

3.25 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Resources, both natural and man-made, would be expended in the construction, renovation, reuse and operation of developments projected to occur as a result of the proposed action. 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 unlikely.

The proposed action is expected to result in approximately 2,632 residential units; 843,923 square feet of commercial retail space; 948,319 square feet of commercial office space; 20,184 square feet of hotel space; 71,508 of community facility space; 20,586 square feet of institutional conversion space; and 1,998 square feet of parking/auto related uses on the 26 projected development sites. This would result in a net change in development between the Future No-Action and Future With Action scenarios at these 26 projected development sites of 2,328 DUs, including 498 units of affordable housing; 208,586 square feet of retail commercial space; 436,015 square feet of office commercial space; 11,672 square feet of hotel space (total net increment of commercial space is 656,273 square feet); a decrease of 110,985 square feet of community facility space; a decrease of 26,824 square feet of storage and manufacturing space; and a decrease of 110,406 square feet of parking/auto related uses. As a result, the proposed rezoning and related land use actions would require the irreversible and irretrievable commitment of energy, construction materials, human effort, and funds. As indicated in Chapter 3.14, “Energy,” it is estimated that the 26 projected development sites would generate a net increase in energy consumption of approximately 339.47 billion BTUs in annual energy use compared to Future No-Action conditions.

The land use changes associated with the rezoning 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 provided in connection with the projected and potential developments under the proposed action (e.g., police and fire protection and public school seats) also constitute resource commitments that might otherwise be used for other programs or projects, although the proposed action would also generate tax revenues to provide additional public funds for such activities.