

6.0 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

The proposed plan will commit the project site to commercial, residential and semi-public uses and associated infrastructure. Once committed to these uses, the site will be unavailable for other uses for the foreseeable future.

Development of The Fairways site will involve the disturbance of an estimated 41.76 acres of the 100.2 acre site and easement area, or 41 percent, with a loss of 39.2 acres of upland wildlife habitat entailing fields and meadows. Grading for the Gateway Summit site will involve an estimated 73.6 acres of the 90.2 acre site and easement area, or 82 percent, and will result in the loss of approximately 87.8 acres of existing upland wildlife habitat including upland woods and upland fields.

The finite resources that will be irretrievably committed by implementation of the proposed action are the materials and energy required for construction and for maintenance of the development afterward. Construction will involve the commitment of a variety of natural resources. These include, but are not necessarily limited to, concrete, asphalt, steel, lumber, paint products, and other building materials. However it should be noted that many of the materials accumulated for construction may at some time be recycled or reused. The operation of construction equipment will result in consumption of fossil fuels and other finite energy sources. When completed, the new residences, and commercial and public buildings will require electricity and the use of fossil fuels either directly as heating fuel or indirectly as electricity. There will also be solid waste disposal requirements associated with the project.

Approximately 352 new long term jobs are expected from the development proposed at the Gateway Summit site. Construction of the two projects will also require a commitment of person hours of labor, which can be viewed as beneficial to the community, the local economy, and the construction industry with respect to the generation of jobs. Based on labor hour estimates included in the Development Impact Assessment Handbook published by the Urban Land Institute (1994), and accounting for secondary employment resulting from the construction, this project is expected to generate up to 386 person-years of employment through its construction phase. It is anticipated that a portion of the construction-related workers at the site will come from Carmel and the immediately surrounding area. The majority of construction workers are likely to come from Putnam County and nearby counties. These workers are expected to have a positive impact on existing local businesses providing such services as food convenience shopping, gasoline, etc.

Other manpower commitments, which would be incidental if required for an emergency, would include the services of the police, fire department, or ambulance corps.