

3.25 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

There are a number of resources, both natural and built, that would be expended in the construction and operation of the proposed action. These resources include the materials used in construction; energy in the form of gas and electricity consumed during construction and operation of the proposed East 125th Street Development; and the human effort (time and labor) required to develop, construct, and operate various components of the project. They are considered irretrievably committed because their reuse for some purpose other than the proposed action would be highly unlikely. The demolition of existing buildings on the project site would also be required.

Although the proposed action would result in a net overall increase in open spaces and a wider variety of land uses, the land use changes associated with the development of the proposed East 125th Street Development may also be considered a resource loss. The proposed action constitutes an irreversible and irretrievable commitment of the project site as a land resource, thereby rendering land use for other purposes infeasible. These commitments of land resources and materials are weighed against the public purpose and benefits of the proposed action, which are to provide a substantial amount of affordable housing, open space, office and retail uses, and other mixed-use development on a project site that consists of long-vacant parcels and generally underutilized land, and to revitalize the surrounding community with new mixed-use development that maintains the existing scale and context of the surrounding community.