

Chapter 22: Irreversible and Irretrievable Commitments of Resources

A. INTRODUCTION

Resources, both natural and human-made, would be expended in the construction and operation of 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 project-generated development by various mechanical and processing systems; and the human effort (e.g., time and labor) required to develop, construct, and operate various components of project-generated development.

These resources are considered irretrievably committed because their reuse for some other purpose would be highly unlikely. The re-tenanting and redevelopment of Industry City through the Proposed Actions also constitutes a long-term commitment of land resources, thereby rendering land use for other purposes highly unlikely in the foreseeable future. It should be noted that while land uses within Industry City would expand as a result of the Proposed Actions, the majority of existing land uses would remain. In addition, there are no areas within Industry City that possess any natural resource of significant value, and the site has been previously developed.

The commitments of resources and materials are weighed against the benefits of the Proposed Actions. As described in Chapter 1, "Project Description," the Proposed Actions would allow expansion of Industry City that the Applicant believes will result in a substantial number of new jobs through the expansion of manufacturing, office, retail, academic, and hotel uses, as well as event space. The Proposed Actions also would introduce a broader range of land uses at Industry City, consistent with the Applicant's long-term commitment to economic growth in Sunset Park and the City's policy of encouraging and retaining technology- and industry-based employment. *