962-972 FRANKLIN AVENUE REZONING
Chapter 15: Irreversible and Irretrievable Commitments of Resources

Consistent with guidance in the *City Environmental Quality Review* (CEQR) *Technical Manual*, this chapter summarizes the manmade and natural resources that would be expended due to the Proposed Actions. 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 Actions. 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 other purpose would be highly unlikely.

The development under the Proposed Actions also constitutes a long-term commitment of land resources, thereby rendering land use for other purposes highly unlikely in the foreseeable future. The land use changes that would result from the Proposed Actions may also be considered a resource lost. However, the land use changes that would occur as a result of the Proposed Actions would be part of an overall City strategy to provide affordable housing in areas well-served by public transportation. The Proposed Development Site does not possess any natural resource of significant value, and the site is in large part underdeveloped. It is noted that funds committed to the design, construction, and operation of the Proposed Development Site under the Proposed Actions would not be available for other projects. However, this is not considered to be a significant adverse impact on City resources.

In addition, the public services provided in connection with the Proposed Project under the Proposed Actions (e.g., police and fire protection, public education, open space, and other City resources) also constitute resource commitments that might otherwise be used for other programs or projects. However, the Proposed Actions would enliven the area and produce economic growth that would generate substantial tax revenues providing a new source of public funds that would offset these expenditures.

The commitments of resources and materials are weighed against the benefits of the Proposed Actions. The Proposed Actions would promote new residential development with significant amounts of permanently affordable housing, encourage new local retail development along a key corridor, enhance and revitalize a major thoroughfare through new economic development, protect the neighborhood character of the residential core, and help ensure predictable future development. The new land uses would be compatible with the surrounding area, and would extend the mixed-use character of Franklin Avenue south toward Empire Boulevard, thereby better supporting the needs of the community.