

Chapter 23: 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 project. These resources include the building materials used in the renovation of the Armory structure; energy in the form of gas and electricity consumed during construction and operation; and the human effort (time and labor) required to develop, renovate, construct, and operate various components of the proposed project. They are considered irretrievably committed because their reuse for some purpose other than the proposed project would be highly unlikely. Although the proposed actions would result in an increase in public open space and new land uses on the project site, the land use changes associated with the proposed project may also be considered a resource loss. The redevelopment of the Armory and project site constitutes a long-term commitment of resources, thereby rendering the use of the Armory and project site for other land use purposes infeasible, at least in the near term.

These commitments of resources and materials are weighed against the purpose of the proposed project: to support the economic revitalization of the Kingsbridge Heights neighborhood of the Bronx by converting the large, substantially vacant Armory building into productive use. The Armory has been vacant, except for a small amount of parking, for close to 14 years. In addition, the proposed project would create new employment opportunities for local residents; create economic and fiscal benefits to the City in the form of economic revitalization, increased employment opportunities, and tax revenue; provide a new shopping opportunity for area residents; and provide a new, approximately 30,000-square-foot public open space as well as a substantial amount of community facility space, which would serve the surrounding neighborhood. *