

South of Prospect

Neighborhood Plan

Site Visit Reflections and Notes - August 6, 2026

Overview of the Walk:

On August 6, 2026, approximately 20 attendees joined a walk along Coney Island Avenue, beginning near Avenue H and concluding at Church Avenue. The walk took place from about 6:15 p.m. to 7:45 p.m. Participants included members of Community Boards 14 and 12, staff from City Council Land Use, and the Department of City Planning (DCP).

Key Challenges Identified

Accessibility and Pedestrian Safety

- Interest in ensuring that future IBX stations are accessible; Ave H on the Q line was noted as a positive example.
- General safety concerns for pedestrians and cyclists along Coney Island Avenue and surrounding corridors.
- Mobility challenges along east-west connectors such as Caton Avenue, Church Avenue, and 18th Avenue.
- Some residents and caregivers expressed concern about street conditions near schools, including dust, air quality, and pedestrian safety.
- Observations of sidewalk conditions: areas with significant overgrowth, uneven surfaces, and other impediments to accessibility.

Open Space and Streetscape

- Attendees noted limited tree cover and shade along Coney Island Avenue.
- Notable lack of accessible open spaces, especially farther south from Prospect Park.
- Mixed feedback regarding access to certain schoolyards through the Schoolyards to Playgrounds program.
- Some residents use Ocean Parkway, Albemarle Road, and other corridors informally as green spaces due to limited alternatives.
- High usage of Avenue C Plaza; potential opportunity for upgrades
- Interest in exploring concepts such as a linear park on Newkirk Avenue.
- Vacant sites in the area may present opportunities for small public space improvements.
- Several green spaces shown on handouts may be mislabeled as parks or not actually provide green space like schoolyards

Stormwater

- Pooling observed at several corners lacking catch basins, despite minimal rainfall.
- Lack of rain gardens or other mitigation measures observed along Coney Island Ave.

Land Use and Built Form

- Presence of large parcels (“mega lots”) along Coney Island Avenue may represent long term redevelopment opportunities but also challenges to be addressed by any future plan.
- Appreciation for mixed-use buildings with ground floor retail in the corridor providing diverse opportunities to those in the area.
- Noted examples of historic architecture worthy of preservation consideration.
- Some residents indicated openness to additional density in select areas given the wide streets, access to transit, and need for housing, noting a strong desire to see affordable housing.
- Questions raised about future residential development on existing auto-oriented sites, including environmental considerations and remediation needs, including questions about brownfield remediation on a neighborhood scale.
- Community members emphasized the importance of high-quality construction and responsible development practices.

Environmental and School Related Feedback

- Ongoing dust from certain small material storage lots affects nearby uses, including schools.
- Schools’ capacity concerns raised.
- Concerns about walking conditions along Coney Island Avenue to schools.
- Facilities converted from former hotels into shelters were noted, and community members requested continued coordination and support around these sites.

Next Steps

- Gather feedback from participants on this tour.
- Consider scheduling additional tours:
 - On different sides of the district or at different times of day.
 - Along McDonald Avenue.
 - Shorter, topic focused walks for deeper exploration.
- Consider providing amplified sound for improved audibility during future tours with large groups.