Chapter 21: Irreversible and Irretrievable Commitment of Resources

There are a number of resources, both natural and built, that would be expended in the construction and operation of the proposed development. These resources include the materials used in construction; energy in the form of gas and electricity consumed during construction and operation of the proposed development; and the human effort (i.e., time and labor) required to develop, construct, and operate various components of the proposed development.

The resources are considered irretrievably committed because their reuse for some purpose other than the proposed actions would be highly unlikely. The land use changes associated with the development of the proposed project site may be considered a resource loss. The proposed actions constitute an irreversible and irretrievable commitment of the development site as a land resource, thereby rendering land use for other purposes infeasible, at least in the near term.

These commitments of land resources and materials are weighed against the benefits of the proposed development. The proposed development would bring new active retail uses to an underdeveloped site, as well as create a public accessible waterfront open space. This is expected to substantially improve the condition of the waterfront and create a new waterfront amenity for the surrounding neighborhood. ✷