23

Irreversible and Irretrievable Commitments of Resources

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 Development. These resources include the building materials used in construction; energy in the form of gas and electricity consumed during construction and operation of project-generated development by various mechanical and processing systems; and the human effort (time and labor) required to develop, construct, and operate various components of project-generated development. These are considered irretrievably committed because their reuse for some purpose would be highly unlikely.

The Proposed Development would constitute a long-term commitment of land resources, thereby rendering land use for other purposes highly unlikely in the foreseeable future. However, the proposed land uses that would be enabled by the Proposed Actions would be compatible with existing conditions and development trends in the surrounding neighborhood. The Development Site does not possess any natural resource of significant value, and the site has been previously developed and is subject to eroding environmental conditions. Furthermore, funds committed by the Applicants to the design, construction, and operation of the Proposed Development under the Proposed Actions are not available for other projects.

These commitments of resources and materials are weighed against the benefits of the Proposed Actions. As described in **Chapter 1, Project Description**, the Proposed Actions would facilitate the development of approximately 1,106,500 gross square feet (gsf) of residential space with up to approximately 1,150 dwelling units (DUs), including approximately 300 affordable DUs, community facility space including an approximately 35,000-gsf museum, approximately 36,500 gsf of local retail

commercial space,[1] approximately 140 below-grade parking spaces, and approximately 50,000 sf of new open space, including a 34,000-sf Waterfront Public Access Area (WPAA) and 9,000 sf of Public Access Area (PAA). The Development Site consists of the NYCTA Mobile Wash Unit and Materials Storage facility (the NYCTA Facility) and vacant land owned by the Greenpoint Monitor Museum. Despite restoration efforts overseen by the Greenpoint Monitor Museum, the existing vacant land is currently experiencing deteriorating conditions because of flooding and erosion. The Proposed Development would deliver a variety of environmental improvements and new land uses, including affordable housing, a permanent museum, resiliency improvements, and new public open space that would provide a pedestrian connection between the future Bushwick Inlet Park and the existing Shore Public Walkway to the north of the site, and between Bushwick Inlet Park and West Street.

To allow for the redevelopment of the Development Site, the Proposed Actions also involve the relocation and consolidation of two existing critical NYCTA facilities to a new approximately 143,000-gsf turnkey facility at the NYCTA Relocation Site. The proposed NYCTA Relocation Site would accommodate the NYCTA Facility currently located on a portion of the Development Site (Block 2590, Lot 1), and the NYCTA Emergency Response Unit (ERU) facility currently located on 65 Commercial Street (Block 2472, Lot 415) (the ERU Site).

The Proposed Actions ~~would~~are intended to provide ~~numerous~~ benefits to the community, such as new open space; improved neighborhood and waterfront connectivity; resiliency and flood protection; a new museum; much needed housing, including affordable housing units, with income-restricted units at an average of 56 percent area median income (AMI) to support low-income New Yorkers; and neighborhood retail constructed on the site of an existing incompatible and non-compliant industrial use. Additional benefits from the Proposed Actions would include long-term funding for the City/NYC Parks for the operation of Bushwick Inlet Park; vital infrastructure investment in a new NYCTA Facility to support long-term maintenance and emergency services for NYCTA; ground lease payments to the NYCTA to support public infrastructure investment; improvements to shoreline access and resiliency; environmental cleanup; and the provision of unionized building maintenance jobs, construction jobs targeting minority- and women-owned businesses (MWBE) and local employment, and local retail jobs.

As detailed in **Chapter 14, Greenhouse Gas Emissions and Climate Change**, the Proposed Actions would comply with the ~~2020~~2025 Energy Conservation Construction Code of New York State and ~~2020~~2025 New York City Energy Conservation Code, which govern performance requirements of heating, ventilation, and air conditioning (HVAC) systems, as well as the exterior building envelope of new buildings. The Proposed Actions would comply with the Local Law 97 requirements and would contribute towards the NYC GHG reduction goals.

Since the Development Site and NYCTA Relocation Site are located within the AE Flood Zone, which is the "Special Flood Hazard Area," also known as the 1.0 percent annual chance floodplain, the potential effects of global climate change have been considered and are presented in **Appendix B, Waterfront Revitalization Program Consistency Assessment**. The assessment considers the effects of climate change on rising sea levels, storm surge, and coastal flooding resulting from the Proposed Actions. As detailed in **Appendix B**, it was determined that the Proposed Actions would be supportive of Policy 6.2 of the New York City Waterfront Revitalization Program (WRP).

[1] The Project Developer may include up to approximately 3,000 sf of community facility space (i.e., meeting space) for non-profit use in place of local retail space in the East Building. For the purpose of a conservative assessment, the EIS analyzes this space as local retail.

As described in **Chapter 9, Natural Resources**, the Development Site is currently characterized by disturbed and developed conditions, limited habitat value, low plant and wildlife species diversity, and elevated levels of invasive plant species. The adjacent waters of Bushwick Inlet and the East River have been negatively impacted by historical and ongoing impacts to habitats and species from over two centuries of local and regional commercial and industrial development. Water quality within Bushwick Inlet and the East River has been drastically impacted due to urban and industrial development, shipping, stormwater runoff, sewage effluents, and industrial point sources. Further impacts to water quality and habitats are occurring currently from erosion and sedimentation due to the degraded and failing shoreline revetment at the Development Site.

Implementation of the Proposed Development would result in the removal of non-native/invasive plant species, and the introduction of native tree, shrub, herbaceous plant species, and lowland and upland maritime shrub and grass habitats, which would result in increased native plant abundance and diversity, expanded coverage, heterogeneity, and connectivity of native coastal habitats. The Proposed Development would also provide crucial shoreline stabilization along the Bushwick Inlet waterfront. Following implementation of the Proposed Development, improvements to habitat quantity and quality, as well as wildlife species diversity are expected, and many local species, including birds and other terrestrial wildlife, are expected to experience increases in individual population densities due to expanded habitat opportunities. The Proposed Development would also result in the removal of the existing shoreline revetment and construction of a new sheet pile bulkhead and rock revetment within the same general footprint as the existing revetment, thereby avoiding permanent loss of tidal wetlands and associated impacts to tidal habitats, vegetation, and organisms.

Temporary impacts to Bushwick Inlet and the East River adjacent to Development Site due to site redevelopment, including bulkhead/revetment construction, noise, and vibration, would occur during demolition and construction activities along the shoreline. Similar to the NYC Parks habitat restoration and coastal resiliency efforts at the portions of Bushwick Inlet Park that adjoin the Development Site, both upland and in-water construction activities would employ best management practices (BMPs) and would comply with all conditions, restrictions, and avoidance/minimization measures of the anticipated U.S. Army Corps of Engineers and New York State Department of Environmental Conservation permits for the Proposed Development. Accordingly, the overall impacts to wetlands and surface water are expected to be minimal and temporary in nature and would be largely avoided due to BMPs and adherence to regulatory agency permitting requirements.

Additionally, the Proposed Development would be supportive of multiple public policies and initiatives (discussed in detail in **Chapter 2, Land Use, Zoning, and Public Policy**), including Greenpoint-Williamsburg Waterfront Access Plan; Housing Our Neighbors, and the New York City Waterfront Revitalization Program.

In conclusion, the long-term commitment of land resources needed for the Proposed Development would be balanced by the Proposed Development's beneficial aspects, such as providing affordable housing and waterfront access in alignment with City policy goals, improved wetland habitat quality, the removal of an incompatible industrial use from the Greenpoint waterfront, and the addition of new public open space. Therefore, considered together, the irreversible and irretrievable commitment of resources would not represent a significant adverse impact.