

Chapter 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 actions. These resources include the materials used in construction; energy in the form of gas and electricity consumed during construction and operation of the proposed actions; and the human effort (i.e., time and labor) required to develop, construct, and operate various components of the proposed actions. The resources are considered irretrievably committed because their reuse for some purpose other than the proposed actions would be highly unlikely. Although the proposed actions would result in a net overall increase in publicly accessible open spaces and a wider variety of land uses, the land use changes and associated demolitions of existing structures associated with the development on Sites A and B may also be considered a resource loss. The proposed actions constitute an irreversible and irretrievable commitment of the project sites as a land resource, thereby rendering land use for other purposes infeasible, at least in the near term.

These commitments of land resources and materials are weighed against the public purpose and benefits of the proposed actions: to provide large-scale housing development on the largely vacant Site A with substantial amount of affordable units, ground-floor retail amenities, and community facility uses; to transform the largely underutilized waterfront area on the project sites into a new, enlivened, and affordable residential neighborhood; to establish new publicly accessible waterfront recreation areas, providing significant benefits to the Long Island City community, the Borough of Queens, and the City as a whole; and, finally, to facilitate the redevelopment of the privately owned Site B, thereby strengthening the area's residential character and providing additional public open space amenities for the neighborhood. *