Bally's Ferry Point Map Amendment and Change
Project Description
Project ID: 2024X0237

January 28, 2025

1. Introduction

Bally's New York Operating Company, LLC, a wholly-owned subsidiary of Bally's New York, Inc. ("Bally's"), and the City of New York, acting through the New York City Department of Parks and Recreation ("DPR") and through the New York City Department of Citywide Administrative Services ("DCAS"), together as the "Applicants," respectfully submit this application for the actions described below (the "Proposed Actions") to facilitate the development of a gaming and entertainment venue (the "Proposed Gaming Facility" or the "Proposed Development") within what is currently a portion of Bally's Golf Links (the "Golf Course") at Ferry Point Park in the Bronx. The public 222-acre Golf Course, which is licensed to Bally's, is located within Ferry Point Park (the "Park") in an area east of the Hutchinson River Expressway. The Proposed Gaming Facility will be located in an approximately 15.70-acre area of the Golf Course that is currently paved parking, a clubhouse, and a portion of the golf practice area (the "Disposition Parcel"). The Facility will include approximately 5,100 gaming positions, a 2,000-seat multi-purpose event and entertainment venue, a 500-key hotel, restaurants, and parking. Most of the remainder of the 413-acre park is located to the west of the Hutchinson River Expressway.

The Applicants are also seeking a mapping action to create a City street under the jurisdiction of the New York City Department of Transportation ("City DOT") in an area known informally as "Ring Road" and currently under the jurisdiction of DPR. In connection with the Proposed Development, Bally's will widen and improve Ring Road to include biking areas, planting areas and walkways; improvements will be made to existing City-owned parkland; and Park improvements and replacement parkland would be provided consistent with the requirements of State alienation legislation. Bally's would contribute funds to the City of New York to be devoted to New York City parks for such public improvements and deed the designated new parkland to DPR. In addition to these and other improvements, Bally's would bring significant economic benefits to the City and the Bronx.

The Proposed Actions in this application are as follows:

a. City Map Amendments: Amendments to the City Map to: (i) remove the approximately 15.7 acre Disposition Parcel from its designation as a "park" on the City Map and allow its disposition to a private party; and (ii) map Ring Road, which comprises the uninterrupted circular roadway within the Park that connects the southbound Hutchinson River Parkway Service Road with the northbound Hutchinson River Parkway Service Road (including the entrance to I-678 on its eastern boundary) south of Schley Avenue, as a City street.

b. Zoning Map Amendments: Amendment to Zoning Map 7a to map the Rezoning Area, the boundaries of which are shown in the attached materials, as a C8-4 zoning district which permits gaming facilities.

c. Disposition of Non-Residential City-Owned Property: The City seeks disposition approval of Bronx Block 5622, portion of Lot 1, for an approximately 43,259 square foot non-exclusive access easement over the Waterfront Access Roadway, terms to be determined (the "Waterfront Access Roadway Easement"). As depicted on the site plan submitted with this application, the Waterfront Access Roadway Easement will be located entirely within the Waterfront Access Roadway, bounded by the Disposition Parcel, to the east, the Hutchinson River Expressway, to the west, Ring Road, to the north, and the southern extension of the Waterfront Access Roadway, to the south. If Bally's is awarded the Gaming License, the City intends to dispose of the Waterfront Access Roadway Easement to Bally's pursuant to an easement agreement negotiated between the City of New York and Bally's (the "Waterfront Access Roadway Easement Agreement"). The Waterfront Access Roadway Easement Agreement will be subject to the legislation authorizing the alienation of the Waterfront Access Roadway.

The Rezoning Area and Ring Road are referred to collectively herein as the "Project Area."

This application is being sought in connection with other actions to develop the Proposed Gaming Facility. These other actions include the extension and modification of the existing Concession Agreement for the Golf Course or, alternatively a lease for the Golf Course; approval by the New York State Department of Environmental Conservation of the new construction and change of use at a former landfill: and approval by the Gaming Facility Location Board and the issuance of a New York State Gaming License (the "Gaming License") by the New York State Gaming Commission (the "Gaming Commission").

The Proposed Development requires State alienation legislation authorizing use of the approximately 15.70-acre Disposition Parcel for a non-park use. Alienation legislation will also be sought for the Disposition Parcel and an adjacent approximately 1.46-acre parcel that will remain under Park's jurisdiction but include a shared roadway (the "Waterfront Access Roadway"; collectively with the Disposition Parcel, the "Facility Development Site") and to allow or the extension and modification of the Golf Course Concession Agreement via a lease. An area of approximately 9.38-acres in which Ring Road would be located, would also be subject to alienation legislation allowing it to be used for road purposes.

The Gaming Commission may issue up to three Gaming Licenses in downstate New York pursuant to a Request for Applications issued by the New York State Gaming Facility Location Board (the "Board") on January 3, 2023. Bally's is seeking one such Gaming License to develop the Proposed Gaming Facility at the Disposition Parcel in the Bronx.

The Facility Development Site is entirely situated within a portion of the Park that has been used, since 2015, for the operation of the Golf Course. The Golf Course is licensed to and

operated by Bally's, which owns and manages 16 casino and resort properties, as well as online sports betting and iGaming licenses, across the United States. As noted, Bally's intends to construct the Proposed Gaming Facility on the portion of the Golf Course currently used for parking, the course clubhouse and a portion of the practice area. The existing course clubhouse will be replaced with a new clubhouse (the "Replacement Clubhouse"), which will be located outside of the Facility Development Site and to its the north and west (the "Replacement Clubhouse Area"), and the remainder of the Golf Course and Park will be retained substantially in their current form for continued public use, although Bally's intends to make certain improvements to the Park.

2. Background

Gaming Facilities in New York City

Gaming facilities are regulated in New York State by the Gaming Commission. After a statewide referendum in 2013 approved the construction of new commercial casinos in New York, the state constitution was amended to authorize up to seven gaming facilities. Licenses for four of those gaming facilities were awarded to operators in upstate New York. In 2022, the New York State Racing, Pari-Mutuel Wagering and Breeding Law (the "PML") was amended to allow the remaining three licenses to be awarded in the downstate New York region, including within New York City.

On April 18, 2024, the New York City Council adopted a citywide text amendment (the "Gaming Facility Text Amendment") to Sections 32-10 and 42-10 of the Zoning Resolution of the City of New York (the "ZR" or "Zoning Resolution") to allow up to three gaming facilities chosen by the Board to operate within New York City, within specified zoning districts. We understand that the Proposed Gaming Facility is the only proposal for a gaming facility in the Bronx.

The Gaming Facility Text Amendment limits gaming facilities to those operating under a gaming license issued by the Gaming Commission pursuant to Section 1306 of the PML, as such law existed on the referral date of the Gaming Facility Text Amendment. "Gaming Facilities" includes, but is not limited to, non-gaming uses related to gaming areas, including, without limitation, transient hotels related to the casino, eating or drinking establishments, and other amenities.

Pursuant to the Gaming Facility Text Amendment, gaming facilities which are approved by the Gaming Commission and located in one of the specified zoning districts shall be deemed in compliance with applicable regulations of the Zoning Resolution. The Board and Gaming Commission will not act on an application for a gaming license without the approval of a Community Advisory Committee, established by the Board, consisting of six members appointed by the Governor of the State of New York, the Mayor of the City of New York, the local New York State Assembly Member, the local New York State Senator, the Borough President, and the local New York City Council Member.

Ferry Point Park

Ferry Point Park was initially comprised of a 171-acre parcel that came under the jurisdiction of DPR in 1937. The Park is named for the ferries that traveled between the Bronx and Queens until 1939, when the Bronx-Whitestone Bridge opened to cars. In 1948, the Park was expanded to its current 413-acre configuration. The eastern portion of the park was operated by the New York City Department of Sanitation as a solid waste landfill from 1952 until it was closed in 1970.

Nearly all of the eastern portion of the Park is currently utilized for the Golf Course. In addition to the Golf Course, the Park includes designated barbecuing areas; cricket fields, soccer fields and football fields west of the Bronx-Whitestone Bridge; baseball fields, basketball courts and the Ferry Point Park Playground at the northeast corner of the Park between the Golf Course and Balcom Avenue; bicycle and pedestrian pathways; and restrooms. The Ferry Point Park Passive Waterfront Path and Landscape Construction, which created a waterfront path and salt water marsh at the base of the Park, between the Bronx-Whitestone Bridge and Emerson Avenue, was completed in March of 2021. In December 2021 NYC ferry service began with the opening of a new landing at Ferry Point Park. The ferry stop is part of the Soundview Route, which starts at Ferry Point Park and continues to stop in Soundview, East 90th Street, 34th Street, Stuyvesant Cove, and Wall Street/Pier 11.

The southeastern peninsulas of the Bronx have historically been areas for recreation. In addition to the Park, Clason Point, located across Westchester Creek from the Park, was an amusement and resort area at the turn of the 20th century, known for its amusement facilities and salt water baths.

The Golf Course

The Golf Course is a 222-acre regional public recreation facility located on the eastern portion of the Park, bounded by the Bronx-Whitestone Bridge to the west, Balcom Avenue and Emerson Avenue to the east, and St. Raymond's Cemetery to the north, and the East River to the south. The approximately 7,400 yard, 18-hole links-style course was designed by Jack Nicklaus and features native grasses and dunes with teeing grounds that rise at varied elevations. The Golf Course was designed to accommodate national and international tournaments and is open to the public.

The Golf Course was the subject of two prior actions at City Planning:

- On December 22, 1999, the City Planning Commission approved an application for a Major Concession to develop the eastern portion of the Park as a public recreational facility to be operated by a licensee under Application No. C 000090 MCX; and

- On December 22, 1999, the City Planning Commission approved a Change in the City Map to eliminate portions of Emerson Avenue and Schley Avenue to establish an addition to the Park under Application No. C 000048 MMX.

The Golf Course concession was licensed to Trump Ferry Point LLC pursuant to a license agreement dated as of February 21, 2012 (the "Golf License"), and the course construction was completed in 2015. The Golf License was assigned to Bally's pursuant to a Licensor Consent entered into by Bally's, Trump Ferry Point LLC and DPR dated as of August 17, 2023. The Golf License runs through March 31, 2035; Bally's intends to extend the term of its operation of the Golf Course and modify the terms of the Golf License in light of the proposed plan to utilize a portion of the premises for the Proposed Gaming Facility. This would be done either through an authorization through the Franchise Concession Review Committee to extend and modify a concession, or through a new lease allowing the same use as currently exists

Ring Road

The New York City Department of City Planning issued a recommendation as a result of its 2015 Hutchinson Parkway Study to map Ring Road as a City street under the jurisdiction of City DOT, instead of having it remain unmapped as a road administered by DPR. The study projected that the area surrounding Ring Road would continue to develop, from both the utilization of local park areas and the manufacturing development to the north, and developing Ring Road as a street to the City's specifications would be beneficial to the area.

3. Description of the Surrounding Area

The Project Area is comprised of the Rezoning Area and Ring Road. The land located within a 600-foot radius of the Rezoning Area and Ring Road (the "Surrounding Area") is described below.

Land Use and Zoning

With the exception of the Bronx-Whitestone Bridge adjacent to the Rezoning Area, all of the land within a 600-foot radius of the Rezoning Area is currently shown as parkland on the City Map and the zoning map. Beyond the Surrounding Area, east of the Proposed Gaming Facility and across Emerson Avenue, is the Throgs Neck neighborhood of the Bronx, which is zoned primarily within R3-2 and R4A zoning districts and a C3A zoning district along the East River. Beyond the Surrounding Area north of the Park and east of the Hutchinson River Expressway, is the 180-acre St. Raymond's Cemetery. Within the Surrounding Area northwest of Ring Road is the Zerega Industrial Business Zone, which is zoned within an M1-1 zoning district. Beyond the Surrounding Area west and south of the Park are Westchester Creek and the East River, respectively.

As noted above, Ferry Point Park includes a number of amenities, barbecuing areas, cricket fields, soccer fields, football fields, baseball fields, basketball courts and the Ferry Point Park Playground, as well as bicycle and pedestrian pathways and public restrooms. A waterfront path and salt water marsh extend along the base of the Park between the Bronx-Whitestone Bridge and Emerson Avenue. The Park also contains areas that are inaccessible to the public outside of the Project Area; the MTA uses space under the Whitestone Bridge for maintenance activities and uses space on the interior of the Ring Road, east of the Whitestone Bridge to maintain a salt dome.

Open Space

The Rezoning Area is surrounded on all sides by parkland, including the 222-acre Golf Course within the 413-acre Ferry Point Park. The Park is located west of the Throggs Neck Peninsula in the south-eastern quadrant of the Bronx and is bounded by Schley Avenue and St. Raymond's Cemetery to the north, Balcom Avenue and Emerson Avenue to the east, the East River to the south, and Westchester Creek to the west. The Park is bisected by the Whitestone Bridge and Interstate 678.

The area within a half-mile of the Project Area has approximately 18.88 acres of open space per 1,000 residents.

Landmarks

There are no individual landmarks or historic districts within the Surrounding Area.

Transportation

The Park is located in proximity to major and local thoroughfares. Major highways include the Hutchinson River Expressway, which extends north from the Park beyond the northern terminus of the Bronx-Whitestone Bridge, and the Cross Bronx Expressway, Bruckner Expressway and New England Thruway, all of which bisect the Hutchinson River Expressway north of the Park. The Throgs Neck Expressway runs parallel to the Hutchinson River Expressway beyond the Throgs Neck neighborhood east of the Park. The Park is accessible to all three of the major regional airports, including LaGuardia International Airport located approximately 20 minutes from the Disposition Parcel by car.

The Park is served by bus access via the BXM-9, BX-5, Q-50, and Q44-SBS bus lines which have stops located north of the Project Area and the BX42 bus line which has stops located east of the Project Area. The closest subway station to the Project Area, located approximately 2 miles north of the Park, is the Middletown Road subway station on the 6 train. Currently, Bally's operates a shuttle bus between this stop and the golf course. As part of the Project, Bally's is working with the MTA to provide one or more new bus stops along Ring Road. There is ferry service at the southwestern tip of the Park, which is the northern terminus of the "Soundview Route" with stops at Clason Point in the Bronx, and East 90th Street, East 34th Street, Stuyvesant Cove, and Pier 11, in Manhattan.

Ferry Point Park is currently served by Ring Road, consisting of a one-way, approximately 30-foot wide park road located south of Schley Avenue and serving the Hutchinson River Expressway. Ring Road provides access to the Bronx-Whitestone Bridge MTA building, to a parking area serving Ferry Point Park, and to the Golf Course. Ring Road does not currently have bike paths or pedestrian walkways and experiences drainage issues.

4. Description of the Proposed Project Area

As noted above, the Project Area is comprised of the Rezoning Area and Ring Road.

Rezoning Area

The Rezoning Area, which is located in Bronx Community District 10, is mapped over the Facility Development Site. (In order to accommodate the requirements for linear boundaries in the zoning map, the Rezoning Area is slightly larger than the Facility Development Site. Portions of the Rezoning Area that are not within the Facility Development Site will remain as City parkland.) That Rezoning Area is currently entirely occupied by the Golf Course, and contains the Disposition Parcel of approximately 685,000 square feet. The Disposition Parcel is currently used as the clubhouse, parking area, and a portion of the practice area of the Golf Course. The parking area includes approximately 315 parking spaces for users of the Golf Course. The clubhouse hosts approximately 16,500 square feet of floor space, and contains a restaurant, banquet space, outdoor dining space, locker room facilities, and a golf pro shop.

The Proposed Gaming Facility will include 315 parking spaces for visitors to the Golf Course. The practice area and existing clubhouse, including banquet space and pro shop, will be replaced. The new Replacement Clubhouse will be located just north of the Facility Development Site and in the Replacement Clubhouse Area.

Ring Road

The existing "Ring Road", a longstanding park road, consists of northbound and southbound service roads located south of Schley Avenue and serving the Hutchinson River Expressway. Ring Road loops at its southernmost boundary as it goes beneath the Hutchinson River Expressway and traverses from the eastern to the western portion of Ferry Point Park. The Disposition Parcel is accessed via the northbound portion of Ring Road in the eastern portion of the Park. Ring Road is accessible by the Hutchinson River Expressway in both directions by Exit 18 and from Lafayette Avenue. Ring Road also provides access to other areas of the Park and is currently under the jurisdiction of DPR.

As part of the Proposed Development, Ring Road will become a mapped city street and reconstructed to DOT standards. To the west of I-678, between Schley Avenue and the eastern parking lot driveway, Ring Road will be mapped and reconstructed to a consistent 60-foot width, inclusive of two curbs, two southbound travel lanes, a parking lane, a 10-foot sidewalk, a seven-foot landscape buffer made up of planting strips suitable for trees, and a 12-foot two-way bike lane. A bus stop serving the Metropolitan Transportation Authority and New York City Transit may also be provided on the west side of the roadway in this section of the mapped and reconstructed Ring Road, along the Ferry Point Park frontage, to enhance transit connectivity for patrons traveling to and from the Park.[1]

At the southern end of the Ring Road, there is a delineated federal wetland on the south side of the roadway, just west of the I-678 overpass, and generally opposite the eastern driveway serving the park parking lot on the interior of the Ring Road loop. To avoid encroaching on this

[1] The Alteration Map attached to this application shows the Ring Road mapped at 70-feet wide in order to allow additional flexibility when locating the precise placement of the street.

wetland, Ring Road will be mapped and reconstructed to a consistent 45-foot width between the eastern park parking lot driveway and the Proposed Development access driveway (including under the I-678 overpass), inclusive of two curbs, two travel lanes, a ten-foot sidewalk, and a 12-foot two-way bike lane.

On the east side of I-678, there is an existing Golf Course maintenance road that runs along the east side of the existing Ring Road to the north of the Proposed Development access driveway. The maintenance road is routed in its current on-site location specifically for safety reasons, among others, and cannot be moved. As such, the remaining alienated section of Ring Road will be mapped and reconstructed to a consistent 38-foot width on the east side of I-678, north of the Proposed Development access driveway, inclusive of two six-inch curbs, two 12-foot northbound travel lanes, and a 13-foot shared-use pedestrian and bicycle path.

Further, Bally's will also facilitate other improvements outside of the Ring Road. The improvements, subject to further discussion with City DOT and other agencies, include the following: (1) improvements at the intersection of Lafayette Avenue and the Hutchinson River Expressway, including layout and signal equipment and a new overpass for north-bound turnaround traffic; and (2) widenings of the southbound Hutchinson River Parkway Service Road near the intersection of Schley Avenue.

5. Description of the Proposed Development / Proposed Gaming Facility

The Proposed Gaming Facility will contain approximately 2.55 million zsf of floor space, including approximately 390,000 zsf of casino space (front and back of house) with approximately 5,100 gaming positions; approximately 6,100 zsf of retail space; approximately 488,000 zsf of hotel space (500 hotel keys); an approximately 62,000-zsf venue with 2,000 seats; approximately 4,660 parking spaces; and accessory signage. Pursuant to the Gaming Facility Text Amendment, the Proposed Gaming Facility, as a licensed facility pursuant to Section 1306 of the PML as such law existed on the referral date of the Gaming Facility Text Amendment, will be in compliance with the proposed zoning regulations.

The Proposed Gaming Facility's ground-floor casino, which includes a mezzanine, will span eastward from Ring Road with hotel, restaurant, and bar areas overlooking the 18th hole of the Golf Course and, beyond that, the waterfront, East River, and Long Island Sound. The Gaming Facility's 23-story hotel, topped with a rooftop restaurant, will rise to a height of approximately 245 feet, and thus below the height of the Bronx-Whitestone Bridge's towers. The massing of the Proposed Gaming Facility will step downward towards the water and the southern perimeter of the Park and has been designed to evoke sand dunes and compliment the sloped Golf Course that surrounds it. Like other first-class destination casino resorts on or adjacent to golf courses, the Proposed Gaming Facility is expected to increase the visibility and utilization of the public course.

The Proposed Gaming Facility is planned to be a Gold LEED-certified building. In connection with achieving that certification, the Proposed Gaming Facility will incorporate many features and design choices addressing resiliency, including but not limited to the installation of solar panels, green roofs and green walls. Further, the building will meet the standards in other

LEED categories, including Transportation, Brownfield Site Development, Water Efficiency, Energy Efficiency and Management, Life Cycle awareness and Material Ingredients, Waste Management, Indoor Air Quality, and Regional Impact.

The Proposed Gaming Facility will be accessible by car and bus via the improved Ring Road, facilitated by a series of internal roadways and site circulation on the Disposition Parcel, including a spacious drop-off and pick-up area for private vehicles and a designated queueing area for busses. The Waterfront Access Roadway will not be demapped and will remain in DPR jurisdiction, with DCAS granting Bally's the Waterfront Access Roadway Easement to use part of the Waterfront Access Roadway for circulation for the Proposed Gaming Facility.

In connection with the development of the Proposed Gaming Facility, Bally's will make a number of improvements to Ferry Point Park. These improvements may include, but are not limited to, the reconstruction of the existing soccer fields, a new playground, enhanced park lighting, landscaping, improvements to existing trails, and new pathway connections. These improvements will be determined in consultation with the community board, local elected officials and DPR.

Park and Golf Course patrons will also be able to use indoor parking set aside in the Proposed Gaming Facility for such uses. Transportation for park uses will be enhanced with better access from the eastern to western portion of the Park, including installation of striped walking paths and signalized pedestrian crossing to ensure safe pedestrian crossing. Public transportation improvements may include the addition of one or more MTA bus stops, providing public transportation into the Park for the first time. The Applicants are seeking upgrades to the ferry shuttle service areas in conjunction with DPR and the New York City Economic Development Corporation, including improved directional signage and lighting enhancements. In addition, other improvements and additions to park resources for local areas will be implemented, subject to DPR review and approval.

Another improvement will be the new Replacement Clubhouse, which will be located outside of the Disposition Parcel within the Replacement Clubhouse Area. The Replacement Clubhouse, which will be designed in conjunction with DPR and is subject to review by the New York City Public Design Commission, will be similar in size to the existing clubhouse, and will reach a height of three stories at 40 feet. The Replacement Clubhouse will include a loading area and a drop-off and pick-up area, accessible from the Proposed Gaming Facility's circulation area.

6. Actions Necessary to Facilitate the Project

The following actions are necessary for the development of the Proposed Gaming Facility:

a. Changes to the City Map.

Bally's and DPR, as Applicants, are seeking changes to the City Map, as discussed below.

(i) Removing the "Park" Designation from the Disposition Parcel. The Applicants intend to de-map the Disposition Parcel as parkland and allow its disposition to facilitate the development of the Proposed Gaming Facility.

(ii) Mapping of Ring Road. Ring Road, currently a "park road" and under the jurisdiction of DPR, will be mapped to be a street under the jurisdiction of City DOT.

The proposed improvement to Ring Road will accomplish the following: (a) enhance vehicle circulation in the area by providing two delineated travel lanes and a curbside parking lane along the frontage to Ferry Point Park, increasing vehicle processing capacity and reducing congestion along the roadway that often occurs because of vehicle parking and drop-offs/pick-ups occurring within travel lanes along the Park frontage; (b) provide new bidirectional pedestrian and bike connectivity between the existing shoreline greenway on the east side of I-678 and the Bronx neighborhoods to the north, east, and west via Brush Avenue, including under the I-678 overpass on Ring Road where there is no existing pedestrian or bicycle infrastructure; (c) enhance transit connectivity for patrons traveling to and from Ferry Point Park and the Proposed Development by providing new MTA/NYCT bus stops in an area where there is no existing bus infrastructure and a general lack of transit access; and (d) enhance safety for all vehicle, pedestrian, and bicycle traffic in the area by reconstructing Ring Road and its associated pedestrian and bicycle infrastructure to DOT standards.

b. Zoning Map Amendment.

Bally's, as the Applicant, proposes to change Zoning Map 7a to rezone the Rezoning Area to a C8-4 zoning district. Pursuant to the Gaming Facility Text Amendment, a C8-4 zoning district permits Use Group VIII gaming facilities licensed by the Gaming Commission as-of-right, as well as community facility, commercial, and other amusement uses. Residential uses are not permitted. The maximum permitted floor area ratio for a commercial development in a C8-4 zoning district is 5.0 FAR.

The Proposed Gaming Facility will not exceed the underlying FAR in the proposed C8-4 zoning district.

c. Disposition of Non-Residential City-Owned Property.

DCAS, as the Applicant, is seeking the transfer of the Waterfront Access Roadway Easement from the City of New York to Bally's, which will allow Bally's to use the existing roadway for circulation purposes for the benefit of the Proposed Gaming Facility. The Waterfront Access Roadway Easement will extend from a point approximately 50' south of the fire lane that will ring the Proposed Gaming Facility to the northern terminus of the Waterfront Access Roadway. As depicted on the site plan submitted with this application, the Waterfront Access Roadway Easement will

contain approximately .99 acres, or 43,124 square feet of area. DCAS will effect the conveyance of the Waterfront Access Roadway Easement to Bally's pursuant to the Waterfront Access Roadway Easement Agreement and subject to the legislation authorizing the alienation of the Waterfront Access Roadway.

7. Conclusion

The Proposed Gaming Facility, and related infrastructure and parkland improvements to the Park and surrounding area, will create a vibrant destination in what is otherwise a paved parking lot and golf course amenity area and foster economic development in the borough and throughout the City by introducing a world-class casino, hotel and entertainment venue in a location that is readily accessible to both New York City residents, and tourists and regional visitors. The Proposed Gaming Facility will celebrate the City of New York, and the Bronx in particular. Bally's has a well-established commitment to diversity, equity and inclusion in its hiring and labor practices, and the Proposed Gaming Facility will create thousands of quality jobs for the area and New York City residents while bringing New York's premier gaming resort to the Bronx.