

Chapter 12: Irreversible and Irretrievable Commitments of Resources

With the proposed project there are a number of resources, both natural and built, that would be expended in the construction and operation of the enlargement of the Hylan Plaza Shopping Center. These resources would include the materials used in construction; energy in the form of gas and electricity consumed during construction and operation of the proposed project; and the human effort (i.e., time and labor) required to develop, construct, and operate various components of the proposed project. These resources are considered irretrievably committed because their reuse for some purpose other than the proposed project would be highly unlikely. The proposed enlargement of the shopping center would constitute an irreversible and irretrievable commitment of the project site as a land resource, thereby rendering land use for other purposes infeasible, at least in the near term.

These commitments of materials and land resources are weighed against the benefits of the proposed actions, which, as noted in Chapter 1, "Project Description," would facilitate commercial development on underutilized land within an existing concentration of retail uses. *