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

October 18, 2024

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"; together with Bally's, the "Applicants") respectfully submit this application for the actions listed (the "Proposed Actions") to facilitate the development of a gaming facility with approximately 5,100 gaming position stations, a 500-key hotel and a 2000-seat multi-purpose event and entertainment venue, restaurants, and parking (the "Proposed Gaming Facility" or the "Proposed Development") within Bally's Golf Links (the "Golf Course") at Ferry Point Park in the Bronx. Bally's is the applicant for the City Map Amendments and the Zoning Map Amendments (as defined below), and the Applicants are co-applicants for the Disposition of Non-Residential City Owned Property action (as defined below). 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. Most of the remainder of the 413-acre park is located to the west of the Hutchinson River Expressway. The Proposed Gaming Facility will be located in an approximately 16-acre area of the Golf Course that is currently used for paved parking, a clubhouse, and a portion of the golf practice area (the "Development Site"). The Proposed Development requires State alienation legislation authorizing use of the approximately 16-acre Development Site and an adjacent approximately 1.40-acre parcel for a shared roadway (the "Waterfront Access Boundary"; collectively, the "Development Site Alienation Parcel") for the Proposed Gaming Facility. The Development Site Alienation Parcel is within an area that will be mapped a C8-4 zoning district, as described below (the "Rezoning Area"), which permits licensed gaming facilities; the approximately 16-acre parcel used for the Development Site will no longer be reflected as a park on the City map.

Bally's is 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" (the Rezoning Area, and Ring Road, collectively, the "Project Area"), currently under the jurisdiction of DPR. That area, an approximately 9.54-acre park road, would also be subject to alienation legislation (the "Ring Road Alienation Parcel"; together with the Development Site Alienation Parcel, the "Alienation Parcels"). In connection with the Proposed Development, Bally's will upgrade Ring Road to include biking areas and walkways; improvements will be made to existing City-owned parkland; and Bally's will fund the acquisition of, or provide DPR with, additional property to be used as neighborhood parkland consistent with the alienation legislation. 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 Development Site and Ring Road Alienation Parcel from their designation as a "park"; 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.

c. Disposition of Non-Residential City-Owned Property: Approval for the disposition of City-owned real property pursuant to Section 384(b)(4) of the New York City Charter, to facilitate the transfer of fee and easement interests in the Development Site Alienation Parcel from the City of New York (through DPR) to Bally's.

This application is being sought in connection with other actions to develop the Proposed Gaming Facility, including approval by the New York State Department of Environmental Conservation of the new construction and change of use at a former landfill, the extension and modification of the Concession Agreement for the Golf Course, 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 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 Development Site. In order to construct the Proposed Gaming Facility, the Gaming Facility Location Board would select Bally's for commission licensure and issue findings of fact and conclusions supporting their selection, and the Gaming Commission would issue a Gaming License to Bally's.

The Development Site Alienation Parcel 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 Development Site Alienation Parcel to the north and west of the Proposed Gaming Facility (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 in coordination with DPR.

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 all 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 is a 413-acre New York City park located west of the Throggs Neck Peninsula in the south-eastern quadrant of the Bronx. The Park is named for the ferries that traveled between the Bronx and Queens until 1939, when the Bronx-Whitestone Bridge opened to cars. The Park 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.

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 Parkway. 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.

The Park was initially comprised of a 171-acre parcel that came under the jurisdiction of DPR in 1937. 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 the 1960s.

Nearly all of the eastern portion of the Park is currently utilized for the Golf Course. The Park also 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 seek authorization through the Franchise Concession Review Committee to extend the term of its operation of the Golf Course and modify the license terms in light of the proposed plan to build and alienate a portion of the premises for the Proposed Gaming Facility.

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 Parkway, 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.

Open Space

The Rezoning Area is surrounded on all sides by parkland, including the 222-acre Golf Course within the 413-acre Park. The area within a half-mile of the Project Area has approximately 27.31 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 Parkway, 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 Parkway north of the Park. The Throgs Neck Expressway runs parallel to the Hutchinson River Parkway 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 Development Site 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 applicable agencies to plan for 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.

4. Description of the Proposed Project Area

The Project Area is comprised of the Rezoning Area and Ring Road.

<u>Rezoning Area</u>

The Rezoning Area, which is located in Bronx Community District 10, is mapped over the Development Site Alienation Parcel. That Parcel is currently entirely occupied by the Golf Course, and contains the Development Site of approximately 685,000 square feet. The Development Site is currently used as the clubhouse, parking area, and a portion of the practice area of the Golf Course. The parking area includes approximately 270 parking spaces for users of the Golf Course. The clubhouse hosts approximately 20,000 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 270 parking spaces for visitors to the Golf Course. Bally's intends to replace the practice area and existing clubhouse, including banquet space and pro shop, with a new Replacement Clubhouse located within the Replacement Clubhouse Area (outside of the Development Site Alienation Parcel).

In order to develop the Development Site for the Proposed Gaming Facility, Bally's is pursuing the Proposed Actions, which include the demapping of the Development Site as parkland, and the transfer ownership of the area from the City to Bally's.

In order to accommodate the requirements for linear boundaries in the zoning map, the Rezoning Area is slightly larger than the Development Site Alienation Parcel and the Development Site. Portions of the Rezoning Area that are not within the Development Site Alienation Parcel will remain as City parkland.

Ring Road

Ring Road, located in the area of a longstanding park road, consists of the northbound and southbound service roads located south of Schley Avenue and serving the Hutchinson River Parkway. Ring Road loops at its southernmost boundary across from the Development Site. The Development Site is accessed via the northbound portion of Ring Road. Ring Road is accessible by the Hutchinson River Parkway 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 be reconstructed wherever possible 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 12-foot sidewalk, a five-foot landscape buffer, and a 12-foot two-way bike lane. A bus stop serving the Metropolitan Transportation Authority and New York City Transit will 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.

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 wetland, Ring Road will be mapped and reconstructed to a consistent 40-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 nine-foot sidewalk, and an eight-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 11-foot northbound travel lanes, and a 15-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 Parkway to layout and signal equipment, including 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 Development Site portion of the Proposed Development will consist of the Proposed Gaming Facility. The Proposed Gaming Facility will contain approximately 2.3 million zsf of floor space, including approximately 390,000 zsf of casino (front and back of house) with approximately 5,100 gaming positions; approximately 117,000 zsf of food, beverage and retail space; approximately 472,000 zsf of hotel space (500 hotel keys); an approximately 62,000-zsf venue with 2,000 seats; approximately 4,800 parking spaces; and accessory signage. Pursuant to the Gaming Facilty 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 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 21-story hotel, topped with a rooftop restaurant, will rise to a height of approximately 251 feet, and thus below the height of the Bronx-Whitestone Bridge's towers (with a total height of 280 feet inclusive of the mechanical space on top of the roof). The massing of the Proposed Gaming Facility will steep 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 Development Site, including a spacious drop-off and pick-up area for private vehicles and a designated queueing area for busses. Access to the parking garage of the Proposed Gaming Facility will be located on the southwestern side of the facility. The Waterfront Access Boundary will not be demapped and will remain in DPR ownership, with DPR granting Bally's an easement to use the roadway for circulation for the Proposed Gaming Facility.

In connection with the development of the Proposed Gaming Facility, there will be a number of improvements to Ferry Point Park and other nearby open spaces resources. These are being determined in consultation with DPR. Proposed Improvements in Ferry Point Park 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.

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, including installation of striped walking paths and signalized pedestrian crossing to ensure safe pedestrian crossing. Public transportation improvements will include the addition of an MTA bus stop, providing public transportation to the Park for the first time, and upgrades to the ferry shuttle service 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.

In addition, the existing clubhouse on the Golf Course will be replaced with a new Replacement Clubhouse, which will be located outside of the Development Site Alienation 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 contain approximately 33,320 zsf of space, and will reach a height of three stories at 63 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 is the applicant for the action to make changes to the City Map, as discussed below.

(i) Removing the "Park" Designation from the Development Site and Ring Road Alienation Parcel. Bally's intends to de-map the Development Site and Ring Road Alienation Parcel as parkland to facilitate the development of the Proposed Gaming Facility and Ring Road. Bally's will coordinate with the Bronx Borough President's Topographical Office to prepare alteration maps that will reflect the de-mapping of parkland within the Development Site and Ring Road Alienation Parcel. The Development Site and the Ring Road Alienation Parcel are expected to have a combined approximately 25.54-acre area within the 413 acres comprising the Park.

(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 Amendments.

Bally's is the applicant for the action to make changes to the Zoning Map, as discussed below.

(i) Rezoning the Rezoning Area to a C8-4 Zoning District. Bally's 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.

Bally's notes that the Proposed Gaming Facility will not exceed the underlying FAR in the proposed C8-4 zoning district.

c. Disposition of Real Property for the transfer of the Development Site Alienation Parcel from the City of New York to Bally's.

The Applicants are co-applicants for the action for the disposition of real property for the transfer of the Development Site Alienation Parcel to Bally's.

The Development Site will be conveyed to Bally's, subject to the alienation legislation, as either a direct disposition from the City, through DPR, or from the New York City Economic

Development Corporation or an affiliate, following its acquisition of the Site from the City. The disposition will be limited to the development of the Proposed Gaming Facility. In the Waterfront Access Boundary, the City will grant an easement to Bally's to use the roadway for circulation purposes for the benefit of the Proposed Gaming Facility.

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.