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This presentation includes simultaneous Russian, Cantonese, Mandarin, and Spanish interpretation for those who may need it. Please select “Interpretation” at the bottom of your screen, and select the appropriate language. You will then be able to hear your interpretation at 80% volume, with English at 20%. For Cantonese, choose the German language room. For Mandarin, choose the French language room.

Эта презентация сопровождается синхронным переводом на русский, кантонский, мандаринский и испанский языки для всех, кто в этом нуждается. Пожалуйста, выберите «Interpretation» (Устный перевод) в нижней части экрана и выберите нужный язык. После этого вы будете слышать перевод на выбранный язык на 80% громкости и английский на 20%.

本次简报会为有需要人士提供俄语、粤语、普通话和西班牙语的同声传译服务。请点击屏幕底部的“Interpretation”（翻译）按钮，并选择所需语言。您将以80%的音量听到翻译内容，英文音量为20%。如需收听粤语翻译，请选择德语频道；如需收听普通话翻译，请选择法语频道。

本次簡報會為有需要人士提供俄語、廣東話、普通話及西班牙語的同聲傳譯服務。請點擊螢幕底部的「Interpretation」（翻譯）按鈕，並選擇所需語言。您將以80%的音量聽到翻譯內容，而英文音量為20%。如需收聽廣東話翻譯，請選擇德語頻道；如需收聽普通話翻譯，請選擇法語頻道。

Esta presentación incluye interpretación simultánea al ruso, cantonés, mandarín y español para quienes la necesiten. Por favor, seleccione "Interpretación" en la parte inferior de su pantalla y elija el idioma adecuado. Luego podrá escuchar la interpretación al 80% de volumen, con el inglés al 20%.

# **Public Hearing for the Draft Environmental Impact Statement (DEIS) for the Fulton, Elliott-Chelsea Redevelopment Project**

**DEIS Public Hearing**

**May 8, 2025**

**NEPA Responsible Entity:**

**New York City Department of Housing Preservation and Development**

**New York City Housing Authority**



**Department of  
Housing Preservation  
& Development**

# Presentation Agenda

- 1. Meeting Rules**
- 2. Introduction**
- 3. Project Background**
- 4. Overview of Draft Environmental Impact Statement (DEIS)**
- 5. Public Comment**

# **1. Meeting Rules**

# Meeting Rules

Please:

- The goal of this meeting is to provide residents and other members of the public an opportunity to provide input on the Draft Environmental Impact Statement (DEIS).
- During the Public Comment portion of this meeting, those who have registered to speak will have 3 minutes to give their comment (5 minutes will be given to those who need translation services). Please be mindful of these time limits when it is your turn to speak.
- **Be respectful** - Allow everyone the chance to speak when it is their turn.
- We want to hear from our neighbors - please do not speak over each other.
- No physical or verbal threats towards anyone (staff, residents, members of the public, other) will be tolerated.

If you are disruptive or threatening, you will be directed to leave the meeting.

## **2. Introduction**

# Lead Agencies and Team

## **NYC Department of Housing Preservation & Development (HPD)**

*Responsible Entity under National Environmental Policy Act (NEPA) & NEPA Joint Lead Agency*

## **New York City Housing Authority (NYCHA)**

*Local project sponsor & NEPA Joint Lead Agency*

## **PACT Partner Team**

*Essence Development, The Related Companies*



Department of  
Housing Preservation  
& Development



# What is Environmental Review?

- To facilitate the redevelopment of Fulton and Elliott-Chelsea, the potential impacts to the human, built, and natural environment in the area will be analyzed through a National Environmental Policy Act (**NEPA**) Environmental Impact Statement (**EIS**) based on a reasonable range of alternatives. Since the Proposed Project requires federal, state and, possibly, city actions, the EIS analyses will satisfy NEPA, the State Environmental Quality Review Act (**SEQRA**), and City Environmental Quality Review (**CEQR**).
- **Decisions are not made in an EIS. Rather, the EIS analysis is one of several factors decisionmakers consider.**
- The process provides a unique opportunity for the public to be involved in decision-making since it
  - 1) is helpful to understand what is being proposed; and
  - 2) provides a space for public comment on the analysis of the environmental effects of the proposed project and possible mitigation.

Learn more at  
[www.NEPA.gov](http://www.NEPA.gov)



# THE ENVIRONMENTAL REVIEW PROCESS



EIS Identified as being required by HPD and NYCHA

*Fall 2023*



Notice of Intent to prepare the EIS publication in Federal Register

*January 2024*



Draft Scope of Work Publication



Public Scoping Period

*January - March 2024*



Final Scope of Work and Draft EIS Publication

*March 2025*

WE ARE HERE

**Public Comment Period of Draft EIS**

*March - May 2025*



Final EIS publication

*\*Summer 2025*



Record of Decision/Statement of Findings issuance (environmental review finished)

*\*Summer 2025*

*\*Dates are an approximation. We will continue to update the public as timelines change.*

# Public Comments

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***From March 28, 2025, to May 19, 2025***

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Comment details and additional information can be found by visiting:  
<https://www.nyc.gov/site/nycha/about/pact/Chelsea-Fulton.page>



### **3. Project Background**

# Project Location





# Fulton Houses

- Built in early 1960s
- 11 buildings – three 25-story buildings and eight 7-story buildings
- 944 apartments  
(Approximately 2,100 residents)
- Hudson Guild Community Facility Space in Building 7



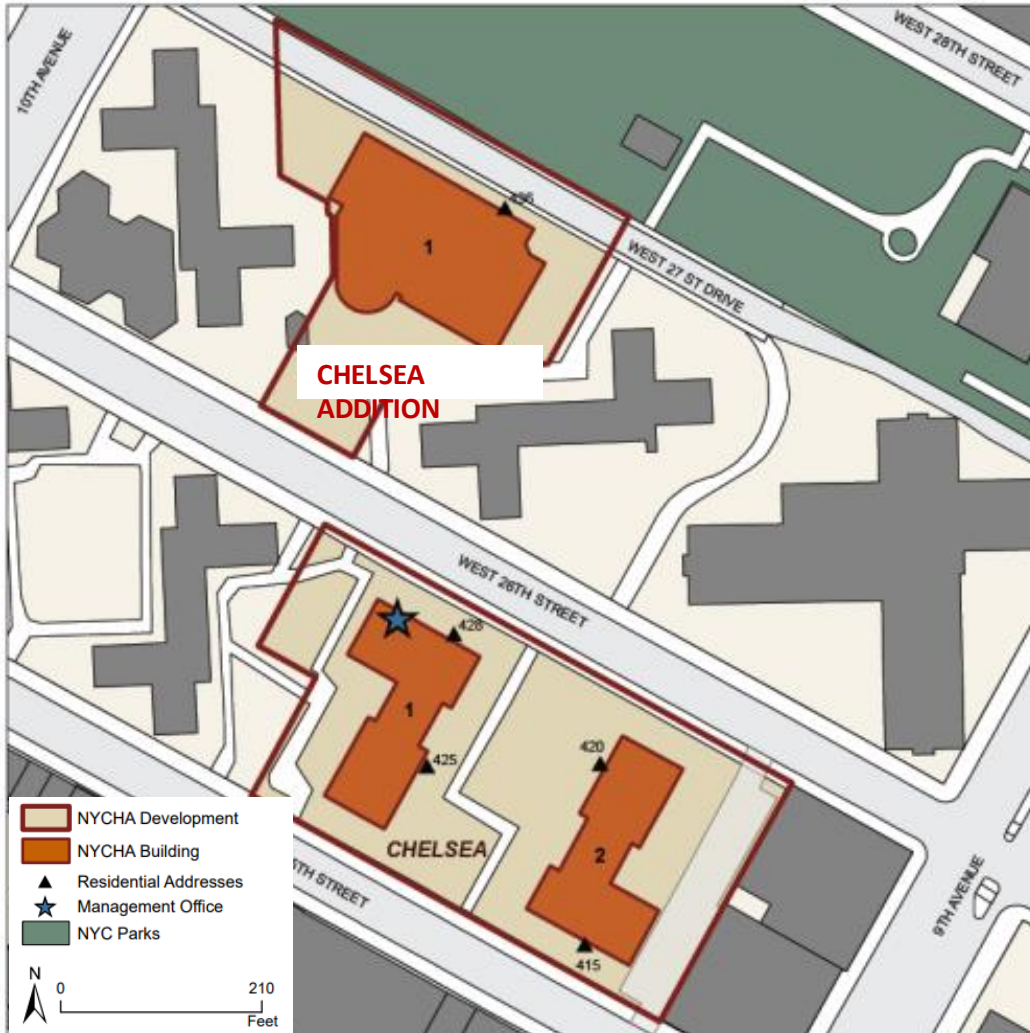
# Elliott Houses



- Built in 1940s
- Four 11 and 12-story buildings
- 591 apartments  
(Approximately 1,400 residents)
- One-story Hudson Guild Children's Center



# Chelsea Houses and Chelsea Addition



## Chelsea Houses (Southern Building 1 and 2)

- Built in early 1960s
- Two 21-story buildings
- 425 apartments  
(Approximately 1,000 residents)

## Chelsea Addition (Northern Building 1)

- Built in 1968
- 96 apartments, Senior building
- Hudson Guild Community Center

# Proposed Project

Through the Permanent Affordability Commitment Together (PACT) program, NYCHA intends to submit an application(s) to the United States Department of Housing and Urban Development (HUD) for disposition of public housing property as authorized under Section 18 of the United States Housing Act of 1937 and the Rental Assistance Demonstration (RAD) program for the conversion of subsidies under Section 9 to project-based voucher (PBV) subsidies under Section 8.

This would allow:

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



# Purpose and Need

The purpose and need 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 by constructing new Section 8 PBV Dwelling Units (DUs) in new buildings while preserving permanent affordability and residents' rights under the PACT program;
- Facilitate the construction of additional critically needed permanent affordable housing units, as well as market-rate housing that would financially support the PACT and affordable components of the Proposed Project; and
- Facilitate the development of commercial space and additional community facility space for the residents and the surrounding community.

## **4. Overview of Draft Environmental Impact Statement**

# Alternatives Identified under NEPA

There are **six** alternatives discussed in the DEIS, three of which are under consideration for implementation of the Proposed Project. These are highlighted below:

- 1) No-Action Alternative
- 2) Rezoning Alternative
- 3) Non-Rezoning Alternative
- 4) Midblock Bulk Alternative\*
- 5) Rehabilitation and Infill Alternative\*
- 6) No Significant Adverse Impacts Alternative

**The build year for the Proposed Project is 2041.**

\* Alternatives that were added to the EIS based on comments received on the Draft Scope of Work

Learn more at  
[www.NEPA.gov](http://www.NEPA.gov)

# Rezoning Alternative

The Rezoning Alternative would require discretionary land use actions under ULURP, including zoning text and map amendments and a Large-Scale General Development permit and would result in:

- 15 new buildings
- Tallest building on site would be approximately 430 feet (39 stories, inclusive of up to 40 feet of rooftop mechanical bulkheads)
- Total of 5,510 dwelling units
  - 2,056 Section 8 Project-Based Voucher (PBV) units – full replacement of existing NYCHA units
  - 3,454 new dwelling units – 1,038 affordable dwelling units + 2,416 market-rate units
- Total of 144,082 gsf of community facility/neighborhood center
  - Full replacement of 56,859 gsf existing space
  - Additional 87,223 gsf of community facility/neighborhood center space
- Additional 7,685 gsf of daycare space, 13,785 gsf of medical office space, 28,784 gsf of local retail, 17,580 gsf of supermarket space
- 1 additional parking space at Fulton Houses – total of 96 parking spaces

# Non-Rezoning Alternative

The Non-Rezoning Alternative anticipates development that would be permitted under current zoning district regulations and would result in:

- 17 new buildings
- Tallest building on site would be approximately 430 feet (39 stories, inclusive of up to 40 feet of rooftop mechanical bulkheads)
- Total of 3,839 dwelling units
  - 2,056 Section 8 PBV units – full replacement of existing NYCHA units
  - 1,783 new dwelling units – 536 affordable dwelling units + 1,247 market-rate units
- Total of 175,007 gsf of community facility/neighborhood center
  - Full replacement of 56,859 gsf existing space
  - Additional 118,148 gsf of community facility/neighborhood center space
- Additional 2,355 gsf of daycare space, 12,046 gsf of medical office space, 21,675 gsf of local retail, 7,400 gsf of supermarket space
- 1 additional parking space at Fulton Houses – total of 96 parking spaces

# Midblock Bulk Alternative\*

**The Midblock Bulk Alternative would require discretionary land use actions under ULURP, including zoning text and map amendments and a Large-Scale General Development permit and would result in:**

- 16 new buildings

The Midblock Bulk Alternative will result in the same development program as the Rezoning Alternative

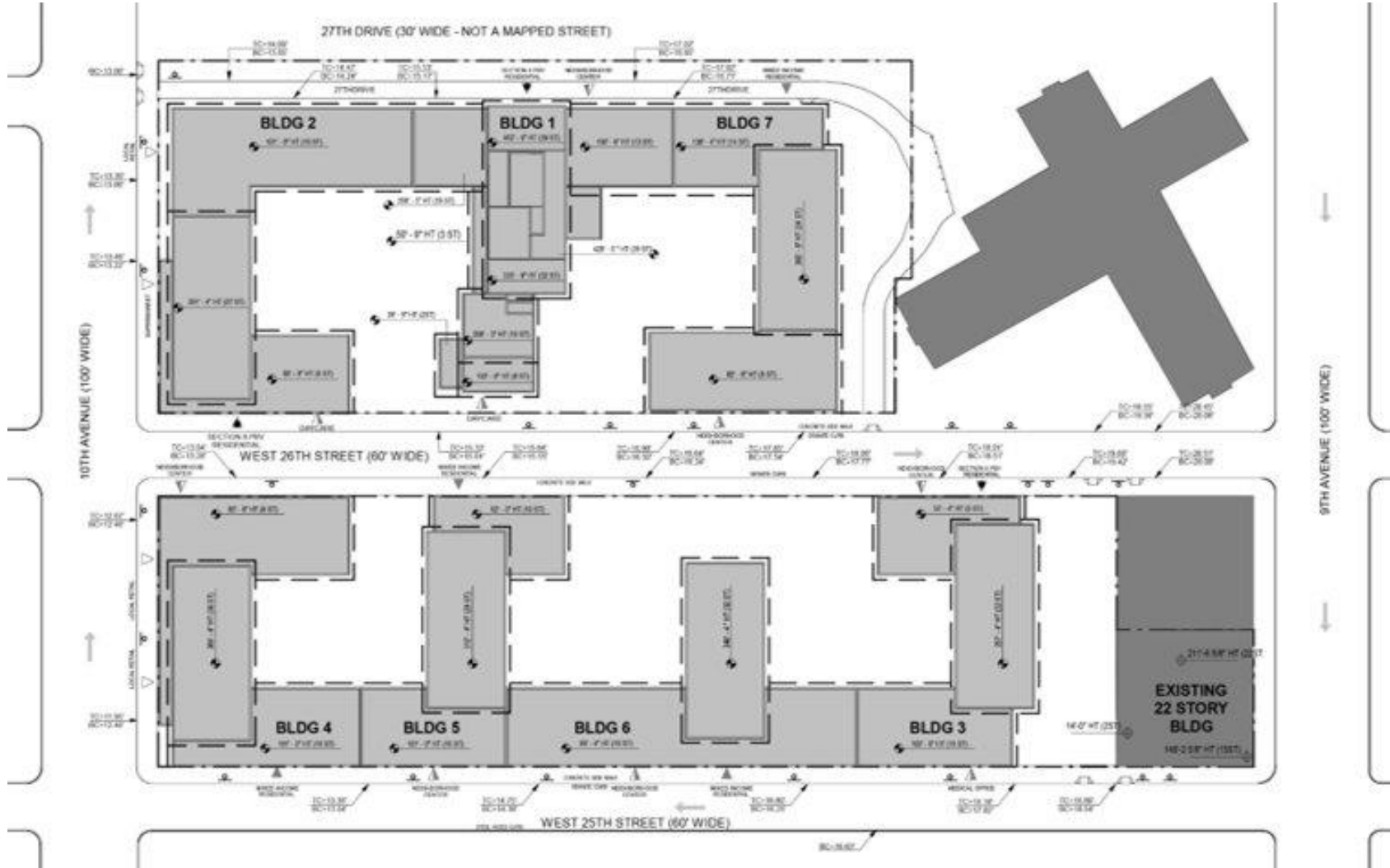
- Tallest building on site would be approximately 430 feet (39 stories, inclusive of up to 40 feet of rooftop mechanical bulkheads)
- Total of 5,510 dwelling units
  - 2,056 Section 8 PBV units – full replacement of existing NYCHA units
  - 3,454 new dwelling units – 1,038 affordable dwelling units + 2,416 market-rate units
- Total of 144,082 gsf of community facility/neighborhood center
  - Full replacement of 56,859 gsf existing space
  - Additional 87,223 gsf of community facility/neighborhood center space
- Additional 7,685 gsf of daycare space, 13,785 gsf of medical office space, 28,784 gsf of local retail, 17,580 gsf of supermarket space
- 1 additional parking space at Fulton Houses – total of 96 parking spaces

\*Alternative added in response to comments received on the DSOW

# Alternatives – Overview

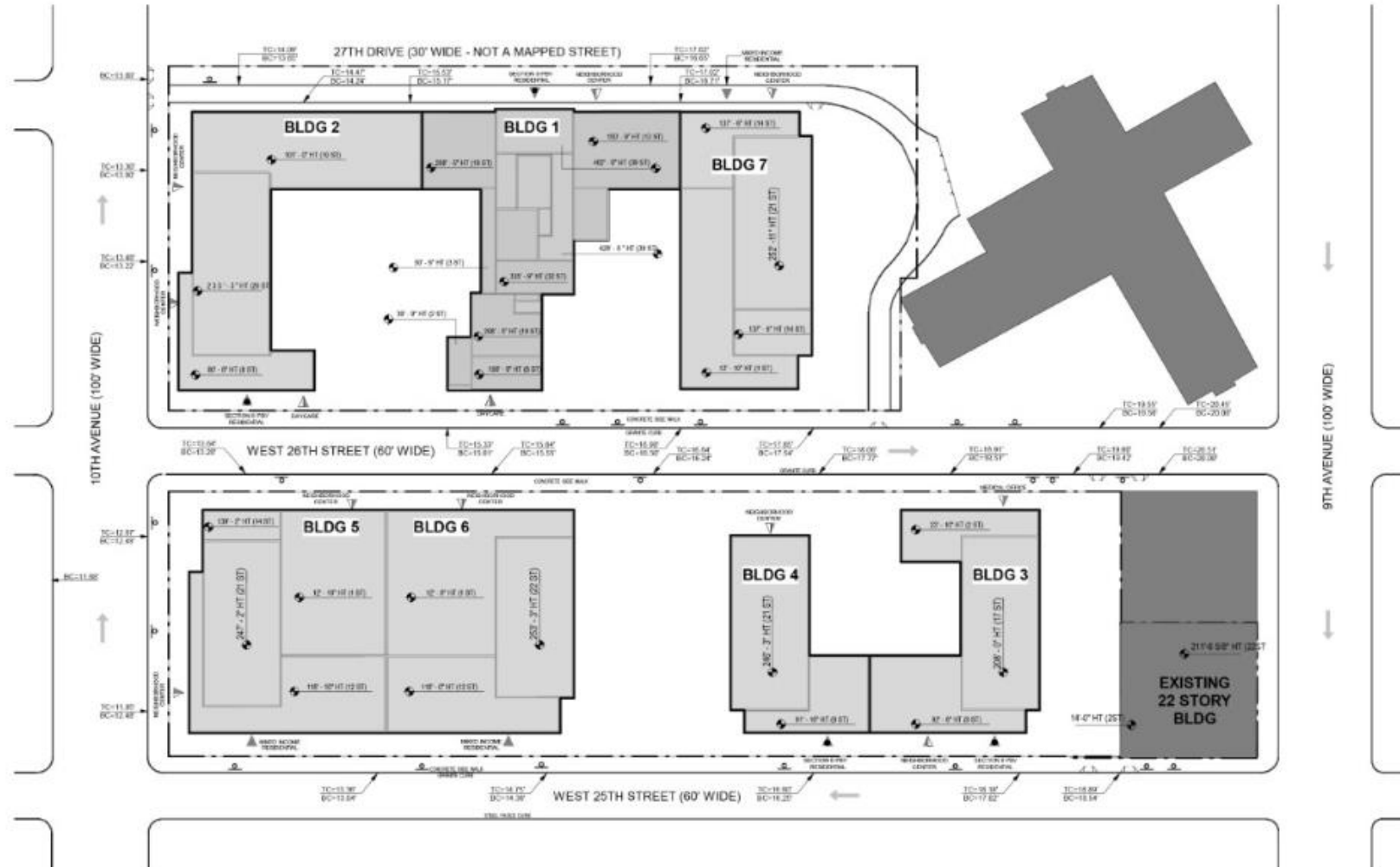
Land Use	Alternative 1 No-Action Alternative	Alternative 2 Rezoning Alternative	Alternative 3 Non-Rezoning Alternative	Alternative 4 Midblock Bulk Alternative	Alternative 5 Rehabilitation and Infill Alternative
Existing NYCHA DUs	2,056	0	0	0	0
Future Section 8 PBV DUs	0	2,056	2,056	2,056	2,056
MIH Affordable DUs	0	1,038	536	1,038	55
Market Rate DUs	0	2,416	1,247	2,416	55
<b>Total DUs</b>	2,056	5,510	3,839	5,510	2,166
Community Facility/Neighborhood Center gsf	56,859	144,082	175,007	144,082	56,859
Daycare gsf	10,300	17,985	12,655	17,985	10,300
Medical Office Related Uses gsf	0	13,785	12,046	13,785	10,030
Local Retail gsf	0	28,784	21,675	28,784	7,150
Supermarket gsf	0	17,580	7,400	17,580	0
Total Building Area sf	1.9 million	5.1 million	3.6 million	5.1 million	2.1 million
Accessory Parking Spaces	95	96	96	96	96
Building height (maximum)	232'	428.5'	428.5'	428.5'	240'
Building stories (maximum)	25	39	39	39	24
Project Area	Project Sites	Project Sites	Project Sites	Project Sites	Project Sites
Requires a Rezoning?	No	Yes	No	Yes	No
Meets Project Purpose and Need?	No	Yes	Yes	Yes	No
Feasible?	Not applicable	Feasible	Feasible	Feasible	Infeasible

# Elliott-Chelsea Rezoning Alternative Plan

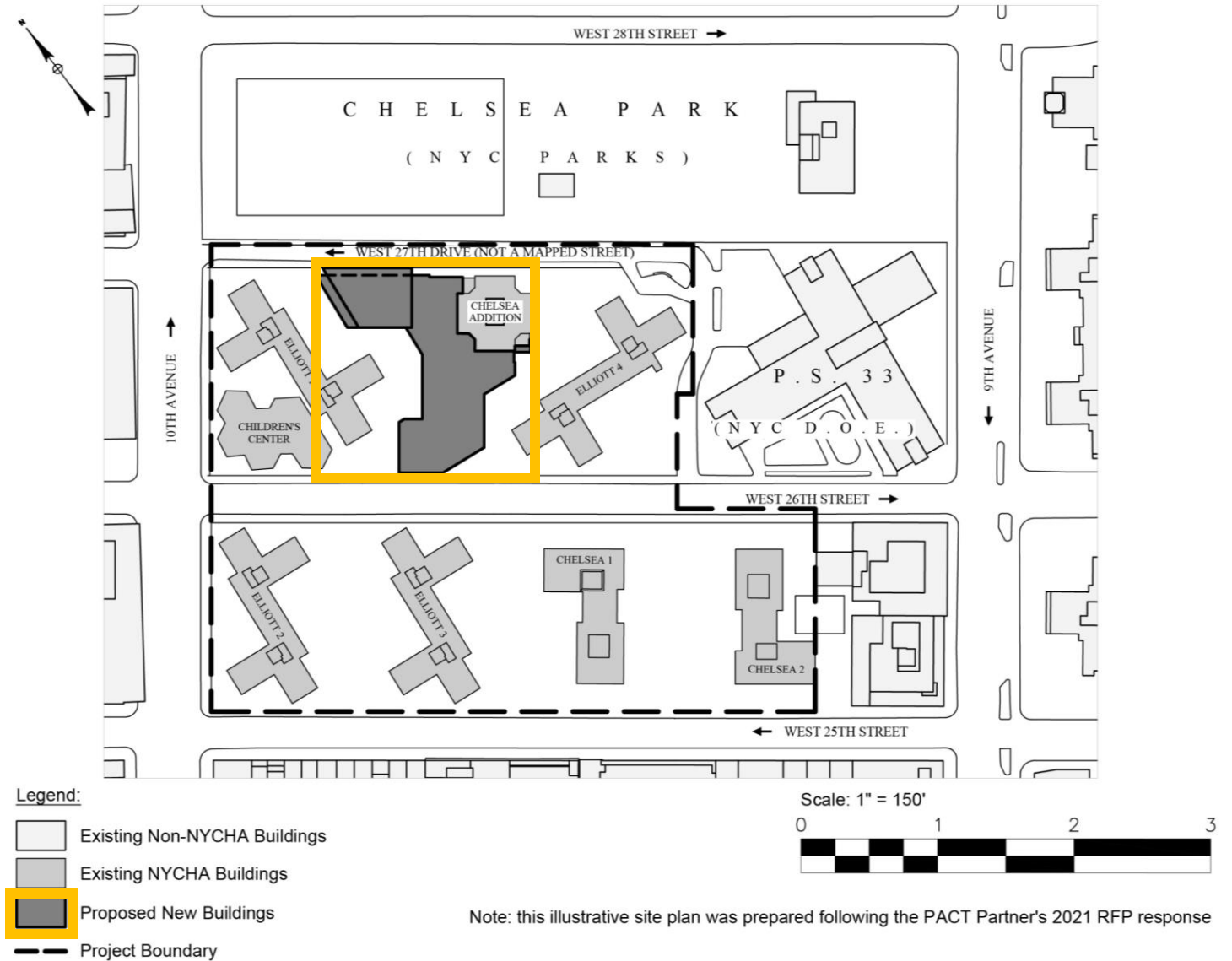




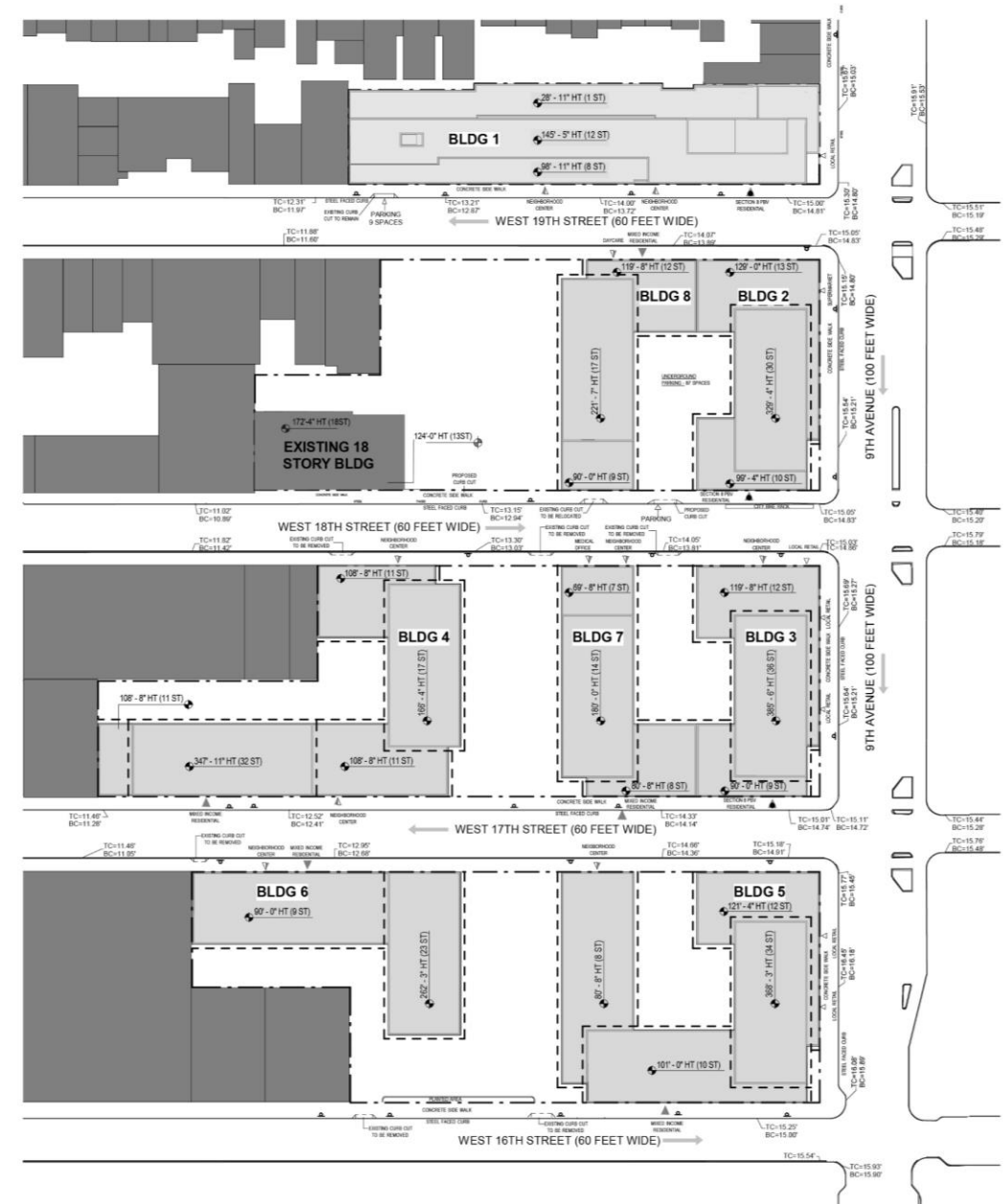
# Elliott-Chelsea Non-Rezoning Alternative Plan



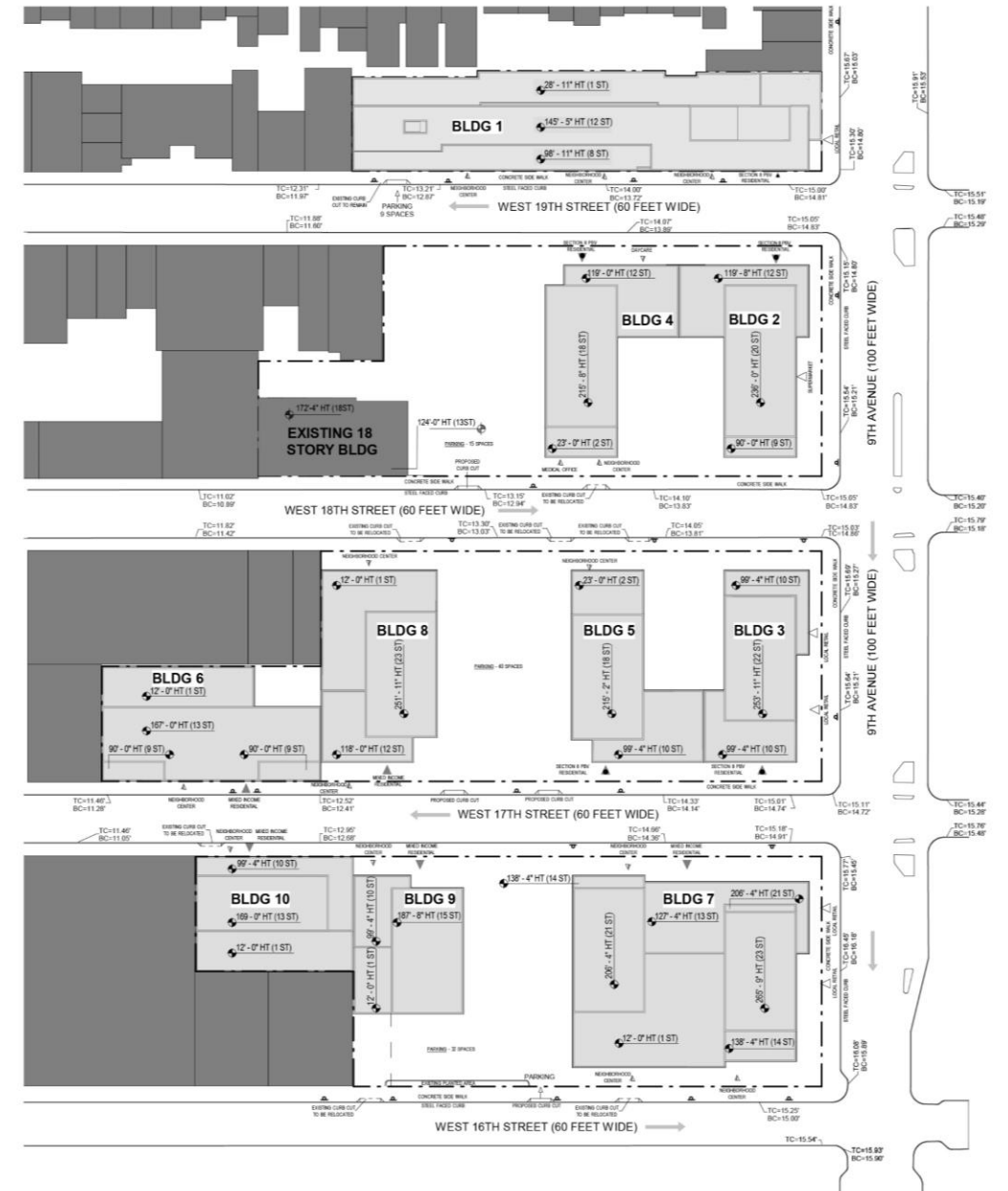
# Elliott-Chelsea Rehabilitation and Infill Alternative Plan



# Fulton Rezoning Alternative Plan



# Fulton Non-Rezoning Alternative Plan



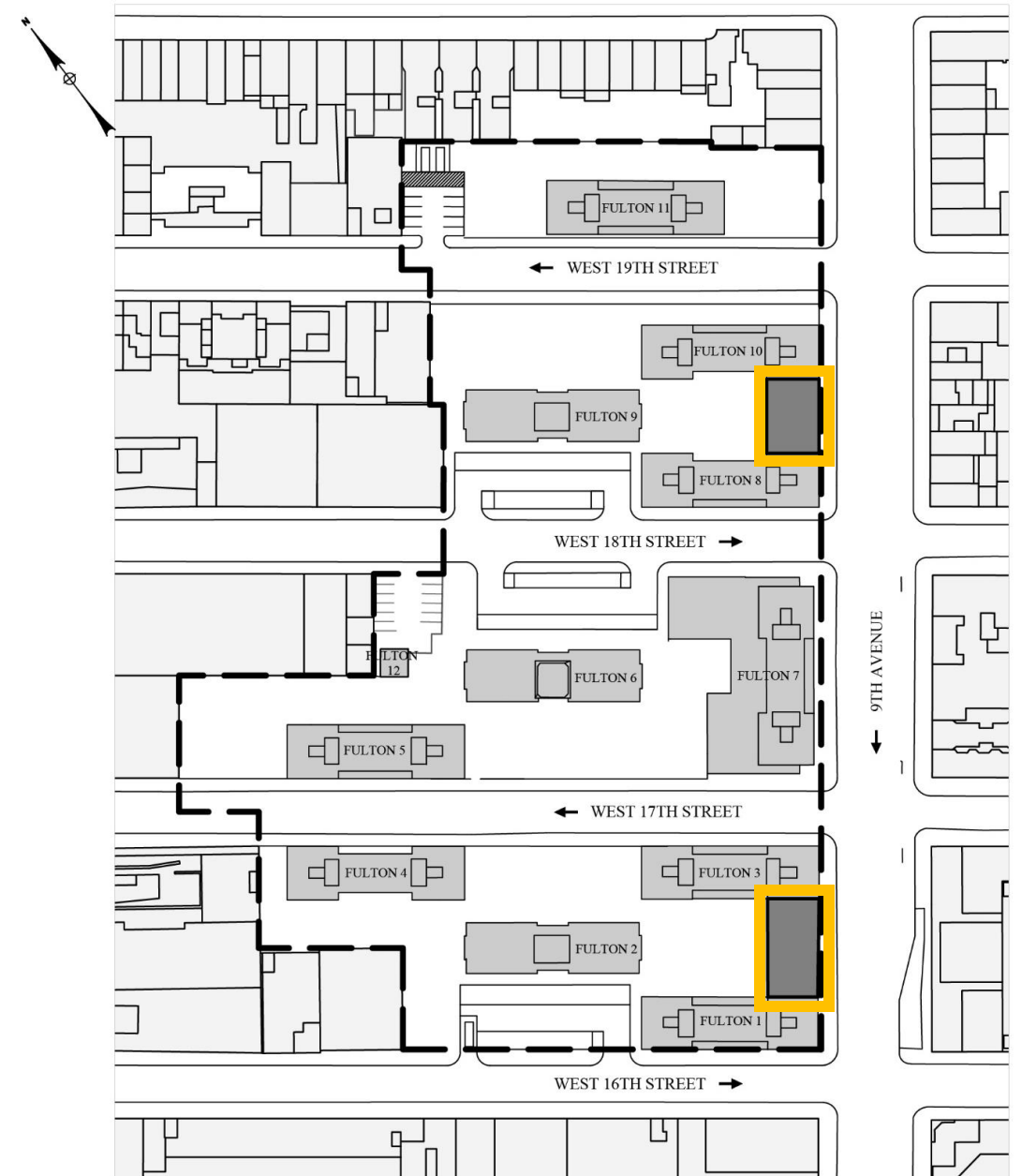
# Fulton Midblock Bulk Alternative Plan\*

\* The bulk distribution at the Elliott-Chelsea Houses Project Site will remain the same under the Midblock Bulk Alternative as it is proposed under the Rezoning Alternative



# Fulton Rehabilitation and Infill Alternative Plan

- Legend:
- Existing Non-NYCHA Buildings
  - Existing NYCHA Buildings
  - Proposed New Buildings
  - Project Boundary



# Draft EIS analyzes 20 impact areas

- Land Use, Zoning, Public Policy, Waterfront Revitalization (including Coastal Zone Management, Coastal Barrier Resources, Floodplain and Flood Management)
- Socioeconomic Conditions
- Community Facilities and Services (Schools, Libraries, Child Care Centers)
- Open Space
- Shadows
- Historic and Cultural Resources (Architectural, Archeological)
- Urban Design and Visual Resources
- Natural Resources
- Hazardous Materials

- Transportation (Subway, Bus, Pedestrians, Street User Safety, Parking)
- Water and Sewer Infrastructure (Water Supply and Wastewater and Stormwater Infrastructure)
- Solid Waste and Sanitation Services
- Energy
- Air Quality
- Greenhouse Gas Emissions and Climate Change
- Noise
- Public Health
- Neighborhood Character
- Construction
- Environmental Justice

# Impacts Identified and Current Mitigation Proposed

Finding	Technical Analysis Area	Notes
Significant Adverse Impact	Shadows	<ul style="list-style-type: none"> <li>Incremental shadows to Chelsea Park and PS33 Playground will result in significant adverse impacts</li> <li>Consideration of mitigation measures are ongoing between Draft and Final EIS</li> </ul>
	Historic and Cultural Resources	<ul style="list-style-type: none"> <li>Mitigation for demolition of Elliott-Chelsea Houses (the State &amp; National Register eligible) identified through Section 106 process, including: <ul style="list-style-type: none"> <li>Preparation of an Unanticipated Discoveries Protocol</li> <li>Historic American Building Survey (HABS) Level 2 recordation of the Elliott-Chelsea Houses</li> <li>Design and installation of public interpretive display of the history and significance</li> <li>Construction Protection Plans for historic properties within 90 feet of project site</li> <li>Review and approval of all plans, reports, etc. by SHPO, LPC, and Historic Districts Council</li> </ul> </li> <li>Above measures would <b>partially mitigate</b> the adverse impact</li> </ul>
	Transportation	<ul style="list-style-type: none"> <li>Traffic impacts at up to 11 intersections would be <b>partially mitigated</b> with signal timing changes (NYCDOT approval required)</li> <li>Pedestrian impacts at 6 sidewalks and up to 2 crosswalks would be <b>partially mitigated</b> after proposed relocation of impediments to sidewalk flow and the widening of crosswalks (NYCDOT approval required)</li> </ul>



# Impacts Identified and Current Mitigation Proposed

Finding	Impact Area	Notes
Significant Adverse Impact	Construction	<ul style="list-style-type: none"><li>• <b>Traffic impacts</b> during peak construction would be <b>partially mitigated</b> by modifications to signal timing and phasing (NYCDOT approval required)<ul style="list-style-type: none"><li>• Impacts at up to 8 intersections during the peak construction period</li></ul></li><li>• <b>Pedestrian impacts</b> during peak construction would be <b>partially mitigated</b> after proposed relocation of impediments to sidewalk flow and the widening of crosswalks, where feasible (NYCDOT approval required)<ul style="list-style-type: none"><li>• Impacts at up to 3 sidewalks and 1 crosswalk</li></ul></li><li>• <b>Noise impacts</b> at several future and existing buildings on the Project Sites, as well as various Non-NYCHA properties in the study area and would be <b>partially mitigated</b><ul style="list-style-type: none"><li>• 5 existing buildings at Elliott-Chelsea Houses Project Site and 7 existing buildings at Fulton Houses Project Site</li><li>• 5 future buildings at Elliot-Chelsea Building Project Site and 5 future buildings at Fulton Houses Project Site</li><li>• Non-NYCHA properties in the vicinity including: Avenues - The World School (259 Tenth Ave), P.S. 33 Chelsea Prep</li><li>• <i>Additional Noise Control Measures:</i> Equipment required to meet noise levels below NYC Noise Control Code and located away from and shielded from sensitive receptor locations, Power drawn from existing ConEd grid (if possible), Noise barriers, Construction barrier attenuated using sound blankets, Concrete operations within construction barrier attenuated using sound blankets</li></ul></li></ul>

# 3 Areas with Project Components Related to the Environment

Finding	Technical Analysis Area	Notes
3 areas with Project Components Related to the Environment	Air Quality	<ul style="list-style-type: none"> <li>• Restriction to NOX emissions from Elliott-Chelsea Addition boilers required</li> <li>• Restriction on outdoor rooftop amenity space at Elliott-Chelsea 1 until boilers decommissioned and no air intakes permitted on certain parts of the roof</li> </ul>
	Noise (Operational)	<ul style="list-style-type: none"> <li>• <i>All New FEC Buildings:</i> 25 to 33 dBA building attenuation required and alternate means of ventilation to maintain closed-window condition to ensure interior noise levels of 45 dBA or lower as recommended</li> </ul>
	Hazardous Materials	<ul style="list-style-type: none"> <li>• PACT Partner required to complete environmental site assessments, investigations, develop RAPs/ CHASPs, and implement plans and applicable post remediation/post construction monitoring</li> </ul>
No Impacts Identified	All other areas (13)	<ul style="list-style-type: none"> <li>• No significant adverse impacts identified in other areas of analysis, including socioeconomic conditions, community facilities, and open space, among others.</li> </ul>

## **5. Public Comment**

Please be sure you are unmuted when it is your turn to speak

Por favor, asegúrese de que no esté silenciado cuando sea su turno de hablar

Пожалуйста, убедитесь, что ваш микрофон включен, когда настанет ваша очередь говорить

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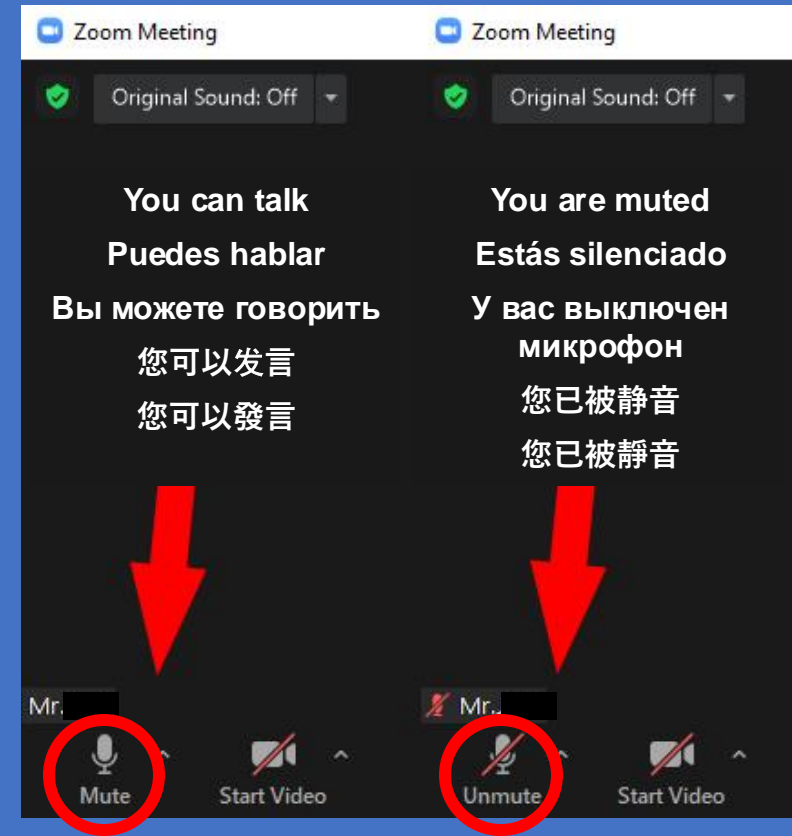


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Fulton Elliott-Chelsea Redevelopment Project, Public Hearing for DEIS,  
April 16, 2025

38



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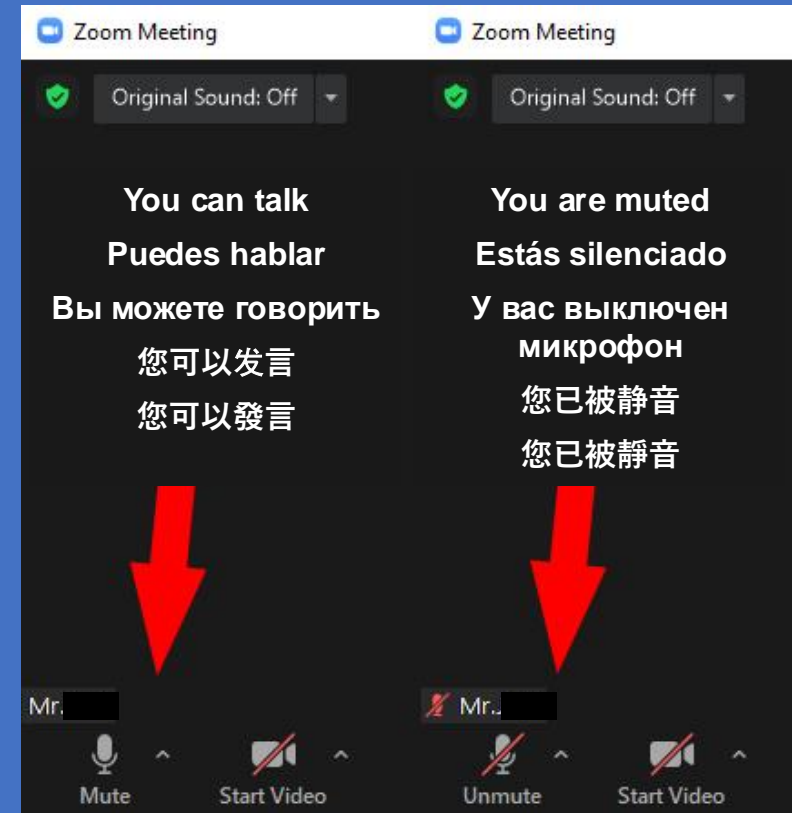


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