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Irreversible and Irretrievable Commitments of Resources

Per the *CEQR Technical Manual*, this section should summarize a proposed project's impacts on the loss of environmental resources, both in the immediate future and in the long-term. Resources include both man-made and natural resources. Examples of losses include removal of vegetation without replacement, use of fossil fuels and materials for construction, etc. The extent to which the proposed project forecloses future options or involves trade-offs between short-term environmental gains and long-term losses should also be addressed. In considering the trade-offs of the project, it is also possible to compare short-term losses with long-term benefits.

Principal Conclusions

The Proposed Actions would allow the Applicants to tenant the Starrett-Lehigh Building and Terminal Warehouse with a more diverse mix of uses than allowed by current zoning. Any construction needed at the building would be interior construction to fit out tenant space—typical of any building that changes tenants. The Proposed Actions would also permit sidewalk cafés on West 27th Street (they are currently permitted along Eleventh and Twelfth Avenues and would continue to be permitted in these areas under future With-Action

conditions) and would not require additional new berths when there is a change of use of any floor area.

The project area is fully developed with the Starrett-Lehigh Building (constructed in 1930-1931) and Terminal Warehouse (constructed in 1891), and it does not possess any natural resource of significant value. The Proposed Actions would allow the two buildings to continue to adapt over time by allowing a more diverse mix of tenants to occupy the buildings. While resources, both natural and human-made, would be expended in the interior fit out for these new tenants, this would be typical of any existing building that changes tenants.

Overall, while uses within the two buildings would be diversified as a result of the Proposed Actions, there would be no displacement of existing uses. The commitment of resources and materials in the new tenant fit-out are weighed against the benefits of the Proposed Actions. As described in **Chapter 1, Project Description,** the Proposed Actions' goals are to allow for a more diverse tenanting of the existing buildings, and through the new uses allowed in these historic buildings, to meet the needs of current and prospective tenants of the buildings as well as the needs of residents and workers in the neighborhood.