Chapter 26: Irreversible and Irretrievable Commitments of Resources

Resources, both natural and man-made, would be expended in the construction and operation of the proposed projects. These resources include the materials used in construction; energy in the form of gas and electricity consumed during construction and operation of the developments; and the human effort (i.e., time and labor) required to develop, construct, and operate various components of the development.

These resources are considered irretrievably committed because their reuse for some purpose other than the development would be highly unlikely. Redevelopment of the Project Area would constitute an irreversible and irretrievable commitment of the project sites as a land resource, thereby rendering land use for other purposes infeasible, at least in the near term. However, the land use change that would occur as a result of the proposed actions would be compatible with existing conditions and trends in the neighborhood. The Project Area does not possess any natural resource of significant value, and the sites have been previously developed.

These commitments of materials and land resources are weighed against the benefits of the proposed actions. As described in Chapter 1, "Project Description," the transfer of floor area to the project sites is intended to facilitate the necessary funds to provide significant improvements to Hudson River Park, a critical open space asset and an important amenity for neighborhoods in the surrounding area and beyond. The proposed project would also enable the transformation of the eastern portion of an underutilized block into a mixed-use development with residences serving a variety of income levels, provide permanently affordable housing, potentially a public facility (a Fire Department New York-Emergency Medical Service [FDNY-EMS] Station), and retail uses that are suited to the needs of the neighborhood, and improvements to the streetscape.✷