

## **7.0 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES**

The Proposed Action would result in the development of a 184,800 square foot retail center and 14,800 square foot of office space on a 44.0 acre site with associated parking, roadways, and landscaped areas. Overall, approximately 27.1 acres of the site (area of development) would be disturbed during construction. Of the total disturbance, approximately 14.0 acres would be covered by impervious surfaces, including buildings, roadways, parking and sidewalks. Approximately 1.0 acres would be committed to pervious parking and interior planted islands. In addition, roughly 2.6 acres would be revegetated meadow (SSTS) and 6.1 acres would be committed to lawn and landscaped areas. This area would remain as undisturbed open space upon completion of the Proposed Action. Once the project is constructed, 27.8 acres of the site would be unavailable for other uses and it will remain viable wildlife habitat in the future.

Development of the Proposed Project would result in the loss or disturbance of existing wildlife habitat within the proposed "area of development". The project would preserve 16.9 acres of the site in undisturbed vegetated areas. This portion of the site would serve as future wildlife habitat. In addition, approximately 10.9 acres of the site would consist of revegetated meadows, lawn and landscaped areas and as stormwater management areas which would also provide habitat for wildlife species adapted to these vegetative communities.

Additional finite resources that would be irretrievably committed by implementation of the Proposed Action are the materials and energy required for construction and for operation and maintenance of the Stateline Retail Center after construction is completed. Construction would involve the commitment of a variety of resources. These include, but are not limited to concrete, asphalt, steel, lumber, glass and paint products. However, it should be noted that many of the materials accumulated for construction may at some time be recycled or reused.

In addition, the construction and operation of the proposed Stateline Retail Center would result in consumption of fossil fuels and other finite energy sources. When completed, the operation of the proposed facilities would require electricity and the use of fossil fuels either directly as heating fuel or indirectly as electricity. There would also be future commitment of water resources and solid waste disposal requirements associated with the project.

While the Proposed Action is not intend to meet LEED certification levels, it can be designed to incorporate the following sustainable development practices to offset potential adverse impacts associated with the irreversible and/or irretrievable commitment of resources:

- Incorporate roof surfaces with high-albedo materials such as polymeric coatings that would contribute to reducing the heat island effect by reflecting the sun's energy.
- Coordinate with the PART (Putnam County Area Rapid Transit) system to add a bus stop within a distance of not more than ¼ mile from the project site thereby providing the site with public transportation.
- Use native plant species adapted to the local conditions that do not need watering from potable water after establishment thereby minimizing irrigation.
- Include high efficiency water-conserving plumbing fixtures and control technologies in the building design as recommended in the Energy Policy Act 1992 to reduce the use of potable water.

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- Eliminate HCFC and Halon use by specifying only the use of HVAC and Refrigeration systems that do not use HCFC's and Halons.
- Employ grid source, renewable energy technologies on a net zero pollution basis by purchasing a percentage of the proposed building's energy from renewable sources through the local electric utility to reduce the use of fossil fuels.
- Provide an easily-accessible and well-marked recycling area within each building dedicated to the separation, collection, and storage of materials for recycling to limit the amount of construction waste carted to landfills.
- Designate an area on the site for construction waste management to minimize construction waste by redirecting recyclable and recovered resources back to the manufacturing process.
- Provide environmental tobacco smoke control by prohibiting smoking in the building and locating exterior designated smoking areas away from entries and operable windows to keep indoor air quality unaffected.
- Avoid exposing building occupants to potentially hazardous chemicals that adversely impact air quality by segregating areas where chemical use occurs and employing permanent entryway systems to capture dirt, particulates, etc. from entering the buildings.
- Employ skylights in the 134,000 square foot anchor store to provide better daylight conditions, a connection to the outdoor space, minimize glare and optimize energy performance.

Construction of the Project would require a substantial 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 would be expected to generate approximately 316 person-years of employment. (Refer to Chapter 3.3 for further discussion of the project's effects on employment.) At full build-out this project is expected to provide up to 278 full-time employment positions.

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