

FULTON ELLIOTT CHELSEA HOUSES

Environmental review update
Manhattan Community Board 4
January 16, 2024



Agenda for today

- Environmental review background and process
- Scoping period and how to submit comments
- Proposed actions overview
- Project timeline
- Q&A



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.
- **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

Lead Agencies and Team

NYC Department of Housing Preservation & Development (HPD),
on behalf of the City of New York
Responsible Entity under National Environmental Policy Act (NEPA) & Joint Lead Agency

New York City Housing Authority (NYCHA)
Local project sponsor & Joint Lead Agency

PACT Partner Team
Essence Development, The Related Companies
Environmental Consultants - Philip Habib & Associates (PHA), AKRF, Hillman Consultants



Department of
Housing Preservation
& Development

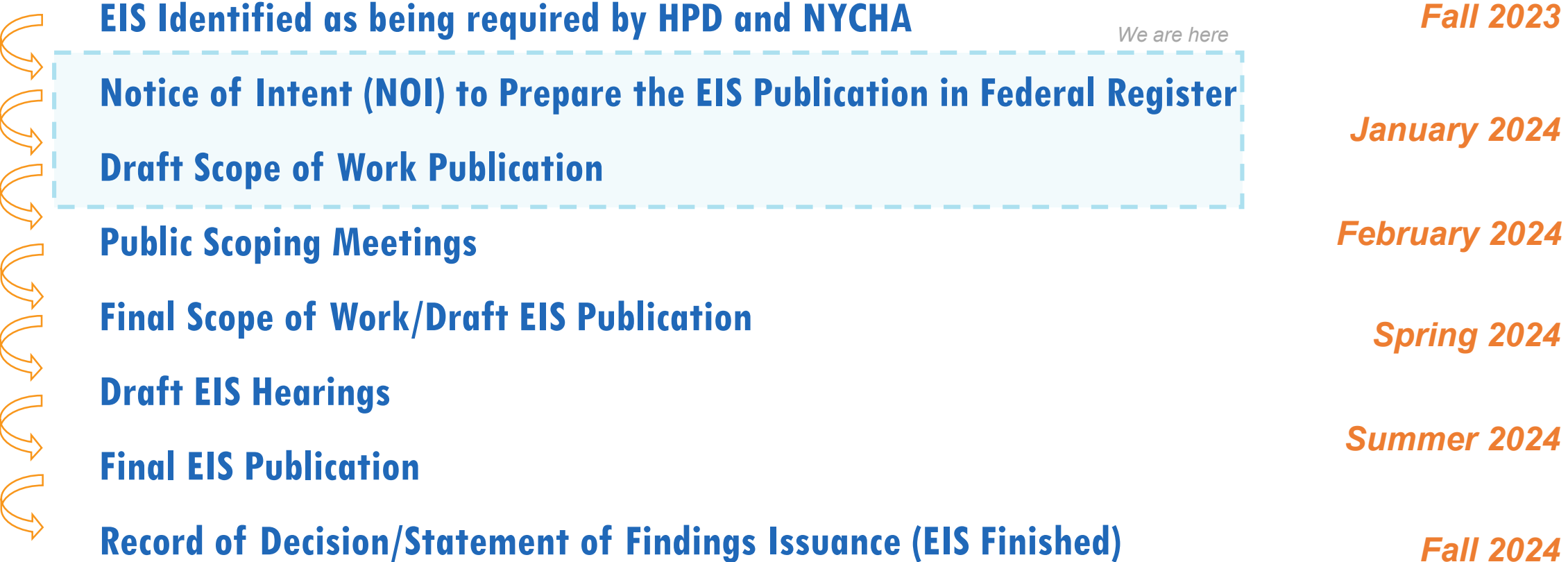


Areas to be Analyzed in the EIS

- Land Use, Zoning, Public Policy, Waterfront Revitalization
- Socioeconomic Conditions
- Community Facilities and Services (including Schools)
- Transportation
- Public Health
- Neighborhood Character
- Open Space
- Shadows
- Historic and Cultural Resources, Preservation

- Greenhouse Gas Emissions and Climate Change
- Waste Management
- Hazardous Materials (soil contamination)
- Urban Design
- Construction
- Air Quality
- Floodplain and Flood Management
- Environmental Justice
- Endangered Species

What is the public environmental review process?



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

What is scoping?

Scoping is a public process to **determine the impacts that will be analyzed in an EIS**. As part of Scoping, HPD and NYCHA, as joint lead agencies, will engage federal, state, local and tribal governments and agencies, and the public in the early identification of concerns, potential impacts, and possible alternatives to the proposed project

NYCHA and HPD will be seeking comments on the following general issues:

- ✓ Issues and analysis topics to be included in the scope of work
- ✓ Methodologies for analysis (such as the size of the study area, the type of data to be gathered, or the type of analysis to be conducted)
- ✓ Alternatives to the proposed project
- ✓ Special conditions or concerns that the lead agency should consider

How to participate?

Starting from the day the NOI-EIS is published, residents can:



Attend Scoping meetings

NYCHA and HPD will host 3 public scoping meetings for residents to provide verbal and written comment on the record.



Email

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Dept. of Housing Preservation & Development
Attn: Anthony Howard
100 Gold Street, #7-A3
New York, NY 10038

From January 8 to February 20, 2024

All public comments, regardless of how they are received, will be considered and responded to equally.



Comment details and additional information can be found through:

<https://www.nyc.gov/site/nycha/about/pact/Chelsea-Fulton.page>

How are people being notified about the scoping process?

FEC Residents

- All residents of Fulton and Elliott-Chelsea were given a flyer on 1/8/2024
- Residents will be receiving robocalls and emails

Stakeholders

- Emails sent to:
 - City agencies
 - Elected officials
 - Community Board 4

Local community

- The NOI is being posted in 5 newspapers, one for each required language (English, Spanish, Traditional Chinese, Simplified Chinese, and Russian)
- NYCHA issued a press announcement on 1/8/2024

When are the meetings?

How do they work?

2 in person meetings

- Thursday, February 1 at 6:00 PM at Fulton
- Wednesday, February 7 at 6:30PM at Elliott-Chelsea

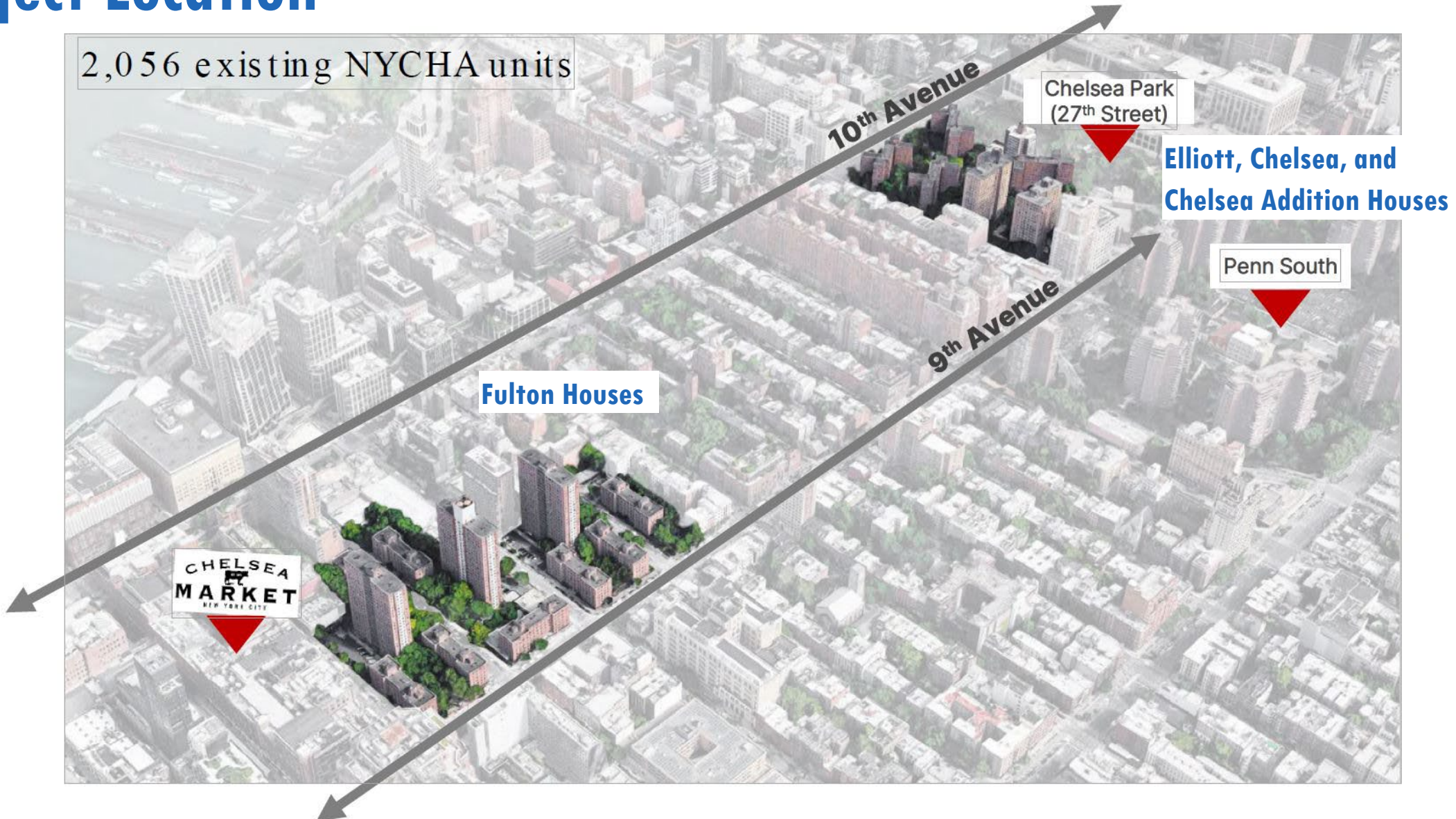
1 virtual meeting

- Monday, February 5 at 4:00PM on zoom

Run of show for all

- Presentation by HPD, NYCHA, and the PACT partner team on:
 - The meeting rules
 - General overview of the proposed actions to be analyzed in the environmental review
 - Technical overview of what is in the Draft Scope of Work
- Public comment (3 minutes per person, except elected officials)
- The meeting ends when there are no more public comments

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

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

Chelsea Addition

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

Proposed Actions

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 replacement and demolition of all existing dwelling units and community facility spaces at the Project Sites;
- The staged development of additional new mixed-use buildings on the Project Sites

No-Action Alternative

The No-Action Alternative assumes -

- The existing buildings will continue to exist as they do today
 - 22 existing buildings – 18 residential buildings, 2 community facility buildings, and 2 storage/garage buildings
 - Tallest building on site is approximately 232 feet (25 stories)
 - 2,056 existing residential units
 - 56,859 gross square feet (gsf) of community facility neighborhood center space
 - 10,300 gsf of daycare space
 - 95 accessory parking spaces (Fulton Houses)
- Only improvements that would be anticipated by the 2040 build year would be typical capital repairs as needed
- No new development would occur on site

Rezoning Alternative – Anticipated Land Use Approvals

For this alternative, NYCHA and the PACT Partner would seek discretionary land use actions through the New York City Uniform Land Use Review Process (ULURP).

Anticipated land use actions, at this time, include:

- A zoning map amendment to establish zoning districts to allow:
 - 12.0 floor area ratio (FAR) to be permitted within 100 feet of avenues and 8.0 FAR along midblock beyond 100 feet of avenues;
 - Establish a commercial overlay, where needed and appropriate, to permit proposed retail and supermarket uses in building bases along avenue corridors
- A zoning text amendment to designate the Project Sites as Mandatory Inclusionary Housing (MIH) areas; and
- A Large-Scale General Development (LSGD) special permit to facilitate the proposed site plan by allowing:
 - Distribution of floor area without regard to zoning lot lines or district boundaries; and
 - Location of building without regard for applicable yard, court, distance between buildings or height and setback regulations

Rezoning Alternative

With the approval of the Land Use Actions, the proposed development would result in:

- 15 new buildings
- Tallest building on site would be approximately 416 feet (39 stories)
- Total of 5,510 dwelling units
 - 2,056 Project-Based Section 8 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
- Introducing 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 site conditions and would result in:

- 17 new buildings
- Tallest building on site would be approximately 416 feet (39 stories)
- Total of 3,839 dwelling units
 - 2,056 Project-Based Section 8 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
- Introducing 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

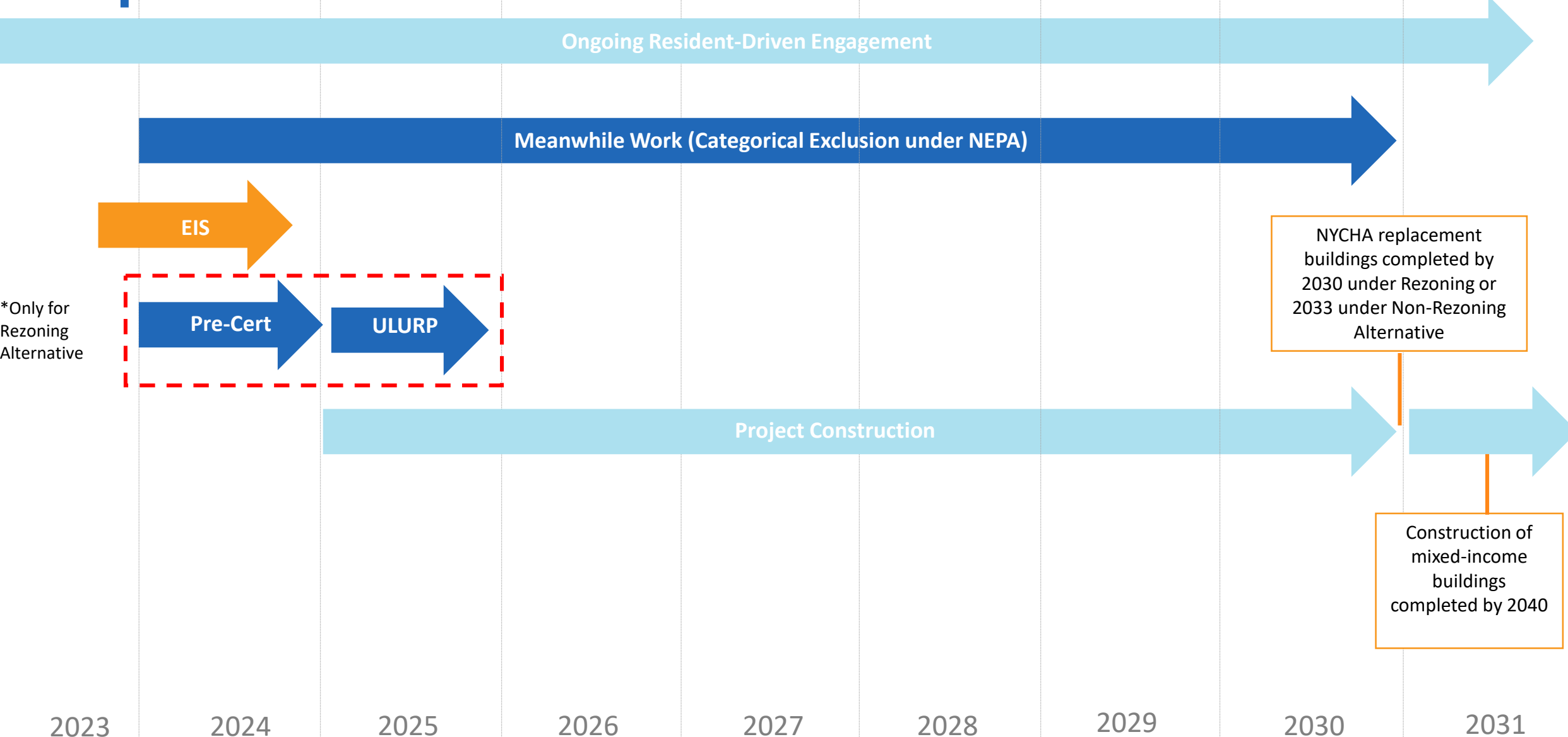
No Significant Adverse Impacts Alternative

- When a project would result in significant adverse impacts, it is standard practice to include an assessment of an alternative to the project that would result in no significant adverse impacts.
- The EIS will present an analysis to determine measures, such as changes in density and/or design, that would eliminate all the significant adverse impacts and a No Significant Adverse Impacts Alternative will be described.
- A further analysis would consider whether the required changes to the Proposed Action would result in a No Significant Adverse Impacts while also meeting the purpose and need of the Proposed Action, this will be included in the EIS. If it is determined that the No Significant Adverse Impacts Analysis would not meet the purpose and need of the project, it will be determined to be infeasible and will not be analyzed further.

Alternatives – Overview

Land Use	No-Action Alternative	Rezoning Alternative	Non-Rezoning Alternative	No Significant Adverse Impact Alternative
Existing NYCHA DUs	2,056	0	0	To be determined once significant adverse impacts are determined
Future Project-Based Section 8 DUs (replacement of existing NYCHA DUs)*	0	2,056	2,056	
MIH Affordable DUs	0	1,038	536	
Market Rate DUs	0	2,416	1,247	
Total DUs	2,056	5,510	3,839	
Community Facility/Neighborhood Center gsf	56,859	144,082	175,007	
Daycare gsf	10,300	17,985	12,655	
Medical Office Related Uses gsf	0	13,785	12,046	
Local Retail gsf	0	28,784	21,675	
Supermarket gsf	0	17,580	7,400	
Total Building sf	1.9 million	5.1 million	3.6 million	
Accessory Parking Spaces	95	96	96	
Building height (maximum)	232'	416'	416'	
Building stories (maximum)	25	39	39	

Project Milestones



*Only for Rezoning Alternative

NYCHA replacement buildings completed by 2030 under Rezoning or 2033 under Non-Rezoning Alternative

Construction of mixed-income buildings completed by 2040

Public Review (for Rezoning Alternative Only)

All information about upcoming meetings and comment periods will be posted on the project webpage:
<https://www.nyc.gov/site/nycha/about/pact/Chelsea-Fulton.page>

Ongoing engagement with Fulton and Elliott-Chelsea residents

Environmental Review

Opportunity for input during the public scoping period and the Draft Environmental Impact Statement (DEIS) public comment period

Pre-Certification

Ongoing engagement with NYCHA residents, CB4, elected officials, and DCP to finalize site plans, designs, and land use actions

ULURP

Community Board
Borough President
City Planning Commission
City Council
Mayor

2023

2024

2025

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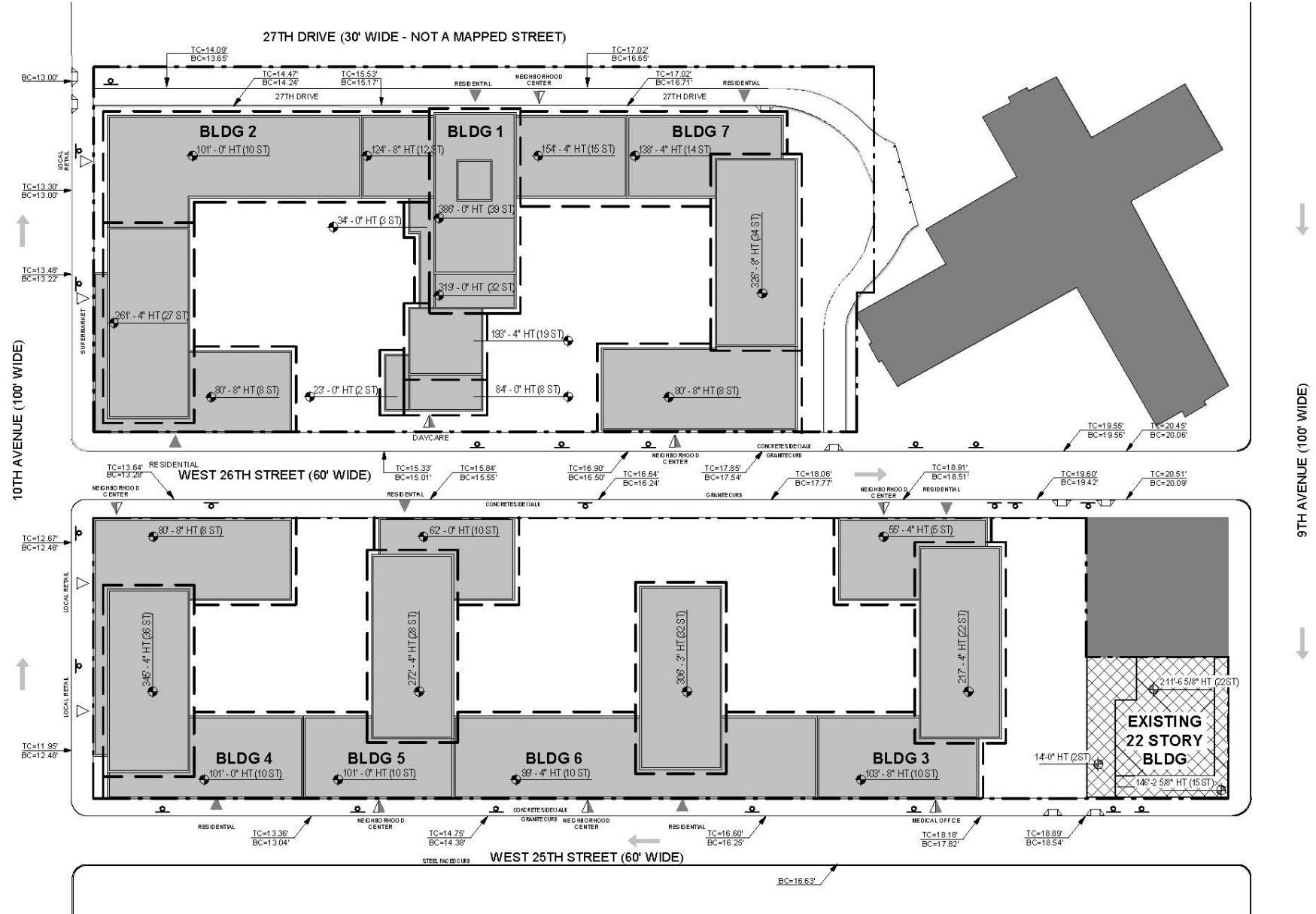
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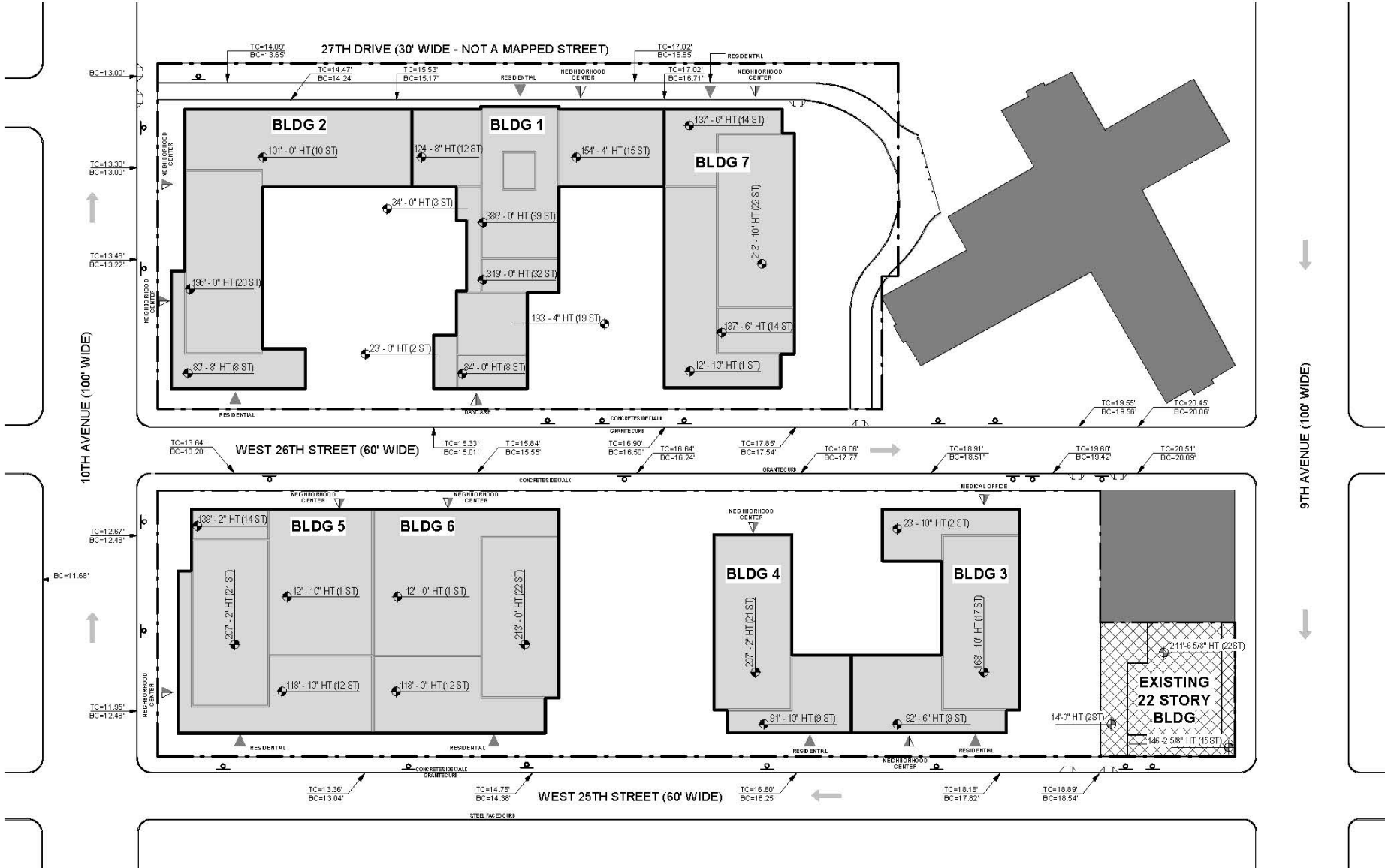
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Elliott-Chelsea Rezoning Alternative Plan



Elliott-Chelsea Non-Rezoning Alternative Plan



Fulton Rezoning Alternative Plan



Figure 3a

Fulton Non-Rezoning Alternative Plan



Elliott-Chelsea Rezoning Alternative Plan

EXISTING BUILDINGS

PROPOSED BUILDINGS



288 10th Ave
450 West 27th Drive 436 West 27th Drive 427 West 26th St
426 West 27th Drive

466 West 26th St 446 West 26th St 425 West 25th St 420 West 26th St
264 10th Ave 443 West 25th St 428 West 26th St 415 West 25th St

- Relocate in Phase 1
- Relocate in Phase 2

- Phase 1 Replacement, Completed in 3 Years
- Phase 2 Replacement, Completed in 5-6 Years

Fulton Rezoning Alternative Plan

EXISTING BUILDINGS



PROPOSED BUILDINGS



- Relocate in Phase 1
- Relocate in Phase 2

- Phase 1 Replacement, Completed in 3 Years
- Phase 2 Replacement, Completed in 5-6 Years