

Stevenson Commons EIS

Chapter 22: Irreversible and Irretrievable Commitments of Resources

Consistent with guidance in the *City Environmental Quality Review (CEQR) Technical Manual*, this chapter summarizes the manmade and natural resources that would be expended due to the Proposed Actions. Resources, both natural and ~~man-made~~ manmade, would be expended in the construction and operation of the development projected to occur as a result of the Proposed Actions. 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 Development Site does not possess any natural resource values and is currently occupied by surface accessory parking spaces and private open spaces encompassing private tennis and handball courts as well as passive grassy areas. Although the Proposed Project would result in an increase in new residential and community facility land uses and publicly accessible open space on the Development Site, the Proposed Project would constitute an irreversible and irretrievable commitment of the Development Site as a land resource, thereby rendering land use for other purposes infeasible, at least in the near term.

These commitments of materials and land resources are weighed against the benefits of the Proposed Project, which, as noted in Chapter 1, "Project Description," would add approximately 735 affordable housing units in the Soundview neighborhood of the Bronx. 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 residential development would help provide much-needed affordable residential units in an area in which population is increasing and there is increased demand for residential uses. The Proposed Project also would create approximately 1.94 acres of publicly accessible opens space on the Development Site.