

# Seaside Park and Community Arts Center

## Chapter 20: Irreversible and Irretrievable Commitments of Resources

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Resources, both natural and man-made, would be expended in the construction, renovation, reuse and operation of the proposed Seaside Park and Community Arts Center. These resources include the building materials used during construction of the open space and amphitheater and renovation of the (Former) Childs Restaurant Building; energy in the form of gas and electricity consumed during construction and operation of the proposed project by various mechanical and processing systems; and the human effort (time and labor) required to develop, construct, renovate, and operate various components of the proposed project. These are considered irretrievably committed because their reuse for some other purpose would be highly unlikely.

The proposed project constitutes a commitment of the existing (Former) Childs Restaurant Building as a built resource, thereby rendering its use for other purposes infeasible. However, the conversion of the vacant building into productive use would be a substantial improvement to the neighborhood and the adjacent boardwalk.

The land use changes associated with the proposed project on the remainder of the development site may also be considered a resource loss. Development under the proposed project constitutes a long-term commitment of the development site as a land resource, thereby rendering land use for other purposes infeasible. However, as the proposed amphitheater is planned as a temporary use for a period of 10 years, it would not preclude other uses on the project site in the future. Further, funds committed to the design, construction/renovation, and operation of the development site are not available for other projects.