

Chapter 23: 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 Action. 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 project-generated 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 various sites within the Rezoning Area with new mixed-use development, including a new public school, 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 Action's goals of activating the Rezoning Area by permitting mixed-use development, including new affordable housing, while preserving the area's commercial base and existing built character. Furthermore, by introducing a limited residential population and creating a demand for retail uses, the Proposed Action seeks to attract and retain a variety of commercial tenants that will contribute to the city's economy for decades to come. *