

**Notice of Availability of Draft Environmental Impact Statement (DEIS) and Announcement of  
Public Hearings for the Fulton and Elliott-Chelsea Houses Redevelopment Project located  
within the Borough of Manhattan, New York County, New York**

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**AGENCIES:** The New York City Department of Housing Preservation and Development (HPD), Responsible Entity for the United States Department of Housing and Urban Development (HUD) and lead agency under the National Environmental Policy Act (NEPA), and the New York City Housing Authority (NYCHA), as project sponsor and joint-lead agency.

**ACTION:** Notice of Availability and request for comments; Notice of public hearings.

**SUMMARY:** HPD and NYCHA announce the availability of a Draft Environmental Impact Statement (DEIS) and notice of public hearings on March 28, 2025, in the Borough of Manhattan, New York (NY) for the Fulton and Elliott-Chelsea Houses Redevelopment Project (the Proposed Project). The Proposed Project includes the staged demolition and full replacement of existing residential and community facility spaces across NYCHA’s Fulton, Elliott, Chelsea, and Chelsea Addition Houses developments (collectively, the Project Sites) as well as the staged development of additional new mixed-use buildings on the Project Sites that would create additional permanently affordable and market-rate residential units, as well as additional community facility space, new commercial uses, and accessory open space across the Project Sites. The Proposed Project would be located in the Chelsea neighborhood of the Borough of Manhattan in New York County, NY. Further descriptions of the Proposed Project and Project Sites are provided in the **SUPPLEMENTARY INFORMATION** section. The DEIS includes a detailed project description and a description of environmental impacts, including direct, indirect, and cumulative impacts, associated with a No-Action Alternative, Rezoning Alternative, Non-Rezoning Alternative, Midblock Bulk Alternative, Rehabilitation and Infill Alternative, and a No Significant Adverse Impacts Alternative. Of these alternatives, the Rezoning Alternative, Non-Rezoning Alternative, and Midblock Bulk Alternative are being considered as options for the implementation of the Proposed Project, as they would satisfy the purpose and need for the Proposed Project, which is also identified in the DEIS. We request your comments on the Fulton and Elliott-Chelsea Houses Redevelopment Project DEIS.

**AVAILABILITY OF THE DEIS:** Electronic copies of the DEIS are available for public review on the following websites: HPD - <https://www.nyc.gov/site/hpd/services-and-information/environmental-review.page> and NYCHA - <https://www.nyc.gov/site/nycha/about/pact/chelsea-fulton.page>. CDs/flash drives and paper copies of the DEIS will also be available for review upon request by NYCHA and HPD as long as copies are available. You may request a CD or paper copy of the DEIS by calling: 212-863-7248.

**DATES AND PUBLIC COMMENT:** The DEIS will be available at the locations identified in the **AVAILABILITY OF THE DEIS** section starting on **March 28, 2025**. This date will mark the beginning of the public comment period. Comments on the DEIS must be submitted within 45 days of this notice, on or before **May 12, 2025**, using one of the methods in the **ADDRESSES** section of this NOA. Public hearings will be held by HPD and NYCHA to provide an opportunity for oral comments on:

- April 16, 2025, 4 pm – Virtual (Zoom) - register here: <http://bit.ly/41CBXvT>
- April 23, 2025, 6 pm – Fulton Houses Senior Center - 119 9th Ave., New York, NY 10011
- April 24, 2025, 6:30 pm – Elliott-Chelsea Community Center – 441 West 26th St., New York, NY 10001

Additional details regarding the public hearings are provided in the **SUPPLEMENTARY INFORMATION** section. Any oral comments provided at the hearings will be transcribed and considered by HPD and NYCHA. Please note that the hearings may close early if all business is finished. Written comments for consideration in the Final EIS (FEIS) may also be submitted to HPD and NYCHA at the hearings.

**ADDRESSES:** You may also submit written comments using any of the following methods through May 12, 2025:

- 1) Email: [nepa\\_env@hpd.nyc.gov](mailto:nepa_env@hpd.nyc.gov)
- 2) Mail:  
Department of Housing Preservation Attn: Anthony Howard  
100 Gold Street, #7-A3  
New York, NY 10038
- 3) Hand delivery: Same as mail address above, between 9:00 AM and 5:00 PM, Monday through Friday, except Federal and State holidays.

To avoid duplication, please use only one of these methods.

CDs/flash drives and paper copies of the DEIS will also be available for review upon request by NYCHA and HPD as long as copies are available. You may request a CD or paper copy of the DEIS by calling: 212-863-7248.

**FOR FURTHER INFORMATION CONTACT:** If you have questions regarding this notice or on the public hearings, please write to or e-mail:

**CONTACT PERSON:** Anthony Howard  
**ADDRESS:** 100 Gold Street, #7-A3  
New York, NY 10038  
Telephone: 212-863-7248  
Email: [nepa\\_env@hpd.nyc.gov](mailto:nepa_env@hpd.nyc.gov)

## **SUPPLEMENTARY INFORMATION**

### **Project Description**

As part of the Permanent Affordability Commitment Together (PACT) Program, NYCHA intends to submit an application(s) to HUD for disposition of public housing property as authorized under Section 18 of the United States Housing Act of 1937 as amended and implementing regulations at 24 CFR part 970 (Section 18) and the Rental Assistance Demonstration (RAD) Program created by the Consolidated and Further Continuing Appropriations Act of 2012, as amended, for the conversion of subsidies under Section 9 of the US Housing Act of 1937, 42 USC § 1437g, to project-based vouchers (PBVs) subsidies under Section 8 of the United States Housing Act of 1937, 42 USC § 1437f. Under the PACT Program, NYCHA would enter into 99-year ground leases involving the Project Sites, with Elliott Fulton LLC, a joint venture between Essence Development and The Related Companies and/or affiliates thereof (collectively, the PACT Partner). Such planned activities and applications at HUD-assisted Project Sites require environmental clearance under NEPA. HPD, as Responsible Entity for HUD and lead agency under NEPA in accordance with 24 CFR 58.2(a)(7), and NYCHA, serving as joint-lead agency, in accordance with 40 CFR 1501.7(b), have prepared this DEIS for the Proposed Project. Because the Proposed Project requires local and state approvals in addition to federal approvals, the analyses in the EIS will satisfy the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR) regulations in addition to NEPA.

The Proposed Project would affect two NYCHA campuses consisting of the Fulton Houses (Fulton Houses Project Site), and the Elliott Houses, Chelsea Houses, and Chelsea Addition Houses (collectively, Elliott-Chelsea Houses Project Site).

The Fulton Houses Project Site occupies portions of four blocks that are bounded by W. 20<sup>th</sup> Street to the north, 9<sup>th</sup> Avenue to the east, W. 16<sup>th</sup> Street to the south, and 10<sup>th</sup> Avenue to the west. Uses on the Fulton Houses Project Site include 944 NYCHA dwelling units (DUs), 14,634 gross square feet (gsf) of neighborhood center space, and 95 accessory parking spaces. The Fulton Houses Project Site includes 12 existing buildings, consisting of 10 residential buildings, one mixed residential/community facility building, and one storage/maintenance garage building, ranging from 1 to 25 stories.

The John Lovejoy Elliott Houses, the Chelsea Houses, and the Chelsea Addition Houses, are administered as one entity (Elliott-Chelsea Houses) and comprise the Elliott-Chelsea Houses Project Site. The Elliott-Chelsea Houses Project Site occupies portions of two blocks that are bounded by Chelsea Park to the north, 9<sup>th</sup> Avenue to the east, W. 25<sup>th</sup> Street to the south, and 10<sup>th</sup> Avenue to the west. Uses on the Elliott-Chelsea Houses Project Site include 1,112 NYCHA DUs, 42,225 gsf of community facility neighborhood center space, and 10,300 gsf of daycare space. The Elliott-Chelsea Houses Project Site includes 10 existing buildings, consisting of seven residential buildings, two community facility buildings, and one storage/maintenance garage building, ranging from 1 to 21 stories.

The Proposed Project would include the following activities:

- The staged demolition and full replacement of all existing DUs and community facility spaces at the Project Sites; and
- The staged development of additional new mixed-use buildings on the Project Sites, that would create additional permanently affordable and market rate residential units, as well as new commercial space, accessory open space, and additional community facility space.

After more than 60 years of continual use, the buildings and units on the Project Sites have become severely deteriorated and substandard. Persistent issues include pervasive mold and leaks, the presence of lead-based paint, and many outdated buildings systems, including, but not limited to, elevators, heating, ventilation, mechanical and electrical systems, and fixtures and appliances. Cumulatively, these issues negatively impact residents' quality of life.

There are two principal purposes for the Proposed Project. One purpose of the Proposed Project is to improve the quality of life and housing stability for existing public housing residents of the Fulton and Elliott-Chelsea Houses. Another purpose of the Proposed Project is to facilitate the construction of additional affordable and market rate housing units to address the critical shortage of affordable housing and housing in general in New York City which would financially support the PACT and affordable housing components of the Proposed Project.

## **DEIS**

The DEIS includes a detailed project description, describes the various alternatives for the Proposed Project (No-Action Alternative; Rezoning Alternative; Non-Rezoning Alternative; Midblock Bulk Alternative; Rehabilitation and Infill Alternative; and a No Significant Adverse Impacts Alternative), and describes the environmental impacts, including direct, indirect, and cumulative environmental impacts associated with the three alternatives under consideration for the Proposed Project (Rezoning Alternative; Non-Rezoning Alternative, and Midblock Bulk Alternative) described below.

### **Rezoning Alternative**

This alternative would require, in addition to the NYCHA and HUD approvals, additional discretionary land use approvals from the City of New York through the Uniform Land Use Review Procedure (ULURP), which are expected to include zoning map and text amendments and a zoning special permit for a Large Scale General Development (LSGD). However, the first two buildings to be constructed will be as-of-right.

Under the Rezoning Alternative, the staged demolition and replacement of all existing buildings, DUs, and community facility spaces on the Project Sites would take place. All 2,056 existing NYCHA DUs would be replaced with Section 8 PBV DUs and reserved for current FEC residents. Under the Rezoning Alternative, the Fulton Houses Project Site would be developed with 944 Section 8 PBV DUs set aside for existing residents of the Project Sites, an additional 1,788 mixed-income building DUs, of which up to 537 would be Mandatory Inclusionary Housing (MIH) permanently affordable housing DUs (i.e., 30 percent of the total residential floor area), and 1,251

DUs (70 percent of the total residential floor area), would be market rate units. There would also be 16,724 gsf of local retail, 6,580 gsf of supermarket, and an additional 53,939 gsf of community facility neighborhood center, 9,770 gsf of daycare, and 2,500 gsf of medical office related uses (also referred to as health care). The 95 existing accessory parking spaces on the Fulton Houses Project Site also would be replaced and one additional space would be added for a total of 96 spaces at the Fulton Houses Project Site. A total of 2.588 acres of accessory open space for the residents of the Fulton Houses Project Site would be provided.

Under the Rezoning Alternative, the Elliott-Chelsea Houses Project Site would be developed with 1,112 Section 8 PBV DUs set aside for existing residents of the Project Sites, an additional 1,666 mixed-income building DUs, of which up to 501 would be MIH permanently affordable housing DUs and 1,165 DUs, would be market rate units. There would also be 12,060 gsf of local retail, 11,000 gsf of supermarket, 90,143 gsf of community facility neighborhood center, 8,215 gsf of daycare, and 11,285 gsf of medical office related uses. A total of 2.838 acres of accessory open space for the residents of the Elliott-Chelsea Houses Project Site would be provided.

### **Non-Rezoning Alternative**

Under the Non-Rezoning Alternative, similar to the Rezoning Alternative, all existing buildings on the Project Sites would be demolished and new buildings would be constructed in stages. All 2,056 existing NYCHA housing DUs would be replaced with Section 8 PBV DUs and reserved for current FEC residents. The Non-Rezoning Alternative would not require any discretionary approvals pursuant to ULURP. It would employ site and massing plans that would utilize substantially all the permitted floor area allowed in accordance with the optional alternative bulk regulations of Article II, Chapter 3 of the NYC Zoning Resolution.

Under the Non-Rezoning Alternative, the Fulton Houses Project Site would be developed with 944 Section 8 PBV DUs set aside for existing residents of the Project Sites, an additional 960 mixed-income DUs, of which up to 289 would be affordable housing DUs, and 671 DUs would be market rate units. There would also be 21,675 gsf of local retail, 7,400 gsf of supermarket, 57,367 gsf of community facility neighborhood center, 3,206 gsf of daycare, and 2,500 gsf of medical office related uses. The 95 existing accessory parking spaces on the Fulton Houses Project Site also would be replaced and one additional space would be added for a total of 96 spaces. A total of 2.287 acres of accessory open space for the residents of the Fulton Houses Project Site would be provided.

Under the Non-Rezoning Alternative, the Elliott-Chelsea Houses Project Site would be developed with 1,112 Section 8 PBV DUs to house the existing residents of the Project Sites, an additional 823 mixed-income DUs, of which up to 247 would be affordable housing DUs and 576 DUs would be market rate units. There would also be 117,640 gsf of community facility neighborhood center, 9,449 gsf of daycare, and 9,546 gsf of medical office related uses. A total of 3.083 acres of accessory open space for the residents of the Elliott-Chelsea Houses Project Site would be provided.

**Midblock Bulk Alternative**

The Midblock Bulk Alternative would have the same development program as the Rezoning Alternative detailed above, but would differ in terms of the arrangement of bulk (i.e., the geographic distribution of buildings, building heights and setbacks, and open areas) on the Fulton Houses Project Site. While both alternatives would result in new high-rise buildings, under the Rezoning Alternative the tallest buildings would be located along 9th Avenue and under the Midblock Bulk Alternative the tallest buildings would be located in midblock areas. Additionally, a total of 2.619 acres of accessory open space for the residents of the Fulton Houses Project Site would be provided. The arrangement of bulk on the Elliott-Chelsea Houses Project Site for the Midblock Bulk Alternative would be identical to the Rezoning Alternative.

To facilitate development of the Midblock Bulk Alternative, NYCHA and the PACT Partner would seek the same discretionary land use approvals from the City of New York as those anticipated for the Rezoning Alternative, detailed above. These are anticipated to include zoning map and text amendments and an LSGD zoning special permit. However, the first two buildings to be constructed will be as-of-right.

**PUBLIC NOTICE REGARDING SECTION 106 REVIEW**

HPD has assumed HUD’s environmental responsibilities as the Responsible Entity, and is also issuing this Notice of Public Hearings as a part of its assumed responsibilities under 36 CFR Part 800, the regulations implementing Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA).

The regulations at 36 CFR Part 800 require HPD, as the Responsible Entity for HUD, to identify if any buildings proposed for demolition are listed or eligible for listing on the National Register of Historic Places (NR); to assess any direct or indirect effects the new construction would have on other historic properties, including archaeological resources; and to seek ways to avoid, minimize, or mitigate any adverse effects.

The New York State Office of Parks, Recreation, and Historic Preservation, acting as the State Historic Preservation Office (SHPO), determined that the Fulton Houses are not eligible for listing on the State and National Registers of Historic Places (S/NR). In the same evaluation, SHPO determined that the Elliott-Chelsea Houses are eligible for S/NR listing under Criterion C for their site plan and architectural design. SHPO also noted Elliott Houses for being one of the first publicly funded housing projects in New York City composed exclusively of high-rise buildings, the Children’s Center for its Mid-Century Modern Design, and Chelsea Addition Houses as an excellent example of Brutalist architecture. As HPD, NYCHA, and the PACT Partner propose to demolish the Elliott-Chelsea Houses and develop new mixed-use buildings on the site, the Proposed Project would have an Adverse Effect pursuant to Section 106 of the NHPA, requiring the exploration of alternatives to the demolition of the Elliott-Chelsea Houses. As such, an Alternatives Analysis was prepared for the Proposed Project.

HPD and NYCHA have initiated public consultation to seek ways to avoid, minimize, or mitigate adverse effects to historic properties that may result from the Proposed Project. Members of the

public are encouraged to provide comments at the public hearings on how the Proposed Project may affect historic properties and ways that these effects may be avoided, minimized, or mitigated.

### **Public Hearings**

As noted above, HPD and NYCHA will hold public hearings at the following dates and times at the following locations:

- April 16, 2025, 4 pm – Virtual (Zoom) - register here: <http://bit.ly/41CBXvT>
- April 23, 2025, 6 pm – Fulton Houses Senior Center - 119 9th Ave., New York, NY 10011
- April 24, 2025, 6:30 pm – Elliott-Chelsea Community Center – 441 West 26th St., New York, NY 10001

One purpose of the public hearings is for HPD and NYCHA as joint Lead Agencies to receive comments on the information provided in the DEIS. HPD and NYCHA will not respond to any of the comments or take action on the Proposed Project at the hearings. Comments and/or statements at the public hearings will become part of the public record during the comment period and will also be considered during the preparation of the Final EIS (FEIS). The meeting facility is accessible to those with disabilities. Each hearing will have simultaneous Spanish, Mandarin, Cantonese, Russian and American Sign Language interpretation. Individuals who require additional special assistance, such as interpretation, captioning, or signing services to participate in the scoping meetings, should make the request by emailing [nepa\\_env@hpd.nyc.gov](mailto:nepa_env@hpd.nyc.gov) at least 5 days prior to the public hearing.