23

Irreversible and Irretrievable Commitments of Resources

Per the ~~*2021*~~*2025 CEQR Technical Manual*, this chapter summarizes the Proposed Projects' 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 Projects foreclose future options or involve 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.

The Proposed Actions would enable development that would constitute a long-term commitment of land resources, thereby rendering land use for other purposes highly unlikely in the foreseeable future. However, the proposed land uses that would be enabled by the Proposed Actions would be compatible with existing conditions and development trends in the surrounding neighborhood. Neither of the development sites possess any natural resource of significant value, and both development sites would have been previously developed. Furthermore, funds committed by the Applicants to the design, construction, and operation of the Proposed Projects facilitated by the Proposed Actions are not available for other projects.

These commitments of resources and materials are weighted against the benefits of the developments that would be facilitated by the Proposed Actions. As described in **Chapter 1, Project Description**, the Proposed Projects would include a 44-story, mixed-use residential and commercial building at 629 W 54th Street, containing approximately 617 dwelling units (DUs) and 113,990 gsf of

commercial auto dealership space, and a 38-story, mixed-use residential and commercial building at 801 Eleventh Avenue, containing approximately 477 DUs and 85,760 gsf of commercial auto dealership space. Collectively, the Proposed Projects would introduce approximately 939,934 gsf of residential space and 199,750 gsf of commercial space, totaling 1,179,321 gross square feet (892,442 zoning square feet [zsf]) across the two development sites.

Additionally, as described in **Chapter 1, Project Description**, two reasonable worst-case development scenarios (RWCDSs) were analyzed to provide a conservative baseline in analyzing the Proposed Actions' potential impacts. One scenario is the Maximum Commercial Scenario, which assumes that the commercial space of the Proposed Projects would be developed as office and retail uses instead of auto dealership use. The second scenario is the Maximum Residential Scenario, which would maximize the residential floor area that could be developed on each Development Site.

The Proposed Actions include transferring floor area from Chelsea Piers, Piers 81/83 and Pier 98 (the Granting Sites) within Hudson River Park to the two development sites, following required approval by the Hudson River Park Trust and a Significance Action process under the Hudson River Park Act. This transfer would support the repair, rehabilitation, maintenance, and development of Hudson River Park, which is a vital waterfront open space resource and a key amenity for both the surrounding neighborhoods and the city at large. The Proposed Actions would also help transform currently underutilized lots into two mixed-use developments, adding much-needed housing, including permanently affordable units, and enlivening the streets with ground-floor retail spaces that are suited for the needs of the neighborhood.