

A. INTRODUCTION

The New York City Department of Housing Preservation and Development (HPD), as Responsible Entity for the United States (US) Department of Housing and Urban Development (HUD) and lead agency under the National Environmental Policy Act of 1969 (NEPA) in accordance with Title 24, Code of Federal Regulations, Section 58.2(a)(7) [24 CFR 58.2(a)(7)], and the New York City Housing Authority (NYCHA), serving as local project sponsor and joint-lead agency in accordance with 40 CFR 1501.7(b), have prepared this Environmental Impact Statement (EIS) for the proposed Fulton and Elliott-Chelsea Houses Redevelopment Project (the Proposed Project) in the Chelsea neighborhood of Manhattan, New York. The Proposed Project evaluated in this EIS 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 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. As part of the Permanent Affordability Commitment Together (PACT) Program, NYCHA, a New York State public benefit corporation, 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, and for the conversion of subsidies under Section 9 of the US Housing Act of 1937 (Title 42, United States Code, Section 1437g [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 approvals at HUD-assisted Project Sites require environmental clearance under NEPA.

Besides HUD approvals, the Proposed Project requires discretionary actions including approvals from NYCHA's Board and may require New York City land use approvals subject to the alternative chosen for the Proposed Project. If either the Rezoning Alternative or the Midblock Bulk Alternative (described more extensively in **Chapter 02.0, "Project Alternatives"**) are selected to implement the Proposed Project, a land use application consisting of zoning changes approved through New York City's Uniform Land Use Review Procedure (ULURP) would also be pursued. This application would include zoning map and text amendments and a zoning special permit for a general large-scale development. Also, at a later date, discretionary public funding or financing for the Proposed Project may be sought through one or more of the following public agencies: HUD, New York State Division of Housing and Community Renewal (HCR), New York State Housing Finance Agency (HFA), New York City Housing Development Corporation (NYCHDC), and HPD. Additionally, a Mayoral Zoning Override (MZO) to address, for example,

non-compliant interim conditions on the Project Sites during the construction period is indicated as a potential required approval.

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 Proposed Project Sites

The Fulton Houses Project Site and the Elliott-Chelsea Houses Project Site are separated by approximately a ¼-mile. Formally called the Robert S. Fulton Houses, the Fulton Houses Project Site was completed in 1965. It is a “towers-in-the-park” development with accessory open areas for building residents including playgrounds, a basketball court, landscaping, seating, walking paths, accessory parking, and ancillary areas.

The Fulton Houses Project Site occupies portions of four blocks that are bounded by W. 20th Street to the north, 9th Avenue to the east, W. 16th Street to the south, and 10th Avenue to the west. Uses on the Fulton Houses Project Site include 944 NYCHA 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 apartment buildings, one mixed residential and community facility building, and one storage/maintenance garage building, ranging from 1 to 25 stories. The tallest building is 232 feet tall.

The John Lovejoy Elliott Houses (completed in 1947), the Chelsea Houses (completed in 1964), and the Chelsea Addition Houses (completed in 1968) are administered as one entity (Elliott-Chelsea Houses) and comprise the Elliott-Chelsea Houses Project Site. The Elliott-Chelsea Houses Project Site is also a “towers-in-the-park” development, but unlike the Fulton Houses Project Site, this complex does not have on-site accessory parking. The Elliott-Chelsea Houses Project Site occupies portions of two blocks that are bounded by Chelsea Park to the north, 9th Avenue to the east, W. 25th Street to the south, and 10th 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 apartment buildings, two community facility buildings, and one storage/maintenance garage building, ranging from 1 to 21 stories. The tallest building is 223 feet tall.

Within its northern and northeastern limits, the Elliott-Chelsea Houses Project Site includes W. 27th Drive, a narrow one-way private driveway extending northbound from W. 26th Street approximately 260 feet west of 9th Avenue for a distance of approximately 220 feet, where it then curves to the west and extends to the intersection of 10th Avenue and W. 27th Street. W. 27th Drive physically separates the complex from two other publicly owned sites: Public School (PS) 33, a school and playground to the east, and Chelsea Park, a mapped park under the jurisdiction of the New York City Department of Parks and Recreation (NYC Parks) to the north.

In total, the Project Sites include 22 existing buildings, consisting of 17 residential apartment buildings, one mixed residential and community facility building, two community facility buildings, and two storage/maintenance garage buildings, ranging from 1 to 25 stories. The tallest

building is 232 feet tall. Combined existing uses on the Project Sites include 2,056 NYCHA DUs, 56,859 gsf of neighborhood center space, 10,300 gsf of daycare space, and 95 accessory parking spaces. More detailed information about the Project Sites is provided in **Chapter 04.0, “Analysis Framework.”**

B. PURPOSE AND NEED

After more than 60 years of use, the buildings and units on the Project Sites have become severely deteriorated and substandard. In order to effectively address the persistent issues within the buildings, substantial repair, rehabilitation, and inconvenience to the residents would be required. 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.

As noted above, the Proposed Project would result in the staged demolition and replacement of all existing NYCHA DUs. The existing NYCHA DUs would be replaced by Section 8 PBV DUs through the PACT Program and would be set aside for existing residents of the NYCHA Fulton House and Elliott-Chelsea Houses (FEC). New permanently affordable and market-rate housing options also would be provided on the Project Sites, as well as accessory open space, new community facility space, and new commercial uses. The purpose and need for the Proposed Project is to:

- Improve the quality of life and housing stability for existing FEC residents by constructing new Section 8 PBV DUs in new buildings that would offer enhanced layouts, ventilation, energy efficiency, resident-controlled in-unit heating and cooling, new appliances in every apartment, common area amenities, large multipurpose community spaces, and resident rooftop space, while also 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 housing components of the Proposed Project; and
- Facilitate the development of commercial space and additional community facility space for the residents and the surrounding community.

Process of Identifying the Proposed Project and its Alternatives

The Proposed Project arises out of an extensive public engagement process conducted from 2019 to 2023, including consultations with NYCHA residents, elected officials, community representatives, and housing organizations and advocates. Stakeholders engaged in weekly meetings to collect feedback, discuss project financing, and strategize on ways to address the existing buildings’ capital needs. Recommendations included that FEC be included in NYCHA’s PACT program to rehabilitate DUs within the existing buildings and identified appropriate locations and design guidelines for new mixed-use development.

In 2019, the stakeholders involved in these ongoing consultations and NYCHA agreed to release a request for proposals (RFP) for the selection of a PACT partner to rehabilitate 100 percent of the DUs on the Project Sites, and build new infill mixed-income residential buildings to raise funds needed for the rehabilitation of the existing NYCHA DUs. In late 2021, NYCHA, in consultation with residents of the FEC, selected Elliott Fulton LLC as the PACT Partner.

Following designation by NYCHA, the PACT Partner completed a five-month pre-design due diligence process that revealed significant, additional capital repair needs that had not previously been identified. The study also determined that extensive temporary relocation of residents and a significantly longer timeline would be required to renovate the existing buildings as a result of the particular conditions of major building systems. As a result, resident leaders worked with the PACT Partner to identify alternative development solutions that would offer a feasible means for redressing the deterioration of the Project Sites while also creating and maintaining high quality and financially sustainable affordable housing over the long term, and also allow residents to decide their preferred option for moving forward.

In 2023, the PACT Partner continued its engagement with residents, NYCHA, and the Citizens Housing and Planning Council (CHPC)¹ in a process for NYCHA residents to determine the future of their homes by deciding whether to pursue total redevelopment of their campuses or to rehabilitate existing buildings as originally contemplated. The PACT Partner and NYCHA held information sessions, canvassed thousands of residents, and mailed informational packets to every apartment on the Project Sites, in various languages, to inform the NYCHA residents and nearby community of the options under consideration. Residents could indicate their preference between the construction of new buildings or rehabilitation of existing buildings. If residents selected the construction of new buildings, they could then choose from two variations of new construction plans that would provide the NYCHA residents with new units and also allow for the development of additional affordable and market-rate housing: one requiring a rezoning and one that would be developed without a rezoning. A majority of resident respondents were in favor of building new Section 8 PBV buildings across the Project Sites and, of that majority, more selected the rezoning proposal. As a result of this process, a Rezoning Alternative and a Non-Rezoning Alternative were identified to meet the purpose and need of the Proposed Project.

Subsequently, during the scoping process for this EIS, several commenters on the Draft Scope of Work for the Preparation of an EIS (DSOW) requested analysis of a different arrangement of bulk for the Proposed Project, particularly for the Fulton Houses Project Site. In response, NYCHA and the PACT Partner identified a Midblock Bulk Alternative that would have the same development program as the Rezoning Alternative but would have a different arrangement of bulk on the Fulton Houses Project Site, with the location of the tallest buildings in midblock areas rather than along 9th Avenue as proposed under the Rezoning Alternative. This Midblock Bulk Alternative would have an identical arrangement of bulk as the Rezoning Alternative on the Elliott-Chelsea Houses Project Site.

The level of funding necessary for required renovations and long-term support of the existing NYCHA DUs and building systems cannot be achieved without the Proposed Project. In addition,

¹ CHPC is a non-profit research and education organization focused on housing and planning policy in New York City.

even if funding were available for in-place renovations through a PACT conversion, some critical outdated building systems could not be upgraded sufficiently to meet long-term or even short-term needs. Moreover, the development of new buildings would require a significantly smaller number of temporary relocations compared to what would be required for rehabilitation, and would provide longer building life cycles, better energy efficiency, and superior conditions for residents. The Proposed Project provides the additional, important benefit of a substantial number of new permanently affordable units in the face of historically low housing vacancy rates.² Finally, the Proposed Project also facilitates the construction of market-rate DUs to financially support the PACT and new affordable housing components of the Proposed Project.

Therefore, HPD, NYCHA and the PACT Partner, in consultation with leadership from the Fulton and Elliott-Chelsea Tenants Associations, are proposing the Proposed Project identified in this EIS and described more particularly in **Chapter 02.0**.

A detailed listing of community outreach and public participation meetings and other activities integral to the development of the Proposed Project, as well as a discussion of required approvals, is provided in **Chapter 03.0, “Process, Coordination, and Public Participation.”**

C. PROJECT ALTERNATIVES

There are six alternatives for the Proposed Project: 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; and Alternative 6 – No Significant Adverse Impacts Alternative. As discussed in more detail below, Alternatives 1, 2, 3, 4, and 5 are analyzed further in the EIS. Alternative 6 is described in **Chapter 02.0**, but is not analyzed further in the EIS.

In general, alternatives selected for detailed analysis in an EIS are those that are feasible and reasonably satisfy the purpose and need for the project under consideration.

The alternatives analysis is also used as a tool to select a Preferred Alternative by identifying both the benefits and the effects associated with each of the analyzed alternatives. The Rezoning Alternative, Non-Rezoning Alternative, and Midblock Bulk Alternative are all under consideration for implementation of the Proposed Project. The Final EIS (FEIS) will identify the Preferred Alternative.

Alternative 1, the No-Action Alternative, which serves as a baseline for comparison of the effects of the other alternatives, would occur in the absence of the proposed discretionary approvals and implementation of the Proposed Project. This alternative assumes that existing uses, user populations, and buildings on the Project Sites would remain and no new development would occur on the Project Sites by 2041 (the build analysis year for the Proposed Project).

² 2023 New York City Housing and Vacancy Survey (NYCHVS). Refer to: <https://www.nyc.gov/assets/hpd/downloads/pdfs/about/2023-nychvs-selected-initial-findings.pdf> and <https://www.nyc.gov/site/hpd/news/007-24/new-york-city-s-vacancy-rate-reaches-historic-low-1-4-percent-demanding-urgent-action-new#/0>

The Rezoning, Non-Rezoning, and Midblock Bulk Alternatives (Alternatives 2, 3, and 4) are all alternatives under consideration for the implementation of the Proposed Project because they would satisfy the project purpose and need. Under these alternatives, all existing residential and community facility uses would be replaced. The differences among these three alternatives are: (1) the amount of new (incremental) development that would occur, (2) the arrangement of the site plan and distribution of building bulk, and (3) whether such development would require discretionary land use approvals under the City's Uniform Land Use Review Procedure (ULURP). **Chapter 01.0, "Purpose and Need for the Proposed Project"**, provides additional background information on the process that resulted in the identification of these alternatives.

Alternative 5, the Rehabilitation and Infill Alternative, is identified and assessed in this EIS in response to comments from Manhattan Community Board 4 and others on the DSOW. These commenters requested that the EIS study an alternative consistent with the development proposal the PACT Partner identified in its response to the 2021 RFP. This development proposal entailed comprehensive renovation of existing NYCHA buildings on the Project Sites as part of the PACT Program and construction of one new residential building plus new infill spaces with commercial and community facility uses.

As discussed in more detail in this EIS, NYCHA and HPD have determined that the Rehabilitation and Infill Alternative would not meet the purpose and need for the Proposed Project as identified in the DSOW because it would be financially and logistically infeasible. This alternative would not create enough market-rate housing to financially support the PACT and affordable housing components of the project, and renovations of the dwelling units (DUs) would not be economically achievable and would not address the long-term deficiencies of the existing building structures. This alternative also would not substantially increase the amount of new affordable housing at locations where opportunities for such increases exist. Nevertheless, to be responsive to comments on the DSOW, the Rehabilitation and Infill Alternative is described below and further analyzed in **Chapter 05.22, "Rehabilitation and Infill Alternatives Analysis."**

In order to provide a conservative analysis, each alternative indicates a development program that reflects the maximum development program that would reasonably be expected. For the Rezoning Alternative, Non-Rezoning Alternative, and Midblock Bulk Alternative, which each involve the replacement of all existing buildings, the PACT Partner has committed to a one-for-one conversion of all 2,056 existing NYCHA FEC DUs to Section 8 PBV DUs, as well as the replacement of existing community facility uses operated by Hudson Guild on a usable square foot (sf) basis (at a minimum) within the first newly constructed buildings (i.e., the Fulton 1 and Elliott-Chelsea 1 buildings). In addition, for the mixed-income residential, commercial, and other community facility (neighborhood center, daycare, and medical office) uses within these alternatives, the development programs reflect intended uses and represent a reasonable worst case in terms of the likely effects of the Proposed Project.

Alternative 1 – No-Action Alternative

The No-Action Alternative is intended to provide the lead, expert, and cooperating agencies with an assessment of the expected environmental impacts of no action on their part. It also establishes the context to assess and compare the environmental impacts among the alternatives. This alternative will be analyzed throughout the EIS.

The No-Action Alternative assumes that without the implementation of one of the Proposed Project's alternatives, the Project Sites would remain in their current condition, the existing buildings would not be replaced or demolished, and no new development would occur on the Project Sites. Additionally, major capital improvements, rehabilitation, or renovations subject to discretionary approvals such as the PACT rehabilitation program would not occur. Funding for renovations of NYCHA DUs as currently subsidized under Section 9 is dependent on allocation from the Federal government through annual Federal capital grants, which have historically declined and failed to keep pace with growing needs. For 2023, NYCHA received \$753 million in Federal capital grant funding for its entire inventory of public housing properties, which encompasses 2,411 buildings in 335 developments with 177,569 DUs across New York City. Of this \$753 million, only approximately 40 percent (or \$301 million) is available to be utilized for capital projects and improvements.

Under the No Action Alternative, the Project Site buildings would continue to be funded under HUD's Section 9 program, limiting the ability to address capital needs in a different manner than they are currently addressed. As such, the underlying conditions confronting the aging buildings on the Project Sites would not be resolved and the No-Action Alternative would therefore not meet the purpose and need for the Proposed Project.

Development Program

In summary, the No-Action Alternative includes 22 existing buildings, consisting of 17 residential apartment buildings, one mixed residential and community facility building, two community facility buildings, and two storage/maintenance garage buildings, ranging from 1 to 25 stories. The tallest on-site building is 232 feet tall. The Project Site in No-Action Alternative would continue to include 2,056 NYCHA DUs, 56,859 gross square feet (gsf) of neighborhood center space, 10,300 gsf of daycare, and 95 accessory parking spaces. The community facility uses are operated by Hudson Guild, which is a community-based social services organization rooted in and primarily focused on the Chelsea neighborhood.

The EIS evaluates No-Action Alternative conditions in the 2041 analysis year without the Proposed Project, including other projects independent of the Proposed Project being constructed and/or operated within the same vicinity and time frame. These "No-Action projects" are described as part of the No-Action Alternative in **Chapter 05.01, "Land Use, Zoning, and Public Policy"** and include the "Maintenance and Operations Improvements at Fulton, Elliott, Chelsea, and Chelsea Addition Houses" project, as well as expected and in-progress developments and other changes in the surrounding areas that would affect the various impact category chapter study areas.

Alternative 2 – Rezoning Alternative

This alternative would require, in addition to NYCHA and HUD approvals, discretionary land use approvals from the City of New York through ULURP, which are expected to include zoning map and text amendments and a zoning special permit for a Large Scale General Development (LSGD). **Chapter 05.01** provides more details of these approvals in **Section E, "Environmental Effects"**. This alternative will be analyzed throughout the EIS.

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 existing NYCHA DUs would be replaced with Section 8 PBV DUs in new buildings through the PACT Program and would be set aside for existing FEC residents. In addition, new mixed use, mixed income buildings would be constructed containing both market-rate and affordable housing DUs. The new affordable housing units would be provided pursuant to Mandatory Inclusionary Housing (MIH). As such, affordable housing could be provided at either 20, 25 or 30 percent of residential floor area depending on the levels of affordability. As applicable, the most conservative condition is considered in this EIS. Throughout the EIS, the amount of affordable housing DUs to be provided is conservatively assumed to be 30 percent of the total new (incremental) residential floor area in the mixed-income buildings. As a range of 20 to 30 percent of affordable housing DUs could be provided, the number of affordable housing DUs indicated represents an “up to” number.

Development Program

The Rezoning Alternative development program is presented in **Table 00.0-1a** for the Fulton Houses Project Site and in **Table 00.0-1b** for the Elliott-Chelsea Houses Project Site. **Table 00.0-1b** also includes a summary row showing the full program for the Rezoning Alternative on both Project Sites. Refer to **Figures 00.0-1a and 00.0-1b**, which show the Rezoning Alternative site plans for the Fulton Houses Project Site and the Elliott-Chelsea Houses Project Site, respectively.

Table 00.0-1a: Rezoning Alternative, Fulton Houses Project Site

Name / No. Type Block Location				Dwelling Units						Gross Square Feet (GSF)							Height (max. building envelope)	
				Section 8 PBV DUs*	Mix Inc Bldg Affordable DUs	Subtotal, All Affordable DUs	Mix Inc Bldg Market Rate DUs	Mix Inc Bldg All DUs	Total, All DUs	Residential gsf	Local retail gsf	Supermarket gsf	Neighborhood center gsf	Daycare gsf	Medical office related uses gsf	Total gsf	Stories	Feet
Fulton 1	Replacement	717	9 Av, 19 St	204	0	204	0	0	204	231,398	1,413	0	12,229	0	0	245,040	12	145.40
Fulton 2	Replacement	716	9 Av, 18 St, 19 St	349	0	349	0	0	349	306,653	0	6,580	0	0	0	313,233	30	329.33
Fulton 3	Replacement	715	9 Av, 17 St, 18 St	391	0	391	0	0	391	342,562	4,811	0	2,420	0	0	349,793	36	385.50
Fulton 4	New Mxd Inc	715	17 St, 18 St	0	175	175	407	582	582	494,390	0	0	20,130	0	0	514,520	32	347.92
Fulton 5	New Mxd Inc	714	9 Av, 16 St, 17 St	0	158	158	369	527	527	448,230	10,500	0	5,810	0	0	464,540	34	368.25
Fulton 6	New Mxd Inc	714	17 St	0	88	88	206	294	294	249,700	0	0	6,080	0	0	255,780	23	262.25
Fulton 7	New Mxd Inc	715	17 St, 18 St	0	52	52	120	172	172	146,101	0	0	7,270	0	2,500	155,871	14	180.00
Fulton 8	New Mxd Inc	716	18 St, 19 St	0	64	64	149	213	213	181,390	0	0	0	9,770	0	191,160	17	221.58
Fulton Subtotals																		
1 to 3	Replacements	-		944	0	944	0	0	944	880,613	6,224	6,580	14,649	0	0	908,066		
4 to 8	New Mxd Inc's	-		0	537	537	1,251	1,788	1,788	1,519,811	10,500	0	39,290	9,770	2,500	1,581,871		
All Fulton Buildings				944	537	1,481	1,251	1,788	2,732	2,400,424	16,724	6,580	53,939	9,770	2,500	2,489,937		
Fulton Minimum Height																	12	145.40
Fulton Maximum Height																	36	385.50

Note:

* Section 8 PBV DUs reserved for existing NYCHA FEC residents. All heights indicated for new buildings are for the maximum building envelope, including up to 40 feet of rooftop mechanical bulkheads.

Table 00.0-1b: Rezoning Alternative, Elliott-Chelsea Houses Project Site

Name / No. Type Block Location				Dwelling Units						Gross Square Feet (GSF)							Height (max. building envelope)	
				Section 8 PBV DUs*	Mix Inc Bldg Affordable DUs	Subtotal, All Affordable DUs	Mix Inc Bldg Market Rate DUs	Mix Inc Bldg All DUs	Total, All DUs	Residential gsf	Local retail gsf	Supermarket gsf	Neighborhood center gsf	Daycare gsf	Medical office related uses gsf	Total gsf	Stories	Feet
Elliott-Chelsea 1	Replacement	724	26 St, 27 Dr	452	0	452	0	0	452	453,291	0	0	49,770	7,266	0	510,327	39	428.50
Elliott-Chelsea 2	Replacement	724	10 Av, 26 St, 27 Dr	407	0	407	0	0	407	338,079	4,060	11,000	0	949	0	354,088	27	301.33
Elliott-Chelsea 3	Replacement	723	25 St, 26 St	253	0	253	0	0	253	214,945	0	0	6,648	0	11,285	232,878	22	257.33
Elliott-Chelsea 4	New Mxd Inc	723	10 Av, 25 St, 26 St	0	136	136	316	452	452	384,101	8,000	0	3,890	0	0	395,991	36	385.33
Elliott-Chelsea 5	New Mxd Inc	723	25 St, 26 St	0	98	98	228	326	326	276,755	0	0	8,400	0	0	285,155	28	312.33
Elliott-Chelsea 6	New Mxd Inc	723	26 St	0	127	127	295	422	422	358,471	0	0	10,200	0	0	368,671	32	346.33
Elliott-Chelsea 7	New Mxd Inc	724	26 St, 27 Dr	0	140	140	326	466	466	396,070	0	0	11,235	0	0	407,305	34	366.67
Elliott-Chelsea subtotals																		
1 to 3	Replacements			1,112	0	1,112	0	0	1,112	1,006,315	4,060	11,000	56,418	8,215	11,285	1,097,293		
4 to 7	New Mxd Inc's			0	501	501	1,165	1,666	1,666	1,415,397	8,000	0	33,725	0	0	1,457,122		
All Elliott-Chelsea Buildings				1,112	501	1,613	1,165	1,666	2,778	2,421,712	12,060	11,000	90,143	8,215	11,285	2,554,415		
Elliott-Chelsea Minimum Height																	22	257.33
Elliott-Chelsea Maximum Height																	39	428.50
Fulton Elliott-Chelsea Totals				2,056	1,038	3,094	2,416	3,454	5,510	4,822,136	28,784	17,580	144,082	17,985	13,785	5,044,352		

Note:

* Section 8 PBV DUs reserved for existing NYCHA FEC residents. All heights indicated for new buildings are for the maximum building envelope, including up to 40 feet of rooftop mechanical bulkheads.



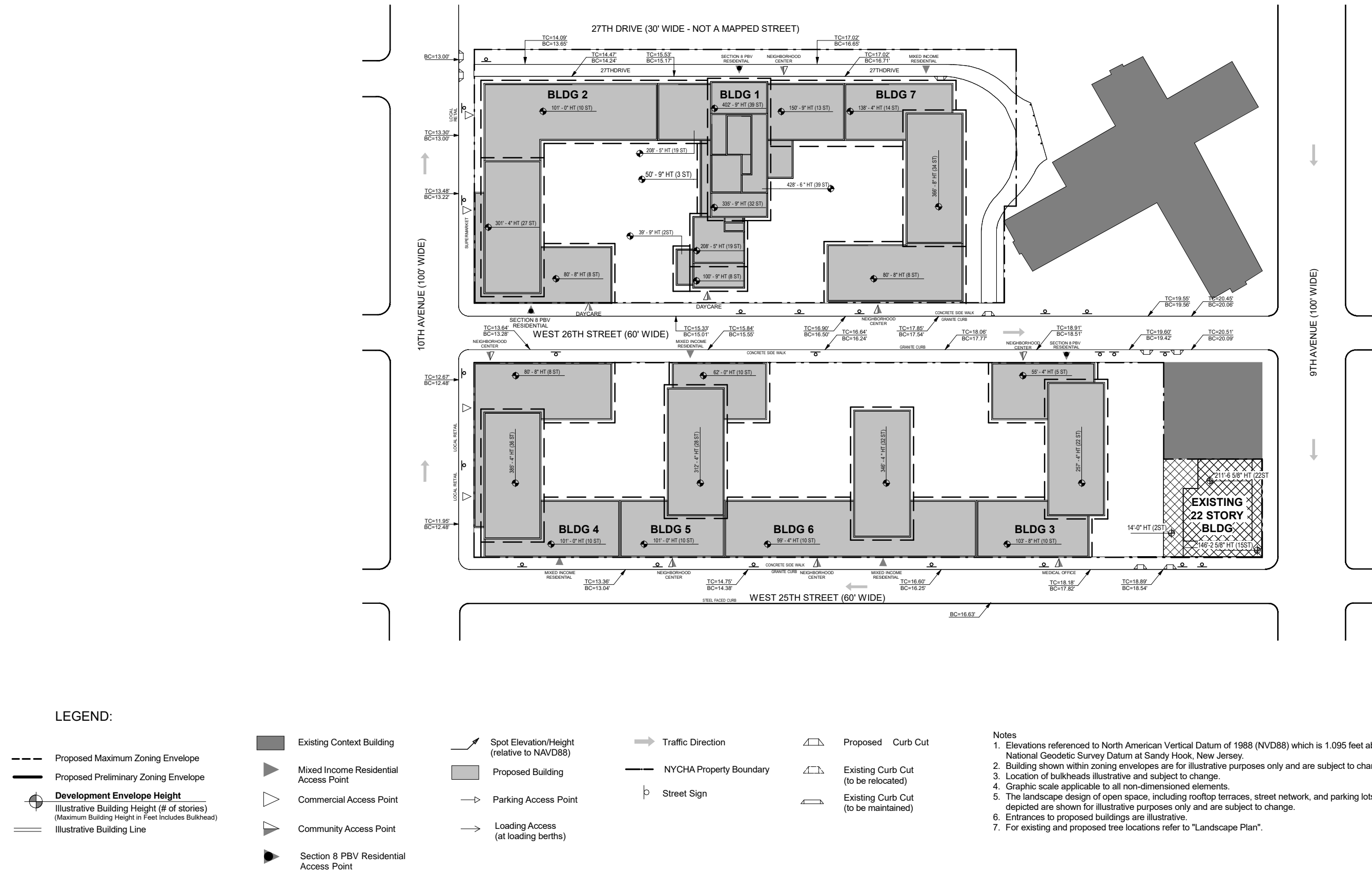
- LEGEND:
- - - Proposed Maximum Max Zoning Envelope
 - Proposed Preliminary Zoning Envelope
 - Development Envelope Height**
Illustrative Building Height (# of stories)
(Maximum Building Height in Feet Includes Bulkhead)
 - Illustrative Building Line
 - Existing Context Building
 - Mixed Income Residential Access Point
 - Commercial Access Point
 - Community Access Point
 - Spot Elevation/Height
(relative to NAVD88)
 - Proposed Building
 - Parking Access Point
 - Loading Access
(at loading berths)
 - Traffic Direction
 - NYCHA Property Boundary
 - Street Sign
 - Section 8 PBV Residential Access Point
 - Proposed Curb Cut
 - Existing Curb Cut
(to be relocated)
 - Existing Curb Cut
(to be maintained)

- Notes
1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1.095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
 2. Building shown within zoning envelopes are for illustrative purposes only and are subject to change.
 3. Location of bulkheads illustrative and subject to change.
 4. Graphic scale applicable to all non-dimensioned elements.
 5. The landscape design of open space, including rooftop terraces, street network, and parking lots depicted are shown for illustrative purposes only and are subject to change.
 6. Entrances to proposed buildings are illustrative.
 7. For existing and proposed tree locations refer to "Landscape Plan".



Fulton and Elliott-Chelsea Houses Redevelopment Project

Figure 00.0-1a
Rezoning Alternative, Fulton Houses Site Plan



Fulton and Elliott-Chelsea Houses Redevelopment Project

Figure 00.0-1b

Rezoning Alternative, Elliott-Chelsea Houses Site Plan

The Rezoning Alternative would consist of a total of 15 new buildings ranging from 12 to 39 stories. For conservative analysis purposes, this EIS analyzes the tallest building heights (428.5 feet) as well as the largest bulk of the proposed buildings. All heights indicated for new buildings are for the maximum building envelope, including up to 40 feet of rooftop mechanical bulkheads.

Net Increment of the Rezoning Alternative

Table 00.0-2 identifies the net incremental changes to the Project Sites under the Rezoning Alternative as compared to the No-Action Alternative.

Table 00.0-2: Rezoning Alternative Compared to No-Action Alternative

Land Use	No-Action Alternative	Rezoning Alternative	Increment
Existing NYCHA DUs	2,056	0	-2,056
Future Section 8 PBV DUs ¹	0	2,056	+2,056
MIH Affordable DUs ²	0	1,038	+1,038
Market-Rate DUs	0	2,416	+2,416
Total DUs	2,056	5,510	+3,454
Community facility/Neighborhood Center gsf	56,859	144,082	+87,223
Daycare gsf	10,300	17,985	+7,685
Medical Office Related Uses gsf	0	13,785	+13,785
Local Retail gsf	0	28,784	+28,784
Supermarket gsf	0	17,580	+17,580
Total Building Area gsf	1.9 million	5.1 million	+3.2 million
Accessory Parking Spaces	95	96	+1
Building height (maximum)	232'	428.5'	+196.5'
Building stories (maximum)	25	39	+14

Notes:

¹ The Section 8 PBV DUs would be set aside for existing NYCHA FEC residents and would replace the existing NYCHA DUs that would remain under the No-Action Alternative. As such, while the classification of these DUs would change, the population served and number of units would be the same as under the No-Action Alternative.

² Refer to **Chapter 05.02, "Socioeconomic Conditions,"** for a description of MIH.

Temporary Relocations

Under the Rezoning Alternative, project construction staging is designed so that 94 percent of the Section 8 PBV DUs would be completed before the existing NYCHA DUs they replace are vacated, meaning that most existing FEC residents will remain in their current DUs until the replacement buildings are ready for occupancy. During the initial stage of project implementation and prior to construction of the replacement buildings, up to approximately 6 percent of current NYCHA residents—or 120 households from two of the existing 18 NYCHA buildings on the Project Sites³—would need to be temporarily relocated and their buildings vacated to facilitate the Proposed Project. They would be relocated either to appropriately sized vacant existing units in other buildings on the Project Sites or, if such units are unavailable, to housing units nearby.

³ The existing Fulton 11 building at the Fulton Houses Project Site and Chelsea Addition at the Elliott-Chelsea Houses Project Site are the only two buildings in which residents be temporarily relocated prior to the construction of the replacement Section 8 PBV DUs.

Additional information regarding the temporary relocation of these 120 households is provided in **Chapter 05.02**. Details about the sequencing of the construction staging for each of the alternatives is provided in **Chapter 05.19, “Construction,”** specifically **Section C, “Construction Schedule,”** and **Section D, “Description of Construction Activities.”**

The John Lovejoy Elliott Center (hereafter referred to as the Elliott Center) community facility operated by Hudson Guild would also be relocated and temporary space(s) on- and off-site (identified and designed in coordination with the Hudson Guild leadership team) would be provided to house its existing programming, thereby ensuring minimal interruption of service during the construction of the Proposed Project.

The first replacement buildings on each Project Site, namely Fulton 1 and Elliott-Chelsea 1, once completed, will accommodate all temporarily relocated households. In addition, Fulton 1 and Elliott-Chelsea 1 would house all programming originally housed within the Elliott Center, as well as all existing Hudson Guild programming on the Project Sites.

Any relocations of residents or businesses will be governed by requirements of applicable statutes and regulations. These include but are not limited to: the Uniform Relocation and Real Property Acquisition Policies Act of 1970, as amended (URA), and implementing regulations at 49 Code of Federal Regulations (CFR) 24, Notice H 2016-17; Office of Public and Indian Housing (PIH) 2016-17, as amended, and the corresponding HUD Notice H-2019-09 PIH 2019-2023 (HA) REV-4 (September 5, 2019) as may be further amended from time to time (RAD Fair Housing, Civil Rights, and Relocation Notice); HUD Notice PIH-2024-40 (HA), Demolition and/or Disposition of Public Housing Property, Eligibility for Tenant-Protection Vouchers, and Associated Requirements, (December 26, 2024) (Section 18); Section 18 of the US Housing Act of 1937, as amended and implementing regulation, 24 CFR part 970. A Temporary Relocation Plan for the 120 affected households and the Elliott Center will adhere to requirements of applicable statutes and regulations.⁴ As required by law, NYCHA and the PACT Partner will submit the Temporary Relocation Plan to HUD for their review and approval prior to construction of the Proposed Project. Refer to **Chapter 05.02** for additional information.

Alternative 3 – Non-Rezoning Alternative

Under the Non-Rezoning Alternative, similar to the Rezoning Alternative, all existing NYCHA DUs would be replaced by Section 8 PBV DUs in new buildings through the PACT Program and would be set aside for existing NYCHA FEC residents. In addition, mixed income buildings would be constructed containing both market-rate and affordable housing DUs. The affordability requirements under the Non-Rezoning Alternative for the proposed affordable DUs in the mixed-income buildings would be defined and required through legal agreements between NYCHA and the PACT Partner. While the specific percentage of affordable units has not been finalized, the percentage share of the new DUs that the Rezoning Alternative conservatively assumed to be affordable also applies to the Non-Rezoning Alternative (i.e., 30 percent). As a range of 20 to 30 percent of affordable housing DUs could be provided, the number of affordable housing DUs indicated represents an “up to” number. This alternative will be considered throughout the EIS.

⁴ For more information on the Temporary Relocation Plan, see **Chapter 05.02**.

The Non-Rezoning Alternative would not require any discretionary approvals by the City Planning Commission (CPC) pursuant to ULURP. It would utilize substantially all of the permitted floor area within the limits of the existing zoning in terms of permitted uses and building volumes.

Development Program

The Non-Rezoning Alternative development program is presented in **Table 00.0-3a** for the Fulton Houses Project Site and in **Table 00.0-3b** for the Elliott-Chelsea Houses Project Site. **Table 00.03b** also includes a summary row showing the total program for both Project Sites. Refer to **Figures 00.0-2a and 00.0-2b**, which show the Non-Rezoning Alternative site plans for the Fulton Houses Project Site and Elliott-Chelsea Houses Project Site, respectively.

The Non-Rezoning Alternative would include 17 new buildings ranging from 12 to 39 stories. All heights indicated for new buildings are for the maximum building envelope, including up to 40 feet of rooftop mechanical bulkheads.

Net Increment of the Non-Rezoning Alternative

Table 00.0-4 identifies the net incremental changes to the Project Sites under the Non-Rezoning Alternative as compared to the No-Action Alternative.

Temporary Relocations

The Non-Rezoning Alternative is anticipated to require the same temporary relocations as described above for the Rezoning Alternative.

Table 00.0-3a: Non-Rezoning Alternative, Fulton Houses Project Site

				Dwelling Units						Gross Square Feet (GSF)							Height (max. building envelope)	
	Type	Block	Location	Section 8 PBV DUs*	Mix Inc Bldg Affordable DUs	Subtotal, All Affordable DUs	Mix Inc Bldg Market Rate DUs	Mix Inc Bldg All DUs	Total, All DUs	Residential		Commercial		Community Facility			Stories	Feet
										Residential gsf	Local retail gsf	Supermarket gsf	Neighborhood center gsf	Daycare gsf	Medical office related uses gsf	Total gsf		
Fulton 1	Replacement	717	9 Av, 19 St	204	0	204	0	0	204	231,398	1,413	0	12,229	0	0	245,040	12	145.40
Fulton 2	Replacement	716	9 Av, 18 St, 19 St	212	0	212	0	0	212	180,170	0	7,400	0	0	0	187,570	20	236.00
Fulton 3	Replacement	715	9 Av, 17 St, 18 St	193	0	193	0	0	193	164,167	8,351	0	0	0	0	172,518	22	253.92
Fulton 4	Replacement	716	18 St, 19 St	179	0	179	0	0	179	152,026	0	0	1,980	3,206	2,500	159,712	18	215.67
Fulton 5	Replacement	715	17 St, 18 St	156	0	156	0	0	156	132,164	0	0	6,448	0	0	138,612	18	215.17
Fulton 6	New Mxd Inc	715	17 St	0	44	44	102	146	146	123,880	0	0	7,300	0	0	131,180	13	167.00
Fulton 7	New Mxd Inc	714	9 Av, 16 St, 17 St	0	121	121	282	403	403	342,329	11,911	0	8,469	0	0	362,709	23	265.75
Fulton 8	New Mxd Inc	715	17 St, 18 St	0	58	58	135	193	193	164,137	0	0	10,591	0	0	174,728	23	251.92
Fulton 9	New Mxd Inc	714	17 St	0	35	35	80	115	115	97,780	0	0	4,850	0	0	102,630	15	187.67
Fulton 10	New Mxd Inc	714	17 St	0	31	31	72	103	103	87,400	0	0	5,500	0	0	92,900	13	169.00
Fulton Subtotals																		
1 to 5	Replacements			944	0	944	0	0	944	859,925	9,764	7,400	20,657	3,206	2,500	903,452		
6 to 10	New Mxd Inc's			0	289	289	671	960	960	815,526	11,911	0	36,710	0	0	864,147		
All Fulton Buildings				944	289	1,233	671	960	1,904	1,675,451	21,675	7,400	57,367	3,206	2,500	1,767,999		
Fulton Minimum Height																	12	145.40
Fulton Maximum Height																	23	265.75

Note:

* Section 8 PBV DUs reserved for existing NYCHA FEC residents. All heights indicated for new buildings are for the maximum building envelope, including up to 40 feet of rooftop mechanical bulkheads.

Table 00.0-3b: Non-Rezoning Alternative, Elliott-Chelsea Houses Project Site

				Dwelling Units						Gross Square Feet (GSF)							Height (max. building envelope)	
Name / No.	Type	Block	Location	Section 8 PBV DUs*	Mix Inc Bldg Affordable DUs	Subtotal, All Affordable DUs	Mix Inc Bldg Market Rate DUs	Mix Inc Bldg All DUs	Total, All DUs	Residential		Commercial		Community Facility			Stories	Feet
										Residential gsf	Local retail gsf	Supermarket gsf	Neighborhood center gsf	Daycare gsf	Medical office related uses gsf	Total gsf		
Elliott-Chelsea 1	Replacement	724	26 St, 27 Dr	452	0	452	0	0	452	453,291	0	0	49,770	7,266	0	510,327	39	428.50
Elliott-Chelsea 2	Replacement	724	10 Av, 26 St, 27 Dr	293	0	293	0	0	293	250,977	0	0	11,624	2,183	0	264,784	20	235.25
Elliott-Chelsea 3	Replacement	723	25 St, 26 St	175	0	175	0	0	175	150,371	0	0	10,649	0	9,546	170,566	17	208.00
Elliott-Chelsea 4	Replacement	723	25 St, 26 St	192	0	192	0	0	192	163,738	0	0	19,396	0	0	183,134	21	246.25
Elliott-Chelsea 5	New Mxd Inc	723	10 Av, 25 St, 26 St	0	89	89	206	295	295	250,342	0	0	8,840	0	0	259,182	21	247.17
Elliott-Chelsea 6	New Mxd Inc	723	25 St, 26 St	0	79	79	185	264	264	224,663	0	0	9,813	0	0	234,476	22	253.25
Elliott-Chelsea 7	New Mxd Inc	724	26 St, 27 Dr	0	79	79	185	264	264	224,438	0	0	7,548	0	0	231,986	21	252.92
Elliott-Chelsea subtotals																		
1 to 4	Replacements			1,112	0	1,112	0	0	1,112	1,018,377	0	0	91,439	9,449	9,546	1,128,811		
5 to 7	New Mxd Inc's			0	247	247	576	823	823	699,443	0	0	26,201	0	0	725,644		
All Elliott-Chelsea Buildings				1,112	247	1,359	576	823	1,935	1,717,820	0	0	117,640	9,449	9,546	1,854,455		
Elliott-Chelsea Minimum Height																	17	208.00
Elliott-Chelsea Maximum Height																	39	428.50
Fulton Elliott-Chelsea Totals				2,056	536	2,592	1,247	1,783	3,839	3,393,271	21,675	7,400	175,007	12,655	12,046	3,622,054		

Note:

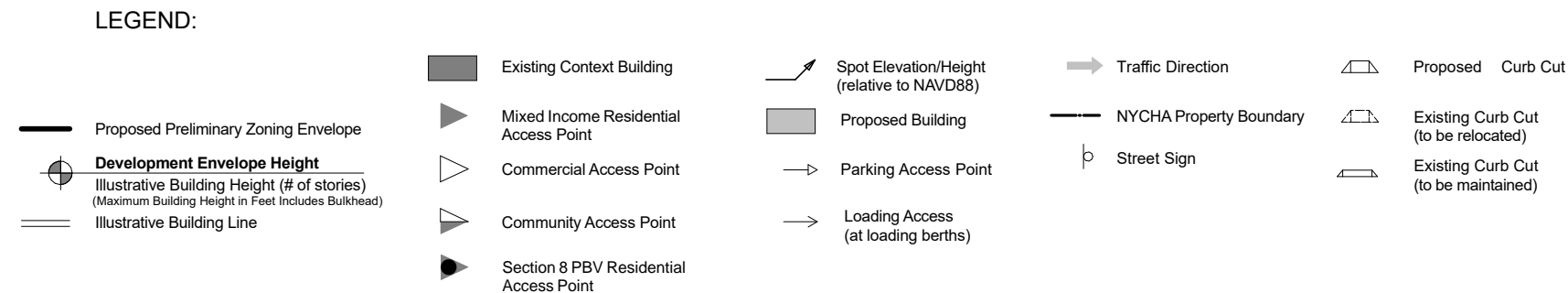
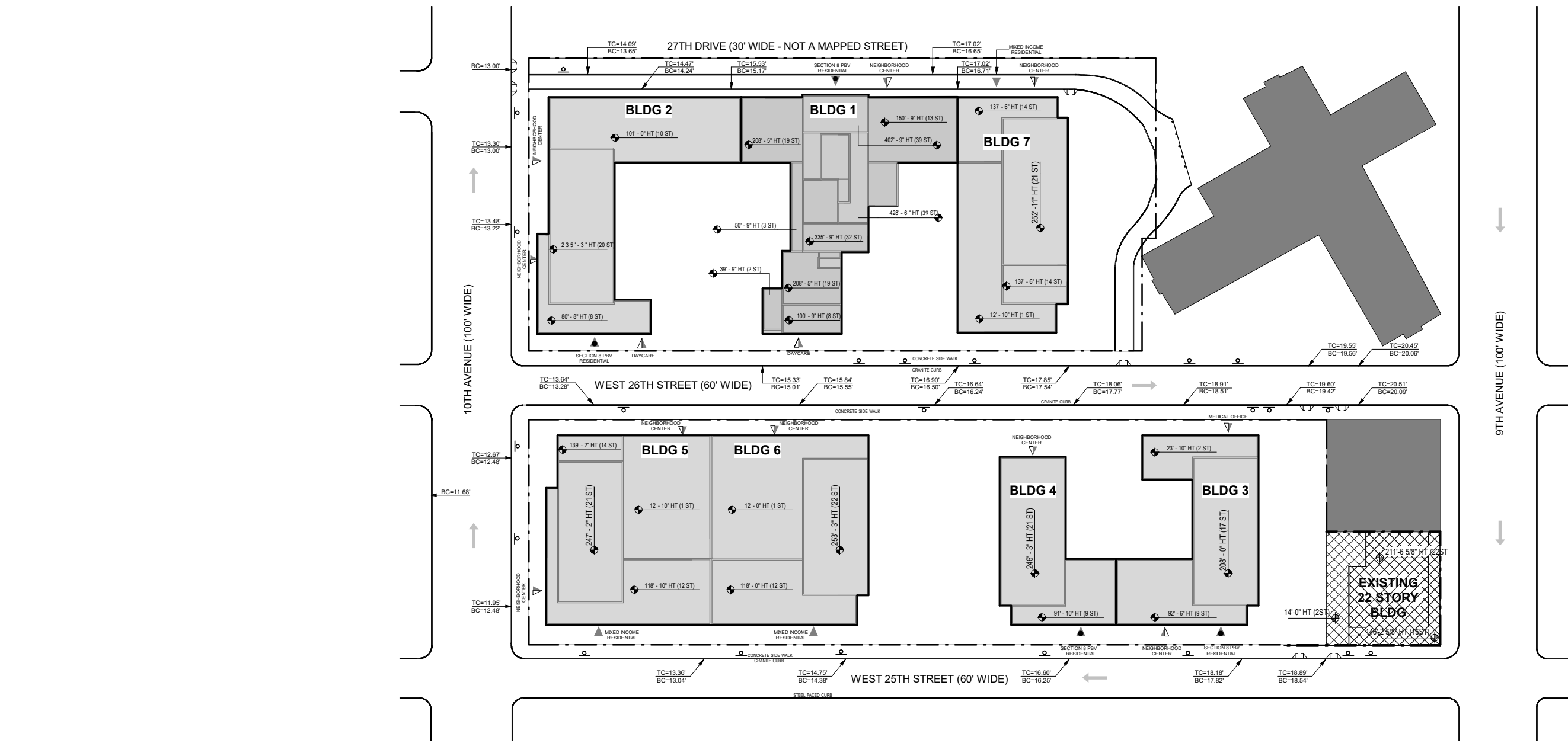
* Section 8 PBV DUs reserved for existing NYCHA FEC residents. All heights indicated for new buildings are for the maximum building envelope, including 40 feet of rooftop mechanical bulkheads.



- LEGEND:**
- Proposed Preliminary Zoning Envelope
 - Development Envelope Height**
Illustrative Building Height (# of stories)
(Maximum Building Height in Feet Includes Bulkhead)
 - Illustrative Building Line
 - Existing Context Building
 - Mixed Income Residential Access Point
 - Commercial Access Point
 - Community Access Point
 - Spot Elevation/Height
(relative to NAVD88)
 - Proposed Building
 - Parking Access Point
 - Loading Access
(at loading berths)
 - Traffic Direction
 - NYCHA Property Boundary
 - Street Sign
 - Section 8 PBV Residential Access Point
 - Proposed Curb Cut
 - Existing Curb Cut
(to be relocated)
 - Existing Curb Cut
(to be maintained)

- Notes**
- Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1.095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
 - Building shown within zoning envelopes are for illustrative purposes only and are subject to change.
 - Location of bulkheads illustrative and subject to change.
 - Graphic scale applicable to all non-dimensioned elements.
 - The landscape design of open space, including rooftop terraces, street network, and parking lots depicted are shown for illustrative purposes only and are subject to change.
 - Entrances to proposed buildings are illustrative.
 - For existing and proposed tree locations refer to "Landscape Plan".





- Notes
1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1.095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
 2. Building shown within zoning envelopes are for illustrative purposes only and are subject to change.
 3. Location of bulkheads illustrative and subject to change.
 4. Graphic scale applicable to all non-dimensioned elements.
 5. The landscape design of open space, including rooftop terraces, street network, and parking lots depicted are shown for illustrative purposes only and are subject to change.
 6. Entrances to proposed buildings are illustrative.
 7. For existing and proposed tree locations refer to "Landscape Plan".

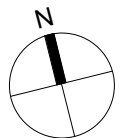


Table 00.0-4: Non-Rezoning Alternative Compared to No-Action Alternative

Land Use	No-Action Alternative	Non-Rezoning Alternative	Increment
Existing NYCHA DUs	2,056	0	-2,056
Future Section 8 PBV DUs *	0	2,056	+2,056
Affordable DUs	0	536	+536
Market-Rate DUs	0	1,247	+1,247
Total DUs	2,056	3,839	+1,783
Community facility/Neighborhood Center gsf	56,859	175,007	+118,148
Daycare gsf	10,300	12,655	+2,355
Medical Office Related Uses gsf	0	12,046	+12,046
Local Retail gsf	0	21,675	+21,675
Supermarket gsf	0	7,400	+7,400
Total Building Area gsf	1.9 million	3.6 million	+1.7 million
Accessory Parking Spaces	95	96	+1
Building height (maximum)	232'	428.5'	+196.5'
Building stories (maximum)	25	39	+14

Note:

* The Section 8 PBV DUs would be set aside for existing NYCHA FEC residents and would replace the existing NYCHA DUs that would remain under the No-Action Alternative. As such, while the classification of these DUs would change, the population served and number of units would be the same as under the No-Action Alternative.

Alternative 4 – Midblock Bulk Alternative

The Midblock Bulk Alternative was developed in response to comments received on the DSOW. This alternative would have the same development program as the Rezoning Alternative 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. The arrangement of bulk on the Elliott-Chelsea Houses Project Site for the Midblock Bulk Alternative would be identical to the Rezoning Alternative. This alternative will be analyzed throughout the EIS.

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. These are anticipated to include zoning map and text amendments and an LSGD zoning special permit. **Chapter 05.01** provides more details of these approvals in **Section E, “Environmental Effects,”** and that information is incorporated herein by reference.

Under the Midblock Bulk Alternative, the staged demolition and replacement of all existing buildings, DUs, and community facility spaces on the Project Sites would take place. All existing NYCHA DUs would be replaced by Section 8 PBV DUs in new buildings through the PACT Program and would be set aside for existing NYCHA FEC residents. In addition, new mixed income buildings would be constructed containing both market-rate and affordable housing DUs. The new affordable housing units would be provided pursuant to MIH. As under the Rezoning Alternative, the amount of affordable housing DUs to be provided is conservatively assumed to be

30 percent of the total new (incremental) residential floor area in the mixed-income buildings (refer to the above discussion of the Rezoning Alternative for more information). As a range of 20 to 30 percent of affordable housing DUs could be provided, the number of affordable housing DUs indicated represents an “up to” number.

Development Program

The Midblock Bulk Alternative development program is presented in **Table 00.0-5a** for the Fulton Houses Project Site and in **Table 00.0-5b** for the Elliott-Chelsea Houses Project Site. **Table 00.0-5b** also includes a summary row showing the total program for the Project Sites. Refer to **Figures 00.0-3a and 00.0-3b**, which show the Midblock Bulk Alternative site plans for the Fulton Houses Project Site and Elliott-Chelsea Houses Project Site, respectively.

The Midblock Bulk Alternative would consist of a total of 16 new buildings ranging from 12 to 39 stories. For conservative analysis purposes, this EIS analyzes the tallest building heights (428.5 feet) as well as the largest bulk of the proposed buildings. All heights indicated for new buildings are for the maximum building envelope, including up to 40 feet of rooftop mechanical bulkheads.

Net Increment of the Midblock Bulk Alternative

Table 00.0-6 identifies the net incremental changes to the Project Sites under the Midblock Bulk Alternative as compared to the No-Action Alternative.

Temporary Relocations

The Midblock Bulk Alternative is anticipated to require the same temporary relocations as described above for the Rezoning Alternative.

Table 00.0-5a: Midblock Bulk Alternative, Fulton Houses Project Site

				Dwelling Units					Gross Square Feet (GSF)							Height (max. building envelope)			
									Residential		Commercial		Community Facility					Total gsf	
Name / No.	Type	Block	Location	Section 8 PBV DUs*	Mix Inc Bldg Affordable DUs	Subtotal, All Affordable DUs	Mix Inc Bldg Market Rate DUs	Mix Inc Bldg All DUs	Total, All DUs	Residential gsf	Local retail gsf	Supermarket gsf	Neighborhood center gsf	Daycare gsf	Medical office related uses gsf	Stories	Feet		
Fulton 1	Replacement	717	9 Av, 19 St	204	0	204	0	0	204	231,398	1,413	0	12,229	0	0	245,040	12	145.40	
Fulton 2	Replacement	716	9 Av, 18 St, 19 St	297	0	297	0	0	297	256,796	0	6,580	0	0	0	263,376	25	283.67	
Fulton 3	Replacement	715	17 St	443	0	443	0	0	443	392,430	0	0	20,178	0	0	412,608	37	399.92	
Fulton 4	New Mxd Inc	715	9 Av, 17 St, 18 St	0	87	87	204	291	291	247,350	8,311	0	0	0	0	255,661	25	281.00	
Fulton 5	New Mxd Inc	714	9 Av, 16 St, 17 St	0	135	135	314	450	449	382,500	7,000	0	5,508	0	0	395,008	25	280.92	
Fulton 6	New Mxd Inc	714	17 St	0	83	83	191	273	274	232,050	0	0	4,109	0	0	236,159	23	262.33	
Fulton 7	New Mxd Inc	715	17 St, 18 St	0	80	80	188	268	268	227,800	0	0	3,236	0	2,500	233,536	28	309.00	
Fulton 8	New Mxd Inc	716	18 St, 19 St	0	76	76	178	254	254	215,900	0	0	0	9,770	0	225,670	27	301.25	
Fulton 9	New Mxd Inc	715	17 St, 18 St	0	76	76	176	252	252	214,200	0	0	8,679	0	0	222,879	21	243.61	
Fulton Subtotals																			
1 to 3	Replacements	-		944	0	944	0	0	944	880,624	1,413	6,580	32,407	0	0	921,024			
4 to 9	New Mxd Inc's	-		0	537	537	1,251	1,788	1,788	1,519,800	15,311	0	21,532	9,770	2,500	1,568,913			
All Fulton Buildings				944	537	1,481	1,251	1,788	2,732	2,400,424	16,724	6,580	53,939	9,770	2,500	2,489,937			
Fulton Minimum Height																		12	145.40
Fulton Maximum Height																		37	399.92

Note:

* Section 8 PBV DUs reserved for existing NYCHA FEC residents. All heights indicated for new buildings are for the maximum building envelope, including up to 40 feet of rooftop mechanical bulkheads.

Table 00.0-5b: Midblock Bulk Alternative, Elliott-Chelsea Houses Project Site

				Dwelling Units						Gross Square Feet (GSF)							Height (max. building envelope)		
										Residential		Commercial		Community Facility					
Name / No.	Type	Block	Location	Section 8 PBV DUs*	Mix Inc Bldg Affordable DUs	Subtotal, All Affordable DUs	Mix Inc Bldg Market Rate DUs	Mix Inc Bldg All DUs	Total, All DUs	Residential gsf	Local retail gsf	Supermarket gsf	Neighborhood center gsf	Daycare gsf	Medical office related uses gsf	Total gsf	Stories	Feet	
Elliott-Chelsea 1	Replacement	724	26 St, 27 Dr	452	0	452	0	0	452	453,291	0	0	49,770	7,266	0	510,327	39	428.50	
Elliott-Chelsea 2	Replacement	724	10 Av, 26 St, 27 Dr	407	0	407	0	0	407	338,079	4,060	11,000	0	949	0	354,088	27	301.33	
Elliott-Chelsea 3	Replacement	723	25 St, 26 St	253	0	253	0	0	253	214,945	0	0	6,648	0	11,285	232,878	22	257.33	
Elliott-Chelsea 4	New Mxd Inc	723	10 Av, 25 St, 26 St	0	136	136	316	452	452	384,101	8,000	0	3,890	0	0	395,991	36	385.33	
Elliott-Chelsea 5	New Mxd Inc	723	25 St, 26 St	0	98	98	228	326	326	276,755	0	0	8,400	0	0	285,155	28	312.33	
Elliott-Chelsea 6	New Mxd Inc	723	26 St	0	127	127	295	422	422	358,471	0	0	10,200	0	0	368,671	32	346.33	
Elliott-Chelsea 7	New Mxd Inc	724	26 St, 27 Dr	0	140	140	326	466	466	396,070	0	0	11,235	0	0	407,305	34	366.67	
Elliott-Chelsea subtotals																			
1 to 3	Replacements			1,112	0	1,112	0	0	1,112	1,006,315	4,060	11,000	56,418	8,215	11,285	1,097,293			
4 to 7	New Mxd Inc's			0	501	501	1,165	1,666	1,666	1,415,397	8,000	0	33,725	0	0	1,457,122			
All Elliott-Chelsea Buildings				1,112	501	1,613	1,165	1,666	2,778	2,421,712	12,060	11,000	90,143	8,215	11,285	2,554,415			
Elliott-Chelsea Minimum Height																		22	257.33
Elliott-Chelsea Maximum Height																		39	428.50
Fulton Elliott-Chelsea Totals				2,056	1,038	3,094	2,416	3,454	5,510	4,822,136	28,784	17,580	144,082	17,985	13,785	5,044,352			

Note:

* Section 8 PBV DUs reserved for existing NYCHA FEC residents. All heights indicated for new buildings are for the maximum building envelope, including up to 40 feet of rooftop mechanical bulkheads.



- LEGEND:
- - - Proposed Maximum Max Zoning Envelope
 - Proposed Preliminary Zoning Envelope
 - Development Envelope Height**
Illustrative Building Height (# of stories)
(Maximum Building Height in Feet Includes Bulkhead)
 - Illustrative Building Line
 - Existing Context Building
 - Mixed Use Residential Access Point
 - Commercial Access Point
 - Community Access Point
 - Spot Elevation/Height
(relative to NAVD88)
 - Proposed Building
 - Parking Access Point
 - Loading Access
(at loading berths)
 - Traffic Direction
 - NYCHA Property Boundary
 - Street Sign
 - Section 8 PBV Residential Access Point
 - Proposed Curb Cut
 - Existing Curb Cut
(to be relocated)
 - Existing Curb Cut
(to be maintained)

- Notes
1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1.095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
 2. Building shown within zoning envelopes are for illustrative purposes only and are subject to change.
 3. Location of bulkheads illustrative and subject to change.
 4. Graphic scale applicable to all non-dimensioned elements.
 5. The landscape design of open space, including rooftop terraces, street network, and parking lots depicted are shown for illustrative purposes only and are subject to change.
 6. Entrances to proposed buildings are illustrative.
 7. For existing and proposed tree locations refer to "Landscape Plan".

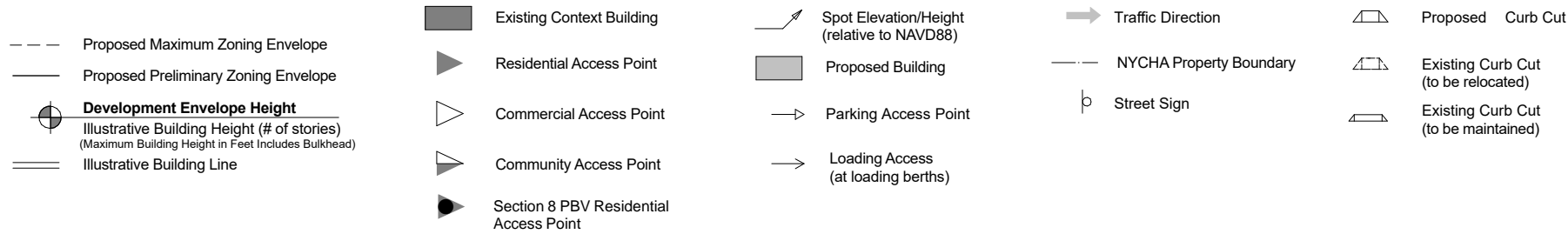


Fulton and Elliott-Chelsea Houses Redevelopment Project

Figure 00.0-3a
Midblock Bulk Alternative, Fulton Houses Site Plan



LEGEND:



Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1.095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Building shown within zoning envelopes are for illustrative purposes only and are subject to change.
3. Location of bulkheads illustrative and subject to change.
4. Graphic scale applicable to all non-dimensioned elements.
5. The landscape design of open space, including rooftop terraces, street network, and parking lots depicted are shown for illustrative purposes only and are subject to change.
6. Entrances to proposed buildings are illustrative.
7. For existing and proposed tree locations refer to "Landscape Plan".

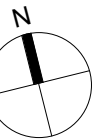


Table 00.0-6: Midblock Bulk Alternative Compared to No-Action Alternative

Land Use	No-Action Alternative	Midblock Bulk Alt.	Increment
Existing NYCHA DUs	2,056	0	-2,056
Future Section 8 PBV DUs*	0	2,056	+2,056
MIH Affordable DUs	0	1,038	+1,038
Market-Rate DUs	0	2,416	+2,416
Total DUs	2,056	5,510	+3,454
Community facility/Neighborhood Center gsf	56,859	144,082	+87,223
Daycare gsf	10,300	17,985	+7,685
Medical Office Related Uses gsf	0	13,785	+13,785
Local Retail gsf	0	28,784	+28,784
Supermarket gsf	0	17,580	+17,580
Total Building Area gsf	1.9 million	5.1 million	+3.2 million
Accessory Parking Spaces	95	96	+1
Building height (maximum)	232'	428.5'	+196.5'
Building stories (maximum)	25	39	+14

Note:

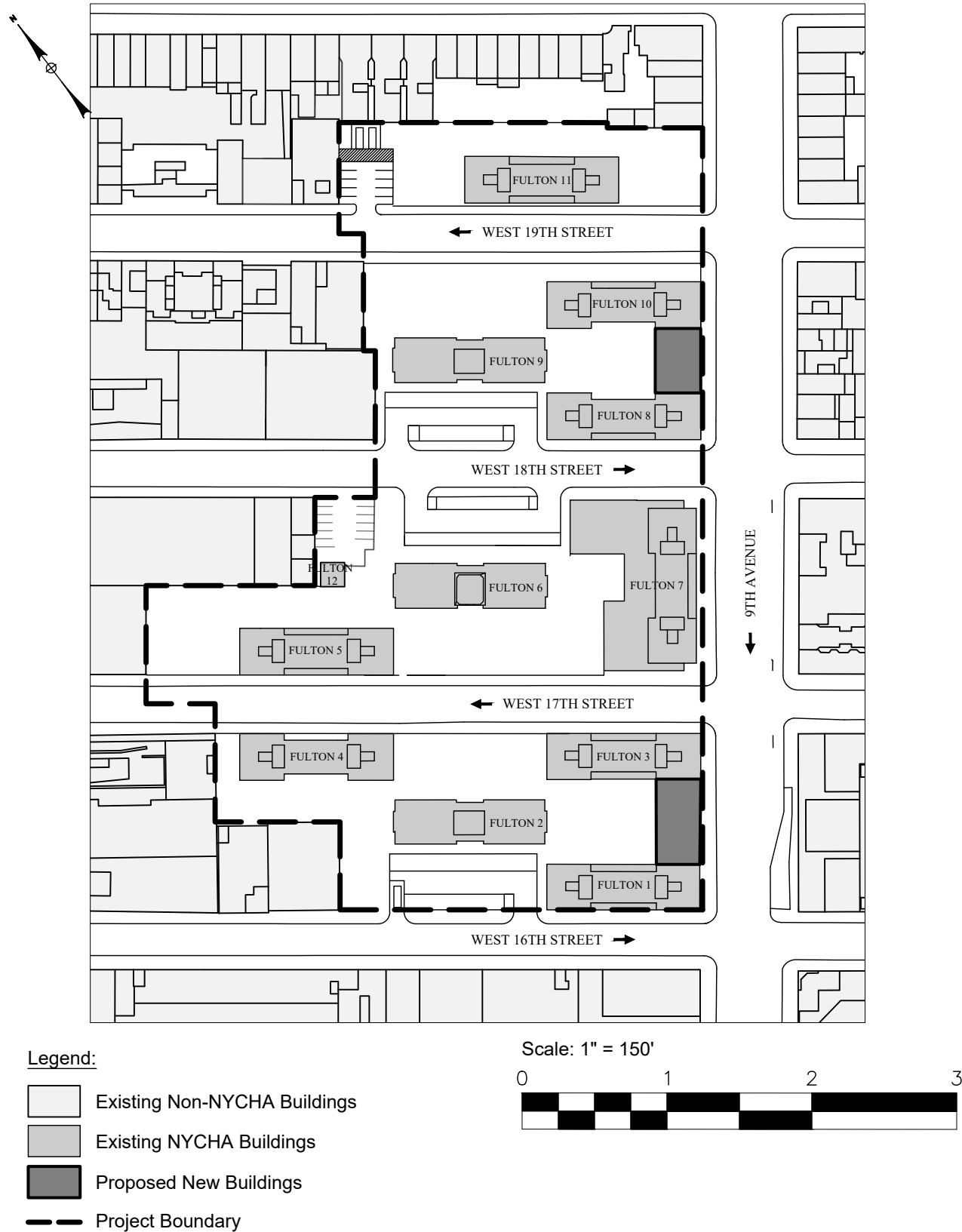
* The Section 8 PBV DUs would be set aside for existing NYCHA FEC residents and would replace the existing NYCHA DUs that would remain under the No-Action Alternative. As such, while the classification of these DUs would change, the population served and number of units would be the same as under the No-Action Alternative.

Alternative 5 – Rehabilitation and Infill Alternative

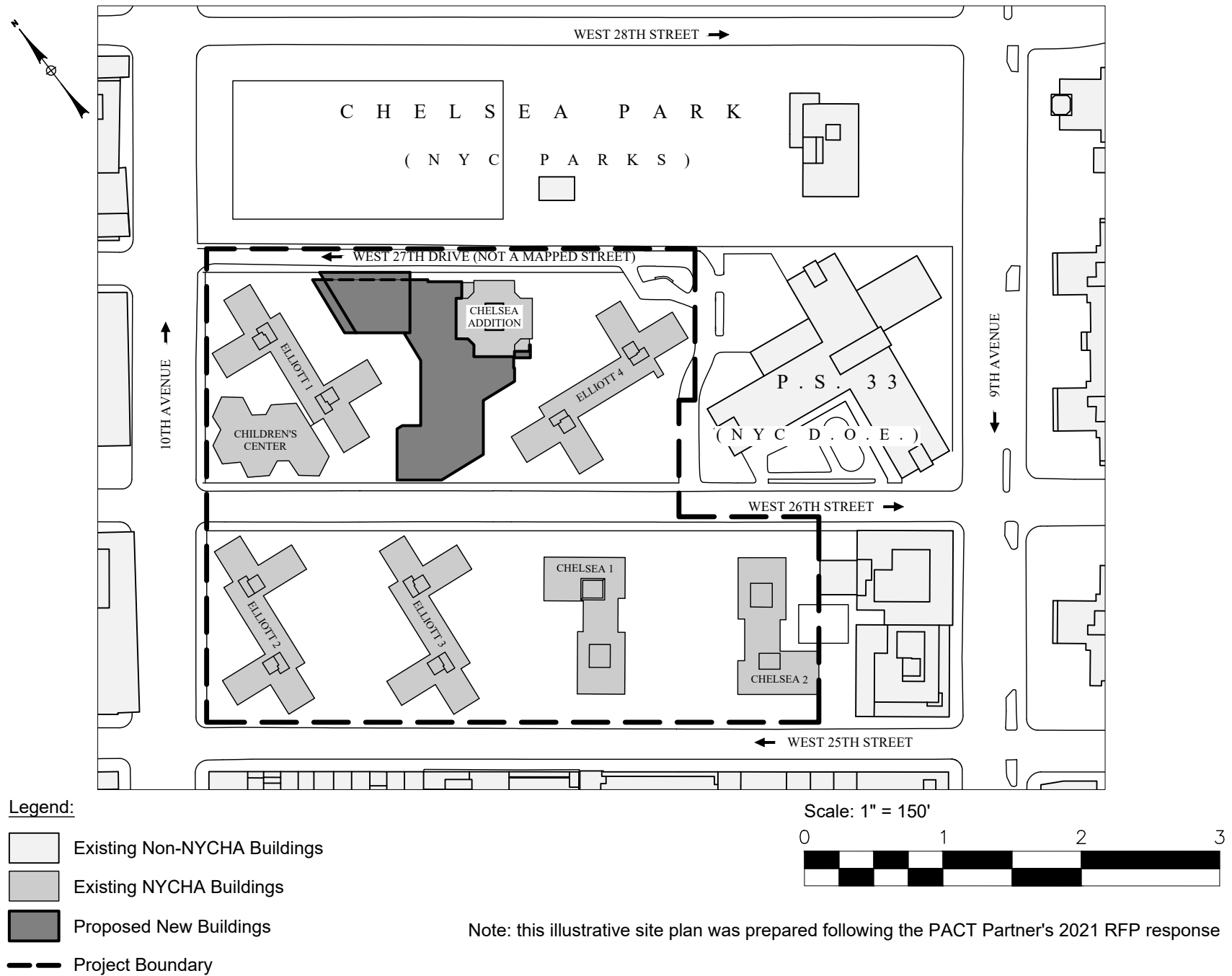
As discussed above, NYCHA issued an RFP in April 2021 in response to the efforts of the Chelsea NYCHA Working Group (CNWG), which sought to systematically and effectively address the Project Sites' capital needs. The RFP response was predicated on a February 2021 report of the CNWG, which estimated a \$366 million total cost to repair the buildings and renovate the existing NYCHA DUs on the Project Sites. This total cost was derived from the 2017 NYCHA Physical Needs Assessment (PNA) for the Project Sites, as adjusted by the CNWG after thorough examination. The PNA involves assessing when in the next 20 years the physical assets that make up NYCHA's buildings and campuses will require replacement or upgrade, and then estimating the costs for these renovations based on current market prices. This investigation and report is conducted by NYCHA approximately every five years as recommended by HUD.

Per the CNWG's recommendations and consistent with the PACT Partner's response to NYCHA's 2021 RFP, the Rehabilitation and Infill Alternative would include rehabilitation and renovation of the existing Project Sites' buildings. The measures would include: comprehensive rehabilitation of apartment kitchens, bathrooms, and floors; building improvements consisting of mold, lead, and asbestos abatement and hazardous materials remediation, installation of new insulated roofs and high-efficiency windows, exterior repairs, emergency rooftop generators, and new lobbies, mailrooms, and laundry facilities; system upgrades or replacements including new hydronic boilers (for reliable heat and hot water), plumbing repairs, elevator replacement, and enhanced security with access controls, foot patrols, and cameras; site and grounds improvements including an art walk with improved landscaping and integrated pest management; enhanced building staffing including live in superintendents and responsive property management; and dry floodproofing and storm gates. **Figures 00.0-4a and 00.0-4b** show illustrative site plans for this alternative.

Rehabilitation and Infill Alternative: Fulton Houses Site Plan



Note: this illustrative site plan was prepared following the PACT Partner's 2021 RFP response



Subsequent to the RFP process and NYCHA’s designation of the PACT Partner, the PACT Partner conducted a comprehensive, five-month, pre-design due diligence process revealing significant, previously unanticipated capital repair needs on the Project Sites that would render this alternative financially infeasible. Additionally, deficiencies of the existing buildings cannot be corrected fully with renovations and can only be fully remedied with new buildings. In addition, NYCHA’s most recent PNA released in 2023 estimated that the 20-year need across the Project Sites is now approximately \$927,509,823 (see **Table 00.0-7**).

Table 00.0-7: 2023 Physical Needs Assessment Renovation Cost Estimate

Development	Cost
Chelsea	\$178,933,772
Chelsea Addition	\$47,501,323
Elliott	\$255,225,394
Fulton	\$445,849,334
Total	\$927,509,823

Source: <https://www.nyc.gov/assets/nycha/downloads/pdf/2023-PNA-Report-Physical-Needs-Assessment-NYCHA.pdf>

As discussed in **Chapter 2.0, “Project Alternatives,”** this alternative has been determined to be infeasible and to not meet the purpose and need for the Proposed Project, but will be analyzed separately in **Chapter 05.22**.

Development Program

Under the Rehabilitation and Infill Alternative , all of the existing NYCHA DUs on the Project Sites would be converted to Section 8 PBV DUs, and three new buildings would be constructed on the Project Sites.

A new 24-story, 240-foot-tall (approximately 148,050-gsf) residential building would be constructed on the Elliott-Chelsea Houses Project Site with 110 DUs, of which 50 percent (55 DUs) would be market-rate units; the remaining 50 percent (55 DUs) would be affordable housing units at various income bands including extremely low, low, moderate, and middle. These would include 25 extremely low-income to low-income units at or below 60 percent of area median income (AMI) and 30 mid- to moderate-income units at or below 165 percent of AMI. The existing Hudson Guild spaces on the Elliott-Chelsea Houses Project Site would be relocated to this new building, offering the same services that currently exist on the site. The remainder of the new building’s podium would be occupied by accessory residential space.

The Rehabilitation and Infill Alternative would also include the conversion of the existing community facility space on the Elliott-Chelsea Houses Project Site (at 459 W. 26th Street) to a 10,030-gsf health care center, as well as construction of two new, one-story infill buildings along 9th Avenue with a total of 7,150 gsf of retail space.

This alternative would be as-of-right under zoning and as such would not require any discretionary land use approvals.

Net Increment of the Rehabilitation & Infill Alternative

Table 00.0-8 identifies the net incremental changes to the Project Sites under the Rehabilitation and Infill Alternative as compared to the No-Action Alternative.

Table 00.0-8: Incremental Development in the Rehabilitation and Infill Alternative

Land Use	No-Action Alternative	Rehab. & Infill Alt.	Increment
Existing NYCHA DUs	2,056	0	-2,056
Future Section 8 PBV DUs (conversion of existing NYCHA DUs)*	0	2,056	+2,056
Affordable DUs (Middle, Moderate, Low, and Extremely Low Income)	0	55	+55
Market-Rate DUs	0	55	+55
Total DUs	2,056	2,166	+110
Community facility/Neighborhood Center gsf	56,859	56,859	0
Daycare gsf	10,300	10,300	0
Medical Office gsf	0	10,030	+10,030
Local Retail(gsf)	0	7,150	+7,150
Supermarket gsf	0	0	0
Total Building Area gsf	1.9 million	2.1 million	+0.2 million
Accessory Parking Spaces	95	95	0
Building height (maximum)	232'	240'	+8'
Building stories (maximum)	25	25	0

Note:

* The Section 8 PBV DUs would be set aside for existing NYCHA FEC residents and would replace the existing NYCHA DUs that would remain under the No-Action Alternative. As such, while the classification of these DUs would change, the population served and number of units would be the same as under the No-Action Alternative.

Temporary Relocations

The Rehabilitation and Infill Alternative would require staggered temporary relocation of all residents and services due to the renovation of existing apartments and community facility uses that would proceed on a rolling basis. Each resident and service on the Project Sites would need to be temporarily relocated for at least three months as their unit is renovated, while lead abatement would be performed and the electrical and plumbing systems would be improved. The Elliott Center community facility operated by Hudson Guild would be temporarily relocated and temporary space(s) on- and off-site. This community facility would remain operational throughout the construction process with only minimal disruption, closing only to transfer and relocate services to new space on the Project Sites. Refer to **Chapter 05.22** for more information.

Alternative 6 – No Significant Adverse Impacts Alternative

For projects in New York City that are subject to State Environmental Quality Review (SEQRA)/City Environmental Quality Review (CEQR) and which are expected to result in significant adverse impacts that cannot be mitigated, it is often the practice to determine if a No Significant Adverse Impact Alternative or a No Significant Adverse Unmitigated Impacts

Alternative can be identified. This alternative identifies which specific components of a proposed project could be changed to avoid all significant adverse impacts associated with the project and would reasonably satisfy the project's purpose and need. The No Significant Adverse Impacts Alternative, is infeasible because the Proposed Project would have to be modified to a point where its purpose and need would not be satisfied. Therefore, a No Significant Adverse Impacts Alternative is discussed in **Chapter 2, "Project Alternatives,"** but is not being considered for the Proposed Project and is not analyzed throughout the EIS.

Summary of Analyzed Alternatives

Table 00.0-9 provides a summary of the development program and key building bulk characteristics for the No-Action Alternative, Rezoning Alternative, Non-Rezoning Alternative, Midblock Bulk Alternative, and Rehabilitation and Infill Alternative. This table identifies the full development program associated with each of these alternatives. The table also identifies whether each alternative requires a change to the underlying zoning, whether each alternative satisfies the purpose and need for the Proposed Project, and whether each alternative has been determined to be feasible. Additionally, the table identifies the total project area (i.e., the geographic area affected) for each alternative.

As shown in the table, the development program is identical for the Rezoning Alternative and the Midblock Bulk Alternative. The development program for the Non-Rezoning Alternative would result in less new residential development than the Rezoning Alternative and the Midblock Bulk Alternative. All three of these alternatives have been determined to be feasible and would satisfy the purpose and need for the Proposed Project.

Table 00.0-9: Summary of Analyzed Alternatives¹

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 ²	0	2,056	2,056	2,056	2,056
MIH Affordable DUs ³	0	1,038	536	1,038	55
Market-Rate DUs	0	2,416	1,247	2,416	55
Total DUs	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 ⁴	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 ⁵	Feasible	Feasible	Feasible	Infeasible

Notes:

¹ The development program indicated for each alternative is the full program under “With-Action” conditions, not the increment as compared to the No-Action Alternative.

² The Section 8 PBV DUs would be set aside for existing NYCHA residents and would replace the existing NYCHA DUs that would remain under the No-Action Alternative. As such, while the classification of these DUs would change, the population served and number of units would be the same as under the No-Action Alternative.

³ The affordability requirements under the Non-Rezoning Alternative for the proposed affordable housing units in the mixed-income buildings would be defined and ensured through legal agreements between NYCHA and the PACT Partner.

⁴ The development boundary is the same for all alternatives and consists of the Project Sites defined in **Chapter 04.0, Section C, “Project Sites.”**

⁵ Feasibility determinations are not made for a No-Action Alternative.

D. PROCESS, COORDINATION, AND PUBLIC PARTICIPATION

Project stakeholders have been engaged in an ongoing dialogue regarding project goals, defining project alternatives, and assessing the potential adverse environmental effects of these alternatives. These process, coordination, and public participation efforts began in 2019 and are continuing in coordination with the environmental review to inform interested parties of the progress of the project and to encourage agency, community, and public involvement in the decision-making process. To date, HPD, NYCHA, and the PACT Partner have conducted more than 100 outreach events tailored specifically to residents of FEC, other interested members of the public, elected officials, community groups, and public agencies. These efforts inform and involve these groups

and individuals at various points in the project lifecycle by presenting project information, providing updates, and obtaining feedback.

The agency coordination and public involvement program has also included specific steps to comply with NEPA.

Environmental Review Process

The environmental review process provides decision-makers with the necessary information to systematically consider the Proposed Project's potential adverse environmental effects. This includes evaluating the potential significant adverse environmental effects from reasonable alternatives, and identifying and mitigating, where practicable, the effects identified as part of this process. The development and evaluation of project alternatives is central to the environmental review process. HPD, as NEPA Responsible Entity (RE)⁵ and joint-lead agency,⁶ and NYCHA, serving as local project sponsor and joint-lead agency, have determined that the Proposed Project has the potential to result in significant adverse environmental impacts. Therefore, a Notice of Intent (NOI) to Prepare an Environmental Impact Statement (EIS) was issued and published in the *Federal Register* on Monday, January 8, 2024.⁷ In addition, HPD and NYCHA prepared a Draft Scope of Work for the Preparation of an EIS (DSOW) to describe the proposed content of the Draft EIS (DEIS), explain the methodologies to be used in the impact analyses, and allow for public and stakeholder participation.

The DSOW was published online⁸ on Monday, January 8, 2024, and information on its availability was included in the aforementioned NOI and in a Notice of Availability (NOA) of Draft Scope and Public Scoping Session published in the New York State *Environmental Notice Bulletin* on Wednesday, January 10, 2024.⁹ Public scoping meetings at which oral statements could be provided were held in-person and online on Thursday, February 1, Monday, February 5, and Wednesday, February 7, 2024, and a public scoping comment period remained open for written statements from Monday, January 8, 2024 until Friday March 8, 2024.

This DEIS is based upon the Final Scope of Work for the Preparation of an EIS (FSOW), which was issued on <https://www.nyc.gov/site/nycha/about/pact/chelsea-fulton.page> on Friday, March 28, 2025. The analysis contained in the DEIS and subsequent Final EIS (FEIS) will serve to fulfill

⁵ An RE assumes the responsibility for environmental review, decision making, and action that would otherwise apply to HUD under NEPA, pursuant to 24 CFR 58.4.

⁶ Under NEPA, a Lead Agency is the agency that supervises the preparation of an EIS or environmental assessment and a joint-lead agency is a Federal, State, Tribal, or local agency that jointly fulfills the role of a Lead Agency.

⁷ <https://www.federalregister.gov/documents/2024/01/08/2024-00090/notice-of-intent-to-prepare-an-environmental-impact-statement-for-the-fulton-elliott-chelsea-houses>.

⁸ <https://www.nyc.gov/site/nycha/about/pact/chelsea-fulton.page>.

⁹ <https://dec.ny.gov/news/environmental-notice-bulletin/2024-01-10/seqr/manhattan-fulton-elliott-chelsea-houses-redevelopment-project>.

the requirements of NEPA, the State Environmental Quality Review Act (SEQRA), and the City Environmental Quality Review (CEQR).¹⁰

An NOA for this DEIS was published online on Friday, March 28, 2025. The public review period for the DEIS will remain open until Monday, May 12, 2025. During this period, the public will have the opportunity to comment on the DEIS in writing or orally at public hearings in-person and online. After the DEIS public comment period closes, an FEIS will be issued, which will include a summary of the comments received on the DEIS, responses to all substantive comments, and any necessary revisions to the DEIS to address those comments.

After the publication of the FEIS, a Record of Decision (ROD) will also be issued pursuant to NEPA that will describe the Rezoning Alternative for the Proposed Project and other alternatives considered, their environmental impacts, and any required mitigation. The ROD may be combined with a Statement of Findings pursuant to SEQRA or, alternatively, a separate SEQRA Statement of Findings will be issued.

Agency Involvement

Implementation of the Proposed Project will involve Federal, State, and possibly local discretionary approvals as follows:

Federal

- HUD – Discretionary approval of disposition of public housing property as authorized under Section 18 of the US Housing Act of 1937, as amended, and under implementing regulations at 24 CFR part 970 (Section 18) and by 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 PBVs subsidies under Section 8 of the US Housing Act of 1937 (42 USC 1437f). Also potential financing approvals. Pursuant to 24 CFR part 58 (Environmental Review Procedures for Entities assuming HUD Environmental Responsibilities), HPD is serving as the RE for the environmental review of the Proposed Project (see below).

State of New York

- NYCHA – Under its PACT program, NYCHA would enter into 99-year ground leases with the PACT Partner for the Project Sites. This requires discretionary approval by the

¹⁰ NYCHA is a New York State public benefit corporation, and its discretionary actions are subject to review under SEQRA. In addition, the Rezoning Alternative, as well as the Midblock Bulk Alternative, if selected for implementation of the Proposed Project, will require land use approvals under the New York City Uniform Land Use Review Procedure (ULURP) to be pursued subsequent to the completion of this environmental review. Specific funding sources have not been identified; however, the Proposed Project may seek funding from various public sources in the future. Accordingly, the DEIS has been prepared to satisfy the analyses requirements of SEQRA and CEQR, in addition to NEPA.

NYCHA Board. NYCHA also serves as local project sponsor and joint-lead agency for the environmental review of the Proposed Project.

- New York State Division of Housing and Community Renewal (HCR) – Potential financing approvals.
- New York State Housing Finance Agency (HFA) – Potential financing approvals.
- New York City Housing Development Corporation (NYCHDC)¹¹ – Advisory agency for review for project activities related to affordable housing. In addition, potential financing approvals.

City of New York

- City Planning Commission (CPC) – Future review and approval of actions subject to ULURP for the Rezoning Alternative or the Midblock Bulk Alternative if selected for implementation of the Proposed Project.
- HPD – Potential financing approvals.

In addition, the following Federal, State, and City agencies have been consulted in preparation of the DEIS:

- US Fish and Wildlife Service (USFWS) – Consultation via USFWS’ Information, Planning and Consultation (IPaC) website regarding the potential effects of the Proposed Project on federally listed endangered, threatened, or candidate species or critical habitats on which such species depend for survival.
- US Environmental Protection Agency (EPA) – Advisory agency¹² for review of project activities related to Environmental Justice.
- New York State Department of State (NYSDOS) – Advisory agency for review of Coastal Zone Consistency.
- MTA, New York City Transit – Advisory agency for review of project activities related to public transportation.
- New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) – Reviewing agency, in its capacity as the State Historic Preservation Office (SHPO), of Federal review process pursuant to Section 106 of the National Historic Preservation Act of 1966 with respect to designated and protected properties on the State and National Registers of Historic Places (S/NR) and properties determined eligible for such listings.
- New York City Department of City Planning (DCP) – Review of Coastal Zone Consistency, and advisory agency for project activities related to land use, zoning, and public policy; socioeconomic conditions; community facilities and services; urban design and visual resources; and shadows.
- New York City Department of Environmental Protection (DEP) – Advisory agency for project activities related to hazardous materials, natural resources, water and sewer infrastructure, air quality, and noise.

¹¹ NYCHDC is a New York State public benefit corporation.

¹² The term “advisory agency” is used here in the same sense as the term “interested agency” under SEQRA and CEQR, which are defined in 6 NYCRR 617.2(u), and the *CTM*, respectively, as agencies that lack the jurisdiction to fund, approve, or directly undertake an action but wish to participate in the environmental review because of special concerns or expertise.

- New York City Department of Parks and Recreation (NYC Parks) – Advisory agency for project activities related to open spaces and shadows.
- New York City Department of Sanitation (DSNY) – Advisory agency for project activities related to solid waste and sanitation services.
- New York City Department of Transportation (DOT) – Advisory agency for project activities related to transportation, particularly traffic, parking, and pedestrian conditions.
- New York City Landmarks Preservation Commission (LPC) – Advisory agency for project activities related to historic and cultural resources, including sites of architectural or archaeological value.
- New York City Mayor’s Office of Environmental Coordination (MOEC) – Advisory agency for project activities related to energy and greenhouse gas emissions and climate change.
- New York Public Library (NYPL) – Advisory agency for project activities related to public libraries.
- New York City School Construction Authority (SCA) – Advisory agency for activities related to public schools and publicly funded child care.

Public Participation

Prior to and continuing concurrently with agency coordination and consultation summarized above, the Proposed Project and its development alternatives were determined through an extensive public engagement process conducted beginning in 2019 and is currently ongoing, including consultations with NYCHA residents, elected officials, community representatives, and housing organizations and advocates. This process is described in more detail in **Chapter 01.0**.

Community Engagement: Meetings

A number of community engagement meetings have occurred since the PACT Partner was identified in 2021. These included Tenant Association Leaders meetings, briefings with local elected officials, FEC Resident meetings, workforce training fairs, resident tours, Community Board 4 meetings, and other community events. These meetings are in addition to public involvement specifically mandated for the environmental review process.

Community Engagement: Communication Media

In addition to meetings, information about the Proposed Project has been provided to the community through a variety of communication methods, including:

- **Flyers** – Flyers with information on the process for identifying the Proposed Project were posted in all buildings and distributed to all households in the Project Sites. All outreach materials were available in English, Spanish, Russian, and Traditional and Simplified Chinese.
- **Websites** – The project’s website, <https://www.fultonelliottchelsea.com>, contains project information, published documents, public meeting notes, and contact information. This website also keeps the public notified about upcoming public meetings and functions as the main resource for public information about the project, as well as the primary means

for the public to contact the project team. In addition, NYCHA’s website includes a webpage for the Proposed Project, <https://www.nyc.gov/site/nycha/about/pact/chelsea-fulton.page>, which contains information about the project and its planning as well as information about the environmental review process and related documents. HPD’s environmental review webpage includes the EIS documents: <https://www.nyc.gov/site/hpd/services-and-information/environmental-review.page>.

- **Resident Rights & Protections FAQ** – As part of the process of informing residents about changes to the Project Sites that would occur under the Proposed Project, this document was distributed to all FEC households on August 25, 2023.

Public Scoping and Review of the DEIS

The DSOW, issued on Monday, January 8, 2024, included information on a public comment period during which HPD and NYCHA would accept public comments on the Proposed Project, the alternatives to be analyzed in the EIS, and the DSOW. The DSOW explained that at the end of the comment period, HPD and NYCHA would collect, review, and summarize the written and verbal comments received and prepare an FSOW (see **Appendix A.1**). The public notice for the scoping hearings was published in newspapers of general circulation in English, Spanish, Russian, Traditional Chinese, and Simplified Chinese. These included: in English in amNewYork Metro, the local and regional paper, on Wednesday, January 10, 2024; in Spanish in El Diario, a Spanish language publication, on Tuesday, January 9, 2024; in Simplified Chinese and in Traditional Chinese in World Journal, a Chinese language publication, on Sunday, January 28, 2024; and in Russian in Forum Daily, a Russian language publication, on Wednesday, January 10, 2024. The notice also included the contact information for HPD and the locations where the DSOW, containing a full description of the Proposed Project, could be reviewed. The DSOW was also published online on a NYCHA-hosted webpage.¹³ Additionally, noticing of the DSOW and public meetings was also posted in the New York State *Environmental Notice Bulletin* on Wednesday, January 10, 2024, as well as on New York City’s NYC Engage website prior to the public meetings.

The public comment period included three public scoping meetings at which the public was invited to provide oral and written statements. The first meeting was held on Thursday, February 1, 2024, at the Fulton Community Center, 119 9th Avenue, New York, NY. The second meeting was held online (via Zoom) on Monday, February 5, 2024. The third meeting was held on Wednesday, February 7, 2024, at the Elliott Center, 441 W. 26th Street. Simultaneous interpretation services were provided at the three public scoping hearings in Spanish, Russian, Cantonese, Mandarin, and American Sign Language. Approximately 96 people attended the in-person public hearing at the Fulton Community Center; approximately 134 people attended the virtual hearing; and approximately 95 people attended the in-person public hearing at the Elliott Center, including residents, representatives of local officials and community groups, and other interested members of the public.

Originally, as announced in the DSOW, the public comment period was to remain open for the submission of written comments until 10 days after the final public scoping meeting. However,

¹³ New York City Housing Authority. “Fulton & Elliott-Chelsea Houses.” NYCHA. <https://www.nyc.gov/site/nycha/about/pact/chelsea-fulton.page>.

this was subsequently extended, pursuant to public notice, until Friday, March 8, 2024 . Both the holding of three public scoping meetings and the extension of the public scoping comment period exceeded the minimum requirements and customary practice.

In total, 117 individuals and organizations provided statements throughout the public comment period, with 63 written submissions and 63 individuals making oral statements at the public hearings (some commenters provided both types of statements), including approximately 350 distinct comments. Responses to all public comments can be found in the FSOW, which was issued on Friday, March 28, 2025.

In accordance with the requirements of NEPA, SEQRA, and CEQR, this DEIS was made available for public review and comment on Friday, March 28, 2025.

A copy of the DEIS is available online at NYCHA's project website: <https://www.nyc.gov/site/nycha/about/pact/chelsea-fulton.page> and HPD's Environmental Review webpage: <https://www.nyc.gov/site/hpd/services-and-information/environmental-review.page>

Three public hearings will be held to solicit public comments on the DEIS. Information regarding these public meetings will be announced at a later date and public notices will be published on the project website, in the Federal Register, and in the New York State Environmental Notice Bulletin. The registration instructions will be available on NYCHA's project website a minimum of two weeks prior to each public hearing.

Besides oral statements at the DEIS public meetings, written comments on this DEIS can also be sent electronically via email to: nepa_env@hpd.nyc.gov or by mailing a letter to:

Department of Housing Preservation Attn: Anthony Howard
100 Gold Street, #7-A3
New York, NY 10038

Comments on the DEIS will be accepted for a period of 45 days from the publication date through Monday, May 12, 2025.

HPD and NYCHA will review and consider the oral and written comments before issuing an FEIS. The FEIS will include responses to the comments received during the public review and comment period and will include any necessary revisions to the DEIS to address those comments.

E. ANALYSIS FRAMEWORK

This EIS has been prepared pursuant to NEPA and HUD's implementing regulations at 24 CFR part 58.¹⁴ The purpose of the EIS is to ensure agencies consider the environmental impacts of actions in decision making. This is done through evaluating the short- and long-term effects, both beneficial and adverse, to the built and natural environment that would result both from the construction and operation of the Proposed Project. The Proposed Project requires Federal and

¹⁴ Environmental Review Procedures for Entities assuming HUD Environmental Responsibilities

State approvals, and, if selected for implementation of the Proposed Project, the Rezoning and Midblock Bulk Alternatives would additionally require City approvals. Accordingly, HPD and NYCHA, with the cooperation of involved and interested agencies at city, state, and federal levels, have prepared this EIS in accordance with NEPA and the technical analyses required under SEQRA and CEQR.

Organization of the EIS

This EIS considers both the short-term (construction) and long-term (operational) effects of each alternative under consideration for implementation of the Proposed Project. These alternatives have been evaluated for potential adverse effects to the Project Sites and applicable study areas for all relevant potential environmental effect categories in accordance with NEPA, SEQRA, and CEQR. The Proposed Project is subject to categories of environmental effects pursuant to 24 CFR part 58.5 – Related Federal laws and authorities and 24 CFR part 58.6 – Other Requirements; however, the Farmland Protection Policy Act of 1981, policies on sole source aquifers contained in the Safe Drinking Water Act of 1974 as amended, policies on wetlands protection contain in Executive Order 11990, Coastal Barriers Resources Act as amended by the Coastal Barrier Improvement Act of 1973, the Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c), and Runway Protection/Airport Clear Zone are not considered to be areas of concern for the Proposed Project given the location and characteristics of the Project Sites and surrounding area that could potentially be affected indirectly by the Proposed Project.

Categories of Environmental Effects

As appropriate, the EIS provides technical analyses of various categories of environmental effects in **Chapters 05.01 to 05.20** for the three alternatives that have been determined to be feasible (refer to **Chapter 02.0**). Also, **Chapter 05.22** provides an assessment for informational purposes. The EIS also considers the Proposed Project's indirect and cumulative effects and its irreversible and irretrievable commitment of resources in **Chapter 06.0: "Indirect and Cumulative Effects"** and **Chapter 08.0, "Irreversible and Irretrievable Commitment of Resources,"** respectively.

The respective chapter for each category discusses the existing conditions and identifies the applicable study areas and conditions in the future for each evaluated alternative. The technical analysis identification of potential significant adverse effects is focused on the incremental changes to the affected environment that would occur under the alternatives that are being considered as compared with the No-Action Alternative, subject to the guidance of the 2021 *City Environmental Quality Review Technical Manual (CTM)*, which serves as the primary guidance issued by the City of New York for environmental reviews carried out in New York City and is a resource for public agencies, applicants, and the general public for completing and evaluating EISs and other required documents.

Project Sites

The Project Sites are located in the Chelsea neighborhood in Community District 4, Borough of Manhattan, New York City, New York.

As the Fulton Houses Project Site and the Elliott-Chelsea Houses Project Site are separated by approximately a ¼-mile, they are described discretely.

Fulton Houses Project Site

Information about the Fulton Houses Project Site is summarized in **Table 00.0-10**. The western boundary of the Fulton Houses Project Site varies across the four blocks, from 330 feet west of 9th Avenue on the southern half of Block 716 to 575 feet west of 9th Avenue on the southern half of Block 715 (all these blocks are 800 feet long from 9th to 10th Avenues). The Fulton Houses Project Site is split into multiple zoning designations. The western portions of the complex on Blocks 714 and 715 are zoned C6-3 and are in the Special West Chelsea District (WCh). The eastern portion of the complex on Blocks 714 and 715 and all of the areas on Blocks 716 and 717 are zoned R8, with a C2-5 commercial overlay along 9th Avenue to a depth of 100 feet.

Elliott-Chelsea Houses Project Site

Information about the Elliott-Chelsea Houses Project Site is summarized in **Table 00.0-11**. At its northern and northeastern limits, the Elliott-Chelsea Houses Project Site includes W. 27th Drive, a narrow one-way driveway. W. 27th Drive extends northbound from W. 26th Street approximately 260 feet west of 9th Avenue for approximately 220 feet where it curves to the west and extends to the intersection of 10th Avenue and W. 27th Street. It is not a mapped street, though its westbound portion is located within the bed of a previously mapped segment of W. 27th Street, which was de-mapped in connection with the development of the public housing buildings. Although formally part of the Elliott-Chelsea Houses Project Site, W. 27th Drive physically separates the complex from two other publicly owned sites that are not included in the Proposed Project, PS 33 - Chelsea Prep and playground to the east, and Chelsea Park, a mapped park under the jurisdiction of NYC Parks, to the north. The eastern boundary of the Elliott-Chelsea Houses Project Site varies across the two blocks from 537.5 feet east of 10th Avenue on the southern part of Block 724 to 700 feet east of 10th Avenue on Block 723.

The Elliott-Chelsea Houses Project Site is zoned R8.

Table 00.0-10: Fulton Houses Project Site Existing Conditions

Block	Lot	Buildings	Zoning ¹	DUs	Lot Area (sf)	Building Area (gsf)	Name	Address(es) / Location	Stories	Height (ft)	Use / Active play areas	DUs	CF gsf	Parking Spaces
714	31	4	R8/C2-5; C6-3 (WCh)	327	80,408									
						47,656	Fulton 1	401, 413 W 16 St	7	62.5	Residential	36	-	-
						168,795	Fulton 2	418 W 17 St	25	218.5	Residential	219	-	-
						47,656	Fulton 3	400, 412 W 17 St	7	62.0	Residential	36	-	-
						47,656	Fulton 4	430, 434 W 17 St	7	63.5	Residential	36	-	-
								9 Av	-	-	Playground	-	-	-
								W 16 St	-	-	Parking	-	-	32
715	10	4	R8/C2-5; C6-3 (WCh)	290	89,700									
						47,656	Fulton 5	427, 431 W 17 St	7	62.5	Residential	36	-	-
						173,512	Fulton 6	419 W 17 St / 420 W 18 St	25	232.0	Residential	218	-	-
						62,290	Fulton 7	117, 119, 121 9 Av	7	62.0	Res., CF com. ctr.	36	14,634	-
							Fulton 12	432 W 18 St	1		Storage garage	-	-	-
								W 17 St	-	-	Playground	-	-	-
								W 18 St	-	-	Parking	-	-	40
716	17	3	R8/C2-5	291	62,560									
						47,656	Fulton 8	401, 411 W 18 St	7	62.0	Residential	36	-	-
						168,795	Fulton 9	420 W 19 St	25	218.5	Residential	219	-	-
						47,656	Fulton 10	400, 412 W 19 St	7	62.0	Residential	36	-	-
								W 18 St	-	-	Parking	-	-	14
								9 Av	-	-	Basketball court	-	-	-
								W 19 St	-	-	Playground	-	-	-
717	19	1	R8/C2-5	36	29,275									
						47,656	Fulton 11	401, 419 W 19 St	7	62.0	Residential	36	-	-
								W 19 St	-	-	Parking	-	-	9
								W 19 St & 9 Av	-	-	Playground	-	-	-
TOTAL		12		944	261,943	906,984					944	14,634	95	

Notes:¹ C2-5 overlay district along 9 av to a depth of 100' on Blocks 714 to 717

Abbreviations specific to this table: sf = square feet; ft = feet; CF = community facility

Table 00.0-11: Elliott-Chelsea Houses Project Site Existing Conditions

Block	Lot	Buildings	Zoning	DUs	Lot Area (sf)	Building Area (gsf)	Name	Address(es) / Location	Stories	Height (ft)	Use / Active play areas	DUs	CF gsf	Parking Spaces
723	1	2	R8	284	64,188									
						116,040	Elliott 2	264 10 Av / 466 W 26 St	11	98.5	Residential	142	-	0
						116,040	Elliott 3	443 W 25 St / 446 W 26 St	11	98.5	Residential	142	-	0
								W 25 St / W 26 St	-	-	Playground	-	-	-
723	15	3	R8	425	74,063									
						203,425	Chelsea 1	425 W 25 St / 428-430 W 26 St	21	187.0	Residential	202	-	0
						203,490	Chelsea 2	415 W 25 St / 420 W 26 St	21	184.0	Residential	223	-	0
								W 26 St	-		Storage garage	-	-	-
								W 25 St / W 26 St	-		Playgrounds	-	-	-
								W 26 St	-		Playground	-	-	-
724	1	2	R8	162	44,991									
						116,040	Elliott 1	450 W 27 Dr / 288 10 Av	12	107.0	Residential	162	-	0
						10,300	Children's Ctr	459 W 26 St	1+B	17.0	CF: daycare	-	10,300	-
724	10	2	R8	96	44,921									
						65,136	Chelsea Addition	436 W 27 Dr	14	125.0	Residential	96	-	0
						42,225	Elliott Ctr	441 W 26 St	2+B	20.0 ¹	Res., Cf: com. ctr.	-	42,225	-
								W 26 St			Playground	-		-
724	15	1	R8	145	50,468									
						116,040	Elliott 4	427 W 26 St / 426 W 27 Dr	12	107.0 ¹	Residential	145	-	
								W 26 St			Playground	-	-	-
TOTAL		10		1,112	278,630	988,736						1,112	52,525	0

Note:¹ Estimated height

Analysis Year

The environmental setting for the technical analyses for the Proposed Project is not the current conditions, but the conditions as they would exist once construction is complete and the buildings are in operation. Therefore, future conditions in the absence of the Proposed Project are projected in order to compare potential impacts. This projection is made for a particular year, generally referred to under NEPA, SEQRA, and CEQR as the “analysis year” or “build year.” For this analysis, it is expected that construction of the Proposed Project would be completed and the buildings would be in operation by 2041 for each of the analyzed development alternatives.

Study Areas

Study areas relevant to each analysis category are defined by the geographic areas with the potential to be affected by the Proposed Project and as informed by *CTM* guidance. The limits of study areas differ based on the nature of the analysis category. For example, the potential traffic effects of the Proposed Project would affect a different area than the potential school effects and therefore the respective study areas will be defined accordingly. Also, study area sizes are also based in part on the geographic coverage of data sources needed to establish an analysis framework. For example, the open space analysis requires population data from the US Census and therefore the open space secondary study area is defined in part by following census tract boundaries. Methodology to identify the study areas for each technical analysis area, as well as characteristics of these study areas, are described in the corresponding technical analysis area respective chapter.

F. PRINCIPAL CONCLUSIONS

Land Use, Zoning, and Public Policy

No significant adverse impacts on land use, zoning, or public policy, are anticipated as a result of the Rezoning Alternative, the Non-Rezoning Alternative, and the Midblock Bulk Alternative at the Project Sites (the primary study areas) or within a ¼-mile radius (secondary study area).

Alternative 2 – Rezoning Alternative and Alternative 4 – Midblock Bulk Alternative

Both the Rezoning Alternative and the Midblock Bulk Alternative would require a set of land use approvals under the City’s ULURP through the NYC City Planning Commission (CPC) and the City Council including zoning map and text amendments and a Large Scale General Development (LSGD) special permit. Pursuant to these approvals, several changes to the Project Site not currently allowed as-of-right under zoning would be permitted. This would include the addition of commercial uses that are not currently permitted as-of-right along the 10th Avenue corridor in the Elliott-Chelsea Houses Project Site. In addition, the Rezoning Alternative and the Midblock Bulk Alternative would result in increases in residential density and modifications to height and setback that are not currently allowed as-of-right on the primary study areas. Apart from differences in the arrangement of building bulk on the Fulton Houses Project Site, these two alternatives would be identical in terms of development program, regarding the range of building heights, floor area

allocation by use, completion year (2041), and in the types of approvals required to facilitate their implementation. Their effects on land use, zoning, and public policy also would be substantially similar. The increased density and taller maximum buildings heights would represent an increase over the No-Action Alternative, but would be within the range of the built environment of the surrounding area, reflecting its already heavily-developed character. The Rezoning Alternative and Midblock Bulk Alternative would not directly displace any land uses in a manner that has a significant adverse effect on surrounding land uses, nor would it generate land uses that would be incompatible with land uses, zoning, or public policies in the secondary study area. In addition, the Rezoning Alternative and Midblock Bulk Alternative would promote the advancement of applicable policies, including NYC coastal zone policies, *NYCHA Sustainability Agenda*, *Housing Our Neighbors*, *OneNYC 2050*, and would not hinder any other public policies.

Alternative 3 – Non-Rezoning Alternative

The Non-Rezoning Alternative would not require land use approvals under ULURP and would be developed in accordance with underlying zoning regulations in terms of permitted uses, floor area ratio (FAR), building volumes, and all other zoning requirements. Furthermore, it would employ site and massing plans that would utilize substantially all the permitted floor area allowed for a non-Universal Affordability Preference (UAP) development that uses height factor regulations. Please see **Chapter 04.0**, for more information about the potential effects of the City of Yes for Housing Opportunity (CHO)¹⁵ zoning text amendment adopted by the City Council in December 2024 and the potential applicability of the UAP to the Project Sites. The potential need for a Mayoral Zoning Override (MZO)¹⁶ to facilitate the build out of the Non-Rezoning Alternative to, for example, address non-compliant interim conditions on the primary study areas, due to the staging of development, is indicated as a potential required approval although at this time an MZO has not been formally requested. As compared to the No-Action Alternative, the Non-Rezoning Alternative would result in increases in built residential density and building heights. As with the other development alternatives, it would be completed in 2041. Like the Midblock Bulk Alternative and the Rezoning Alternative, the Non-Rezoning Alternative would include the addition of commercial uses on the Fulton Houses Project Site along the 9th Avenue corridor, where such uses are permitted by existing commercial overlay zoning. The increased density and maximum buildings heights would represent an increase over the No-Action Alternative, but would be within the range of density and height of the already-built environment of the surrounding area, reflecting its heavily-developed character. The Non-Rezoning Alternative would not directly displace any land uses in a manner that has a significant adverse effect on surrounding land uses, nor would it generate land uses that would be incompatible with land uses, zoning, or public policies in the secondary study area. In addition, the Non-Rezoning Alternative would promote the advancement of applicable policies, including NYC coastal zone policies, *NYCHA Sustainability Agenda*, *Housing Our Neighbors*, *OneNYC 2050*, and would not hinder any other public policies.

¹⁵ Although also referred to as COYHO, CHO is used throughout for consistency

¹⁶ An MZO is a discretionary action by the Mayor of the City of New York, to allow relief or modification of certain zoning requirements.

Socioeconomic Conditions

Based on the initial screening assessment, the Proposed Project does not exceed the *CTM* thresholds warranting analyses of direct residential displacement, direct business displacement, indirect business displacement, or adverse effects on specific industries. As the Proposed Project would exceed the *CTM* threshold warranting a preliminary indirect residential displacement analysis (increase of 200 DUs or more), an assessment of indirect residential displacement is undertaken. In addition, as the Proposed Project under the Rezoning, Non-Rezoning, and Midblock Bulk Alternatives would result in the temporary relocation of up to 120 households and approximately 42,225 gsf of community facility space (the Elliott Center), this chapter includes an analysis of the temporary relocations of these residents and organization and associated workers.

Alternative 2 – Rezoning Alternative; Alternative 3 – Non-Rezoning Alternative; and Alternative 4 – Midblock Bulk Alternative

In terms of their potential effects on socioeconomic conditions, the Rezoning Alternative, Non-Rezoning, and Midblock Bulk Alternative would all be similar. Under all three, existing residential and community facility uses on the Project Sites would be replaced. In addition, there would be additional residential and community facility uses, plus the introduction of commercial uses. The development program for the Rezoning Alternative and the Midblock Bulk Alternative would be identical while the Non-Rezoning Alternative would result in a smaller increase in residential units and comparable increases in commercial and community facility uses.

None of these alternatives would result in significant adverse socioeconomic conditions impacts. Initial screening-level assessments of direct residential and direct business displacement, indirect business, and adverse effects of specific industries, and a preliminary assessment of indirect residential displacement were warranted and prepared in accordance with *CTM* guidance. These assessments determined that the Proposed Project would not result in significant adverse impacts related to socioeconomic conditions under any of these development scenario alternatives.

Under the Rezoning Alternative, the Non-Rezoning Alternative, and the Midblock Bulk Alternative, all the existing NYCHA public housing units at the Project Sites would be replaced in new buildings with Section 8 PBV DUs. These Section 8 PBV DUs would be set aside for existing NYCHA FEC residents. Additionally, all existing community facility spaces on the Project Sites, including approximately 67,159 gross square feet (gsf) of community facility space consisting of day care space and neighborhood center space would be replaced. All 157 existing employees of Hudson Guild, including 126 neighborhood center employees and 31 daycare (universal pre-k) employees are expected to be retained and existing programming/services would occupy the replacement community facility space on the Project Sites in the future with the Proposed Project.

Project construction staging is designed so that 94 percent of residents (or up to 1,936 households) would not need to be relocated during construction of the new PBV units and would be able to move directly into their new units. Additionally, the community facility space at the Fulton Houses Project Site would also be completed prior to relocating so there would be no need to temporarily relocate this community facility. However, in the first stage of the project, prior to construction of the first two replacement buildings, up to approximately 6 percent or 120 households from two of

the existing eighteen residential buildings¹⁷ would need to be relocated temporarily as the buildings housing them need to be vacated and demolished prior to construction of the replacement buildings under the Rezoning Alternative, the Non-Rezoning Alternative, and the Midblock Bulk Alternative. Additionally, the approximately 42,225-gsf Elliott Center would need to be relocated temporarily as the Elliott Center building at the Elliott-Chelsea Houses Project Site would be vacated and demolished prior to construction of the replacement building under the Rezoning Alternative, the Non-Rezoning Alternative, and the Midblock Bulk Alternative.

Temporary Relocation Plans for the approximately 120 affected households and the Hudson Guild Elliott Center will adhere to requirements of applicable statutes and regulations, including but not limited to the URA its implementing regulations and all applicable State and local regulations. NYCHA and the PACT Partner will submit the legally required Temporary Relocation Plan to HUD for review and approval prior to construction of the Proposed Project. The first stage of replacement buildings, once constructed, would accommodate all 120 affected households as well as all programming originally housed within approximately 42,225 gsf Elliott Center and its associated workers. The residents of these 120 households that are temporarily moved will sign a temporary relocation agreement that guarantees their right to return to the Project Sites once their new home is complete and ensures tenants do not bear any of the costs associated with packing or moving. All temporarily relocated residents would be offered advisory and financial assistance to relocate. With these Temporary Relocation Plan measures in place, the Proposed Project would not result in significant adverse direct residential or institutional displacement.

The preliminary assessment determined that the Proposed Project under any of the three alternatives would not result in significant adverse impacts due to indirect residential displacement. The Rezoning Alternative, Non-Rezoning Alternative, and the Midblock Bulk Alternative would introduce affordable or income-restricted housing and are expected to expand housing options available to a range of household income levels in the study area. These alternatives are each expected to introduce a residential population whose average income would be higher than the overall average household income in the ½-mile study area population.

The preliminary analysis for the Non-Rezoning Alternative, which would introduce 1,783 DUs (or approximately 3.1 percent population increase) as compared to the No-Action Alternative, determined that because the ½-mile study area's population would not increase by more than five percent, this alternative would not introduce a substantial new population that could substantially affect residential real estate conditions in the study area, per *CTM* methodology.

The preliminary analysis for the Rezoning and the Midblock Bulk Alternatives, which would increase the study area's population by more than five percent, determined that there is already a readily observable trend toward higher incomes and more costly housing throughout the ½-mile study area, and rents for market-rate housing are already above what is affordable to low- to middle-income households. This trend is expected to continue in the future without the Proposed Project. The Rezoning Alternative/Midblock Bulk Alternative would increase the supply of market-rate housing but would also retain existing affordable housing by replacing existing NYCHA Section 9 units with Section 8 PBV units for the existing residents on the Project Sites.

¹⁷ The two buildings include Fulton 11 at the Fulton Houses Project Site and the Chelsea Addition at the Elliot-Chelsea Houses Project Site.

Additionally, the Proposed Project would introduce additional permanently affordable housing pursuant to the Mandatory Inclusionary Housing (MIH) program that would otherwise not exist absent the Proposed Project. Under the Rezoning Alternative/Midblock Bulk Alternative, approximately 2,763 market-rate DUs and approximately 691 affordable DUs would be introduced under MIH Option 3 (defined in **Chapter 05.02**), which was analyzed for conservative purposes pursuant to *CTM* guidance. In this respect, the Proposed Project would serve to maintain and increase a study area housing stock that is affordable for households with a wider range of incomes as compared to the No-Action Alternative, in which projects in the area are expected to continue the trend towards market-rate development and rising residential rents in the study area. Therefore, according to *CTM* methodology, the Rezoning Alternative/Midblock Bulk Alternative would not result in significant adverse impacts due to indirect residential displacement.

Community Facilities and Services

Alternative 2 – Rezoning Alternative; Alternative 3 – Non-Rezoning Alternative; and Alternative 4 – Midblock Bulk Alternative

Direct Effects

The Proposed Project would not directly displace any public schools, libraries, childcare facilities, health care facilities, or police and fire protection services, as there would be no temporary or permanent closure of any community facilities under the Rezoning, Non-Rezoning, and the Midblock Bulk Alternatives. However, under all three alternatives, one existing community facility, the Elliott Center, would need to be temporarily relocated to a nearby location before it is subsequently relocated to a permanent new location within the Elliott-Chelsea Houses Project Site. The Hudson Guild Children’s Center and Fulton Community Center, also currently located on site, would remain on site and in operation until the on-site replacement community facility and neighborhood center space is developed. Despite the temporary relocation of the Elliott Center to a nearby site, all three community facilities located on the Project Sites would remain operational throughout the construction process with only minimal disruptions. Therefore, there are no direct significant adverse impacts to community facilities and services under these three alternatives.

Indirect Effects

The Rezoning, Non-Rezoning, and the Midblock Bulk Alternatives would not result in a significant adverse impact on public schools, libraries, and childcare facilities. Further, the Proposed Project would not introduce a sizeable new neighborhood where none existed before or affect the physical operations of police, fire protection and healthcare services.

Open Space

Alternative 2 – Rezoning Alternative; Alternative 3 – Non-Rezoning Alternative; and Alternative 4 – Midblock Bulk Alternative

Direct Effects

The Rezoning Alternative, Non-Rezoning Alternative and Midblock Bulk Alternative would not result in any direct effects related to encroachments on or loss of public open space, or changes in open space such that it no longer serves the same user population. There are no anticipated direct effects related to operational air quality (refer to **Chapter 05.14, “Air Quality”**) or operational noise (refer to **Chapter 05.16, “Noise Abatement and Control”**) on open space resources from these three alternatives.

There are no anticipated direct effects to open space resources related to construction air quality or construction noise from these alternatives. As described in **Chapter 05.19**, although the predicted noise level increases at Chelsea Park during construction of the Proposed Project under any of these alternatives would be noticeable and would exceed the *CTM* impact criteria, noise levels in this area already exceed *CTM*-recommended values under the existing condition. Furthermore, the predicted noise levels during construction would be comparable to existing noise levels when the park is in use. Additionally, construction of the Proposed Project would mostly occur during weekday daytime hours, leaving the park typically unaffected by noise during evenings and weekends, which are common times of use for the park. Consequently, noise associated with construction of these three alternatives would not rise to the level of a significant adverse impact at Chelsea Park, or any other publicly accessible open spaces.

The Project Sites contain private, accessory public spaces used by existing residents of the Project Sites and as the stages of project construction are implemented, some of these accessory open spaces would be temporarily closed or would be subject to temporary noise effects as project implementation advances. These temporary closures and construction noise effects would not constitute significant adverse impacts.

As described in **Chapter 05.05, “Shadows,”** the Rezoning Alternative, Non-Rezoning Alternative and Midblock Bulk Alternatives would result in significant adverse shadow impacts at Chelsea Park and PS 33 Playground. The direct shadows impacts on these two open space resources may affect the public’s use or enjoyment of these resources. Potential shadows mitigation measures will continue to be explored between the Draft and Final EIS in consultation with NYC Parks. Absent the identification and implementation of feasible mitigation measures that would mitigate the shadow impacts to the greatest extent practicable, the Proposed Project would result in unmitigated significant adverse shadows impacts.

In addition, the Rezoning Alternative would decrease the amount of existing accessory, i.e., private, open space in the Project Sites from a combined total of 7.289 acres to a combined total of 5.332 acres. The Rezoning Alternative would include 2.449 acres of accessory open space at the Fulton Houses Project Site and 2.882 acres of accessory open space at the Elliott-Chelsea Houses Project Site. The Midblock Bulk Alternative would also decrease the amount of existing accessory, i.e., private, open space in the Project Sites from a combined total of 7.289 acres to a

combined total of 5.301 acres. The Midblock Bulk Alternative would include 2.419 acres of accessory open space at the Fulton Houses Project Site and 2.882 acres of accessory open space at the Elliott-Chelsea Houses Project Site.

The Non-Rezoning Alternative would also decrease existing accessory, i.e., private, open space in the Project Sites, by 2.339 acres, from 7.289 to 4.951 acres. The Non-Rezoning Alternative would include 1.766 acres of accessory open space at the Fulton Houses Project Site and 3.185 acres of accessory open space at the Elliott-Chelsea Houses Project Site, totaling 4.951 acres. The open spaces planned for the Project Sites under all three alternatives would feature both active and passive amenities such as basketball courts, play areas, community gardens, shaded lounge areas, seating, and walkways.

Given the size of the open space, its close proximity to new buildings, the Proposed Project's improved connectivity between accessory spaces, and that reconstructed open space amenities and attendant facilities will be of a very high quality, it is expected that the population added as a result of the Rezoning Alternative, Non-Rezoning and Midblock Bulk Alternative would be likely to make substantial use of the Project Sites' accessory open space.

Moreover, rooftop terraces would be provided in all replacement buildings and would be accessible to each building's residents.

Given the anticipated demand change, the number, condition, and array of amenities of study area open spaces, the availability of open space resources not included in the quantitative analysis, and the fact that most of the study area is located within a Walk to a Park Service Area (WtPSA),¹⁸ as well as the improved accessory open space to be provided on the Project Sites, the Rezoning, Non-Rezoning, and Midblock Bulk Alternatives are not expected to significantly impact open space.

Shadows

Alternative 2 – Rezoning Alternative; Alternative 3 – Non-Rezoning Alternative; and Alternative 4 – Midblock Bulk Alternative

The Rezoning Alternative, Non-Rezoning Alternative, and Midblock Bulk Alternative would result in significant shadows impacts on two open space resources: Chelsea Park and PS 33 Playground. Although mitigation measures have not been identified at this time, potential mitigation measures will continue to be explored in consultation with NYC Parks and will be published in the FEIS, if identified. If practicable measures to fully mitigate the impacts cannot be identified, then impacts would remain as unavoidable adverse impacts.

¹⁸ Refer to **Section C, “Methodology,”** in **Chapter 05.04** for more details about WtPSA. See also <https://www.nycgovparks.org/planning-and-building/planning/walk-to-a-park> for more information.

Historic and Cultural Resources

Alternative 2 – Rezoning Alternative; Alternative 3 – Non-Rezoning Alternative; and Alternative 4 – Midblock Bulk Alternative

Archaeological Resources

Archaeological resources are considered only in those areas where new excavation or ground disturbance is likely and would result in new in-ground disturbance as compared to No-Action conditions. Therefore, these areas are limited to the primary Areas of Potential Effects (APE)s—the Fulton Houses Project Site and the Elliott-Chelsea Houses Project Site—that would be developed as a result of the Proposed Project. As determined by LPC in a letter dated June 12, 2023, and by SHPO in a letter dated January 29, 2025 (provided in **Appendix D.1**), none of the lots comprising the Project Sites have archaeological significance. Therefore, the Proposed Project would not have the potential to result in any significant adverse archaeological impacts and an archaeological analysis is not warranted.

Architectural Resources

The Fulton Houses Project Site does not contain any designated or eligible historic architectural resources, but the Elliott-Chelsea Houses Project Site is S/NR-eligible. Additionally, all or portions of 11 designated and/or eligible historic architectural resources are located within the secondary APEs, as further in **Chapter 05.05**. The Rezoning Alternative, Non-Rezoning Alternative, and Midblock Bulk Alternative would not result in significant adverse indirect or contextual impacts, shadows impacts, or construction-related impacts to historic resources.

However, the Rezoning Alternative, Non-Rezoning Alternative, and Midblock Bulk Alternative would all result in the staged demolition of the S/NR-eligible Elliott-Chelsea Houses and the construction of new buildings on that Project Site. As such, the three alternatives would result in significant adverse direct impacts to the S/NR-eligible historic resource. The Section 106 Alternatives Analysis conducted for the Proposed Project (provided in **Appendix D.2**) considers alternatives to the demolition of the Elliott-Chelsea Houses with the goal of avoiding or minimizing the adverse effect, but concludes that there is no prudent and feasible alternative to the demolition of the S/NR-eligible Elliott-Chelsea Houses in consideration of the Proposed Project's purpose and need. As detailed in a letter dated October 1, 2024 (provided in **Appendix D.1**), SHPO concurs with this determination. The demolition of the Elliott-Chelsea Houses under the Rezoning Alternative, Non-Rezoning Alternative, and Midblock Bulk Alternative would result in an adverse effect to a historic resource but would allow for the construction of a financially viable project that would improve the quality of life and housing stability for existing residents of the deteriorating buildings and directly address the critical shortage of affordable housing in New York City.

As such, NYCHA and the PACT Partner have worked with SHPO and Section 106 consulting parties to develop measures to partially mitigate the adverse effect of demolishing the Elliott-Chelsea Houses, as set forth in the draft Memorandum of Agreement (MOA) pursuant to Section 106 of the National Historic Preservation Act (NHPA) provided in **Appendix D.2**. As detailed in

the draft MOA and discussed in **Chapter 05.21, “Mitigation,”** proposed mitigation measures include:

1. The preparation of an Unanticipated Discoveries Protocol.
2. A Historic American Buildings Survey (HABS) Level 2 recordation of the Elliott-Chelsea Houses.
3. The design and installation in a publicly accessible location of an interpretive display that adequately presents the history and significance of the Elliott-Chelsea Houses.
4. The development and implementation of Construction Protection Plans for surrounding historic properties within 90 feet of the Project Site.
5. Review and approval of all plans, final reports, studies, and Construction Protection Plans detailed above by SHPO, LPC, and the Historic Districts Council (the Section 106 consulting parties).

Urban Design and Visual Resources

Alternative 2 – Rezoning Alternative; Alternative 3 – Non-Rezoning Alternative; and Alternative 4 – Midblock Bulk Alternative

There are three study areas used in the assessment of potential urban design and visual resource impacts: two primary study areas, which are coterminous with the two Project Sites, and a secondary study area, which extends approximately a ¼-mile from the Project Sites. The secondary study area is the same for all alternatives. The Proposed Project would not result in any significant adverse urban design or visual resources impacts in the Rezoning Alternative, Non-Rezoning Alternative, or Midblock Bulk Alternative. In all three alternatives, no changes to the existing street patterns or block forms would occur. However, there would be improvements to the streetscapes of the Project Sites, including, but not limited to, new concrete sidewalks and newly planted street trees along all frontages, as well as the activation of the ground floors of the Project Sites with commercial, community facility, and residential uses oriented towards the sidewalk and new exterior lighting, enhancing the pedestrian experience in the vicinity of the Project Sites. The newly constructed buildings on each of the Project Sites would be built out to the lot lines, creating cohesive street walls with active uses oriented towards the sidewalk that are a better reflection of the predominant existing built form of the secondary study area. This style would be more contextually appropriate than the tower-in-the-park-style buildings currently only found on the Project Sites and within nearby Penn South. The accessory open space on the Project Sites would be relocated in building courtyards and in the area between buildings and would be improved with amenities such as lighting and landscaping, enhancing the pedestrian experience on adjacent sidewalks. Additionally, the Proposed Project would not result in significant adverse impacts to visual resources in the primary or secondary study areas.

Natural Resources

Alternative 2 – Rezoning Alternative; Alternative 3 – Non-Rezoning Alternative; and Alternative 4 – Midblock Bulk Alternative

An adverse impact on a natural resource might occur when: (1) there is the presence of a natural resource on or near the site of the project; and (2) disturbance of that resource caused by the project. If a natural resource is present on or near the site and disturbance of that resource is caused by the project, a natural resources assessment may be appropriate. As the Project Sites and immediate environs are an urbanized environment, no natural resources are present on or near them. According to the US Fish and Wildlife Service (USFWS) Information, Planning and Consultation (IPaC) website, there is one candidate threatened species, the Monarch butterfly, identified as occurring in or near both Project Sites and one endangered species, the Northern long eared bat (NLEB), identified as occurring in or near solely the Fulton Houses Project Site. Monarch butterflies can be found in a variety of habitats including open meadows and fields containing a variety of wildflowers, coastal beaches with dunes, and man-made butterfly gardens, specifically containing milkweeds that Monarch larvae depend upon. The NLEB, on the other hand, can be found in dense forests or caves and abandoned mines. As the Project Sites contain neither of those features, they do not provide critical habitat for either of these species according to IPaC, and the Proposed Project would not jeopardize these species or adversely modify critical habitat.

Therefore, the Proposed Project would not result in significant adverse natural resources impacts.

Hazardous Materials

Alternative 2 – Rezoning Alternative; Alternative 3 – Non-Rezoning Alternative; and Alternative 4 – Midblock Bulk Alternative

No significant adverse hazardous materials impacts are anticipated as a result of the Rezoning Alternative, the Non-Rezoning Alternative, and the Midblock Bulk Alternative at the Project Sites pursuant to the commitment to undertake further investigation, site sampling and remediation.

The first-stage sites will comply with the Remedial Action Plan (RAP) and Construction Health and Safety Plan (CHASP), which was submitted to DEP in February 2024 and approved by DEP in March 2024, as modified to address DEP's comments and recommendations.

Requirements for site assessment, investigation, remediation, monitoring, and reporting, as warranted, for subsequent stages of the Proposed Project under all three alternatives will be memorialized in a legally binding document between NYCHA and the PACT Partner. Each of these steps in the process will be subject to DEP review and approval. Any DEP required remedial action must be identified before permits for the demolition of a given building can be issued and, thereafter, a DEP-approved site closure report is required to be issued before a temporary certificate of occupancy is sought or issued by the NYC Department of Buildings (DOB).

With these requirements in place, under any alternative selected for the Proposed Project all of the building sites on the Project Sites will be subject to site investigation, testing, remediation (as

warranted), and site closure report requirements, subject to DEP review and approvals. Accordingly, the Rezoning Alternative, Non-Rezoning, and Midblock Bulk Alternative would not have the potential to result in significant adverse hazardous materials impacts and further analysis in this EIS is not warranted.

Water and Sewer Infrastructure

Alternative 2 – Rezoning Alternative; Alternative 3 – Non-Rezoning Alternative; and Alternative 4 – Midblock Bulk Alternative

No significant adverse impact on the City's water supply, wastewater and stormwater conveyance and treatment infrastructure are anticipated as a result of the Rezoning Alternative, Non-Rezoning Alternative, and Midblock Bulk Alternative.

The incorporation of appropriate Best Management Practices (BMP)s would be required as part of the Site Connection Proposal approval process to be reviewed and approved by DEP, and the overall volume of sanitary sewer discharge and stormwater runoff, as well as the peak stormwater runoff rate, would be substantially reduced under all three alternatives as compared to the No-Action Alternative. As the wastewater treatment capacity at the receiving Wastewater Resource Recovery Facility and the sewer conveyance infrastructure near the Project Sites would be sufficient to handle wastewater flows that would result from the Rezoning Alternative, Non-Rezoning Alternative or the Midblock Bulk Alternative, there would not be any significant adverse impacts on wastewater treatment or stormwater conveyance infrastructure under these alternatives.

Solid Waste and Sanitation Service

Alternative 2 – Rezoning Alternative; Alternative 3 – Non-Rezoning Alternative; and Alternative 4 – Midblock Bulk Alternative

The Rezoning Alternative, Non-Rezoning Alternative, and Midblock Bulk Alternative would not result in direct or indirect significant adverse solid waste and sanitation services impacts pursuant to applicable guidance and methodologies.

Energy

Alternative 2 – Rezoning Alternative; Alternative 3 – Non-Rezoning Alternative; and Alternative 4 – Midblock Bulk Alternative

The Proposed Project would create an increased demand in energy systems including electricity and gas but would not result in a significant adverse impact on energy supply as a result of the Rezoning Alternative, Non-Rezoning Alternative, and the Midblock Bulk Alternative.

Transportation

The potential for significant adverse effects to transportation systems during the 2041 analysis year were assessed for the Proposed Project. A detailed transportation analysis was conducted and concludes that the Rezoning Alternative would result in significant adverse impacts to: a) vehicular traffic at 11 intersections and b) pedestrian conditions at six sidewalks and two crosswalks, and the Non-Rezoning Alternative would result in significant adverse impacts to: a) vehicular traffic at eight intersections and b) pedestrian conditions at six sidewalks. As the Rezoning Alternative is substantially similar to the Midblock Bulk Alternative in terms of total development program, it is anticipated that the Midblock Bulk Alternative would result in significant traffic and pedestrian impacts similar to the Rezoning Alternative. Potential measures to mitigate these impacts are described below. Significant adverse traffic and pedestrian impacts that cannot be fully mitigated despite implementation of all recommended mitigation measures would constitute unavoidable significant adverse impacts and are described in **Chapter 07.0, “Unavoidable Adverse Impacts.”** Implementation of the recommended mitigation measures is subject to final review and approval by the New York City Department of Transportation (NYCDOT). If the recommended mitigation measures are not found to be feasible, and no other alternative mitigation measures can be identified, the impacts would remain unmitigated. None of the three alternatives would result in significant adverse impacts to subway or bus transit. Nor would any of these alternatives result in significant adverse parking shortfalls.

Alternative 2 – Rezoning Alternative

Traffic

Traffic conditions were evaluated for the weekday AM, midday, and PM peak hours, and Saturday peak hours at 25 intersections (all signalized) in the traffic study area where additional traffic resulting from the Rezoning Alternative would exceed the 50-trip *CTM* analysis threshold. As summarized in **Tables 00.0-12 and 00.0-13**, the traffic impact analysis indicates the potential for significant adverse impacts at 14 lane groups¹⁹ at 11 intersections (all signalized) during one or more analyzed peak hours. Significant adverse impacts were identified to 5 lane groups at 5 intersections during the weekday AM peak hour, 8 lane groups at 7 intersections in the midday peak hour, 10 lane groups at 8 intersections in the PM peak hour, and 5 lane groups at 4 intersections during the Saturday peak hour.

Table 00.0-12: Number of Impacted Intersections and Lane Groups by Peak Hour

	Weekday AM	Weekday Midday	Weekday PM	Saturday
Impacted Lane Groups	5	8	10	5
Impacted Intersections	5	7	8	4

¹⁹ As defined in the Highway Capacity Manual (HCM), a lane group is a set of lanes established at an intersection approach for separate capacity and level-of-service analysis. Lane groups are defined by one or more lanes that accommodate traffic with a common stop-line and a capacity that is shared by all vehicles. As a result, all exclusive turn lanes are treated as separate lane groups. Through lanes are also generally grouped together, including through lanes that allow for shared right and/or left turn movements, unless one of the shared turn lanes acts as a *de facto* turn lane.

Table 00.0-13: Summary of Significantly Impacted Intersections by Peak Hour

Intersection	Weekday AM	Weekday Midday	Weekday PM	Saturday
W. 26th Street and 10th Avenue	X			
W. 25th Street and 10th Avenue	X	X	X	X
W. 23rd Street and 10th Avenue	X	X	X	X
W. 17th Street and 10th Avenue		X	X	X
W. 30th Street and 9th Avenue		X		X
W. 29th Street and 9th Avenue			X	
W. 26th Street and 9th Avenue	X	X		
W. 25th Street and 9th Avenue	X		X	
W. 19th Street and 9th Avenue		X	X	
W. 18th Street and 9th Avenue			X	
W. 17th Street and 9th Avenue		X	X	
Total	5	8	8	4

Pedestrians

The Rezoning Alternative would generate a net increment of approximately 1,554 walk-only trips in the weekday AM peak hour, 1,287 in the midday peak hour, 1,956 in the PM peak hour and 2,065 in the Saturday peak hour. Persons en route to and from subway station entrances and bus stops would add approximately 1,917, 1,264, 1,849, and 2,011 additional pedestrian trips to Project Sites sidewalks and crosswalks during these same periods, respectively. Peak hour pedestrian conditions were evaluated at 55 pedestrian elements where new trips generated by projected developments are expected to be most concentrated. These elements—20 sidewalks, 25 corner areas, and 10 crosswalks—are primarily located in the immediate vicinity of the Project Sites and along corridors connecting the Project Sites to nearby subway station entrances. As shown in **Table 00.0-14**, based on *CTM* criteria, six sidewalks and two crosswalks would be significantly adversely impacted by the Rezoning Alternative in one or more of the analyzed peak hours, and there would be no significant impacts to any corner areas.

Table 00.0-14: Summary of Significant Pedestrian Impacts

Impacted Pedestrian Element	Weekday AM	Weekday Midday	Weekday PM	Saturday
South sidewalk along W. 27th Dr btwn 10th Ave & W. 27th Dr	X	X	X	X
West sidewalk along W. 27th Dr btwn W. 26th St & W. 27th Dr	X		X	X
North sidewalk along W. 25th St btwn 8th Ave & 9th Ave			X	
West sidewalk along 9th Ave btwn W. 17th St & W. 18th St				X
North sidewalk along W. 17th St btwn 9th Ave & 10th Ave	X	X	X	X
North sidewalk along W. 16th St btwn 8th Ave & 9th Ave	X	X	X	X
North crosswalk at 9th Ave & W. 25th St			X	
North crosswalk at 8th Ave & W. 25th St			X	

Alternative 3 – Non-Rezoning Alternative

Traffic

Traffic conditions were evaluated for the weekday AM, midday, and PM peak hours, and Saturday peak hours at 11 intersections (all signalized) in the traffic study area where additional traffic resulting from the Non-Rezoning Alternative would exceed the 50-trip *CTM* analysis threshold.

As summarized in **Table 00.0-15** and **Table 00.0-16**, the traffic impact analysis indicates the potential for significant adverse impacts at ten lane groups at eight intersections (all signalized) during one or more analyzed peak hours. Significant adverse impacts were identified to 5 lane groups at 5 intersections during the weekday AM peak hour, 4 lane groups at 3 intersections in the midday peak hour, 6 lane groups at 6 intersections in the PM peak hour, and 4 lane groups at 3 intersections during the Saturday peak hour.

Table 00.0-15: Number of Impacted Intersections and Lane Groups by Peak Hour

	Weekday AM	Weekday Midday	Weekday PM	Saturday
Impacted Lane Groups	5	4	6	4
Impacted Intersections	5	3	6	3

Table 00.0-16: Summary of Significantly Impacted Intersections by Peak Hour

Intersection	Weekday AM	Weekday Midday	Weekday PM	Saturday
W. 26th Street and 10th Avenue	X			
W. 25th Street and 10th Avenue	X	X	X	X
W. 23rd Street and 10th Avenue	X	X	X	X
W. 17th Street and 10th Avenue		X	X	X
W. 26th Street and 9th Avenue	X			
W. 25th Street and 9th Avenue	X		X	
W. 18th Street and 9th Avenue			X	
W. 17th Street and 9th Avenue			X	

Pedestrians

The Non-Rezoning Alternative would generate a net increment of approximately 1,048 walk-only trips in the weekday AM peak hour, 913 in the midday peak hour, 1,285 in the PM peak hour and 1,473 in the Saturday peak hour. Persons en route to and from subway station entrances and bus stops would add approximately 1,074, 739, 1,036, and 1,147 additional pedestrian trips to Project Sites sidewalks and crosswalks during these same periods, respectively. Peak hour pedestrian conditions were evaluated at 41 pedestrian elements where new trips generated by projected developments are expected to be most concentrated. These elements—16 sidewalks, 18 corner areas, and 7 crosswalks—are primarily located in the immediate vicinity of the Project Sites and along corridors connecting the Project Sites to nearby subway station entrances. As shown in **Table 00.0-17**, based on *CTM* criteria, six sidewalks would be significantly adversely impacted by the Non-Rezoning Alternative in one or more of the analyzed peak hours, and there would be no significant impacts to any crosswalks and corner areas.

Table 00.0-17: Summary of Significant Pedestrian Impacts

Impacted Pedestrian Element	Weekday AM	Weekday Midday	Weekday PM	Saturday
South sidewalk along W. 27th Dr btwn 10th Ave & W. 27th Dr	X		X	X
West sidewalk along W. 27th Dr btwn W. 26th St & W. 27th Dr	X			X
South sidewalk along W. 17th St btwn 9th Ave & 10th Ave	X	X	X	X
West sidewalk along 9th Ave btwn W. 17th St & W. 18th St				X
North sidewalk along W. 17th St btwn 9th Ave & 10th Ave	X	X	X	X
North sidewalk along W. 16th St btwn 8th Ave & 9th Ave	X	X	X	X

Alternative 4 – Midblock Bulk Alternative

As the Midblock Bulk Alternative would have the same total development program as the Rezoning Alternative and generally maintain the Rezoning Alternative's proposed pedestrian and parking entrances, the number of action-generated vehicle, transit, and pedestrian trips and the demand for on-street and off-street parking would be similar to the numbers of trips and the parking demand that would be generated by the Rezoning Alternative. It is anticipated the Midblock Bulk Alternative would result in significant adverse traffic and pedestrian impacts similar to the Rezoning Alternative.

Mitigation

Alternative 2 – Rezoning Alternative

Traffic

As described above, the Rezoning Alternative would result in significant adverse traffic impacts at 11 study area intersections (all signalized) during one or more analyzed peak hours; specifically, 5 lane groups at 5 intersections during the weekday AM peak hour, 8 lane groups at 7 intersections in the midday peak hour, 10 lane groups at 8 intersections in the PM peak hour, and 5 lane groups at 4 intersections during the Saturday peak hour. Implementation of traffic engineering improvements such as signal timing changes and modifications to curbside parking regulations would mitigate a majority of the projected traffic impacts under the Rezoning Alternative. These proposed traffic engineering improvements are subject to review and approval by the NYCDOT. If, prior to implementation, NYCDOT determines that an identified mitigation measure is infeasible, an alternative mitigation measure will be identified, if possible. In the absence of the application of mitigation measures, the impacts would remain unmitigated.

Assuming all the proposed mitigation measures are implemented, **Table 00.0-18** shows that significant adverse impacts would be fully mitigated at 5, 8 and 8 lane groups in the weekday AM, midday, and PM peak hours, respectively, and 5 lane groups in the Saturday peak hour. Intersections where all impacts would be fully mitigated would total 5, 7, 7, and 4 during these same periods, respectively. **Table 00.0-19** provides a more detailed summary of the intersections and lane groups that would remain unmitigated. In total, impacts to two lane groups would remain unmitigated at one intersection during the weekday PM peak hour.

Table 00.0-18: Rezoning Alternative Summary of Lane Groups/Intersections with Significant Adverse Traffic Impacts

Peak Hour	Lane Groups/ Intersections Analyzed	Lane Groups/ Intersections With No Significant Impacts	Lane Groups/ Intersections With Significant Impacts	Mitigated Lane Groups/ Intersections	Unmitigated Lane Groups/ Intersections
Weekday AM	68/25	63/20	5/5	5/5	0/0
Weekday Midday	67/25	59/18	8/7	8/7	0/0
Weekday PM	68/25	58/17	10/8	8/7	2/1
Saturday	67/25	62/21	5/4	5/4	0/0

Table 00.0-19: Rezoning Alternative Lane Groups With Unmitigated Significant Adverse Traffic Impacts by Peak Hour

	Weekday AM Peak Hour	Weekday Midday Peak Hour	Weekday PM Peak Hour	Saturday Peak Hour
Signalized Intersections				
W. 23rd Street and 10th Avenue			EB-LT, NB-LTR	

Notes: NB—northbound, SB—southbound, EB—eastbound, WB—westbound L—left-turn, T—through, R—right-turn

Pedestrians

As described above, incremental demand from the Rezoning Alternative would result in a significant adverse impact at six sidewalks and two crosswalks in one or more analyzed peak hours (see **Table 00.0-20**). There would be no significant impacts to any corner areas in any period under the Rezoning Alternative. Recommended measures to mitigate pedestrian impact consist of the relocation/removal of impediments to sidewalk flow and the widening of crosswalks. These measures would mitigate the impacts to one sidewalk during the weekday midday and PM peak hours, and one crosswalk during the weekday PM peak hour, and would improve pedestrian conditions in the pedestrian network.

Implementation of the proposed mitigation measures would be subject to review and approval by NYCDOT. Absent the identification and implementation of additional feasible mitigation measures that would mitigate the pedestrian impacts to the greatest extent practicable, the Rezoning Alternative would result in unmitigated significant adverse pedestrian impacts.

Table 00.0-20: Rezoning Alternative Summary of Significant Adverse Pedestrian Impacts

Peak Hour	Sidewalks/ Crosswalks/ Corners Analyzed	Sidewalks/ Crosswalks/ Corners with No Significant Impacts	Sidewalks/ Crosswalks/ Corners with Significant Impacts	Mitigated Sidewalks/ Crosswalks/ Corners	Unmitigated Sidewalks/ Crosswalks/ Corners
Weekday AM	20/10/25	15/10/25	5/0/0	0/0/0	5/0/0
Weekday Midday	20/10/25	17/10/25	3/0/0	1/0/0	2/0/0
Weekday PM	20/10/25	15/8/25	5/2/0	1/1/0	4/1/0
Saturday	20/10/25	15/10/25	5/0/0	0/0/0	5/0/0

Alternative 3 – Non-Rezoning Alternative

Traffic

As described above, the Non-Rezoning Alternative would result in significant adverse traffic impacts at eight study area intersections (all signalized) during one or more analyzed peak hours; specifically, 5 lane groups at 5 intersections during the weekday AM peak hour, 4 lane groups at 3 intersections in the midday peak hour, 6 lane groups at 6 intersections in the PM peak hour, and 4 lane groups at 3 intersections during the Saturday peak hour. Implementation of traffic engineering improvements such as signal timing changes would mitigate a majority of the projected traffic impacts under the Non-Rezoning Alternative. These proposed traffic engineering improvements are subject to review and approval by NYCDOT. If, prior to implementation, NYCDOT determines that an identified mitigation measure is infeasible, an alternative mitigation

measure will be identified, if possible. In the absence of the application of mitigation measures, the impacts would remain unmitigated.

Assuming all the proposed mitigation measures are implemented, **Table 00.0-21** shows that significant adverse impacts would be fully mitigated at 5, 4, and 5 lane groups in the weekday AM, midday, and PM peak hours, respectively and 4 lane groups in the Saturday peak hour. Intersections where all impacts would be fully mitigated would total 5, 3, 5, and 3 during these same periods, respectively. **Table 00.0-22** provides a more detailed summary of the intersections and lane groups that would remain unmitigated. In total, impacts to one lane group would remain unmitigated at one intersection during the weekday PM peak hour.

Table 00.0-21: Non-Rezoning Alternative Summary of Lane Groups/Intersections with Significant Adverse Traffic Impacts

Peak Hour	Lane Groups/ Intersections Analyzed	Lane Groups/ Intersections With No Significant Impacts	Lane Groups/ Intersections With Significant Impacts	Mitigated Lane Groups/ Intersections	Unmitigated Lane Groups/ Intersections
Weekday AM	32/11	27/6	5/5	5/5	0/0
Weekday Midday	31/11	27/8	4/3	4/3	0/0
Weekday PM	32/11	26/5	6/6	5/5	1/1
Saturday	31/11	27/8	4/3	4/3	0/0

Table 00.0-22: Non-Rezoning Alternative Lane Groups With Unmitigated Significant Adverse Traffic Impacts by Peak Hour

	Weekday AM Peak Hour	Weekday Midday Peak Hour	Weekday PM Peak Hour	Saturday Peak Hour
Signalized Intersections				
W. 23rd Street & 10th Avenue			NB-LTR	

Notes: NB—northbound, SB—southbound, EB—eastbound, WB—westbound L—left-turn, T—through, R—right-turn

Pedestrians

As described above, incremental demand from the Non-Rezoning Alternative would result in a significant adverse impact at six sidewalks in one or more analyzed peak hours (see **Table 00.0-23**). There would be no significant impacts to any crosswalks and corner areas in any period under the Non-Rezoning Alternative. Recommended measures to mitigate pedestrian impact consist of the relocation/removal of impediments to sidewalk flow would fully mitigate the impacts to one sidewalk, and would improve pedestrian conditions in the pedestrian network.

Implementation of the proposed mitigation measures would be subject to review and approval by NYCDOT. Absent the identification and implementation of additional feasible mitigation measures that would mitigate the pedestrian impacts to the greatest extent practicable, the Non-Rezoning Alternative would result in unmitigated significant adverse pedestrian impacts.

Table 00.0-23: Non-Rezoning Alternative Summary of Significant Adverse Pedestrian Impacts

Peak Hour	Sidewalks/ Crosswalks/ Corners Analyzed	Sidewalks/ Crosswalks/ Corners with No Significant Impacts	Sidewalks/ Crosswalks/ Corners with Significant Impacts	Mitigated Sidewalks/ Crosswalks/ Corners	Unmitigated Sidewalks/ Crosswalks/ Corners
Weekday AM	16/7/18	11/7/18	5/0/0	1/0/0	4/0/0
Weekday Midday	16/7/18	13/7/18	3/0/0	1/0/0	2/0/0
Weekday PM	16/7/18	12/7/18	4/0/0	1/0/0	3/0/0
Saturday	16/7/18	10/7/18	6/0/0	1/0/0	5/0/0

Alternative 4 – Midblock Bulk Alternative

Like the Rezoning Alternative, it is anticipated the Midblock Bulk Alternative would result in significant adverse traffic and pedestrian impacts. The mitigation measures proposed for the Rezoning Alternative’s significant adverse traffic and pedestrian impacts would be improve the conditions of the impacted pedestrian and traffic locations under the Midblock Bulk Alternative if implemented.

Air Quality

Alternative 2 – Rezoning Alternative; Alternative 3 – Non-Rezoning Alternative; and Alternative 4 – Midblock Bulk Alternative

An analysis determined that the Proposed Project would not result in significant adverse air quality impacts due to mobile source or stationary source emissions under the three alternatives.

Under all three alternatives, an initial screening determined that projected hourly incremental traffic volumes generated by the Proposed Project would not exceed the *CTM* threshold for analysis of carbon monoxide (CO) under any of the three alternatives. The initial screening determined that projected hourly incremental traffic volumes generated by the Proposed Project exceeded the *CTM* threshold for analysis of particulate matter less than 2.5 microns in diameter (PM_{2.5}) at one intersection under the Rezoning Alternative and Midblock Alternative, while under the Non-Rezoning Alternative, the number of project-generated vehicles were projected to be below the corresponding *CTM de minimis* criteria for mobile source analysis of PM_{2.5}, and thus no mobile source analysis was required. A quantified mobile source analysis determined that maximum concentration increments of PM_{2.5} from mobile sources under the Rezoning Alternative were projected to be lower than the corresponding *CTM de minimis* criteria, and because the project-generated traffic volumes for the Midblock Bulk Alternative were projected to be slightly lower than the Rezoning Alternative, no quantitative analysis of PM_{2.5} was performed for the Midblock Bulk Alternative, and no potential significant adverse air quality impacts would result from mobile sources. In addition, an analysis of the proposed parking facilities found that there would be no significant adverse air quality impacts under any of the three alternatives under consideration for implementation by the Proposed Project.

Since the new buildings to be constructed at the Project Sites under all three alternatives would utilize electric-powered equipment for heating and hot water systems, no analysis was performed of the buildings, and no potential significant adverse air quality impacts would result from

stationary sources of emissions. The exclusive use of electric-powered heating and hot water equipment is required for the Proposed Project and will be memorialized in a legally binding document between NYCHA and the PACT Partner.

The analysis of emissions from the existing NYCHA boiler plants on Proposed Project buildings on the Elliott-Chelsea Houses Project Site during construction determined that emissions would not result in a violation of applicable air quality standards under the Rezoning Alternative, the Midblock Bulk Alternative or the Non-Rezoning Alternative. To ensure that there would be no significant adverse impacts on the Proposed Project under the three alternatives relative to nitrogen dioxide (NO₂), emissions of oxides of nitrogen (NO_x) from the Elliott-Chelsea Addition boilers would be limited to a maximum of 45 parts per million (ppm) and the stack height would be increased to a minimum of 145 feet. In addition, no outdoor rooftop amenity spaces would be permitted on the eastern, 13-story portion of the proposed Elliott-Chelsea 1 building, and no air intakes would be permitted within the area of this roof defined as a distance of less than 32.25 feet from the roof's edge facing 9th Avenue and less than 18 feet from the roof's edge facing W. 26th Street. These project improvements—which would be effective prior to occupancy of the proposed Elliott-Chelsea 1 building and continue until the start of demolition activities at the location of the proposed Elliott-Chelsea 4 and/or Elliott-Chelsea 5 buildings and would apply until the existing NYCHA boiler plants are taken out of service—will be memorialized in a legally binding document between NYCHA and the PACT Partner.

Between the Draft and Final EIS, it is anticipated that additional analysis will be undertaken to examine potential alternate boiler and exhaust stack designs that would provide an equivalent level of protection in terms of air quality. In the event that alternate designs are determined to be feasible, the above project improvements would be updated.

In terms of industrial sources, no businesses of concern were found to have a New York State Department of Environmental Conservation (NYSDEC) air permit or DEP certificate of operation within the study area, and no other potential sources of concern were identified; therefore, no potential significant adverse air quality impacts would occur on the Proposed Project from industrial sources under the three alternatives. In addition, the analysis of the existing large and major sources of emissions determined there would be no significant adverse air quality impacts on the Proposed Project under the three alternatives.

The potential cumulative effects of the temporary air quality effects on the proposed Elliott-Chelsea Houses buildings from the existing NYCHA boiler plants and large and major sources of emissions within 1,000 feet of the Elliott-Chelsea Houses Project Site determined that these emissions would not cause a violation of applicable air quality standards on the on the Proposed Project under the Rezoning Alternative (also applicable to the Midblock Bulk Alternative) and Non-Rezoning Alternative.

Greenhouse Gas Emissions and Climate Change

Alternative 2 – Rezoning Alternative; Alternative 3 – Non-Rezoning Alternative; and Alternative 4 – Midblock Bulk Alternative

The Proposed Project, under the Rezoning Alternative, Non-Rezoning Alternative, and Midblock Bulk Alternative, would not result in significant adverse impacts related to GHG and climate change as it would be consistent with the City's GHG emissions reduction goals and laws, as defined in the *CTM*. Furthermore, the Proposed Project would be consistent with State emissions reduction legislation as well as City and State policies and regulations regarding adaptation to climate change.

Noise Abatement and Control

Alternative 2 – Rezoning Alternative; Alternative 3 – Non-Rezoning Alternative; and Alternative 4 – Midblock Bulk Alternative

The Proposed Project would not result in significant adverse noise impacts. A noise assessment was undertaken to determine the levels of noise attenuation that may be needed to achieve acceptable interior noise levels in accordance with *CTM* guidance as well as HUD guidelines.

The With Action Condition $L_{10(1)}$ and L_{dn} noise levels were determined by adjusting the existing noise measurements to account for future increases in traffic with the Proposed Project based on the Noise Passenger Car Equivalent (PCE) proportional analysis results, including the noise contribution from vehicular traffic on adjacent roadways, and by calculating the cumulative noise level in the future condition based on the playground noise and future vehicular traffic noise on adjacent roadways.

Based on the projected noise levels, up to 33 dBA window/wall attenuation along with an alternate means of ventilation allowing for the maintenance of a closed-window condition would be required to achieve acceptable interior noise levels at the Proposed Project buildings. The noise attenuation and alternate means of ventilation specifications for each alternative will be memorialized in a legally binding document between NYCHA and the PACT Partner. With implementation of the prescribed noise attenuation and alternate means of ventilation outlined below, the Proposed Project would provide sufficient attenuation to achieve *CTM* interior noise level guidelines of 45 dBA or lower for residential and/or community facility uses and *HUD Noise Guidebook* interior noise level guidelines of 45 dBA or lower for residential uses. Therefore, the Rezoning Alternative, Non-Rezoning Alternative, and Midblock Bulk Alternative would not result in any significant adverse noise impacts related to building noise attenuation requirements.

Public Health

Alternative 2 – Rezoning Alternative; Alternative 3 – Non-Rezoning Alternative; and Alternative 4 – Midblock Bulk Alternative

The goal of a public health assessment is to determine whether adverse impacts on human health may occur as a result of a proposed project and, if so, to identify measures to mitigate such effects.

No significant adverse impacts on public health are anticipated as a result of the Rezoning Alternative, the Non-Rezoning Alternative, and the Midblock Bulk Alternative.

Neighborhood Character

Alternative 2 – Rezoning Alternative; Alternative 3 – Non-Rezoning Alternative; and Alternative 4 – Midblock Bulk Alternative

The Proposed Project would not result in significant adverse impacts related to neighborhood character under the Rezoning Alternative, Non-Rezoning Alternative, or the Midblock Bulk Alternative. The neighborhood character of the study area is defined by a few key components, including its mix of land uses and building types, open space resources, and the street system. As described elsewhere in this EIS, the Proposed Project would not result in significant adverse impacts in the impact categories of land use, zoning, and public policy (**Chapter 05.01**) socioeconomic conditions (**Chapter 05.02**); community facilities (**Chapter 05.03**); open space (**Chapter 05.04**) or urban design and visual resources (**Chapter 05.07**). As discussed in **Chapter 05.06, “Historic and Cultural Resources,”** the demolition of the S/NR-eligible Elliott-Chelsea Houses has been identified as a significant adverse impact on architectural resources. However, it is not expected to result in a significant adverse impact with respect to neighborhood character as the existing design and construction of the Elliott-Chelsea Houses is not consistent with the surrounding Chelsea neighborhood, nor would its demolition affect any defining feature of neighborhood character. In addition, the demolition would facilitate the redevelopment of the Elliott-Chelsea Houses Project Site with new buildings that would include replacement of all existing NYCHA residential units and community facility uses. The significant adverse transportation impacts that have been identified and described in **Chapter 05.13, “Transportation”** would not affect any defining feature of neighborhood character, nor would a combination of moderately adverse effects affect a defining feature. Additionally, as described in **Chapter 05.16**, window-wall attenuation will be required to ensure an acceptable interior noise level for the Proposed Project. These requirements will be memorialized in a legally binding document between NYCHA and the PACT Partner. In addition, as discussed in **Chapter 05.05**, the Proposed Project is expected to result in significant adverse impacts with respect to shadows. These impacts would not affect neighborhood conditions to the degree that they would singularly or in combination result in significant adverse neighborhood character impacts. Therefore, the Proposed Project would not result in any significant adverse neighborhood character impacts related to shadows, historic and cultural resources, transportation, or noise.

Construction

Alternative 2 – Rezoning Alternative; Alternative 3 – Non-Rezoning Alternative; and Alternative 4 – Midblock Bulk Alternative

Construction associated with the Proposed Project would result in temporary disruptions on the Project Sites and the surrounding area. As described below, the Proposed Project’s construction activities would result in unmitigable significant adverse transportation (traffic and pedestrian) and noise impacts under the Rezoning Alternative, Non-Rezoning Alternative, and Midblock Bulk Alternative. For all other technical areas, construction activities associated with the Proposed Project would not result in significant adverse impacts. Findings specific to each of the key technical areas are summarized below.

Transportation

Alternative 2 – Rezoning Alternative

Construction travel demand is expected to peak in the first quarter of 2034 under the Rezoning Alternative, and this period is therefore analyzed for potential transportation impacts during construction. Traffic and pedestrian impacts during the construction peak period under the Rezoning Alternative are discussed below. No subway or bus impacts or parking shortfalls are anticipated during the construction peak period under this alternative.

Traffic

Construction traffic conditions were evaluated during the first quarter of 2034 construction AM and PM peak hours at 25 intersections (all signalized) in the operational traffic study area where construction vehicle trips resulting from the Rezoning Alternative would exceed the 50-trip *CTM* analysis threshold. As summarized in **Tables 00.0-24 and 00.0-25**, the construction traffic impact analysis indicates the potential for significant adverse impacts at one lane group at one intersection during the weekday AM construction peak hour and five lane groups at five intersections in the weekday PM construction peak hour.

Table 00.0-24: Number of Impacted Intersections and Lane Groups by 2034 (Q1) Rezoning Alternative Peak Construction Period

	AM Peak Hour	PM Peak Hour
Impacted Lane Groups	1	5
Impacted Intersections	1	5

Table 00.0-25: Summary of Significantly Impacted Intersections – 2034 (Q1) Rezoning Alternative Peak Construction Period

Intersection	AM Peak Hour	PM Peak Hour
W. 29 th Street and 10 th Avenue		X
W. 25 th Street and 10 th Avenue		X
W. 17 th Street and 10 th Avenue		X
W. 29 th Street and 9 th Avenue		X
W. 23 rd Street and 9 th Avenue	X	
W. 17 th Street and 9 th Avenue		X
Total	1	5

Pedestrians

In the first quarter of the 2034 peak construction period, the increase in pedestrian trips (construction and operational) attributable to the Rezoning Alternative would be dispersed among the Project Sites and would be substantially fewer in number than with full build-out of the Rezoning Alternative in 2041. They would also primarily occur during the AM and PM construction peak hours, outside of the weekday AM and PM commuter peak periods and the weekday midday and Saturday peak periods when area pedestrian facilities typically experience the greatest demand. Pedestrian conditions during the construction peak hours in the peak construction period are expected to be generally better than during the analyzed operational peak hours with full build-out of the Rezoning Alternative in 2041.

Construction pedestrian conditions were evaluated during the first quarter of 2034 construction AM and PM peak hours at eight pedestrian elements (six sidewalks and two crosswalks) where pedestrian elements would be significantly adversely impacted during the operational peak hours and experience an incremental increase of 200 or more pedestrian trips in one or both of the construction peak hours in the peak construction period. As shown in **Table 00.0-26**, based on *CTM* criteria, three sidewalks and one crosswalk that would be significantly adversely impacted by the Rezoning Alternative during the weekday AM and PM peak hours would also be impacted in one or both of the construction peak hours.

Table 00.0-26: Summary of Significant Pedestrian Impacts – 2034 (Q1) Rezoning Alternative Peak Construction Period

Impacted Pedestrian Element	AM Peak Hour	PM Peak Hour
North sidewalk along W. 25th St btw 8 Ave & 9th Ave		X
North sidewalk along W. 17th St btw 9th Ave & 10th Ave	X	X
North sidewalk along W. 16 St btw 8 Ave & 9th Ave	X	X
North crosswalk at 8 Ave & W. 25th St		X

Alternative 3 – Non-Rezoning Alternative

Construction travel demand is expected to peak in the second quarter of 2037 under the Non-Rezoning Alternative, and this period is therefore analyzed for potential transportation impacts during construction. Traffic and pedestrian impacts during the construction peak period under the

Non-Rezoning Alternative are discussed below. No subway or bus impacts or parking shortfalls are anticipated during the construction peak period under this alternative.

Traffic

Construction traffic conditions were evaluated during the second quarter of 2037 construction AM and PM peak hours at 25 intersections (all signalized) in the operational traffic study area where construction vehicle trips would result from the Non-Rezoning Alternative would exceed the 50-trip CTM analysis threshold. As summarized in **Tables 00.0-27 and 00.0-28**, the construction traffic impact analysis indicates the potential for significant adverse impacts at one lane group at one intersection during the weekday AM construction peak hour and eight lane groups at seven intersections in the weekday PM construction peak hour.

Table 00.0-27: Number of Impacted Intersections and Lane Groups by 2037 (Q2) Non-Rezoning Alternative Peak Construction Period

	AM Peak Hour	PM Peak Hour
Impacted Lane Groups	1	8
Impacted Intersections	1	7

Table 00.0-28: Summary of Significantly Impacted Intersections – 2037 (Q2) Non-Rezoning Alternative Peak Construction Period

Location	AM Peak Hour	PM Peak Hour
W. 29 th Street and 10 th Avenue		X
W. 25 th Street and 10 th Avenue		X
W. 23 rd Street and 10 th Avenue		X
W. 17 th Street and 10 th Avenue		X
W. 29 th Street and 9 th Avenue		X
W. 23 rd Street and 9 th Avenue	X	
W. 19 th Street and 9 th Avenue		X
W. 17 th Street and 9 th Avenue		X
Total	1	7

Pedestrians

In the second quarter of the 2037 peak construction period, the increase in pedestrian trips (construction and operational) attributable to the Non-Rezoning Alternative would be dispersed among the Project Sites and would be substantially fewer in number than with full build-out of the Non-Rezoning Alternative in 2041. They would also primarily occur during the weekday AM and PM construction peak hours, outside of the weekday AM and PM commuter peak periods and the weekday midday and Saturday peak periods when area pedestrian facilities typically experience the greatest demand. Pedestrian conditions during the construction peak hours in the peak construction period are expected to be generally better than during the analyzed operational peak hours with full build-out of the Non-Rezoning Alternative in 2041.

Construction pedestrian conditions were evaluated during the second quarter of 2037 construction AM and PM peak hours at five pedestrian elements (all sidewalks where pedestrian elements

would be significantly adversely impacted during the operational peak hours and experience an incremental increase of 200 or more pedestrian trips in one or both of the construction peak hours in the peak construction period). As shown in **Table 00.0-29**, based on *CTM* criteria, two sidewalks that would be significantly adversely impacted by the Non-Rezoning Alternative during the weekday AM and PM peak hours would also be impacted in both of the construction peak hours.

Table 00.0-29: Summary of Significant Pedestrian Impacts – 2037 (Q2) Non-Rezoning Alternative Peak Construction Period

Impacted Pedestrian Element	AM Peak Hour	PM Peak Hour
North sidewalk along W. 17th St btw 9th Ave & 10th Ave	X	X
North sidewalk along W. 16 St btw 8 Ave & 9th Ave	X	X

Alternative 4 – Midblock Bulk Alternative

Construction travel demand is expected to peak in the first quarter of 2034 under the Midblock Bulk Alternative (same peak construction period as the Rezoning Alternative), and this period is therefore assessed for potential transportation impacts during construction. As the Midblock Bulk Alternative would have the same total development program as the Rezoning Alternative and generally maintain the Rezoning Alternative’s proposed pedestrian and parking entrances, the number of action-generated vehicle, transit, and pedestrian trips and the demand for on-street and off-street parking would be substantially similar to the numbers of trips and the parking demand that would be generated by the Rezoning Alternative. As the Midblock Alternative generates fewer traffic, transit, and pedestrian trips than the Rezoning Alternative during the construction peak period, this reduction in travel demand is expected to result in conditions comparable to or better than those in the Rezoning Alternative. Therefore, it is anticipated that the Midblock Bulk Alternative would result in similar significant adverse traffic and pedestrian impacts compared to the Rezoning Alternative. The Midblock Bulk Alternative is not anticipated to result in significant adverse impacts to subway and transit bus conditions or parking shortfalls.

Mitigation

Alternative 2 – Rezoning Alternative

Traffic

As described above, the construction traffic impact analysis during the first quarter of the 2034 peak construction period under the Rezoning Alternative identified the potential for significant adverse impacts to six study area intersections (all signalized) during one or more analyzed peak hours; specifically, one lane groups at one intersection in the weekday AM construction peak hour, and five lane groups at five intersections in the weekday PM construction peak hour.

As shown in **Tables 00.0-30 and 00.0-31**, implementation of recommended traffic engineering improvements including modifications to signal timing and phasing would fully mitigate the significant adverse impacts to one lane group in the construction AM peak hour and four lane groups in the construction PM peak hour. Intersections where all impacts would be fully mitigated

would total one and four, during these same periods, respectively. Impacts to one lane group at one intersection in the construction PM peak hour would remain unmitigated.

Implementation of the recommended traffic engineering improvements is subject to final review and approval by DOT. If prior to implementation, DOT determines that a recommended mitigation measures is infeasible, an alternative mitigation measure will be identified, if possible. In the absence of the application of mitigation measures, the impacts would remain unmitigated.

Table 00.0-30: Rezoning Alternative Summary of Lane Groups/Intersections with Significant Adverse Traffic Impacts During the 2034 (Q1) Construction Peak Period

Peak Hour	Lane Groups/ Intersections Analyzed	Lane Groups/ Intersections With No Significant Impacts	Lane Groups/ Intersections With Significant Impacts	Mitigated Lane Groups/ Intersections	Unmitigated Lane Groups/ Intersections
Construction AM	67/25	66/24	1/1	1/1	0/0
Construction PM	67/25	62/20	5/5	4/4	1/1

Table 00.0-31: Rezoning Alternative Lane Groups With Unmitigated Significant Adverse Traffic Impacts During the 2034 (Q1) Construction Peak Period

	Construction AM Peak Hour	Construction PM Peak Hour
Signalized Intersections		
W. 29 th Street & 9 th Avenue		WB-T

Notes: NB—northbound, SB—southbound, EB—eastbound, WB—westbound L—left-turn, T—through, R—right-turn

Pedestrians

As described above, the construction pedestrian impact analysis during the first quarter of the 2034 peak construction period under the Rezoning Alternative identified the potential for significant adverse impacts to three sidewalks and one crosswalk in one or both of the construction peak hours (see **Table 00.0-32**). Recommended measures to mitigate pedestrian impact consist of the relocation/removal of impediments to sidewalk flow would mitigate the impacts to one sidewalk during the construction AM peak hour, and would improve pedestrian conditions in the pedestrian network.

Implementation of the proposed mitigation measures would be subject to review and approval by NYCDOT. Absent the identification and implementation of additional feasible mitigation measures that would mitigate the pedestrian impacts to the greatest extent practicable, the Rezoning Alternative would result in unmitigated significant adverse pedestrian impacts.

Table 00.0-32: Rezoning Alternative Summary of Significant Adverse Pedestrian Impacts During the 2034 (Q1) Construction Peak Period

Peak Hour	Sidewalks/ Crosswalks/ Corners Analyzed	Sidewalks/ Crosswalks/ Corners with No Significant Impacts	Sidewalks/ Crosswalks/ Corners with Significant Impacts	Mitigated Sidewalks/ Crosswalks/ Corners	Unmitigated Sidewalks/ Crosswalks/ Corners
Construction AM	6/2/0	4/2/0	2/0/0	1/0/0	1/0/0
Construction PM	6/2/0	3/1/0	3/1/0	0/0/0	3/1/0

Alternative 3 – Non-Rezoning Alternative**Traffic**

As described above, the construction traffic impact analysis during the second quarter of the 2037 peak construction period under the Non-Rezoning Alternative identified the potential for significant adverse impacts to eight study area intersections (all signalized) during one or more analyzed peak hours; specifically, one lane groups at one intersection in the weekday AM construction peak hour, and eight lane groups at seven intersections in the weekday PM construction peak hour.

As shown in **Table 00.0-33**, implementation of recommended traffic engineering improvements including modifications to signal timing and phasing would fully mitigate the significant adverse impacts to all impacted intersections. Implementation of the recommended traffic engineering improvements is subject to final review and approval by DOT. If prior to implementation, DOT determines that a recommended mitigation measure is infeasible, an alternative mitigation measure will be identified, if possible. In the absence of the application of mitigation measures, the impacts would remain unmitigated.

Table 00.0-33: Non-Rezoning Alternative Summary of Lane Groups/Intersections with Significant Adverse Traffic Impacts During the Construction Peak Period During the 2037 (Q2) Construction Peak Period

Peak Hour	Lane Groups/ Intersections Analyzed	Lane Groups/ Intersections With No Significant Impacts	Lane Groups/ Intersections With Significant Impacts	Mitigated Lane Groups/ Intersections	Unmitigated Lane Groups/ Intersections
Weekday AM	67/25	66/24	1/1	1/1	0/0
Saturday	67/25	59/18	8/7	8/7	0/0

Pedestrians

As described above, the construction pedestrian impact analysis during the second quarter of the 2037 peak construction period under the Non-Rezoning Alternative identified the potential for significant adverse impacts to two sidewalks in both of the construction peak hours (see **Table 00.0-34**). Recommended measures to mitigate pedestrian impact consist of the relocation/removal of impediments to sidewalk flow would fully mitigate the impacts to one sidewalk, and would improve pedestrian conditions in the pedestrian network.

Implementation of the proposed mitigation measures would be subject to review and approval by NYCDOT. Absent the identification and implementation of additional feasible mitigation

measures that would mitigate the pedestrian impacts to the greatest extent practicable, the Non-Rezoning Alternative would result in unmitigated significant adverse pedestrian impacts.

Table 00.0-34: Non-Rezoning Alternative Summary of Significant Adverse Pedestrian Impacts During the Peak Construction Period During the 2037 (Q2) Construction Peak Period

Peak Hour	Sidewalks/ Crosswalks/ Corners Analyzed	Sidewalks/ Crosswalks/ Corners with No Significant Impacts	Sidewalks/ Crosswalks/ Corners with Significant Impacts	Mitigated Sidewalks/ Crosswalks/ Corners	Unmitigated Sidewalks/ Crosswalks/ Corners
Construction AM	5/0/0	3/0/0	2/0/0	1/0/0	1/0/0
Construction PM	5/0/0	3/0/0	2/0/0	1/0/0	1/0/0

Alternative 4 – Midblock Bulk Alternative

Like the Rezoning Alternative, it is anticipated the Midblock Bulk Alternative under the peak construction period would result in significant adverse traffic and pedestrian impacts. The mitigation measures proposed for the Rezoning Alternative's significant adverse construction traffic and pedestrian impacts, which are discussed in above for the Rezoning Alternative, would be improve the conditions of the impacted pedestrian and traffic locations under the Midblock Bulk Alternative.

Air Quality

Measures would be taken to reduce pollutant emissions during construction of the Proposed Project under the Rezoning, Non-Rezoning, and Midblock Bulk Alternatives in accordance with all applicable laws, regulations, and building codes. These include the use of ultra-low sulfur diesel (ULSD) fuel, dust suppression measures, abatement of all asbestos containing materials (ACM), idling restrictions, and diesel equipment reduction. In addition, although New York City Local Law 77 is not applicable to the Proposed Project, construction of the Proposed Project would utilize newer equipment (e.g., equipment meeting the EPA's Tier 3 emission standard) and best available tailpipe reduction technologies (e.g., use of diesel particulate filters) to further reduce air pollutant emissions. With the implementation of these emission reduction measures, the dispersion modeling analysis of construction-related air emissions for both non-road (i.e., equipment) and on-road sources (i.e., worker and truck trips) determined that particulate matter (PM_{2.5} and PM₁₀), annual average NO₂, and CO concentrations would be below the National Air Quality Ambient Standards (NAAQS).

Therefore, construction of the Proposed Project would not result in significant adverse air quality impacts during construction.

Noise

Based on the projected construction activities predicted at the Project Sites, including both on-site equipment and construction vehicle trips (i.e., worker and truck trips), the Proposed Project would have the potential to result in significant adverse impacts at receptors adjacent to the construction areas under the Rezoning, Non-Rezoning, and Midblock Bulk Alternatives (refer to **Figures 05.19-**

6a to 05.19-7b and Table 05.19-51, Figures 05.19-8a to 05.19-9b and Table 05.19-53, and Figures 05.19-10a to 05.19-11b and Table 05.19-55, respectively).

For each alternative, the construction noise analysis predicted noise levels due to construction could exceed the *CTM* impact criteria at receptors which represent residences, hotels, commercial offices, community facilities, and publicly accessible open spaces throughout the Project Sites, including at Project Site buildings that are completed and occupied while other nearby or adjacent buildings on the Project Sites are under construction. At some receptors, construction could produce noise levels that would be noticeable and potentially intrusive during the most noise-intensive construction activities. While the highest levels of predicted construction noise would not persist throughout the entire construction period, and noise levels would fluctuate resulting in noise increases that would be intermittent, these locations would experience construction noise levels whose magnitude and duration could constitute significant adverse impacts.

At most locations predicted to experience an exceedance of the noise impact threshold criteria, the exceedances would be due primarily to noise generated by on-site construction activities, rather than construction-related traffic. The construction noise analysis examined the reasonable worst-case peak hourly noise levels resulting from construction in each analyzed time period and is therefore conservative in predicting increases in noise levels. Typically, the loudest hourly noise level during each analysis period would not persist throughout the entire analysis period.

The Proposed Project would comply with New York City Noise Control Code regulations, which regulate, among other things equipment noise emissions and construction work hours, as well as commit to constructing pile installation and foundation elements by drilling rather than impact pile driving, commit to quieter equipment to meet the equipment noise emission levels shown in **Table 05.19-15**, and other additional noise control measures beyond the minimum required by code. As required under the New York City Noise Control Code, a site-specific noise mitigation plan for the Proposed Project would be developed and implemented.

In addition, a robust noise control program and measures will be implemented during construction of the Proposed Project to minimize noise emissions to the maximum extent practicable. These noise reduction measures (including those that go beyond the measures required by the New York City Noise Control Code) are discussed in detail in **Chapter 05.16**. The feasibility and practicability of additional construction noise control measures will be evaluated between this Draft EIS and the Final EIS.

Other Technical Areas

Under the alternatives analyzed herein, the Proposed Project would not result in significant adverse construction impacts related to the other technical areas considered in construction analyses, including Vibration, Land Use and Neighborhood Character, Socioeconomic Conditions,

Community Facilities and Services, Open Space, Historic and Cultural Resources,²⁰ Hazardous Materials, and Natural Resources.

Environmental Justice

Alternative 2 – Rezoning Alternative; Alternative 3 – Non-Rezoning Alternative; Alternative 4 – Midblock Bulk Alternative

The Rezoning Alternative, Non-Rezoning Alternative, and the Midblock Bulk Alternative would not result in any disproportionate and adverse effects on Environmental Justice Populations. Moreover, neither alternative is expected to result in any disproportionate health and safety impacts on children and would be in compliance with EO 13045: *Protection of Children from Environmental Health Risks and Safety Risks*. Additionally, as discussed further in **Chapter 05.20, “Environmental Justice,”** the Proposed Project would not cause or increase a disproportionate pollution burden on disadvantaged communities. Rather, these alternatives are expected to improve quality of life for the Environmental Justice Populations on the Project Sites. Additional development would occur on both Project Sites, including new mixed-income buildings containing permanently affordable housing DUs and market-rate DUs. The new buildings would offer enhanced layouts, ventilation, electric-powered heating and hot water systems, efficient energy systems, resident controlled in-unit heating and cooling, new appliances in every apartment, common area amenities, and resident rooftop space. The Proposed Project would address the critical shortage of housing in New York City with development in close proximity to public transportation. These alternatives would introduce improved accessory open spaces on the Project Sites with new recreational amenities. The Proposed Project would also introduce new commercial spaces, and additional community facility spaces on the Project Sites, which would benefit Project Site residents, as well as the surrounding community, adding amenities that are currently lacking or under-supplied in the area.

Indirect and Cumulative Effects

Indirect Effects

The DEIS analyses considered indirect effects that could occur if the Proposed Project induced economic or demographic growth outside the Project Sites, due to demands generated by the population directly introduced by the Proposed Project or due to effects on the area’s built environment through indirect or contextual changes. Refer to the individual technical assessments

²⁰ As discussed in **Chapter 05.06**, the demolition of the S/NR-eligible Elliott-Chelsea Houses has been determined to be a direct significant adverse historic and cultural resources impact of the Proposed Project. This impact is considered an unavoidable adverse impact of the Proposed Project as there are no measures that could avoid or fully mitigate this impact and meet the purpose and need for the Proposed Project (see **Chapter 01.0**). This is not considered a construction impact as it not a consequence of the effects of construction, such as due to the potential effects of construction vibrations on a historic resource or due to the effects of excavation on an area sensitive for the presence of archaeological resources. Rather, this would be a consequence of the Proposed Project development program, which includes replacement of all of the existing Project Site buildings.

in **Chapters 05.01 to 05.20** for impact determinations and whether they are due to indirect impacts, as applicable.

Cumulative Effects

The Proposed Project, in combination with development projects expected to be completed independent of the Proposed Project (the No-Action developments), would result in changes in the future conditions of the respective study areas of the various technical analysis chapters. The analysis methodologies and the criteria for determining significant adverse impacts used in the EIS are generally based on cumulative effects. The Proposed Project would not result in any other cumulative impacts beyond those disclosed in the technical analysis chapters in the EIS. For all three feasible alternatives analyzed in detail, significant adverse impacts have been identified for several technical areas due to the addition of incremental effects associated with the Proposed Project to future baseline conditions under the No-Action Alternative. In other words, these impacts are attributable to the cumulative effects of both the Proposed Project and other known planned developments and conditions in the surrounding area. These affected areas include: shadows; transportation (traffic and pedestrian conditions); and construction (noise, traffic, and pedestrians).²¹ Where significant adverse impacts have been identified, measures have been, and will continue to be, examined to avoid, mitigate, or minimize these impacts and are summarized in each respective chapter as well as collectively in **Chapter 05.21**.

Although the principal objective of environmental review is to determine if the Proposed Project has the potential to result in significant adverse impacts and identify if such impacts can be mitigated, the EIS also indicates that the Proposed Project would have beneficial cumulative effects by improving the quality of life and housing stability for existing residents of the Project Sites with the replacement of the existing NYCHA DUs with Section 8 PBV DUs, expanded community facility spaces, and qualitative improvements to accessory open space, while also providing new commercial space and affordable and market-rate DUs to address the critical shortage of affordable housing and housing in general in New York City. The market-rate DUs would also financially support the PACT and new affordable housing components of the project.

Mitigation and Unavoidable Adverse Impacts

Under the Rezoning Alternative, Non-Rezoning Alternative, and Midblock Bulk Alternative, the Proposed Project has the potential to result in significant adverse impacts to shadows, historic and cultural (architectural) resources, transportation (traffic and pedestrians), construction transportation (traffic and pedestrians), and construction noise. Refer to those respective sections of this Executive Summary as well as **Chapters 05.05, 05.06, 05.13, 05.19, 05.21, and 07.0**, for more details. Potential mitigation measures for these impacts were developed in consultation with the lead and expert agencies and are discussed above for each respective technical area. In addition,

²¹ Under all three alternatives, the Proposed Project would also result in significant adverse historic and cultural resources impacts due to the demolition of the State and National Register eligible Elliott-Chelsea Houses. However, these impacts are not considered cumulative as they are only attributable to the Proposed Project. See **Chapter 05.06** for more information.

the information also discloses, if mitigation is determined to be infeasible, unavoidable adverse impacts.

Shadows

As described in **Chapter 05.05**, the Proposed Project, under the Rezoning Alternative, Non-Rezoning Alternative, and the Midblock Bulk Alternative, would result in significant adverse shadows impacts on Chelsea Park and PS 33 Playground. Although mitigation measures have not been identified at this time, potential mitigation measures will continue to be explored in consultation with NYC Parks and will be published in the FEIS, if identified. If practicable measures to fully mitigate the impacts cannot be identified, then impacts would remain as unavoidable adverse impacts as described in **Chapter 07.0**.

Historic and Cultural Resources

As described in **Chapter 05.06**, the Proposed Project, under the Rezoning Alternative, Non-Rezoning Alternative, and the Midblock Bulk Alternative, would result in a significant adverse direct historic resources (architectural) impact on the S/NR-eligible Elliott-Chelsea Houses Project Site. NYCHA and the PACT Partner have worked with SHPO and Section 106 consulting parties to develop measures to partially mitigate the adverse effect, as set forth in the draft MOA pursuant to Section 106 of the NHPA provided in **Appendix D.2**. As this would only represent partial mitigation, this would remain an unmitigated impact, as described in **Chapter 07.0**.

Transportation

As described in **Chapter 05.13**, the potential for significant adverse impacts to transportation systems during the 2041 analysis year was assessed in detailed analyses of the Rezoning Alternative and the Non-Rezoning Alternative. As the Rezoning Alternative is similar to the Midblock Bulk Alternative in terms of the total development program, it is anticipated that the Midblock Bulk Alternative would result in significant traffic and pedestrian impacts similar to the Rezoning Alternative. The analyses identified traffic and pedestrian impacts at some locations under all of the alternatives. Recommended measures have been identified to mitigate some of these impacts, but significant adverse traffic and pedestrian impacts that cannot be fully mitigated despite all recommended mitigation measures being implemented would constitute unavoidable significant adverse impacts and are described in **Chapter 07.0**. Implementation of the recommended mitigation measures is subject to final review and approval by NYCDOT. If the recommended mitigation measures are not found to be feasible, and no other alternative mitigation measures can be identified, the impacts would remain unmitigated.

Construction Transportation

Similar to operational transportation conditions, as described in **Chapter 05.19**, the potential for significant adverse effects to transportation systems during construction of the Proposed Project was assessed in detailed analyses of the Rezoning Alternative and the Non-Rezoning Alternative. As the Rezoning Alternative is similar to the Midblock Bulk Alternative in terms of the total development program, it is anticipated that the Midblock Bulk Alternative would result in

significant construction traffic and pedestrian construction impacts similar to the Rezoning Alternative. The analyses identified traffic and pedestrian impacts at some locations under all of the alternatives. Recommended measures have been identified to mitigate some of these impacts, but significant adverse traffic and pedestrian impacts that cannot be fully mitigated despite all recommended mitigation measures being implemented would constitute unavoidable significant adverse impacts and are described in **Chapter 07.0**. Implementation of the recommended mitigation measures is subject to final review and approval by NYCDOT. If the recommended mitigation measures are not found to be feasible, and no other alternative mitigation measures can be identified, the impacts would remain unmitigated.

Construction Noise

Construction under the Rezoning Alternative, the Non-Rezoning Alternative, and the Midblock Bulk Alternative would result in significant adverse construction noise impacts at various receptors, which are enumerated in **Chapters 05.19 and 05.21**. Significant adverse impacts that cannot be fully mitigated through reasonably practicable measures are also identified and discussed in **Chapter 7.0**.

Noise Reduction Measures

Construction activities for the Rezoning Alternative, the Non-Rezoning Alternative, or under the Midblock Bulk Alternative would be required to follow the requirements of the NYC Noise Control Code for construction noise control measures. Specific noise control measures would be incorporated in noise mitigation plan(s) required under the NYC Noise Control Code. These measures could include a variety of source and path controls.

In addition, the source and path control measures would be implemented as Project Components Related to the Environment (PCREs) during construction of the Proposed Project beyond New York City regulations to minimize noise emissions to the maximum extent practicable.

The robust noise control program and measures will be implemented during construction of the Proposed Project to minimize noise emissions to the maximum extent practicable. In addition to these source and path-control measures, the feasibility and practicability of receptor control measures and/or other potential noise control measures and mitigation for construction noise impacts on nearby buildings will be evaluated further between Draft and Final EIS.

It should be noted that even with the noise reduction measures, interior noise levels during construction would still exceed the acceptable thresholds for residential or community facility uses under the Rezoning Alternative, the Non-Rezoning Alternative, or the Midblock Bulk Alternative. Therefore, construction of the Proposed Project under any of these alternatives would result in an unavoidable significant adverse noise impact.

As enumerated in **Chapters 05.19 and 05.21**, new buildings constructed under the Proposed Project would provide partial mitigation of construction noise impacts through the provision of required window wall attenuation and alternate means of ventilation required to avoid significant adverse noise impacts under operational conditions.