Chapter 23 : Irreversible and Irretrievable Commitments of Resources

Consistent with *City Environmental Quality Review (CEQR) Technical Manual* guidelines, this chapter summarizes the resources, both man-made and natural, that would be expended in the construction and operation of the redevelopment of the Project Site. These resources would include the materials used in construction; energy in the form of gas 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. These resources are considered irretrievably committed because their reuse for some purpose other than the Proposed Project would be highly unlikely. As the Project Site has been previously developed, it does not possess any known natural resources of concern. The Proposed Project would constitute a commitment of the development as a built resource and the Project Site as a land resource. These commitments are weighed against the benefits of the Proposed Actions.

As described in Chapter 1, "Project Description," since the closure of the Peninsula Hospital in 2012, the Project Site has remained vacant and unutilized. Population in Queens Community District 14 (CD 14) has been increasing, and approximately 44% of households are rent-burdened. Moreover, approximately 13.8% of residents in Queens CD 14 are age 65 and over, which is higher than both Queens and the City as a whole (13.4% and 12.7%, respectively). The redevelopment of the Project Site would result in the provision of up to 2,200 dwelling units (DUs), of which approximately 1,927 would be income-restricted to household incomes up to 80% of Area Median Income, to include approximately 201 DUs set aside for Affordable Independent Residences for Seniors senior housing to help meet the need for additional affordable housing and senior housing in the community. Furthermore, the Applicant believes that the Proposed Project would substantially advance the goals of Mayor Bill de Blasio's *Housing New York: A Five Borough, Ten-Year Plan*, which is a 10-year plan to build or preserve 200,000 affordable apartments across all five boroughs of New York City. These proposed uses would be compatible with existing conditions and trends in the area as a whole and would be appropriate for the Project Site's location, which is well-served by existing infrastructure, public facilities, and residential amenities.