CHAPTER 24: IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Resources, both natural and man-made, would be expended in the construction and operation of the development facilitated by the Proposed Action. These resources include the building materials used during construction; energy in the form of gas and electricity consumed during construction and operation of buildings by various mechanical and processing systems; and the human effort required to develop, construct, and operate various elements of the proposed project. These are considered irretrievably committed resources because their reuse for some other purposes would be highly unlikely.

The land use changes associated with the proposed rezoning action may also be considered a resource loss. Development on the project site under the Proposed Action constitutes a long-term commitment of land resources, thereby rendering land use for other purposed uses infeasible. Further, funds committed to the design, construction/renovation, and operation of the proposed project are not available for other projects.

The public services provided in connection with the proposed project (e.g., police and fire protection and public schools seats) also constitute resource commitment that might otherwise be used for other programs or projects, although the Proposed Action would also likely generate significant tax revenues to provide additional public funds for such activities.

These commitments of resources and materials are weighed against the Proposed Action's goals of transforming a largely underused waterfront area into a new, enlivened mixed-use development, including much-needed affordable housing and neighborhood retail as well as a site for a 456-seat public elementary school, 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.