

Chapter 26: Irreversible and Irretrievable Commitment of Resources

Under the proposed actions, both natural and man-made resources would be expended in the construction, renovation, reuse, and operation of developments projected to occur under the proposed actions. These resources include the building materials used during construction or renovation; 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, renovate, and operate various elements of projected and potential developments. These are considered irretrievably committed because their reuse for some other purpose would be highly likely.

The construction projected under the proposed actions would also require the irreversible and irretrievable commitment of energy, construction materials, human effort, and funds. The proposed action would also result in the increased consumption of 653,450 BTU's annually over the No Action condition (see Table 15-3 in Chapter 15, "Energy"). This is the projected annual commitment of energy resources attributable to the proposed project. This, however, is not significant energy consumption or a significant impact.

The land use changes associated with the rezoning action may also be considered an irreversible or irretrievable commitment of land. Projected and potential developments under the proposed action constitute a long-term commitment of land resources, thereby rendering land use for other purposes infeasible. However, given the generally underutilized nature of these lands and that their reuse is part of an overall City strategy for redevelopment of Downtown Jamaica, this proposed use of land is a positive impact. None of the projected or potential development sites possess any natural resource values, and the sites are in large part developed or previously developed. Reuse of these sites is a positive impact of the project and in many cases presents brownfield opportunities. It is noted that public funds committed to the design, construction/renovation, and operation of public projects under the proposed actions would not be available for other projects. However, this is not a significant adverse fiscal impact or significant adverse impact on City resources.

In addition, the public services provided in connection with the projected and potential developments under the proposed action (e.g., police and fire protection, public education, open space, and other city resources) also constitutes City resource commitments that might otherwise be used for other programs or projects. However, the proposed action would also generate substantial tax revenues providing a new source of public funds that would offset these expenditures. *