

CONNECTING AND ENHANCING
CONEY ISLAND

**2024
STUDIO REPORT**

COLUMBIA
GSAPP

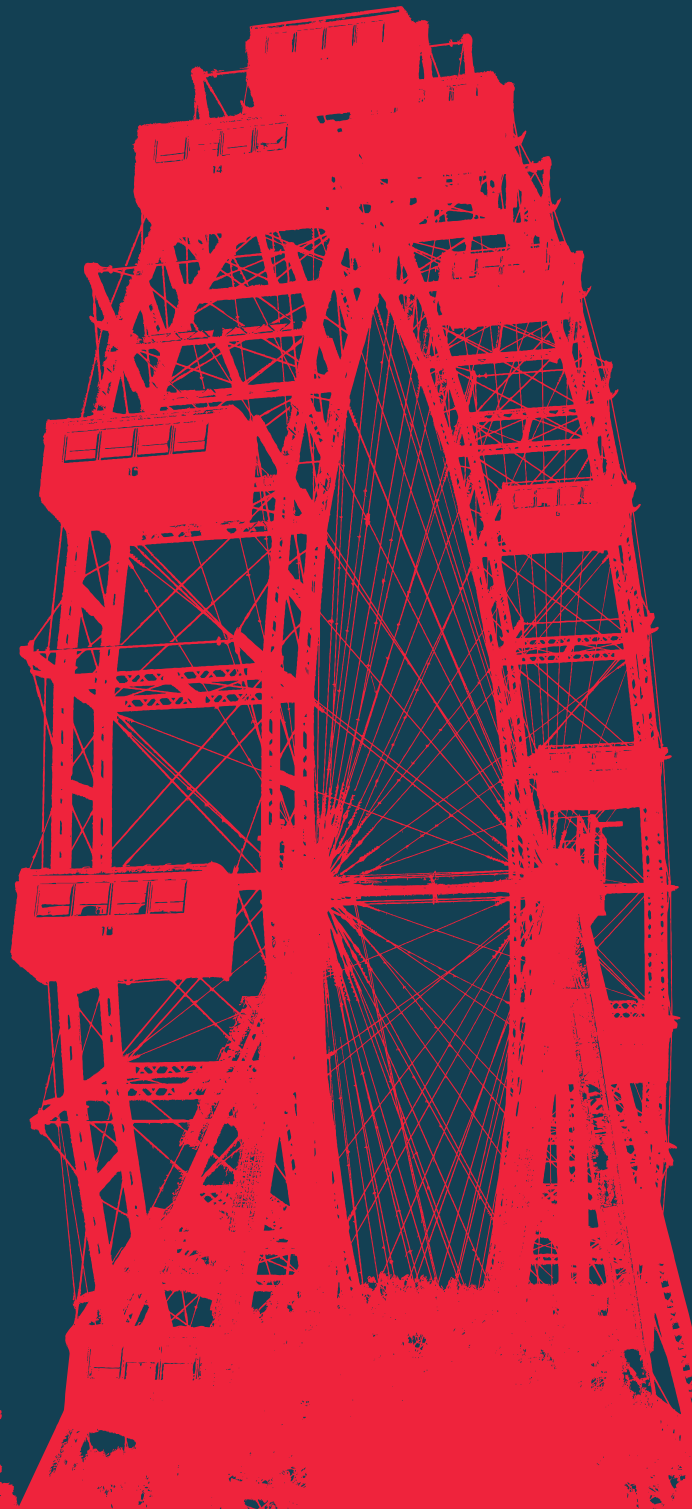


TABLE OF CONTENTS

01

Studio Team

02

Project Goal

03

Our Client: Alliance for Coney Island

04

History

05

Research Question

06

Demographics

07

New Development in Coney Island

08

Research Methodology

09

Economic Impact Analysis

10

Engagement

11

Business Inventory

12

Recommendations

STUDIO TEAM



Matthew Bauer
Professor



Ali Estefam
Professor



Gertie Ma
Teaching Assistant



Ryan Clark



Jessica Gonzales



Weitong Hu



Suheyyla Kipcakli



Mingkai Li



Benjamin Maltz



Summer Smith



Daniel Xu



Jordan Zhu

OUR GOAL



Coney Island is a unique place— it is both a famous amusement area and a residential neighborhood. However, it has suffered from disinvestment and neglect and is now undergoing many changes.

The goal of our studio is to help Coney Island— both the amusement district and the residential neighborhood, by establishing ways to connect the two.

OUR CLIENT





Our client is the Alliance for Coney Island, a non-profit organization that aims to continue the path toward building a stronger Coney Island. Founded in 2012, the organization serves as a resource and tool for businesses and residents in the neighborhood. The Alliance for Coney Island consists of a team of three and a Board of Directors. They act as a voice for the community and advocate for programs and policies that benefit the neighborhood. The Alliance organizes events and works with many businesses throughout Coney Island.



Class meetings with Daniel Murphy, Executive Director of the Alliance



HISTORY

“The whole history of Coney Island can be written as the attempt to impose order and civilization on a place that always manages to elude it.”

- Kevin Baker, Author and Journalist



For many the world over, Coney Island calls to mind unfettered entertainment. Rickety rollercoasters, shameless sideshows, and extravagant exhibitions form sandy spectacle, a cacophonous carnival by the sea [1]. But to locals, who live their lives just steps from this waterfront playground, Coney Island is so much more.

Beyond the Amusement District, Coney Island is a neighborhood like any other. Its commercial corridor, Mermaid Avenue, anchors lively corner stores, towering housing projects, handsome churches, and single-family homes [2]. Residents celebrate birthdays and fall ill, attend weddings and funerals; businesses advertise grand openings, while some close for good.

What emerges, it seems, is a story of two “Coney Islands,” one of amusements, and one not, each rooted in distinct geographies yet inextricably connected. The two share names, but not experiences; both, however, show scars. Some scars, it seems, remain unhealed.

Since connection to the mainland via steamship, bridges, rail, and then landfill in the mid-to-late 19th Century, Coney Island has enjoyed a regular stream of visitors [3]. Besides the beach, which has always attracted locals and tourists alike, excursionists flocked to luxury seaside resort-hotels, the first of which was constructed in 1877 [4].

The hotels soon gave way to other forms of entertainment, beginning the so-called Golden Age of Amusement [5]. Sea Lion Park opened in 1895, followed by Steeplechase Park (1897), Luna Park, (1903) and Dreamland (1904) [6]. The rides they offered afforded the unique opportunity to freely flout societal rules and social norms; Coney Island became “Sodom By the Sea,” a “gleefully uncivilized repository” for desire, pleasure, and thrills [7].

It wasn't all fun and games, though. Large fires routinely destroyed entire parks, which were often promptly rebuilt in some form [8]. Meanwhile, Mermaid Avenue was laid out and developed to serve other uses [9]. Low-cost bungalows cropped up alongside nearby sanitariums, "fresh-air" homes, hospitals, and wayward shelters [10].

The arrival of the New York City Subway to Coney Island in the late 1910s made both the Avenue and Amusement Area far more accessible [11]. Convalescent facilities seeking peace and quiet retreated further into the hinterland as immigrants transformed Mermaid Avenue into Coney Island's bustling Main Street. Its albeit short heyday saw the construction of ornamented row houses and well-maintained apartments footed by sundry stores, grocers, cobblers, parlors, bakeries, and more [12]. As the masses refashioned Coney's luxury playscape into the Depression-Era "Nickel Empire," so-named after the subway fare, wealthy amusement park patrons brought their business elsewhere [13].

After WWII, decline in Coney Island was palpable [14]. Fires and economic downturn led to the closure of several theme parks. New parks like Astroland (1962) opened, but were short-lived. [15] Simultaneously, redlining and systemic disenfranchisement began to weaken Mermaid Avenue, threatening its vibrancy [16].

The City, under Parks Commissioner Robert Moses, obtained jurisdiction over the entire beachfront and Amusement Area—deemed depraved—and slated much of Mermaid Avenue—deemed slum—for urban renewal [17]. "Scorched earth" master plans directly and indirectly prompted the neglect, abandonment, and/or demolition of countless homes and shops [18].

Some rubble-filled lots were transformed into municipal housing projects or, thanks to the Astella Development Corporation, low-rise affordable homes [19]. Other lots became tower-in-the-park-style high-rise apartments courtesy of developers like Fred Trump [20]. Many lots, however, remained vacant, and crime skyrocketed [21]. The Amusement Area continued to shrink as its businesses shuttered.

Coney Island residents speak of the high turnover in the built environment they experienced during this period; for many, the stark changes over the years taught them grief, loss, and growth [22].

Since the turn of the millennia, Coney Island has seen some progress. A new Luna Park opened and has been successful, although at a fraction of its namesake's original size [23]. Some historic structures like the Cyclone Roller Coaster, Wonder Wheel, and Childs Restaurant have been landmarked and refurbished [24]. A 2009 rezoning promised significant residential development just beyond the amusements along Surf Avenue, some of which is just now taking shape [25]. Even a casino—The Coney—may be in the works [26].

Much of this growth, according to some, disproportionately benefit the Amusement Area [27]. Mermaid Avenue retains lesions, exacerbated by Hurricane Sandy (2012), the COVID-19 Pandemic, and revitalization programs that have helped to some extent, but were purported to have prioritized its amusement counterpart [28].

The Mermaid Corridor and Amusement Area face challenges together. Both remain vulnerable to irregular development, a bumpy economy, and rising seas [29]. Our Studio recognizes both Coney Islands, understanding that although united in name, they differ in history, each contending with distinctive complexities, inequities, and hardships.



At Coney I., Symbols of Heyday Fading Away

By SUJAN CHIRA

The Parachute Jump at Coney Island, tall and graceful from afar, stands silent and rusting, its base covered with graffiti.

There is talk of tearing it down soon, before the rust turns to rot. For 26 years, screaming passengers dangled 271 feet from the top before plunging back to earth swearing never to ride it again. Since 1967, they have not had a chance to break that promise.

The Talk of Coney Island For many Coney Islanders who have watched the area bulldozed and burned, the possible loss of the jump means another blow to their vision that Coney Island could once again become the community they knew as children.

For some of the longtime residents of the faded area that was once a synonym for the beach and the Boardwalk, the parachute

ride and its sad state have come to symbolize much more — the demise of Steeplechase Park, the prostitutes working in the shadows of the rides, the abandoned buildings on the sunny side streets, the degeneration of a place, the end of an era.

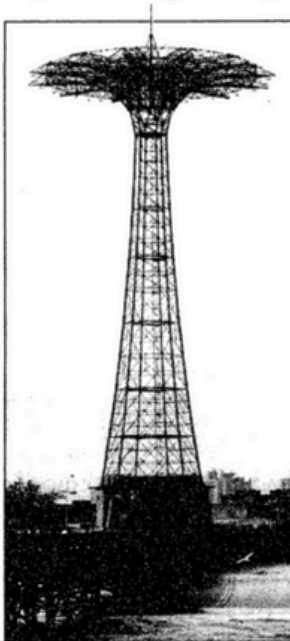
After she heard about the possibility the jump might be taken down, Josephine Trose collected 100 signatures to save the ride in a few hours on West 18th Street, where she lives.

"It's the Statue of Liberty of Coney Island," said Marie Rosenthal, who has lived on West 18th Street all her life. "I don't demonstrate, but that is something I would demonstrate for."

The jump is the responsibility of the City Parks Department, which has estimated its renovation would cost nearly \$500,000.

Parks Commissioner Henry J. Stern said he would not spend money that should go to

Continued on Page 24, Column 1



The New York Times / Keith Meyers; The Bettmann Archive

Visitors enjoying sitting to Coney Island in 1920's. At top: Scaffolding of amusement-park rides rises above beach and Boardwalk. Parachute jump, right, a symbol of Coney Island for more than 40 years, is in danger of being torn down.



Robert Moses, seated at left in 1959, used his position as head of the Mayor's Committee on Slum Clearance to mass-produce thousands of units of public housing, often near the shoreline. Meyer Liebowitz/The New York Times



Photos depicting razing of Coney Island (Courtesy of The New York Times and the Coney Island History Project)

RESEARCH QUESTION

We ask:

How can we strengthen commercial vitality throughout Coney Island, enriching and serving both the Mermaid Avenue Corridor—with its local residents and businesses—and the Amusement Area—as a unique, culturally-rich destination enjoyed by the masses?

How might urban planning tools such as the establishment of a Business Improvement District (BID) narrow—or widen—the gap between these two Coney Islands?

How might current and imminent residential development impact the neighborhood's future?

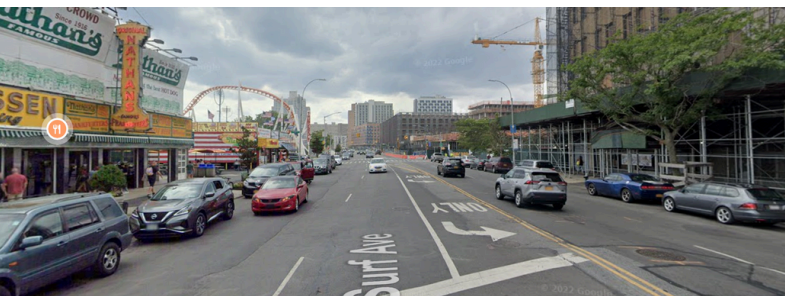
GEOGRAPHY





Coney Island is typically defined as the section of the peninsula west of Ocean Parkway. Some important features include its beach and boardwalk, which complement the amusement area, and its other large public parks, including Kaiser Park. The neighborhood also includes a high density of NYCHA housing, particularly in the western end. Also important to mention is Seagate, labeled above, which is a private, gated community.

SURF AVENUE CORRIDOR



MERMAID AVENUE CORRIDOR



The Surf Avenue corridor largely serves the amusement area, whereas the Mermaid Avenue corridor mainly serves local residents. This juxtaposition grounds the concept of “two Coney Islands.”

PROPOSED BUSINESS IMPROVEMENT DISTRICT



The Alliance for Coney Island is working to create a Business Improvement District (BID), which would encompass the highlighted lots. Property owners within the BID would be subject to a mandatory assessment based on the size of their lot, which would then form the BID's budget. This budget can then be used to provide services such as sanitation, security, marketing, and programming for the area. The BID boundaries serve as the study area of our business inventory, and the funds received by the BID assessment serve as the basis for some of our recommendations.

The above map highlights the proposed BID boundaries in orange.

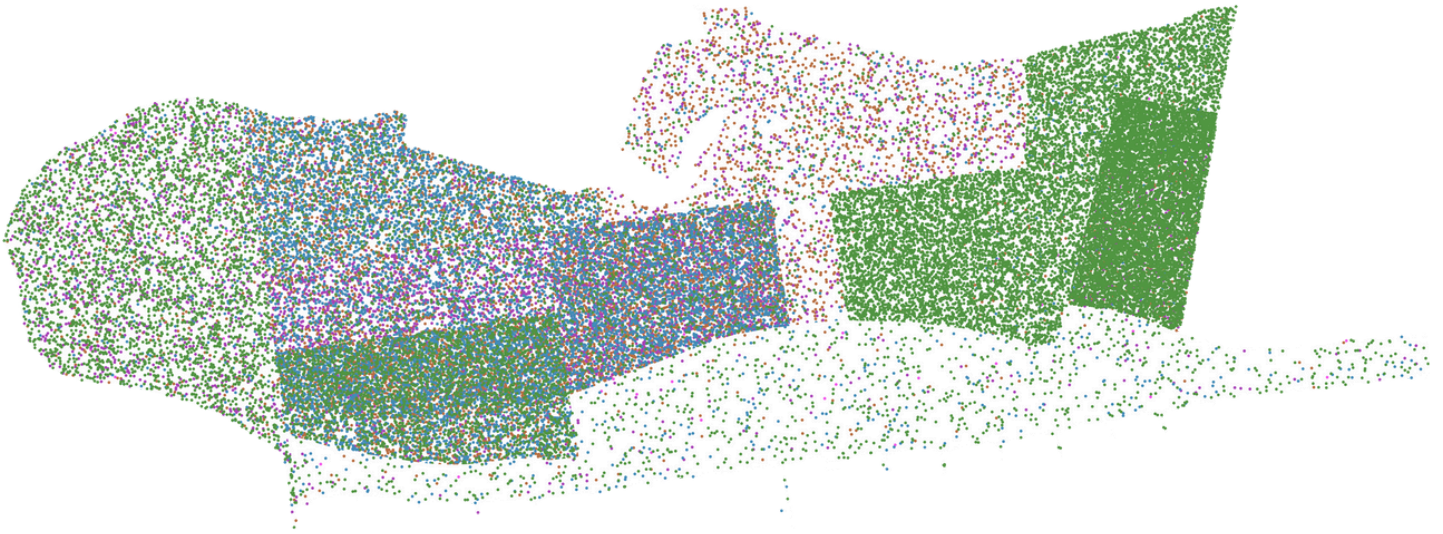
DEMOGRAPHICS



DEMOGRAPHICS BACKGROUND

There has been a long history of immigration into Coney Island; these diverse communities come from all around the world in Eastern Europe, the Caribbean, Latin America, East Asia, and South Asia. According to the “Coney Island Brooklyn Commercial District Needs Assessment,” the 32,000 Coney Island residents are 37% White, 27% African American, 23% are Hispanic or Latino, and 11% are Asian. The most prominent languages spoken, other than English are Russian, Mandarin, Spanish, and Arabic. Coney Island also has a very diverse housing stock, with a high concentration of housing facilities for senior citizens and public NYCHA housing. As a result, 20% of Coney Island residents are 65 years or older; this is almost twice as much as Brooklyn’s 11% and Manhattan’s 12%. Furthermore, Coney Island has a high unemployment rate and low median income compared to Brooklyn. However, members of this community feel a strong base of community support and organizations that work to improve the lives of Coney Islanders.

RACIAL DEMOGRAPHICS

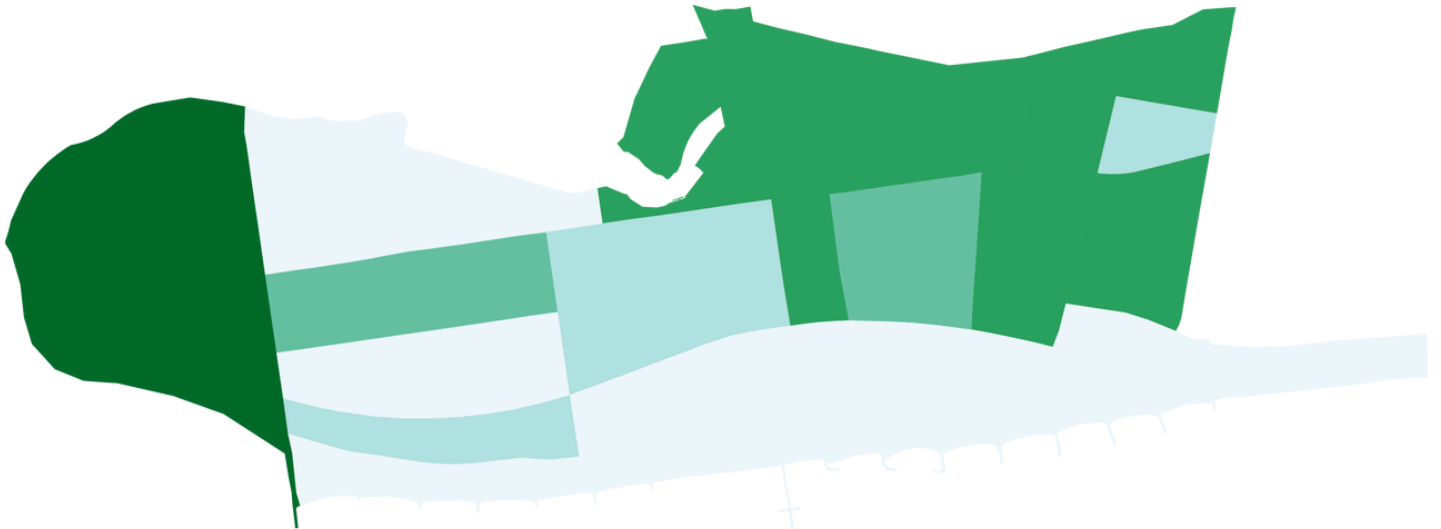


- Black population
- White population
- Asian population
- Hispanic / Latino population
- American Indian and Alaska Native population
- Native Hawaiian and Other Pacific Islander population

0 0.25 0.5 1 Miles



MEDIAN HOUSEHOLD INCOME



Median Household Income

- \$ 12,110 - \$ 20,706
- \$ 20,706 - \$ 37,183
- \$ 37,183 - \$ 50,599
- \$ 50,599 - \$ 57,764
- \$ 57,764 - \$ 83,833

0 0.25 0.5 1 Miles

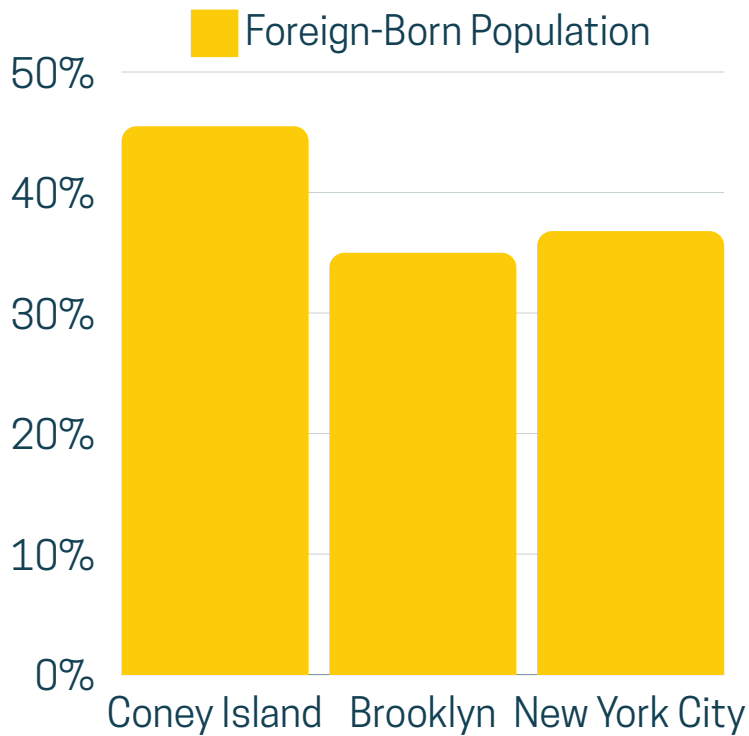
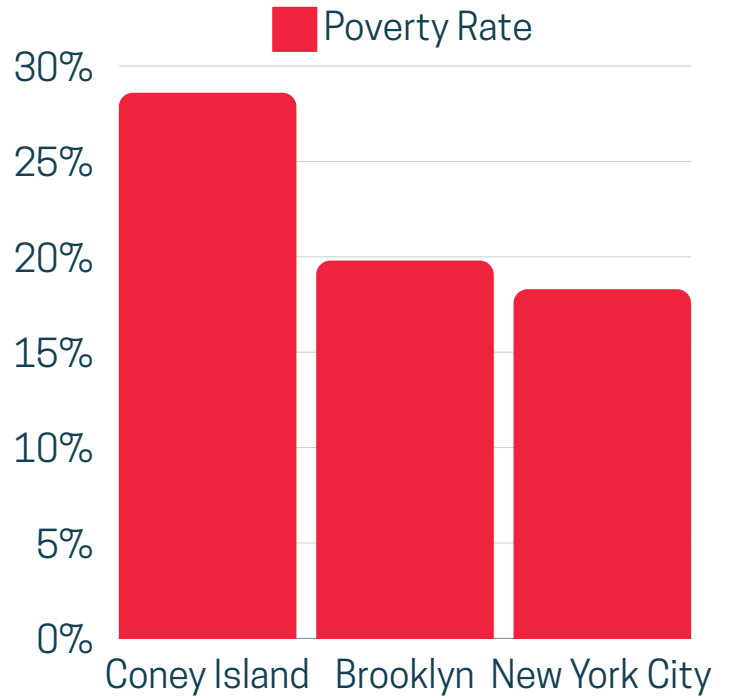
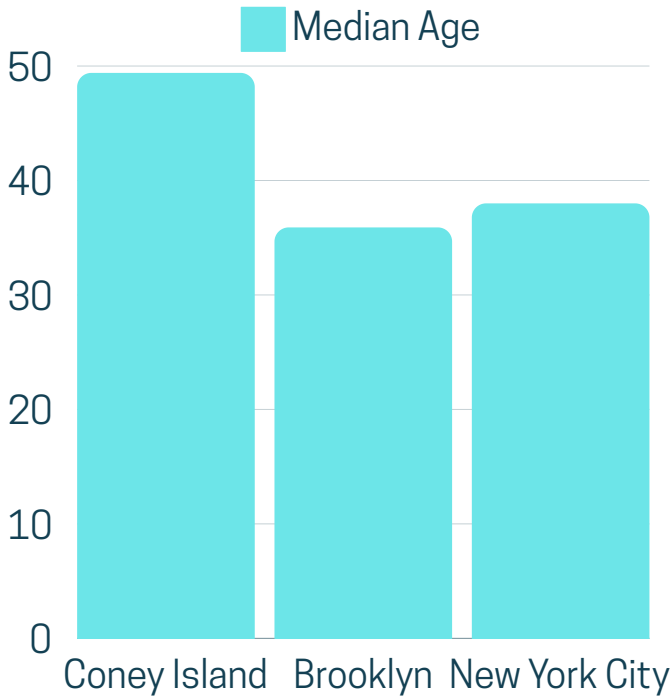


MEDIAN AGE



Coney Island is highly diverse in terms of race and income. The census tracts with a whiter population seem to correlate with higher incomes, possibly pointing to inequity issues. Coney Island’s median age, poverty rate, and foreign-born population percentage are all significantly higher than the citywide and borough-wide medians. The median age in the neighborhood also appears to be highest near Surf Avenue, which has become a naturally occurring retirement community, or NORC.

DEMOGRAPHIC DATA:



NEW DEVELOPMENTS + CASINO?

Currently, Coney Island is experiencing change. New developments are appearing throughout the neighborhood that could potentially change its character.



At the same time, Thor Equities, a major real estate company, owns a significant number of lots around the amusement area. For a number of years, they have been proposing a casino project that would be sure to cause major change. Currently, this project is, among numerous other casino proposals in New York, vying for a limited number of licenses. This causes one to consider what will become of this land if Thor's casino project does not materialize.



METHODS



METHODOLOGY OVERVIEW

Our studio's methodology consisted of three main approaches:

01 — Economic Analysis

Coney Island is seeing a lot of new residential development, so our client asked us to estimate the potential economic impact of incoming residents.

02 — Engagement

Our goal was to discover the needs of the neighborhood. In order to do so, we interviewed stakeholders, experts, and businesses, and we held two community engagement tabling events in order to engage with residents and tourists.

**Community
Engagement
(Tabling)**

**Stakeholder
Interviews**

**Business
Interviews**

03 — Business Inventory

Our client asked us to conduct an inventory of the businesses within the BID boundaries. This included assessing the quality of each unit within the BID's storefront, as well as checking whether the unit was occupied or contained a seasonal business.

ECONOMIC IMPACT ANALYSIS



ECONOMIC IMPACT ANALYSIS

Our client asked for a new resident purchasing power assessment, which will allow them to understand and showcase the incoming disposable income as the neighborhood grows.

This assessment was created through compiling a construction pipeline of new residential developments within a 1.0 mile radius of the Alliance’s address at Maimonides Park. From 2021 to 2026, there are seven properties in the construction pipeline. These properties range from market-rate rental units to affordable units based on the area median income (AMI) of New York City. From our own storefront inventory calculation, we were able to understand the percentages of businesses by business type in the Business Improvement District’s boundaries. We also used Consumer Surveys from the Bureau of Labor Statistics and the 2017 Community District Needs Assessment conducted by NYCSBS and the Alliance for Coney Island.

Type	Percentage
Housing	33.3%
Transportation	16.8%
Food	12.8%
Healthcare	8%
Entertainment	4.7%
Apparel and Services	2.7%
Education	1.8%

Assumptions by Business Type
Data from Labor of Bureau Statistics

New developments in Coney Island could bring up to

\$60,724,889

into the local economy by
2026

The surveys gave us an understanding of consumer spending habits, while our own business storefront inventory allowed us to understand the percentage of business types within the BID boundaries. As seen in the table above, the percentage assumptions by business type in the boundaries were used to calculate total purchasing power.

The resident’s income is based on the AMI for each property, which was taken from TheRealDeal, CoStar, NewYorkYimby, and the City of New York, allow for relatively safe assumptions for total income generation based on households. A 7% vacancy rate was used to be slightly more conservative, since 1515 Surf Avenue has market-rate units. The total disposable income is calculated using consumer spending habits, percentage of business types, unit mix, and income. This allowed us to find the final calculation of **\$60,724,889**. The table below shows a more detailed breakdown of each development, year built, unit type, and, lastly the total buying power for businesses in the neighborhood.

Property Address	Status	Year to be Built	Unit Mix	Total Income
2926 W. 19th Street	Existing	2021	446A	\$9,570,943
2006 Surf Avenue	Existing	2022	138A	\$3,308,983
1515 Surf Avenue	Under Construction	2024	139A/324M	\$19,848,881
1607 Surf Avenue	Under Construction	2024	376A	\$9,068,566
1709 Surf Avenue	Under Construction	2025	430A	\$10,474,075
2905 W. 17th Street	Proposed	2025	77A	\$1,018,646
3027 W. 21st Street	Proposed	2026	282A	\$7,434,794
Total by Year:		2021-2022	584	\$12, 879,926
		2024	839	\$28,917,448
		2025	507	\$11,492,721
		2026+	282	\$7,434,794
Total Disposable Income:			2,212 units	\$60,724,889

In Unit Mix, units with (A) next to it indicates affordable units, while units with (M) indicates market-rate units

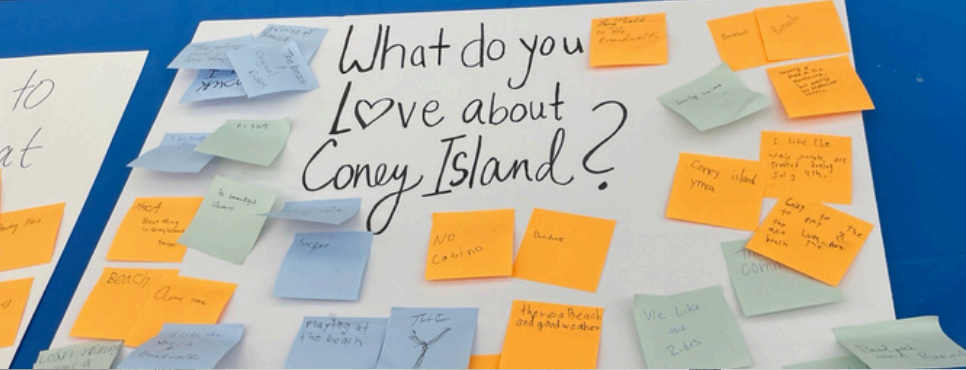
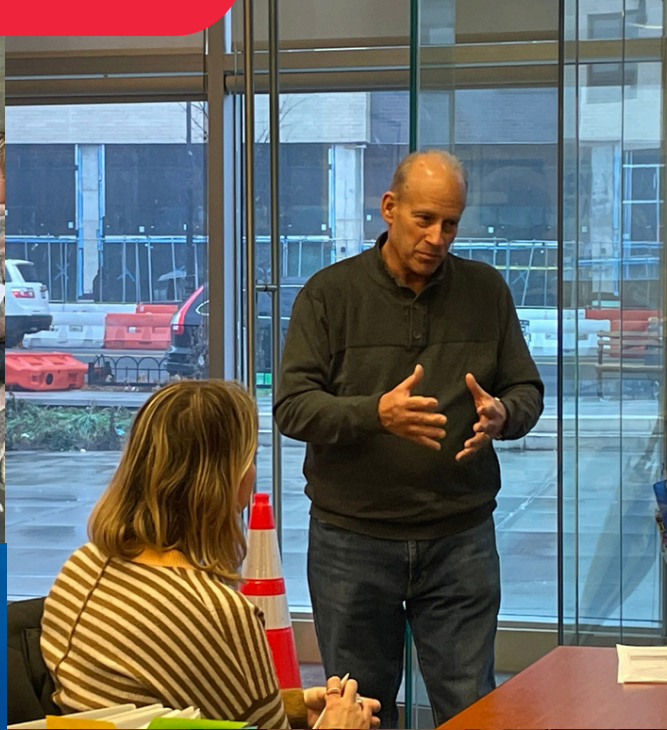


Connecting with residents

Community Engagement Snapshots



Braving the wind



Engaging with stakeholders



Interviewing businesses

ENGAGEMENT OVERVIEW

Over the course of our studio, we were able to engage with:

50 Residents

16 Businesses

10 Stakeholders and experts

In order to discover the needs of the Coney Island community that would ultimately shape our recommendations, we engaged with residents during our two tabling events and conducted informal interviews with businesses, stakeholders, and experts.

COMMUNITY ENGAGEMENT: TABLING

Community engagement sessions allowed us to hear directly from the community and understand their needs. We conducted the community engagement sessions by hosting two tabling events. One was located at the Coney Island YMCA, which allowed us to hear from residents, including children. The other was on the sidewalk of Surf Avenue near Maimonides Park during a Brooklyn Cyclones game, which was intended as a window into the amusement district side of Coney Island. We were only able to get a few participants during the Cyclones game, several of whom seemed to be residents also, but we received meaningful comments that complemented what we heard from our other engagement.

The goal of these engagement sessions was to hear from residents and visitors of Coney Island to understand how they feel about the state of the neighborhood. We used several of the common themes that emerged to develop proposals to improve Coney Island as a whole.

We asked participants to mark where they lived and what place was important to them on a map of Coney Island.

(photo taken during tabling event at the YMCA)



STAKEHOLDER INTERVIEWS

WE SPOKE TO THE FOLLOWING STAKEHOLDERS:

- **Maria Rosenfeld** and **Jacob Ide:** Red Apple Group, owns and operates Coney Island's current sole market-rate apartment building
- **Samantha Ross:** Urban Neighborhood Services
- **Mathyde Frontus:** Former NY State Rep, founder of Coney Island Neighborhood Redevelopment Corp)

- **Steve Cohen:** Brooklyn Cyclones
- **Allen Newman:** Seaside Park
- **Dennis Vourderis:** Wonder Wheel
- **Sam Moore:** Coney Island YMCA
- A Coney Island **librarian**
- A Coney Island **police officer**
- **Brooklyn Department of City Planning**

We talked to stakeholders and experts representing both the residential and amusement sides of Coney Island

STAKEHOLDER INTERVIEWS

WHAT WE HEARD:



Maria Rosenfeld and Jacob Ide

Red Apple Group

Samantha Ross

Urban Neighborhood
Services

“[their development in Coney Island] is a marathon, not a sprint”



Expressed how Coney Island needs more cultural engagement programs.



Mathylde Frontus

Politician and Founder of Coney Island
Neighborhood Redevelopment
Corporation

“[Coney Island is] is a microcosm of the issues of many small towns across America .”

Steve Cohen

Vice President of the Brooklyn Cyclones

Expressed concerns about parking and street layouts



Sam Moore

Executive Director of Coney Island
YMCA

“You don’t just ‘end up’ in Coney Island.”



Dr. Frontus and Samantha Ross both confirmed the idea that there are two Coney Islands and brought the issue of a lack of civic engagement to our attention. They portrayed a neighborhood that feels neglected, is underserved, and needs cultural pride and community and youth involvement.

BUSINESS INTERVIEWS

WE SPOKE TO THE FOLLOWING BUSINESSES:

ON SURF AVE

- **KPOT Korean BBQ & Hot Pot**
- **Starbucks**
- **IHOP**
- **William's Candy**
- **Surf City Italian Restaurant**
- **Smoke Shop on Surf Ave**
- **IT'SUGAR**
- **Shop Fair Grocery Store**
- **HomeDecor on the Surf**

ON MERMAID AVE

- **FYL NYC**
- **Mermaid Prime Meat**
- **Chase Bank**
- **Saana Grocery/Deli**
- **V.I.M.**
- **Sneaker Town USA**
- **Healthcare Pharmacy**

We talked to businesses in both the residential and amusement sides of Coney Island

BUSINESS INTERVIEWS

WHAT WE HEARD:



V.I.M.
Mermaid Avenue

“[We are the] only clothing store in the area, so that’s what keeps us alive”



Healthcare Pharmacy
Mermaid Avenue

“The city is building all these buildings, when [we] need more protection, police, and rent stabilization”



FYL NYC
Mermaid Avenue

Wishes there were healthier food options in the neighborhood - wants “different kinds of food”



Starbucks
Surf Avenue

Business is unbalanced - empty in the winter, unmanageable in the summer

One important takeaway from speaking to businesses was that **seasonality** was a major issue: they were attracted by the activity in the summer, and the lack of activity in the winter was often cited as a challenge. They, as well as other stakeholders and residents, mentioned that there were new developments coming without the infrastructure or amenities to support even current residents.

COMMUNITY CONCERNS

By speaking to the community, stakeholders, and businesses, we were able to compile a list of community concerns with Coney Island— what is missing, what can be improved, etc. We organized these concerns into five categories: health and safety, built environment, public spaces, community, and commercial/activities. The following three pages contain a full list of all the responses we heard in our engagement sessions.



Mural located on a building on Mermaid Ave.

(Photo taken during site visit)

Built Environment

- Need cleaner streets, more sanitation, less garbage
- The city is not cleaning the streets
- Need more trash cans, including on the beach
- Need more greenery, visual opulence, palm trees
- Need more parking
- Need bike lanes
- Nails on the boardwalk
- More investment in infrastructure
- Needs infrastructure to prevent flooding, sinking, and sand clogging the sewer systems
- Climate (i.e. Sandy)
- Needs better pipes
- Needs more roads and exits
- Blight

Public Spaces

- Need a public park
- Need a children's playground
- Need a public swimming pool
- Need more public restrooms
- Can't swim at the beach without lifeguards
- Community center and parks need to be advertised
- Should be able to bike on the boardwalk
- Not enough schools

Community

- Need more after-school educational programs
- Need more programs for youth
- Need more job training programs, professional development
- "Idle hands are the devil's workshop," kids get exposed to drugs early
- Need more activities for kids
- Need more affordable housing, rent stabilization
- Long-time residents are being evicted

Health and Safety

- Lack of safety
- Dangerous
- Need more police
- Violence, gun violence
- Homelessness, homeless people on the streets
- Addicts, issues with drugs



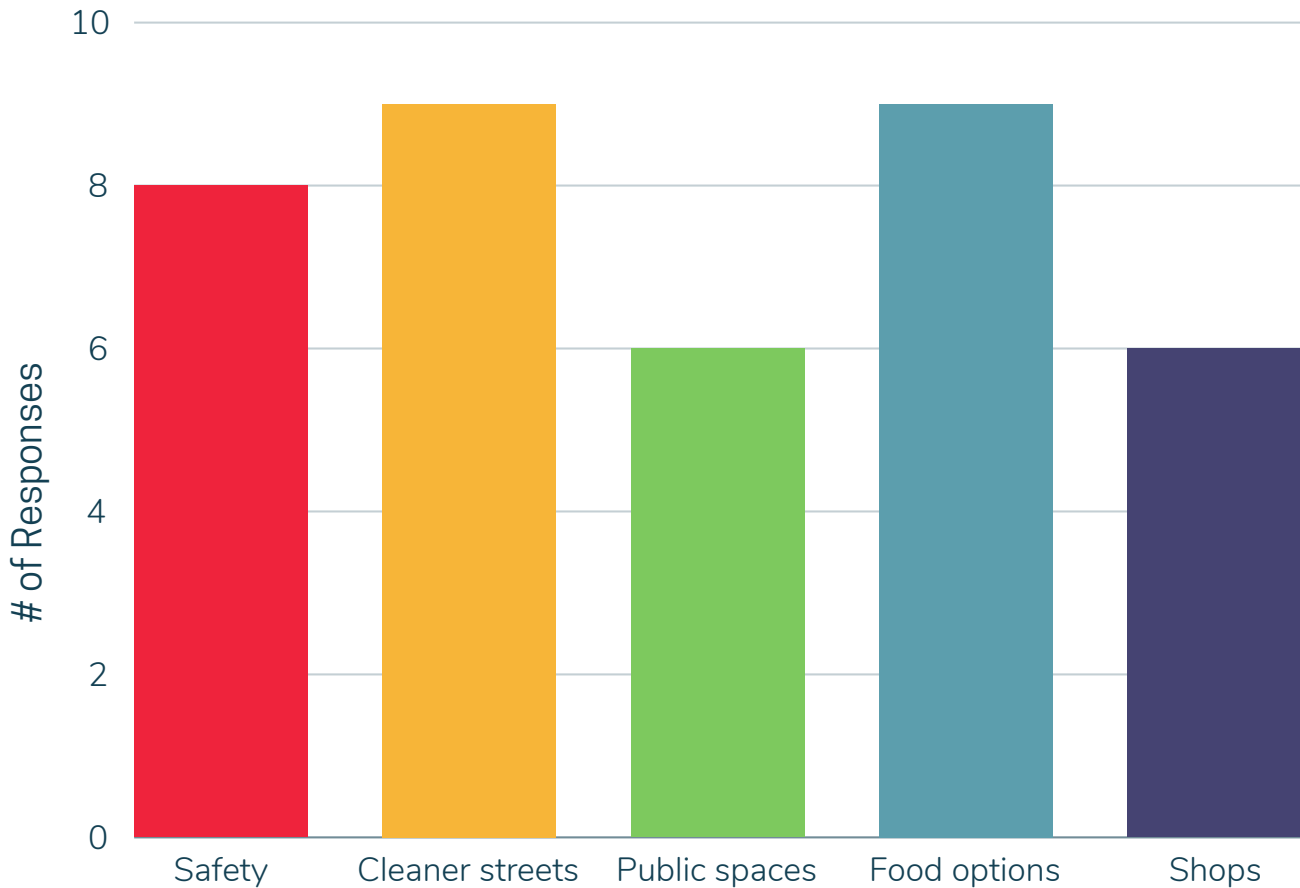
Commercial/Activities

- Need more food options, variety
- Need more restaurants, around the Y, on the boardwalk
- Need more kid-friendly restaurants
- Need healthier food options, salad shops, vegan
- Need more grocery stores, cheaper groceries
- Could use a shopping mall
- Could use a casino
- Could use a bowling alley
- Could use a zoo
- Need more clothing stores
- Need more walkable activities, especially for the winter: indoor barcade, escape rooms, boutiques, Bath and Body Works
- Need more shops and businesses
- Lacks the amenities to support residents that other neighborhoods enjoy: no fancy resaurants, clothing stores, movie theatres
- Needs more development
- Needs more recreation for younger people
- Needs more affordable rents for small businesses
- Needs more ice cream spots in the summer



ENGAGEMENT FINDINGS

CONEY ISLAND IS MISSING:



Across all of our engagement, the most commonly cited issues were a lack of safety, clean streets, public spaces, food options (both restaurants and grocery stores), and shops (clothing etc.).

A theme uniting these last three categories that we noticed is that people wanted more **third places**. Meaning, people wanted more shops and restaurants not just because of the goods and services they provide but because they wanted more spaces to hang out in. This is especially important in the winter, when Coney Island's lack of year-round sit-down restaurants and other indoor spaces to hang out in becomes especially apparent.

BUSINESS INVENTORY



BUSINESS INVENTORY

In light of our community engagement and in order to acquire a fuller understanding of neighborhood dynamics, we felt it important to conduct a business inventory of all commercial space within the boundaries of the proposed Business Improvement District (BID).

Between February through June of 2017, the Alliance for Coney Island conducted such an inventory as part of a New York City Department of Small Business Services (SBS) Commercial District Needs Assessment in the neighborhood of Coney Island. The Assessment covered areas deemed to be potential commercial corridors west of West 5th Street. The three most common commercial space occupants inventoried were limited service restaurants (13.2%), public admin / nonprofits / houses of worship (9.4%), and delis / bodegas (9%). 33 units (11.5%) were found vacant and 13% were deemed seasonal.

Seeing as this inventory was completed prior to the COVID-19 Pandemic, which catalyzed major shifts in the utilization of brick-and-mortar commercial space, we felt it important to conduct a new inventory. We also felt the 2017 Assessment lacked sufficient data surrounding the physical quality of business storefronts and their streetscapes, so within our new inventory, we added enhanced parameters. Understanding the Alliance's present goal to create a BID, we decided to narrow the inventory's scope to match the boundaries of the proposed BID.

We completed **Our Inventory** wholly on April 6th, 2024 on foot. If a commercial entity was not open at the hour we recorded it but was otherwise operational, it was assessed as it would appear when open. This data was surmised via other trips (at other times, on other days) past the entity, local interviews and, at last resort, via Google Maps Street View. In an effort to be thorough, prior to the inventory we used Property Shark, ZOLA, and CoStar databases to create a list of tax lots and commercial units within the BID boundaries. During the inventory, we crosschecked this list at each address. Above- or belowground commercial units were recorded but not entered.

The three most common commercial space occupants we inventoried were casual dining / fast food (equivalent to the 2017 Assessment's "limited service restaurants"; 11.4%), delis / corner stores, excluding smoke shops (equivalent to "delis / bodegas"; also 11.4%), and entertainment / cultural / recreation (11%). 55 units (18.4%) were found vacant and 12.8-22.4% were deemed seasonal. A large percentage (40%) of sidewalks fronting ground floor units were of unsatisfactory quality, and trash was present across nearly half of them.

The inventory features two lists. One lists all tax lots within the BID, where one entry / row equals one tax lot. The second lists all commercial units within the BID, where one entry / row equals one commercial entity. A comprehensive list of column headers, their descriptions, and their methodologies are presented below.



Can You Easily See Inside Unit?

A “yes” indicates physical transparency and thus a connection between the sidewalk (public space) and the unit (private space). Such a connection is ideal for a healthy, safe neighborhood with vibrant retail. A “no” indicates the presence of: Signage / paper / flyers / etc. covering or obscuring any windows or entry doors, merchandise or other paraphernalia in the window that obscures view inside from the street, bars, grates or other mechanisms impeding sight-lines through windows, windows that are reflective or otherwise not transparent, windows that are small or insufficient, etc.

Can You Easily Access the Unit?

A “yes” indicates one can walk into the unit without issue / extra effort / invitation. A “no” indicates the presence of: Doors that are routinely kept locked or otherwise barred and are openable only via buzzers or other security measures that regulate entry, fences / gates or other outdoor barriers that may modulate access, posted rules or regulations that expressly limit free ingress without consequence, etc. While the presence of barriers within certain businesses (police stations, medical facilities, etc.) is understandable, the ideal safe neighborhood with trust prevalent throughout would have minimal barriers.



Additional Barriers Present Inside?

A “yes” indicates the presence of permanent physical obstacles beyond the front door of the unit. These obstacles are used as an added layer of protection between the “outside world” and the inside of the unit; they are meant to either regulate/restrict access to the unit itself or certain areas, or limit interaction between employees and customers. Barriers may take the form of plexiglass/glass walls with gates and/or windows, additional buzzers/security entry measures, permanent partitions/screens, turnstiles, etc. A “no” indicates one can walk freely throughout the interior of the unit without issue/extra effort/invitation. Again, while the presence of barriers within certain businesses is understandable, the ideal safe neighborhood with trust prevalent throughout would have minimal barriers.

Services Offered Readily Apparent?

A “yes” indicates passersby can (theoretically) clearly comprehend, without issue or much thought, what the commercial entity is providing to the public, due to signage, brand recognition, or both. A “no” indicates a lack of adequate / visible / readable signage, a lack of brand recognition, signage present that does not match the present commercial entity, signage present that does not clearly enumerate what the entity offers, etc.



Façade Free of Cracks?

While we are not qualified to actually assess the structural integrity of any façade or built element, we can evaluate façades aesthetically for the presence of minor cracks / cracking / unevenness / flaking / surface peeling / spalling, efflorescence / staining / discoloration, debris, apparent deterioration, etc. A “yes” indicates that none of these are present.

Sidewalk Free of Cracks?

A “yes” indicates the sidewalk in front of the unit is even without cracks, potholes, elevation changes, paving issues, sinkage, or other damage. On such a sidewalk, pedestrians—especially those elderly or disabled—would have no problem safely walking. A “no” indicates inadequate paving, unevenness, etc. and / or the presence of cracks, potholes, sinkage, or other damage.



299 Commercial Units Inventoried

Vacancy Rate **18.4%** as high as **24.4%***
Based off total # of units

14.1% as high as **16.2%**** Seasonality Rate
Based off total # of units

Vacancy Rate **23.8%** as high as **31.9%***
Based off total sq. footage

19.4% as high as **22.1%**** Seasonality Rate
Based off total sq. footage

44.1% Inside of Unit is Easily Visible From the Street

Inside of Unit is Easily Accessible From the Street **82.6%**

27.5% Additional Barriers Are Present Inside Unit

Services Offered Readily Apparent From Street **86.9%**

* For seventeen of the commercial units we inventoried, we could not confirm whether or not they were in operation (whether the space was truly vacant). We also inventoried one commercial unit under construction. The "as high as" value considers all eighteen of these additional units as vacant.

** Seasonality could not be comfortably determined for six of the units we inventoried. The "as high as" value considers all six of these additional units as seasonal. **Note that seasonality was only determined for occupied commercial units. Percentages therefore refer to percent occupied that are seasonal.**

RECOMMENDATIONS



RECOMMENDATIONS



With our community engagement, research, and observations, we have formed recommendations to address community concerns and unite and enhance Coney Island. The issues our recommendations address are:

Winter Inactivity

Community Spaces

Youth Engagement

Street Aesthetics + Safety

These recommendations are roughly organized on a spectrum of how much they are within the scope of a BID, starting with proposals the BID can carry out on its own and ending with proposals the BID can help advocate for.

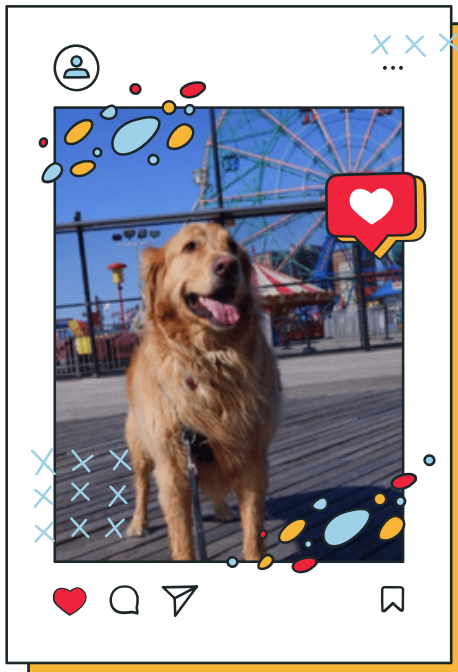
OFF-SEASON BOARDWALK PROGRAMMING



Seasonality is an issue that we saw both on our site visits and our community engagement. In order to activate Coney Island in the winter— supplementing Luna Park's current efforts to remain open for longer in the Winter— we recommend that the BID take advantage of programming opportunities that are not possible during the summer.

The following recommendations could draw foot traffic and economic activity to Coney Island in the off-season and provide more winter activities for the residents, hopefully attracting businesses that will stay open year-round.

Dogs are not allowed on the beach in the summer, and biking is difficult on the boardwalk when it is too crowded. However, many people would enjoy walking their dogs and riding their bikes on/along the beach, so we recommend promoting these activities as off-season opportunities.



BARK ON THE BEACH

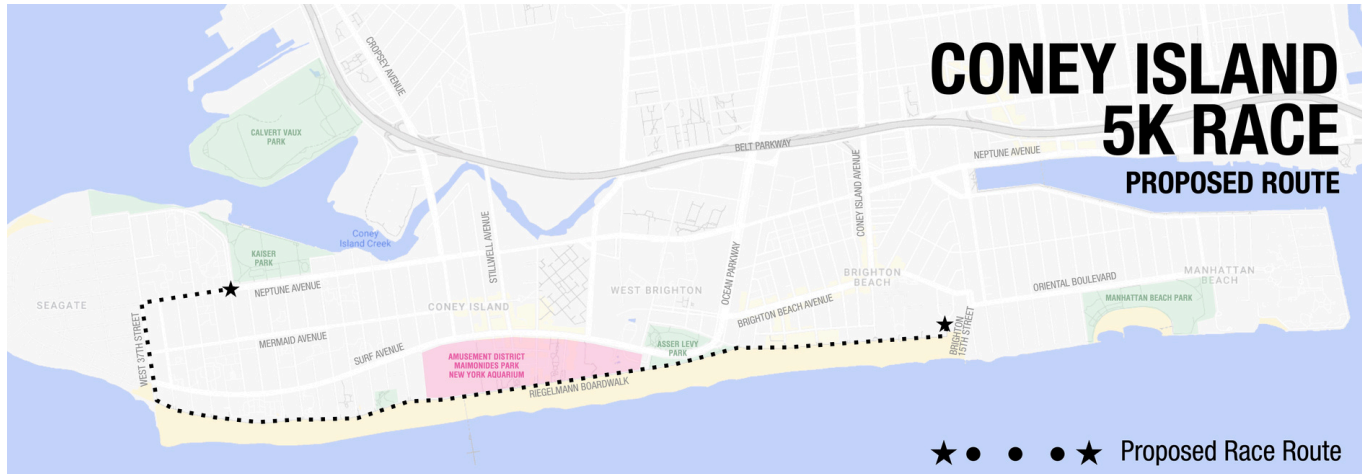
- The BID can host a kick-off beach party in the Fall to drum up attention about the beach being open to dogs in the winter
 - Can partner with Nathan's to give out hot dogs and Starbucks to give out Pup cups
 - Hire pet photographer, DJ
 - Give away prizes to dogs that win superlatives, ex: "Stinkiest," "Best Dressed," etc.
- Can submit event to nycdogevents.com so it can get posted on [@nycdogevents/dogsofnyc](https://www.instagram.com/nycdogevents/dogsofnyc) on Instagram for extra advertising

BIKING ON THE BOARDWALK

Biking on the boardwalk is only allowed from 5 am to 10 am, but this can be advertised as an opportunity for morning birds even during the summer months. The NYC Parks Department should consider extending these hours during the off-season, as not being able to bike on the boardwalk was a complaint we heard during our community engagement.



CONEY ISLAND 5K



The peninsula of Coney Island is very segmented and, as such, its various neighborhoods do not often mingle. There is no street, bus, or train route that traverses its entire length, and common housing typologies, design, and landscaping promote insularity. Communities and the events they hold seem to stay within hyperlocal borders. What is needed is an event that spans multiple neighborhoods (specifically the two “Coney Islands” we’ve defined), explicitly fostering contact between them. What comes to mind is a 5K run.

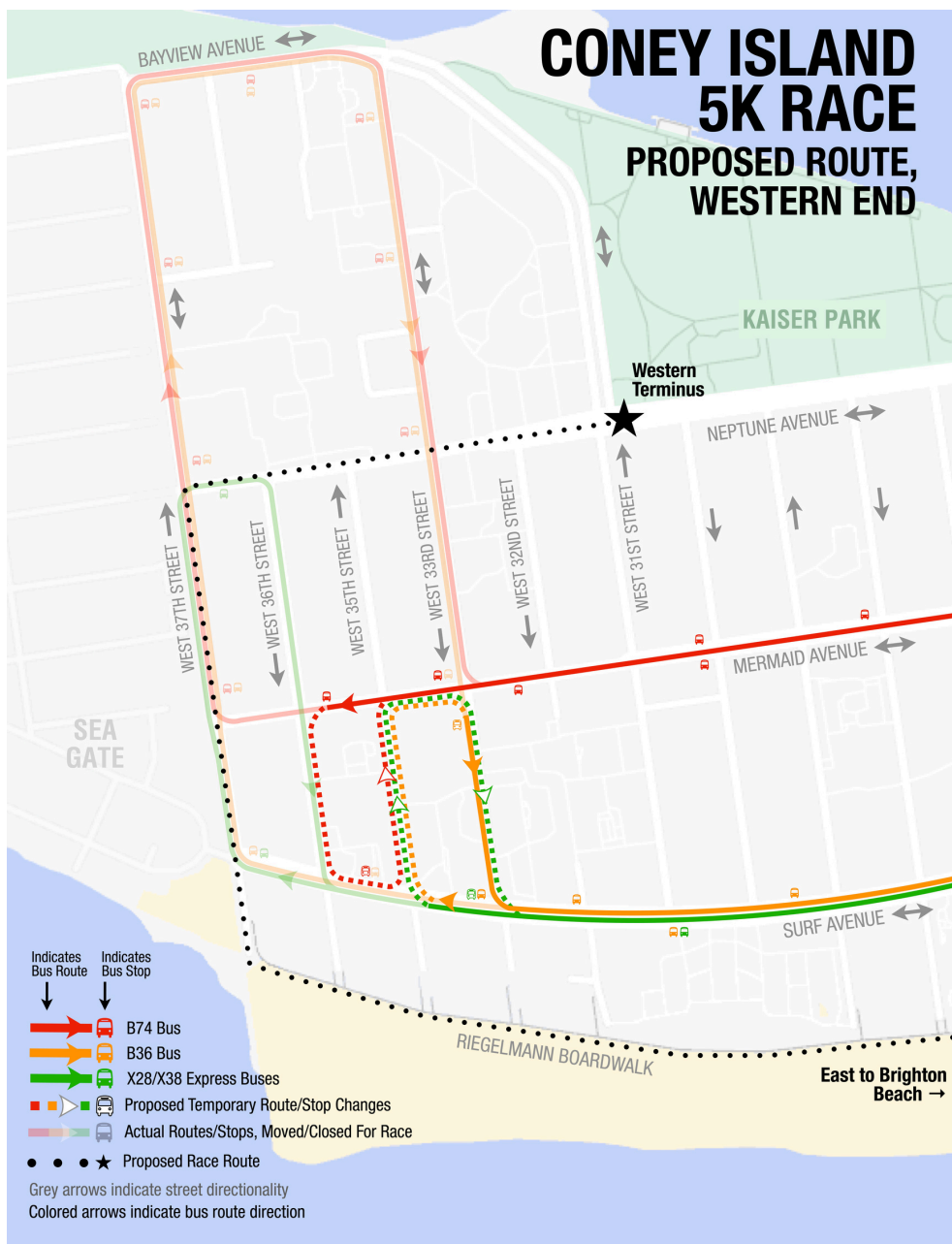
The 5K should take advantage of one of the few venues across which trans-Coney contact already occurs: The Boardwalk. Running on the Boardwalk would make for a unique, scenic experience, and only limited road closures would be necessary. This run could be held with the secondary goal of raising awareness for a Coney-Island-related cause or charity, perhaps even on behalf of a local organization (like the Alliance) or group of organizations. Ideally, it would be held on a Saturday or Sunday in early-mid spring or late autumn. These months feature enjoyable running temperatures and, more importantly, are just outside peak Amusement Park season; a large-scale event during this period would draw much needed foot-traffic to the area.

Our proposed route maximizes Boardwalk usage (84% of the 5K route covers the Boardwalk) and is reversible, meaning the proposed termini could each serve as starting or ending points. A description of the route is as follows, using the eastern terminus as the starting point (see map above, as well):

Runners begin at Brighton 15th Street and the eastern terminus of Riegelmann Boardwalk; this is also the eastern terminus of Brighton Beach itself. Runners run the entire length of the Boardwalk—past the Aquarium, Amusement Area, and Maimonides Park—to West 37th Street and the eastern boundary of Sea Gate. Runners progress north up West 37th Street (parallel to the Sea Gate border) to Neptune Avenue, where they bear east.

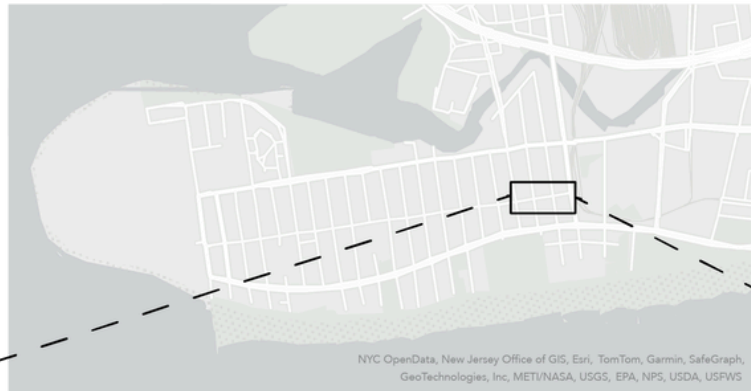
Runners then head five blocks east along Neptune Avenue to the southwestern edge of Kaiser Park, where the race ends. Kaiser Park, as an anchor for the local community, serves as an excellent terminus, capable of hosting end- or start-of-race festivities that the broader neighborhood could partake in.

West 37th Street hosts the end-loops of two local MTA bus lines (B36 and B74) and two express MTA bus lines (X28 and X38); these would need minimal reroutes during the day of the race. See map at left for the proposed reroutes. Race organizers should register with New York Road Runners (NYRR), who are adept at coordinating with city agencies to mitigate traffic and transit disruptions.



MERMAID AVENUE OPEN STREETS

We propose that once formed, the Coney Island BID should host an **Open Streets** program to benefit local businesses, provide open space for adults and kids, and bring awareness to local nonprofits.



MERMAID AVENUE OPEN STREETS

TIME FRAME

Saturdays or Sundays from 10am to 8pm

LOCATION

Mermaid Avenue from Stillwell Avenue to West 17th Street

HOST

Coney Island BID or the Alliance for Coney Island

TYPE OF CLOSURE

We recommend **Full Closure** along this route.



Source: NYC DOT

Definition:

“Street that is temporarily closed to vehicles to allow for a range of car-free activities that **support local businesses, community organizations, and schools, to create a space for the public to gather.**” (NYC DOT)

MERMAID AVENUE OPEN STREETS

STOREFRONTS WHICH WILL BENEFIT

Sneaker Town USA, McDonalds, Mi Candileja, ChowTime, Chase Bank, Golden Krust Caribbean, Timbucktu Hair Care, Famous Rotisserie, ADEN Deli, Juice & Tacos, Barber Shop,, Donut Connection, Pizza On The Run, Urban Neighborhood Services, Operation H.O.O.D.

MANAGEMENT, STAFFING, AND OPERATIONS PLAN

The host of this Open Streets program will likely have to recruit a mixture of employees and volunteers to assist with setting up and managing the street closure, i.e., setting up and removing street barricades.

COMMUNITY OUTREACH PLAN

The host should send mailers to the owners and/or tenants of the storefronts within and near the street closure route to inform them about what the program is and why they will benefit. Depending on the amount of resources available, the mailers could also be hand-delivered by someone capable of explaining the goals of the program in greater detail.

STREETLAB

The host of the Open Street can work with Street Lab (<https://www.streetlab.org>), local nonprofit which can provide tables, temporary benches, play areas for kids, art supplies, temporary libraries, and many other options.

YOUTH ENGAGEMENT PROGRAMS

To benefit the local Coney Island community and its residents, we propose the creation of numerous different youth engagement programs. Based on engagement we conducted with members of the community, stakeholders, and businesses a common theme we heard was the need to ‘get youth off the street.’

This goes hand-in-hand with the safety concerns of the neighborhood. In almost every conversation we had, we heard that safety and crime were an issue in the neighborhood. Through these youth engagement programs, we will not only unite the youth of Coney Island but also help reduce crime in the area by giving youth something to turn to, rather than being on the streets. Based on these observations and conversations we propose the creation of three programs: a youth ambassador program, a tour guide program, and a joint swimming/ lifeguard training class.

Youth Ambassadors

Tour Guides

Swimming- Lifeguard Training

YOUTH AMBASSADOR PROGRAM

WHY

On our many site visits, we observed cases of youth mischief, with many youth hanging out on the street or in front of stores. Safety was also noted in our business & community engagement sessions and conversations. This program will address some of the safety concerns that were raised in these conversations. For example, when we spoke to a local Coney Island police officer, NYPD Officer Kisso, he stated, “Idle hands are the devil's work.” This quote underscores the lack of youth engagement in the neighborhood which causes youth to get into bad scenarios. This program will take youth off the streets and give them something to engage in. Further, we also heard from talking to the community and community leaders that there is a need for the youth to be more engaged and involved in more programs. This sentiment was echoed by Samantha Ross at Urban Neighborhood Services, who stated explicitly how she would like to see the creation of youth programs.

Moving on, there is a need for a Youth Engagement Center, right now, other than the Y, there is no youth center. Our observations while we were at Coney Island showed that most youth hang out at McDonald's. This was also supported in our mapping activity that overwhelmingly showed that McDonald's was the most important place in Coney Island based on the number of pins placed there. There is no current path for youth to gather and hang out. Our hope in the establishment of this program is that it would create a home base for youth to gather and fill this gap that currently exists



McDonalds on Mermaid Ave is where the youth hang out (photo taken on site visit)

YOUTH AMBASSADOR PROGRAM

HOW

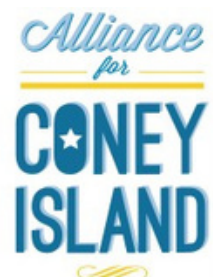
Youth will serve as ‘ambassadors’ for the neighborhood, meaning they will work to promote Coney Island by being present at events, weekends, and days that gather large crowds and patrolling on the ground daily. This will allow these youth to serve as “eyes on the street.” There will also be a mentorship and unity component where the ambassadors and members of the community meet weekly to form relationships and bonds.

Partnerships with Coney Island Library, Coney Island YMCA, Alliance for Coney Island, and Urban Neighborhood Services can be established to ensure this program's smooth operation and running. The alliance/ BID should work to fund and market the program, while the other stakeholders handle the day-to-day runnings of the program and the mentorship component. We propose that the home base for the Youth Ambassador Program be at the Coney Island YMCA, the Coney Island Library or at one of the local schools. Further, the BID/ Alliance should work with the local school district(s) to market and recruit youth for the program.

Further, this program can be a site for the summer youth employment program (SYPE). Therefore, this is where the **funding** for it can come from



Urban Neighborhood
Services



YOUTH AMBASSADOR PROGRAM

BENEFITS

- The program will increase safety by providing “eyes on the street.”
- There will be less youth hanging out on the streets due to their involvement in this program
- The program will provide a home base for the youth
- Youth will gain a sense of pride in Coney Island through this program, enhancing its image among residents
- Youth will bond with other youth in Coney Island and form meaningful relationships
- Connect Coney Island Youth and Adults via mentorship
- Adults can volunteer to be part of this program and mentor the youth, fostering relationships
- Create a connection between the visitors and locals.. a direct way of connecting the two Coney islands
 - Local youth will engage with visitors when promoting Coney Island at events and during busy days
 - Visitors can learn from the local youth about what Coney Island is like living and growing up there



TOUR GUIDE PROGRAM

WHY

The reasoning is relatively similar to the reasons for the creation of the Youth Ambassador Program. Firstly, based on our observations, we noticed lots of people hanging out on the street, in front of businesses, or at the McDonald's by the subway station. These observations show the need for programming to engage with the community members and create a space they can gather and engage in. Further, our interviews with residents and businesses helped us understand the need in the community for engagement and programming to keep people off the streets and to create a sense of unity and pride in the community. We also observed and heard about the effects of seasonality on businesses within Convey Island – where businesses specifically in the Mermaid Ave district did not receive enough business, especially in the off-season. The tour guide program will address the concerns that were raised during our engagement and the observations we observed on the streets while visiting Coney Island



Tour Guides will bring people and business into Mermaid Ave
(photo taken on site visit)

TOUR GUIDE PROGRAM

HOW

The tour guide program will work by having the Alliance (or the future BID) partner with the Coney Island History Project and Coney Island Library to run historic tours of the neighborhood. The Alliance/BID can sponsor these tours and help promote and market them to visitors of Coney Island. There will be two legs of this program: an adult and a youth leg as to involve as many members of the community as possible. The tours would run weekly during the warm weather months: April-October and then monthly for the rest of the months (November-March). This will bring visitors to Coney Island during times when the park is closed and during its off-season. This will also incentivize visitors to visit areas outside of the amusement district, where they would usually go when they visit Coney Island; since tours will start and end on Mermaid Ave (we propose the Coney Island Library be the gathering point for the tours)

The tours can also include sites which are not a part of the amusement district, such as:

- The former site of the Elephant Hotel
- The former site of the bungalows
- Kaiser Park and the Coney Island Creek

The Tour Guide Program can also be a site for the summer youth employment program (SYPE). Therefore this is where the **funding** for the program can come from.



TOUR GUIDE PROGRAM

BENEFITS

- It will create a connection between visitors and locals through the resident-run tours of Coney Island- including areas outside of the amusement area.
 - This is another direct way to connect the two Coney Islands.
- The program will bring people to Coney Island in the off-season and specifically bring them to the non-amusement area.
- Winter activation is an important aspect we heard in our business and stakeholder interviews, individuals stressed the need for more visitors and business in the off-season, which the tour guide program intends to do.
- The program will provide programming for the neighborhood and residents of Coney Island.
 - This is a theme we have heard repeatedly in our engagement so it was important to find ways for new programming for the community- such as through the Tour Guide program.



Tours will show visitors Kaiser Park with its vast amenities and rich history
(photo taken during site visit)

SWIMMING / LIFEGUARD TRAINING

WHY

Coney Island has a unique location along the waterfront and Atlantic Ocean, yet many residents do not know how to swim. Every year, drownings occur because people do not know how to swim, particularly in the ocean. This program will teach residents of Coney Island not only how to swim, but techniques for navigating circumstances that might arise while swimming in the ocean.

Similarly, there is a current lack of lifeguards, the NYC Parks Department continues to have a difficult time hiring lifeguards to patrol the beaches and keep swimmers safe.

This program will create a direct path to get people into lifeguard positions: by working alongside the Parks Department to create a route from the program to a lifeguard position. Further, as mentioned before, our engagement showed a lack of community programs and this would help create unity and pride among members of the Coney Island community.

HOW

Our final community programming recommendation is combined swimming and lifeguard training classes. This will be a programming of the proposed community swimming pool we suggest be created in the Abe Stark Rink. The swimming and lifeguard training classes will be a formalized program that the alliance/ future BID can do for engagement with the community. We propose partnerships with the Coney Island YMCA, NYC Parks Department, Urban Neighborhood Services, and the Alliance for Coney Island.

The program will work by holding swimming lessons while simultaneously teaching a lifeguard training course as authorized and certified by the NYC Park Department. There will be a direct route from the program to becoming a NYC Parks Lifeguard at the Coney Island Beach(es).



Urban Neighborhood
Services



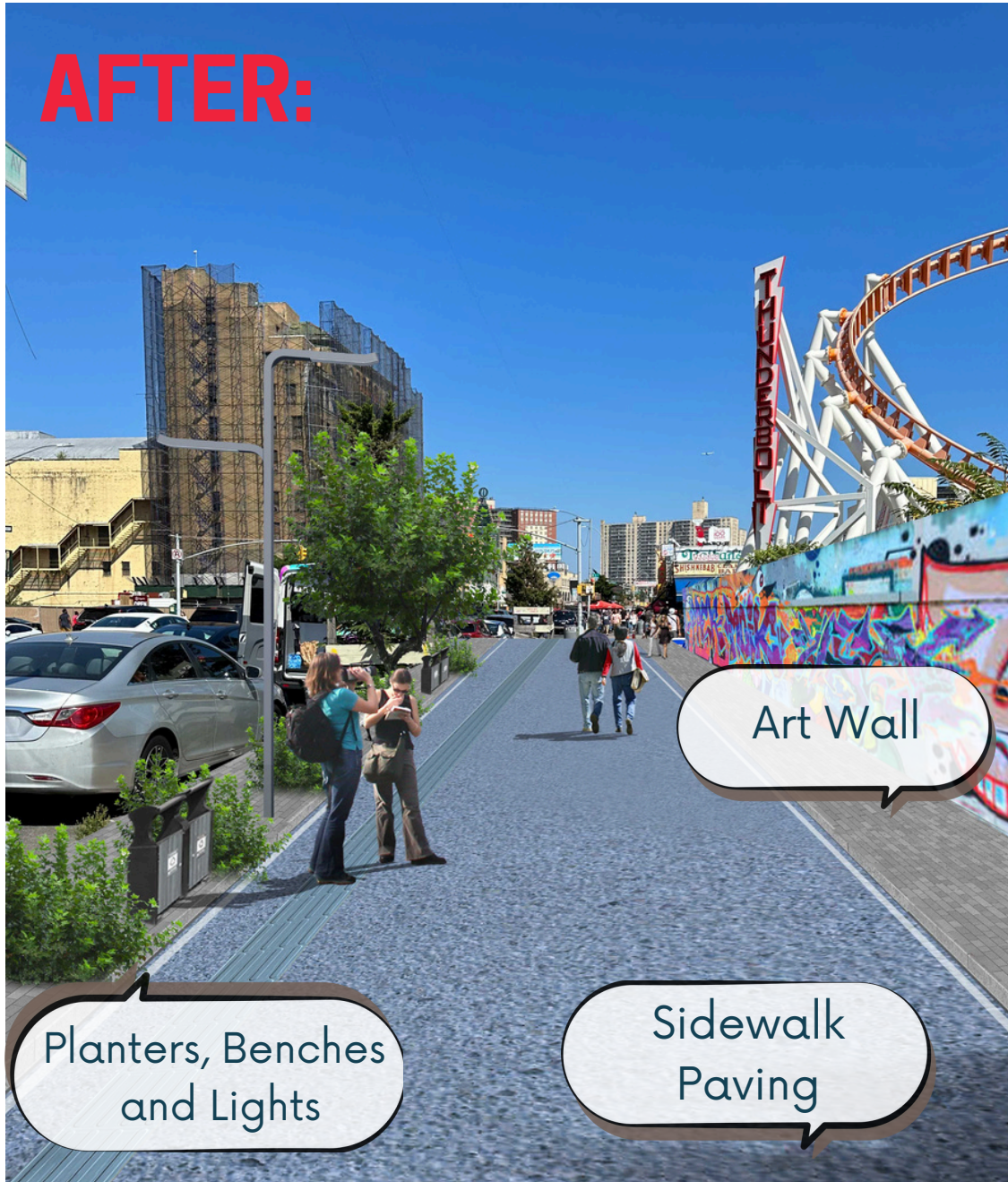
NYC Parks

BEAUTIFY AMUSEMENT DISTRICT SIDE STREETS



There are several side streets throughout the amusement district that lack aesthetic appeal, despite bordering world-famous attractions. From this image, it's apparent that the original street pavement is disordered, and the greenery installations along the street are in a state of disrepair. The iron fence is also an eyesore.

BEAUTIFY AMUSEMENT DISTRICT SIDE STREETS



Therefore, we propose reorganizing the layout of the vacant pedestrian areas. We also rearrange the greenery, adding an entire strip of green space with benches and lights. Finally, we undertake pavement renovation of the sidewalks to enhance the overall beautification of the street.

BEAUTIFY AMUSEMENT DISTRICT SIDE STREETS

BEFORE:



From this image, we can see that the original street paving is cluttered and lacks lighting, making it inconvenient to walk at night. Additionally, there are no trash bins and greenery. As the entrance to Luna Park, the street easily accumulates trash and lacks aesthetic appeal.

BEAUTIFY AMUSEMENT DISTRICT SIDE STREETS

AFTER:



Therefore, in our street renovation, we have beautified the street pavement, added some trash bins and lights, and planted local Coney Island greenery, including beach heather and American beachgrass. At the same time, the fence has been transformed into an art wall, enhancing the beauty and tidiness of the Luna Park entrance.

IMPROVE SAFETY OF STILLWELL/SURF AVE INTERSECTION

BEFORE:



Disordered
Traffic

Unsafe Crossing

The intersection of Stillwell and Surf Ave is unsafe since it is wide and busy with diagonally intersecting roads. This picture reveals that the original crosswalk was lengthy, creating bad crossing conditions.

IMPROVE SAFETY OF STILLWELL/SURF AVE INTERSECTION



In an effort to improve the walkability of Coney Island, we have widened the existing sidewalks. Additionally, we have incorporated median barriers in the street to ensure pedestrian safety, separate traffic streams, and make the place greener.

KAISER PARK REINVIORATION



Map of Kaiser Park in Coney Island

Another one of our suggestions is the redevelopment of Kaiser Park. The park is a huge community space with vast amenities, yet as we observed on our site visits and during our community engagement, it is quite underutilized and relatively unknown. Kaiser Park is located in an important area that could serve as a way to connect the amusement and residential areas. It is located on 29th Street, an important node within Coney Island. 29th Street serves as a second main street, with the Y, PS329, the Shopfair supermarket, and NYCHA housing surrounding it. Furthermore, 29th Street can connect the two Coney Islands since it begins on the boardwalk and concludes at Kaiser Park/Coney Island Creek.

KAISER PARK REINVIGORATION

FACILITIES INCLUDE:



Many people we talked to during our community engagement expressed that they would like to see a park or a “community playground” – so, we thought of investing in what Coney Island already has. For example, a boy we spoke to during our community engagement told us that his favorite place in Coney Island is Kaiser Park because he plays basketball there. This exemplifies the community importance of the park. However, our mapping activity resulted in few pins (signifying an important place to the respondent) being placed on Kaiser Park. This shows that the park, despite its many amenities, is not realizing its full potential. Based on this information, we propose a renovation of Kaiser Park to fit the community's wants and needs. A newly renovated Kaiser Park could serve as a gathering space, which seems to be lacking in Coney Island based on what we heard from the community.

The Alliance for Coney Island or the BID can focus on 29th Street as a way to connect the two Coney Islands via the boardwalk and Kaiser Park. Further, the Alliance for Coney Island or the BID can use Kaiser Park for programming and community engagement.

PUBLIC SWIMMING POOL

LOCATION: ABE STARK RINK

Dual-use swimming pool (Mar-Oct) & ice arena (Oct-Mar)

Cultural center for Coney Island residents & visitors

Modernization & expansion of the site



The exterior of the building is currently in a dilapidated state (photo taken on site visit, 'entrance' of rink from the boardwalk)

PUBLIC SWIMMING POOL

A public pool was cited as a need several times during our community engagement, so we recommend that the Abe Stark site be converted into a dual-use swimming pool & ice arena. With this conversion, the site will not only keep its current conditions of the ice arena to attract customers during its usual peak season but will also convert the area into a swimming pool to attract more customers during the summer and throughout the year. One comparable site to this proposal is the Flushing Meadows Corona Park Aquatics Center & Ice Rink. With its 110,000 square feet containing a swimming pool and a hockey rink, it is one of the largest recreation centers in New York City. However, the site was closed for repairs for three years from 2020-2023 and closed again for indoor swimming pool repairs in March 2024. Because of the size and cost of the development, the return from the site has been minimal. A smaller recreation center such as Abe Stark would be beneficial for the Coney Island neighborhood and handling visitors from outside the area, while also getting an acceptable amount of return from the investment.

While the conversion is taking place, the site will also be undergoing modernization and expansion to modern standards while expanding its facilities to include the cultural center of Coney Island. The cultural center will consist of history exhibitions and spaces for art exhibitions, performances, and workshops. This could help to foster creativity and artistic expression within the community and attract visitors from outside of the area. This will also enhance off-season visitors.

CONCLUSION

Our recommendations will help the proposed BID respond to community needs, enhance both the amusement and residential sides of Coney Island to reach commercial vitality, all while helping to bring the two sides of Coney Island together.



THANK YOU!

Graduate Student Consultants of the Coney Island Studio

SOURCES

1. Denson, Charles. "Coney Island: A Short History." *Coney Island History Project*, via the *Coney Island Neighborhood Revitalization Corporation*. 2023. https://www.coneyrevitalization.org/coney-island-history_
2. "Coney Island Brooklyn Commercial District Needs Assessment." *NYC Small Business Services* in partnership with *The Alliance for Coney Island*. 2017. <https://www.nyc.gov/assets/sbs/downloads/pdf/neighborhoods/n360-cdna-coney-island.pdf>
- 3, 4. Denson, Charles. "Coney Island: A Short History."
5. "A Hundred Years of Coney Island: Then and Now." *The New Yorker*. June 5th, 2018. <https://www.youtube.com/watch?v=Zl3Fg6s62Z0>
6. Denson, Charles. "Coney Island: A Short History."
7. Pilat, Oliver. "Sodom by the Sea: An Affectionate History of Coney Island." *Doubleday, Doran & Company; First Edition, January 1st, 1941*.
8. Denson, Charles. "Coney Island: A Short History."
- 9, 10. Pilat, Oliver. "Sodom by the Sea: An Affectionate History of Coney Island."
- 11, 12, 13. Denson, Charles. "Coney Island: A Short History."
- 14, 15. "Defunctland: The History of Coney Island." *Defunctland*. June 13th, 2020. <https://www.youtube.com/watch?v=7C5kxkBPhpE>
16. Mahler, Jonathan. "How the Coastline Became a Place to Put the Poor." *The New York Times*. December 3rd, 2012. <https://www.nytimes.com/2012/12/04/nyregion/how-new-york-citys-coastline-became-home-to-the-poor.html>
17. "Coney Island Through the Decades." *Citizens Housing Planning Council of New York City*. 2014. <https://chpcny.org/coney-island-rezoning/>
- 18, 19, 20, 21. Denson, Charles. "Coney Island: A Short History."
22. Camacho, Tiana. "Growing Up In Coney Island in the 1990s." *Coney Island History Project Oral History Archive*. <https://www.coneyislandhistory.org/oral-history-archive/tiana-camacho>
23. Call, Elizabeth. "New Luna Park Opening in Coney Island." *Brooklyn Public Library Records*. May 28th, 2010. <https://www.bklynlibrary.org/blog/2010/05/28/new-luna-park-opening>
24. "The Cyclone and Other Coney Attractions." *New York City Department of Parks and Recreation*. 2024. <https://www.nycgovparks.org/parks/the-cyclone/history>
25. "Coney Island Comprehensive Plan." *New York City Department of City Planning* in association with other City agencies. 2009. https://www.nyc.gov/assets/planning/download/pdf/plans/coney-island/presentation_01_2009.pdf
26. Rubinstein, Dana and Hong, Nicole. "Coney Island Has a Bit of Everything. Does It Need a Casino?" *The New York Times*. November 22nd, 2022. <https://www.nytimes.com/2022/11/22/nyregion/coney-island-casino.html>
27. Nicholson, Amy. "ZIPPER: Coney Island's Last Wild Ride." 2012. <https://www.docnyc.net/film/zipper/>
28. Alberto, Bryant. "The Lost Summer That Devastated Coney Island." *amNY*. 2020. <https://www.amny.com/oped/op-ed-the-lost-summer-that-devastated-coney-island/>
29. "Climate and Health in Coney Island." *New York City Department of City Planning*. 2024. <https://a816-dohbesp.nyc.gov/IndicatorPublic/neighborhood-reports/coney-island-sheepshead-bay/climate-and-health/>

The History section of this report was supplemented overall by data courtesy of the Coney Island History Project, with special attention paid to the Oral History Archive.