

A. INTRODUCTION

As detailed in this chapter, an open space analysis was conducted to determine whether the proposed project would cause any direct or indirect significant adverse open space impacts. This chapter first assesses existing open space conditions in the study area, and then compares conditions in the future with and without the proposed project to determine potential impacts for the 2013 analysis year.

Table 5-1 provides a comparison of open space ratios for conditions in the future without and with the proposed project. As shown in the table, the proposed project would decrease the passive open space ratio for workers by 9.9 percent in the commercial (1/4-mile) study area. However, the open space ratio for workers in this area would still exceed the City’s recommended guidelines. The proposed project would not change the total passive open space ratio (0.27) for residents and workers from the future without the proposed project. By creating a new, approximately 30,000-square-foot open space, the proposed project also would result in a notable improvement to the area’s open space condition. Therefore, as described in detail below, the proposed project would not result in a significant adverse impact on open spaces in the study area.

**Table 5-1
Open Space Ratios Summary**

Ratio	City Guideline	Open Space Ratios			Percent Change Future Without to Future With the Proposed Project
		Existing Conditions	Future Without the Proposed Project	Future With the Proposed Project	
Commercial (1/4-Mile) Study Area					
Passive/Workers	0.15	1.79	1.78	1.61	-9.9%
Passive/Total Population	Weighted 0.45 / 0.45 / 0.44*	0.27	0.27	0.27	2.9%
<p>Notes: Ratios in acres per 1,000 people. *Weighted average combining 0.15 acres per 1,000 workers and 0.50 acres per 1,000 residents. Because this guideline depends on the proportion of workers and residents in the study area’s population, it is different for existing, No Build, and Build conditions. Each of these ratios is listed in this table.</p>					

B. METHODOLOGY

DIRECT EFFECTS ANALYSIS

According to the *CEQR Technical Manual*, a proposed action would have a direct effect on an open space if it causes the physical loss of public open space because of encroachment onto the space or displacement of the space; changes the use of an open space so that it no longer serves the same user population; limits public access to an open space; or causes increased noise or air pollutant emissions, odors, or shadows that would affect its usefulness, whether permanently or temporarily.

In the future with the proposed project, a new, approximately 30,000-square-foot public open space would be developed adjacent to the Armory on the project site, at the intersection of West Kingsbridge Road and Reservoir Avenue. The project also would reconfigure the existing Barnhill Triangle at the intersection of West Kingsbridge Road and Reservoir Avenue. Within that “greenstreet” traffic island, some of the existing trees would be removed and replaced in kind. The proposed project would not have any adverse effects on open space in terms of air quality, noise, or odors. See Chapter 15, “Air Quality,” and Chapter 16, “Noise,” for additional information.

INDIRECT EFFECTS ANALYSIS

Following the methodologies of the *CEQR Technical Manual*, indirect impacts occur to an area’s open spaces when a proposed action would add enough population—either workers or residents—to noticeably diminish the ability of an area’s open space to serve the existing or future population. The *CEQR Technical Manual* recommends an analysis of indirect effects if a proposed action would introduce 200 or more residents or 500 or more workers to an area. The *CEQR Technical Manual* recommends conducting an initial quantitative assessment to determine whether more detailed analyses are appropriate, however, for projects that introduce a large population to an area that is underserved by open space, a full, detailed analysis should be conducted.

The proposed project would introduce approximately 1,208 full-time equivalent (FTE) employees to the Kingsbridge neighborhood of the Bronx. Because this new population exceeds the *CEQR Technical Manual*’s threshold, a full, detailed open space analysis has been conducted of the proposed project’s potential indirect effects on the area’s open space resources.

Using the methodology of the *CEQR Technical Manual*, the adequacy of open space in the commercial study area is assessed quantitatively using a ratio of usable open space acreage to the study area population—the open space ratio. This quantitative measure is then used to assess the changes in the adequacy of open space resources in the future, both with and without the proposed project. In addition, qualitative factors are also considered in making an assessment of a proposed project’s effects on open space resources.

STUDY AREA

The *CEQR Technical Manual* recommends establishing study area boundaries as the first step in an open space analysis. Worker and residential populations use different open space study areas. Workers typically use passive open spaces within walking distance of their workplaces; this area is roughly ¼-mile. Therefore, projects that would add substantial worker populations analyze their effects on passive open spaces within ¼-mile of the project site. Since the proposed project

would not add a residential population, this open space analysis only examines the impacts to passive open space resources in the commercial study area. Therefore, the study area for the proposed project is the area within a ¼-mile radius of the project site, which is bounded generally by East 198th Street to the north, Valentine Avenue and the Grand Concourse to the east, Fordham Road to the south, and Sedgwick Avenue to the west.

All census tracts that fall at least 50 percent within that ¼-mile radius were included in the study area. As shown in **Figure 5-1**, the study area consists of a total of 6 census tracts: 265, 267, 401, 403.01, 403.02 and 409. The project site is located in census tract 409, far less than 50 percent of which lies within the ¼-mile radius. Since the project site is located in this census tract, and for purposes of a conservative analysis, census tract 409 was included in the commercial study area. However, it should be noted that census tract 409 is very large and includes several large institutional and transportation/utility uses. North of West 195th Street across from the project site, the ¼-mile study area partially includes the large, institutional superblock bounded by Reservoir Avenue to the west and Jerome Avenue to the east. This block contains Public School 86, Walton High School, Public School 340, and Lehman College, all of which fall within census tract 409. Further north, census tract 409 includes some large transportation and utility uses and three large residential towers with some retail uses. The inclusion of all these uses in the study area overestimates the overall residents and employment figure of the ¼-mile study area.

USER POPULATIONS

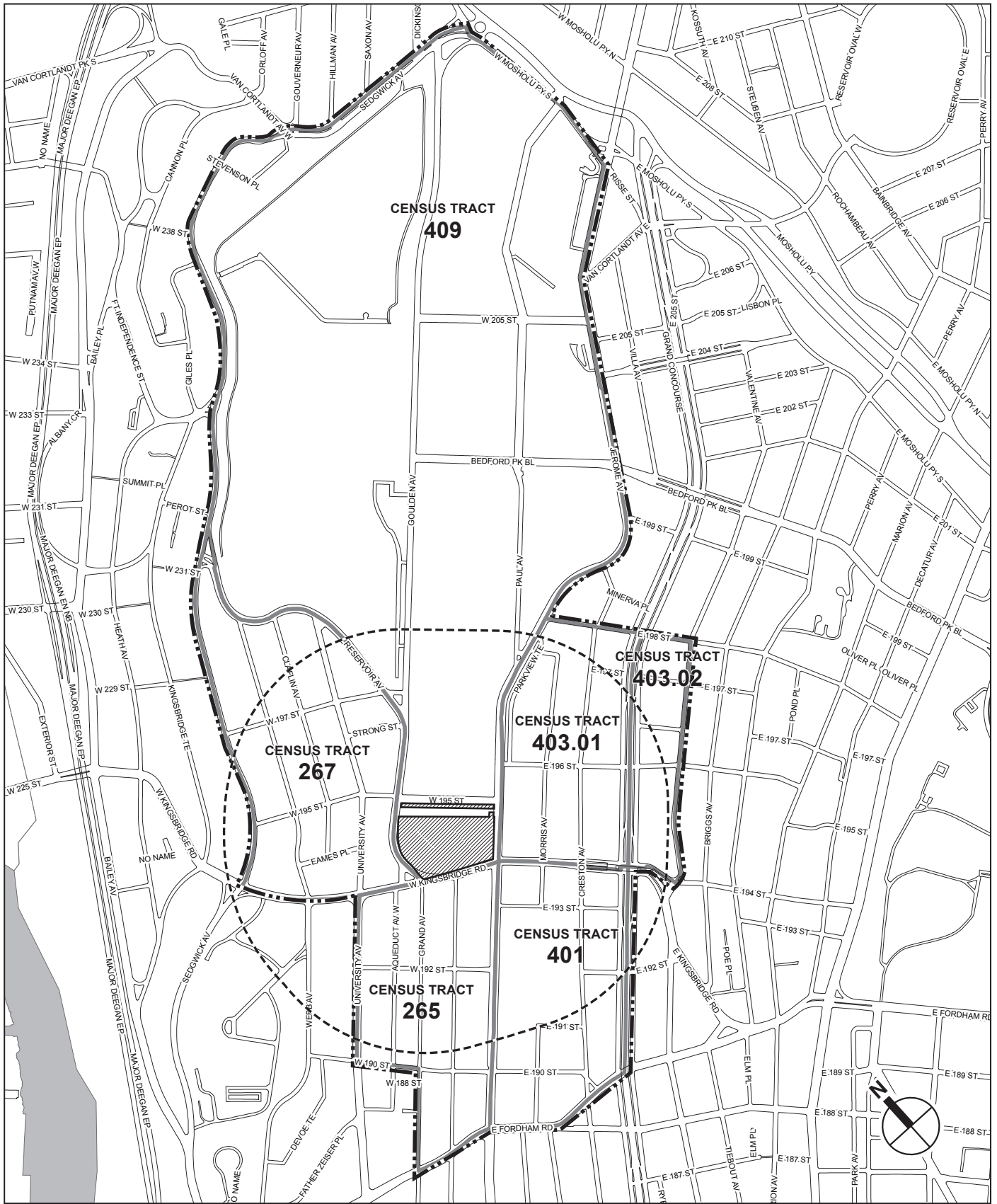
Existing Conditions

Census data supplemented by Real Property Assessment Data (RPAD) from the New York City Department of Finance were used to identify potential open space users within the study areas. To determine the number of residents within the study areas, data were first compiled from the 2000 census tracts in each study area. The age distribution of the residential population was noted, as children and elderly residents are typically more dependent on local open space resources. The 2000 population obtained from the census was then adjusted using RPAD to identify new residential units constructed between 2000 and 2008. The weighted average household size for the study area (3.04) was applied to those new units to estimate the number of new residents added to the study area since the 2000 Census. The existing population for the ¼-mile study area was determined by adding the new residents to the residents reported in the 2000 Census.

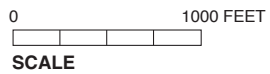
This analysis conservatively assumes that residents and workers are entirely distinct populations and does not account for people who both live and work within the study area. While this assumption could double-count the daily user population, it also provides a more conservative analysis.

The Future Without the Proposed Project

As described in Chapter 1, “Project Description,” the proposed project’s Build year is 2013. The future without the proposed project assumes that none of the proposed discretionary actions are approved and no project is developed at the site. As discussed in Chapter 2, “Land Use, Zoning, and Public Policy,” a few new developments are also expected to be constructed by 2013 in the ¼-mile study area. To estimate the population expected in the study area in the future without the proposed project, the average household size for the ¼-mile study area was applied to the number of new housing units expected.



- Project Site
- 1/4-Mile Perimeter
- Commercial Study Area Boundary
- 409 Census Tract



The Future with the Proposed Project

The worker population introduced by the proposed project was estimated and combined with the worker and residential populations expected in the future without the proposed project in 2013.

INVENTORY OF OPEN SPACE RESOURCES

All publicly-accessible open spaces and recreational facilities within the study area were inventoried. The inventory of open spaces was compiled based on field visits conducted in August 2008 and information from the New York City Department of Parks and Recreation (DPR), the New York City Department of City Planning (DCP), and the New York State Office of Parks Recreation and Historic Preservation (OPRHP). Published Environmental Impact Statements (EISs) for projects in or near the study areas were also consulted.

The *CEQR Technical Manual* defines a publicly-accessible open space as one “that is accessible to the public on a constant and regular basis or for designated daily periods.” Open spaces that are not publicly-accessible or available to a limited number of people are not included in the quantitative analysis. An open space that charges a fee for access is an example of the latter.

The size, character, and condition of the publicly-accessible open spaces and recreational facilities within the commercial study area were determined during August 2008 field visits. Active and passive amenities were noted at each open space. Active facilities are intended for vigorous activities, such as jogging, field sports, and children’s active play. Such facilities might include basketball and handball courts, jogging paths, ball fields, and playground equipment. Passive facilities encourage such activities as walking, reading, sunbathing, and people watching. Passive open spaces are characterized by picnic areas, walking paths, or gardens. Certain areas, such as lawns or public esplanades, can serve as both active and passive open spaces.

In addition to the open spaces located within the commercial study area, open spaces falling outside the study area were considered qualitatively, as these spaces provide additional resources to the residential and worker populations.

ADEQUACY OF OPEN SPACE RESOURCES

Comparison to City Guidelines

The adequacy of open space in the study area was then quantitatively assessed. In the quantitative approach, the ratio of useable open space acreage to the study area population—referred to as the open space ratio—is compared to guidelines established by DCP. The following guidelines are used in this type of analysis:

- For non-residential (worker) populations, 0.15 acres of passive open space per 1,000 workers is typically considered adequate.
- For residential populations, two sets of guidelines are used. The first guideline is a city-wide median open space ratio of 1.5 acres per 1,000 residents. Throughout New York City, local open space ratios vary widely, and the median ratio at the Community District level is 1.5 acres of open space per 1,000 residents. The second is an optimal planning goal established by DCP of 2.5 acres per 1,000 residents—2.0 acres of active and 0.5 acres of passive open space per 1,000 residents—for large-scale plans and proposals. However, these goals are often not feasible for many areas of the city and they do not constitute an impact threshold. Rather, they act as a benchmark to represent how well an area is served by its open space.

- The needs of the residential and worker populations are considered together because it is assumed that these populations will use the same passive open spaces. Therefore, a weighted average of the amount of open space necessary to meet the DCP guideline of 0.50 acres of passive open space per 1,000 residents and 0.15 acres of passive open space per 1,000 workers is considered in this analysis. This guideline ratio changes depending on the proportion of residents and workers in each study area.

Impact Assessment

Impacts are based on how a project would change the open space ratios in the study area. According to the *CEQR Technical Manual*, if a proposed project would result in a decrease in open space ratios from those in the future without the project, that decrease is generally considered to be a substantial change, warranting a detailed analysis, if it would approach or exceed 5 percent. In addition, if a study area exhibits a low open space ratio (e.g., below 1.5 acres per 1,000 residents or 0.15 acres of passive space per 1,000 workers), indicating a shortfall of open space, smaller decreases in that ratio as a result of the action may constitute significant adverse impacts.

In addition to the quantitative factors cited above, the *CEQR Technical Manual* also recommends consideration of qualitative factors in assessing the potential for open space impacts. These include the availability of nearby “destination” resources, the beneficial effects of new open space resources to be provided by the project, and the comparison of projected open space ratios with established city guidelines.

C. EXISTING CONDITIONS

OPEN SPACE USER POPULATION

The study area has a population of 40,059 residents and 7,097 workers, for a total residential and worker population of 47,156 (see **Table 5-2**).

**Table 5-2
Existing Population in Commercial Study Area**

Tract	Residential Population*	Worker Population	Total Population
265	7,031	800	7,831
267	11,105	640	11,745
401	5,302	1,420	6,722
403.01	8,564	619	9,183
403.02	4,558	88	4,646
409**	3,499	3,530	7,029
Total	40,059	7,097	47,156

Notes: * The residential population figure is an estimate based on the 2000 U.S. Census data and the new units constructed between 2000 and 2008 according to Real Property Assessment Data (RPAD) from the New York City Department of Finance. The resident population estimate is calculated by multiplying the number of residential units constructed since 2000 by the community district’s average household size. This number is added to the 2000 U.S. Census population figure to estimate 2008 population.
 ** Census tract 409 is very large (it includes Jerome Reservoir and Lehman College) and including it conservatively overestimates the number of residents and workers existing in the study area.

Sources:
 U.S. Census Bureau, 2000; Central Transportation Planning Package (CTPP) 2000—Part 2; New York City Department of Finance Real Property Assessment Data (RPAD), 2008.

The Shops at the Armory FEIS

Adults between 20 and 64 years old constitute approximately 57 percent of the commercial study area’s residential population (see **Table 5-3**). Children and teenagers account for more than 35 percent of the commercial study area’s residents. As described above, adults tend to use a variety of active and passive open space facilities, while children and teenagers tend to use active amenities, such as play equipment and basketball courts, more often than passive facilities. Senior citizens 65 years old or older make up 8 percent of the population and tend to use more passive recreational amenities.

**Table 5-3
Age Distribution of 2000 Population**

Commercial (1/4-mile) Study Area	
Age	Percentage of Total Population
Under 5	9.35%
5 to 9	9.80%
10 to 14	8.43%
15 to 19	7.39%
20 to 64	56.88%
65 and over	8.16%

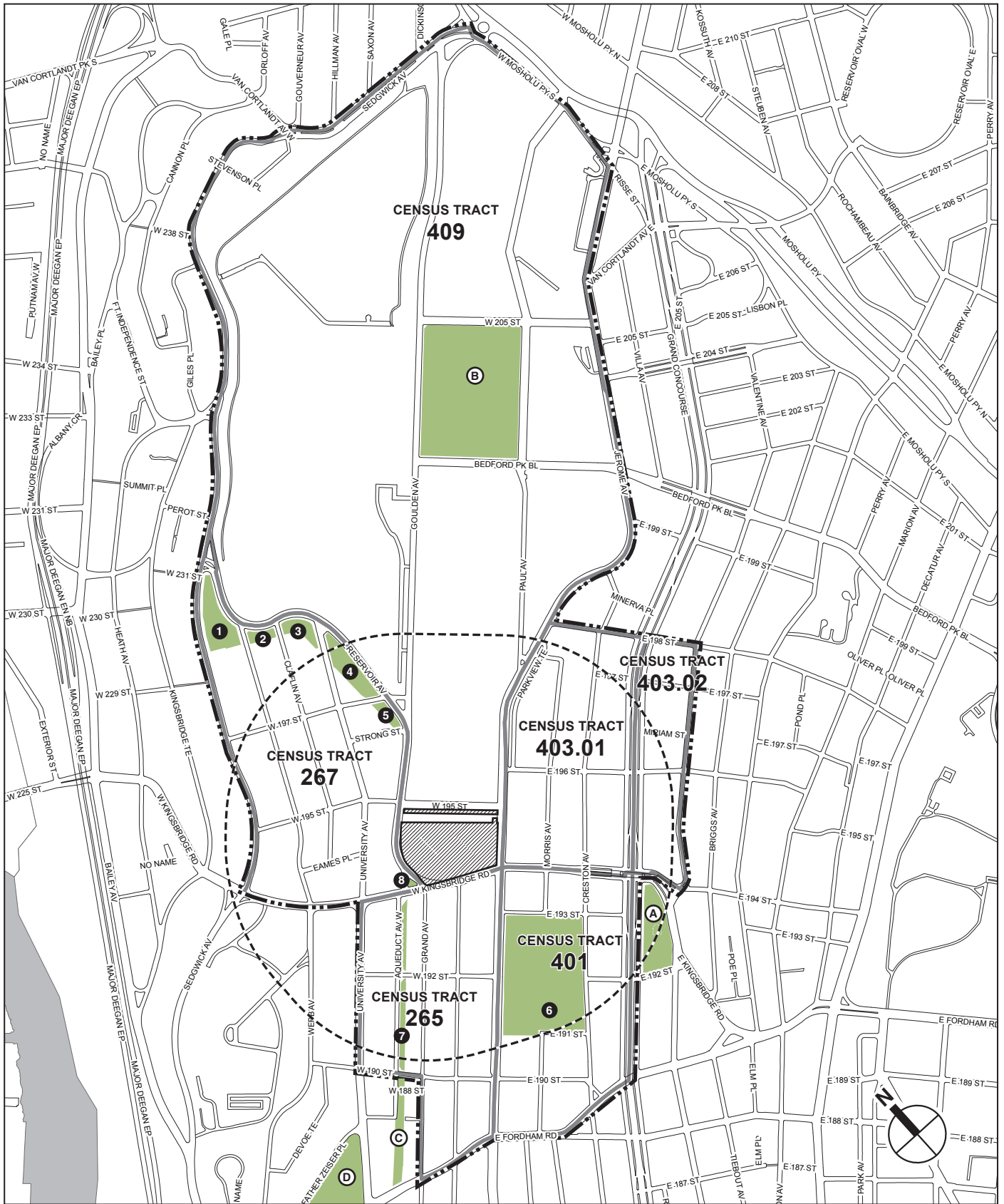
Source: U.S. Census of Population and Housing, 2000.

OPEN SPACE INVENTORY

The study area contains a total of 16.81 acres of public open space, of which 12.67 acres are passive open space and 4.14 acres are active open space (see **Table 5-4** and **Figure 5-2**).

**Table 5-4
Study Area Open Space Inventory**

Map No.*	Name	Owner	Features	Size (Acres)			Condition/ Utilization
				Total Space	Passive Space	Active Space	
1	Fort Four Playground (Reservoir Avenue between Sedgwick and Webb Avenues)	NYCDPR	Benches, play area with basketball court, swings, slides, etc.	2.04	1.54	0.50	Good/High
2	Old Fort Park #3/ Washington’s Walk (Reservoir Avenue between Webb and Claflin Avenues)	NYCDPR	Landscaping, benches, walkways	0.37	0.37	0.00	Excellent/High
3	Old Fort Park #2/ Washington’s Walk (Reservoir Avenue between Claflin and University Avenues)	NYCDPR	Landscaping, benches, walkways	0.64	0.64	0.00	Excellent/High
4	Old Fort Park #1/ Washington’s Walk (Reservoir Avenue between Claflin and University Avenues)	NYCDPR	Landscaping, benches, and walkways	1.28	1.28	0.00	Excellent/High
5	Strong Street Playground (Reservoir Avenue between West 197th and Strong Streets)	NYCDPR	Benches, play area with swings, slides, etc.	0.34	0.00	0.34	Good/High
6	St. James Park (2550 Jerome Avenue)	NYCDPR	Recreation center, tennis courts, hand ball courts, playground, multipurpose courts, benches, water fountains, etc.	11.03	7.73	3.30	Good/Moderate
7	Aqueduct Walk (Aqueduct Avenue West between West Kingsbridge Road and West 190th Street)	NYCDPR	Benches, walkway	1.10	1.10	0.00	Fair/Moderate
8	Barnhill Triangle Greenstreet	NYCDPR	Benches	0.01	0.01	0.00	Fair/Moderate
Study Area Total				16.81	12.67	4.14	



-  Project Site
-  1/4-Mile Perimeter
-  Census Tract
-  Commercial Study Area Boundary
-  Open Spaces included in Quantitative Analysis
-  Open Spaces not included in Quantitative Analysis

Open Space Inventory
Figure 5-2

Table 5-4 (cont'd)
Study Area Open Space Inventory

Map No.*	Name	Owner	Features	Size (Acres)			Condition/Utilization
				Total Space	Passive Space	Active Space	
Additional Open Spaces Not Included in Quantitative Analysis							
A	Poe Park (Grand Concourse and East Kingsbridge Road)	NYCDPR	Benches, play area with swings, slides, etc.	2.28	1.78	0.50	Good/Moderate
B	Harris Park (Goulden Avenue between 238th Boulevard and West 205th Street)	NYCDPR	Baseball fields, football fields, soccer fields, benches, restrooms, etc.	14.89	0.00	14.89	Good/High
C	Aqueduct Walk (Aqueduct Avenue West between West 190th Street and Burnside Avenue)	NYCDPR	Benches, walkway	0.90	0.90	0.00	Fair/Moderate
D	Devoe Park (Father Zeiser Place/West 188th Street and University Avenue)	NYCDPR	Basket ball courts, dog run, playgrounds, benches, restrooms	5.44	4.44	1.00	Excellent/High
Total, Additional Spaces Not Included				23.51	7.12	16.39	
Notes: *See Figure 5-2 for location of open spaces. OPRHP = New York State Office of Parks, Recreation & Historic Preservation NYCDPR = New York City Department of Parks and Recreation Sources: New York City Department of Parks and Recreation open space database; AKRF, Inc. field surveys, August 2008.							

St. James Park, located southeast of the project site along Jerome Avenue is the closest open space to the project site. This park contains a recreation center, handball courts, tennis courts, play equipment, concrete play areas, benches, and lawns. A row of passive parks called Old Fort Park stretches along Reservoir Avenue, northwest of the project site. This stretch also known as Washington's Walk is a row of parks that are naturally elevated from the road and offer views of Jerome Reservoir to the north.

The Croton Aqueduct route has been preserved for an approximately two-mile stretch as a depressed grassy walkway extending south from West Kingsbridge to near Burnside Avenue. This route is known as "Aqueduct Walk", which begins southwest of the project site. The portion of Aqueduct Walk that is within the commercial study area extends to approximately West 190th Street.

ADEQUACY OF OPEN SPACES

Table 5-5 outlines the amount of open space needed in the study area to meet the City guidelines and presents the guideline weighted average ratio of passive open space acres per 1,000 combined residents and workers for the existing conditions, based on the study area's populations. Based on the *CEQR Technical Manual* methodology, the commercial study area has a passive open space ratio of 1.79 acres per 1,000 workers, which is far above the City's guideline of 0.15 acres of passive open space per 1,000 workers. The combined passive open space ratio is 0.27 and thus is below the recommended weighted average ratio of 0.45 acres of open space per 1,000 residents and workers. To reach the City guidelines for the combined residential and worker population, the study area would need to have approximately 21 additional acres of passive open space.

Table 5-5
Study Area Open Space Guidelines and Ratios in Existing Conditions

Population	People	Guideline Ratios (Acres/1,000)	Passive Acres needed to Meet Guidelines	Passive Acres Present	Actual Ratios
Non-residential population	7,097	0.15	1.06 ²	12.67	1.79
Residential population	40,059	0.50	20.03 ³	12.67	0.32
Total population	47,156	0.45 ¹	21.09	12.67	0.27
Notes:					
¹ Weighted average combining 0.15 acres per 1,000 non-residents and 0.50 acres per 1,000 residents.					
² Based on the number of non-residents in the study area and the guideline ratio of 0.15 acres per 1,000 non-residents.					
³ Based on the number of residents in the study area and the guideline ratio of 0.50 acres per 1,000 residents.					

Qualitative Analysis

As shown in **Table 5-4**, the study area’s open spaces are mostly in good or excellent condition, and use levels are moderate or high at the majority of these facilities. Overall, the area is well-served by passive open space resources.

In addition to the open spaces in the study area, four open spaces are located immediately outside the study area’s boundaries. These include Poe Park, Harris Park, Devoe Park, and the remaining stretch of Aqueduct Walk between West 190th Street and Burnside Avenue. These parks add an additional 23.51 acres of open space to the surrounding area, of which 7.12 acres are passive and 16.39 are active open space.

D. THE FUTURE WITHOUT THE PROPOSED PROJECT

OPEN SPACE USER POPULATION

As discussed in Chapter 1, “Project Description,” absent the proposed project, it is assumed that the project site will remain in its current condition. As detailed in Chapter 2, “Land Use, Zoning and Public Policy,” three new residential developments in the study area are currently under construction or planned and will be completed by 2013. These developments will increase the residential and worker populations within the study area by an estimated 611 residents and 18 workers, respectively (see **Table 5-6**). There are also a number of smaller developments and conversions under construction within the study area which include the addition of one to three units to existing buildings. This type of development is taking place largely to the south of the project site, in the southern portion of the study area.

OPEN SPACE INVENTORY

The developments noted above are not expected to add any new open spaces to the project’s study area.

ADEQUACY OF OPEN SPACES

QUANTITATIVE ANALYSIS

In the future without the proposed project, the study area will remain underserved in terms of the passive open space acreage required to meet the needs of the combined residential and worker populations. However, the ratio of passive open space per 1,000 workers will be 1.78, well above the City’s guideline ratio of 0.15 acres per 1,000 workers (see **Table 5-6**). The ratio for the combined residential and worker populations will be 0.27, which is below the City’s guideline ratio of 0.45.

**Table 5-6
Study Area Open Space Guidelines and Ratios
in Future Without the Proposed Project**

Population	People	Guideline Ratios (Acres/1,000)	Passive Acres Needed to Meet Guidelines	Passive Acres Present	Actual Ratios
Non-residential population	7,115	0.15	1.07 ²	12.67	1.78
Residential population	40,670	0.50	20.34 ³	12.67	0.31
Total population	47,785	0.45 ¹	21.40	12.67	0.27
Notes:					
¹ Weighted average combining 0.15 acres per 1,000 non-residents and 0.50 acres per 1,000 residents.					
² Based on the number of non-residents in the study area and the guideline ratio of 0.15 acres per 1,000 non-residents.					
³ Based on the number of residents in the study area and the guideline ratio of 0.50 acres per 1,000 residents.					

QUALITATIVE ANALYSIS

Similar to existing conditions, in the future without the proposed project the study area’s demand for passive open space may be met in part by the 23.5 acres of both active and passive open located just outside the study area’s boundaries.

E. PROBABLE IMPACTS OF THE PROPOSED PROJECT

OPEN SPACE USER POPULATION

The proposed project would result in the development of approximately 605,370 gross square feet (gsf) of new uses on the project site, including retail, cinema, fitness club, restaurant space, and community facility space. Approximately 400 accessory parking spaces, utilizing approximately 164,285 square feet, would be provided in the Armory’s basement levels. The proposed project would employ approximately 1,208 FTE workers. The proposed project is therefore estimated to increase the study area’s worker population to 8,323 and the total residential and worker populations to 48,993.

OPEN SPACE INVENTORY

As described above, the proposed project would create a new, approximately 30,000-square-foot public open space adjacent to the Armory on the project site, at the intersection of West Kingsbridge Road and Reservoir Avenue. The proposed project also would reconfigure the existing Barnhill Triangle at the intersection of West Kingsbridge Road and Reservoir Avenue.

Within that “greenstreet” traffic island, some of the existing trees would be removed and replaced in kind. The benches within the traffic island would remain. The small landscaped area with plantings and some seating on the south side of the Armory near its headhouse would also be altered as part of the proposed project’s overall landscaping of the project site.

ADEQUACY OF OPEN SPACES

QUANTITATIVE ANALYSIS

In the future with the proposed project, the ratio of passive open space acreage per 1,000 workers would decrease from 1.78 acres per 1,000 workers (in the future without the proposed project) to 1.61 acres per 1,000 workers, a decrease of 9.9 percent. However, the passive open space ratios for workers would continue to remain well above the City’s guideline ratio of 0.15 acres per 1,000 workers (see **Table 5-7**). The study area’s ratio of passive open space for the combined residential and worker populations of 0.27 in the future without the proposed project will not change in the future with the proposed project. This ratio would still not meet the combined guideline ratio, which is 0.44 acres per 1,000 combined residents and workers. Therefore, with the proposed project, the study area would remain under-served by passive open spaces to meet the needs of the combined residential and worker populations.

Table 5-7
Study Area Open Space Guidelines and Ratios
in the Future With the Proposed Project

Population	People	Guideline Ratios (Acres/1,000)	Passive Acres Needed to Meet Guidelines	Passive Acres Present	Actual Ratios
Non-residential population	8,323	0.15	1.25 ²	13.36	1.61
Residential population	40,670	0.50	20.34 ³	13.36	0.33
Total population	48,993	0.44 ¹	21.58	13.36	0.27
Notes: ¹ Weighted average combining 0.15 acres per 1,000 non-residents and 0.50 acres per 1,000 residents.					
² Based on the number of non-residents in the study area and the guideline ratio of 0.15 acres per 1,000 non-residents.					
³ Based on the number of residents in the study area and the guideline ratio of 0.50 acres per 1,000 residents.					

QUALITATIVE ANALYSIS

By creating a new, approximately 30,000-square-foot open space, the proposed project would result in a notable improvement to the area’s open space condition. As noted earlier in this chapter, the study area over estimates the population of workers and residents due to the size of the census tract in which the project is located. Therefore, the study area’s open space conditions are not clearly reflected in the quantitative analysis. In addition, the four open spaces located just outside of the study area’s boundaries contribute an additional 23.51 acres of open space to the surrounding area, which could help the study area’s workers and residents meet their passive open space needs.

F. CONCLUSIONS

Table 5-1, above, provides a comparison of open space ratios in the future without and with the proposed project. As shown in the table, the proposed project would decrease the passive open

space ratios for workers by 9.9 percent in the study area. However, the open space ratio for workers in this area would continue to exceed the City's recommended guidelines. The proposed project would not change the total passive open space ratio (0.27) for residents and workers from the future without the proposed project.

Although the total passive open space ratio for residents and workers would continue to be below the levels recommended by the City in the future with the proposed actions, it is recognized that these goals are not feasible for many areas of the City, and they are not considered impact thresholds. Furthermore, by creating a new, approximately 30,000-square-foot open space, the proposed project would result in a notable improvement to the area's open space condition. Therefore, the proposed project would not result in a significant adverse impact on open spaces in the project's study area. *