Chapter 25: Irreversible and Irretrievable Commitments of Resources

The proposed actions would utilize both natural and built resources. These resources include the materials used in construction; energy in the form of gas and electricity consumed during construction and operation of the developments; and the human effort (i.e., time and labor) required to develop, construct, and operate various components of the development.

These resources are considered irretrievably committed because their reuse for some purpose other than the development would be highly unlikely. Redevelopment of the site would constitute an irreversible and irretrievable commitment of the development site as a land resource, thereby rendering land use for other purposes infeasible, at least in the near term.

These commitments of materials and land resources are weighed against the benefits of the proposed actions. As described in Chapter 1, "Project Description," the transfer of floor area within the Special Hudson River Park District made possible by the proposed actions would enable the critical repair and rehabilitation of Pier 40's infrastructure in Hudson River Park as provided for in the Hudson River Park Act as amended in 2013. The proposed project would also enable the transformation of the St. John's Terminal Building at 550 Washington Street, an underutilized building, into a mixed-use development with residences serving a variety of income levels (including 25 percent of the residential floor area and 30 percent of the residential units as permanently affordable housing), publicly accessible open space, hotel or office use, and retail. ✷