

## **Chapter 12: Irreversible and Irretrievable Commitment of Resources**

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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 proposed project; and the human effort (i.e., time and labor) required to develop, construct, and operate various components of the proposed 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 the 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 public purpose and benefits of the proposed project: to restore, expand, and modernize the existing vacant Kings Theatre and provide a modern facility for the presentation of live performances. In turn, the renovated and modernized theatre, with active programming and a range of events, is intended to result in the improvement of this section of Flatbush Avenue and to serve as a community and City-wide amenity. \*