



CITY OF NEW YORK  
**MANHATTAN COMMUNITY BOARD FOUR**

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**JEFFREY LEFRANCOIS**  
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**JESSE R. BODINE**  
District Manager

August 31st, 2023

Jonathan Gouveia  
Executive Vice-President for Real Estate Development  
New York City Housing Authority  
90 Church Street  
New York, New York 10007

Jamar Adams  
Managing Principal  
Essence Development  
6 Greene Street Suite 600  
New York, NY 10013

Greg Gushee  
The Related Companies  
30 Hudson Yards  
New York, NY 10001

Re: Information Request for the Planned Redevelopment of the Chelsea NYCHA  
Campuses

Dear Mr. Gouveia, Mr. Adams, and Mr. Gushee:

Manhattan Community Board 4 (MCB4) would like to thank you for presenting the new proposed plans for the Fulton and Elliot\Chelsea Campuses at MCB4's public informational session on July 12, 2023. Further, MCB4 appreciates your agreement to attend the Housing, Health, and Human Services Committee (HHHS) on Thursday, September 7th at 6:30pm and Chelsea Land Use Committee (CLU) on Monday, September 18th at 6:30pm. We also ask that, as a majority stakeholder, representatives from The Related Companies also attend the September Committee meetings.

At a regularly scheduled Chelsea Land Use committee meeting on July 17, 2023 the Committee began discussing the proposed redevelopment. The overwhelming sentiment of the committee was twofold. First, we support the rights of the residents of Fulton and Elliott Chelsea houses to have safe, quality and affordable housing. Second, MCB4 does

not have sufficient information to seriously consider the proposals you shared with the public to date.

In particular, we require more information documenting the ULURP actions that will be necessary for the proposed plan. It is also concerning that an EIS process has begun without disclosure of what is actually being developed. It is of no benefit to the tenants, the neighborhood, or the proposed project itself to keep the community in the dark, and may even cause unnecessary delay which we know the residents of Fulton and Elliott Chelsea Houses cannot withstand, nor should they have to.

MCB4 has a long history of holding both public committee meetings and smaller working briefings with developers of large-scale projects such as the one you are proposing. Given the historic and profound significance of this project, we request adopting a bi-weekly meeting schedule with representatives from Essence, Related, NYCHA, MCB4, and Elliot Chelsea and Fulton Tenants Associations. The purpose of these meetings will be to facilitate an open dialogue and ensure that the questions of all community stakeholders, prioritizing any outstanding NYCHA residents' concerns, are addressed.

In preparation of the upcoming September committee meetings, we have compiled the following questions that must be answered posthaste, so that we may have an educated and productive conversation at the public committee level.

**Regarding Land Use Actions:**

1. First and foremost, what are the specific ULURP actions being proposed?
  - a. Please provide a total list in detail including any proposed waivers, special permits, graphic overlays of proposed changes, sectionals and block diagrams, street level views of proposed construction, increased building heights, increased FAR, outdoor space, the proposal of retail space at the Fulton Houses campus, etc... .
  
2. What is the difference between new construction with rezoning and new construction with current zoning?
  - a. Please provide fully detailed graphics, sectional, block diagrams for both options.
  - b. What is the number of units per rezoning vs current zoning?
  - c. Does rezoning trigger other things in the community that will slow things down because the project will be required to go through an EIS review?
  
3. We have seen no design plans for the proposed market rate housing. This should be included in the detailed plan.
  - a. Will they also be 38 stories?
  - b. What are the apartment layouts for these units?
  - c. Will they be comparable in size to the NYCHA units?
  - d. What does the entire campus look like?

- e. Why are all the NYCHA units in separate buildings from market rate units instead of mixed?
  - f. Why are the tallest buildings on 9th Avenue?
4. Are the proposed zoning changes in context with the neighborhood character?
  5. What is the impact of shadows with building heights of 38 stories?
  6. What is the impact on the adjacent historic district in relation to light, air and shadow?
    - a. Are historic restrictions going into the campus construction?
    - b. Does this make the restrictions more complicated?
    - c. What of the portion of Fulton Houses that sit in the Special West Chelsea District?
    - d. Does that require further zoning changes and/or analysis?
  7. What are the climate resilience actions being taken?
  8. Can you provide a complete timeline for the entire project including market rate housing and phasing?

**Regarding Community Spaces:**

1. What is the plan for Hudson Guild? Are they guaranteed to be reinstated at their current location as the local social service provider? Where will they be housed during reconstruction?
2. Can you clarify, in detail, the size, purpose and location of the proposed community spaces? It is currently vague.
3. Are you demolishing the basketball court on the Fulton Houses Campus? If so, are you replacing it and where?

**Regarding Neighborhood Infrastructure:**

1. What is the neighborhood infrastructure needed to accommodate 3,500 new households?
2. If the EIS triggers the need for a new school, where will it go? And who will build it?
3. If the EIS triggers the need for additional emergency services? Where will they go? Who will build them? And what is the timeline for doing so?

**Regarding the Tenant Engagement Process and Tenants Rights:**

1. Please share the methodology used in the Tenant Survey.

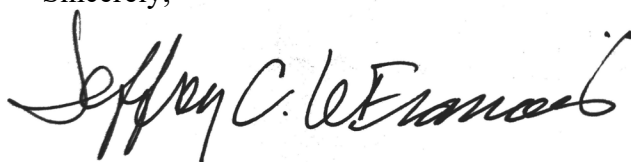
2. Please provide us with a copy of the information package the residents of Elliott Chelsea and Fulton houses received on their doors.
3. What is the percentage of resident lease holders of both campuses?
4. What is the percentage of resident lease holders of both campuses who were contacted about the survey?
5. What is the percentage of resident lease holders of both campuses who responded to the survey?
6. Why is it necessary to go from Section 9 housing to Section 8 housing? Please outline the specific changes to tenants rights for each.
7. Where are the tenants who are being relocated going specifically? Please provide the building names and addresses.
8. When the tenants are relocated, will they have full and free access to all building amenities?
9. Please include a monthly timeline that outlines the relocation process and provide information as to how this was determined.
10. Why are there currently empty units on these NYCHA campuses?
11. How are Related and Essence ensuring tenants rights? And who will the tenants be working with to ensure their rights?

**Budget and Development:**

1. Please describe how this project is being funded.
2. Why did the budget increase so dramatically? Please outline those details.
3. What is the current status of the proposal?
4. What percentage of the revenue generated from market rate housing goes back to NYCHA?

We look forward to your responses to the questions above and your attendance at the Housing, Health, and Human Services Committee and the Chelsea Land Use Committee.

Sincerely,



Jeffrey LeFranois  
Chair  
Manhattan Community Board 4