Chapter 22: 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 the development 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 the proposed development by various mechanical and processing systems; and the human effort (time and labor) required to develop, construct, and operate various components of the proposed development. These are considered irretrievably committed because their reuse for some other purpose would be highly unlikely.

The Project Area does not possess any natural resource values and is currently occupied by vacant land and a vacant warehouse building. Although the Proposed Actions would result in an increase in new residential, community facility, and retail land uses and publicly accessible open space, the Proposed Actions would constitute an irreversible and irretrievable commitment of the Project Area as a land resource, thereby rendering land use for other purposes infeasible, at least in the near term.

These commitments of resources and materials are weighed against the Proposed Actions' goals of transforming a largely underused waterfront area into a new enlivened mixed-use development, including much-needed affordable housing, while providing new publicly accessible waterfront open space and transportation and infrastructure improvements that would serve both the existing residential population and new residents from the Proposed Actions.