20

Irreversible and Irretrievable Commitments of Resources

Resources, both natural and man-made, would be expended in the construction and operation of developments projected to occur as a result of the proposed project. These resources include the building materials used in construction; energy in the form of gas and electricity consumed during construction and operation of project-generated development by various mechanical and processing systems; and the human effort (time and labor) required to develop, construct, and operate various components of project-generated development. These are considered irretrievably committed because their reuse for some purpose would be highly unlikely.

The proposed project (as described in **Chapter 1**, "**Project Description"**) constitutes a long-term recommitment of land resources, thereby rendering land use for other purposes highly unlikely in the foreseeable future. Furthermore, funds committed to the design, construction/renovation, and operation of proposed project are not available for other projects.

These commitments of resources and materials are weighed against the benefits of the proposed project. As described in **Chapter 1**, "**Project Description**," the proposed project would create up to 488 residential units in the newly-constructed Suffolk and Norfolk Buildings, of which 208 units would be affordable. This affordable housing would contribute to achieving the housing production goals of the Mayor's "Housing New York" and "Housing New York 2.0." Further, the proposed project's inclusion of community facility and retail uses on Projected Development Site 1 and a small commercial space on Projected Development Site 2 would provide needed services and amenities to the existing and future residents of the area.