Chapter 25: Irreversible and Irretrievable Commitments of Resources

There are a number of resources, both natural and built, that would be expended in the construction and operation of the proposed projects. These resources include the materials used in construction; energy in the form of gas and electricity consumed during construction and operation of the proposed projects; and the human effort (i.e., time and labor) required to develop, construct, and operate various components of the proposed projects.

The resources are considered irretrievably committed because their reuse for some purpose other than the proposed projects would be highly unlikely. The land use changes associated with the development of the project area may be considered a resource loss. The proposed projects constitute an irreversible and irretrievable commitment of the project area 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 projects. The proposed projects would bring new residential, health care, and retail uses to the project area, which would remain largely vacant and underdeveloped without the proposed projects. The proposed Center for Comprehensive Care is intended to provide essential community healthcare services for the local geographic area that had been served by Saint Vincent's Hospital Manhattan prior to its closure. Finally, the proposed East Site project would include a new publicly accessible open space that would be a notable asset to the community. ✶