

West 108th Street WSFSSH Development

Chapter 17: Irreversible and Irretrievable Commitments of Resources

Resources, both natural and man-made, would be expended in the construction and operation of the Proposed Project. These resources include the building materials used in construction; energy in the form of gas and electricity consumed during construction and operation of the Proposed Project by various mechanical and processing systems; and the human effort (time and labor) required to develop, construct, and operate various components of the Proposed Project. These are considered irretrievably committed because their reuse for some other purpose would be highly unlikely.

The Proposed Project also constitutes a long-term commitment of land resources, thereby rendering land use for other purposes highly unlikely in the foreseeable future. However, the land use change that would occur as a result of the Proposed Project would be compatible with existing conditions and trends in the area as a whole and would be appropriate for the Project Area's location, which is served by existing infrastructure, public facilities, and residential amenities. The Development Site does not possess any natural resource values and has been previously developed.

In addition, the public services provided in connection with the Proposed Project (e.g., police and fire protection, public education, open space, and other City resources) constitute resource commitments that might otherwise be used for other programs or projects. However, the Proposed Project would reintegrate the Project Area into the neighborhood fabric, enliven the area, and produce economic growth.

The commitments of resources and materials are weighed against the benefits of the Proposed Project. The Proposed Actions would facilitate much needed affordable and supportive housing, transitional housing for older adults, and community facility uses. The Proposed Actions would support the City's goals of creating new affordable and supportive housing, as well as addressing the needs of the City's homeless population, by optimizing the use of City-owned land within close proximity to public transportation. The Proposed Project would also create new jobs (approximately 50 new permanent on-site workers, excluding construction workers). The Proposed Actions would help address specific needs of the local community, as well as the City at large, including the provision of affordable and supportive housing, transitional housing, and community facility uses.