



PROPOSED RESIDENTIAL DEVELOPMENT, FULTON STREET, GLASGOW
LOCAL GREENSPACE APPRAISAL
2nd APRIL 2021

CONTENTS

1.0	INTRODUCTION
2.0	METHODOLOGY
3.0	EXISTING GREENSPACE NETWORK
3.1	Requirements of IPG 12 'Delivery Development' Open Space Standards
3.2	Play Areas
3.3	Informal Sport / Kickabout
3.4	Formal Sport
3.5	Amenity Open Space
3.2	Existing Greenspace Network Summary
4.0	IPG 6: BOX 1: OPEN SPACE VALUES REVIEW
4.1	Proposed Development Site
4.2	Box 1: Open Space Values – Discussion and Assessment
4.3	IPG 6: Box 1: Open Space Value Summary

FIGURES

FIG 1	LOCAL GREENSPACE NETWORK 1000m RADIUS
FIG 2	LOCAL GREENSPACE NETWORK 500m RADIUS
FIG 3	PLAY AREAS and INFORMAL SPORT
FIG 4	FORMAL SPORT – TEMPLE RECREATION GROUND
FIG 5	RIPARIAN GREEN CORRIDOR – FORTH & CLYDE CANAL
FIG 6	TEMPLE GREEN, GLENCOE STREET and TEMPLE MEADOW
FIG 7	FULTON STREET AMENITY GREENSPACE
FIG 8	FULTON STREET AMENITY GREENSPACE
FIG 9	FULTON STREET – TEMPLE RECREATION GROUND
FIG 10	PROPOSED DEVELOPMENT SITE
FIG 11	PROPOSED DEVELOPMENT SITE

PROPOSED RESIDENTIAL DEVELOPMENT, FULTON STREET, GLASGOW

LOCAL GREENSPACE APPRAISAL

1.0 INTRODUCTION

Fairbright Ltd are proposing to undertake a residential flat development on the site of redundant sports pitch area associated with the former Temple Primary School on Fulton Street, in the Temple district of the city. The former school building is now in private hands and operated as the 'Little Me Nursery'. The former pitch associated with the school is also privately owned and is now vacant, being no longer used or maintained. The site is currently designated under Glasgow City Council's City (GCC) Development Plan Policy (CPD) 6 and Intermediate Planning Guidance (IPG) 6 (Greenbelt and Green Network of the City Development Plan) as an Open Space - Sports Area/Playing Field. Hirst Landscape Architects have been appointed by Fairbright Ltd to undertake a review and appraisal of the established Greenspace Network surrounding the proposed development site, and a review and appraisal of the value of the site as an open space, in accordance with the Council's criteria listed in IPG 6, Box 1: Open Space Values; in support of a Planning Permission in Principle application to develop the site.

IPG 6, Section 4 (Open Space Protection) states that: *"In accordance with policy CPD 6, there is a strong presumption in favour of the retention of the categories of open space shown in Table 3, as identified on the Council's Open Space Map."*

GCC identify two broad categories of open space; Public Use (i.e., amenity open spaces and play areas) and Demand-Led (i.e., sports areas and allotments). The IP 6 acknowledges that there may be circumstances in which the Council will permit development on designated open space. In the case of open spaces in a Demand-Led category; *"it should be demonstrated that the open space is in a category for which there is no longer an identifiable demand in the city and it has little other open space value, as set out in Part 1 of Box 1 within IPG 6."*

2.0 METHODOLOGY

The appraisal has been undertaken using the following approach;

- A desk-based appraisal of the existing Greenspace Network in relation to the proposed development site. This includes preliminary identification of the different categories of greenspace utilising the Council's Interactive Open Space (PAN 65) Map, and a preliminary assessment of general travel distances, to determine relevance and influence (Figs 1 and 2).
- A review of the Council's IPG 12; Delivering Development document, which covers the requirements for open space provision and access to existing open space for new developments.
- A site visit and visual appraisal to consider the actual quality and accessibility of the existing Greenspace Network; its physical condition and connectivity in relation to the proposed development site.

- A visual appraisal of the proposed development site itself, to consider the quality of the existing space, its physical condition and connectivity, and the contribution it does or does not make in terms of urban setting, function and contribution to the local amenity.
- Following the above, an analysis and commentary in relation to the key criteria listed in IPG 6 Box 1, for assessing the acceptability of development on designated Demand - Led greenspace.

For reference, the report includes maps extracted from the Council's online interactive Open Space Map with additional annotations, together with photographs of the site and the surrounding Greenspace Network, taken during a site visit on Sunday 28th March 2021 at mid/late morning in good weather.

3.0 EXISTING GREENSPACE NETWORK

3.1 Requirements of IPG 12 'Delivery Development' Open Space Standards

The existing Greenspace Network has been referenced using the Council's interactive Open Space Map to identify the different categories of open space within the local area. The nominal distance thresholds to the different categories of open space, to the site, taken from IPG 12 have been overlaid as a series of concentric circles relating to the different distance thresholds. This is shown on Figures 1 and 2. It should be noted that IPG 12 refers to distance thresholds as actual walking distances from a proposed development site to an area of open space or play/sports facility. The diagrammatic use of circles however provides a good indication of those facilities that lie within reach in the first instance, for review and assessment.

For the purposes of this exercise, distance thresholds have been taken from IPG 12 as follows:

Play Areas	
Play Area level 4 (90sq.m)	90m walking distance
Play Area level 3 (400sq.m)	300m walking distance
Play Area level 2 (1000sq.m)	1000m walking distance
Outdoor Sport	
Kickabout (650sq.m)	500m walking distance
Formal Sports	1000m walking distance
Amenity Open Space	
Houses (200m ²)	400m walking distance
Flats (100m ²)	400m walking distance

Allotments have not been reviewed as part of this exercise, as off site.

It is anticipated that the proposed development of the site for residential flats, including associated parking, servicing and SUDS, is likely to have capacity for a limited area of Amenity Open Space or Level 4 Play Area within its overall layout. As part of the Planning process, the Council will undertake an assessment of the availability of different categories of greenspace in the local area using the criteria noted above, in order to determine whether local greenspace provision with respect to IPG 12, is deficient and should be met either on site, or via an offsite financial contribution by the developer.

The following appraisal takes the different categories of green space in turn.

3.2 Play Areas

An assessment of the Council's interactive Open Space Map (Figs 1 & 2) shows that there is one play area within a 300m radius for children and teenagers of just under 300sq.m on Crow Road to the East of the development site. The play area is relatively modern and in good condition (Fig 3). The play area would be most easily accessed by walking East along Fulton Street, using the controlled pedestrian crossing on Bearsden Road and walking up Crow Road. A linear walking distance along this route would just exceed the 300m walking distance threshold, however.

There is another playground located to the West of the development site, situated adjacent to a kickabout/multi games court, within a wider area of amenity greenspace identified on the Open Space Map as "Fulton Street Amenity Greenspace". As can be seen from the Open Space Map extract (Fig 2), this play area can be accessed directly from Fulton Street (crossing Fulton Street at the controlled crossing just to the West of the development site at Spencer Street) however, it is just a fraction over over 500m walking distance. The play area is just over 220m.sq and is part of a larger open space facility within the Fulton Street Amenity Greenspace. The play space itself looks to have been recently upgraded, being modern and in good condition (Fig 3). It is also part of a wider connected greenspace network which is discussed in further detail below.

3.3 Informal Sport / Kickabout

As noted above, there is one free to use kickabout/multi-games court within the local area, located approximately 500m West of the development site within the Fulton Street Amenity Greenspace. As with the play area noted above, this is most directly accessed by walking West along Fulton Street and into the greenspace where it is just within the 500m walking distance. The court area is circa 450sq.m, and therefore less than the prescribed 650m standard in IPG 12. It is relatively new and in very good condition (Fig 3). As with the adjacent play area, the facility is also connected to the wider Greenspace Network through the Fulton Street Amenity Greenspace footpaths.

There is another kickabout/multi games court (620m²) associated with the David Lloyd Sports Facility to the North of the development site. The Club site and its facilities sit within the 500m radius, however the walking distance from the development site to the court itself would just exceed 500m. Use of the facility is booked through the Club.

As can be seen from the above, there are good informal sport facilities within the local area.

3.4 Formal Sport

The pitches at the temple recreation ground (administered by Glasgow Leisure - **check**) are located adjacent to the Netherton Community Centre. The area is generally accessed from Fulton Street and Netherton Road, to the West of the development site. The playing fields noted within Dawsholm Park, to the North East of the site, appear to no longer be in use. The Temple Pitches are within 1km walking distance using the footways and crossing points on Fulton Road. They are also accessible via an interlinked footway connecting them with the adjacent Fulton Street Amenity Greenspace.

The Temple Recreation Ground consist of an area of approximately two sports pitches which are fenced and subject to booking. There is an open pitch further West of this, and another area of former blaes pitch immediately to the North of the Community Centre buildings, which is in poor condition (Fig 4).

There are also several formal sports pitch facilities to the South and West within the 1km radius, albeit these are owned and run by Glasgow High School and Glasgow Academy. The 1km radius also captures some of the pitches associated with the Garscube Sports Complex to the North West. Both of these areas are outwith the 1km walking distance threshold.

In consideration of the above, the local area is not obviously deficient in terms of formal sport provision given that the Temple Recreation Ground is within 1km walking distance from the proposed development site.

3.5 Amenity Open Space

With reference to the Council's Open Space Map extract (Fig 2), there are a number of publicly accessible amenity greenspaces within the 400m walking distance threshold. To the North, there is access to the "Green Corridor" and riparian route associated with the Forth and Clyde Canal, which can be easily accessed on foot via Spencer Street or Bearsden Road. Once here, there are ongoing and connected routeways West and East as part of longer distance walking and cycling networks, including a footbridge connection to the North of Crow Road, sign posting a route to Dawsholm Park, within a 15 minute walk. This is good quality managed amenity open space providing the opportunity for walking and cycling via signposted and connected routeways along the canal (Fig 5).

There are also a number of connected greenspaces to the South and West of the proposed development site. In closest proximity are three designated areas of Amenity Greenspace; Temple Green, just to the West of Hemlock Street (just over 1600m²); an unnamed area of Amenity Greenspace associated with Glencoe Place (circa 1400m²) and Temple Meadow; a publicly accessible naturalised greenspace accessed from Glencoe Street, which links to Bearsden Road Westwards opposite the Morrison Superstore (2,528sq.m) (Fig 6). These three spaces are all independently accessible from the development site by crossing Fulton Street at the controlled crossing adjacent to Spencer Street, within a 400m walking distance. The spaces themselves are of reasonably good quality, with open areas of grass, tree/shrub planting and seating, and are all visually connected to and overlooked by adjacent housing form a loose chain of amenity open spaces utilising the footways on the existing road network.

There is also a larger area of Amenity Greenspace occupying a former railway line identified on the Open Space Map as the "Fulton Street Amenity Greenspace", occupying some 20,655sq.m. One of the main entrance points to this larger linear open space is off Glencoe Street and is also within a 400m walking distance from the proposed development site (Fig 2). From this entrance, there is a useable area of open space to the West which connects with Bearsden Road, and to Great Western Road/Anniesland Cross, overlooked by adjacent flats (fig 7). To the West there is a good footpath following the line of the former railway providing a good quality linear greenspace route that connects further West with a pump track facility and with the play area and kick about area off Fulton Street, to the West of the development site, described above (Fig. 8). From here, the walking route continues below a road bridge (over which Fulton Street runs) connecting to the Netherton Community Centre and the Temple Pitches (Fig 9). Taken together, the open space surrounding the Temple Pitches and the footpath provide a linear greenspace more than 1km in length, connecting formal sports, informal sport, play areas and a pump track. Connections to the adjacent residential areas further North closely link the Temple Green, Glencoe Place and Temple Meadows Amenity Greenspaces described above.

The Open Space Map also identifies a further series of small green spaces surrounding the proposed development site however, whilst most of these are accessible, they are closely associated with immediately adjacent housing, and may be viewed as semi-private in character. There is a small fenced open space off Sutcliffe Road however this is gated and private. These spaces have not been considered however they do add to the general ambience and open space quality of the area and should not be discounted altogether.

The Southwest corner of Dawsholm Park also falls within the 400m radius from the proposed development site however, access to it by foot lies beyond the threshold distance, via a footbridge over the Forth and Clyde Canal to the North of Crow Road and a footway to the Park entrance point off Ilay Road further North. Whilst it does not fall within the walking distance thresholds for IPG 12, it provides a substantial, good quality 'natural' Amenity Greenspace connected to Greenspace that does not lie within 400m of the development site.

It can therefore be demonstrated that the proposed development site lies within a 400m walking distance to a series of good quality Amenity Greenspaces to the North and to the South, that provide wider connections to broader areas of *high* quality Greenspace and other open space facilities *beyond*. The local area is therefore very well served by access *and conditions* to Amenity Greenspace and could not be considered to be deficient in this category.

3.6 Existing Greenspace Network Summary

It can be shown that the proposed development site is within the required threshold walking distances of good quality and well-connected Amenity Greenspace to the South and to the North, with the Fulton Street Amenity Greenspace, Temple Green, Temple Meadows and the Forth and Clyde Canal being within reach. These Greenspaces are all well connected to further Greenspace and facilities beyond the local area.

The proposed development site is also well located to formal sports facilities at the Temple Recreation Ground within 1km walking distance. In addition to the Temple Pitches, there are further formal sports facilities available in the local area although with respect to IPG 12, these are outwith the 1km walking distance threshold. Nevertheless, taken together,

the area local to the proposed development site is well served in terms of formal sport provision.

In terms of informal sport, there is a good quality kickabout/MUGA located within the Fulton Street Amenity Greenspace to the West of the proposed development site, that lies just within the 500m walking distance threshold. The kickabout itself is in very good condition however it is slightly smaller than the 650sq.m noted in IPG 12. In addition, there is a 620sq.m kickabout facility associated with the David Lloyd Centre to the North which is just outside the 500m walking distance from the proposed development site.

In terms of play facilities, the two formal play areas local to the proposed development site, to the West within the Fulton Street amenity greenspace, and to the East on Crow Road, are both beyond the 300m walking distance for a Level 3 play area. They are otherwise of good quality, of recent construction and in good condition. They are easily accessible on foot and either located within, or connected to with broader areas of Amenity Greenspace via the local footpath network.

4.0 IPG 6: BOX 1: OPEN SPACE VALUES REVIEW

4.1 Proposed Development Site

As noted in the introduction, the proposed development site is a redundant sports pitch associated with the former Temple Primary School. The school premises and its associated pitch and playground have been disposed of by Glasgow City Council and are now privately owned. The former Temple Primary School is currently operating as the 'Little Me Nursery'. The pitch area is separately accessed from Fulton Street and is physically separated via walls and fencing from the 'Little Me Nursery' and the former school playground areas.

The site is accessed via a gate from Fulton Street between the formal Temple Primary School building and the pitch area. The site is fenced and gated along Fulton Street and the gate is currently closed and padlocked. The site itself is landlocked and is not otherwise accessible from any other location, being fenced off or separated from adjacent properties. The development site is roughly level with the adjacent car parking and housing to the North but is approximately 1.0m higher than Fulton Street with a marked bank from the end of the pitch down to the fence line on Fulton Street itself.

The pitch area is overgrown and part of the site is currently utilised for material storage. The site in general, including the access route, boundary fencing, the taller fencing surrounding the former pitch, the base walls, edges and visible manhole are in a state of substantial disrepair and would potentially be dangerous for general access in this current condition. The site is now visibly and physically disassociated from the former Temple Primary School building and appears as an undeveloped gap site, the condition of the fencing and the ground area lending an air of dereliction to the space. In its current condition, the site detracts from the local streetscape character and presents something of a visual blight within the local area. Photographs of the site are shown on Figures 10 and 11 for reference.

PROPOSED RESIDENTIAL DEVELOPMENT, FULTON STREET, GLASGOW

LOCAL GREENSPACE APPRAISAL

Notwithstanding the above, the site is identified on the Council's Open Space Map as predominantly "Sports Area/Playing Field" (1,427m.sq) and "Sports Area" (856m.sq). In addition, the narrow-banked frontage strip behind the boundary fence on Fulton Street is also identified as an "Amenity Greenspace – Transport Use" of just under 127m.sq. CDP 6 and IPG 6 note that there is a strong presumption in favour of the retention of categories of open space identified on the Council's Open Space Map. In addition, as a sports area and former sportsfield, CDP 6 / IPG 6 identify this type of open space as Demand-Led. IPG 6 notes that there may be circumstances in which the Council will permit development on open space and with respect to the Demand-Led category where; *the open space is in a category for which there is no longer an identifiable demand in the city, and it has little other open space value (as set out in Part 1 of Box 1)*. IPG 6: Box 1: Open Space Values identifies nine questions regarding the potential value of the open space, for which the answers all need to be negative for the Council to consider a development proposal as likely to be acceptable. For the purposes of assessment, the Box 1: Open Space Values are discussed in turn in the following section.

4.2 Box 1: Open Space Values – Discussion and Assessment

1a. Does or could the open space have value: in providing good access to open space for local people?

The proposed development site currently offers no access to local people since its disposal by the Council. The site has been in private hands for some time and has been locked and gated. The condition of the playing surface has deteriorated with lack of maintenance, and the general physical condition of the site has become dilapidated and potentially dangerous. The site is currently utilised for storage of what appears to be a variety of surplus and waste materials.

1b. or in contributing positively to the setting character or appearance of the area?

As noted above and in the photograph shown on Figs X and X, the site is now physically and visually divorced from its previous association with the former Temple Primary School building and playground. The appearance of the site has a negative impact to the general setting, character and appearance of the local area, and feels somewhat incongruous in context with its immediate surroundings. Despite its former use and current designation in the Open Space Map, the site has taken on the character of a derelict vacant site.

1c. or for nature conservation/biodiversity, landscape or geodiversity (CSG 7: Natural Environment)?

An ecological appraisal has not been carried out at this stage however, the previous use of the space as a sports pitch is unlikely to have been bio-diverse being essentially improved and maintained grassland. Since the site has fallen out of use following its disposal by the Council, it has not been maintained. Whilst this is likely to have led to some modest improvement in biodiversity, it is likely that the site would still be considered as having low ecological value. Aside from two scrub bushes along Fulton Street, there is no other notable vegetation on site. In addition, as the site is effectively closed off and fenced to the East, North and West, it is unlikely to have value as a wildlife corridor or other for other habitat at present.

1d. Or in terms of the connectivity and/or functionality of the green network?

As can be seen from the Council's Open Space Map extracts (Figs 1 and 2), the site is effectively isolated and landlocked. With the exception of the gated opening on Fulton Street, there is no other access from the surrounding areas. To the East and west, the site is bounded and enclosed by other properties and to the North, the parking area associated with the housing around Muirkirk Drive is fenced off. The embankment behind the fence along the edge of Fulton Street, noted as 'Amenity Greenspace – Transport' is physically separated from the adjacent green strip fronting the former primary school building, which is enclosed by a wall and hedge and is separated by the access road into the site. The condition of this strip is at present poor and is only partially vegetated with much of the surface being bare. It can be seen therefore that the site has no immediate value in terms of wider connectivity to the local green network or indeed of its general functionality.

1e. or in terms of other important green infrastructure functions – particularly flood management

Further detailed assessment may be required by a Civil Engineer however, given the context and the surrounding land uses, it can be seen that the site currently has no function in terms of wider flood management of the area. As the site consists of predominantly grass cover, it is likely to be self-sustaining in terms of its own drainage on the whole albeit it is likely that surface water may flow along the access road and out onto Fulton Street during heavy rainfall. Development of this site would require a functioning SUDS strategy to be developed and implemented and it is likely that any flow from the site to the surrounding area would be addressed and managed through such a development.

1f. or as a means of accessing other open spaces or other facilities for management and maintenance

Following from the discussion point in 1d above, the site is effectively landlocked other than the existing access from Fulton Street. It is not serving any function in terms of access to other open spaces or facilities for management and maintenance purposes.

1g. or as a site that meets, or could be bought into functional use to help to meet demand for outdoor sports or allotment/community growing space (or another need identified within the open space strategy or either Council Strategy (e.g., local Biodiversity Action Plan, City Centre Strategy or Strategic Plan for Cycling)

In terms of its designated use on the Council's Open Space Map as a Sports Pitch and Sports Area, it is acknowledged that this is a Demand-Led category of open space and that such a demand does exist within the city as a whole. At present, the local area is well served by pitch provision at the Temple Recreation Ground and other facilities nearby. As it currently stands, the site has effectively become a derelict gap site rather than a functioning greenspace and clearly no longer meets any demand for this type of open space. Previously the site would have met some demand as part of the sports provision associated with the former Temple Primary School and may have had some community access as a result. It has not however met any demand since the site was declared surplus to requirements and disposed of by the Council.

In theory, the site is capable of being brought back into use as a sports pitch however, in reality, the context and current circumstances do not, and are unlikely ever to, lead to a situation where the site would be brought back into functional use for this purpose. Additionally, given the immediate context where the site is largely surrounded by, or in close proximity to, a number of residential properties, the use of this site as a sports pitch or an informal kickabout space would potentially be considered a 'bad neighbour' development in planning terms. Whilst the previous association of the sports pitch with the former Temple Primary School provided context, this is now historical and superseded. With the former primary school and its grounds being disposed of by the Council, the former pitch area has become physically disassociated with the school building and no longer has context with it.

By the same token, it is also unlikely that the space could ever be brought into functional use to help meet another need identified in the Council's Open Space Strategy. As part of a residential development however, the site layout and external spaces could potentially be developed with biodiversity improvements and some integrated open space as part of the overall approach to the layout and landscaping.

1h as civic space, particularly in the city centre or town centres?

Given the site's location outwith the city centre and within a predominantly residential area, together with the points made previously concerning its landlocked context, lack of connectivity and differences in level, it is unlikely that the site could ever have value as a civic space.

1i or as an important space to the local community

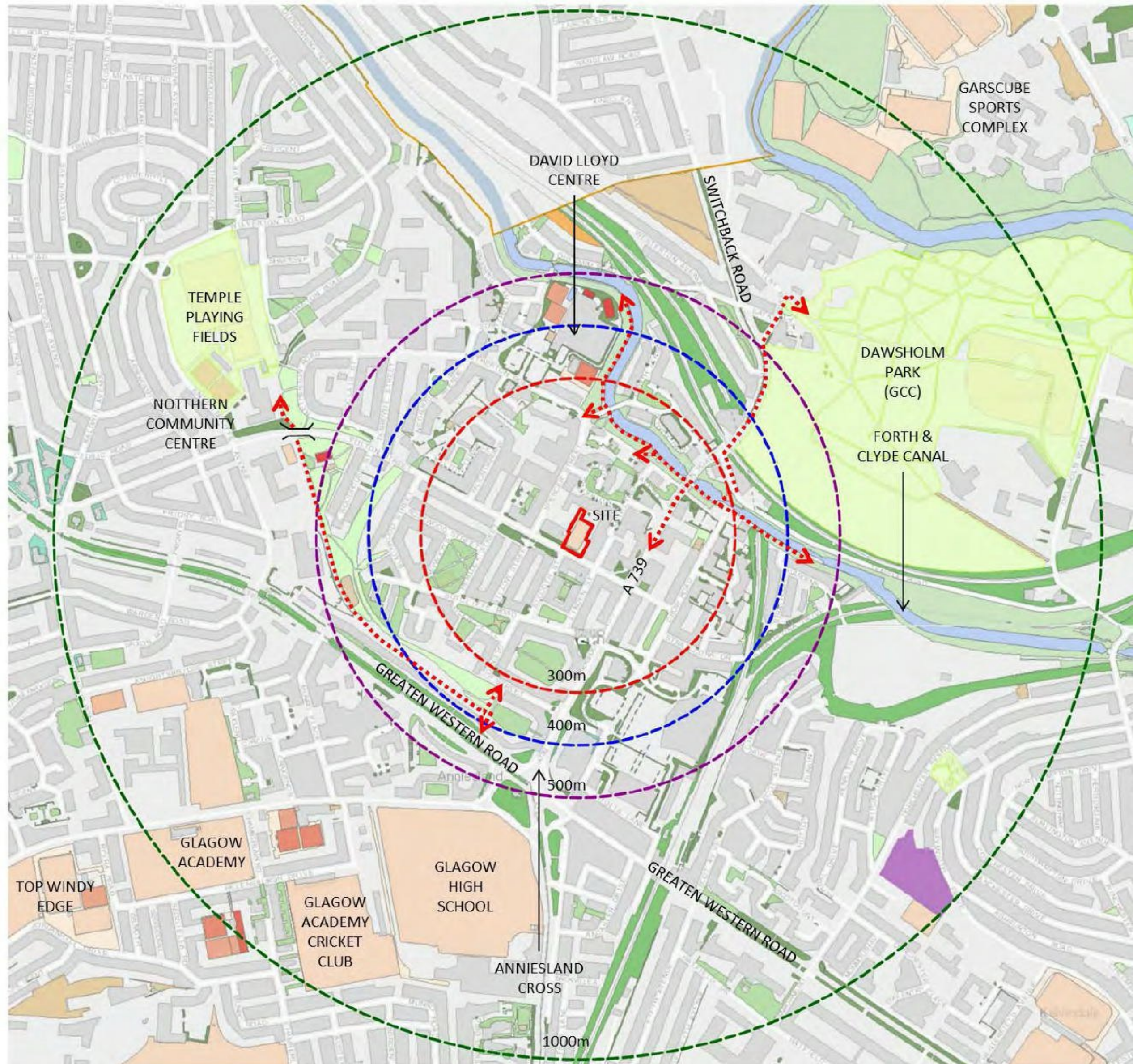
Given that the site is privately owned, is vacant, fenced off and padlocked without public access, for some time, it is unlikely to be considered as an important open space to the local community. It has not functioned as a sports pitch, for some considerable time. The question as to whether it could potentially be an important space for the local community is hypothetical, as the circumstances surrounding its current condition and ownership are unlikely to change or give rise to circumstances where it would be developed or managed solely for this purpose. Additionally, as noted in Section 3 above, the immediate area is well served in terms of access to good quality Amenity Greenspaces which are likely to be considered as far more important to the local community than the site is at present.

4.3 IPG 6: Box 1: Open Space Value Summary

As can be seen from the review of the various points above, there is a clear case for arguing that the proposed development site does not have value as an open space with regard to the points listed in IPG 6 Box 1. It could only ever have any real value as an open space hypothetically, as current circumstances preclude, it being developed and maintained as open space in the future. The site presents a physical and visual light to the local area, it provides no meaningful function in terms of the open space strategy and it is unlikely to ever do so, unless there is radical public sector intervention in terms of ownership, development and management.

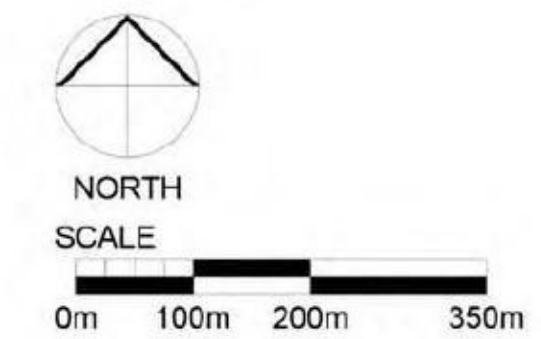
Given the size of the site and the nature of the proposed development as flattened residential units, it is likely that the obligation to provide the different categories of open space set out in IPG 12 would also largely be met by an off-site financial contribution, given the limitations on the site area and existing local provision.

It can be seen therefore that should the status quo remain, the site would continue to make no positive contribution to the actual provision of open space of the city (regardless of mapping or designation). In the event of a properly controlled development proposal, the Council would gain some financial benefit through its current policy mechanisms, which would provide much needed additional finance towards potentially improving existing facilities in the local area or providing additional facilities where the land is within Council control and maintenance.



Legend

- Open Space PAN65**
- Public Park and Garden
 - 6.1 Public Park and Garden
- Communal Garden
 - 6.24 Communal Garden
- Amenity Greenspace
 - 6.3 Amenity Greenspace
 - 6.31 Amenity Greenspace - Housing
 - 6.32 Amenity Greenspace - Business
 - 6.33 Amenity Greenspace - Transport
- Playspace For Children & Teenagers
 - 6.4 Playspace For Children And Teenagers
- Sports Areas
 - 6.5 Sports Areas
 - 6.51 Sports Areas - Playing Field
 - 6.52 Sports Areas - Golf Course
 - 6.53 Sports Areas - Tennis Court
 - 6.54 Sports Areas - Bowling Green
 - 6.55 Sports Areas - Other
 - 6.56 Sports Areas - Kickabout / Multi Games Court
- Green Corridor
 - 6.61 Green Corridor - Green Access Route
 - 6.62 Green Corridor - Riparian Route
- Natural / Semi Natural Greenspace
 - 6.71 Natural / Semi Natural Greenspace - Woodland
 - 6.72 Natural / Semi Natural Greenspace - Open Semi-Natural
 - 6.73 Natural / Semi Natural Greenspace - Open Water
- Other Functional Greenspace
 - 6.81 Allotment
 - 6.82 Churchyard
 - 6.83 Cemetery
 - 6.84 Other Functional Greenspace - Other
 - 6.85 Community Garden
- Civic Space
 - 6.9 Civic Space
- Development Site Containing Open Space
 - 10 Development Site Containing Open Space
- City Boundary**
- City Boundary







VIEWPOINT 01



VIEWPOINT 02



VIEWPOINT 03



VIEWPOINT 04



VIEWPOINT 01



VIEWPOINT 02



VIEWPOINT 03



VIEWPOINT 04



VIEWPOINT 01



VIEWPOINT 02



VIEWPOINT 03



VIEWPOINT 04



VIEWPOINT 01



VIEWPOINT 02



VIEWPOINT 03



VIEWPOINT 04



VIEWPOINT 01



VIEWPOINT 02



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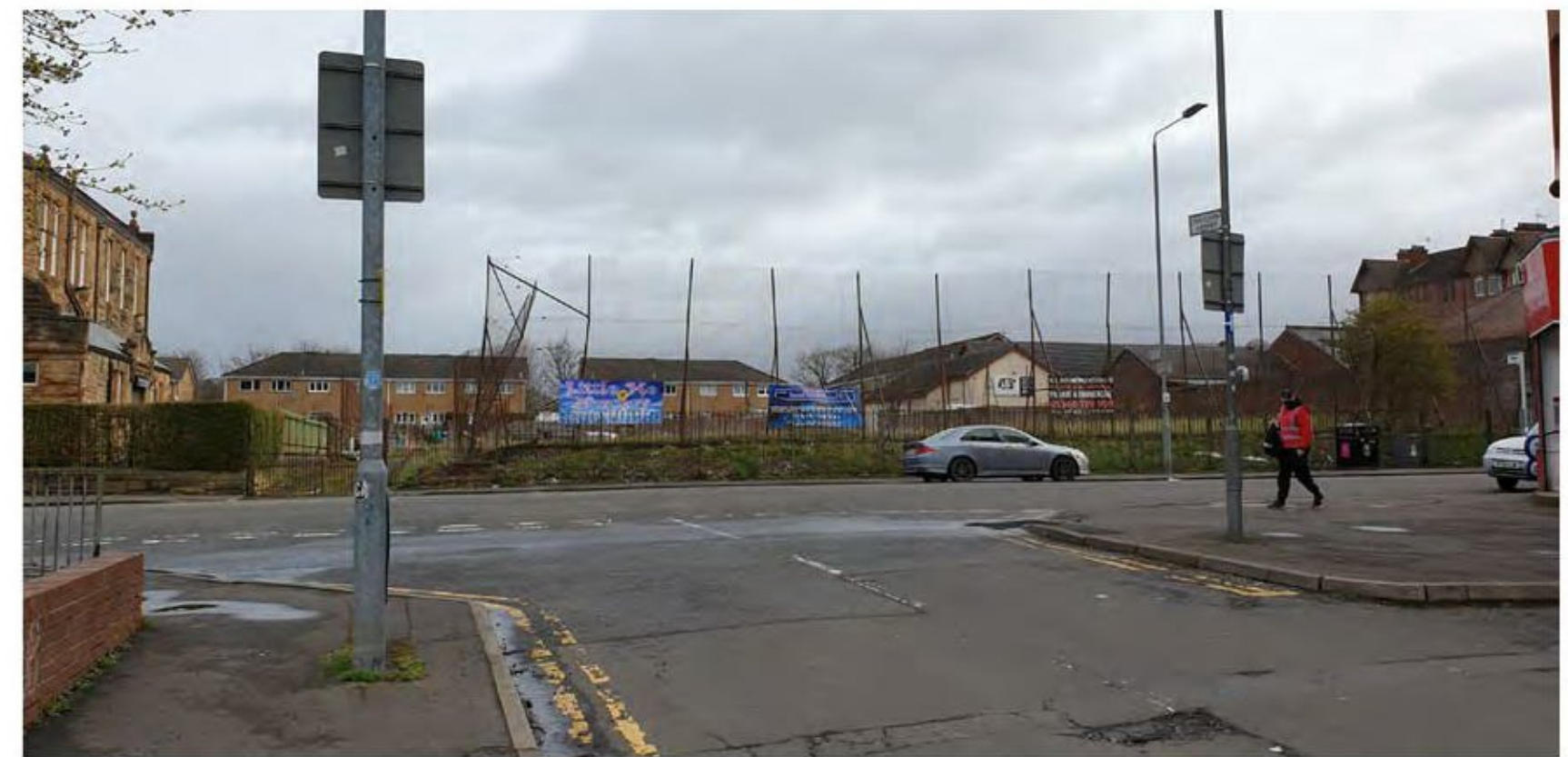
VIEWPOINT 03



VIEWPOINT 04



VIEWPOINT 01



VIEWPOINT 02



VIEWPOINT 03



VIEWPOINT 04



VIEWPOINT 01



VIEWPOINT 02



VIEWPOINT 03



VIEWPOINT 04