

Chapter 25: Irreversible and Irretrievable Commitments of Resources

There are a number of resources, both natural and built, that 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 gas and electricity consumed during construction and operation of the project; and the human effort (time and labor) required to develop, construct, and operate various components of the program. They are considered irretrievably committed because their reuse for some purpose other than the project would be highly unlikely. The development of the project site with open space and a mix of residential, commercial (including retail, office, hotel, cinema, and automotive showroom and service uses), a public school, public parking, and approximately 2.75 acres of open space 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 Proposed Project's goals of accommodating a portion of the city's current and future housing needs (including the provision of affordable housing); providing retail, office, and public parking to existing and future residents in the neighborhood; and through building design and new open spaces, creating an attractive connection to Riverside Park South and the Hudson River waterfront. *