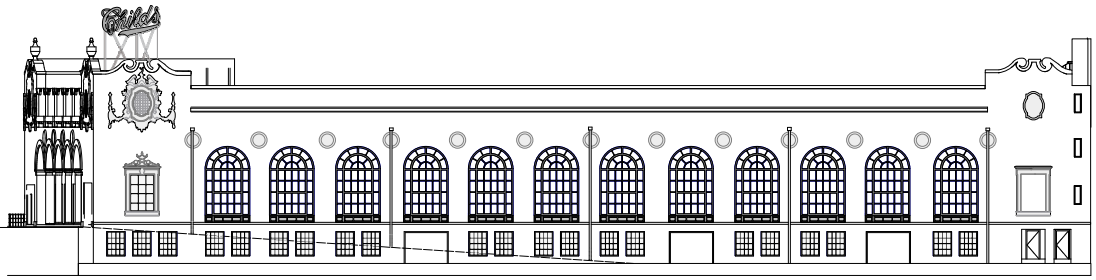
Source: GKV Architects, PC & MVVA Inc. Landscape Architects

Seaside Park and Community Arts Center **Figure 6-8**

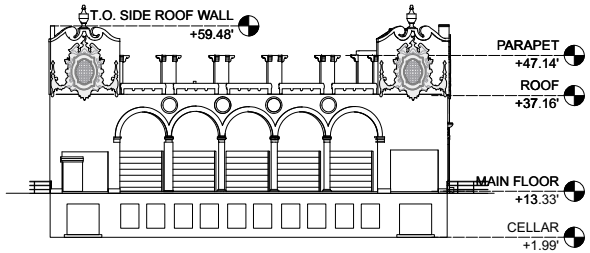
Future With the Proposed Project - Site Plan Illustrating Design Intention and Planning Principles



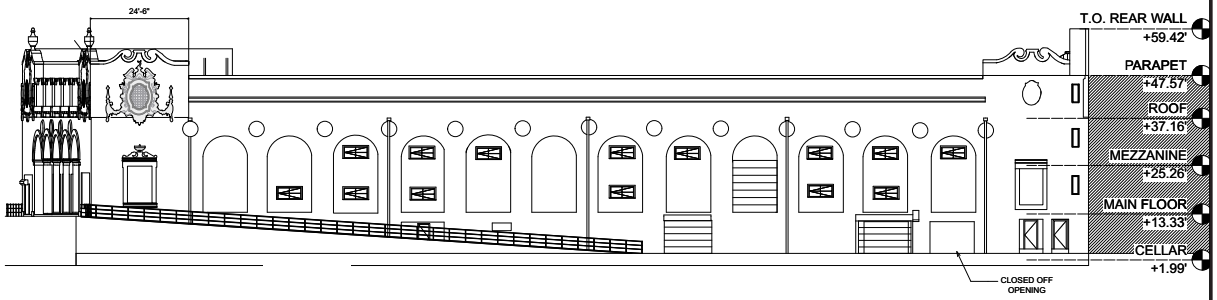
HISTORICAL ELEVATION BOARDWALK



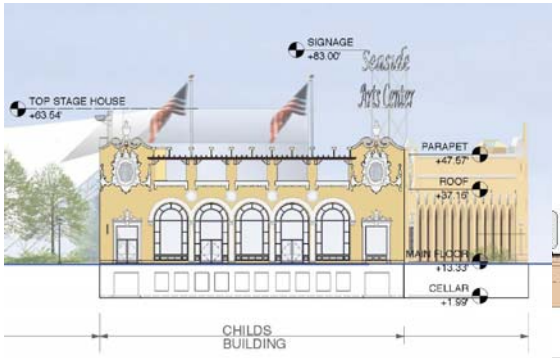
HISTORICAL ELEVATION WEST 21ST STREET



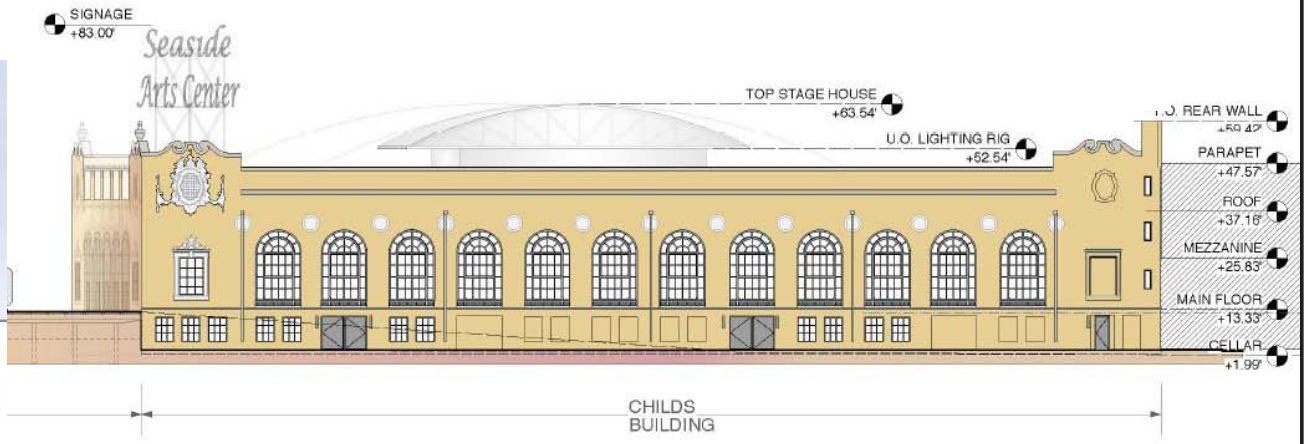
EXISTING ELEVATION BOARDWALK



EXISTING ELEVATION WEST 21ST STREET



PROPOSED ELEVATION BOARDWALK



PROPOSED ELEVATION WEST 21ST STREET

Images Courtesy of GKV Architects, PC and Higgins Quasebarth & Partners, LLC

Seaside Park and Community Arts Center **Figure 6-9**

(Former) Childs Restaurant Building - Existing and Proposed Elevations (Boardwalk and West 21st Street)

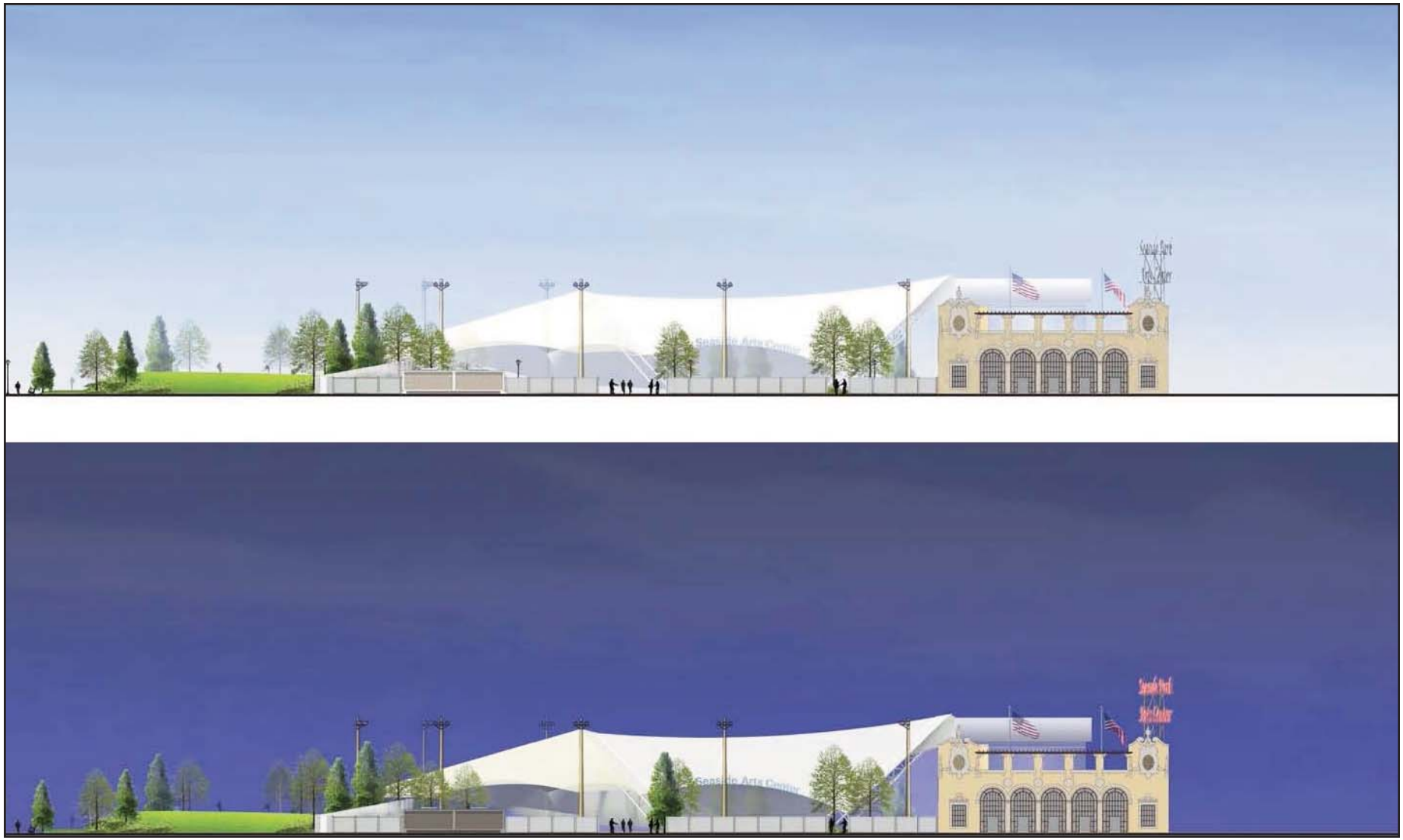
The proposed amphitheater would have 5,100 seats, ~~a combination of stepped, hardwood seating terrace benches and~~ comprised of movable chairs that would only be set up during events in the paved plaza as well as fixed seats on seating stairs ~~below the benches~~. The location of the seating was designed ~~5,100 seats would include 2,000 seats in the plaza nearest to the stage at floor level, and the balance of the seats would be situated on a portion of the plaza that slopes slightly upward to the west at three percent ("raked seating")~~ to provide appropriate sight lines to the stage ~~and at the westerly edge stepped seating~~. As shown in Figure 6-10, the plaza seating area~~s~~ (accommodating a majority of the amphitheater's seats) would be covered by a ~~white~~ tensile fabric roof that would be installed at the beginning of the outdoor concert season in May and removed in October at the conclusion of the season. The balance of the seating would be covered by a temporary tensile fabric canopy extension that would be installed on the day of a concert event and removed by the following morning.

At its widest, the proposed amphitheater's tensile fabric roof ~~cover~~ would be 165 feet by 162 feet. At its peak the tensile fabric roof would rise ~~64~~65 feet (52 feet above Boardwalk level), the same height as the stage house roof cover in the adjacent (Former) Childs Restaurant Building. The amphitheater's tensile fabric roof ~~cover~~ would be to the west of the landmarked building and would not obstruct the significant southern and eastern facades of the building nor would it detract from the architecturally significant elements of the building. The low height of the amphitheater tensile fabric roof ~~cover~~ would be in keeping with the generally low-rise nature of the lots immediately adjacent to the project area. During concerts, the proposed amphitheater would also have a number of sound reduction features, including a deployable sound curtain on the northwest side, backing sound baffles on the inside of the tensile fabric roof, and an additional deployable canopy extension and sound curtains on the western side. These sound reduction features would be temporary and would only be deployed immediately before concerts and subsequently removed. The deployable canopy extension, which would be in use only on concert days, would extend approximately ~~100~~ 95 feet past the tensile fabric roof (see Figure 6-10).

The tensile fabric roof ~~cover~~ would be supported by trusses, which would also support the plaza's lighting (see Figure 6-10a). The proposed project also includes ten concrete floodlight poles, which would provide lighting throughout the year (see Figure 6-10c). In addition, the temporary canopy extension would be attached to the westernmost arch and fastened to the five westernmost floodlight poles. This temporary feature would only be deployed immediately before concerts and subsequently removed. Like the tensile fabric roof ~~cover~~, the trusses would be installed at the beginning of the outdoor concert season in May and removed in October at the conclusion of the season. The tensile fabric roof ~~covering~~ that extends over the plaza seating is typical of open air concert venues and necessary to protect concert goers and performers from the heat and glare of the summer sun as well as shield them from rain storms. The roof truss system has been designed at a height that would ensure views across the development site of the boardwalk and beyond, and would also allow for new view corridors of the Coney Island Beach from West 22nd Street through the amphitheater, as shown in Figure 6-11.

The amphitheater would be surrounded by landscaping and trees. Many of the amphitheater's seats would have unobstructed views of the Coney Island Beach. The amphitheater's stage would be carved into the western façade of the (Former) Childs Restaurant Building, which would not be a significant or adverse impact to the designated NYCL, as discussed in Chapter 5, "Historic and Cultural Resources" (refer to Figure 6-8).

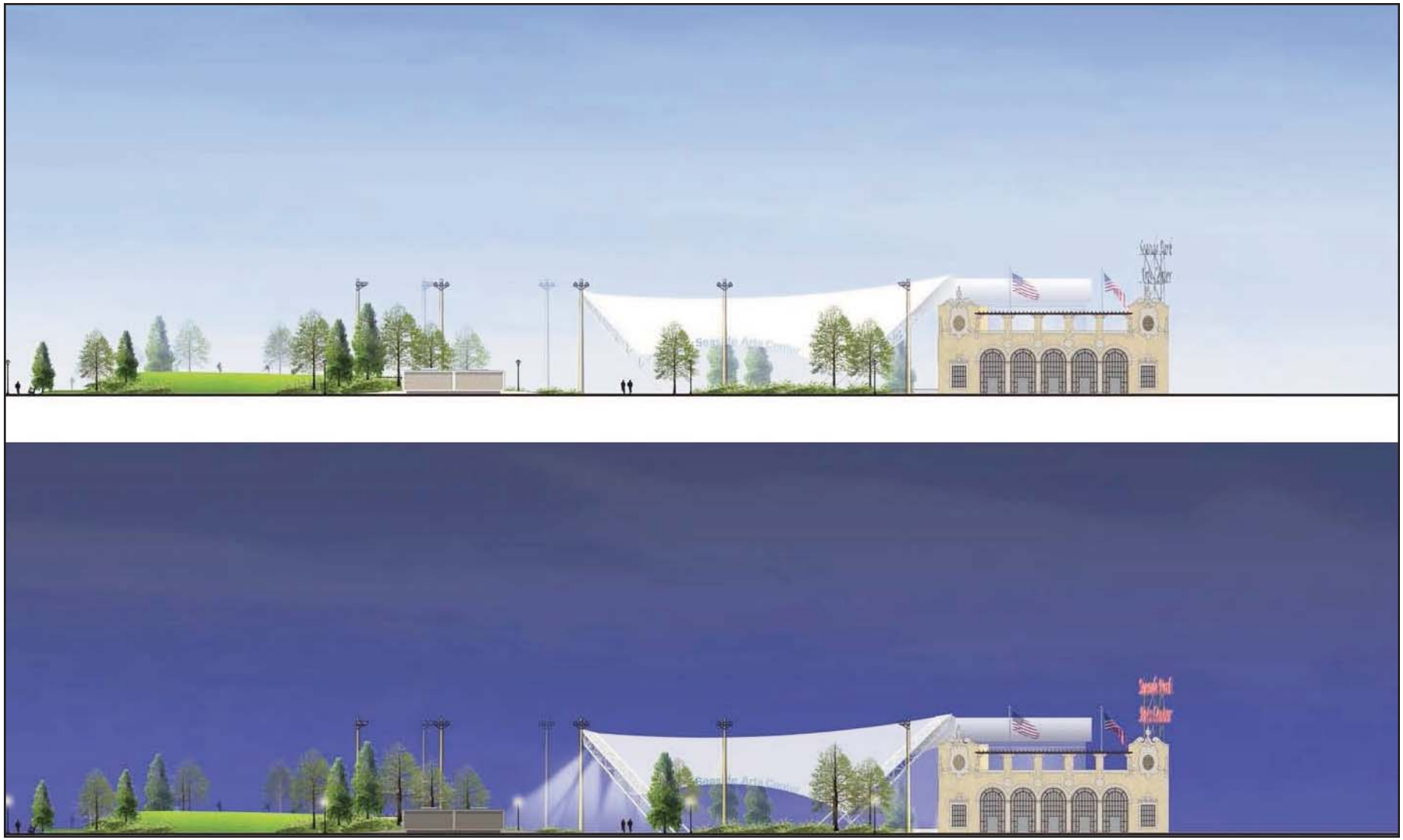
For the free Seaside Summer Concert Series performances the public would have open access to the entire development site and the concerts also could be viewed from the Riegelmann Boardwalk to the south of the amphitheater. At the time of paid concerts and other paid events, a temporary fence would



Source: GKV Architects, PC & MVVA Inc. Landscape Architects

Seaside Park and Community Arts Center **Figure 6-10a**

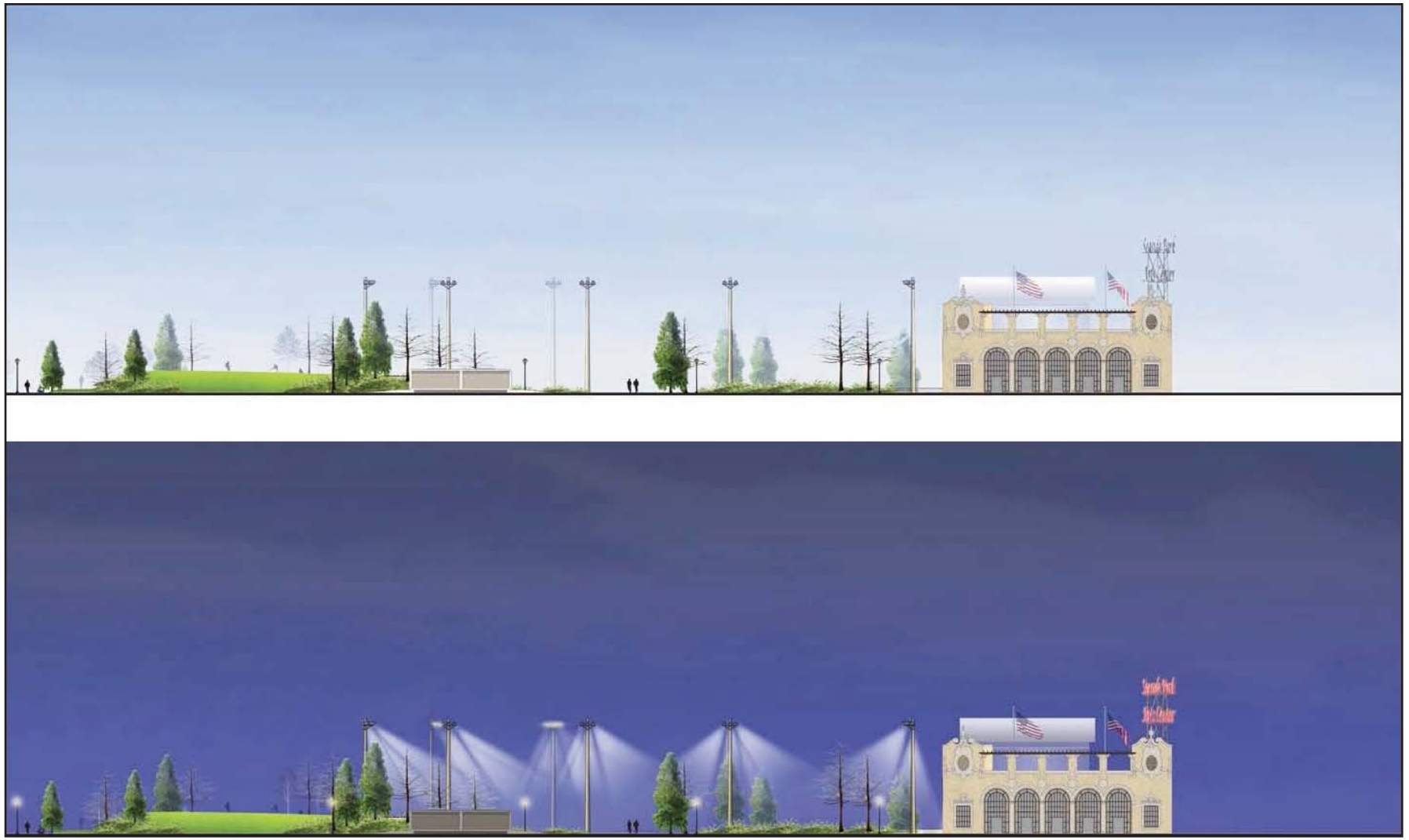
Future with the Proposed Project - Elevation from Boardwalk - On-Season Concert Day



Source: GKV Architects, PC & MVVA Inc. Landscape Architects

Seaside Park and Community Arts Center **Figure 6-10b**

Future with the Proposed Project - Elevation from Boardwalk - On-Season Non-Event



Source: GKV Architects, PC & MVVA Inc. Landscape Architects

Seaside Park and Community Arts Center

Figure 6-10c

Future with the Proposed Project - Elevation from Boardwalk - Off-Season

Future with the Proposed Project - Illustrative Renderings

View from West 22nd Street Looking South - On-Season Event

FOR ILLUSTRATIVE PURPOSES ONLY

View from West 22nd Street Looking South - On-Season Non-Event

Source: GKV Architects, PC & MVVA Inc. Landscape Architects

View from Boardwalk Looking East - On-Season Event

FOR ILLUSTRATIVE PURPOSES ONLY

View from Boardwalk Looking East - On-Season Non-Event

Source: GKV Architects, PC & MVVA Inc. Landscape Architects

be installed surrounding the perimeter of the amphitheater, which would limit physical and visual access only to concert patrons with paid tickets. At the time of seasonal non-event operations, when events are not scheduled during the concert season, the deployable sound curtain on the northwest side, backing sound baffles on the inside of the tensile fabric roof, the deployable canopy extension and sound curtains on the western side, and the removable seating would be stored and the plaza would be open for a wide variety of public uses. During the time of off-season operations between November and April, the ~~fabric~~ tensile fabric roof and trusses would be removed and the plaza would be operated in substantially the same manner as on non-event days during the concert season with a wide array of passive and active uses appropriate to current weather conditions.

To the west of the amphitheater would be publicly-accessible open space, including an elevated lawn that would overlook the neighborhood to the north and Coney Island Beach to the south (refer to Figure 6-8). The lawn would be surrounded by landscaping, trees, and winding paths. The open space would also include a garden, play equipment, and a picnic area. The existing restrooms on the Riegelmann Boardwalk would be removed and a comfort station would be placed between the open space and amphitheater at the south of the development site.

The proposed project would also include the rehabilitation and reuse of the (Former) Childs Restaurant Building, a designated NYCL and important visual resource in the area. As shown in Figure 6-9 and discussed in Chapter 5, "Historic and Cultural Resources," the proposed project would renovate the building to its original state, including the restoration of the elaborate southern and ~~western~~ eastern facades, as approved by the New York City Landmarks Preservation Commission (LPC) on July 10, 2013 (refer to Appendix B for the Certificate of Appropriateness). As part of the proposed project, a ~~white vinyl~~tensile fabric ~~covering~~ roof structure would be installed above the stage house, which would rise to a maximum height of approximately 17 feet above the parapet wall (refer to Figure 6-9). The tensile roof ~~covering~~ would rise to the same height as the peak of the adjacent amphitheater ~~canopy~~tensile fabric roof. The color and fabric of this roof gives it an appearance that is temporary in nature and expression. Additionally, light-bulb illuminated signage inspired by historic signage would be installed on the ~~northeast and~~ southeast corner~~s~~ of the (Former) Childs Restaurant Building's roof. The signage would rise 35-feet above the parapet and display the venue/restaurant name and title sponsor in single steel letters, as shown in Figure 6-9. The restoration of the (Former) Childs Restaurant Building would improve the historic character of this important visual resource, and the adaptive reuse of the currently vacant and dilapidated building would improve the pedestrian experience along the Riegelmann Boardwalk as well as West 21st Street.

Secondary Study Area

The proposed project would not alter any street patterns, street hierarchies, block forms, building uses, bulk regulations or arrangements in the secondary study area surrounding the project area. The proposed project would be consistent with the community's policies of reactivating this section of the Riegelmann Boardwalk and providing more open space, recreational, and restaurant uses in the western portion of Coney Island (community policies, such as the Coney Island Strategic Plan, are discussed in Chapter 2, "Land Use, Zoning, and Public Policy"). Moreover, as noted above, the amphitheater's tensile fabric roof truss system has been designed at a height that would ensure views across the development site of the boardwalk and beyond, and would also allow for new view corridors of the Coney Island Beach from West 22nd Street through the amphitheater. The proposed project would complement the existing surrounding buildings and would have a positive visual effect on the surrounding area.

Assessment

Primary Study Area (Project Area)

The proposed project would positively affect urban design by facilitating the construction of new open space and recreational space on the development site. The proposed project would also involve the restoration and reuse of the NYCL-designated (Former) Childs Restaurant Building, which is currently vacant and dilapidated. The creation of publicly accessible open space and an amphitheater on the development site as well as the rehabilitation and reactivation of the (Former) Childs Restaurant Building would enhance pedestrian experiences in the project area. The proposed project would invigorate and enliven the development site and surrounding area, providing opportunities for extending pedestrian activity along the western portion of the Riegelmann Boardwalk. The proposed project would promote the western area of Coney Island as an amusement and entertainment district as well as providing open space and entertainment resources for the surrounding residential community, benefitting the neighborhood.

Further, the proposed open space and amphitheater would not block any significant view corridors, views of visual resources, or limit access to any visual resources in the study area. As detailed above, the NYCL-designated (Former) Childs Restaurant Building is an important visual resource in the area as its eastern and southern facades are historically and architecturally significant. The proposed open space and amphitheater would be located to the west of the building and would not block any views of the significant facades. As detailed in Chapter 5, "Historic and Cultural Resources," the proposed project would not result in any contextual impacts to the designated landmark. Moreover, the proposed project would involve the restoration and reuse of the (Former) Childs Restaurant Building, enhancing the visual resource.

Additionally, the creation of the publicly accessible open space and amphitheater would create new view corridors between the project area and the Coney Island Beach, further enhancing the pedestrian experience in and around the project area as shown in Figures 6-10 and 6-11. As such, the proposed project would not result in any significant adverse impacts on urban design in the project area, and no significant adverse impacts on visual resources are anticipated as a result of the proposed project.

Secondary Study Area

The proposed project would not result in significant adverse land use impacts in the approximate 400-foot study area surrounding the project area. As described above, no development is expected in the study area in the No-Action condition by 2016, and the proposed project would not disrupt the existing patterns of development in the surrounding area. The proposed project would not block any significant view corridors in the secondary study area, and it would be consistent with the scale of surrounding development. As such, the proposed project would have no direct impact upon urban design and visual resources in the secondary study area.