Chapter 26: Irreversible and Irretrievable Commitments of Resources

There are a number of resources, both natural and built, that would be expended in the construction and operation of the development expected to result from the proposed project. These resources include the materials used in construction; energy in the form of gas and electricity consumed during construction and operation of the project-generated development; and the human effort (time and labor) required to develop, construct, and operate various components of the proposed development. They are considered irretrievably committed because their reuse for some purpose other than the project-generated development would be highly unlikely. The development of the project site with new mixed-use development, including new affordable housing and neighborhood retail, constitutes a long-term commitment of land resources, thereby rendering land use for other purposes highly unlikely in the foreseeable future. These commitments of resources and materials are weighed against the proposed project's goals of transforming a largely underused waterfront area into a new, enlivened mixed-use development, including much-needed affordable housing and neighborhood retail, while providing new publicly accessible waterfront open space and transportation and infrastructure improvements that would serve both the existing residential population and new residents from the proposed project (see also Chapter 1, "Project Description"). ✷