Chapter 23: Irreversible and Irretrievable Commitments of Resources

Consistent with guidance in the 2021 *City Environmental Quality Review* (CEQR) *Technical Manual*, this chapter summarizes the manmade and natural resources that would be expended in the construction and operation of the development projected to occur as a result of the Proposed Action. 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 other purpose would be highly unlikely.

The development under the Proposed Action 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 Action may also be considered a resource lost. However, the land use changes that would occur as a result of the Proposed Action would be part of an overall City strategy and policies to promote economic development in areas well-served by public transportation and facilitate public access along the waterfront. The Project Site, although adjacent to Wallabout Channel, does not itself possess any natural resource of significant value, and the site has been previously developed and subsequently remediated under the supervision of the State's Brownfield Cleanup Program. It is noted that funds committed to the design, construction, and operation of the Project Site under the Proposed Action 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 Proposed Project under the Proposed Action (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 Project 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.

The commitments of resources and materials are weighed against the benefits of the Proposed Action, which would promote new commercial development resulting in a significant number of new jobs along a key corridor (Kent Avenue), advance the ongoing redevelopment of the Williamsburg waterfront, and infilling a vacant site at a density similar to other nearby sites. The new land uses would be compatible with the surrounding area and provide an appropriate development program for a key transitional site by buffering residential uses from the commercial-light industrial Brooklyn Navy Yard and light industrial uses from residential developments across the street to the north and east, thereby better supporting the needs of the community.