

## **Chapter 17: Irreversible and Irretrievable Commitment of Resources**

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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 fuel 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 project 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. As described under “Purpose and Need” in Chapter 1, “Project Description,” Rockefeller University’s need for developing new laboratory space to meet contemporary standards is critical to the applicant. The university is a world-leading research and educational institution with more Nobel Laureates in Medicine and Chemistry than any other institution in the world. Thus, per the applicant, Rockefeller University must be able to offer world-class laboratories that meet or exceed the standards of competing institutions across the country and abroad. In addition, the North Terrace, the Interactive Conference Center (ICC), and the President’s House would, together, provide Rockefeller University with adequately-sized facilities for many key University activities, including conferences, retreats, colloquiums, and fund-raising events. Further, the new fitness center would provide much needed amenities to the campus, including a swimming pool and tennis court and would have rooftop landscaping.

The proposed project would result in new developments to the Rockefeller University campus, an existing institution, and has been designed to optimize the use of the existing campus, rather than expand into a new neighborhood. By building the proposed laboratory building, North Terrace, and ICC over the Franklin Delano Roosevelt (FDR) Drive, space that would be otherwise be underutilized would be put to productive use.

Overall, the proposed project would expend a modest amount of resources. \*