

This document is the Final Environmental Impact Statement (FEIS) for the Fulton and Elliott-Chelsea Houses Redevelopment Project. The New York City Department of Housing Preservation and Development (HPD), as Responsible Entity for the United States Department of Housing and Urban Development (HUD) and lead agency under the National Environmental Policy Act of 1969, and New York City Housing Authority (NYCHA), serving as local project sponsor and joint-lead agency and determined the Draft Environmental Impact Statement (DEIS) to be complete and issued a Notice of Availability of the DEIS on March 28, 2025. Duly noticed public hearings on the DEIS were held at the following times and locations:

- April 23, 2025  
Hudson Guild Fulton Community Center  
119 9th Avenue, New York, NY 10011
- April 24, 2025  
Elliott Center  
441 W. 26th Street, New York, NY 10001
- May 8, 2025  
Online via Zoom

Public comments were accepted at the hearings and throughout the comment period, which remained open through May 19, 2025.

This FEIS addresses all substantive comments made on the DEIS during the public hearings and subsequent comment period. Those comments are summarized and responded to in **Chapter 09.0, “Responses to Comments on the DEIS”** and **Appendix K.1** provides copies of written comments and transcripts from public hearing with the oral comments. Changes to the document text and graphics were made between the Draft EIS (DEIS) and Final EIS (FEIS), as necessary, in response to these comments. The principal changes between the DEIS and FEIS include the following:

- NYCHA and HPD, in consultation with the PACT Partner, have concluded that the Rezoning Alternative best addresses the purpose and need for the Proposed Project and therefore it is identified as the Preferred Alternative throughout the FEIS.
- The Preferred Alternative, Non-Rezoning Alternative, and Midblock Bulk Alternative presented in the FEIS incorporate relatively minor adjustments to one building and, consequently, to the overall development programs for each of these alternatives since the publication of the DEIS. The changes are outlined in **Chapter 02.0, “Project Alternatives”** and reflect refinements resulting from advancement of building design since the preparation of the DEIS. Relative to the overall development program and buildings volumes for the Proposed Project, these changes are minor. **Chapter 04.0,**

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<sup>1</sup> This Foreword is new to the FEIS.

**“Analysis Framework,”** provides a discussion of the assessment of these changes in the technical analyses chapters of the FEIS.

- Since the publication of the DEIS, the PACT Partner has confirmed that a development program utilizing the zoning regulations recently passed under the City of Yes for Housing Opportunity (COY) may be feasible for the Project Sites. Accordingly, this FEIS identifies and studies the COY Alternative. 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 with Section 8 project-based vouchers (PBV) DUs in new buildings through the Permanent Affordability Commitment Together (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; and the provision of affordable housing would be defined and required through legally binding documents between NYCHA and the PACT Partner and also in compliance with UAP zoning requirements. While the specific percentage of affordable units has not been finalized, the percentage share of the new DUs that the Preferred Alternative, Non-Rezoning Alternative, and Midblock Bulk Alternative assumed to be affordable also applies to the COY 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.

Refer to **Chapter 02.0, “Project Alternatives,”** for more details. **Chapter 04.0** provides a discussion of the assessment of these changes in the technical analyses chapters of the FEIS.

- The schools and childcare analyses in **Chapter 05.03, “Community Facilities and Services”** were updated to incorporate updated data from the Department of City Planning/School Construction Authority and Hudson Guild, respectively.
- The traffic analysis in **Chapter 05.13, “Transportation”** was updated to incorporate the latest geometric configurations from the 10<sup>th</sup> Avenue Street Improvement Project (SIP), provided by the New York City Department of Transportation (NYCDOT) between the DEIS and FEIS.
- Partial mitigation for the identified shadows impacts of the Proposed Project on Chelsea Park has been identified in **Chapters 05.05, “Shadows”** and **05.21, “Mitigation.”** This involves lighting improvements which are detailed in those

chapters. As this is only partial mitigation, this would remain an unavoidable adverse impact.

- **Chapter 09.0** and **Appendix K.1** were added, as described above.

Text changed or added to the FEIS is indicated by double-underlining. However, underlining is not used in this Foreword or in **Chapter 09.0** because they are presented for the first time in this FEIS.