Chapter 25: Irreversible and Irretrievable Commitment of Resources

There are a number of resources, both natural and man-made, that 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 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 the Proposed Project.

The resources are considered irretrievably committed because their reuse for some purpose other than for the Proposed Project would be unlikely. The development associated with the Proposed Project also constitutes a long-term commitment of land resources, thereby rendering land use for other purposes highly unlikely in the foreseeable future. However, the land use changes, transit and rail improvements, and public realm improvements generated under the Proposed Project would be compatible in terms of use and scale with existing conditions and trends in the area as a whole. None of the development sites possess any natural resource of significant value, and the sites are in large part developed or have been previously developed.

These commitments of land resources and materials are weighed against the benefits of the Proposed Project, which would result in approximately 18 million gross square feet (gsf) of primarily Class A commercial office, retail, and hotel space and up to 1,798 dwelling units (DU) in ten buildings across eight development sites within the Project Area. The Proposed Project would support the reconstruction and potential expansion of Penn Station. In addition, the Proposed Project would provide several significant public benefits (including the provision of transit improvements at area subway stations) and public realm improvements (including new publicly accessible open space, improvements to pedestrian circulation, and shared streets). ✶