# CHAPTER 13: 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 Action. 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 Action. These resources include the building materials used in construction; energy in the form of gas and electricity consumed during construction and operation of the projected developments by various mechanical and processing systems; and the human effort (time and labor) required to develop, construct, and operate various components of the projected developments. 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 a mixture of vacant and active industrial (warehouse) and retail buildings. Although the Proposed Action would result in an increase in office, retail, and community facility land uses and private open space areas, the Proposed Action 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 Action's goals of transforming a largely underutilized site into a new enlivened mixed-use development, while providing new private open space areas and transportation and infrastructure improvements that would serve both the existing residential and worker populations and new workers from the Proposed Action.