

# FULTON ELLIOTT CHELSEA HOUSES

Manhattan Community Board 4  
Chelsea Land Use Committee  
October 16, 2023



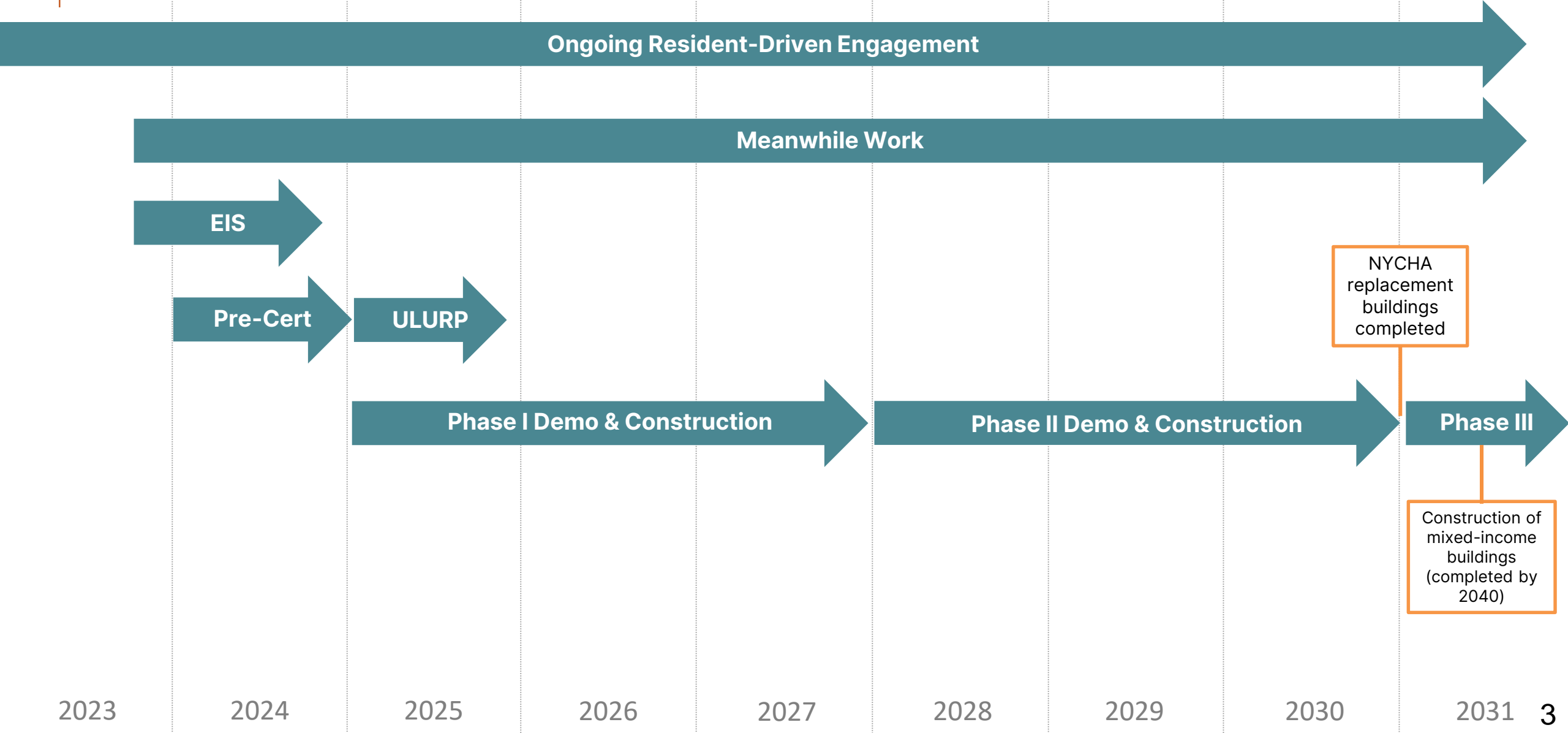
# Objectives for today

- Project timeline
- Redevelopment plan overview
- Q&A



*Timelines are estimates and subject to shift*

# Project Milestones



2023 2024 2025 2026 2027 2028 2029 2030 2031 3

# Public Review

All information about upcoming comment periods and meetings will be posted on the NYCHA webpage: <https://www.nyc.gov/site/nycha/about/pact/Chelsea-Fulton.page>

Ongoing engagement with Fulton and Elliott-Chelsea residents

## Environmental Review

Opportunity for input during the public scoping period and the Draft Environmental Impact Statement (DEIS) public comment period

## Pre-Certification

Ongoing engagement with NYCHA residents, CB4, electeds, and Dept. of City Planning to finalize site plans, designs, and land use actions

## ULURP

Community Board  
Borough President  
City Planning Commission  
City Council  
Mayor

2023

2024

2025

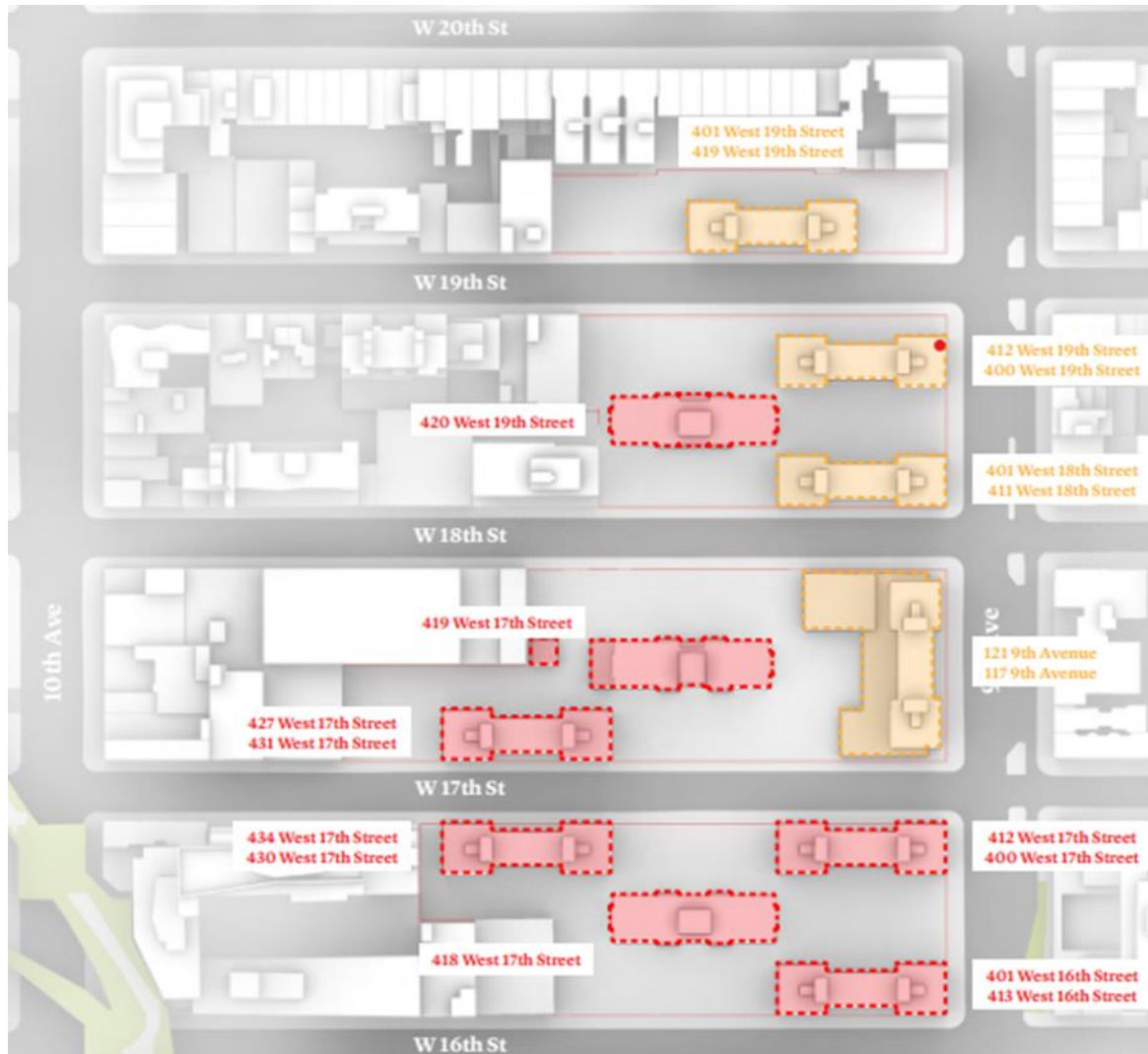
# PROJECT OVERVIEW - Fulton

Phase 1

Phase 2

Phase 3 (Mixed Income)

## Existing Buildings



## Proposed Buildings



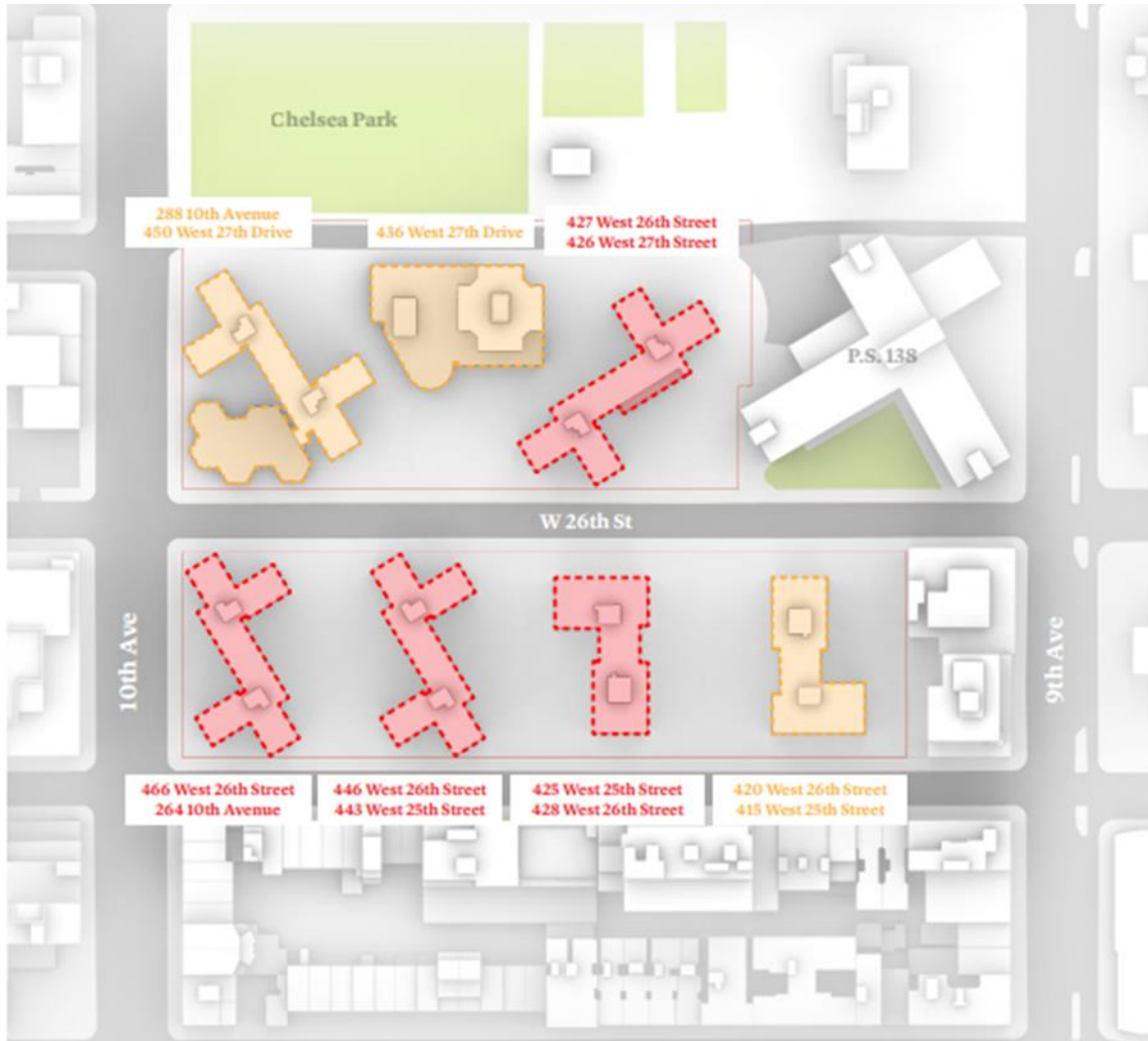
# PROJECT OVERVIEW – Elliott Chelsea

Phase 1

Phase 2

Phase 3 (Mixed Income)

## Existing Buildings

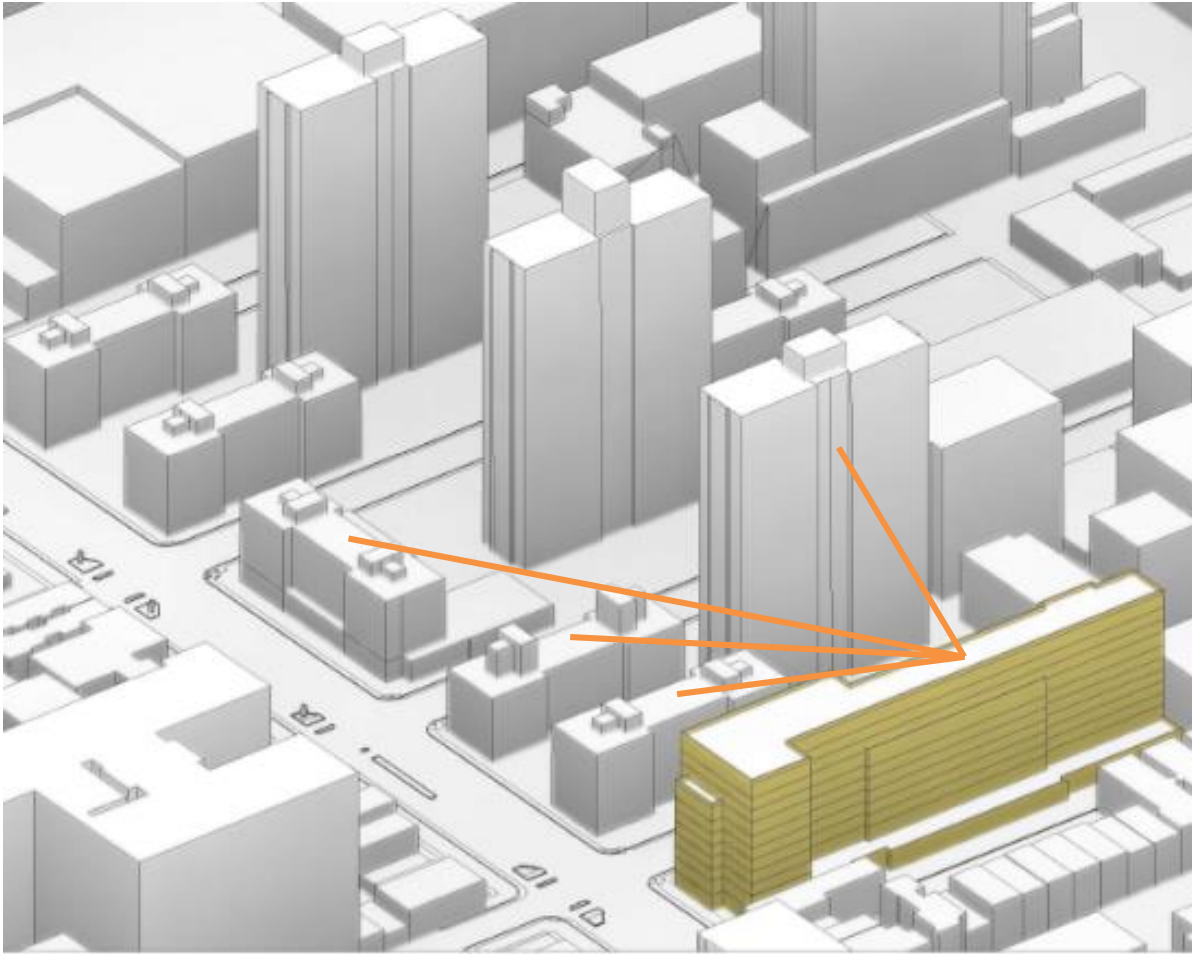


## Proposed Buildings

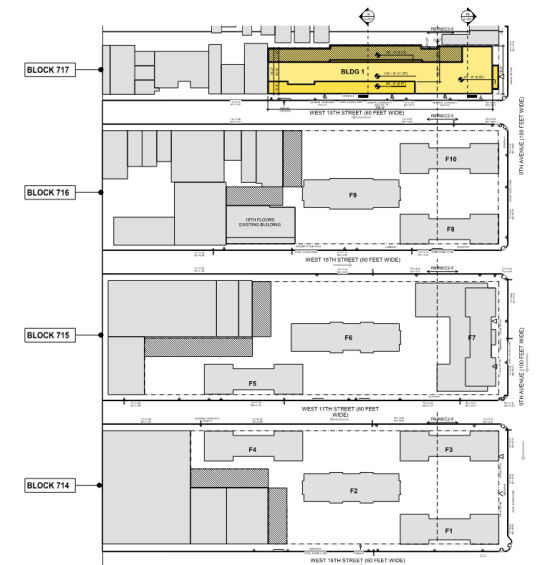


# PHASE 1

# FULTON - PHASE ONE

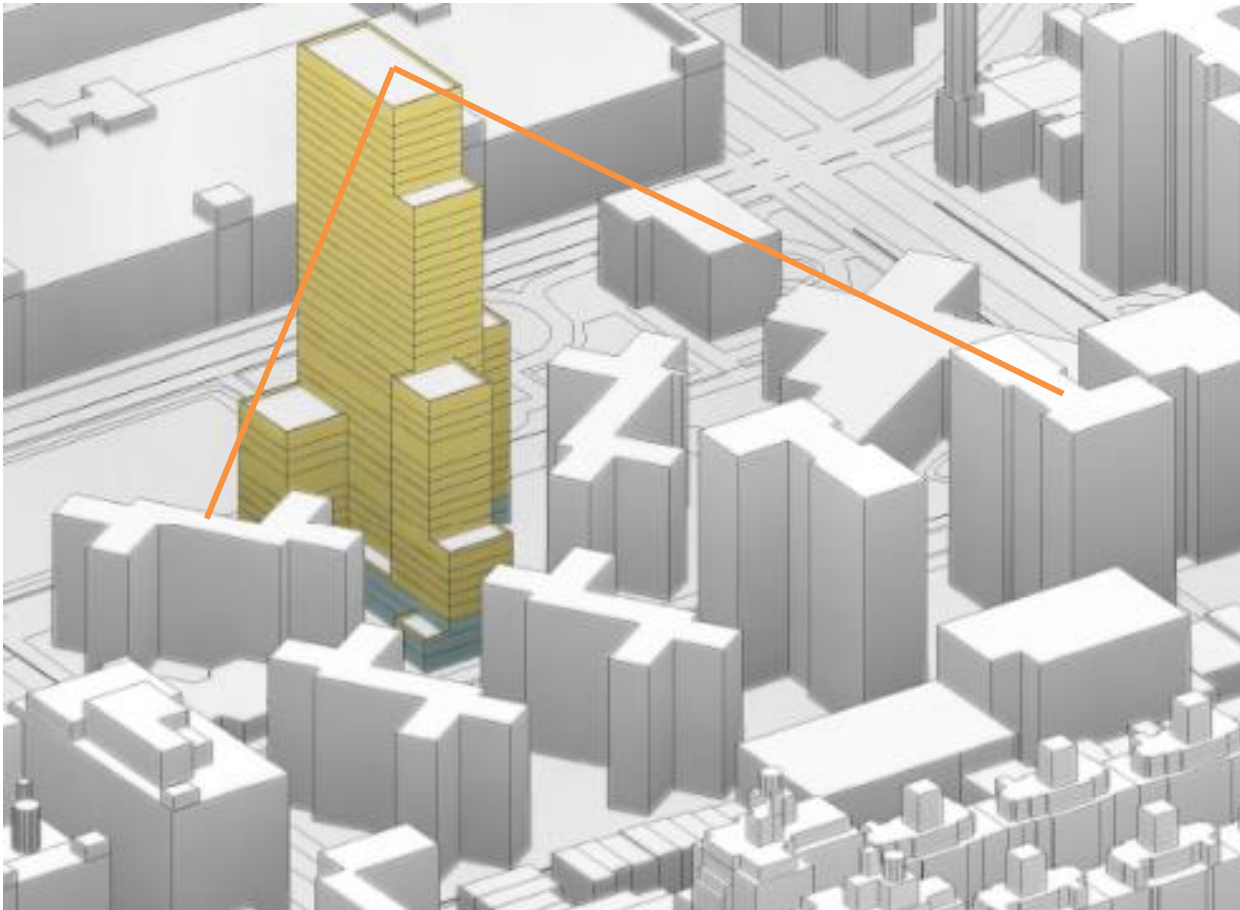


- Building constructed as-of-right
- Includes ~ 200 units to replace households from Fulton 7, 8, 10, 11, and part of 9
- 11-stories
- Construction to start in 2025 and take 2-3 years

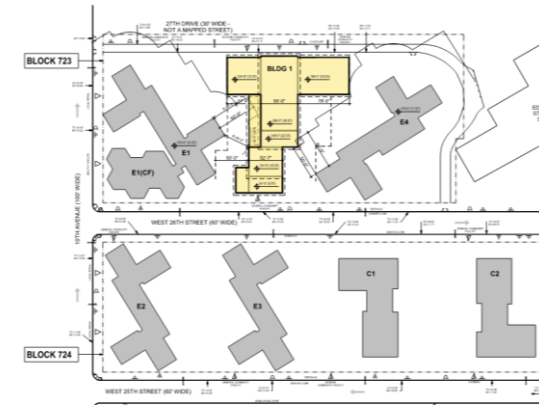




# ELLIOTT-CHELSEA - PHASE ONE



- Building constructed as-of-right
- Includes ~ 450 units to replace households from Chelsea Addition, Elliott 1 & Chelsea 2
- 39-stories
- Construction to start in 2025 and take 2-3 years

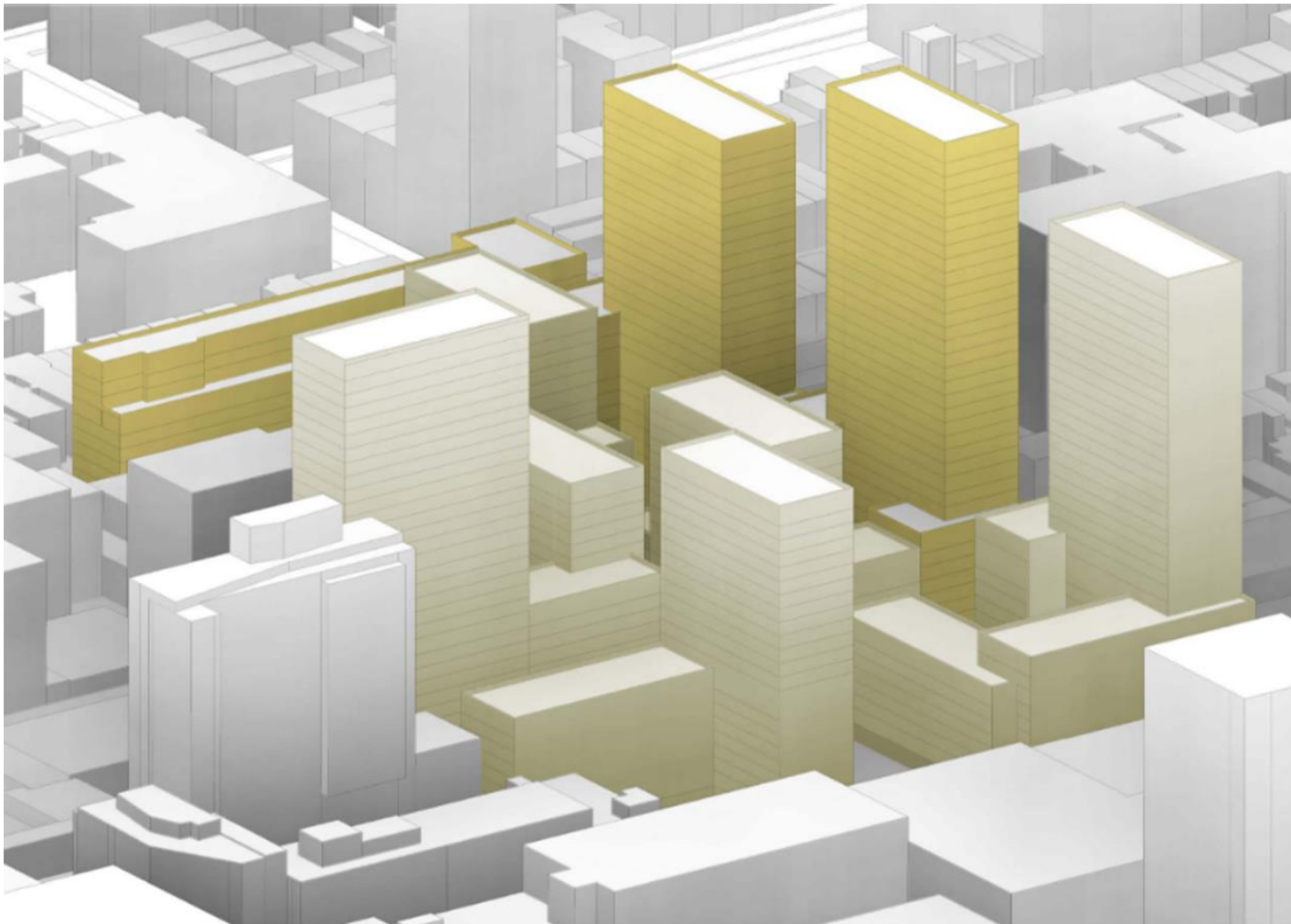


# PHASE 2

# FULTON - PHASE TWO

 Phase 1 & 2 (NYCHA replacement buildings)

 Phase 3



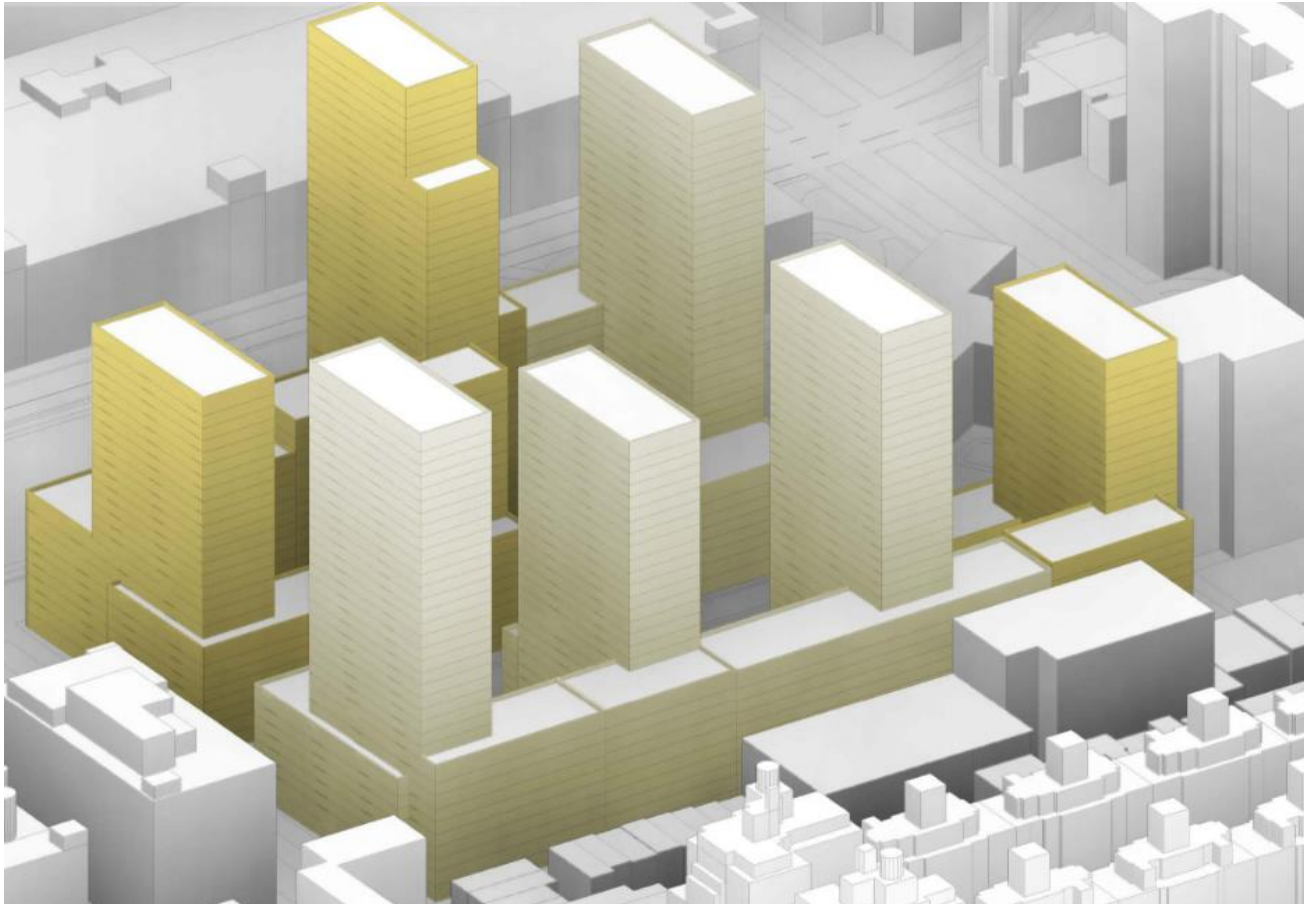
- 2 buildings constructed based on rezoning to 12 FAR along the avenues, with 9 FAR on the midblocks (exact zoning district boundaries and controls TBD)
- Heights range from 11 to 36 stories
- Includes ~ 740 units to replace remaining Fulton households
- Construction to start after Phase 1 is completed (projected 2027/2028)



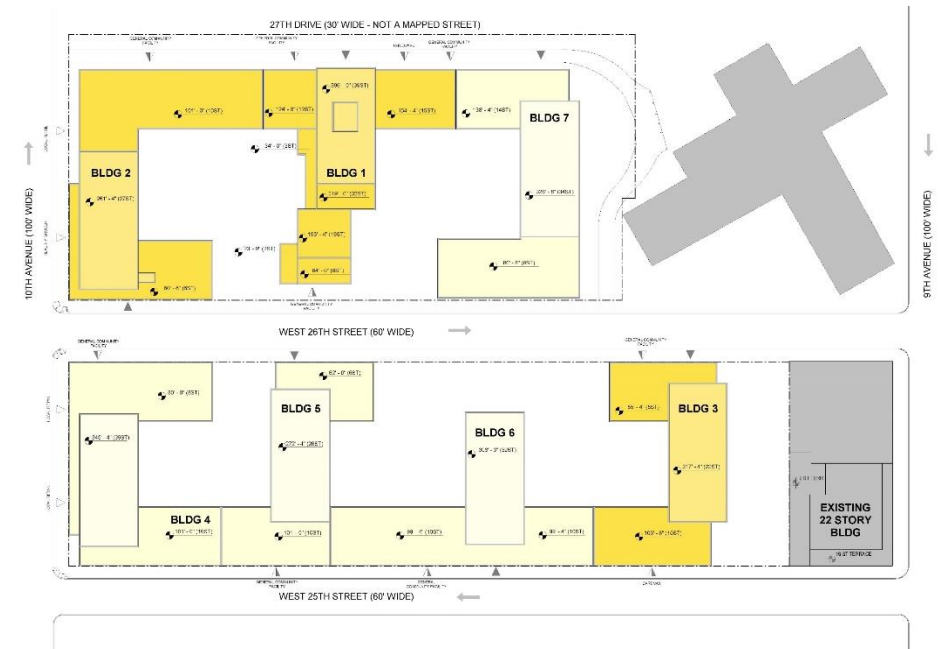
# ELLIOTT-CHELSEA - PHASE TWO

 Phase 1 & 2 (NYCHA replacement buildings)

 Phase 3



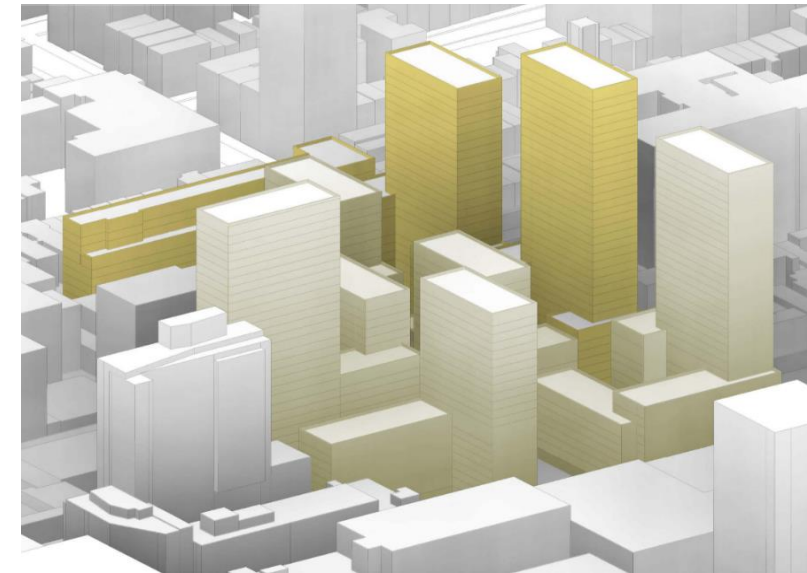
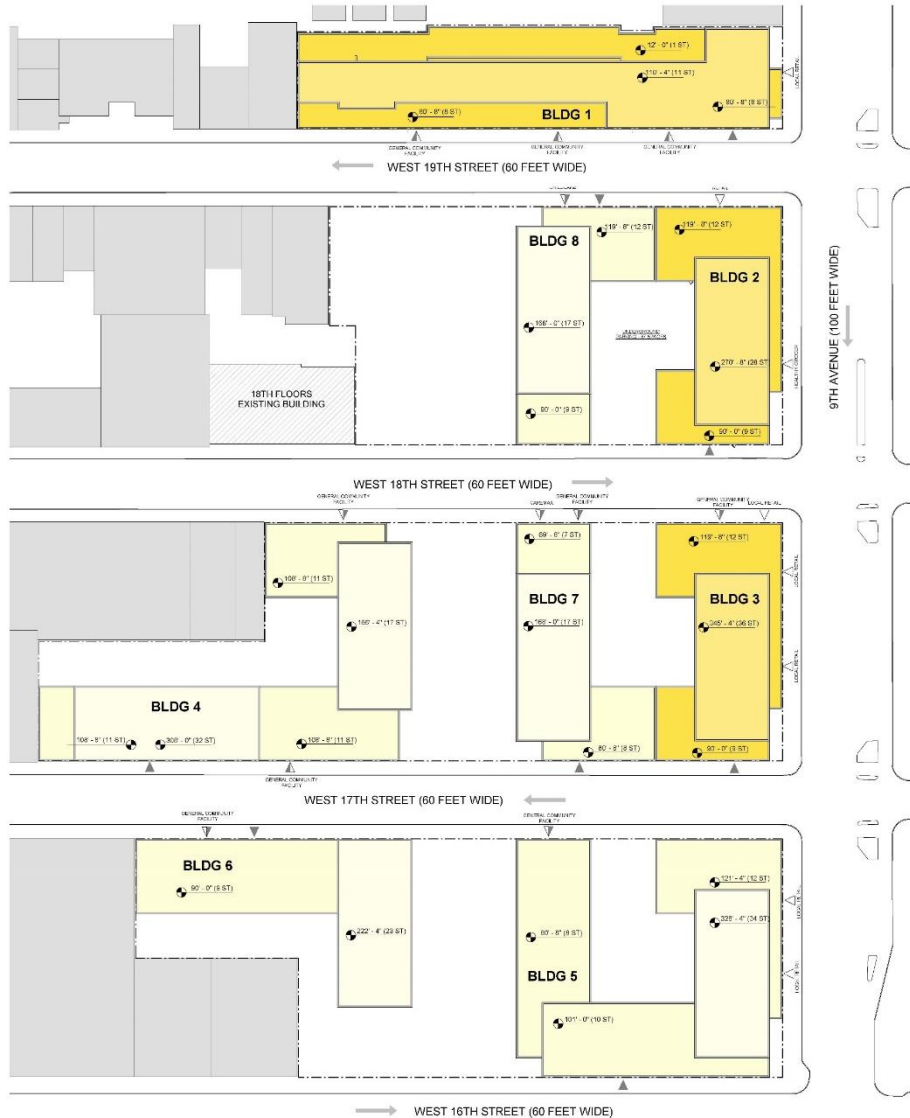
- 2 buildings constructed based on on rezoning to 12 FAR along the avenues, with 9 FAR on the midblocks (exact zoning district boundaries and controls TBD)
- Heights range from 22 to 39 stories
- Includes ~ 660 units to replace remaining Elliott-Chelsea households
- Construction to start after Phase 1 is completed (projected 2027/2028)



# PHASE 3

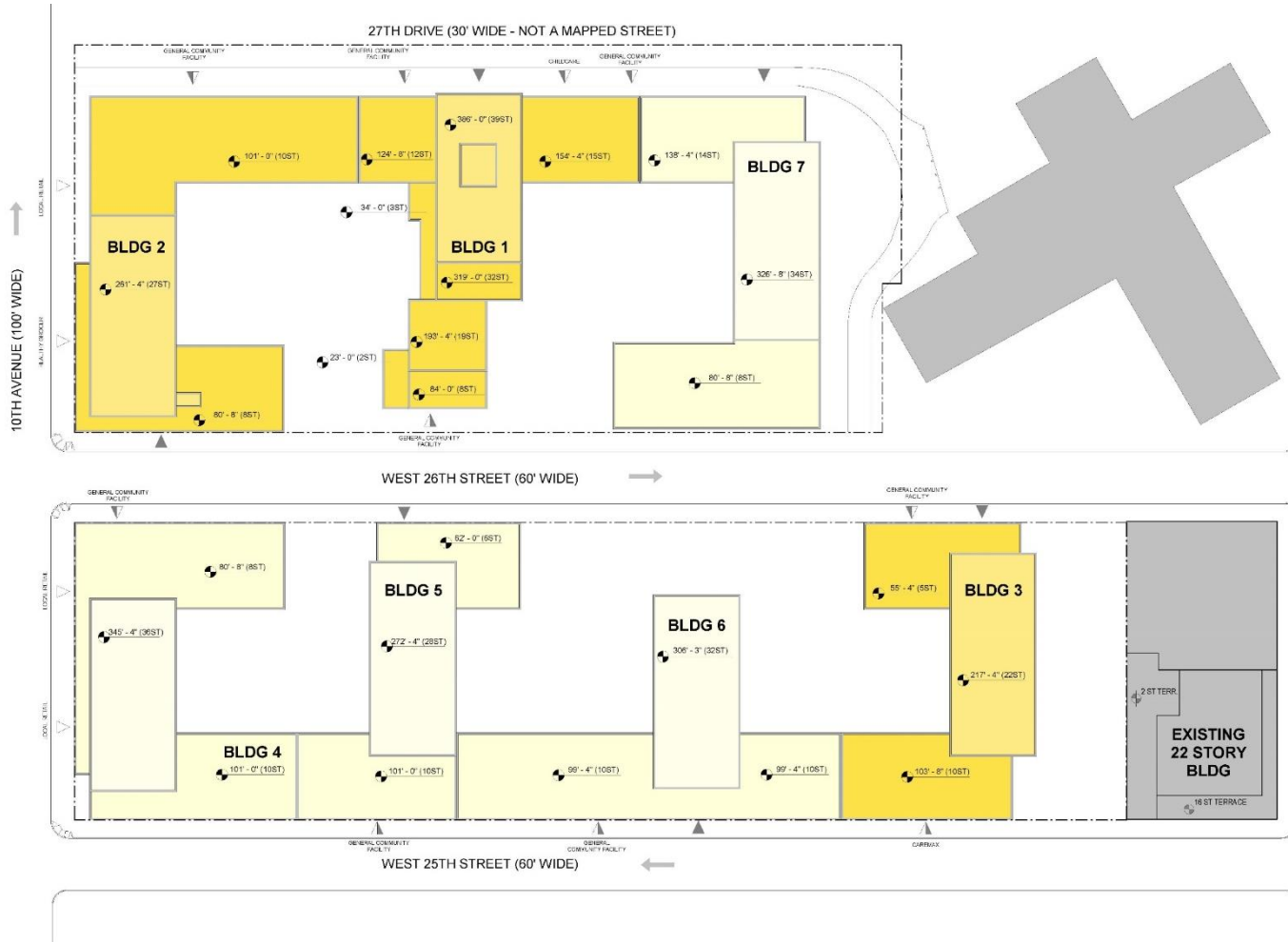
# FULTON - PHASE THREE

- 5 mixed-income buildings constructed based on rezoning to 12 FAR along the avenues, with 9 FAR on the midblocks (exact zoning district boundaries and controls TBD)
- Heights range from 11 to 36 stories
- Includes ~ 740 units with up to 30% permanently affordable (based on MIH requirements)
- Construction to start after Phase 2 is completed (projected 2031)

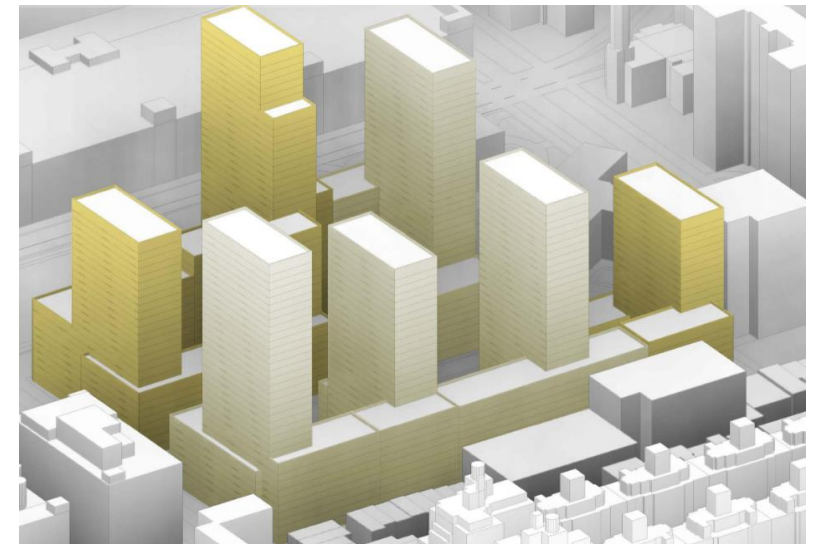


- Phase 1 & 2 (NYCHA replacement buildings)
- Phase 3

# ELLIOTT-CHELSEA - PHASE THREE



- 4 mixed-income buildings constructed based on rezoning to 12 FAR along the avenues, with 9 FAR on the midblocks (exact zoning district boundaries and controls TBD)
- Heights range from 22 to 39 stories
- Includes ~ 660 units with up to 30% permanently affordable (based on MIH requirements)
- Construction to start after Phase 2 is completed (projected 2031)



# OPEN SPACE PLAN Fulton



① BASKETBALL COURT



② GARDENS



③ PASSIVE GARDEN SEATING



④ ADVENTURE PLAYGROUND



⑤ SHADED TRELLIS LOUNGE



⑥ DOG RUN

## FULTON HOUSES - PUBLIC SPACES

*Illustrative, preliminary plans for discussion*



# OPEN SPACE PLAN

## Elliott-Chelsea



① DOG RUN



② GARDENS



③ COMMUNITY GARDENS



④ ADVENTURE PLAYGROUNDS



⑤ SHADED TRELLIS LOUNGE



⑥ PROGRAMMABLE LAWN

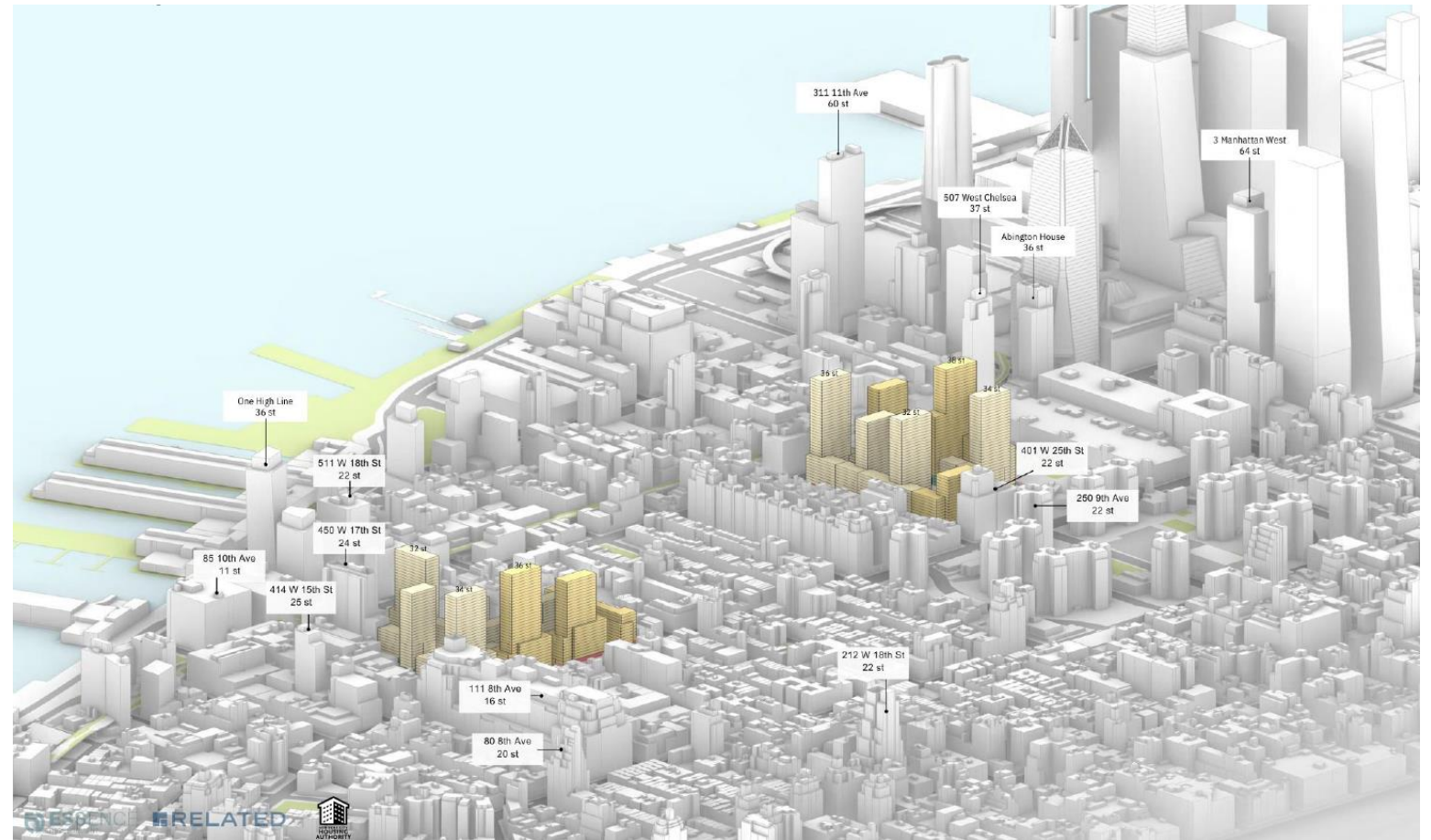
CHELSEA-ELLIOTT HOUSES - PUBLIC SPACES



# Program & Use Summary

## Proposed Project

NYCHA Replacement Units: 2,056  
Mixed-income housing units: ~3,500  
    Affordable: ~700-1,050 (20-30%)  
    Market rate: ~2,450  
Commercial and Community Facility  
space: ~230,000 sq. ft.  
Accessory parking spaces: 96



# Q & A

# Appendix

# Program & Use Summary Comparison

## Proposed Project

NYCHA Replacement Units: 2,056

Mixed-income housing units: ~3,500

Affordable: ~700-1,050 (20-30%)

Market rate: ~2,450-2,800

Commercial & community facility space: ~230,000 sq. ft.

Accessory parking spaces: 96

Max heights: 11-36 stories at Fulton and  
22-39 stories at Elliott-Chelsea

## Without Zoning Action

NYCHA Replacement Units: 2,056

Mixed-income housing units: ~1,900

Affordable: ~380-570 (20-30%)

Market rate: ~1,520-1,330

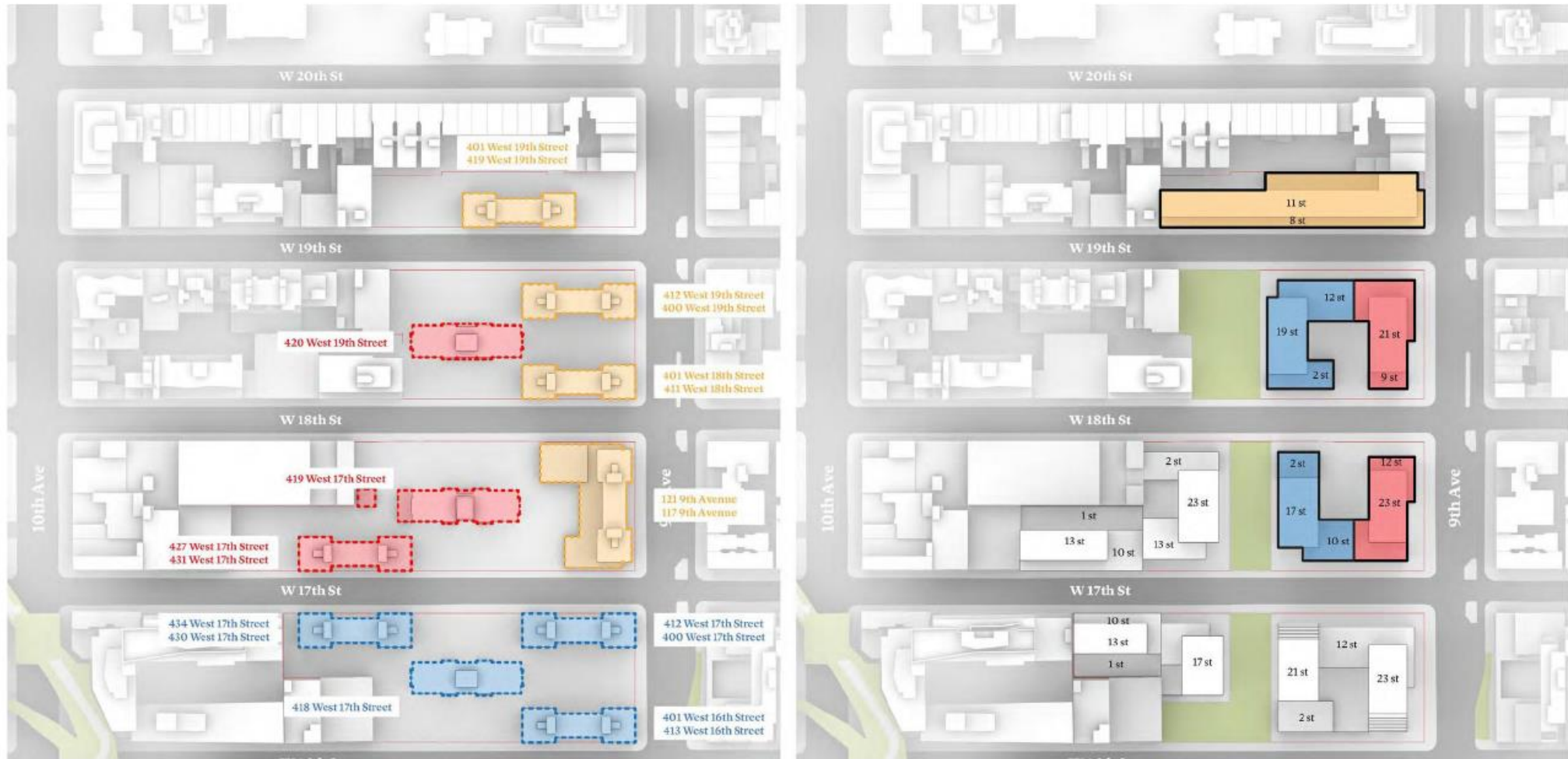
Commercial and community facility space: ~269,000 sq. ft.

Accessory parking spaces: 96

Max heights: 11-23 stories at Fulton and  
17-39 stories at Elliott-Chelsea

# SITE PLAN – Without Zoning Action

## Fulton



- Relocated in Phase 1
- Relocated in Phase 2
- Relocated in Phase 3

- Phase 1 Replacement, Completed in 3 Years
- Phase 2 Replacement, Completed in 5-6 Years
- Phase 3 Replacement, Completed in 7-8 Years

# SITE PLAN – Without Zoning Action

## Elliott-Chelsea



# SITE PLAN – Without Zoning Action

## Fulton





# SITE PLAN – Without Zoning Action

## Elliott-Chelsea



# Existing Zoning Chelsea Elliott



# Existing Zoning Fulton

