23 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

23.1 Introduction

Per the guidelines of the 2021 *CEQR Technical Manual*, this chapter summarizes the loss of environmental resources, both natural and manmade, that could result from the Proposed Actions. Both natural and manufactured resources would be used in the demolition, construction, and operation of the project-generated development. These resources include: time and materials used in construction; energy (gas and electricity) consumed during construction and operation of the project when complete; and human effort (time and labor) required to develop, construct, and operate various components of the development. These resources likely could not be reused and are thus considered permanently committed to future development resulting from the Proposed Actions.

The Proposed Actions would facilitate a long-term commitment of land resources. This commitment of land would render the proliferation of other land uses on these development sites highly unlikely. The Proposed Actions would facilitate new mixed-use developments on the projected development sites, which are underdeveloped waterfront sites that contain an open parking facility and an automobile mechanic training facility. The Reasonable Worst Case Development Scenario (RWCDS) established that new development on the projected development sites would result in approximately 970 dwelling units, 21,229 gsf of retail space, 20,000 gsf of accessory parking (100 spaces), and 35,869 sf of publicly-accessible open space.

The proposed land uses would be compatible with the surrounding area and consistent with development trends in the neighborhood, such as the Compass Residences.[1] Funds

[1] The Compass Residences are a six-building development that was the subject of a Large-Scale General Development (LSGD) Special Permit approved in October 2011 (Land Use Application C100312 ZSX). The LSGD modified the underlying zoning requirements for residential lot coverage, street wall location, height, and setbacks.

and human efforts committed to the planning, design, construction, and operation of project-generated development would not be available for other projects.

Per the *CEQR Technical Manual*, when considering the trade-offs of the project, short-term losses are weighed against the long-term benefits of the Proposed Actions. The Proposed Actions would respond to multiple land use goals and objectives outlined in public policies such as *OneNYC 2050, Housing New York 2.0*, and the *Southern Boulevard Neighborhood Study*. The Proposed Actions would allow the development of affordable housing as well as new publicly accessible waterfront open space. The proposed housing and open space would be collocated with local retail and accessory parking. To allow new residential development proximate to transit that would be compatible with the goals of public policies, the existing industrial and public parking uses on the development sites would be lost.