Chapter 26: 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 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 provide modern Class A commercial office space to accommodate Manhattan's long-term growth. The availability of such space, including the large floorplates in the podium portion of the building, would enhance significantly the likelihood of corporate office tenants remaining in or relocating to, and expanding in, New York City. The proposed project would also result in substantial benefits for the public by providing new mass transit improvements. ✷