

Chapter 22: Irreversible and Irretrievable Commitment of Resources

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 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 (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 actions also constitutes a long-term commitment 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 actions are not available for other projects.

These commitments of resources and materials are weighed against the proposed actions' goals to facilitate commercial development between Madison and Vanderbilt Avenues in East Midtown Manhattan, improve pedestrian circulation within Grand Central Terminal and its vicinity, and allow greater opportunity for area New York City Landmarks (NYCL) to transfer their unused development rights. By allowing the development of new modern and sustainable office buildings, allowing hotel use, improving the area's pedestrian and built environments, and allowing increased floor area ratios with development rights from NYCLs, the proposed actions seek to maintain East Midtown's importance as an office district while maintaining the NYCL structures. *