

5.0 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

There are a number of resources, both natural and built, that would be expended in the construction of the area and by the future uses within the area that are expected to result from the Proposed Project.

These resources include the materials used in construction; energy in the form of gas and electricity consumed during construction and operation of the project-generated development; and the human effort (time and labor) required to develop, construct, and operate various components of the project-generated development. They are considered irretrievably committed because their reuse for some purpose other than the project-generated development would be highly unlikely.

Both natural and man-made resources would be expended and utilized under the Proposed Project. The irretrievable and irreversible commitment of resources involves the construction materials and labor associated with the site developments within the Development Area, including mechanical equipment and energy committed to assist construction workers. The development of various sites within the Development Area with new mixed-use development, including new retail stores, housing, parkland and a new public school, constitutes a long-term commitment of land resources, thereby rendering land use for other purposes highly unlikely in the foreseeable future. These commitments of resources and materials are weighed against the goals of the Proposed Project of activating the Development Area by permitting the proposed site developments, including new senior housing and parkland, while enhancing the area's commercial base. Furthermore, by introducing a limited residential population and creating a demand for retail uses, the Proposed Project seeks to attract and retain a variety of commercial tenants that will contribute to the city's economy for decades to come.

Additionally, public services (e.g. police and fire protection, public school seats, etc.) necessitated in connection to service the area also constitute resource commitments that might otherwise be used for other programs or projects. However, the Proposed Project would generate a significant amount of additional gross and net tax revenues to the City of New York which is projected to far exceed public funds needed to provide such services.