24 GROWTH-INDUCING ASPECTS OF THE PROPOSED PROJECT

24.1 Introduction

Per Part 617 of the New York Codes, Rules, and Regulations, the growth-inducing aspects of a proposed project must be assessed as part of an environmental review in the State of New York. The growth-inducing aspects of a project are generally referred to as "secondary" effects of a proposed project because they may have the potential to trigger further development.

The 2021 *CEQR Technical Manual* states that an analysis of the growth-inducing aspects of a proposed action is appropriate for projects that add substantial new land use, residents, or employment that could induce additional similar development or supportive uses (e.g., retail to serve a new residential development), or where a proposal would introduce new or greatly expanded infrastructure capacity (e.g., sewers, central water supply) that might also induce growth. This chapter analyzes whether the Proposed Actions could trigger additional development in areas outside of the Development Site that would be substantially different from existing land uses.

The Proposed Actions would allow the development of the Proposed Facility, an approximately 3,093,880-gross-square-foot (gsf) gaming facility on the Development Site. The Proposed Facility would include approximately 561,320 gross square feet (gsf) of gaming and food and beverage space, a 500-key hotel with a spa and meeting space, a 2,000-person event center, and approximately 6,100 gsf of retail. As a part of the Proposed Actions, Bally's would construct an approximately 40,160-gsf replacement golf clubhouse. Ring Road would be mapped as a City Street, conveyed from New York City (NYC) Department of Parks and Recreation (NYC Parks) to the NYC Department of Transportation (NYCDOT) and improved by Bally's in coordination with NYC Parks, NYCDOT, the New York Department of Environmental Protection, and the Metropolitan Transportation Authority (MTA). The potential environmental effects of this growth are discussed in Chapters 2 through 23 of this Environmental Impact Statement (EIS).

The land within a quarter-mile radius of the of the Proposed Facility is predominantly parkland associated with Ferry Point Park (the "Park"), which spans across the east and west sides of the Hutchinson River Expressway. The Park offers barbecuing areas, basketball courts, cricket fields, football fields, dog-friendly areas, handball courts, playgrounds, public restrooms, soccer fields, and Wi-Fi Hot Spots. Ring Road fronts along only the Park and Schley Avenue.

The predominately residential neighborhood of Throggs Neck is to the east. North of the Park and east of the Hutchinson River Expressway is Saint Raymond's New Cemetery. North of the Park and west of the expressway are industrial and residential uses and vacant land. The Proposed Development would be mapped as a C8-4 commercial district, and the Proposed Rezoning Area would generally be around the Development Site. Thus, the Proposed Actions would not rezone additional areas beyond the Development Site and would not introduce new residential or industrial uses that would compete with existing uses nearby.

24.2 Principal Conclusions

The Proposed Development would generate jobs and tax revenue, improve public infrastructure, enhance street safety, and provide Park improvements and replacement parkland consistent with the requirements of the State alienation legislation. Thus, the Proposed Development would be consistent with public policies such as *OneNYC 2050* and *Rebuild, Renew, Reinvent*: *Blueprint for New York City's Economic Recovery* and the vision set forth in *NYC Streets Plan* and the *Waterfront Revitalization Program*.

The Proposed Actions would allow more intensive land uses on the Development Site and may increase the demand for community resources such as police and fire protection, demand for water, electricity, and solid waste and sanitation services, and retail. However, the Development Site is generally isolated from surrounding goods and services because of its location within the Park. The Proposed Development includes a regional entertainment destination, and the uses on the Development Site are anticipated to satisfy most of the demand for accommodations and food services generated by the Proposed Actions. The project-generated demand for additional services would be limited and would largely be satisfied by the existing nearby commercial and community facilities, as well as the project-generated commercial and recreational uses.

Once constructed, the Proposed Development would introduce approximately 3,500 new jobs. However, these new jobs are not expected to significantly affect real estate market conditions in the Study Area. Based on existing trends, most employees are anticipated to reside outside of the Study Area and commute to the Development Site. As described in Chapter 3 of this EIS, "Socioeconomic Conditions," the Study Area and the Bronx have existing capacity to accommodate the project-generated housing demand within the existing vacant units.

The Proposed Actions are limited to the Affected Area, which includes the Development Site and Ring Road. Zoning capacity would not be increased outside of the Proposed Rezoning Area. The Proposed Actions would not introduce new public infrastructure (e.g., develop a public sewer line in an area not currently served by sewers) or greatly increase infrastructure capacity that would induce or unlock development in secondary areas. With the Proposed Actions, a City Street would be created (mapped) where none currently exists (Ring Road). However, other than the Development Site, the land that fronts along Ring Road is limited to areas of the Park or Schley Avenue, areas that are and will continue to be under ownership of the City of New York. Thus, the Proposed Actions would not generate the potential for new private development to occur along Ring Road.

Overall, the Proposed Actions would not have significant potential to induce growth outside of the Development Site. The proposed rezoning would not change the zoning outside of the Proposed Rezoning Area and would not allow new development on other portions of the Park. Areas of the Park outside of the Affected Area would continue to have the protections of mapped parkland and will continue to be under the jurisdiction of NYC Parks.