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

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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

- POPs, 32%
- Retail, 27%
- Lobby, 15%
- Habitat Office, 26%
- Office, 26%
- Lobby, 15%
- POPs, 32%

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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

90,016 residents = 0.60 acres/1,000 residents
CB 2: Little Italy & SoHo Lack Open Space
Only 3 Square Feet Per Person!
Neighborhood Parks All Paved

From top left clockwise, Petrosino Square, Grand Canal Courts, DeSalvio Playground and Vesuvio Playground.
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!

Sources: CB 2 and Little Italy & SoHo open space ratios from CB 2, Manhattan. NYC Goal and “underserved” neighborhoods, 2014 City Environmental Quality Review Technical Manual, Chapter 7, Open Space, page 7-4. NoHo includes NoHo, SoHo, Little Italy, parts of the East Village and the Lower East Side, including Sara D. Roosevelt Park north of Delancey Street. For map, visit http://on.nyc.gov/2n70iVX.
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!