

RELATIONSHIP BETWEEN SHORT-TERM USES OF THE ENVIRONMENT AND LONG-TERM PRODUCTIVITY

Short-term adverse impacts would occur during construction of the proposed action. Such impacts would be similar for any of the action alternatives. Long-term impacts would occur over the life of the proposed action and would have a positive effect.

Impacts during construction (see the section, *Temporary Construction Impacts*, beginning on page 4-161) would include effects on air quality, noise, water resources, socioeconomic conditions, pedestrian and vehicular traffic, utilities, and visual resources. These effects would, however, be temporary, lasting only as long as the construction activity. Relocations of residents

and businesses would occur under any of the action alternatives. Immediately preceding construction, the displacement of businesses could result in a lessening of economic activity in the immediate area. The consequence would be a temporary decrease in property and sales taxes. Potential tax losses should be offset by the construction jobs that would be created by the proposed action and by opportunities for new development, especially near the interchanges.

Long-term impacts would generally be beneficial. Accessibility between the immediate area and other parts of the metropolitan area would be enhanced (see

Chapter 1, *Purpose and Need*). Traffic congestion would be reduced and safety improved. More efficient energy use and a decrease in vehicle emissions would result.

Completion and operation of the proposed action would serve future economic development in the area. The new development would create additional jobs and generate a substantial increase in sales and property taxes. On balance, the use of resources and the associated short-term impacts would lead to long-term benefits in the area. These benefits would accrue in both the Study Area and in the greater Phoenix metropolitan area.