Chapter 25: Irreversible and Irretrievable Commitment of Resources

A. INTRODUCTION

This chapter summarizes the potential impacts of the Proposed Project on the loss of environmental resources, both in the immediate future and in the long term, and identifies whether the Proposed Project forecloses future options or involve trade-offs between short- or long-term environmental gains and losses. According to the 2021 *City Environmental Quality Review (CEQR) Technical Manual*, environmental resources include human-made and natural resources.

As described in Chapter 1, "Project Description," the Proposed Actions would facilitate the construction of the Proposed Project, the adaptive reuse of the vacant, approximately 588,765-gross-square-foot (gsf) Armory to provide up to approximately 735,800 gsf of new uses, including a mix of community facility and cultural space, light manufacturing space, commercial office space, a 17,000-person capacity live event venue, and other entertainment uses, along with parking and loading docks. The Proposed Project would also redevelop the National Guard site with a new residential building (up to approximately 494,500 gsf) containing 500 new permanently affordable dwelling units (DUs) and ground floor retail. In addition, the Proposed Project would create approximately 64,800 square feet (sf) of new, publicly accessible open space on the Project Site that would provide a flexible design suitable for a variety of programming and users, such as farmers' markets, food vendors, concert patrons, and tour groups.

B. ASSESSMENT

Resources, both natural and built, would be expended in the adaptive reuse and operation of the Armory, the construction and operation of the new residential building, and the creation of the new open space on the Project Site. These resources include the materials used in construction; energy in the form of fuel and electricity consumed during construction and operation of the Proposed Project; and the human effort (i.e., time and labor) required to develop, construct, and operate various components of the Proposed Project.

The resources are considered irretrievably committed because their reuse for some purpose other than the construction of the Proposed Project would be highly unlikely. The Proposed Project constitutes a commitment of the existing Armory as a built resource, thereby rendering its use for other purposes infeasible. The Proposed Project also constitutes an irreversible and irretrievable commitment of the National Guard Site and the Project Site, overall, as a land resource, thereby rendering land use for other purposes infeasible, at least in the near term.

These commitments of land resources and materials are weighed against the benefits of the Proposed Project. As described in Chapter 1, "Project Description," the Proposed

Actions would facilitate development on the Project Site, including the adaptive reuse of the vacant Armory with new uses, including a mix of community facility and cultural space, light manufacturing space, commercial office space, a 17,000-person-capacity live event venue, and other entertainment uses, along with parking and loading docks; the construction of a new residential building containing 500 new permanently affordable DUs and ground floor retail; and the creation of new, publicly accessible open space on the Project Site. The redevelopment of the Project Site would be compatible with surrounding land uses, consistent with zoning in the Kingsbridge Heights neighborhood, and supportive of public policies that address economic development, housing, and open space.

The Proposed Actions would change the zoning on the Project Site in order to facilitate development patterns that meet the vision plan set forth by the community in the *Together for Kingsbridge Vision Plan*. The Proposed Actions would also support new affordable housing and jobs in a neighborhood with strong public transit access. The Proposed Project would create opportunities for mixed-use development, allowing for commercial space, recreational and community facility space, light industrial space, and housing in an area proximate to public transit. The Proposed Project presents an opportunity to further City-wide planning goals and promote new development on an otherwise underutilized site for public enjoyment with commercial and recreational uses. The adaptive reuse of the vacant Armory with new uses would generate new employment and recreational activities for local residents, which would be an improvement to the Kingsbridge Heights neighborhood of the Bronx. ✷