

Special West Chelsea District Rezoning and High Line Open Space EIS
CHAPTER 26:
IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Resources, both natural and man-made, would be expended in the construction, renovation, reuse and operation of developments projected to be generated by the proposed action. The approximately 4,809 DUs, ~~564,254~~ 574,128 sf retail, and 227,564 sf community facility on the 25 projected development sites and the approximately ~~6.7~~ 5.9-acre publicly accessible open space on the High Line that would occur under With-Action conditions would also require the irreversible and irretrievable commitment of energy, construction materials, human effort, and funds. As indicated in Chapter 15, “Energy,” it is estimated that the 25 projected development sites would experience a net increase in energy consumption of approximately ~~451.5~~ 448.7 billion BTUs annually due to the proposed action. These are considered irretrievably committed because their reuse for some other purpose would be highly unlikely.

The land use changes associated with the proposed action may also be considered a resource loss. Projected and potential development under the proposed action constitutes a long-term commitment of sites as land resources, thereby rendering land use for other purposes infeasible. Further, funds committed to the design, construction/renovation, and operation of projected or potential developments under the proposed action are not available for other projects.

The public services provided in connection with the projected and potential developments under the proposed action (e.g., police and fire protection and public school seats, as well as the acquisition and development of a new waterfront park) also constitute resource commitments that might otherwise be used for other programs or projects, although the proposed action would also generate tax revenues to provide additional public funds for such activities.