

6.0 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

The proposed project would commit approximately 39.6 acres of land to mixed-use development for the construction of 62 duplex dwellings, 118 units of senior housing and 84 rental apartments. Once committed to mixed-use, the site would be unavailable for other uses for the foreseeable future.

The mixed use density of up to 7 residential units per gross acre in the PUD allows for construction of the mixed use project in a serene parklike setting. This density also provides housing options for residents who wish to live in other than single family

The finite resources that would be irretrievably committed by the proposed action would be materials and energy required to construct and maintain the subdivision upon completion. Construction would involve the commitment of resources associated with the use of concrete, asphalt, steel, lumber, paint products, and other building materials.

The operation of construction equipment would result in consumption of fossil fuels and other finite energy sources. When completed, the new residences and businesses would require electricity and the use of fossil fuels either directly as heating fuel or indirectly as electricity.