

# Chelsea-Elliott & Fulton Housing ULURP & AOR Proposals -Introduction

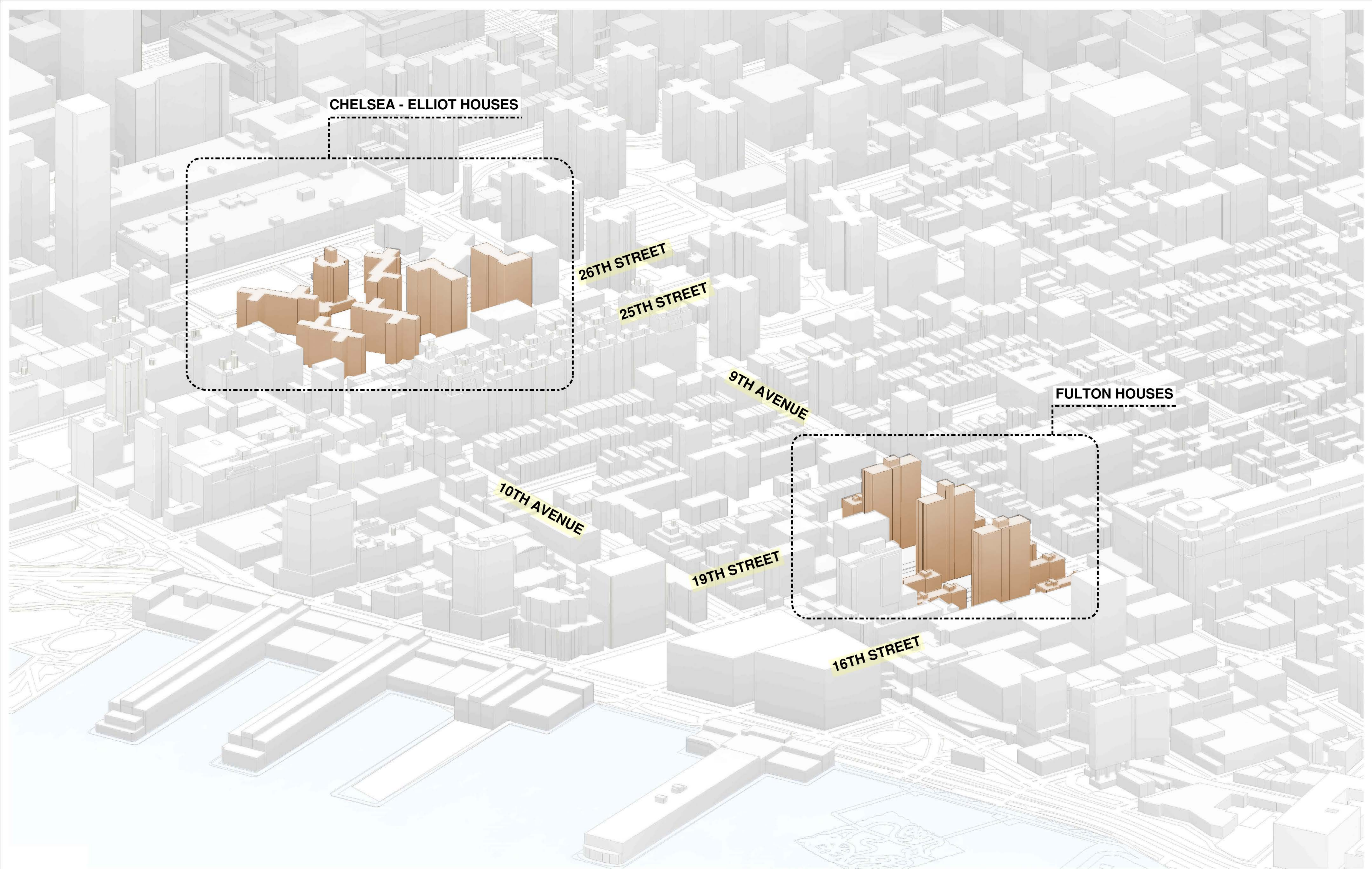
20 September 2023

**PAU**

 **ESSENCE**  
DEVELOPMENT

 **RELATED**

 **ISMAEL LEYVA**  
ARCHITECTS



CHELSEA - ELLIOT HOUSES

26TH STREET

25TH STREET

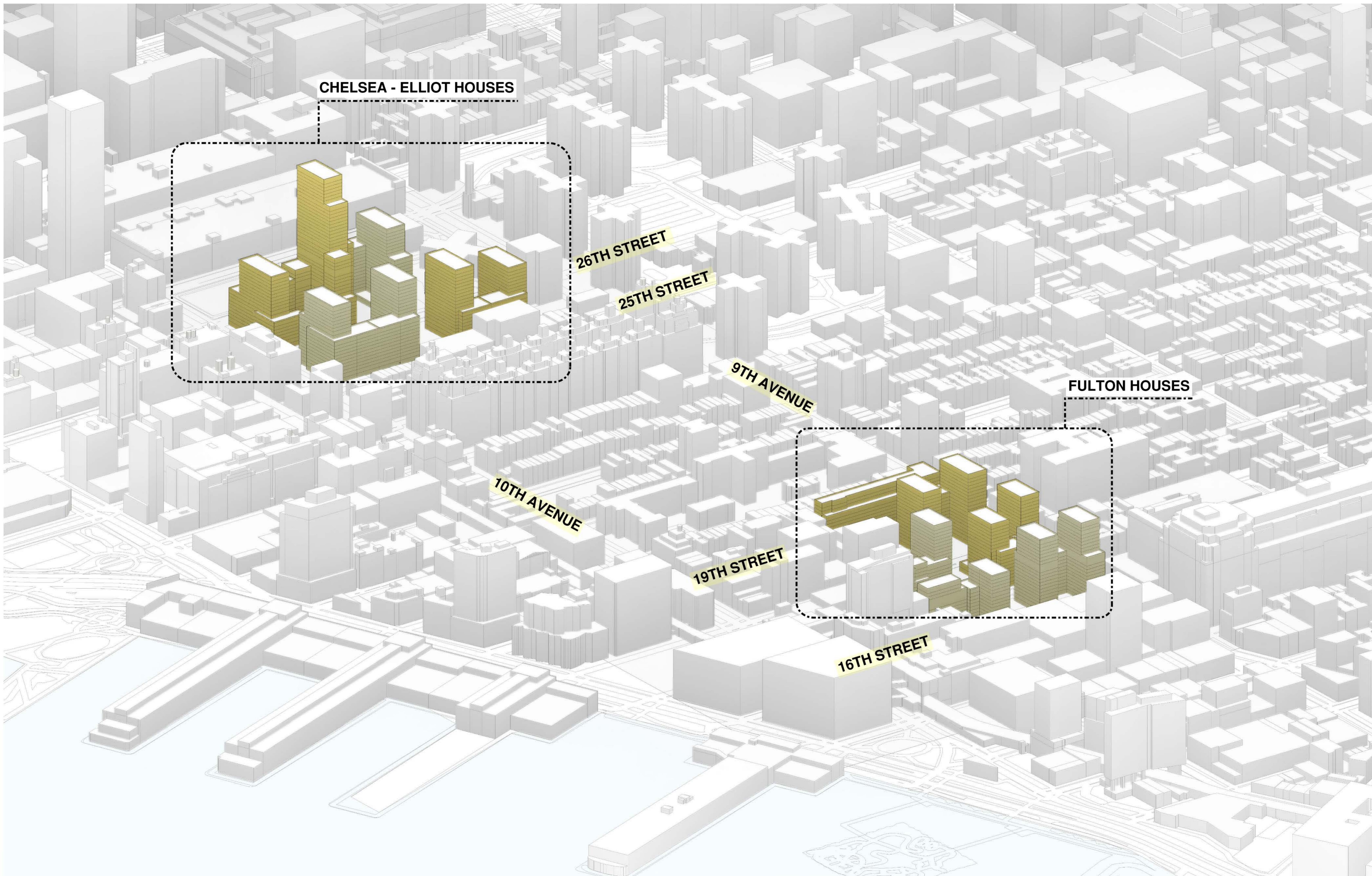
9TH AVENUE

10TH AVENUE

19TH STREET

FULTON HOUSES

16TH STREET



CHELSEA - ELLIOT HOUSES

26TH STREET

25TH STREET

9TH AVENUE

10TH AVENUE

19TH STREET

FULTON HOUSES

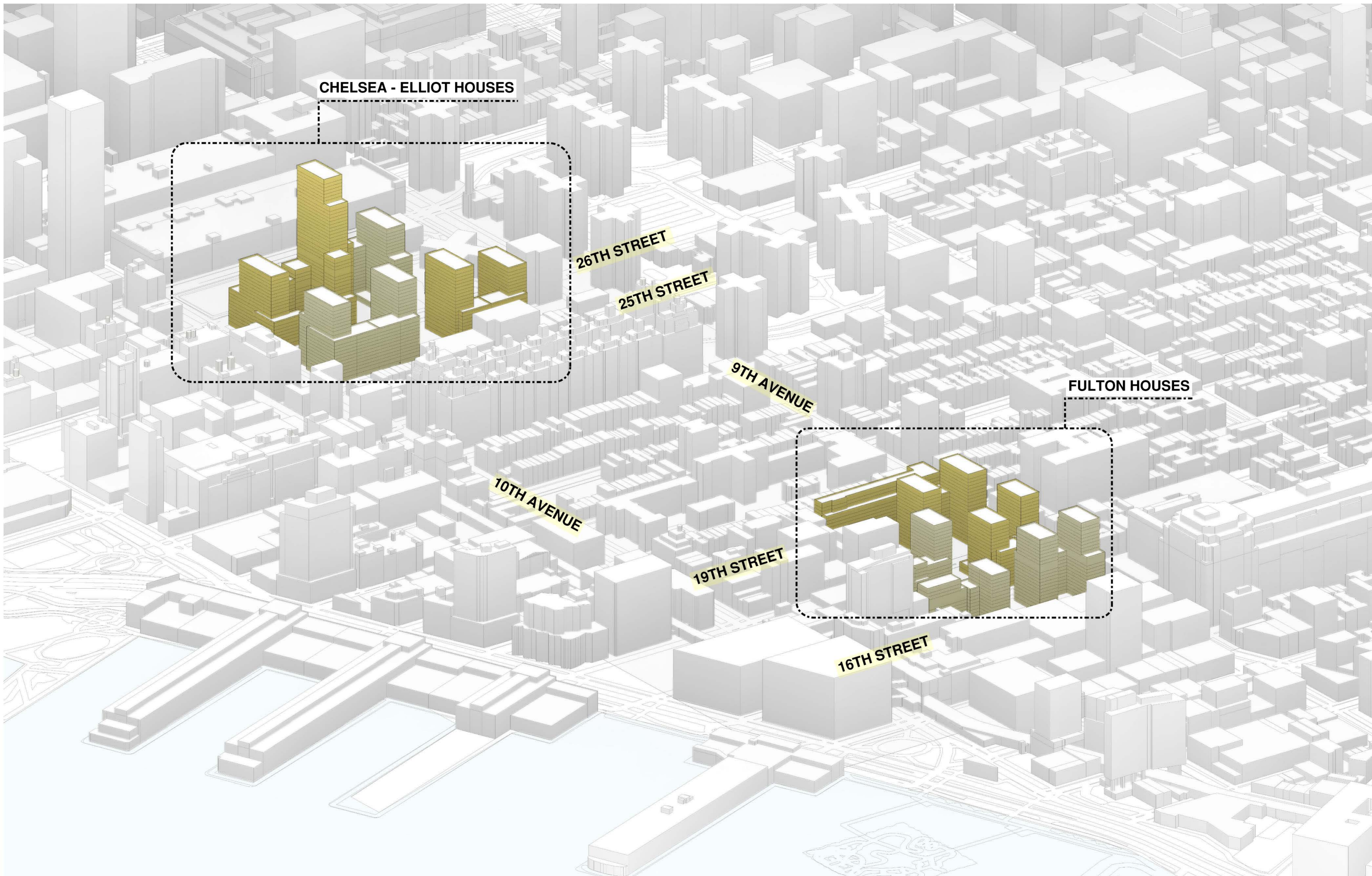
16TH STREET



**LEGEND:**

█ LEGAL WINDOWS NOT REQUIRED (TREATED LIKE A WALL)

█ LEGAL WINDOWS



CHELSEA - ELLIOT HOUSES

26TH STREET

25TH STREET

9TH AVENUE

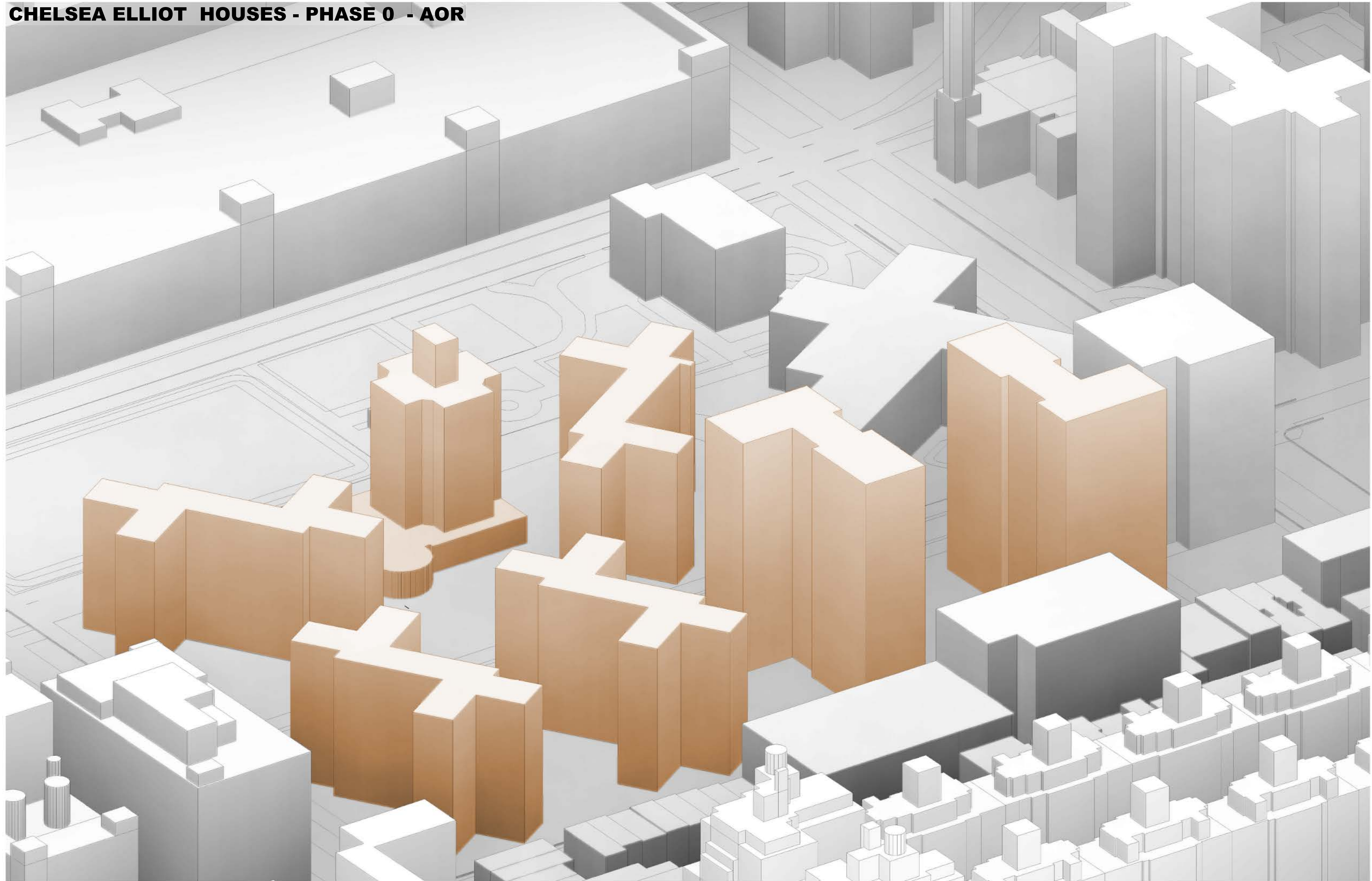
FULTON HOUSES

10TH AVENUE

19TH STREET

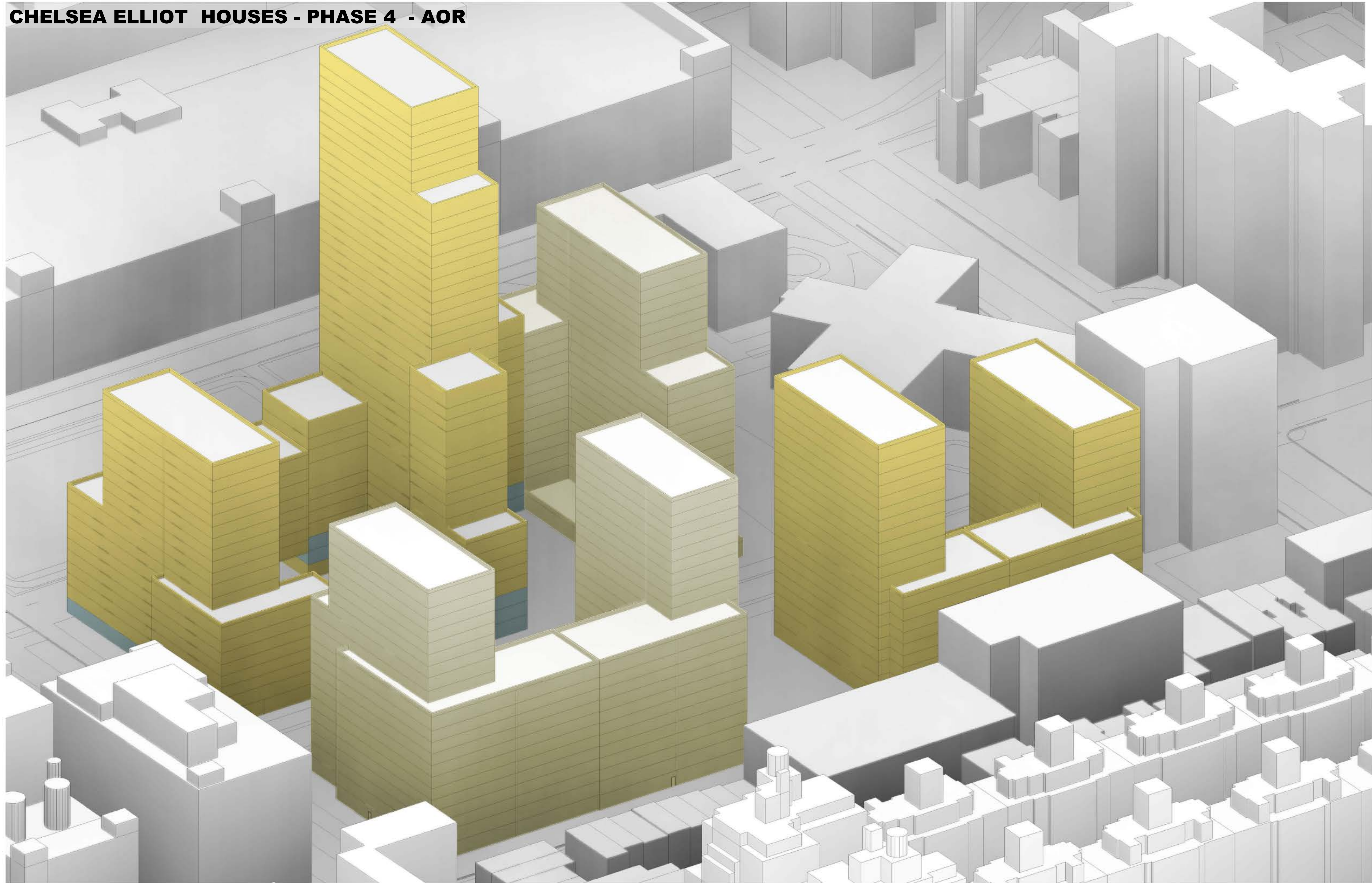
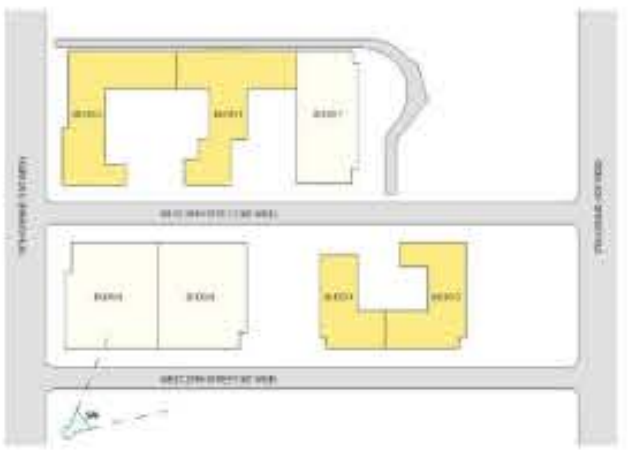
16TH STREET

**CHELSEA ELLIOT HOUSES - PHASE 0 - AOR**



BUILDING MASSING PHASE 0. SOUTH WEST VIEW.  
Elliot - Chelsea & Fulton Housing - AOR

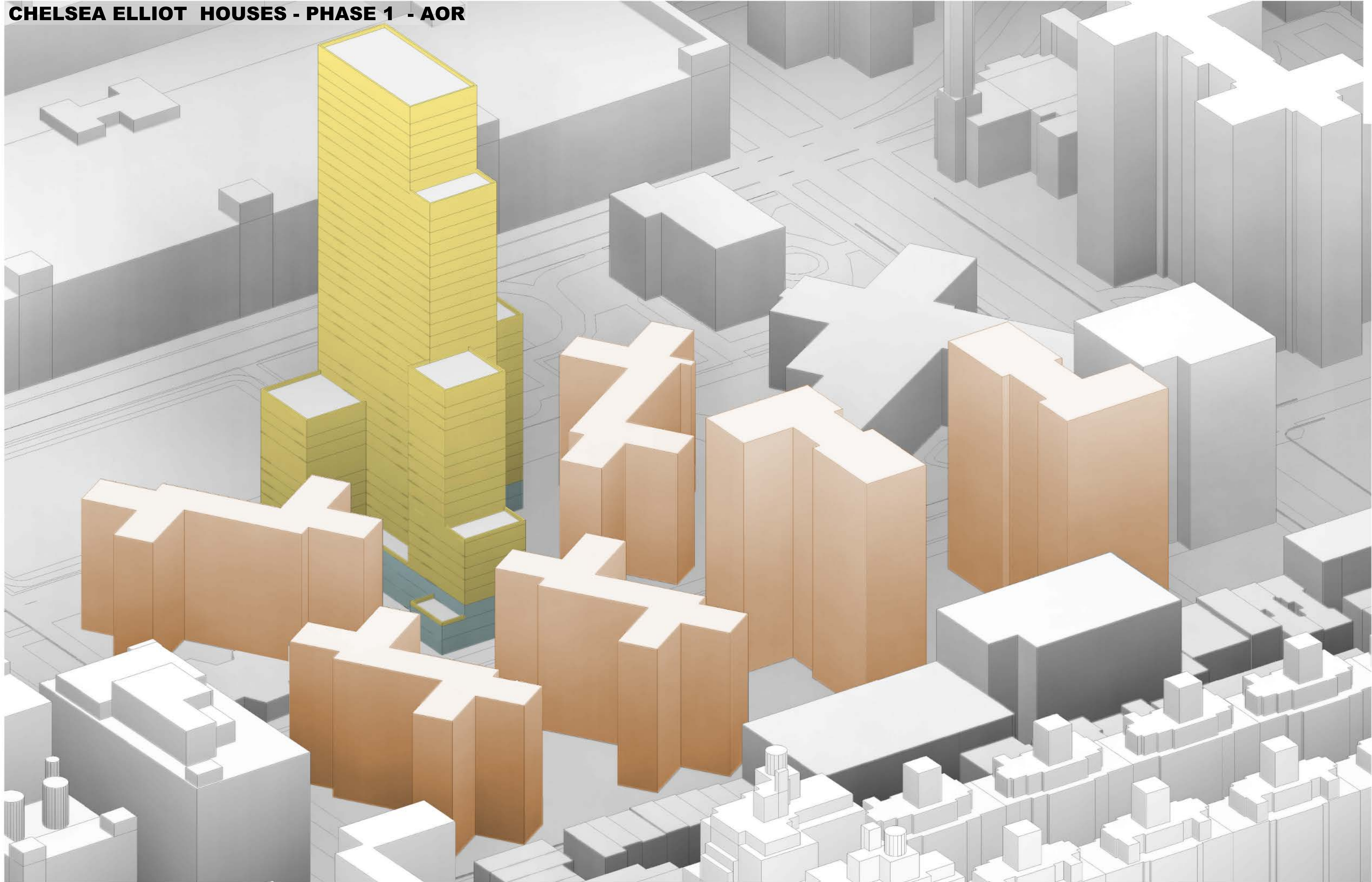
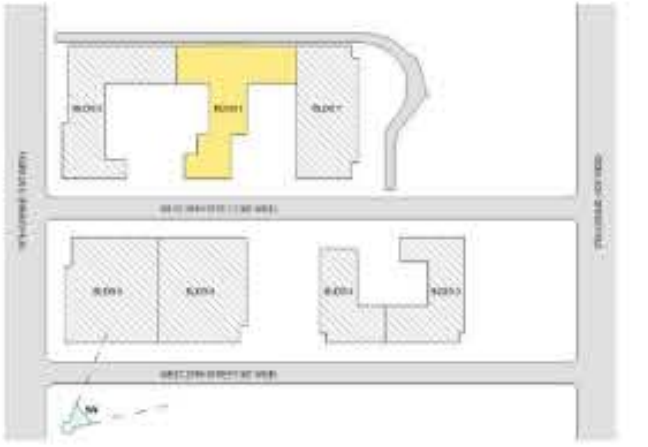
**CHELSEA ELLIOT HOUSES - PHASE 4 - AOR**



BUILDING MASSING PHASE 4. SOUTH WEST VIEW.

Elliot - Chelsea & Fulton Housing - AOR

**CHELSEA ELLIOT HOUSES - PHASE 1 - AOR**

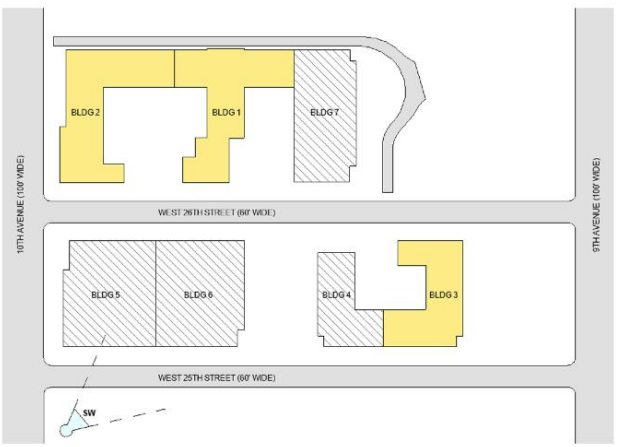
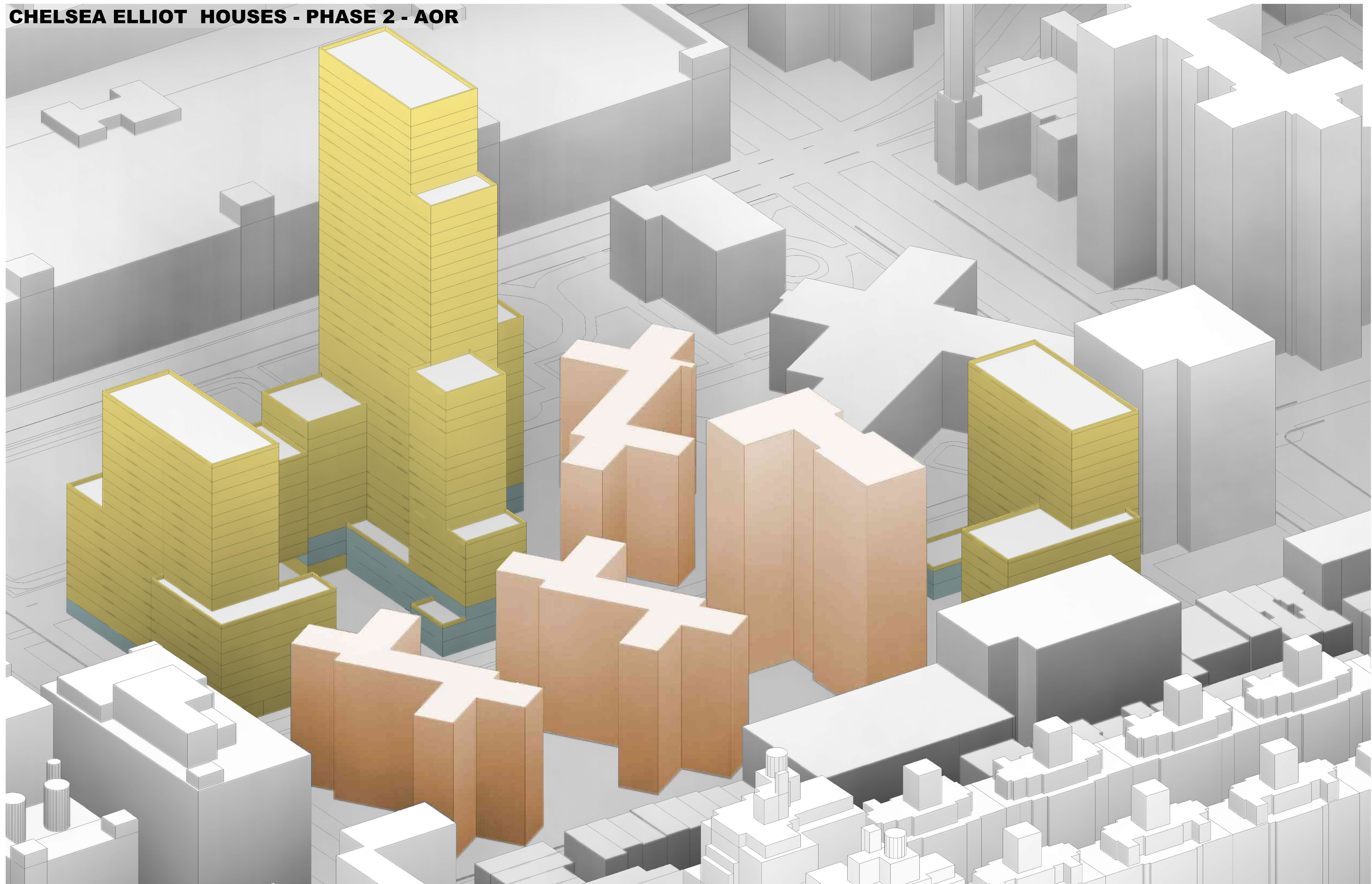


BUILDING MASSING PHASE 1. SOUTH WEST VIEW.

Elliot - Chelsea & Fulton Housing - AOR



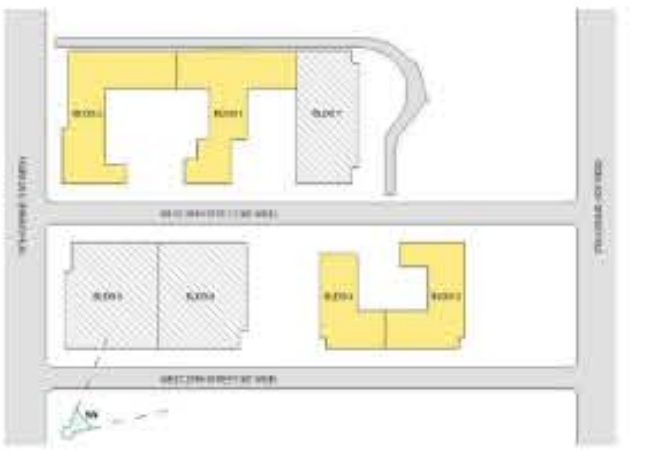
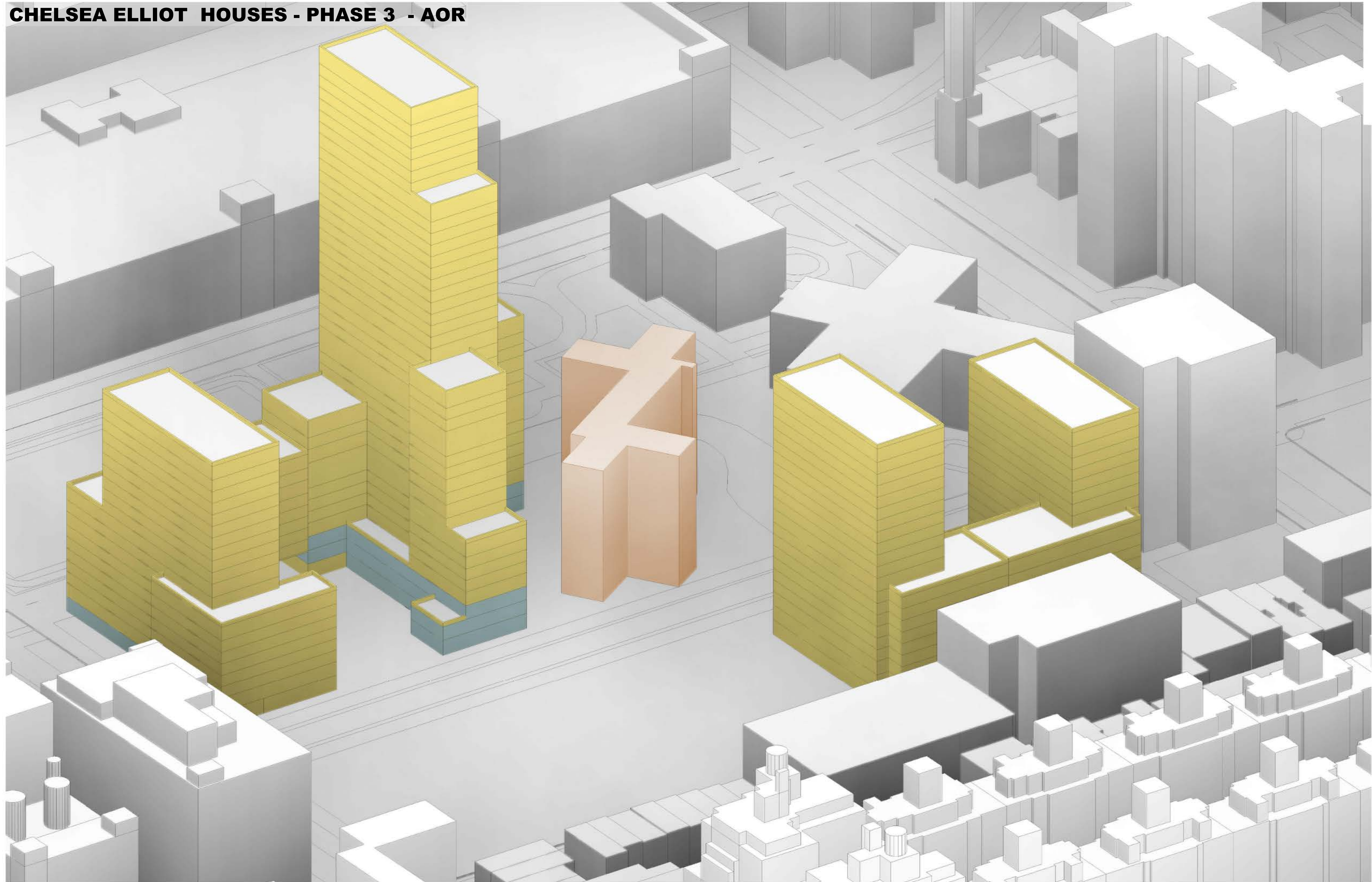
**CHELSEA ELLIOT HOUSES - PHASE 2 - AOR**



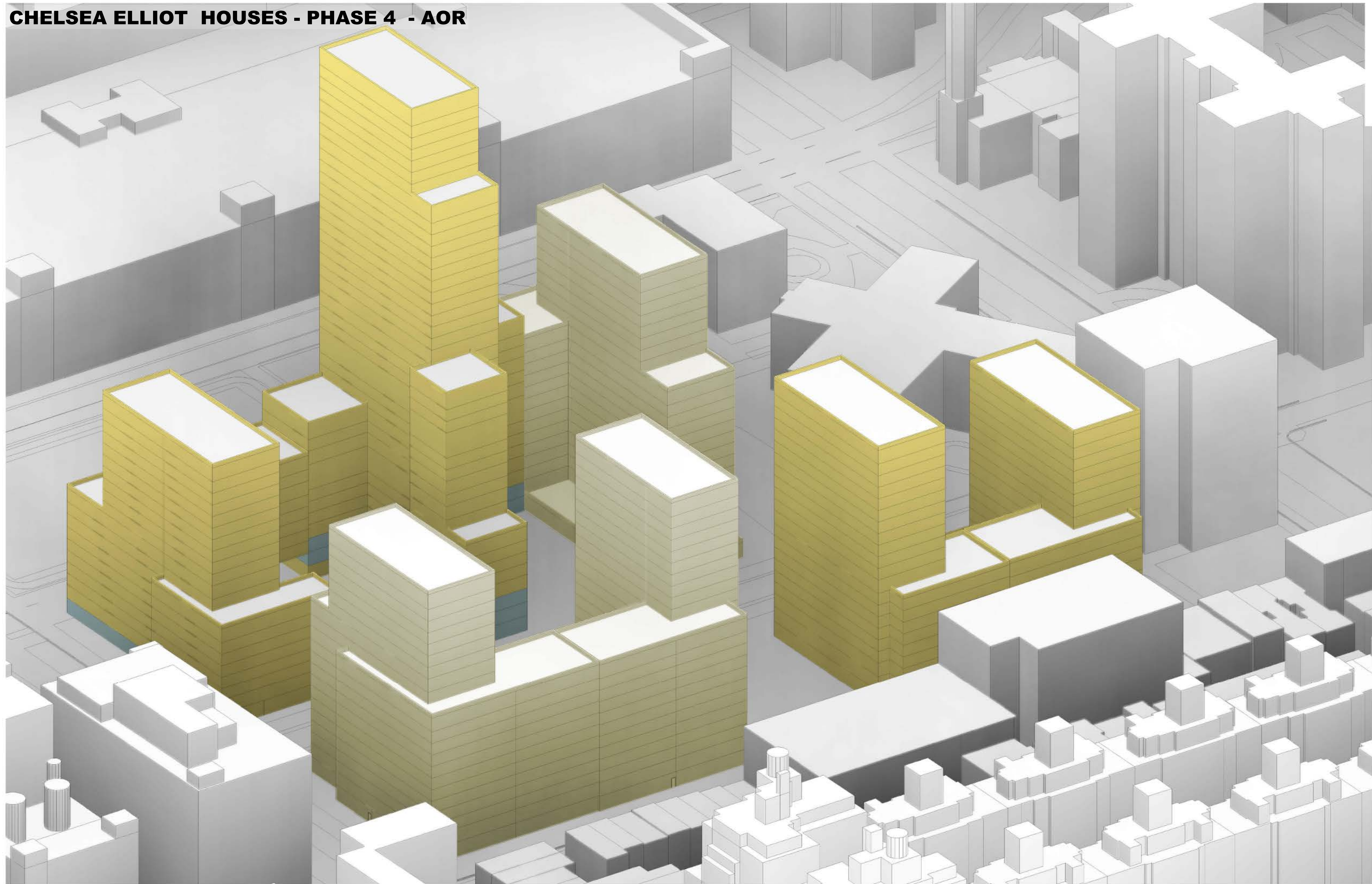
BUILDING MASSING PHASE 2. SOUTH WEST VIEW.

Elliot - Chelsea & Fulton Housing - AOR

**CHELSEA ELLIOT HOUSES - PHASE 3 - AOR**



**CHELSEA ELLIOT HOUSES - PHASE 4 - AOR**

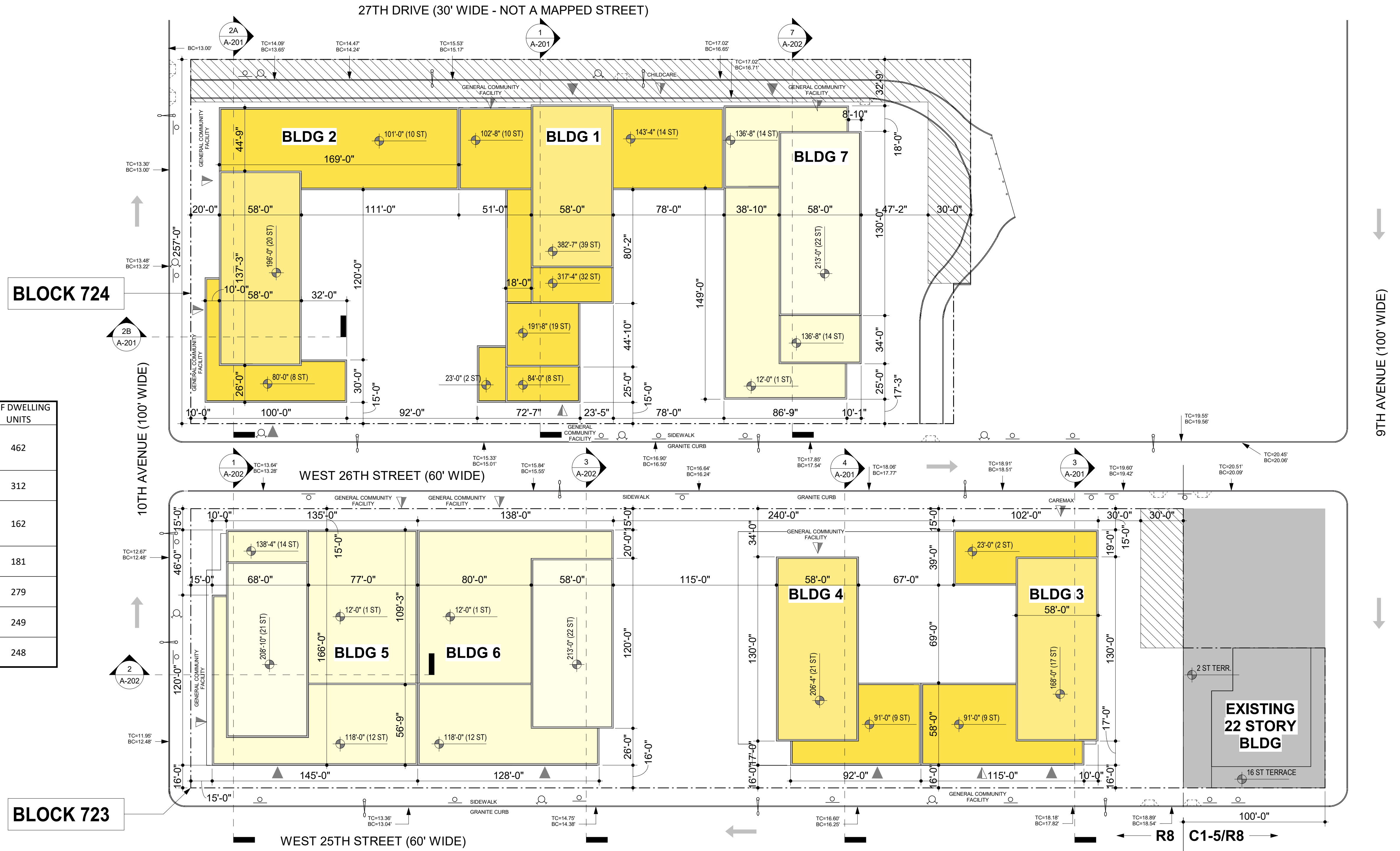


BUILDING MASSING PHASE 4. SOUTH WEST VIEW.

Elliot - Chelsea & Fulton Housing - AOR

# SITE PLAN - PHASE 4

BUILDING #	USE/PROGRAM	GROSS FLOOR AREA (SF)	# OF DWELLING UNITS
1	- NYCHA RESIDENTIAL	471,280	462
	- COMMUNITY FACILITY (1ST, 2ND & 3RD FLOORS)		
	- CHILDCARE (1ST FLOOR)		
2	- NYCHA RESIDENTIAL	273,890	312
	- COMMUNITY FACILITY (1ST FLOOR)		
3	- NYCHA RESIDENTIAL	177,034	162
	- COMMUNITY FACILITY (1ST & 2ND FLOORS)		
	- CAREMAX		
4	- NYCHA RESIDENTIAL	189,552	181
	- COMMUNITY FACILITY (1ST FLOOR)		
5	- MIXED INCOME RESIDENTIAL	256,582	279
	- COMMUNITY FACILITY (1ST FLOOR)		
6	- MIXED INCOME RESIDENTIAL	230,976	249
	- COMMUNITY FACILITY (1ST FLOOR)		
	- MIXED INCOME RESIDENTIAL		
7	- MIXED INCOME RESIDENTIAL	231,986	248
	- COMMUNITY FACILITY (1ST FLOOR)		

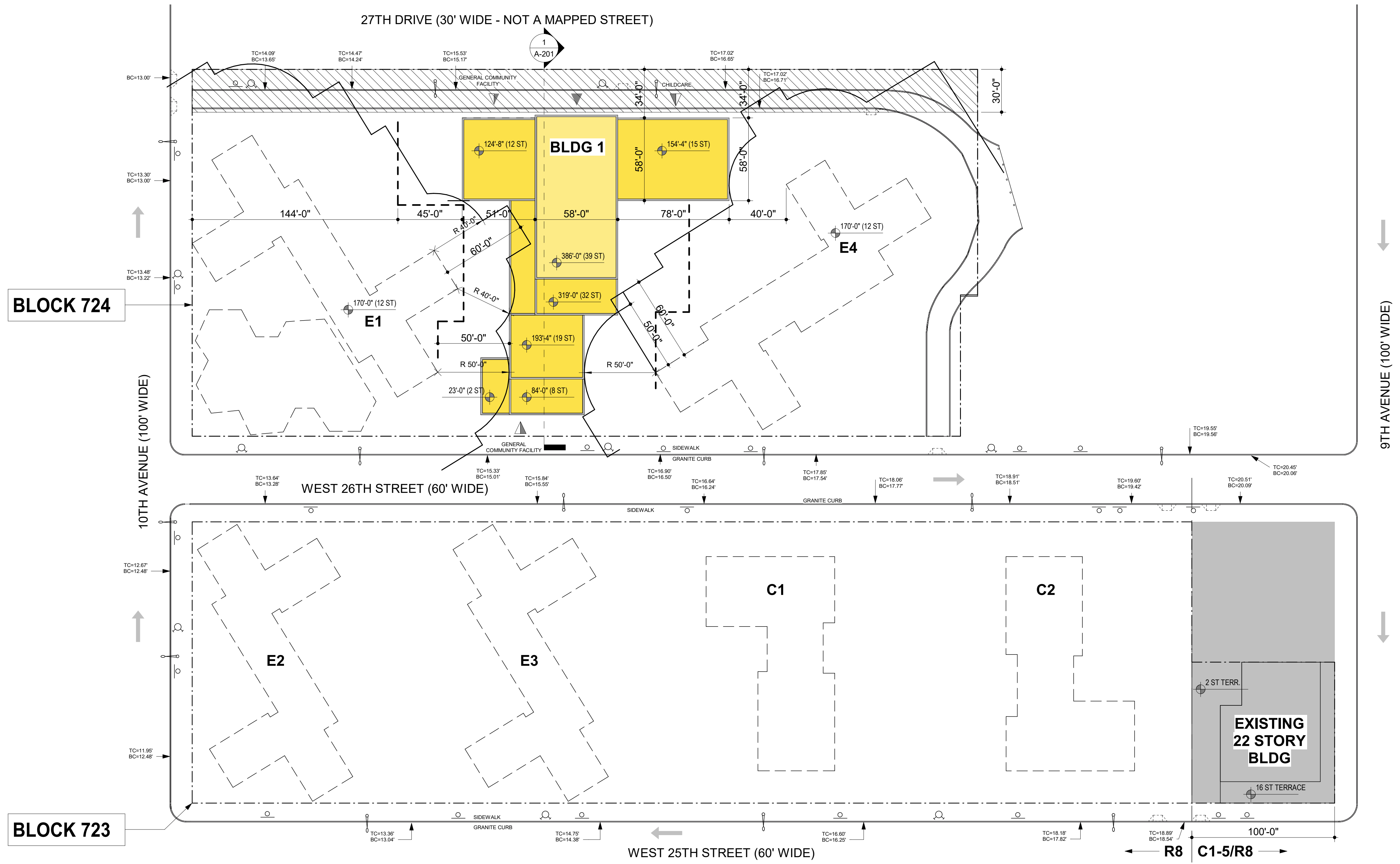


### LEGEND:

- Proposed Preliminary Zoning Envelope
- Existing Context Building
- Spot Elevation/Height (relative to NAVD88)
- Traffic Direction
- Proposed Curb Cut
- Development Envelope Height Illustrative Building Height (# of stories)
- Residential Access Point
- Proposed Building
- Centerline of Driveway
- Existing Curb Cut (to be relocated)
- Illustrative Building Line
- Commercial Access Point
- Parking Access Point
- Street Sign
- Existing Curb Cut (to be maintained)
- Rear Yard Boundary
- Community Access Point
- Loading Access (at loading berths)
- Exit Fire Hydrant
- Existing Street Light

Notes  
 1. Elevations referenced to North American Vertical Datum of 1988 (NAVD88) 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-dimensional 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"

# SITE PLAN - PHASE 1

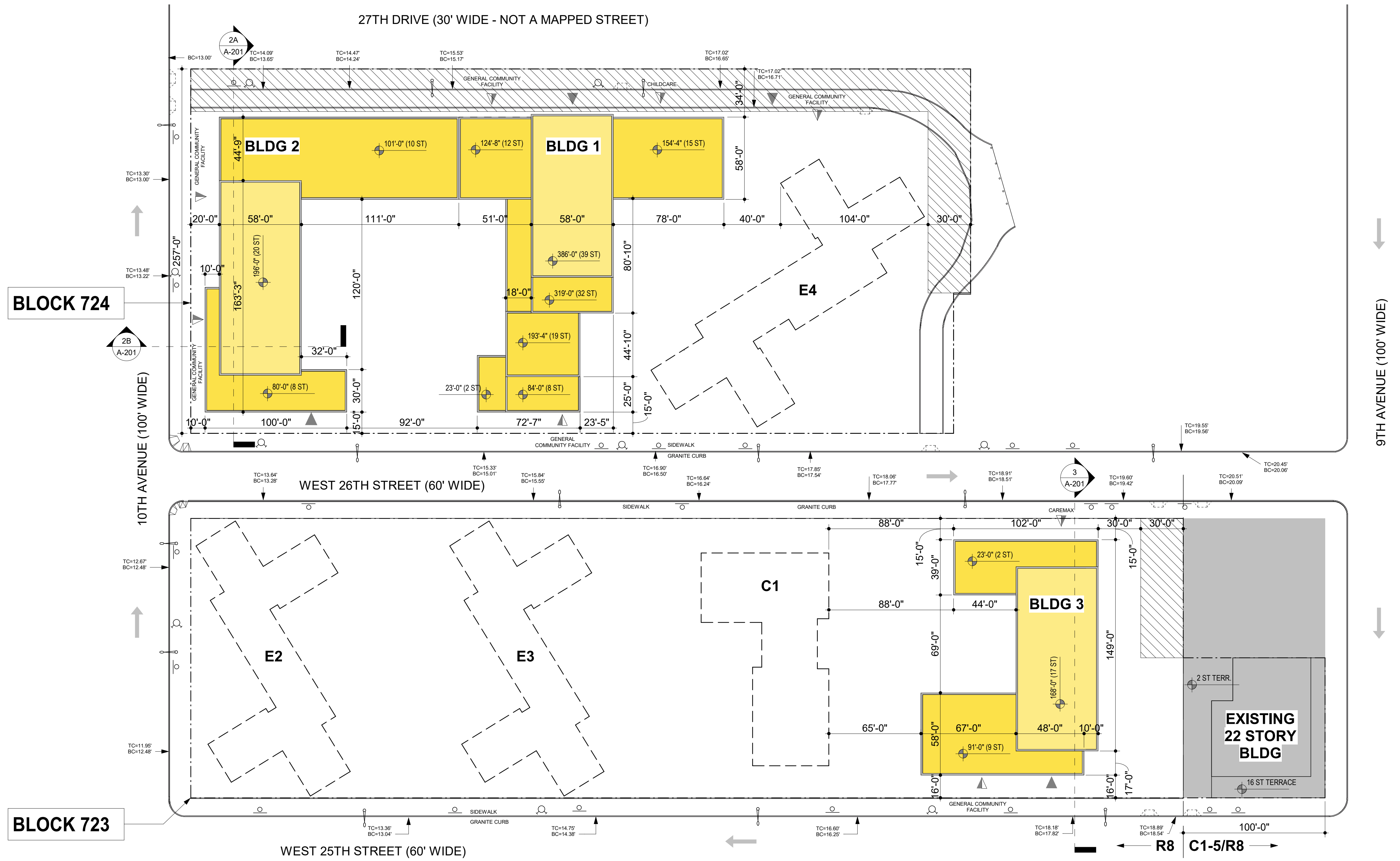


## LEGEND:

- |   |                           |  |                        |                                      |
|---|---------------------------|--|------------------------|--------------------------------------|
| Proposed Preliminary Zoning Envelope                                    | Existing Context Building | Spot Elevation/Height (relative to NAVD88) | Traffic Direction      | Proposed Curb Cut                    |
| Development Envelope Height Illustrative Building Height (# of stories) | Residential Access Point  | Proposed Building                          | Centerline of Driveway | Existing Curb Cut (to be relocated)  |
| Illustrative Building Line  | Commercial Access Point   | Parking Access Point                       | Street Sign            | Existing Curb Cut (to be maintained) |
| Rear Yard Boundary  | Community Access Point    | Loading Access (at loading berths)         | Exit Fire Hydrant      | Existing Street Light                |

Notes  
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# SITE PLAN - PHASE 2



HEIGHT FACTOR CALCULATIONS - PHASE 2

Block #	Lot Area	Overall Lot Coverage	Residential Lot Coverage	Overall GSF	Overall ZSF	Residential GSF	Residential ZSF	HF for FAR	Max. FAR	Proposed Residential FAR	Proposed Overall FAR	Residential FAR Complies Y/N	HF for OSR	Min. OSR	Min. OS SF	Proposed Open Space	Complies Y/N
723	148,125.00	51,108	48,290	747,620	709,375	713,690	683,217	13.88	5.92	4.61	4.79	Y	14.15	9.80	66,955	99,835.00	Y
724	140,379.88	49,258	48,458	864,672	817,042	802,157	755,757	16.59	6.02	5.38	5.82	Y	15.60	10.40	78,599	91,921.88	Y

## LEGEND:

- Proposed Preliminary Zoning Envelope
- Development Envelope Height Illustrative Building Height (# of stories)
- Illustrative Building Line
- Rear Yard Boundary
- Existing Context Building
- Residential Access Point
- Commercial Access Point
- Community Access Point
- Proposed Building
- Parking Access Point
- Loading Access (at loading berths)
- Spot Elevation/Height (relative to NAVD88)
- Traffic Direction
- Centerline of Driveway
- Street Sign
- Exit Fire Hydrant
- Proposed Curb Cut
- Existing Curb Cut (to be relocated)
- Existing Curb Cut (to be maintained)
- Existing Street Light

Notes  
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# SITE PLAN - PHASE 3



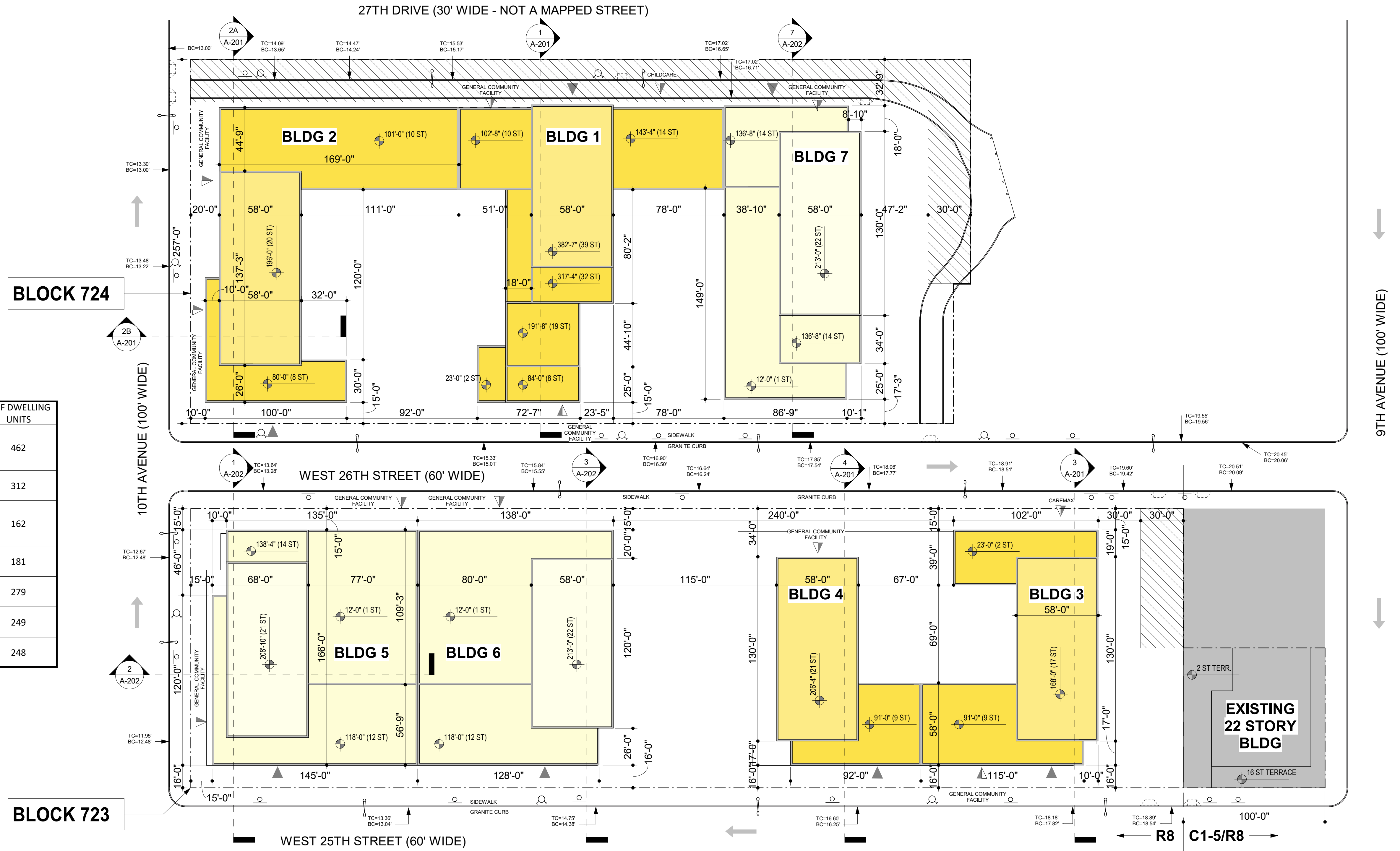
## LEGEND:

- |  |                           |  |                        |                                      |
|--|---------------------------|--|------------------------|--------------------------------------|
| Proposed Preliminary Zoning Envelope                                       | Existing Context Building | Spot Elevation/Height (relative to NAVD88) | Traffic Direction      | Proposed Curb Cut                    |
| Development Envelope Height<br>Illustrative Building Height (# of stories) | Residential Access Point  | Proposed Building                          | Centerline of Driveway | Existing Curb Cut (to be relocated)  |
| Illustrative Building Line   | Commercial Access Point   | Parking Access Point                       | Street Sign            | Existing Curb Cut (to be maintained) |
| Rear Yard Boundary   | Community Access Point    | Loading Access (at loading berths)         | Exit Fire Hydrant      | Existing Street Light                |

Notes  
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# SITE PLAN - PHASE 4

BUILDING #	USE/PROGRAM	GROSS FLOOR AREA (SF)	# OF DWELLING UNITS
1	- NYCHA RESIDENTIAL	471,280	462
	- COMMUNITY FACILITY (1ST, 2ND & 3RD FLOORS)		
	- CHILDCARE (1ST FLOOR)		
2	- NYCHA RESIDENTIAL	273,890	312
	- COMMUNITY FACILITY (1ST FLOOR)		
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	- COMMUNITY FACILITY (1ST & 2ND FLOORS)		
	- CAREMAX		
4	- NYCHA RESIDENTIAL	189,552	181
	- COMMUNITY FACILITY (1ST FLOOR)		
5	- MIXED INCOME RESIDENTIAL	256,582	279
	- COMMUNITY FACILITY (1ST FLOOR)		
6	- MIXED INCOME RESIDENTIAL	230,976	249
	- COMMUNITY FACILITY (1ST FLOOR)		
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7	- MIXED INCOME RESIDENTIAL	231,986	248
	- COMMUNITY FACILITY (1ST FLOOR)		



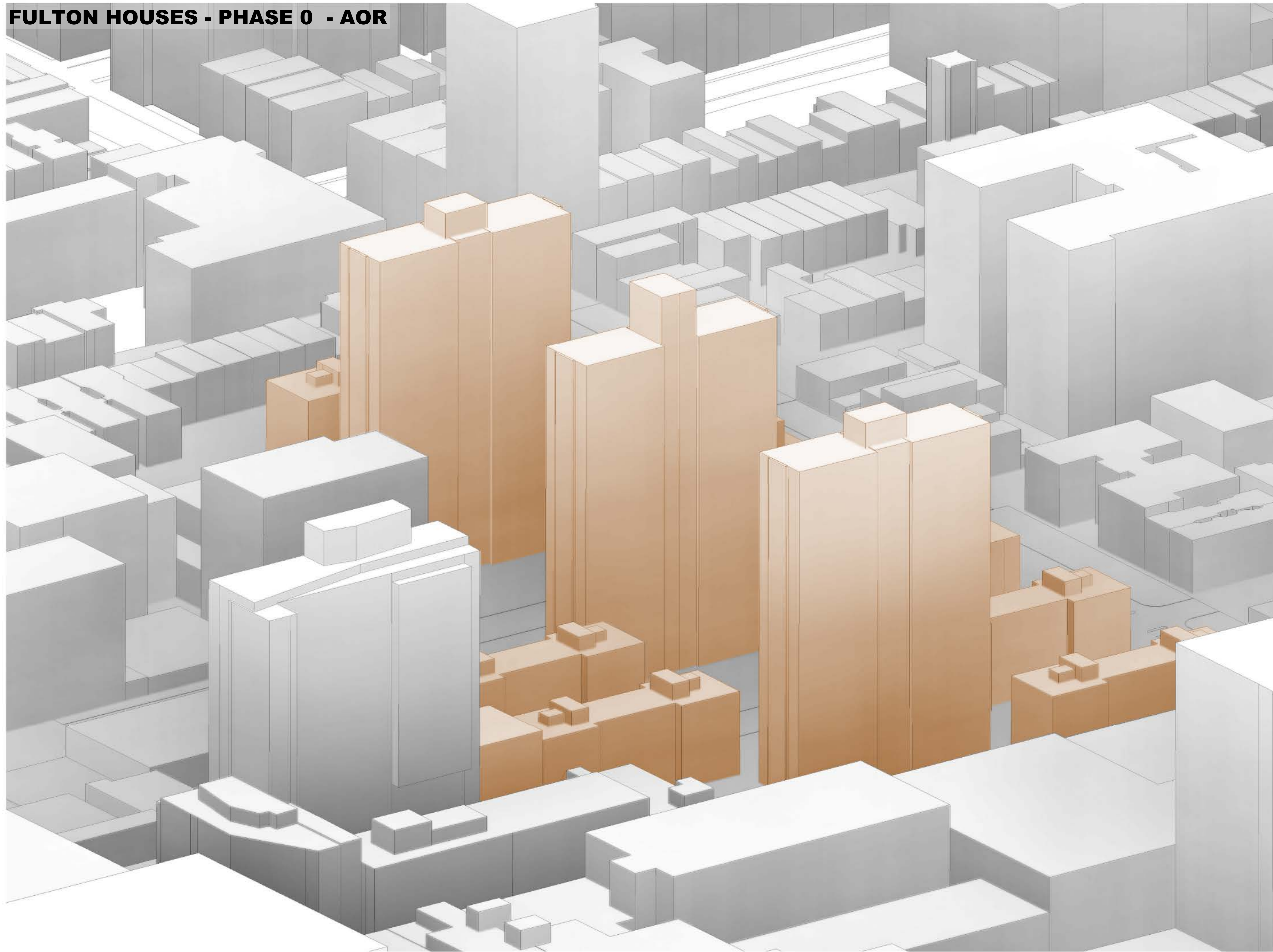
## LEGEND:

- Proposed Preliminary Zoning Envelope
- █ Existing Context Building
- ↗ Spot Elevation/Height (relative to NAVD88)
- ➔ Traffic Direction
- ▭ Proposed Building
- ➔ Proposed Curb Cut
- Development Envelope Height Illustrative Building Height (# of stories)
- ▶ Residential Access Point
- Centerline of Driveway
- ▭ Existing Curb Cut (to be relocated)
- Illustrative Building Line
- ▽ Commercial Access Point
- ➔ Parking Access Point
- ▭ Existing Curb Cut (to be maintained)
- ▨ Rear Yard Boundary
- ▶ Community Access Point
- ➔ Loading Access (at loading berths)
- ⊕ Street Sign
- ▭ Existing Street Light
- ⊕ Exit Fire Hydrant
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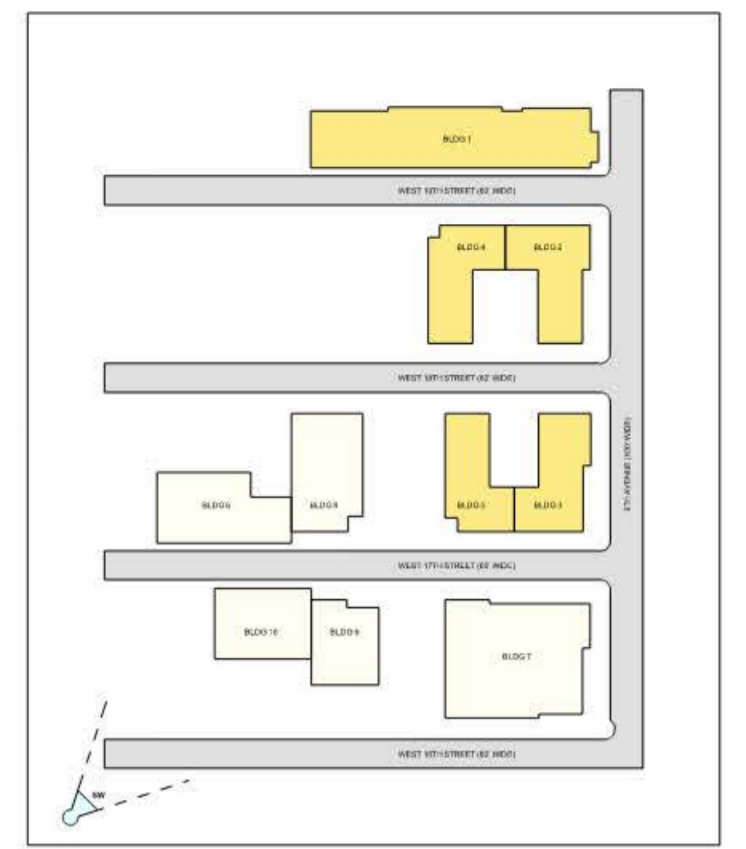
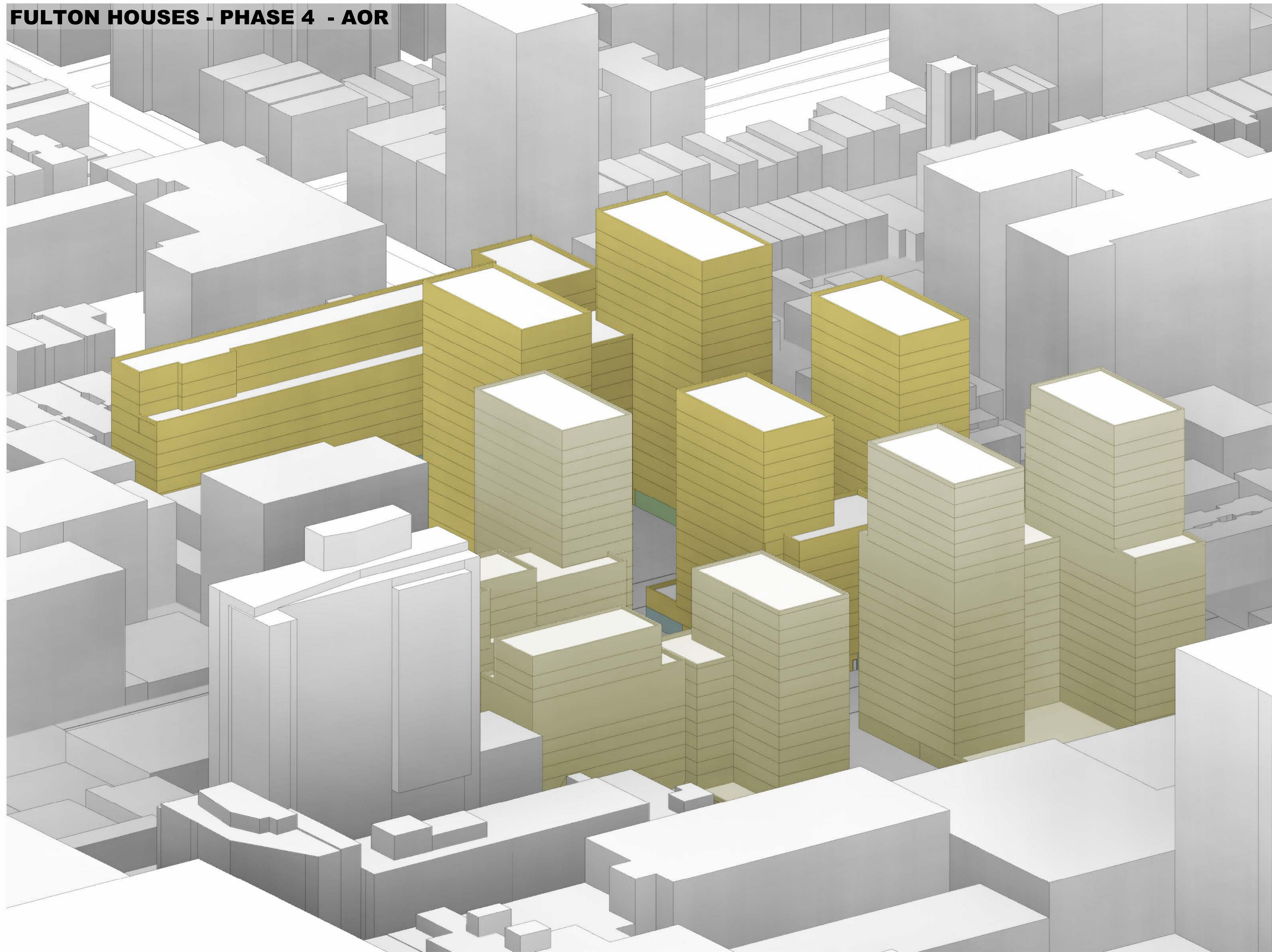


**FULTON HOUSES - PHASE 0 - AOR**



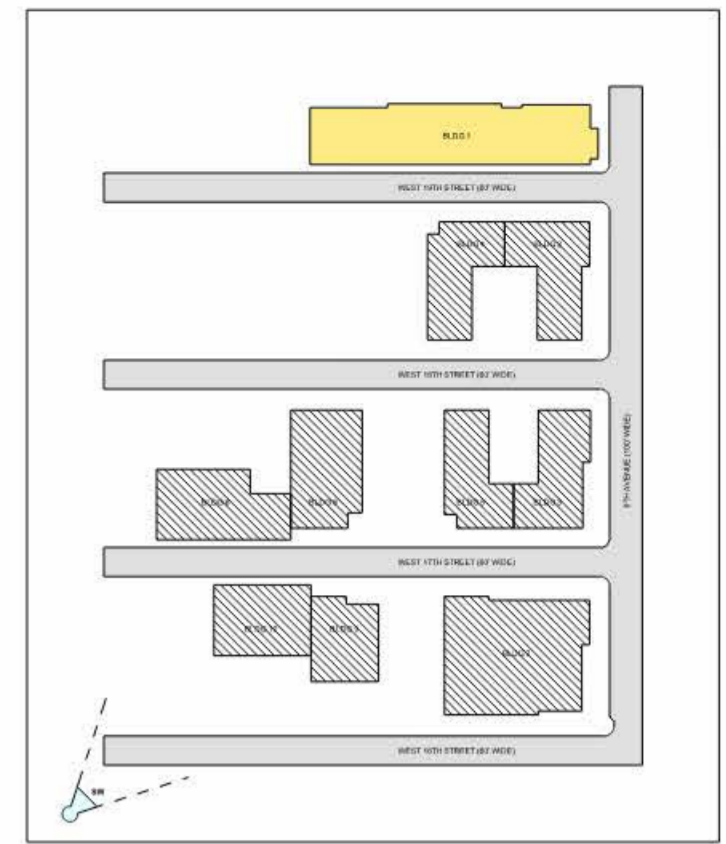
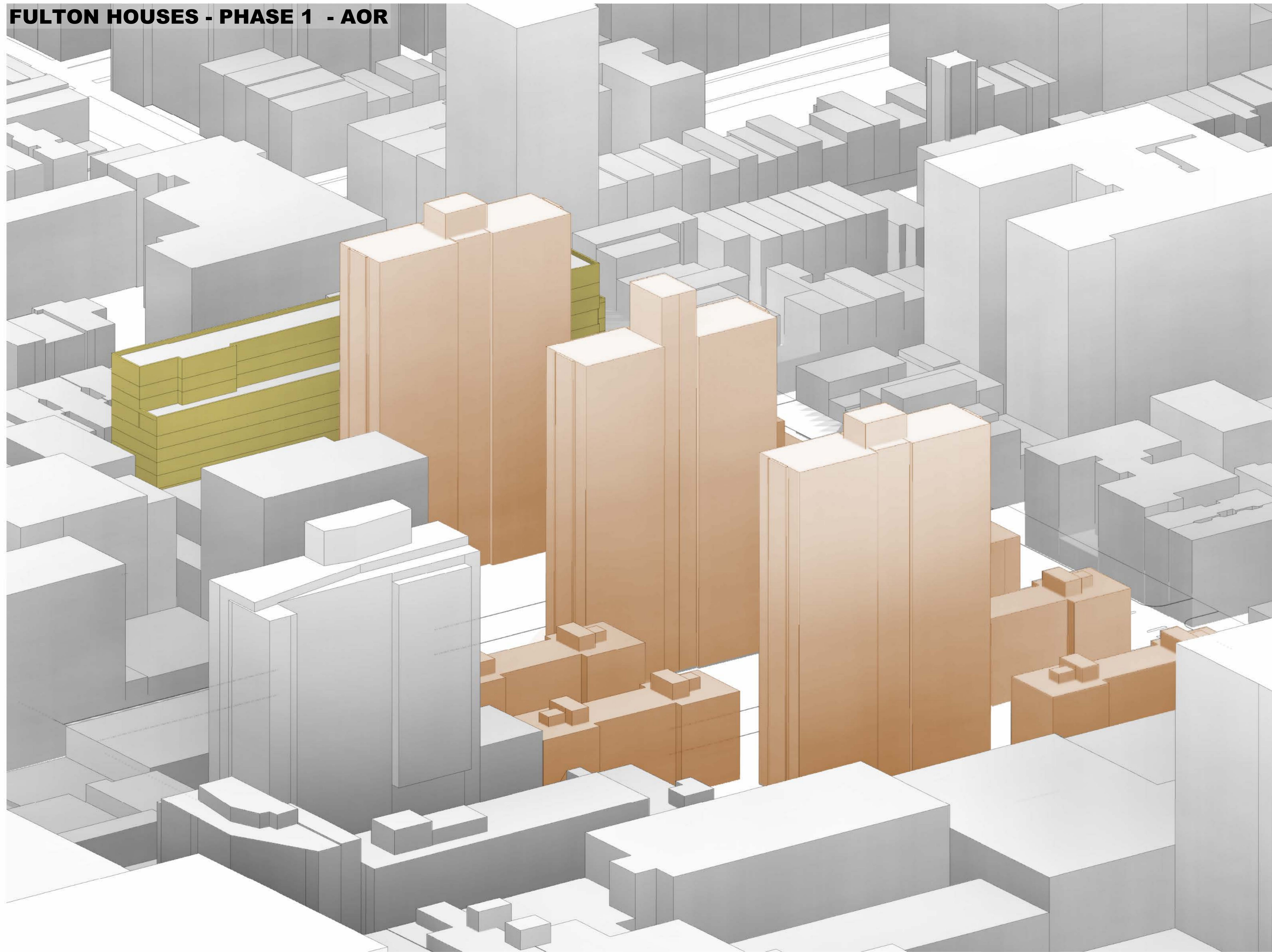
BUILDING MASSING PHASE 0. SOUTH WEST VIEW.  
Chelsea - Elliott & Fulton Housing - AOR

**FULTON HOUSES - PHASE 4 - AOR**

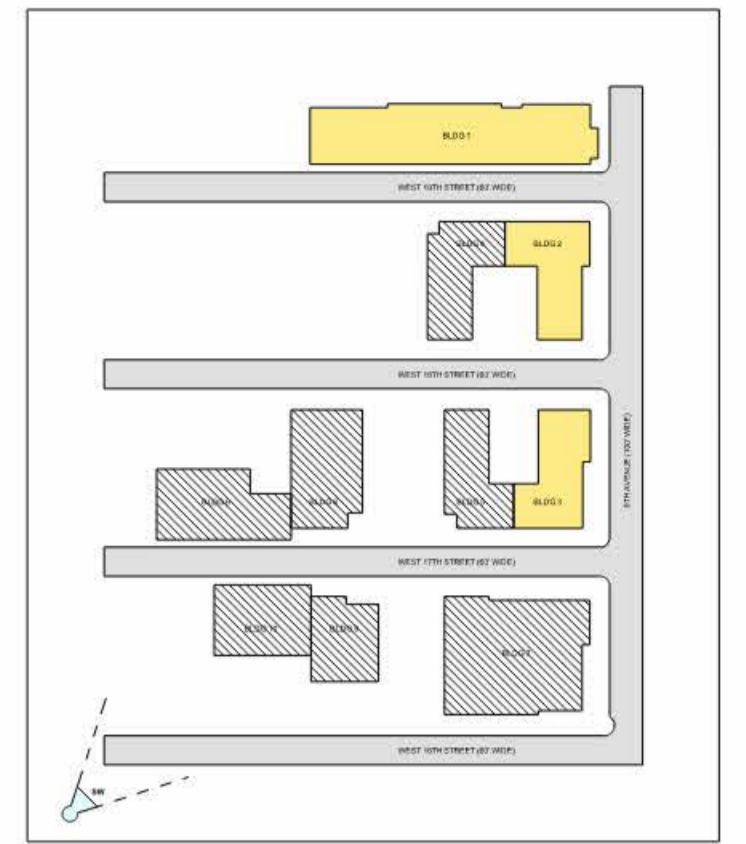
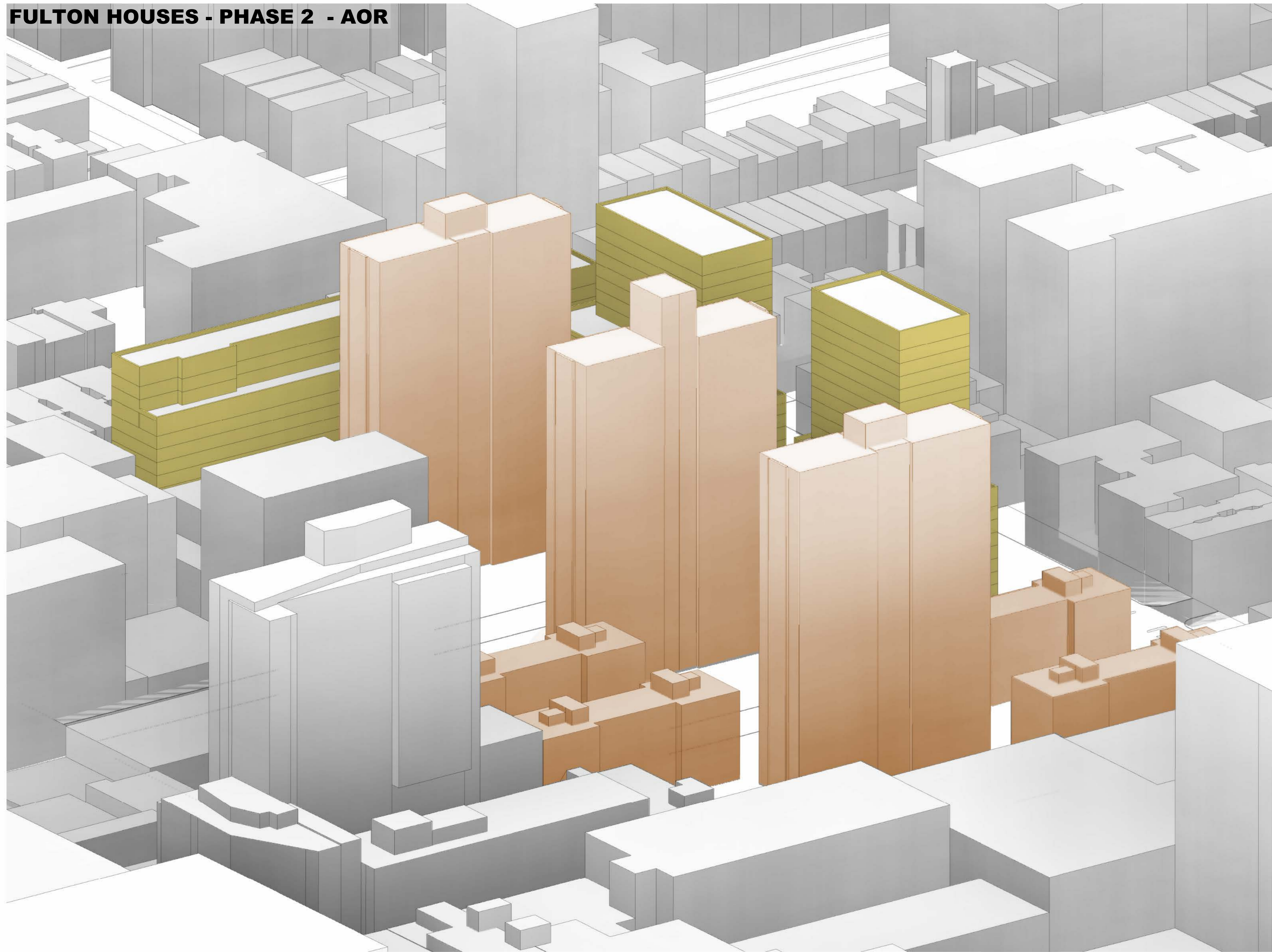


BUILDING MASSING PHASE 4. SOUTH WEST VIEW.  
Chelsea - Elliott & Fulton Housing - AOR

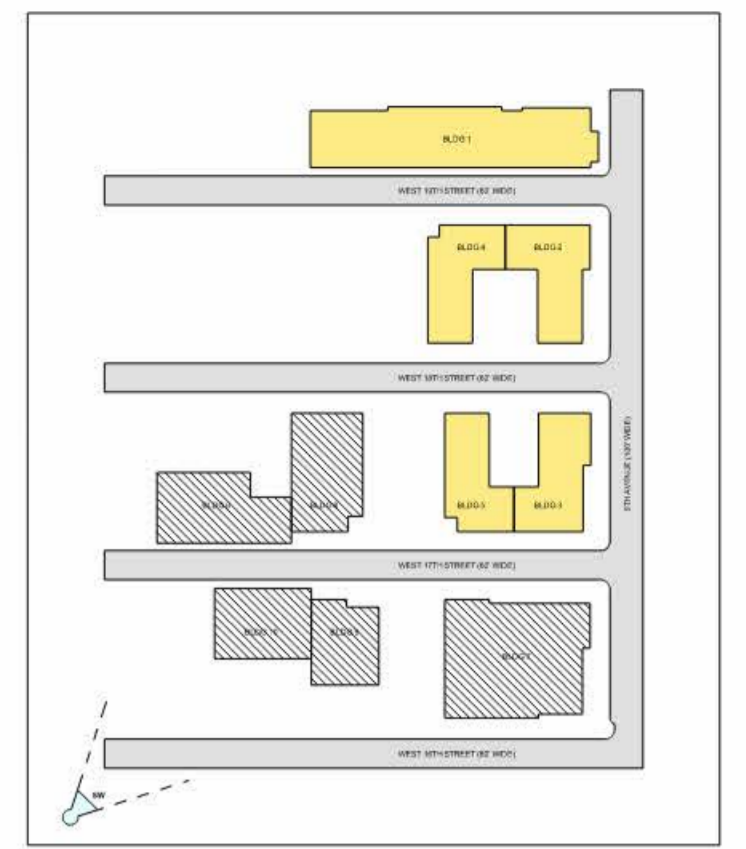
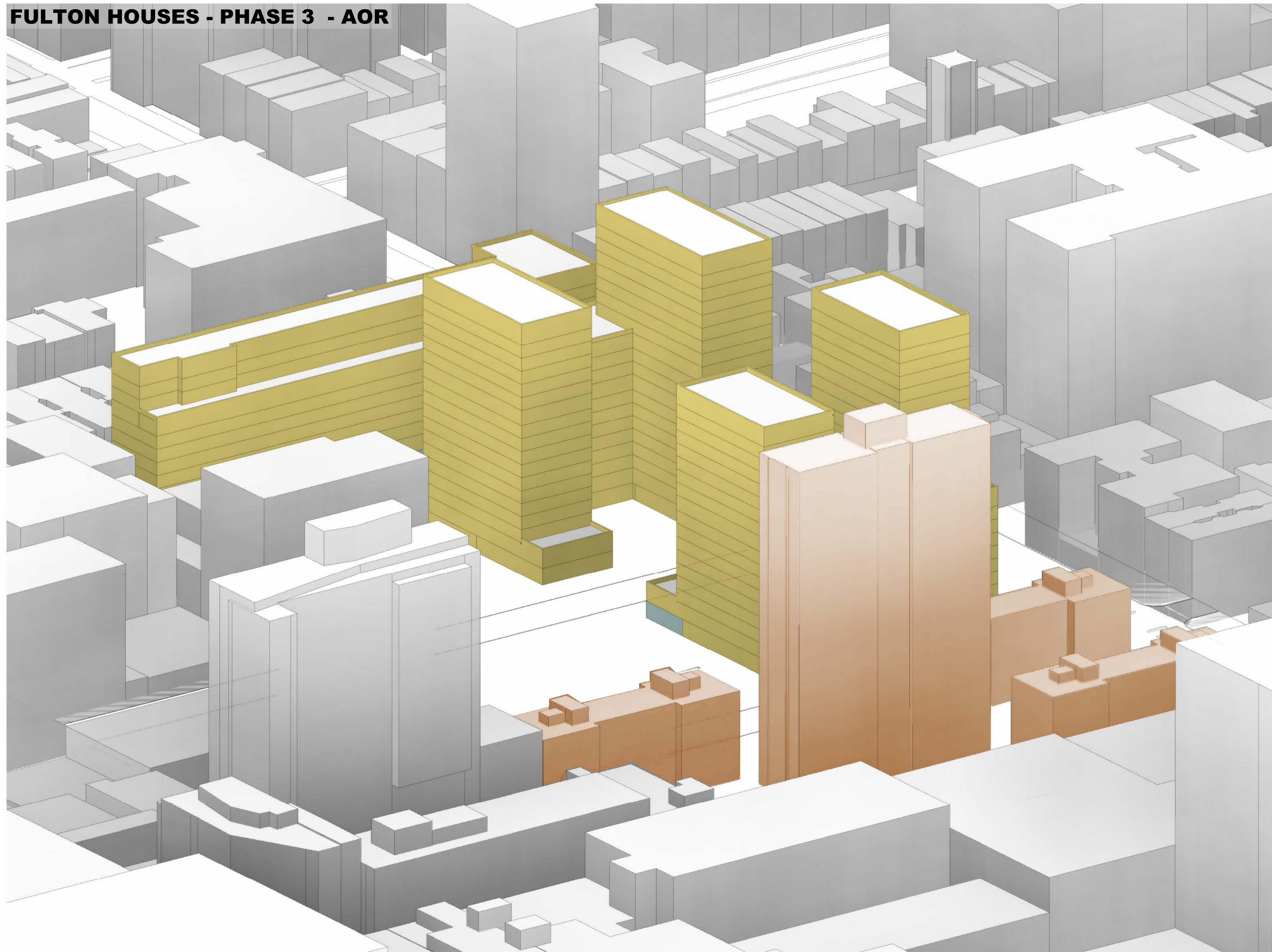
FULTON HOUSES - PHASE 1 - AOR



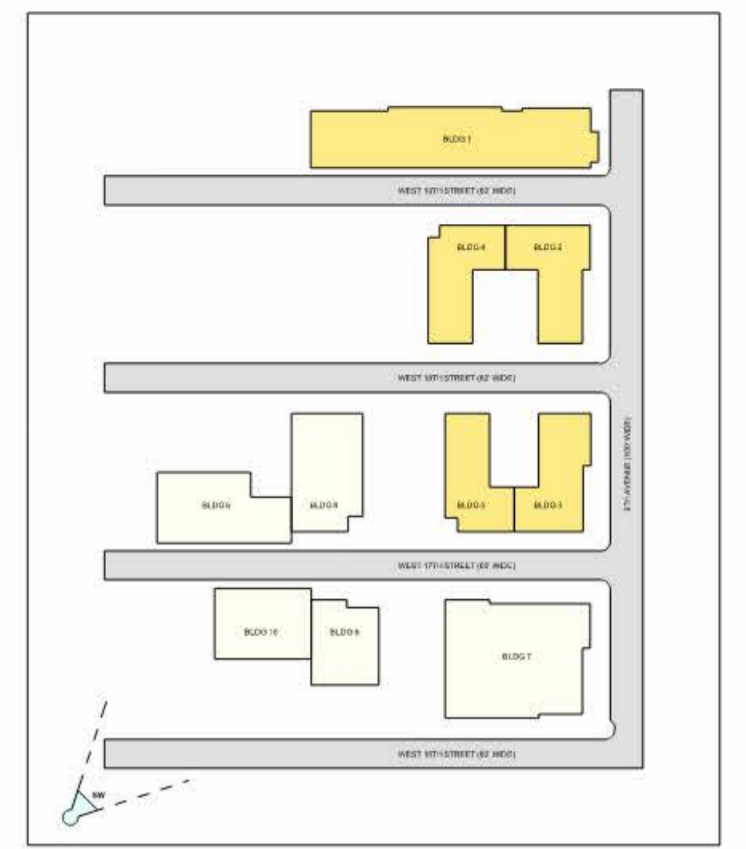
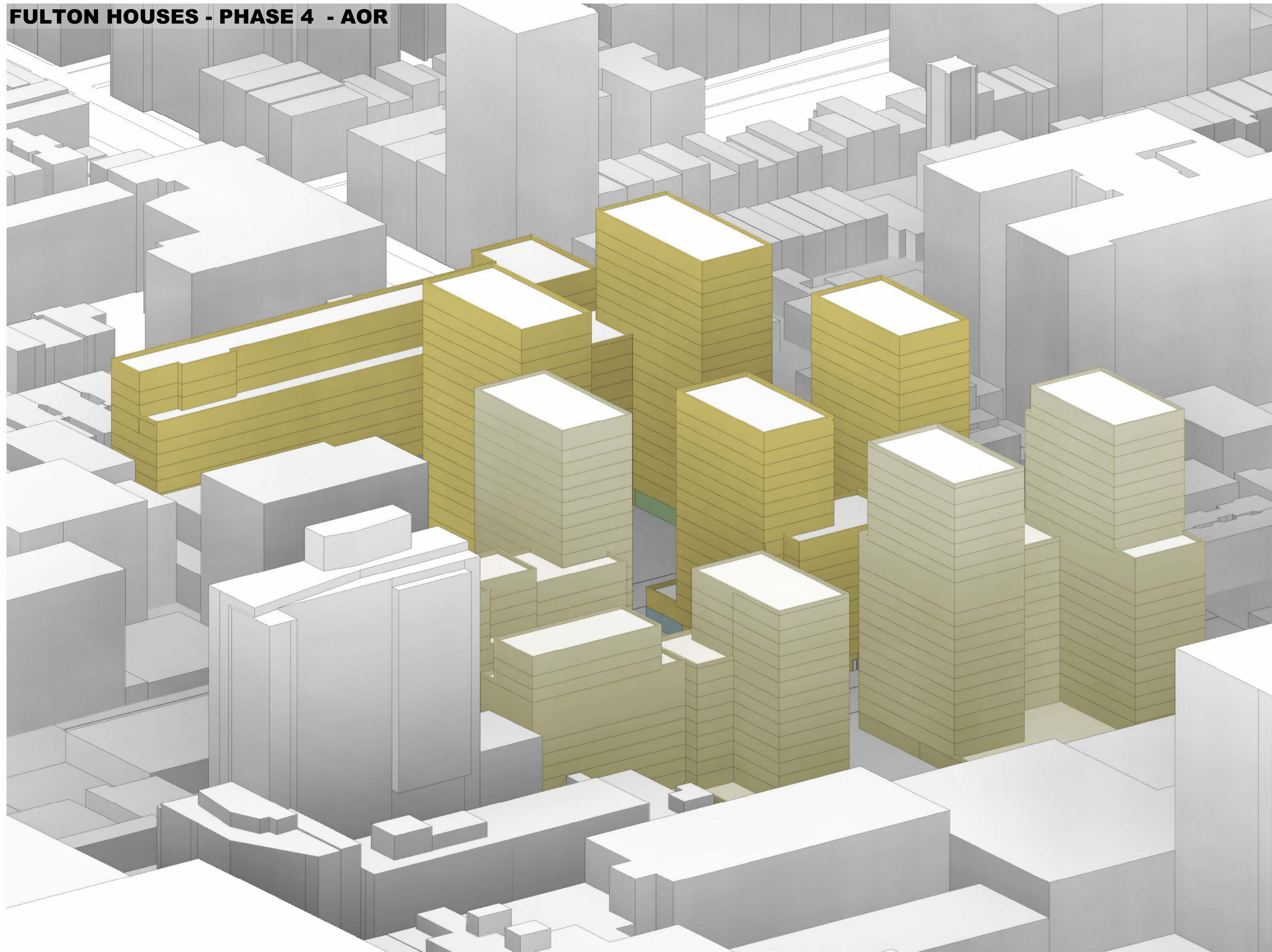
FULTON HOUSES - PHASE 2 - AOR



**FULTON HOUSES - PHASE 3 - AOR**



**FULTON HOUSES - PHASE 4 - AOR**



# SITE PLAN - PHASE 4

- Proposed Preliminary Zoning Envelope
- Development Envelope Height
- Illustrative Building Height (# of stories)
- Illustrative Building Line
- Existing Context Building
- 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
- Centerline of Driveway
- Street Sign
- Exit Fire Hydrant
- Proposed Curb Cut
- Existing Curb Cut (to be relocated)
- Existing Curb Cut (to be maintained)
- Existing Street Light
- Rear Yard Boundary

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BUILDING #	USE/PROGRAM	GROSS FLOOR AREA (SF)	# OF DWELLING UNITS
1	- NYCHA RESIDENTIAL	227,401	201
	- COMMUNITY FACILITY (1ST FLOOR)		
2	- NYCHA RESIDENTIAL	194,056	215
	- HEALTHY GROCER		
3	- NYCHA RESIDENTIAL	176,696	207
	- LOCAL RETAIL		
4	- NYCHA RESIDENTIAL	185,656	170
	- DAYCARE (1ST FLOOR)		
5	- NYCHA RESIDENTIAL	143,814	163
	- COMMUNITY FACILITY (1ST FLOOR)		
6	- MIXED INCOME RESIDENTIAL	131,180	139
	- COMMUNITY FACILITY (1ST FLOOR)		
7	- MIXED INCOME	367,516	393
	- COMMUNITY FACILITY (1ST FLOOR)		
8	- MIXED INCOME RESIDENTIAL	174,728	176
	- COMMUNITY FACILITY (2ND FLOOR)		
9	- MIXED INCOME RESIDENTIAL	102,630	106
	- COMMUNITY FACILITY (1ST FLOOR)		
10	- MIXED INCOME RESIDENTIAL	92,900	93
	- COMMUNITY FACILITY (1ST FLOOR)		

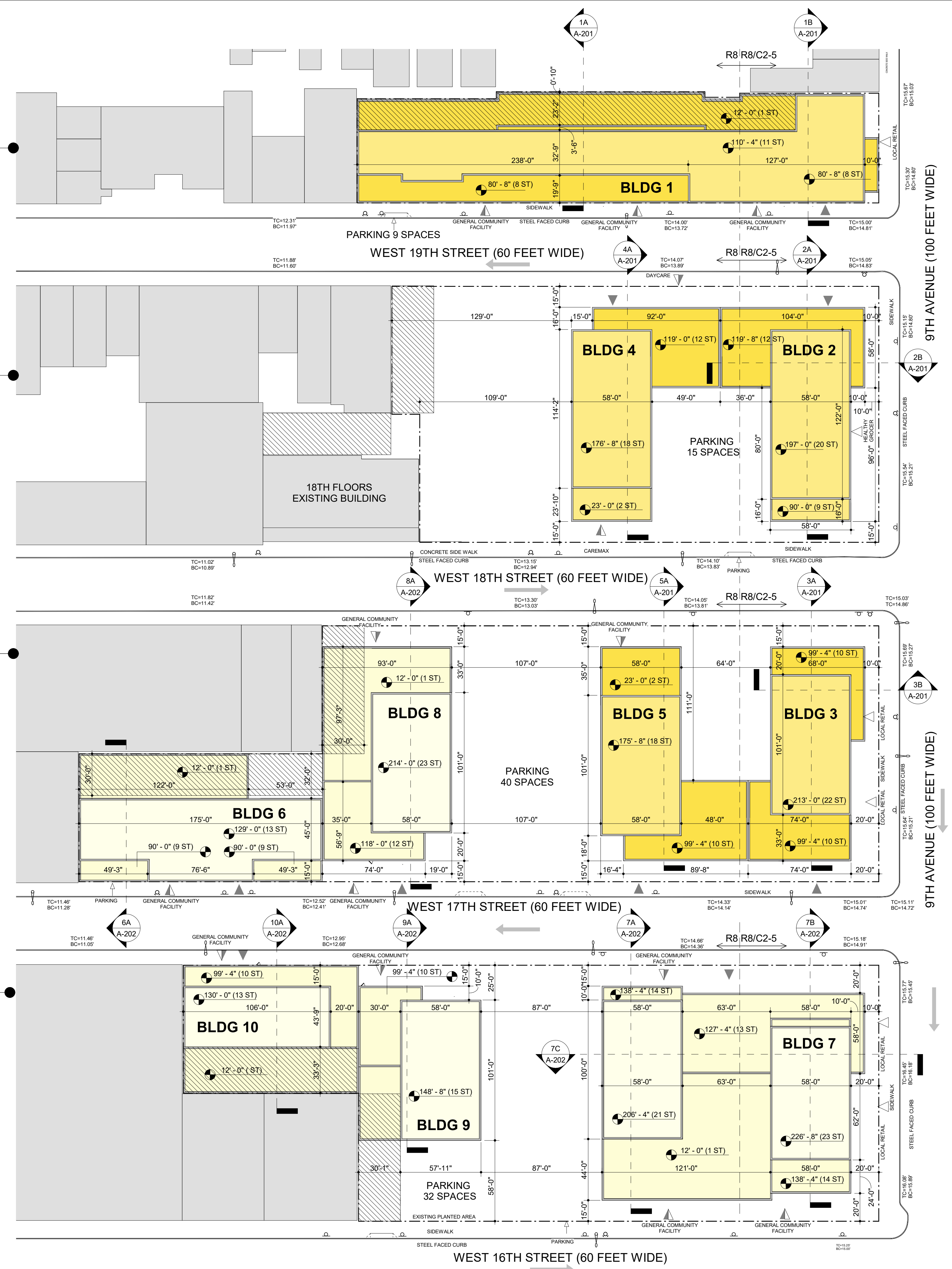
HEIGHT FACTOR CALCULATIONS PHASE 4																	
Block #	Lot Area	Overall Lot Coverage	Residential Lot Coverage	Overall GSF	Overall ZSF	Residential GSF	Residential ZSF	HF for FAR	Max. Residential FAR	Proposed Residential FAR	Proposed Overall FAR	Residential FAR Complies Y/N	HF for OSR	Min. OSR	Min. OS SF	Proposed Open Space	Open Space Complies Y/N
716	73,600.00	30.450	29.068	514,260	459,680	463,425	436,689	15.10	5.95	5.93	6.25	Y	15.02	10.10	44,106	44,532.00	Y
715	73,600.00	30.630	28.600	495,238	461,789	468,135	437,686	15.08	5.95	6.27	Y	Y	15.30	10.10	44,206	45,000.00	Y
714	68,908.00	35.576	25.976	470,144	426,067	441,861	412,748	16.40	5.99	5.99	6.18	Y	15.89	10.40	42,926	42,932.00	Y

BLOCK 717

BLOCK 716

BLOCK 715

BLOCK 714



# SITE PLAN - PHASE 1

- Proposed Preliminary Zoning Envelope
- Development Envelope Height Illustrative Building Height (# of stories)
- Illustrative Building Line
- Existing Context Building
- 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
- Centerline of Driveway
- Street Sign
- Exit Fire Hydrant
- Proposed Curb Cut
- Existing Curb Cut (to be relocated)
- Existing Curb Cut (to be maintained)
- Existing Street Light
- Rear Yard Boundary

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# SITE PLAN - PHASE 2

- Proposed Preliminary Zoning Envelope
- Development Envelope Height
- Illustrative Building Height (# of stories)
- Illustrative Building Line
- Existing Context Building
- 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)
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**BLOCK 717**

**BLOCK 716**

**BLOCK 715**

**BLOCK 714**



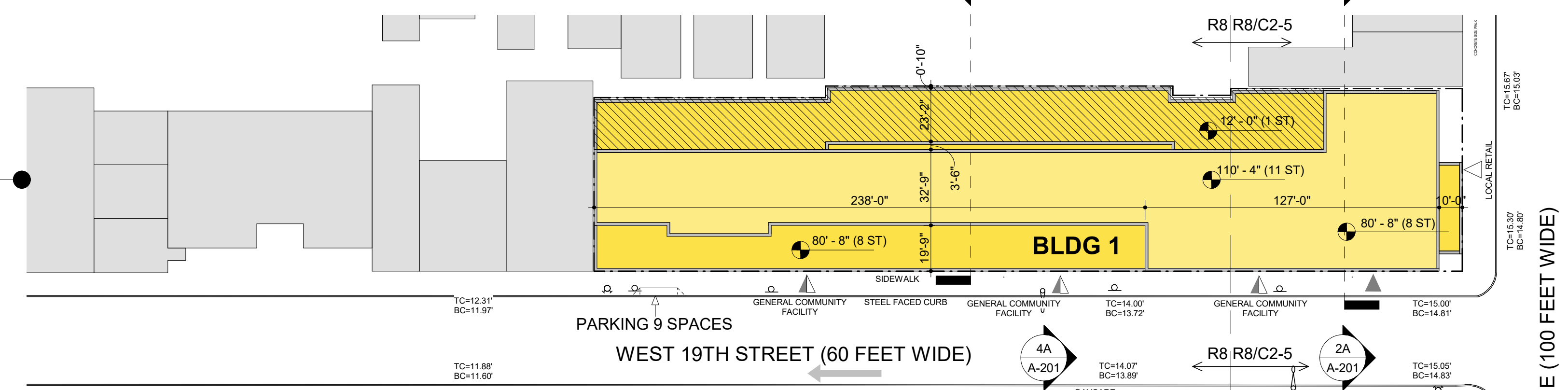
HEIGHT FACTOR CALCULATIONS PHASE 2																	
Block #	Lot Area	Overall Lot Coverage	Residential Lot Coverage	Overall GSF	Overall ZSF	Residential GSF	Residential ZSF	HF for FAR	Max. Residential FAR	Proposed Residential FAR	Proposed Overall FAR	Residential FAR Complies Y/N	HF for OSR	Min. OSR	Min. OS SF	Proposed Open Space	Open Space Complies Y/N
716	73,600	26,125	26,125	501,080	461,804	479,403	443,045	17.68	6.02	6.02	6.27	Y	16.96	10.70	47,406	47,475	Y
715	73,600	20,879	20,879	373,946	349,025	358,222	334,181	16.72	6.02	4.54	4.74	Y	18.01	10.40	34,755	52,721	Y

# SITE PLAN - PHASE 3

- Proposed Preliminary Zoning Envelope
- Development Envelope Height
- Illustrative Building Height (# of stories)
- Illustrative Building Line
- Existing Context Building
- 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
- Centerline of Driveway
- Street Sign
- Exit Fire Hydrant
- Proposed Curb Cut
- Existing Curb Cut (to be relocated)
- Existing Curb Cut (to be maintained)
- Existing Street Light
- Rear Yard Boundary

**Notes**  
 1. Elevations referenced to North American Vertical Datum of 1988 (NAVD88) 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"

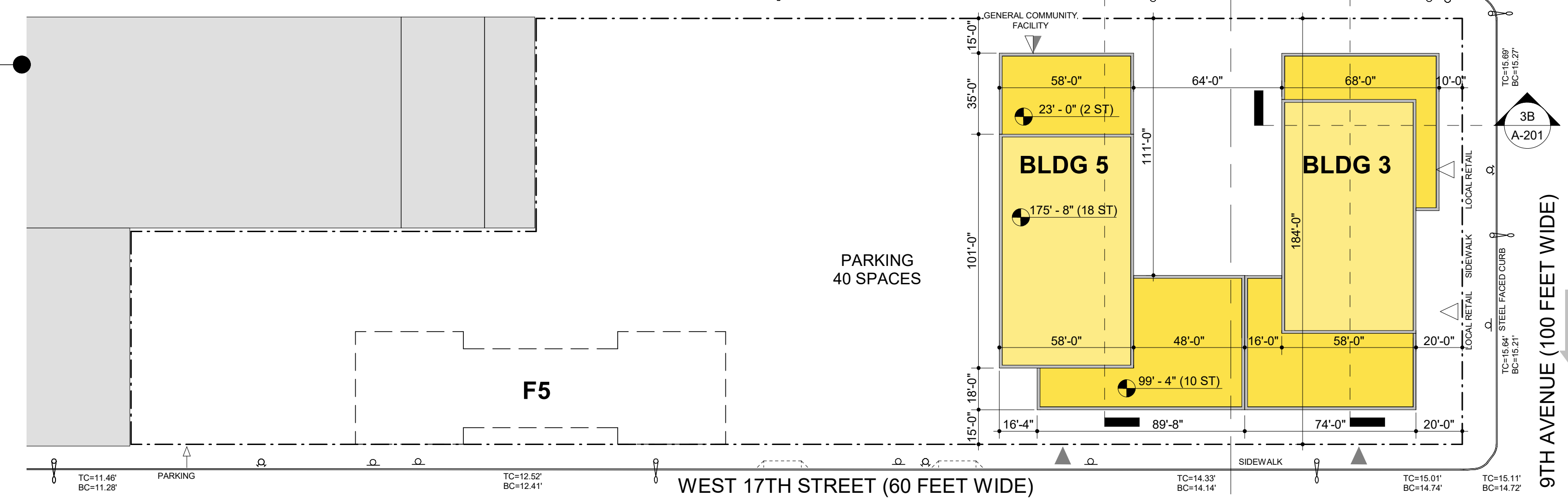
**BLOCK 717**



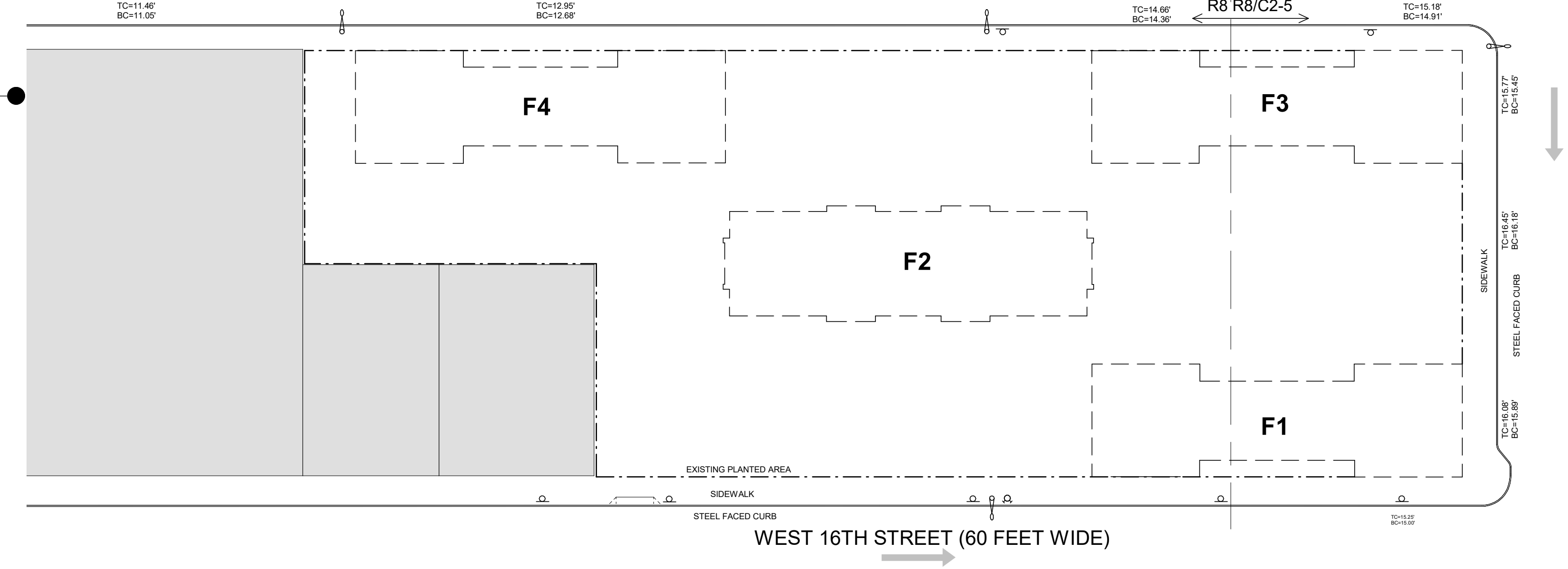
**BLOCK 716**



**BLOCK 715**



**BLOCK 714**



# SITE PLAN - PHASE 4

- Proposed Preliminary Zoning Envelope
- Development Envelope Height
- Illustrative Building Height (# of stories)
- Illustrative Building Line
- Existing Context Building
- 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
- Centerline of Driveway
- Street Sign
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Notes  
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BUILDING #	USE/PROGRAM	GROSS FLOOR AREA (SF)	# OF DWELLING UNITS
1	- NYCHA RESIDENTIAL	227,401	201
	- COMMUNITY FACILITY (1ST FLOOR)		
2	- NYCHA RESIDENTIAL	194,056	215
	- HEALTHY GROCER		
3	- NYCHA RESIDENTIAL	176,696	207
	- LOCAL RETAIL		
4	- NYCHA RESIDENTIAL	185,656	170
	- DAYCARE (1ST FLOOR)		
5	- NYCHA RESIDENTIAL	143,814	163
	- COMMUNITY FACILITY (1ST FLOOR)		
6	- MIXED INCOME RESIDENTIAL	131,180	139
	- COMMUNITY FACILITY (1ST FLOOR)		
7	- MIXED INCOME	367,516	393
	- COMMUNITY FACILITY (1ST FLOOR)		
8	- MIXED INCOME RESIDENTIAL	174,728	176
	- COMMUNITY FACILITY (2ND FLOOR)		
9	- MIXED INCOME RESIDENTIAL	102,630	106
	- COMMUNITY FACILITY (1ST FLOOR)		
10	- MIXED INCOME RESIDENTIAL	92,900	93
	- COMMUNITY FACILITY (1ST FLOOR)		

HEIGHT FACTOR CALCULATIONS PHASE 4																	
Block #	Lot Area	Overall Lot Coverage	Residential Lot Coverage	Overall GSF	Overall ZSF	Residential GSF	Residential ZSF	HF for FAR	Max. Residential FAR	Proposed Residential FAR	Proposed Overall FAR	Residential FAR Complies Y/N	HF for OSR	Min. OSR	Min. OS SF	Proposed Open Space	Open Space Complies Y/N
716	73,600.00	30.450	29.068	514,260	459,680	463,425	436,689	15.10	5.95	5.93	6.25	Y	15.02	10.10	44,106	44,532.00	Y
715	73,600.00	30.630	28.600	495,238	461,789	468,193	437,686	15.08	5.95	6.27	Y	Y	15.30	10.10	44,206	43,000.00	Y
714	68,908.00	35.576	25.976	470,144	426,067	441,861	412,748	16.40	5.99	5.99	6.18	Y	15.89	10.40	42,926	42,932.00	Y

BLOCK 717

BLOCK 716

BLOCK 715

BLOCK 714

