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Irreversible and Irretrievable Commitments of Resources

Resources, both natural and man-made, would be expended in the construction and operation of the Proposed Project. These resources include the building materials used in construction; energy in the form of gas and electricity consumed during construction and operation of the Proposed Project by various mechanical and processing systems; and the human effort (time and labor) required to develop, construct, and operate various components of the Proposed Project. These are considered irretrievably committed because their reuse for some purpose would be highly unlikely.

The Proposed Project constitutes a long-term commitment of land resources, thereby rendering land use for other purposes highly unlikely in the foreseeable future; however, the Project Site does not possess any natural resource of significant value, and the site has been previously developed. Furthermore, funds committed to the design, construction/renovation, and operation of developments under the Proposed Action are not available for other projects.

These commitments of resources and materials are weighed against the benefits of the Proposed Project. As described in **Chapter 1, Project Description**, the Proposed Project is intended to further the City's economic development goals for the Vanderbilt Corridor within the Special Midtown District, a transit-accessible area, and the principal commercial

business district in Manhattan. The Proposed Action would provide for commercial development in an area that is well-served by mass transit and create an opportunity for significant revenue generation for the MTA. Through the development of this new, first-class, modern office building, the Proposed Action seeks to maintain East Midtown's importance as an office district while further realizing its transportation, planning, and economic development goals.