RIVER RING
Chapter 23: 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 Applicant's Proposed Development and non-Applicant-owned Projected 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 and Projected Developments. These are considered irretrievably committed because their reuse for some other purpose would be highly unlikely.

The development as a result of the Proposed Actions also constitutes a long-term commitment of land resources, thereby rendering land use for other purposes highly unlikely in the foreseeable future. The land use changes that would result from the Proposed Actions may also be considered a resource lost. However, the land use changes that would occur as a result of the Proposed Actions would be part of an overall City strategy to provide affordable housing in areas well-served by public transportation. The Proposed and Projected Development Sites do not possess any natural resource of significant value, and the sites have been previously developed. It is noted that funds committed to the design, construction, and operation of the Proposed and Projected Development Sites under the Proposed Actions would not be available for other projects. However, this is not considered to be a significant adverse impact on City resources.

In addition, the public services provided in connection with the development facilitated under the Proposed Actions (e.g., police and fire protection, public education, open space, and other City resources) also constitute resource commitments that might otherwise be used for other programs or projects. However, the Proposed Actions would enliven the area and produce economic growth that would generate substantial tax revenues providing a new source of public funds that would offset these expenditures.

These commitments of materials and land resources are weighed against the benefits of the Proposed Development, which, as noted in Chapter 1, "Project Description," would promote new residential development with 313 units of permanently affordable housing and introduce new retail, office, and community facility space. In addition, the 6.08 total acres of open space, secondary contact accessible in-river space and intertidal area that is a prominent component of the Proposed Development include an extensive plan to restore and increase bio-diversity and habitat on the shoreline. Salt marshes, tidal pools, and coastal scrub-shrub (paired with the appropriate substrate, hydrology, and solar exposure) create a habitat mosaic that strengthens overall ecological connectivity, improves water quality, and attracts a diverse array of wildlife. This will provide a key connection with adjacent ecosystems, contributing to an archipelago of foraging and nesting grounds for aquatic and avian species.

The Proposed Development would also provide new publicly accessible waterfront open areas within an existing mixed-use area, thereby supporting the needs of the community. Additionally, the non-Applicant owned Projected Development Site is expected to be improved with a three-story mixed-use light industrial, commercial and community facility building as a result of the proposed zoning change.