Chapter 24: Irreversible and Irretrievable Commitment of Resources

24.1 Introduction

Resources, both natural and man-made, would be expended in the construction and operation of developments projected to occur as a result of the Proposed Action. 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 (time and labor) required to develop, construct, and operate various components of project-generated development. These are considered irretrievably committed because their reuse for some purpose would be highly unlikely.

The Projected and Potential Development under the Proposed Action (as described in Section 1.5 of Chapter 1, Project Description) also constitutes a long-term recommitment of land resources, thereby rendering land use for other purposes highly unlikely in the foreseeable future. Furthermore, funds committed to the design, construction/renovation, and operation of Projected or Potential developments under the Proposed Action are not available for other projects.

These commitments of resources and materials are weighed against the Proposed Action's goals of protecting and strengthening East Midtown as one of the world's premier business addresses and key job center for the City and region. Furthermore, by seeding the area with new modern and sustainable office buildings, and improving the area's pedestrian and built environments, the Proposed Action seeks to maintain East Midtown's preeminence as an integrated and dynamic office district, capitalize on the public investment in transportation at East Side Access and the Second Avenue Subway; make the Greater East Midtown area a better place to work and visit, and complement ongoing office development in Hudson Yards and Lower Manhattan to facilitate the long-term expansion and competitiveness of the City's overall stock of office space. This would contribute to the city's economy for decades to come.