

Chapter 24: Irreversible and Irretrievable Commitments of Resources

A. INTRODUCTION

Resources, both natural and built, would be expended in the construction and operation of the proposed project. These resources include the materials used in construction; energy in the form of fuel and electricity consumed during construction and operation of the project; and the human effort (i.e., time and labor) required to develop, construct, and operate various components of the project.

The resources are considered irretrievably committed because their reuse for some purpose other than the proposed project would be highly unlikely. The proposed project constitutes an irreversible and irretrievable commitment of portions of the proposed development site 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 benefits of the proposed project. As described in Chapter 1, "Project Description," the proposed project would create up to 493 affordable housing units on the proposed development site; in addition, it is possible that up to 21 units of affordable housing could be created on the projected future development site (Block 1730, Lot 65) with the proposed actions. While development of the Kennedy Center site (Block 1730, Lots 16 and 19) under the proposed actions is unlikely in the foreseeable future, the EIS considers this property as a potential development site, and it is possible that affordable housing also could be created on this site at some point in the future. This affordable housing would contribute to the housing production goals of the Mayor's *Housing New York: A Five-Borough, Ten-Year Plan*. The proposed development also would create more than six acres of outdoor recreation space for tenants. The proposed actions would allow for the provision of a variety of retail uses on the proposed development site, while the large-scale special permit would cap overall development on the proposed development site at 5.61 FAR. *