

**Notice of Availability of Final Environmental Impact Statement (FEIS)  
for the Fulton and Elliott-Chelsea Houses Redevelopment Project located  
within the Borough of Manhattan, New York County, New York**

---

**AGENCIES:** The New York City Department of Housing Preservation and Development (HPD), Responsible Entity for the United States Department of Housing and Urban Development (HUD) and lead agency under the National Environmental Policy Act (NEPA), and the New York City Housing Authority (NYCHA), as project sponsor and joint-lead agency.

**ACTION:** Notice of Availability

**SUMMARY:** HPD and NYCHA announce the availability of a Final Environmental Impact Statement (FEIS) on June 27, 2025, in the Borough of Manhattan, New York (NY) for the Fulton and Elliott-Chelsea Houses Redevelopment Project (the Proposed Project). The Proposed Project 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 on the Project Sites that would create additional permanently affordable and market-rate residential units, as well as additional community facility space, new commercial uses, and accessory open space across the Project Sites. The Proposed Project would be located in the Chelsea neighborhood of the Borough of Manhattan in New York County, NY. Further descriptions of the Proposed Project and Project Sites are provided in the **SUPPLEMENTARY INFORMATION** section. The FEIS includes a detailed project description and a description of environmental impacts, including direct, indirect, and cumulative impacts, associated with a No-Action Alternative, Rezoning Alternative, Non-Rezoning Alternative, Midblock Bulk Alternative, Rehabilitation and Infill Alternative, and the City of Yes (COY) Alternative, as well as a discussion of a No Significant Adverse Impacts Alternative. Of these alternatives, the Rezoning Alternative, Non-Rezoning Alternative, Midblock Bulk Alternative, and COY Alternative were considered as options for the implementation of the Proposed Project, as they would satisfy the purpose and need for the Proposed Project, which is also identified in the FEIS. The Rezoning Alternative has been identified as the Preferred Alternative for the implementation of the Proposed Project in the FEIS.

**AVAILABILITY OF THE FEIS:** Electronic copies of the FEIS are available for public review on the following websites: HPD - <https://www.nyc.gov/site/hpd/services-and-information/environmental-review.page> and NYCHA - <https://www.nyc.gov/site/nycha/about/pact/chelsea-fulton.page>. CDs/flash drives and paper copies of the FEIS will also be available for review upon request by NYCHA and HPD as long as copies are available. You may request a CD or paper copy of the FEIS by calling: 212-863-7248. The FEIS will be available at the locations identified starting on **June 27, 2025**.

**FOR FURTHER INFORMATION CONTACT:** If you have questions regarding this notice, please write to or e-mail:

CONTACT PERSON: Anthony Howard  
ADDRESS: 100 Gold Street, #7-A3  
New York, NY 10038  
Telephone: 212-863-7248  
Email: [nepa\\_env@hpd.nyc.gov](mailto:nepa_env@hpd.nyc.gov)

## **SUPPLEMENTARY INFORMATION**

### **Project Description**

As part of the Permanent Affordability Commitment Together (PACT) Program, NYCHA 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, for the conversion of subsidies under Section 9 of the US Housing Act of 1937, 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 applications at HUD-assisted Project require environmental clearance under NEPA. HPD, as Responsible Entity for HUD and lead agency under NEPA in accordance with 24 CFR 58.2(a)(7), and NYCHA, serving as joint-lead agency, in accordance with 40 CFR 1501.7(b), have prepared this FEIS for the Proposed Project. Because the Proposed Project requires local and state approvals in addition to federal approvals, the analyses in the EIS will satisfy the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR) in addition to NEPA.

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 Fulton Houses Project Site occupies portions of four blocks that are bounded by W. 20<sup>th</sup> Street to the north, 9<sup>th</sup> Avenue to the east, W. 16<sup>th</sup> Street to the south, and 10<sup>th</sup> Avenue to the west. Uses on the Fulton Houses Project Site include 944 NYCHA dwelling units (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 buildings, one mixed residential/community facility building, and one storage/maintenance garage building, ranging from 1 to 25 stories.

The John Lovejoy Elliott Houses, the Chelsea Houses, and the Chelsea Addition Houses, are administered as one entity (Elliott-Chelsea Houses) and comprise the Elliott-Chelsea Houses Project Site. The Elliott-Chelsea Houses Project Site occupies portions of two blocks that are

bounded by Chelsea Park to the north, 9<sup>th</sup> Avenue to the east, W. 25<sup>th</sup> Street to the south, and 10<sup>th</sup> 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 buildings, two community facility buildings, and one storage/maintenance garage building, ranging from 1 to 21 stories.

The Proposed Project would include the following activities:

- The staged demolition and full replacement of all existing DUs and community facility spaces at the Project Sites; and
- The staged development of additional new mixed-use buildings on the Project Sites, that would create additional permanently affordable and market rate residential units, as well as new commercial space, accessory open space, and additional community facility space.

After more than 60 years of continual use, the buildings and units on the Project Sites have become severely deteriorated and substandard. 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.

There are two principal purposes for the Proposed Project. One purpose of the Proposed Project is to improve the quality of life and housing stability for existing public housing residents of the Fulton and Elliott-Chelsea Houses. Another purpose of the Proposed Project is to facilitate the construction of additional affordable and market rate housing units to address the critical shortage of affordable housing and housing in general in New York City. The market rate housing would financially support the PACT and affordable housing components of the Proposed Project.

## **FEIS**

The FEIS includes a detailed project description, describes the various alternatives for the Proposed Project (No-Action Alternative; Rezoning Alternative; Non-Rezoning Alternative; Midblock Bulk Alternative; Rehabilitation and Infill Alternative; a No Significant Adverse Impacts Alternative; and the COY Alternative), and describes the environmental impacts, including direct, indirect, and cumulative environmental impacts associated with the four alternatives under consideration for the Proposed Project (Rezoning Alternative; Non-Rezoning Alternative, Midblock Bulk Alternative, and COY Alternative) described below. The FEIS identified the Rezoning Alternative as the Preferred Alternative for the implementation of the Proposed Project.

### **Preferred (Rezoning) Alternative**

This alternative would require, in addition to the NYCHA and HUD approvals, additional discretionary land use approvals from the City of New York through the Uniform Land Use Review Procedure (ULURP), which are expected to include zoning map and text amendments and

a zoning special permit for a Large Scale General Development (LSGD). However, the first building to be constructed on each Project Site would be as-of-right.

Under the Preferred Alternative, the staged demolition and replacement of all existing buildings, DUs, and community facility spaces on the Project Sites would take place. All 2,056 existing NYCHA DUs would be replaced with Section 8 PBV DUs and reserved for current FEC residents.

Under the Preferred Alternative, the Fulton Houses Project Site would be developed with 944 Section 8 PBV DUs set aside for existing residents of the Project Sites, an additional 1,788 mixed-income building DUs, of which up to 537 would be Mandatory Inclusionary Housing (MIH) permanently affordable housing DUs (i.e., 30 percent of the total residential floor area), and 1,251 DUs (70 percent of the total residential floor area), would be market-rate units. There would also be 15,311 gsf of local retail, 6,580 gsf of supermarket, and an additional 53,939 gsf of community facility neighborhood center, 9,770 gsf of daycare, and 2,500 gsf of medical office related uses (also referred to as health care). The 95 existing accessory parking spaces on the Fulton Houses Project Site also would be replaced and one additional space would be added for a total of 96 spaces at the Fulton Houses Project Site. A total of 2.374 acres of accessory open space for the residents of the Fulton Houses Project Site would be provided.

Under the Preferred Alternative, the Elliott-Chelsea Houses Project Site would be developed with 1,112 Section 8 PBV DUs set aside for existing residents of the Project Sites, an additional 1,666 mixed-income building DUs, of which up to 501 would be MIH permanently affordable housing DUs and 1,165 DUs, would be market-rate units. There would also be 12,060 gsf of local retail, 11,000 gsf of supermarket, 90,143 gsf of community facility neighborhood center, 8,215 gsf of daycare, and 11,285 gsf of medical office related uses. A total of 2.839 acres of accessory open space for the residents of the Elliott-Chelsea Houses Project Site would be provided.

### **Non-Rezoning Alternative**

Under the Non-Rezoning Alternative, similar to the Preferred Alternative, all existing buildings on the Project Sites would be demolished and new buildings would be constructed in stages. All 2,056 existing NYCHA housing DUs would be replaced with Section 8 PBV DUs and reserved for current FEC residents. It would employ site and massing plans that would utilize substantially all the permitted floor area allowed in accordance with the optional alternative bulk regulations of Article II, Chapter 3 of the NYC Zoning Resolution. This alternative would be developed pursuant to zoning regulations which were in place prior to the adoption of the City of Yes for Housing Opportunity (COY) zoning text amendments, and which remain as an option for redevelopment of the Project Sites.

Under the Non-Rezoning Alternative, the Fulton Houses Project Site would be developed with 944 Section 8 PBV DUs set aside for existing residents of the Project Sites, an additional 960 mixed-income DUs, of which up to 289 would be affordable housing DUs, and 671 DUs would be market rate units. There would also be 20,262 gsf of local retail, 7,400 gsf of supermarket, 57,367 gsf of community facility neighborhood center, 3,206 gsf of daycare, and 2,500 gsf of medical office related uses. The 95 existing accessory parking spaces on the Fulton Houses Project Site also would be replaced and one additional space would be added for a total of 96 spaces. A total of

2.287 acres of accessory open space for the residents of the Fulton Houses Project Site would be provided.

Under the Non-Rezoning Alternative, the Elliott-Chelsea Houses Project Site would be developed with 1,112 Section 8 PBV DUs to house the existing residents of the Project Sites, an additional 823 mixed-income DUs, of which up to 247 would be affordable housing DUs and 576 DUs would be market rate units. There would also be 117,640 gsf of community facility neighborhood center, 9,449 gsf of daycare, and 9,546 gsf of medical office related uses. A total of 3.083 acres of accessory open space for the residents of the Elliott-Chelsea Houses Project Site would be provided.

### **Midblock Bulk Alternative**

The Midblock Bulk Alternative would have the same development program as the Preferred Alternative detailed above, 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 Preferred Alternative the tallest buildings would be located along 9<sup>th</sup> Avenue and under the Midblock Bulk Alternative the tallest buildings would be located towards the center of the blocks. Additionally, a total of 2.370 acres of accessory open space for the residents of the Fulton Houses Project Site would be provided. The arrangement of bulk on the Elliott-Chelsea Houses Project Site for the Midblock Bulk Alternative would be identical to the Preferred Alternative.

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 Preferred Alternative, detailed above. These are anticipated to include zoning map and text amendments and an LSGD zoning special permit. However, the first building to be constructed on each Project Site would be as-of-right.

### **City of Yes (COY) Alternative**

Since the publication of the DEIS, the PACT Partner has confirmed that a COY Alternative developed pursuant to recently adopted COY zoning text amendments may be feasible for the Project Sites. This alternative would utilize the as-of-right universal affordability preference (UAP) zoning rules, which allow increased residential maximum floor area ratios (FARs) and apply different bulk regulations as compared to residential or mixed-use buildings with “standard residences” as defined in the amended Zoning Resolution when certain amounts of affordable housing is provided in accordance with the new provisions of the Zoning Resolution enacted via COY.

Under the COY Alternative, similar to the Preferred Alternative, Non-Rezoning Alternative, and Midblock Bulk 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, the new buildings constructed under the COY Alternative would provide a mix of market-rate and affordable housing units. The provision of affordable housing would be in compliance with UAP zoning requirements, and would be defined and memorialized in legally binding documents. .

As with the Non-Rezoning Alternative, the COY Alternative would utilize substantially all of the permitted floor area within the limits of the existing zoning under UAP zoning rules. Under the COY Alternative, the Fulton Houses Project Site would be developed with 944 Section 8 PBV DUs set aside for existing residents of the Project Sites, an additional 1,509 mixed-income DUs, of which up to 453 would be affordable housing DUs, and 1,056 DUs would be market-rate units. There would also be 16,317 gsf of local retail, 7,400 gsf of supermarket, 49,379 gsf of community facility neighborhood center, 3,600 gsf of daycare, and 2,500 gsf of medical office related uses. The 95 existing accessory parking spaces on the Fulton Houses Project Site also would be replaced and one additional space would be added for a total of 96 spaces. A total of 2.056 acres of accessory open space for the residents of the Fulton Houses Project Site would be provided.

Under the COY Alternative, the Elliott-Chelsea Houses Project Site would be developed with 1,112 Section 8 PBV DUs to house the existing residents of the Project Sites, an additional 1,189 mixed-income DUs, of which up to 356 would be affordable housing DUs and 883 DUs would be market-rate units. There would also be 98,385 gsf of community facility neighborhood center, 7,266 gsf of daycare, and 9,400 gsf of medical office related uses. A total of 3.194 acres of accessory open space for the residents of the Elliott-Chelsea Houses Project Site would be provided.

## **SECTION 106 REVIEW**

In compliance with Section 106 of the National Historic Preservation Act, HPD and NYCHA have consulted with the New York State Historic Preservation Office (SHPO) to assess the Proposed Project's effects on Historic Properties located within the Area of Potential Effect (APE), consider alternatives to avoid or minimize the adverse effect to the Elliott-Chelsea Houses, which have been determined eligible for listing on the State and National Registers of Historic Places, and identify measures to avoid, minimize, and mitigate Adverse Effects to Historic Properties in the APE. In accordance with Section 106 regulations, NYCHA solicited public comments through public hearings on the DEIS in April and May 2025 and invited the participation of consulting parties. HPD, NYCHA, SHPO, and the PACT Partner have developed a Memorandum of Agreement pursuant to Section 106 that stipulates the implementation of mitigation measures for the Adverse Effects to Historic Properties.