



The Facts

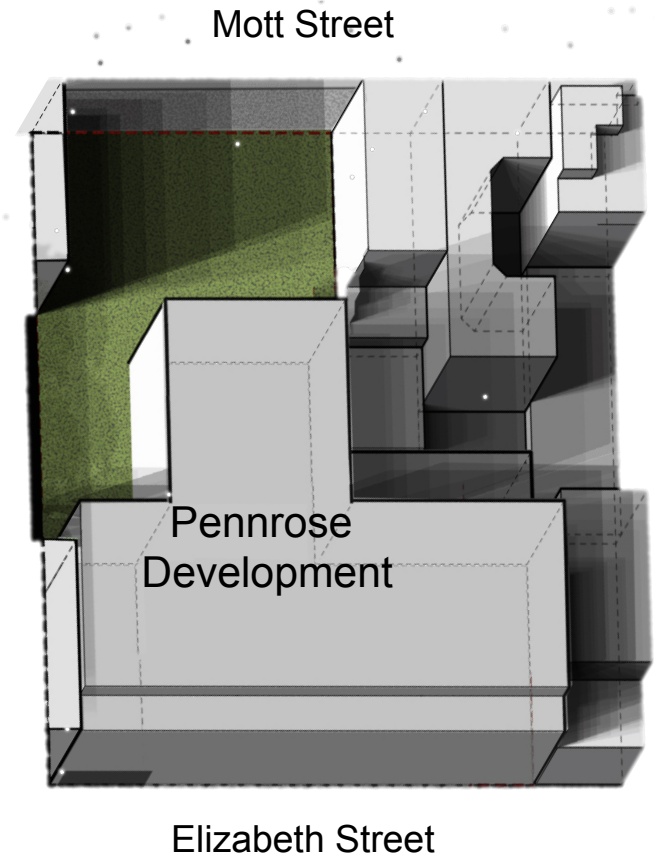
1. Development will Destroy the Garden
2. City's Plan Ignores
 - Tremendous base of support
 - Garden's function as community center
 - Need for open space
3. CB 2 Proposed Alternative Site at 388 Hudson Provides 5x as Much Housing and 2x as Much Park Space



Development will Destroy Garden

No Space – No Sun

100% Saved vs. Destroyed



City's Plan is No Compromise

- Reduces 20,000 SF Garden by nearly 70%
 - Destroys entire Elizabeth Street side, leaving tiny footprint
 - Eliminates sunlight in public space
 - Bulldozes lawn, trees & programming space
 - Creates private amenity spaces: hallway for retail tenant, green roof
- Falsely portrays open space as give back rather than compliance with Special Little Italy District zoning
 - Open space figures inflated 33% by covered hallway and building overhang
- Development subsidized by market rate retail and Habitat office space



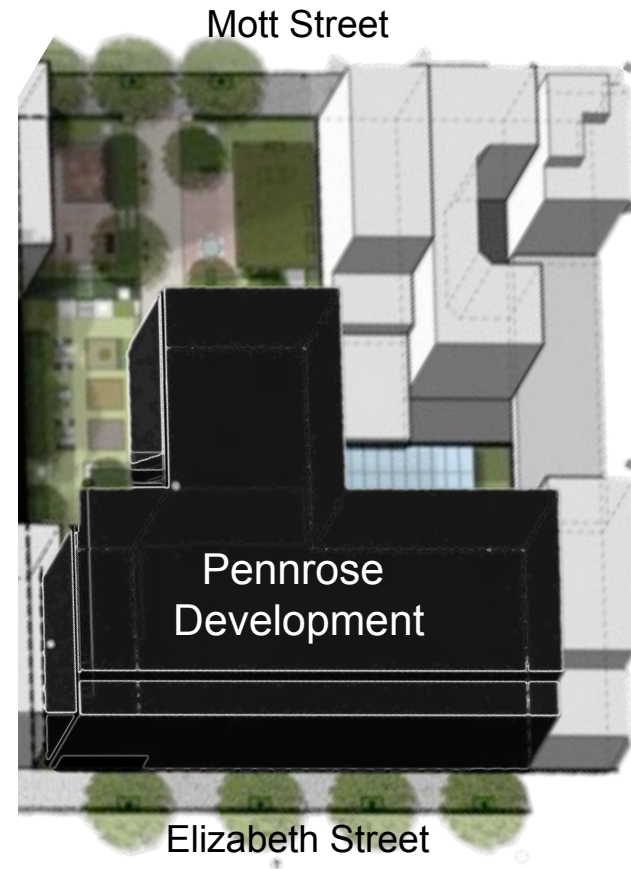
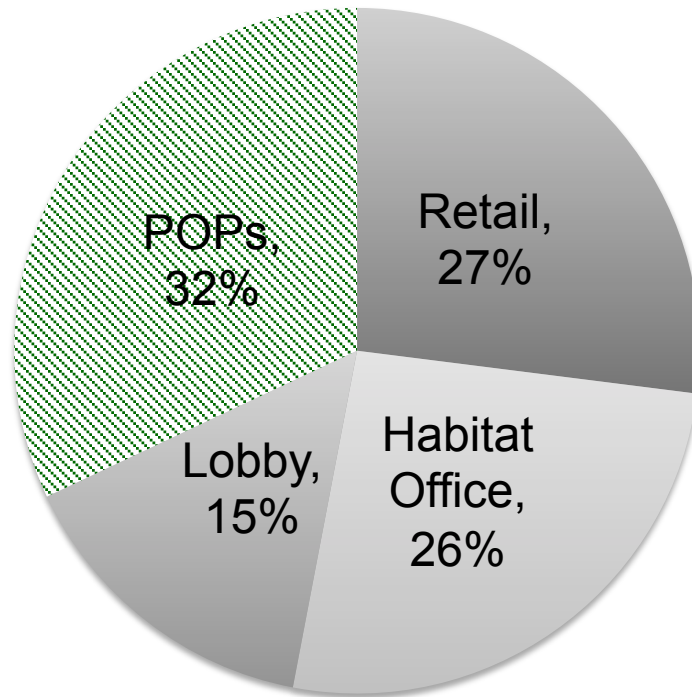
Renderings Misleading

- **Deceptive Perspectives:**
Depth of field manipulated
- **Unsustainable Lawn:**
Due to shadows and consistent foot traffic
- **Unrealistic Design:**
Addition of ADA circulation paths will leave only a couple patches of grassy lawn possible



Development will Destroy 70% of Garden

Pennrose Development



388 Hudson: A Better Alternative for Housing

- Advantages of 388 Hudson Site
 - Provides 5x as much affordable housing and 2x as much open space
 - Increases local senior housing opportunities locally due to community preference
 - Develops gravel-filled vacant lot vs. beloved and heavily-used Garden
 - Allows 5x as many seniors to age in place
- Suitable for Housing
 - City-owned, 25,000 SF site promised as open space once DEP completes water tunnel construction
 - Site can accommodate both housing and open space, due to DEP easement on Houston St. side
 - CB 2 passed two resolutions in support of building housing here “only if” Garden preserved in its entirety
 - Not available if Garden developed



5 Years Later

Significant Community Support for Saving Garden

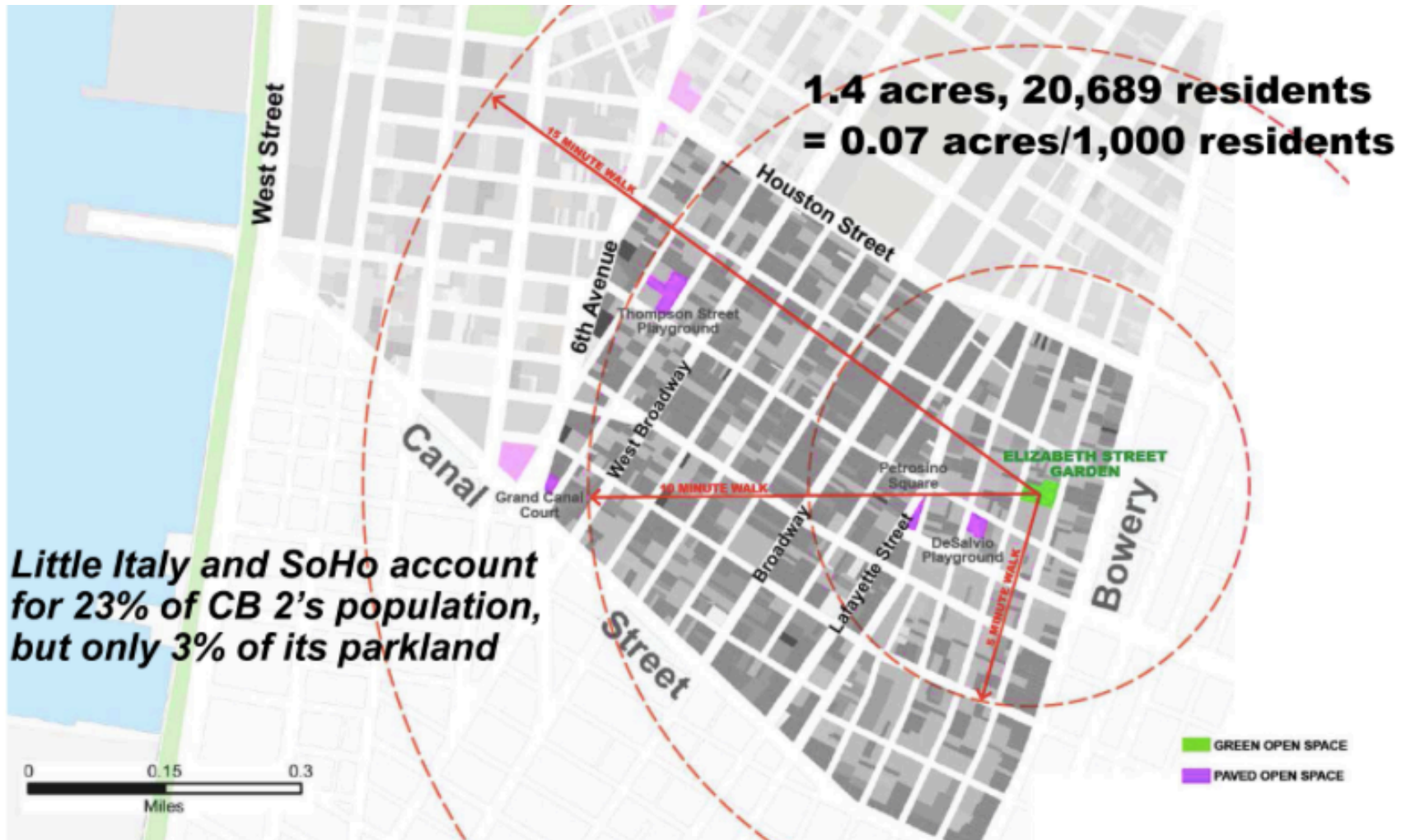
- Grassroots initiative to create more park space, began June 1, 2013
- Garden has become a beloved community space
 - Open to public year round
 - Host to hundreds of free public events and educational programming
- Tremendous base of community support
 - Nearly every local elected official
 - CB 2 passed 4 resolutions in support of saving 100% of the Garden and for an alternative site that can provide up to 5x as much affordable housing
 - 21 park and community organizations and former NYC Parks Commissioner Adrian Benepe
 - 100,000 annual visitors, 7,500 newsletter subscribers, 10,000+ letters of support and hundreds of volunteers



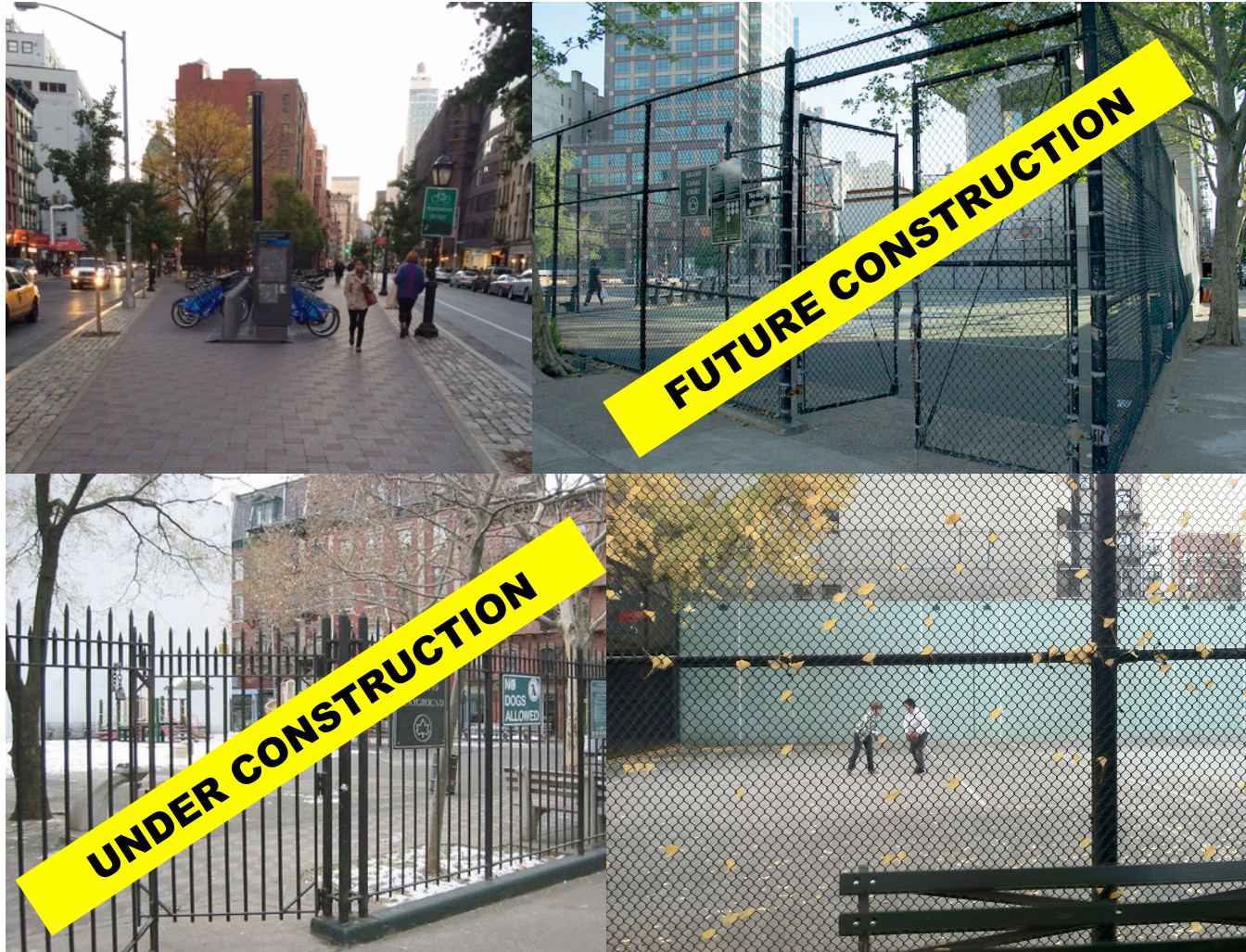
CB 2 Has One of the Lowest Open Space Ratios in NYC



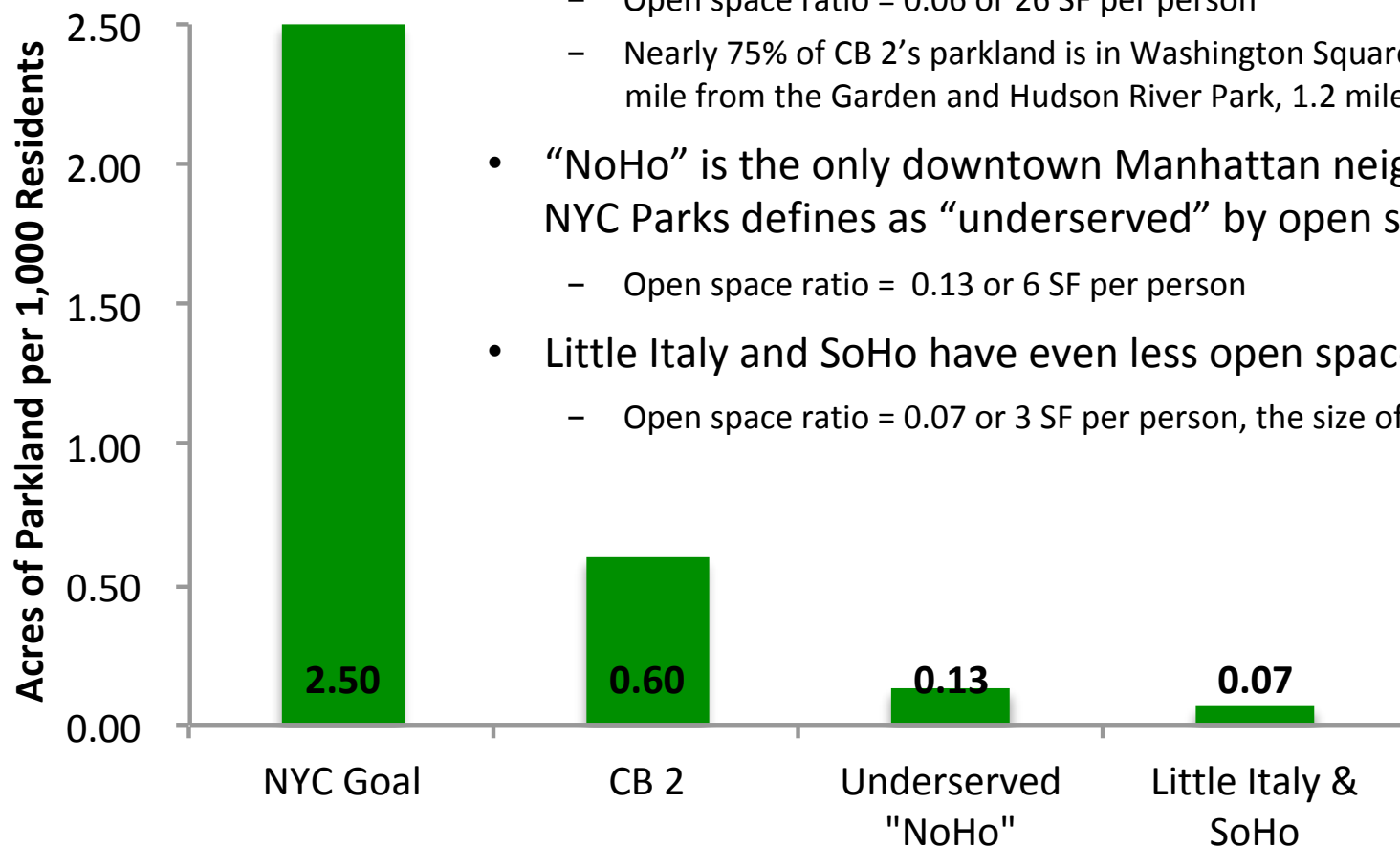
CB 2: Little Italy & SoHo Lack Open Space Only 3 Square Feet Per Person!



Neighborhood Parks All Paved



Our Community Lacks Adequate Open Space



- CB 2 has one of the lowest open space ratios in NYC
 - Open space ratio = 0.06 or 26 SF per person
 - Nearly 75% of CB 2's parkland is in Washington Square Park, nearly a mile from the Garden and Hudson River Park, 1.2 miles away
- "NoHo" is the only downtown Manhattan neighborhood NYC Parks defines as "underserved" by open space
 - Open space ratio = 0.13 or 6 SF per person
- Little Italy and SoHo have even less open space
 - Open space ratio = 0.07 or 3 SF per person, the size of a subway seat!

Friends' Legal Defense Fund

- Friends of Elizabeth Street Garden is fighting to save the Garden from becoming a building site and has hired a legal team to sue the city, if necessary, to stop it from bulldozing our neighborhood oasis.
- Our Legal Team
 - Friends has retained Michael Gruen, an experienced land use attorney with a proven track record litigating against New York City and state governmental entities.
 - Gruen is president of the City Club, a good governance organization that recently won two important land use cases -- Pier 55 and Flushing Meadows.

For questions, please contact Emily Hellstrom at emily@elizabethstreetgarden.org or visit elizabethstreetgarden.org.

Friends of Elizabeth Street Garden Inc. is a 501(c)(3) nonprofit organization with the mission to preserve the Garden as a unique public green, open space and NYC Park.



This is Not a Done Deal!

