

THE Coney

.....

ENTERTAINMENT DISTRICT

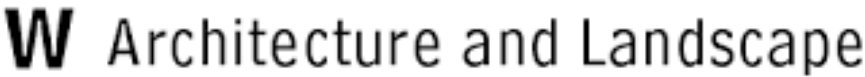
BROOKLYN

ULURP NO. C250108MMK

JUNE 12, 2025, CITY COUNCIL SUBCOMMITTEE ON ZONING AND FRANCHISES

IF YOU ARE A MEMBER OF THE PUBLIC WHO WISHES TO TESTIFY, PLEASE REGISTER ON THE CITY COUNCIL WEBSITE AT [COUNCIL.NYC.GOV](https://council.nyc.gov). PLEASE VISIT THE CITY COUNCIL WEBSITE TO WATCH LIVESTREAMS OF ALL CITY COUNCIL MEETINGS AND FIND RECORDINGS OF PREVIOUSLY HELD MEETINGS.

PROJECT TEAM



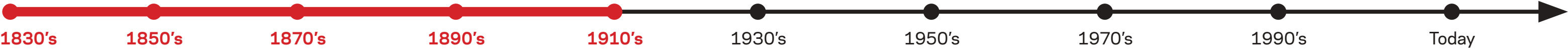
01 CONTINUING CONEY ISLAND'S HISTORY

Site Location

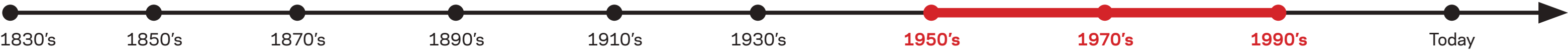


-  Landmarks & Attractions
-  Project Site
-  NYC Parks Ownership
-  Existing Amusements (To Remain) Under NYC EDC Ownership

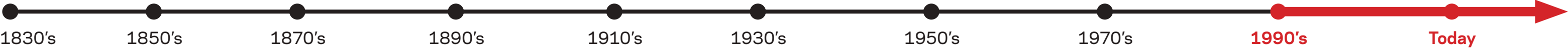
Historic Coney Island 1830s - 1910s



Historic Coney Island 1950s - 1990s



Coney Island Today Attractions



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Historic Coney Waterfront



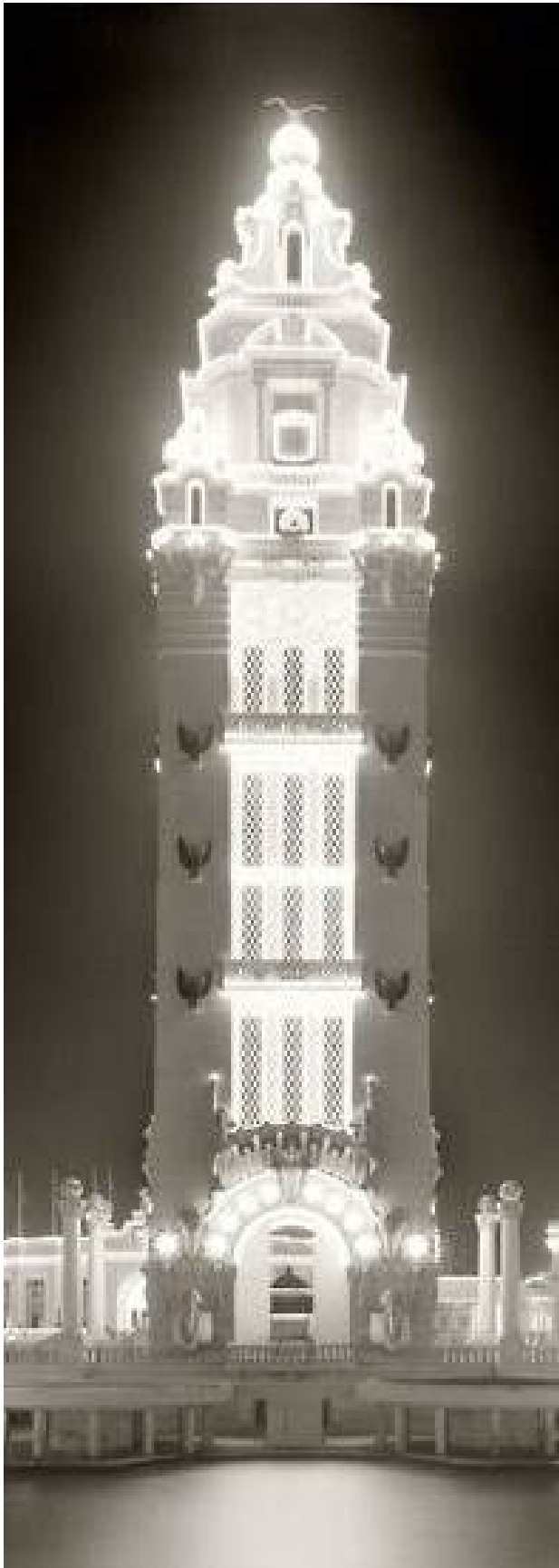
Aerial of Coney Island

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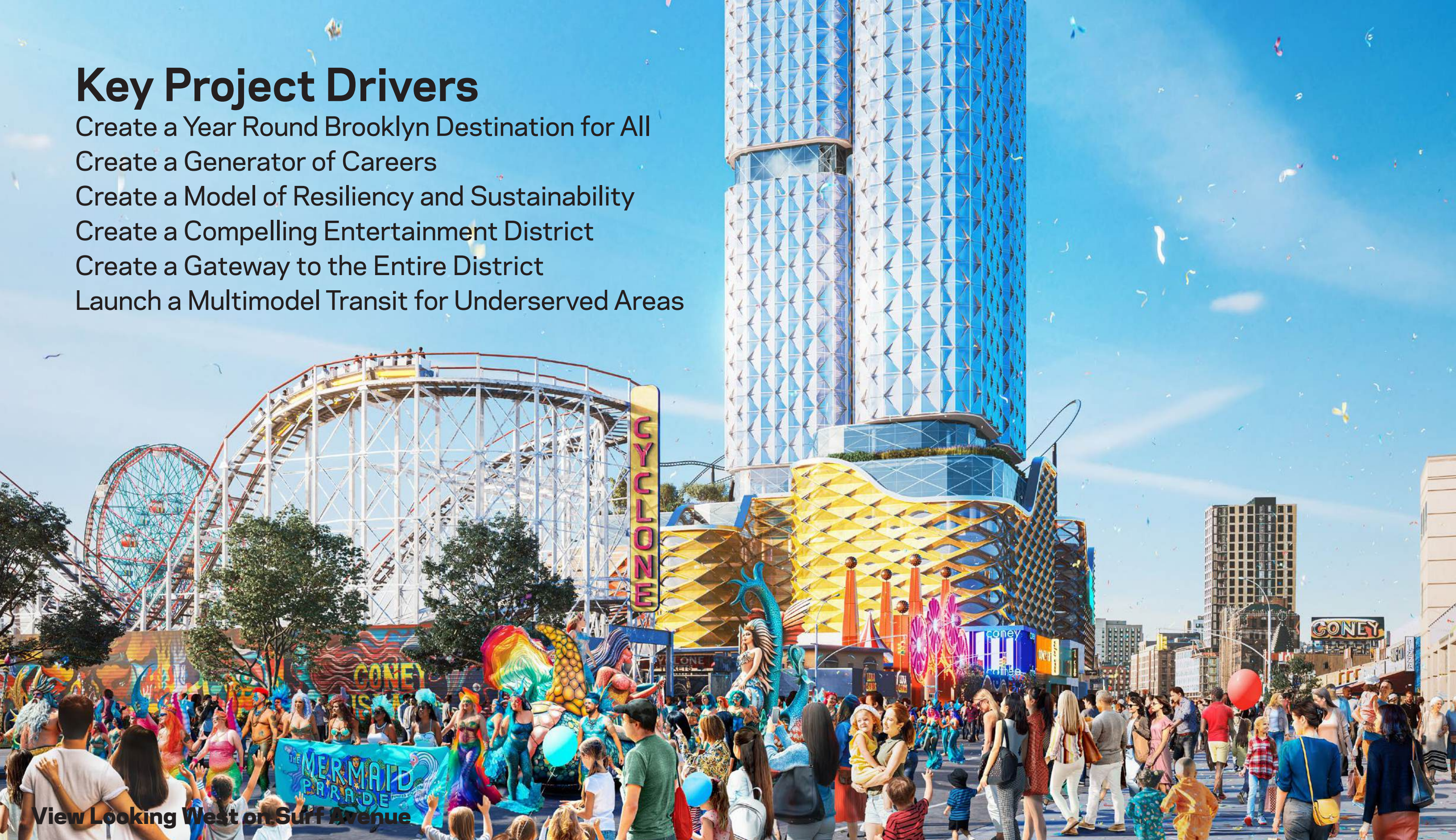


Design Intent: An Architecture of Movement, Energy and Nightlife



Key Project Drivers

Create a Year Round Brooklyn Destination for All
Create a Generator of Careers
Create a Model of Resiliency and Sustainability
Create a Compelling Entertainment District
Create a Gateway to the Entire District
Launch a Multimodal Transit for Underserved Areas



View Looking West on Surf Avenue

EXISTING ENTERTAINMENT DISTRICT



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CENTERPIECE OF YEAR-ROUND ENTERTAINMENT DISTRICT

OVER \$3 BILLION PRIVATE INVESTMENT IN CONEY ISLAND

APPROXIMATELY 1,605,623 GSF

- 428,071 GSF GAMING FACILITY
- 301,464 GSF HOTEL
- 132,480 GSF CONVENTION CENTER
- 72,200 GSF OF GENERAL RETAIL AND FOOD + BEVERAGE
- 58,383 GSF OF EVENT SPACE
- 101,500 GSF OF OPEN ROOFTOP RECREATION
- 501,513 GSF OF PARKING W/1,500 SPACES



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STREET DEMAPPING

DEMAPPING DIAGRAM



LEGEND

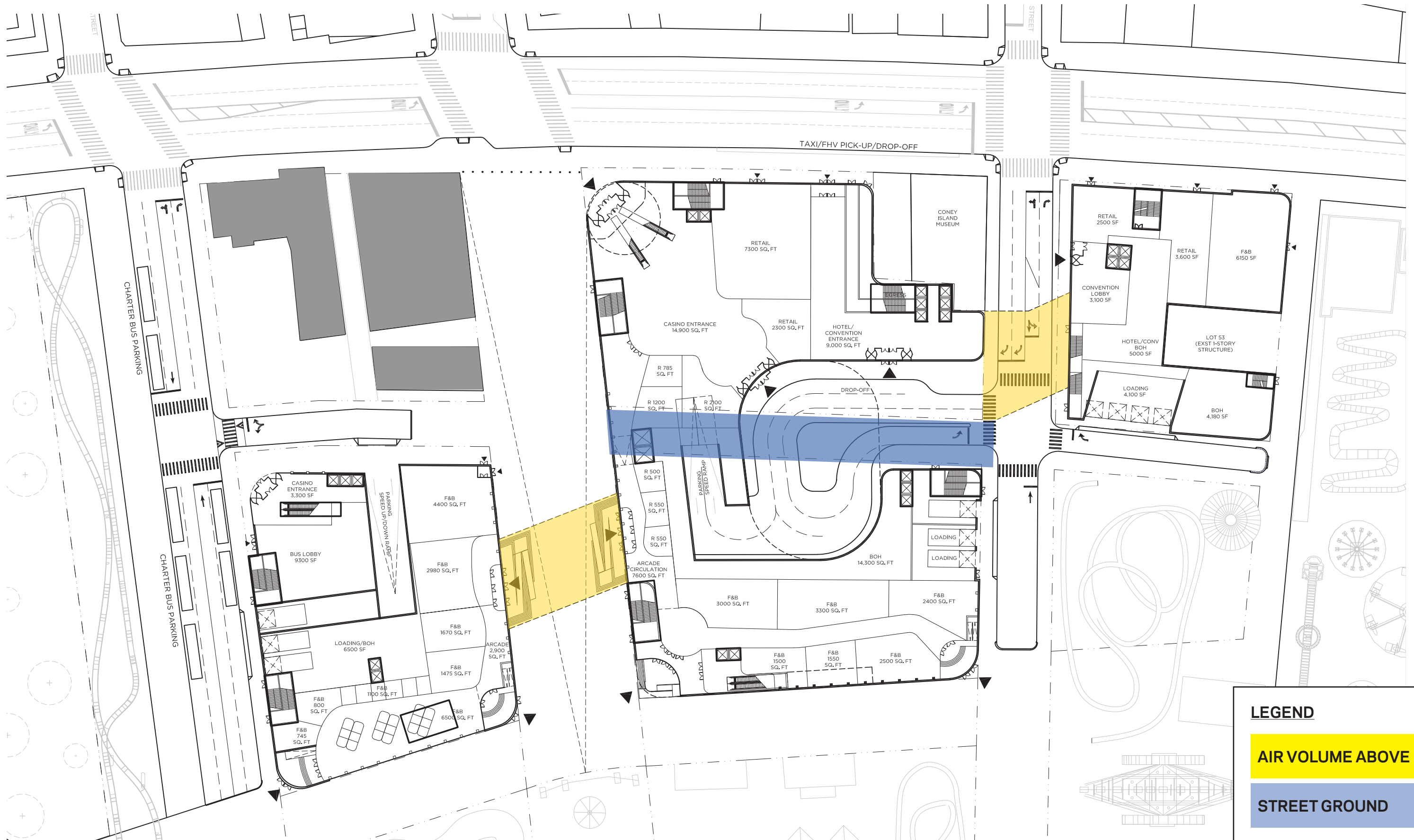
PREVIOUSLY DEMAPPED BY THE CITY

WONDER WHEEL WAY
(Closed to Vehicular Traffic by EDC)

AIR VOLUME ABOVE
(TO BE DEMAPPED)

PORTION OF BOWERY
(TO BE DEMAPPED)

DEMAPPING

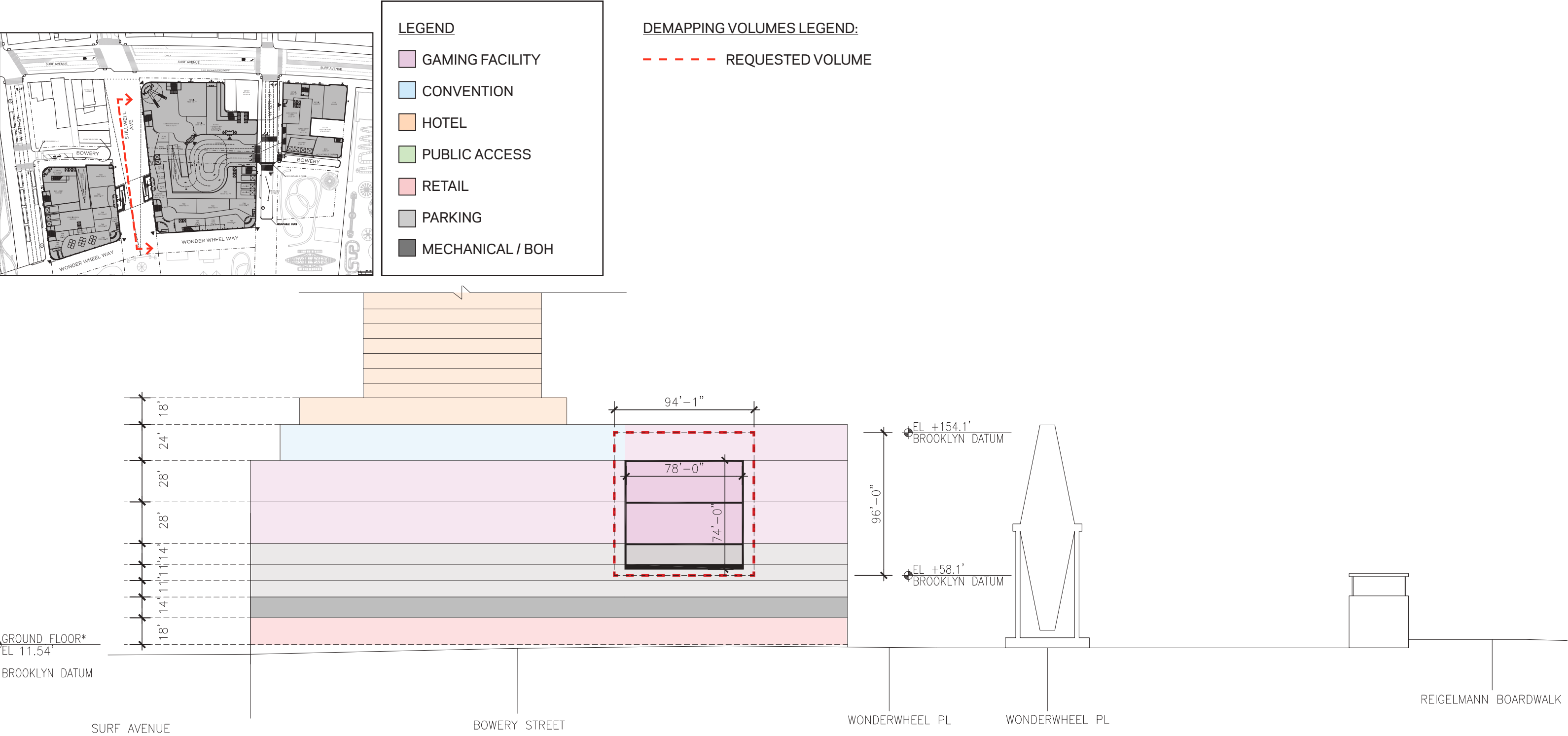


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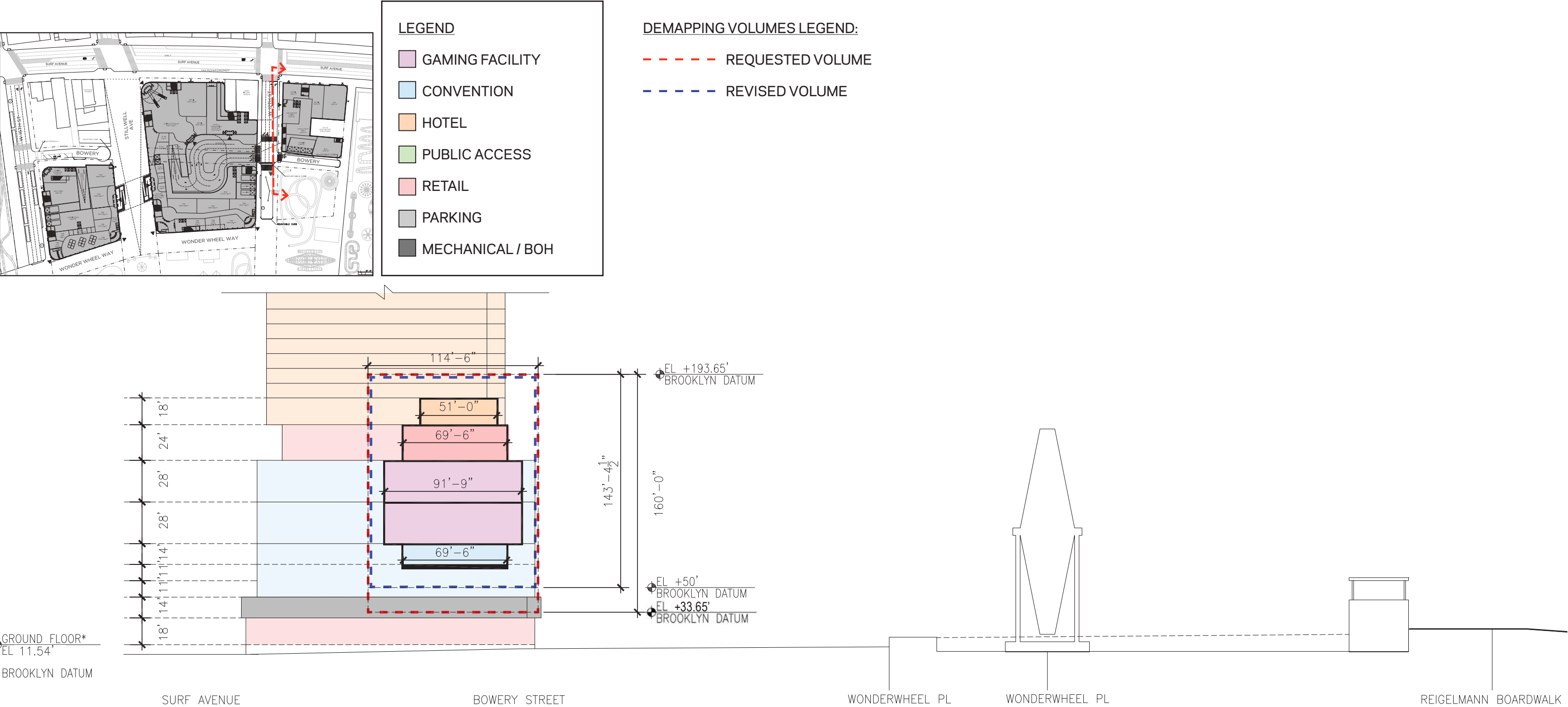


Both Skybridges Looking North

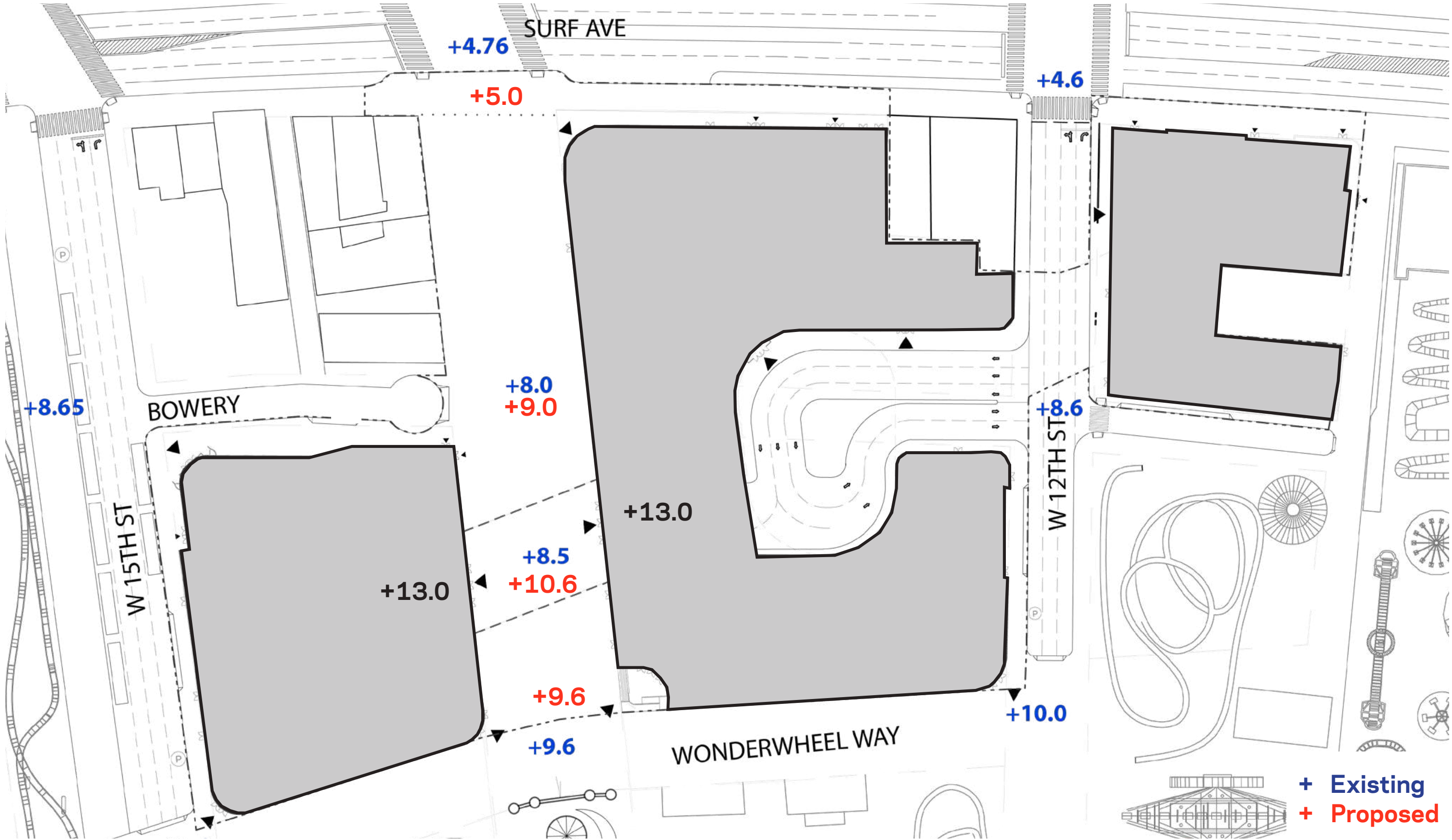
[A] STILLWELL BRIDGE SECTION - LOWER LIMITING PLANE



[B] WEST 12TH BRIDGE SECTION - LOWER LIMITING PLANE



SITE GRADING PLAN



PUBLIC EXPERIENCE AND COMMUNITY BENEFITS

Arrival Via Subway



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Gateway at Stillwell Walk: Connects to History



Expanded Public Realm: From Stillwell Walk to Public Rooftop





Open Rooftop Destination

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DIRECT BENEFITS TO THE COMMUNITY

\$200 MILLION COMMUNITY TRUST FUND

Trust Board of Directors comprised of local community leaders and stakeholders to guide funding decisions for local benefits, such as:

- Community grants
- Boardwalk improvements
- Neighborhood safety and security
- Creation of new open spaces or improve existing
- Workforce development
- Resiliency and environmental protection
- Public art

EDUCATION & COMMUNITY PROGRAMS

Partnerships with colleges and culinary schools to provide training programs

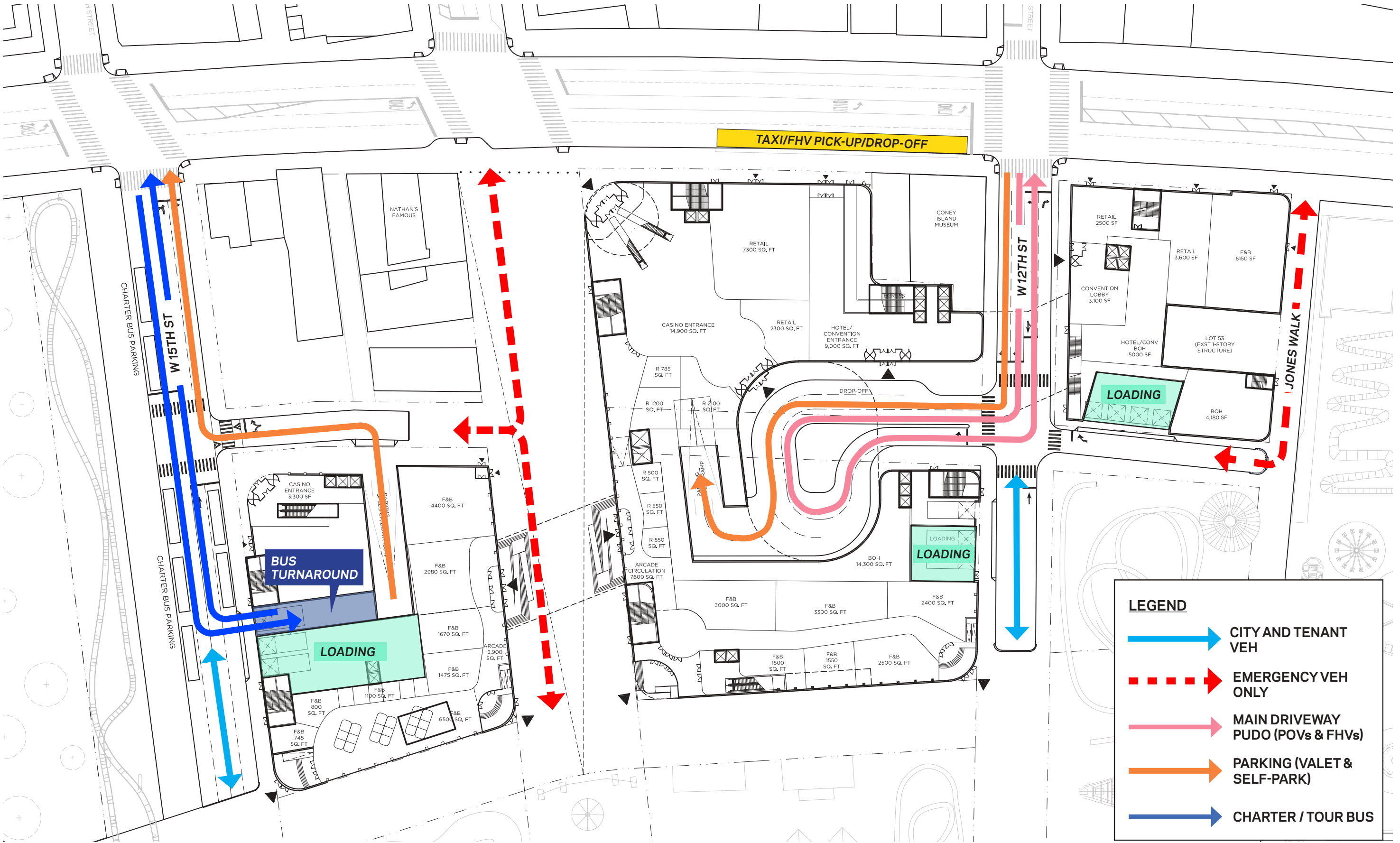
JOBS

- ~ 4,500 union construction jobs
- ~ 4,000 permanent gaming & hospitality union jobs
- Local hiring preference
- Job Fairs at local NYCHA Houses

OTHER IMPROVEMENTS

- Flood resiliency at Stillwell Ave
- 1 Acre of rooftop open space for public use (accessible from street level) and a beautified and pedestrianized Stillwell
- Increased lighting and surveillance for safety
- Convention space for community events

PROPOSED VEHICLE CIRCULATION



PROPOSED TRANSIT IMPROVEMENTS

FERRY

- Continue to advocate for a Ferry service with local elected officials

PUBLIC TRANSIT

- Advocating for express subway service
- Providing shuttle service from public transportation hubs (e.g., downtown Brooklyn and Manhattan, airports, Flushing)
- Employee incentives to use public transportation

OFF-SITE IMPROVEMENTS

- Providing signage from Belt Parkway and other local intersections to disperse traffic
- Changing signal timing and actuation
- Creating new turning lanes
- Providing pedestrian safety improvements

ON-SITE IMPROVEMENTS

- Adding traffic lane on West 12th Street
- Providing traffic attendants to assist on Surf Avenue and West 12th Street
- Providing 100 foot wide pedestrian thoroughfare along Stillwell to the Boardwalk and Beach



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APPENDIX



Ferry Service to Steeplechase Pier

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EDC's Coney Island West RFP

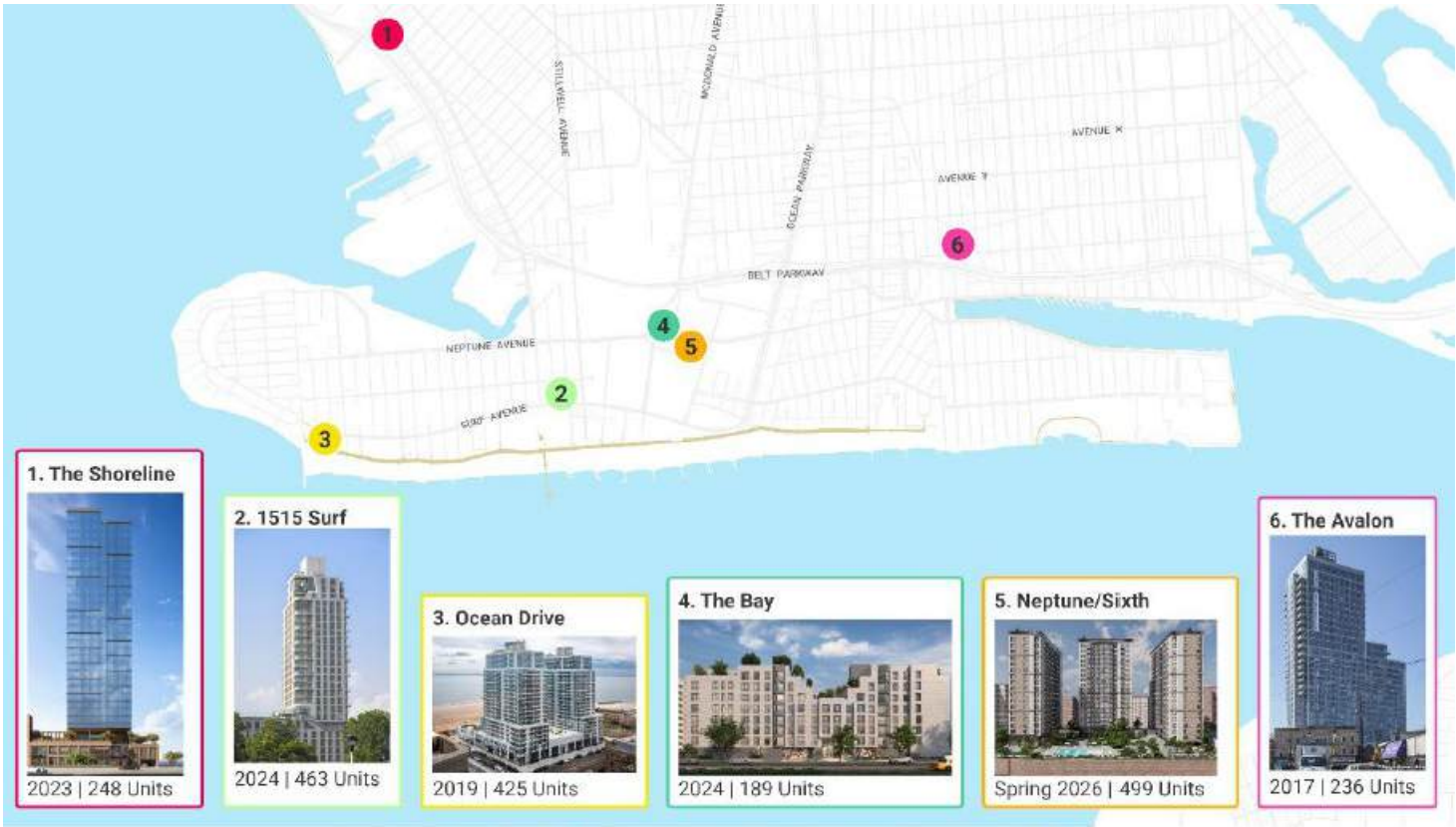
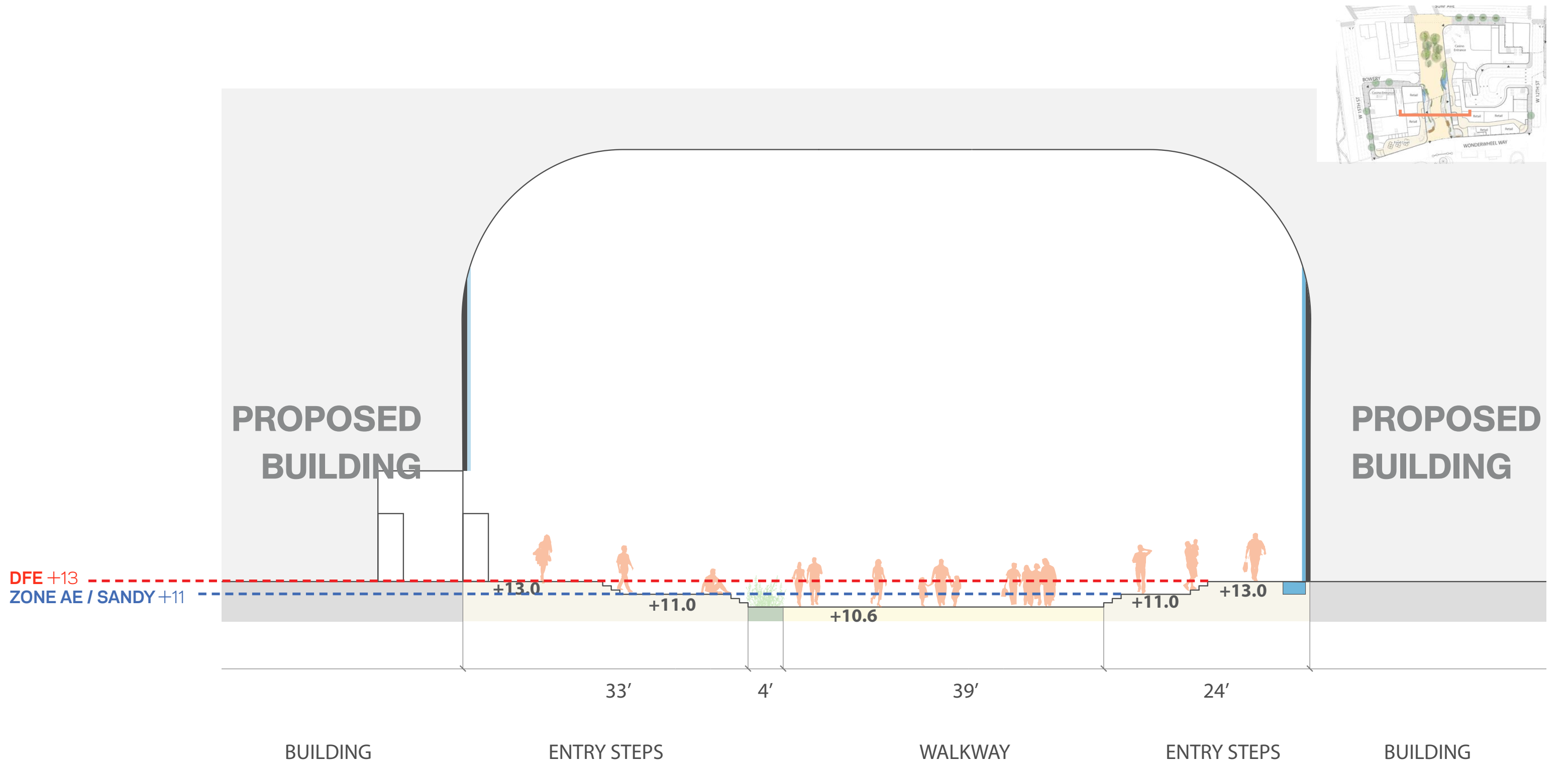


Exhibit H: Private Development Examples near Site

PROJECT NAME	SITE NAME	YEAR OF COMPLETION	TOTAL UNITS
Surf Vets	C1	2018	135
1921 Surf	N1	2021	446
Raven Hall	C2	2022	216
1607 Surf	N3	2023	376
1515 Surf	N4	2024	463
SUBTOTAL			1,636
1709 Surf	N2	Construction	464
Luna Green	C4	Construction	281
TBD (Pre Constructor	C3	In Design	~100
SUBTOTAL			845
TOTAL			2,481

Exhibit G: Summary of Housing Production in 2009 Rezoning Area

FLOOD ZONE SECTION



EXISTING SITE PLAN

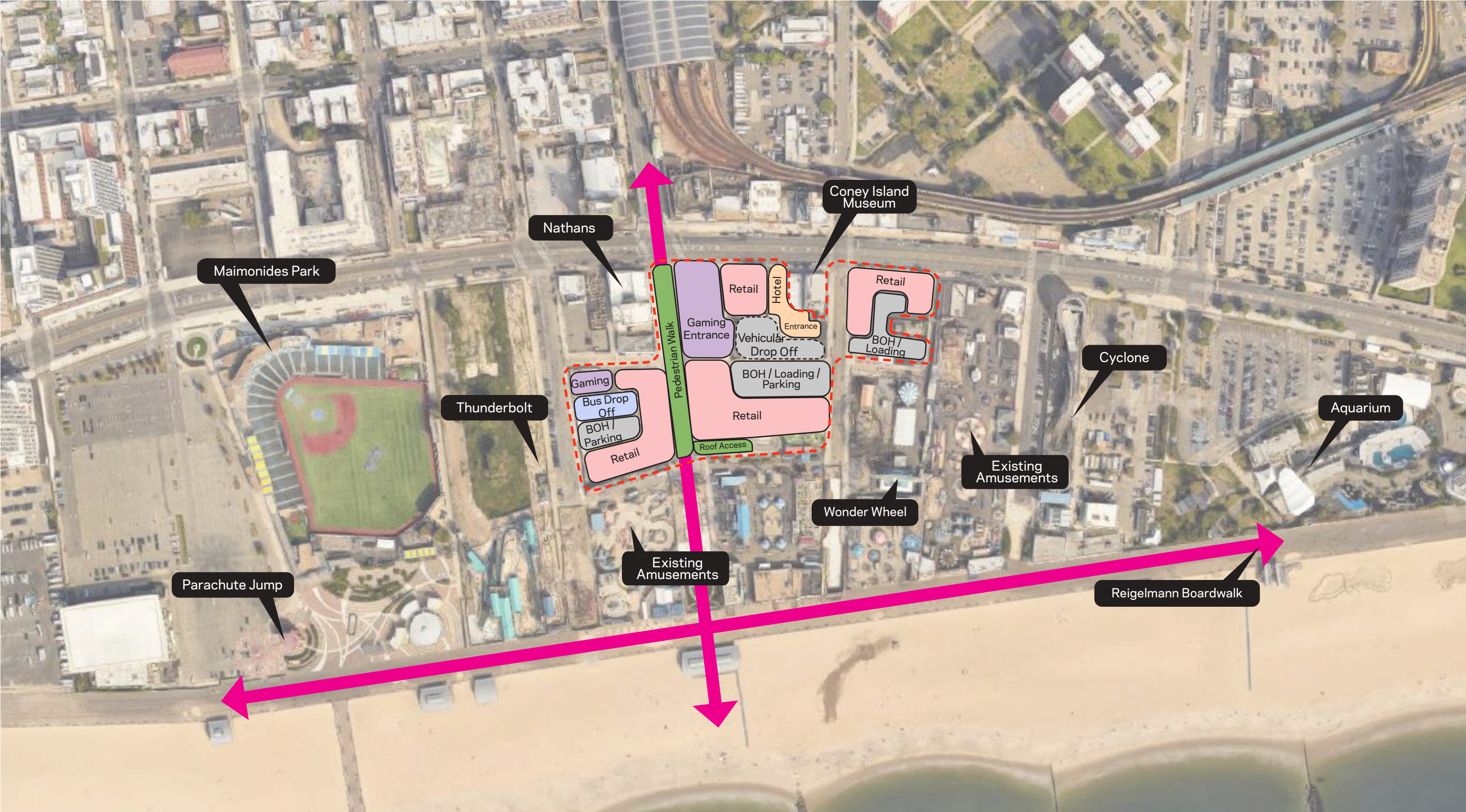


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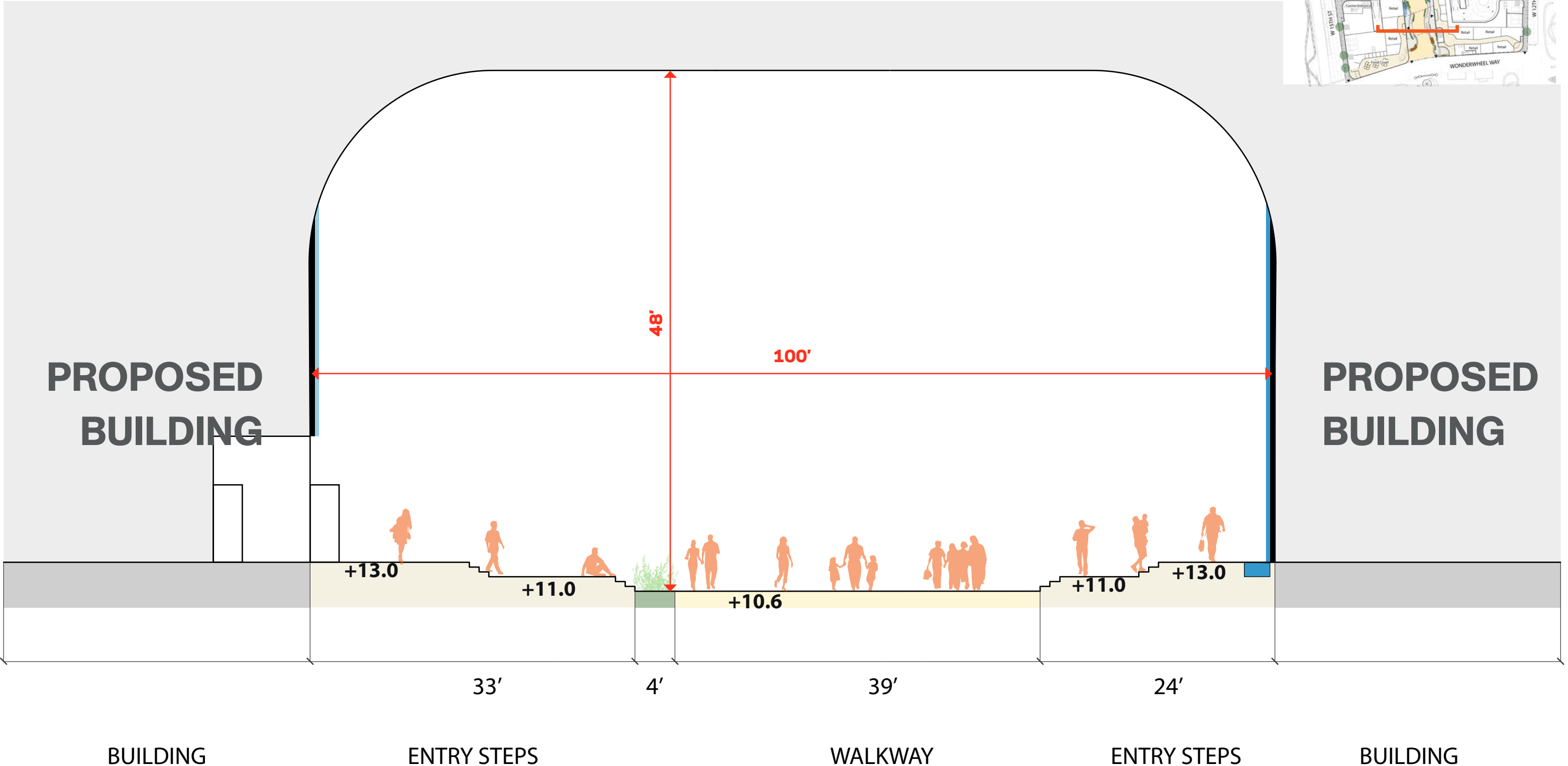
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PROPOSED GROUND FLOOR

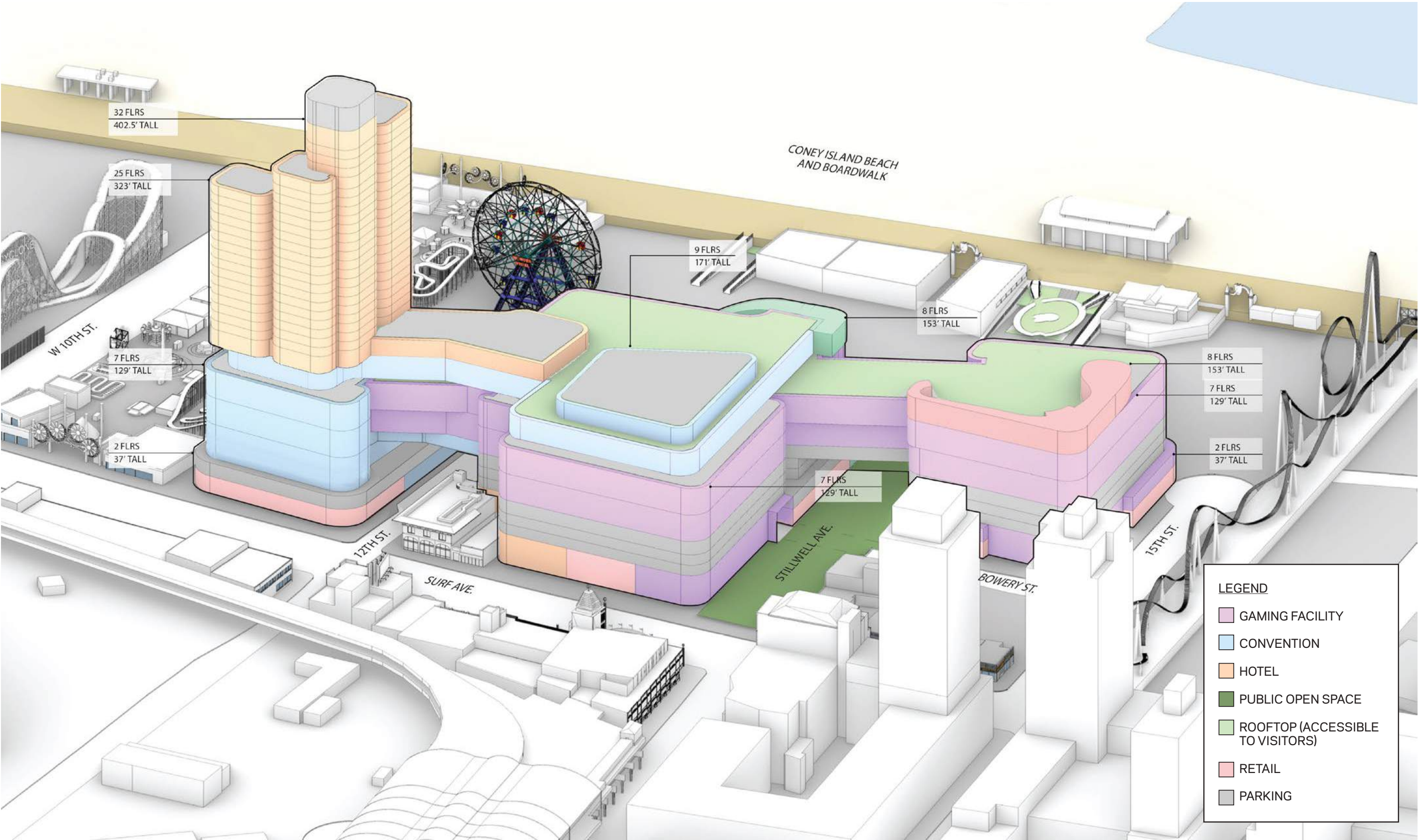


STILLWELL WALK ARCH

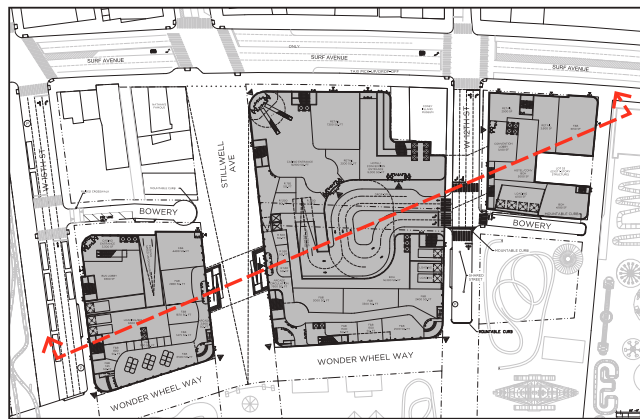


SCALE 1"=10'-0" 10FT

OVERALL PROPOSED SITE



PARKING CIRCULATION SECTION



LEGEND

GAMING FACILITY

CONVENTION

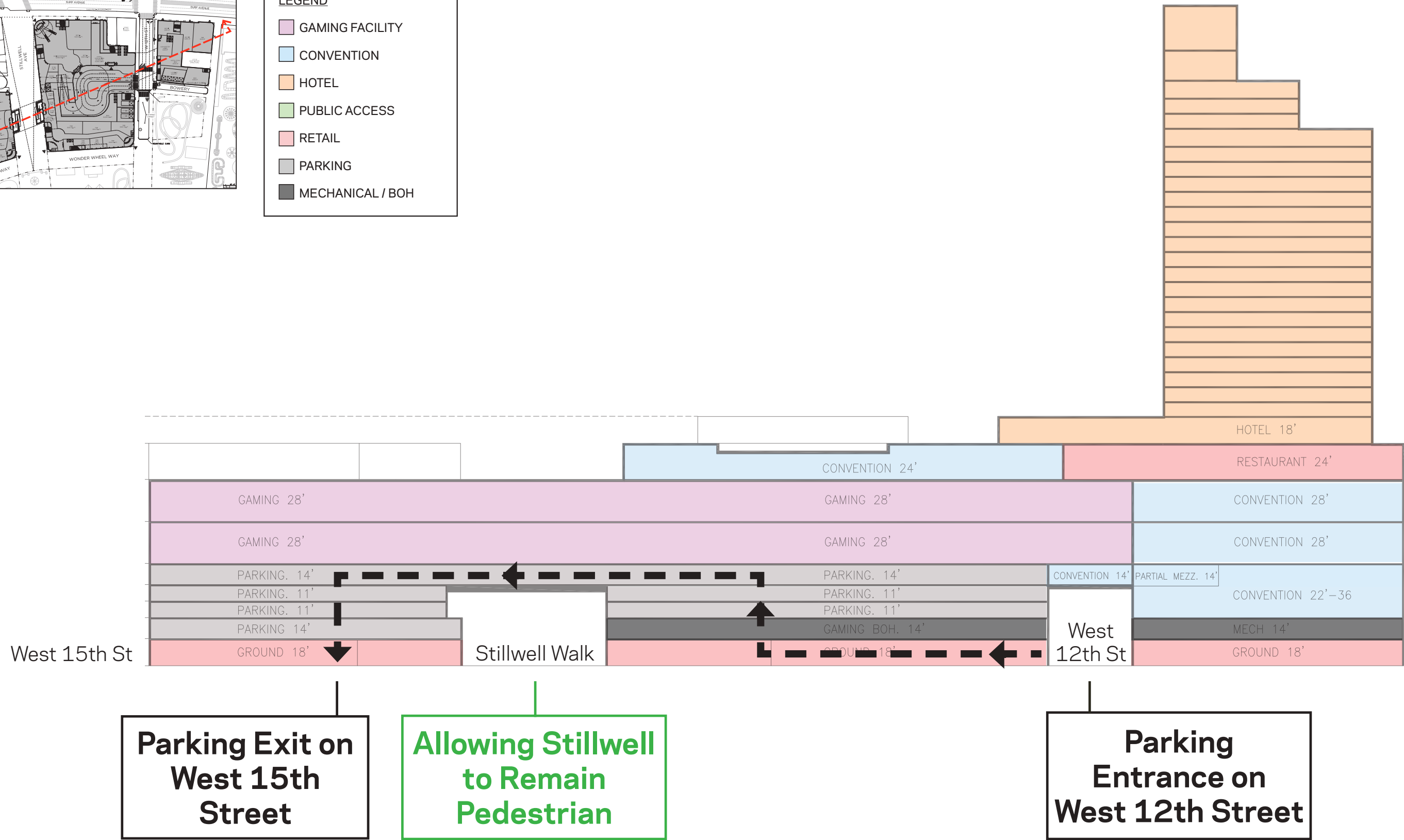
HOTEL

PUBLIC ACCESS

RETAIL

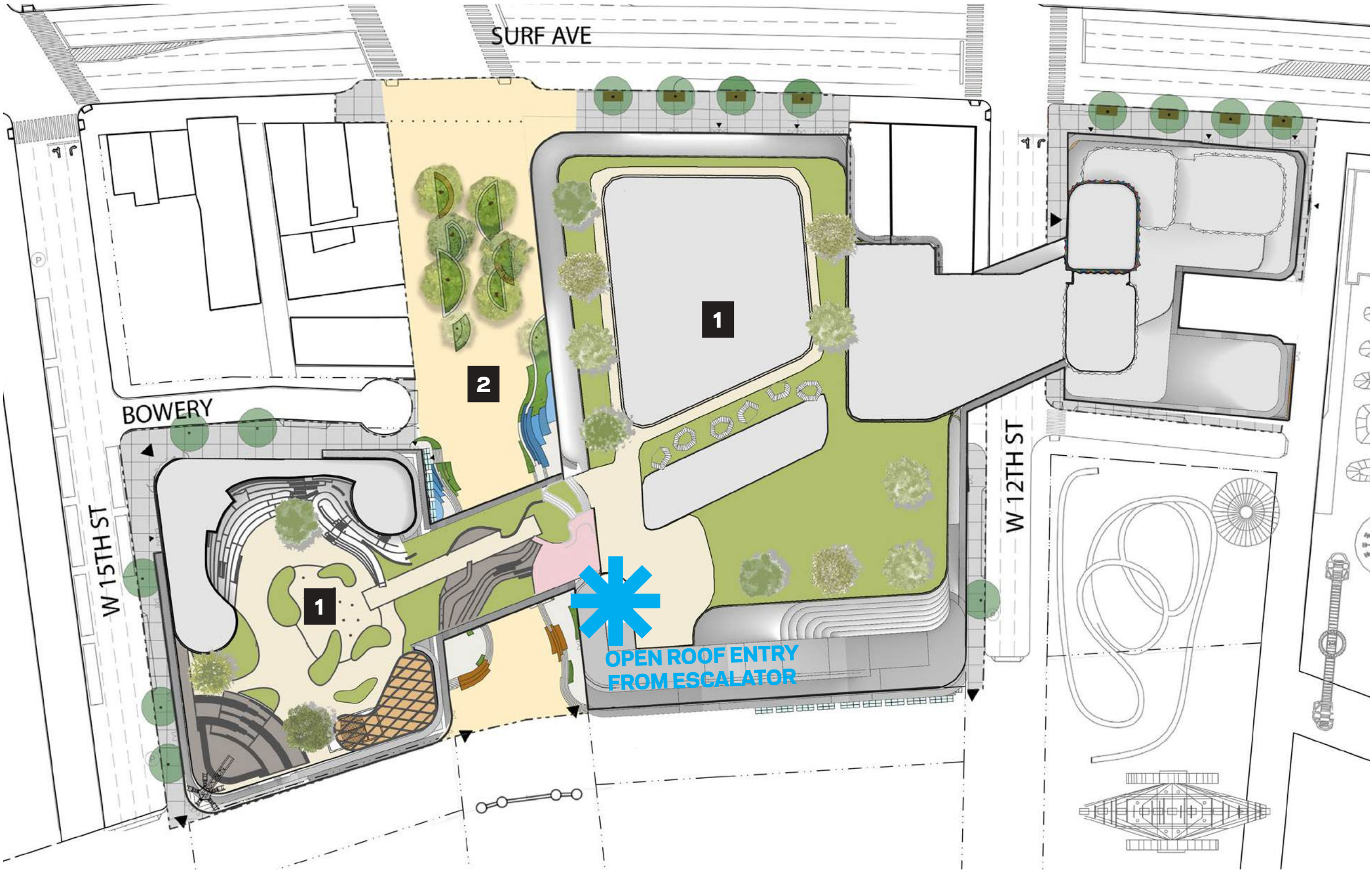
PARKING

MECHANICAL / BOH



PROPOSED PUBLIC GROUND PLAN AND OPEN ROOF PLAN

- 1 Rooftop
- 2 Public Ground Stillwell Walk



Example Existing Conditions



Looking South on Stillwell Ave. @ Surf Ave.



Looking North on Stillwell Ave. @ Wonder Wheel Way



Looking South on W 12th St. @ Surf Ave.



Looking South on W. 15th St. @ Surf Ave.



Valet Drop-Off on Bowery



Casino Entrance Lobby



Public Food Hall



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