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Though the proposed PD 1426 amendment would lower FAR for the entire 30-acre site, this reduction is concentrated in Sub Area A, because of the long, low main casino building. The remaining two-thirds of the site could see dramatic increases in density as FAR is shifted from the northeast section to the south and west.

Sub Area C, south of the Ohio feeder, would see an increase in maximum FAR from 7.2 to 8.7, and a 74% increase in maximum dwelling units, from 1,582 to 2,750. Sub area B, west of Jefferson, would see an increase in maximum FAR from 7.2 to 9.4, and a nearly 10-fold increase in maximum dwelling units, from 305 to 3,000. Maximum units for the entire site would increase by 46% from 4,099 to 6,000. While this substantial increase in density preserves economic value for developers, it also increases the potential for more congestion and strain on already overtaxed infrastructure down the road. We recommend reduced maximum density and the imposition of reasonable triggers to control future development.

Additionally, the recently announced sale/leaseback arrangement between Bally's and a private equity firm materially changes the nature and risk profile of the project by changing property owner at this late stage. This transaction, as well as Oak Street Capital, and its New York parent, Blue Owl Capital, should be subject to the same rigorous vetting, by the Plan Commission and the IGB, as the original financing terms and the original property owners.

We appreciate the willingness of the Bally's organization to engage in constructive dialogue with the community and look forward to further conversations, both directly and through the Community Advisory Committee, about project improvements to reduce inadvertent negative impacts on the surrounding community, at both the temporary and the permanent sites.

-Town hall on the permanent casino – December 5, 2022