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## Irreversible and Irretrievable Commitments of Resources

Per the *2020 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.

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 Development 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 Actions 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 Actions would facilitate the development of a new, mixed-use Class A office and hotel building on a

site that is well-served by a variety of transit modes, including subway, bus, and regional train service. The Proposed Project would also provide significant improvements to the public realm, including major improvements to access and circulation within the Grand Central transportation network and new publicly accessible open space.

The Proposed Project would therefore significantly further the following stated goals from the *Greater East Midtown Rezoning FEIS*:

- › Protect and strengthen East Midtown as one of the world's premier business addresses and key job center for the City and region;
- › Seed the area with new modern and sustainable office buildings to maintain its preeminence as a premier office district;
- › Improve the area's pedestrian and built environments to make East Midtown a better place to work and visit; and
- › Complement ongoing office development in Hudson Yards and Lower Manhattan to facilitate the long-term expansion of the City's overall stock of office space.

Through the development of this new, first-class, modern office and hotel building, the Proposed Actions seeks to maintain East Midtown's importance as an office district while further realizing its transportation, planning, and economic development goals.