



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR

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JEFFREY LEFRANCOIS
Chair

JESSE R. BODINE
District Manager

November 28, 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

Simon Kawitzky
Vice-President, Portfolio Planning
New York City Housing Authority
90 Church Street
New York, New York 10007

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

Re: Chelsea NYCHA Proposed Redevelopment Request for Information

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

Manhattan Community Board 4 (MCB4) would like to thank you for presenting the proposed NYCHA Redevelopment Plan at the Chelsea Land Use (CLU) Committee meeting on October 16th and engaging with board leadership on an ongoing basis. This administrative letter is formalizing the follow-up requests made at the CLU committee on October 16th and again via email on October 30th, and the further requests from the November 2nd, 2023, Housing, Health and Human Services (HHHS) Committee meeting. Please complete the attached building information charts as well.

MCB4 acknowledges that the Chelsea NYCHA development team has begun responding to some of these requests already while other request require additional information to be studied and will be provided during the upcoming environmental impact statement process.

Chelsea Land Use, October 16th, 2023

Land Use Actions

1. How will the proposed project be As-of-Right and also require a ULURP action?
2. Why is the partnership of NYCHA/Related Companies/Essence Development proceeding with As-of-Right construction prior to starting the ULURP action?
3. How is the EIS process beginning when so much information on the proposed mixed-use buildings is still unknown?

4. What is the planning rationale for the proposed block layouts and their relation to the neighborhood character?
5. Please provide three separate maps, block by block, that include current As-of-Right zoning, proposed rezoning, and an outline of the entire project area.
6. What are the proposed plans for incorporating climate resilience, green space, public art, and other amenities into the buildings?

Budget and Development

1. Please describe, in detail, how this project is being financed.
2. Was there any analysis conducted on renovation versus demolition and replacement in relation to the differences between each NYCHA campus?

Housing, Health, and Human Services, November 2nd, 2023

Interim Repairs

1. Please provide a sample prior NYCHA agreement for a RAD PACT designee regarding interim repairs conducted prior to project closing.
2. Please include an itemized list of property interim repairs that will be conducted under such an agreement.
3. Please provide a schedule of security services to be provided under such an agreement.
4. Please provide a proposed schedule of duration for repairs after such an agreement is executed.
5. Please provide a time frame for execution of such an agreement between NYCHA and Related/Essence

MCB4 suggests that this work be referred to as Interim Repairs to bring clarity as opposed to the jargon “Meanwhile Repairs”.

Basic Project Information

Please complete the attached charts for existing NYCHA buildings apartment distribution, existing occupancies and vacancies, and proposed apartment distribution for NYCHA and mixed-income buildings.

Conclusion

MCB4 appreciates the continued engagement from NYCHA, Essence Development and Related Companies in the ongoing Chelsea NYCHA Proposal process. The requested information above are questions brought forth that are of interest to the committees of MCB4 and to the tenants of the Chelsea NYCHA buildings, and we appreciate the requested information be provided in a timely manner.

Sincerely,



Jeffrey LeFrancois

Chair

Manhattan Community Board 4

ENCLOSURE

CC: Hon. Mark Levin, Manhattan Borough President
Hon. Erik Bottcher, City Council