

CHAPTER 27: IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Resources, both natural and man-made, would be expended in the demolition, construction, renovation, reuse and operation of the developments projected to be generated by the Proposed Action. The 961,200 square feet of new development and 12 acres of public open space that result from the Proposed Action would also require the irreversible and irretrievable commitment of energy, construction materials, human effort, and funds. As indicated in Chapter 16, "Energy," it is estimated that the Proposed Action would experience a net increase in energy consumption of approximately 126,807 million BTUs annually over existing conditions. These are considered an irretrievable commitment because their reuse for some other purpose would be highly unlikely.

The land use changes associated with the Proposed Action may also be considered a resource loss. Projected and potential development under the Proposed Action constitutes a long-term commitment of sites as land resources, thereby rendering land use for other purposes infeasible. Further, funds committed to the design, construction/renovation, and operation of projected or potential developments under the Proposed Action are not available for other projects.

The public services to be provided in connection with the projected and potential developments under the Proposed Action (e.g., police and fire protection and public school seats, as well as the development of a new open space area) also constitute resource commitments that might otherwise be used for other programs or projects, although the Proposed Action would also generate new tax revenues to provide additional public funds for such activities.

Positive long-term benefits of the Proposed Action would include supporting and enhancing the existing Stapleton neighborhood by connecting the upland community with the waterfront, and reactivating streets with retail activity and mixed-use development, thereby economically revitalizing the area; introducing approximately 847 new jobs; introducing 12 new acres of public open space, providing public waterfront access through the creation of an esplanade; and the enhancement of urban design and visual resources through building design. The Proposed Action would attract consumers from beyond the neighborhood, expanding the demand base and enhancing economic conditions in the Project Area.