

CHAPTER 5 IRREVERSIBLE AND IRRETRIEVABLE RESOURCE COMMITMENTS

All types of development result in short-term and long-term losses of environmental resources. Human development creates potential impacts on natural resources that are considered irreversible, and these potential impacts result in losses that are irretrievable. The construction of impervious surfaces alters the landscape and the pre-development ecosystems.

The proposed project is estimated to be completed in 2012, following a five year construction period. Upon completion of the proposed project, an additional 58.6 acres of land will be committed to the development of buildings, parking areas, and landscaped areas. Some existing soils will be altered and replaced with paving, while other areas will be reclaimed with landscaping.

Resources consumed during construction of the development will be committed for the life of the project. Such resources include fossil fuels, electricity, and construction materials. For example, during construction the rate of electricity consumption is estimated to range between 886,208 and 2,273,158 kW hrs per year. In addition, non-renewable fossil fuels will be irretrievably lost during construction through the use of gasoline and diesel powered construction equipment. Commitments will also be made for the use of renewable and/or recyclable resources such as construction and building materials including timber, copper, ductile iron, concrete, and glass. The need for construction jobs will be a temporary commitment of labor resources.

Development causes the short-term and long-term loss of environmental resources, and creates potential impacts on natural resources that are considered irreversible, and these potential impacts result in losses that are irretrievable. The following measures will be implemented to reduce the loss of resources:

- Recycled materials will be utilized to the greatest extent possible to reduce the use of raw materials and divert material from landfills.
- Local and regional materials will be utilized to the greatest extent possible.
- Use of energy and water will be monitored during construction.
- Construction waste management and recycling will be implemented.
- Energy-efficient equipment will be utilized.