

Chapter 25: 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 project. 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.

The resources are considered irretrievably committed because their reuse for some purpose other than for the proposed project would be unlikely. The land use changes associated with the development of the project site would be considered a resource loss. The proposed project 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 land resources and materials are weighed against the benefits of the proposed project, which would introduce approximately 1.2 million gross square feet of complementary medical and professional offices to the vacated project site, along with biotech/research, accessory, hotel, retail, community facility, and recreation uses. As noted in Chapter 1, "Project Description," the proposed project would provide multiple public benefits, including but not limited to elimination of blight; job creation; creation of office and other supporting space; and enhancement of tax bases. This proposed project would be expected to substantially improve the vacant and underutilized project site. Overall, the proposed project would not represent a substantial new irreversible and irretrievable commitment of energy resources for building operations. *