

Fulton and Elliott Chelsea Houses Redevelopment Project

Chapter 08.0: Irreversible and Irretrievable Commitments of Resources

Consistent with guidance in the 2021 *City Environmental Quality Review Technical Manual (CTM)*, this chapter summarizes the Proposed Project and its impacts on the loss of environmental (i.e., man-made and natural) resources, both in the immediate future and in the long term. Examples include the building materials used in construction; energy in the form of gas and electricity consumed during construction and operation of the Proposed Project development by various mechanical and processing systems; and the human effort (time and labor) required to develop, construct, and operate various components of project-generated development. These are considered irretrievably committed because their reuse for some other purpose would be highly unlikely.

The development under the Proposed Project also constitutes a long-term commitment of land resources, thereby rendering land use for other purposes highly unlikely in the foreseeable future. The land use changes that would result from the Proposed Project may also be considered a resource loss. However, the Project Sites are currently developed with a constructed environment of buildings, other structures, and landscaping. Additionally, the land use changes that would occur as a result of the Proposed Project would be consistent with City and State strategies and policies to directly address the affordable housing shortage by increasing New York City's affordable housing stock in areas well-served by public transportation and to address the overall City-wide housing shortage by generally increasing the supply of housing in New York City.

In addition, the public services provided in connection with the Proposed Project (e.g., police and fire protection, public education, open space, and other City resources) also constitute resource commitments that might otherwise be used for other programs or projects.

The commitments of resources and materials are weighed against the benefits of the Proposed Project, which include improving quality of life and housing stability for New York City Housing Authority (NYCHA) Fulton and Elliott-Chelsea Houses (FEC) residents, addressing the City's housing shortage, providing financial support the Permanent Affordability Commitment Together (PACT) portion and new affordable housing components of the Proposed Project, and the addition of new commercial uses, additional community facility uses, and accessory open spaces to the Project Sites that would serve the new and existing residential population. The Proposed Project addresses the vital need of maintaining and improving existing affordable housing while creating new affordable and market-rate housing and providing a strong anchor for the ongoing development efforts in the Chelsea neighborhood.