Chapter 13: Irreversible and Irretrievable Commitment of Resources

A. INTRODUCTION

This chapter summarizes the potential impacts of the Proposed Actions on the loss of environmental resources, both in the immediate future and in the long term, and identifies whether the Proposed Actions forecloses future options or involve trade-offs between short- or long-term environmental gains and losses. According to the 2020 *City Environmental Quality Review (CEQR) Technical Manual*, environmental resources include human-made and natural resources.

As described in Chapter 1, "Project Description," the Proposed Actions would facilitate the construction of an approximately 101,000-gross-square-foot (gsf) building on Projected Development Site 1 (Lot 1). For the purposes of conservative analysis it is assumed that the Proposed Actions would also facilitate the development of Projected Development Site 2 (Lot 6) with a new, approximately 80,500-gsf, nine-story building.

B. ASSESSMENT

Resources, both natural and built, would be expended in the construction and operation of the Proposed Project building on Projected Development Site 1 and the Projected Development Site 2 building. These resources include the materials used in construction; energy in the form of fuel and electricity consumed during construction and operation of the projects; and the human effort (i.e., time and labor) required to develop, construct, and operate various components of the projects.

The resources are considered irretrievably committed because their reuse for some purpose other than the construction of the buildings facilitated by the Proposed Actions would be highly unlikely. The Proposed Actions constitute an irreversible and irretrievable commitment of Projected Development Site 1 as a land resource, thereby rendering land use for other purposes infeasible, at least in the near term. This irreversible and irretrievable commitment is presumed to similarly apply to the Projected Development Site 2 for the purposes of this analysis.

These commitments of land 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 construction on Projected Development Site 1 of a nine-story mixed-use building of approximately 101,000 gross square feet (gsf), including 70,000 gsf of light industrial/office uses (split between 1/3 office use and 2/3 light industrial and manufacturing use for the purposes of analysis), 22,000 gsf of community facility uses, and 9,000 gsf of retail uses. For the purposes of conservative analysis it is assumed that the Proposed Actions would also facilitate the development of Projected Development Site 2 with a new, approximately 80,500-gsf, nine-story building with 55,000 gsf of office uses, 17,500 gsf of community facility (medical office) uses, and 8,000 gsf of retail uses. The Proposed Actions would result in development which would bring more diverse uses to the area and meet the demands of the Brooklyn waterfront, which continues to transform from a manufacturing area to a mixed-use area. The Proposed Actions would facilitate

the creation of new quality light manufacturing, office, community facility, and retail spaces to serve what has become a mixed-use area. The rezoning would also allow for the replacement of the windowless warehouse with quality ground-floor retail development on Kent Avenue and South 3rd Street, activating the pedestrian street experience and improving the site's engagement with the neighborhood, consistent with more modern quality-of-life standards. ✷