

Chapter 26: Irreversible and Irretrievable Commitments of Resources

A. INTRODUCTION

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

The resources are considered irretrievably committed because their reuse for some purpose other than the proposed projects would be highly unlikely. The proposed projects constitute an irreversible and irretrievable commitment of the project sites as land resources, 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 projects. As described in Chapter 1, “Project Description,” the proposed projects would create up to 694 permanently affordable housing units¹ on the project sites, including approximately 200 units of new low-income senior housing. This affordable housing would make a substantial contribution to the housing production goals of the Mayor’s *Housing New York: A Five-Borough, Ten-Year Plan*. The proposed actions would also result in additional resiliency measures at each site and changes to the surrounding streetscape and pedestrian experience through the creation of new landscaping and both dedicated publicly accessible and private open space on the project sites. In addition, new ground floor retail at the project sites would add to the retail mix already located in the Two Bridges neighborhood. *

¹ A portion of the affordable units would be made permanently affordable pursuant to requirements of the “R10 Program,” set forth in Zoning Resolution Sections 23-154(a) and 23-90. The remainder of the affordable units would be made permanently affordable pursuant to Regulatory Agreements with the New York City Department of Housing Preservation and Development (HPD) as established in consultation with the applicants. For purposes herein, permanent or permanently affordable housing shall refer to units made permanently affordable both through the R10 Program and the Regulatory Agreements.