

Chapter 27: 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 Plan. These resources include the building materials used in construction of the proposed Plan; energy in the form of gas and electricity consumed during construction and operation of the Plan; and the human effort (time and labor) required to develop, construct, and operate various components of the Plan. They are considered irretrievably committed because their reuse for some purpose other than the proposed Plan would be highly unlikely. The proposed Plan constitutes a commitment of the site as a land resource, thereby rendering land use for other purposes infeasible. However, the transformation of a largely underutilized site with substandard conditions and substantial environmental degradation into a lively, mixed-use, sustainable community and regional destination would be an improvement to the District and the surrounding areas. Meanwhile, the new land uses associated with the proposed Plan would be similar to, and compatible with, those in the surrounding areas. *