Chapter 25: Irreversible and Irretrievable Commitment 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 proposed development; 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 not be possible. The land use changes associated with the development of the proposed project site may be considered a resource loss. 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 benefits of the proposed project. The proposed project would introduce a variety of uses, including public open space, to a site that would remain vacant and underutilized without the proposed project. These uses would be compatible with the surrounding mixed-use character of the neighborhood, would reactivate a portion of the waterfront, and would contribute to the completion and financial support of Hudson River Park.