Chapter 23: Irreversible and Irretrievable Commitments of Resources

In accordance with the 2025 *City Environmental Quality Review (CEQR) Technical Manual*, this chapter includes an evaluation of the irreversible and irretrievable commitments of environmental resources that would be associated with approval of the Proposed Actions. A summary of loss of environmental resources due to the Proposed Actions, and the extent to which it precludes future options or involves trade-offs between short- and long-term environmental losses or gains, is provided.

As described in more detail in Chapter 1, "Project Description," the Proposed Actions would facilitate the Proposed Project, an approximately 1.7 million gross-square-foot (gsf) mixed-use development that would include a new school, housing, publicly accessible and private open space, and retail and community amenities. Resources, both natural and built, would be expended in the construction and operation of the Proposed Project. These resources include the materials used in construction; energy in the form of fuel 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 are considered irretrievably committed because their reuse for some other purpose would be highly unlikely.

The Proposed Project constitutes an irreversible and irretrievable commitment of the Project Site as a land resource, thereby rendering land use for other purposes infeasible, at least in the near term. However, the land use changes that would occur as a result of the Proposed Actions would make more efficient use of the land occupying the Project Site and the Proposed Project would be compatible in terms of use and scale with existing conditions and trends in the area as a whole. The Project Site does not possess any natural resources of significant value, and the site has in large part been previously developed.

These commitments of land resources and materials are weighed against the benefits of the Proposed Project. As described in Chapter 1, "Project Description," the Proposed Project would replace the existing schools (Public School [P.S.] 287, the Dr. Bailey K. Ashford school, and Community Roots Charter School) with a new modern facility, and would increase public school capacity. In addition, the Proposed Actions would encourage economic development in Downtown Brooklyn by providing affordable housing, cultural center space, community facility space, and retail. Although the Proposed Project would require an irretrievable commitment of resources, it would provide public benefit in the form of a new public school, housing (including affordable housing), publicly accessible open space, local retail, and community facilities to support and ensure the long-term residential and commercial viability of Downtown Brooklyn. ✷