A. INTRODUCTION

According to the *CEQR Technical Manual*, unavoidable significant adverse impacts occur when significant adverse impacts would be unavoidable if a project is implemented regardless of the mitigation employed (or if mitigation is impossible). As described in Chapter 16, "Mitigation," the Proposed Action would result in unavoidable significant adverse impacts with respect to open space.

B. OPEN SPACE

As discussed in Chapter 5, "Open Space," given the anticipated decrease in the open space ratio in the residential study area and the fact that open space ratios in the study area would remain below the city guideline ratios, the Proposed Action would result in a significant adverse impact to open space resources in the residential study area.

As discussed in the "Mitigation" section, mitigation measures for this significant adverse impact will be explored by the lead agency, in consultation with DPR between the Draft and Final EIS. While the identified significant adverse impact to open space could be partially mitigated, with the provision of on-site public open space and a contribution to DPR for the creation of adult fitness equipment at Green Central Knoll, it would still constitute an unavoidable significant adverse impact on open space resources. As the significant adverse impact on open space would not be fully mitigated, the Proposed Action would result in an unavoidable adverse impact on open space.