

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

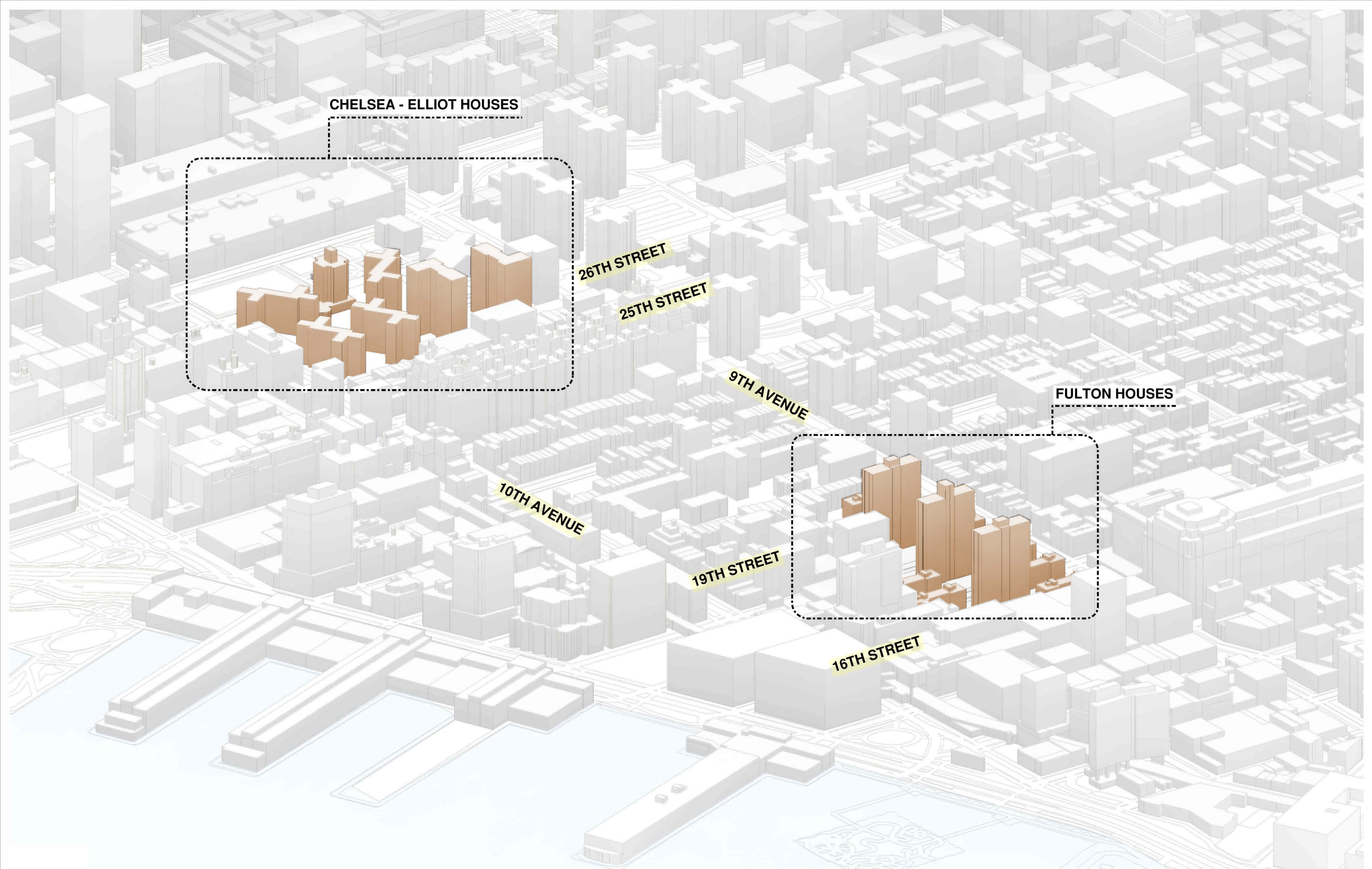
20 September 2023

**PAU**

 **ESSENCE**  
DEVELOPMENT

 **RELATED**

 **ISMAEL LEYVA**  
ARCHITECTS



CHELSEA - ELLIOT HOUSES

26TH STREET

25TH STREET

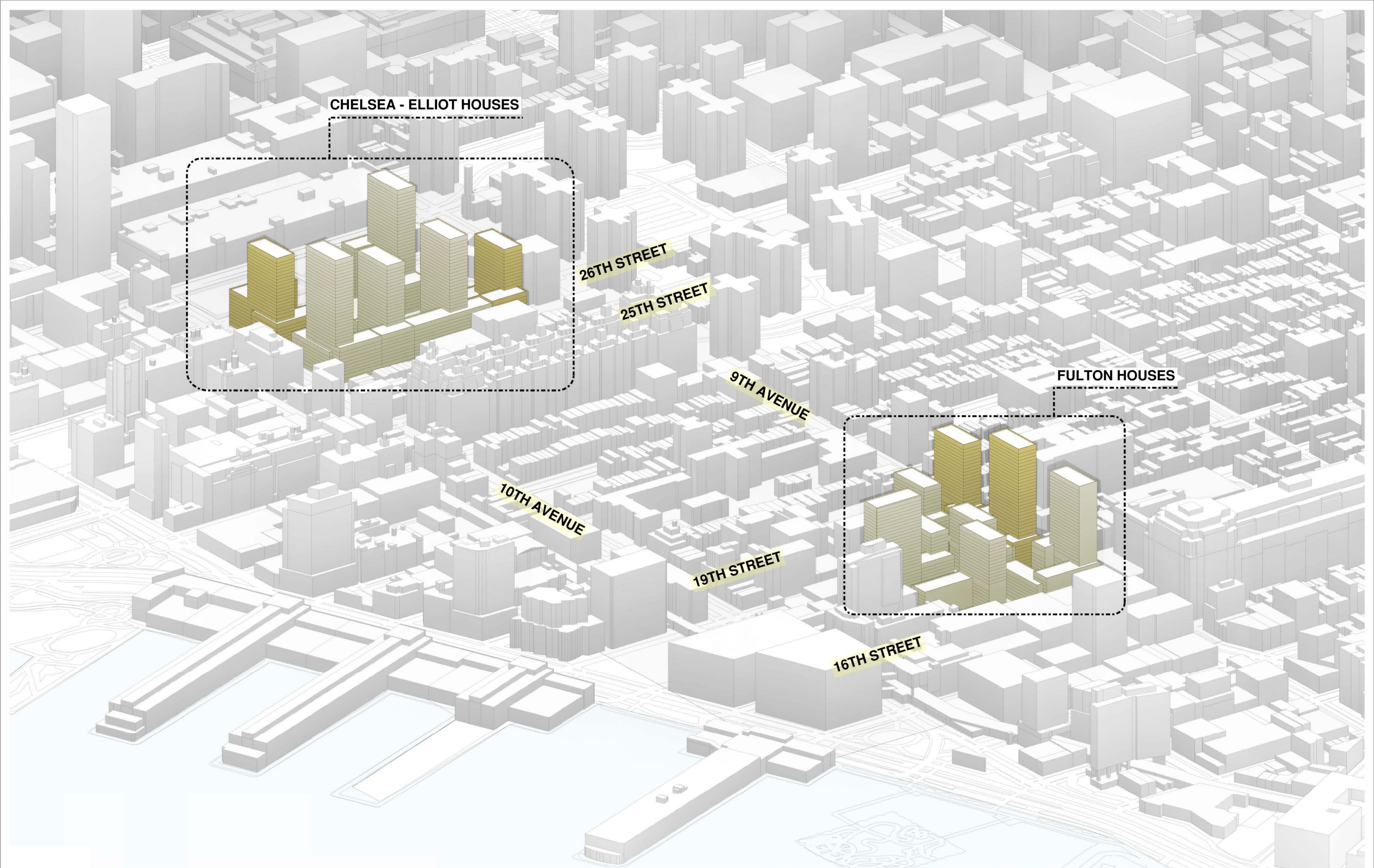
9TH AVENUE

FULTON HOUSES

10TH AVENUE

19TH STREET

16TH STREET



CHELSEA - ELLIOT HOUSES

26TH STREET

25TH STREET

9TH AVENUE

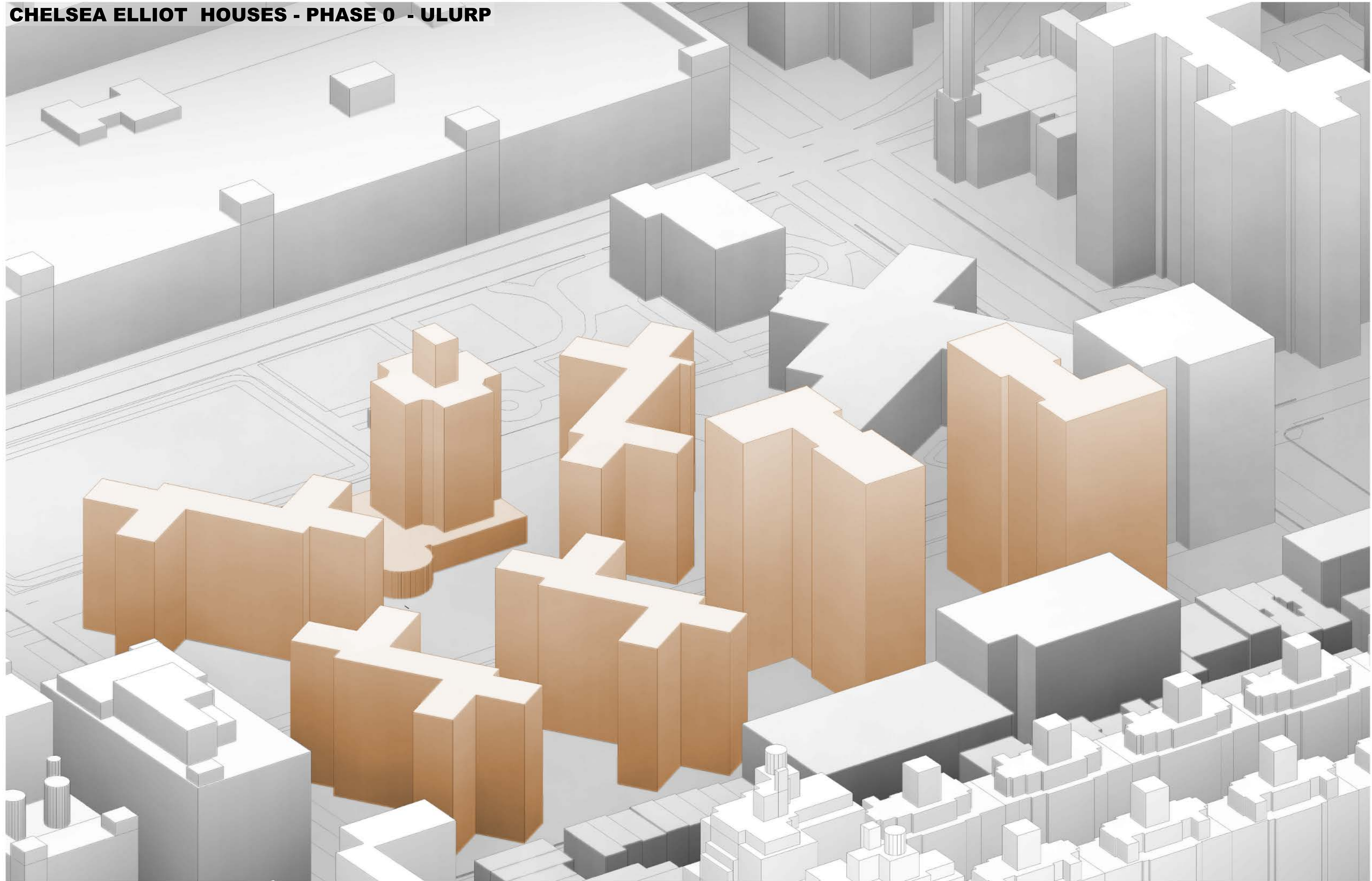
FULTON HOUSES

10TH AVENUE

19TH STREET

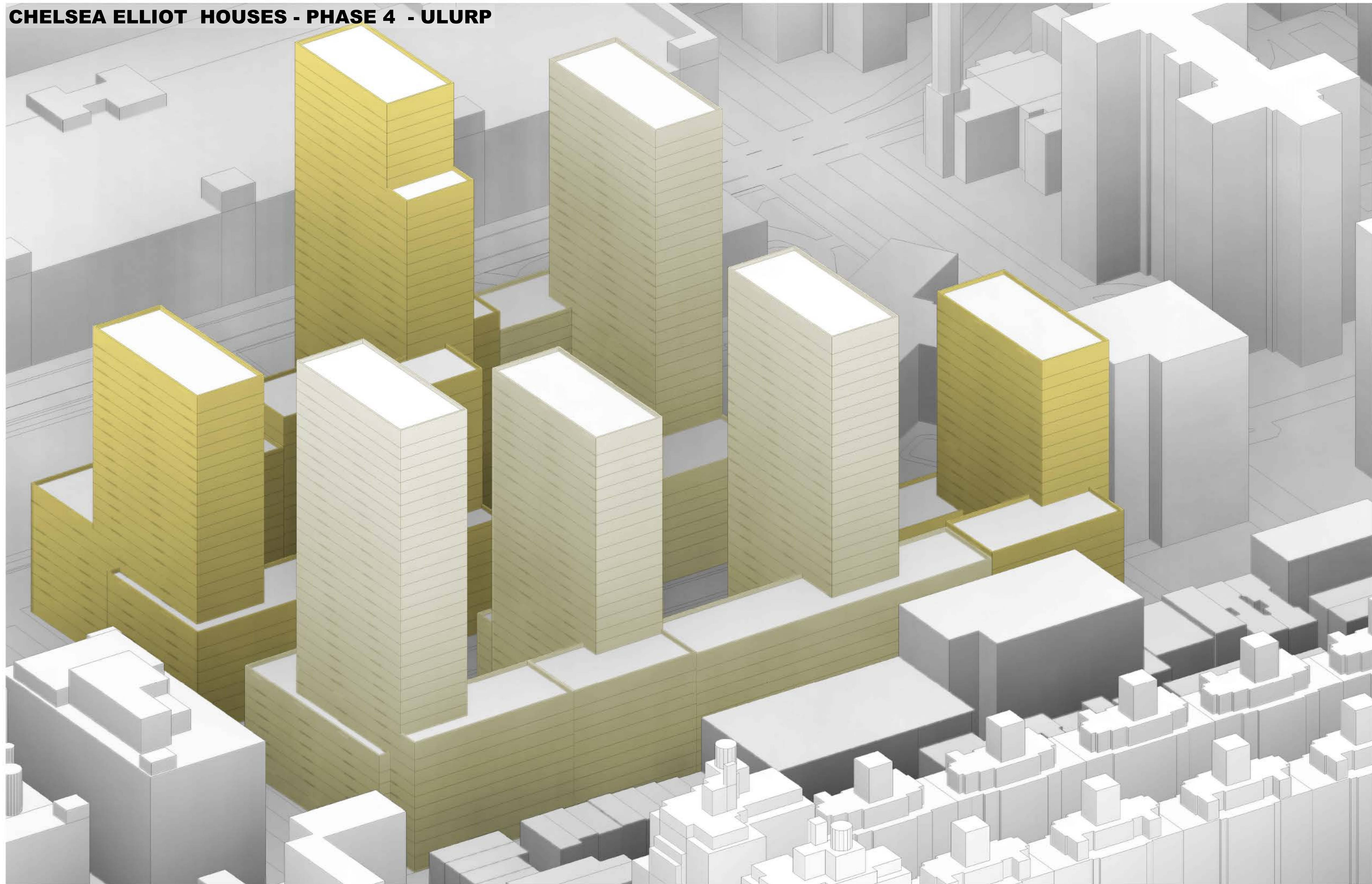
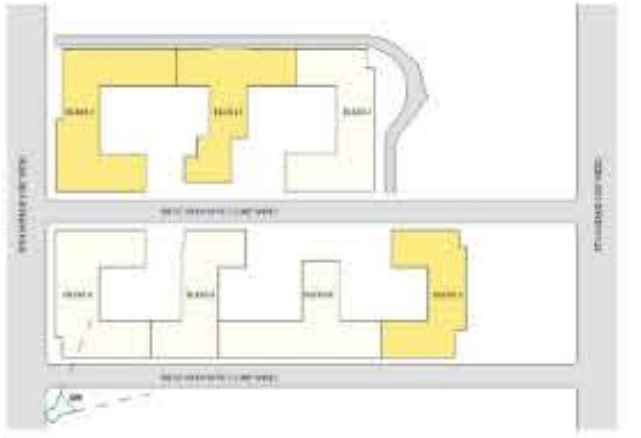
16TH STREET

**CHELSEA ELLIOT HOUSES - PHASE 0 - ULURP**



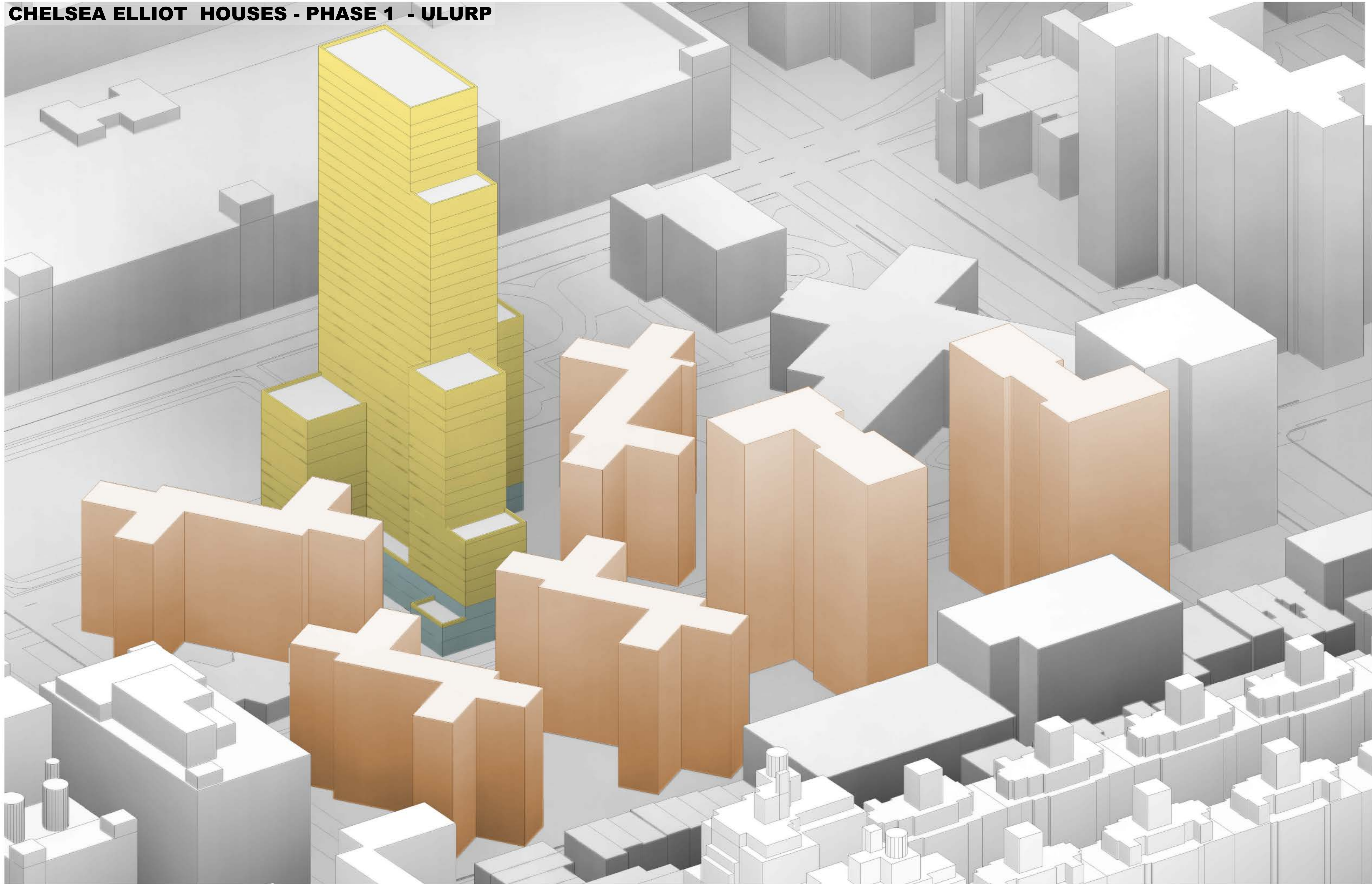
BUILDING MASSING PHASE 0. SOUTH WEST VIEW.  
Elliot - Chelsea & Fulton Housing - AOR

**CHELSEA ELLIOT HOUSES - PHASE 4 - ULURP**



BUILDING MASSING PHASE 3. SOUTH WEST VIEW.  
Elliot - Chelsea & Fulton Housing - ULURP

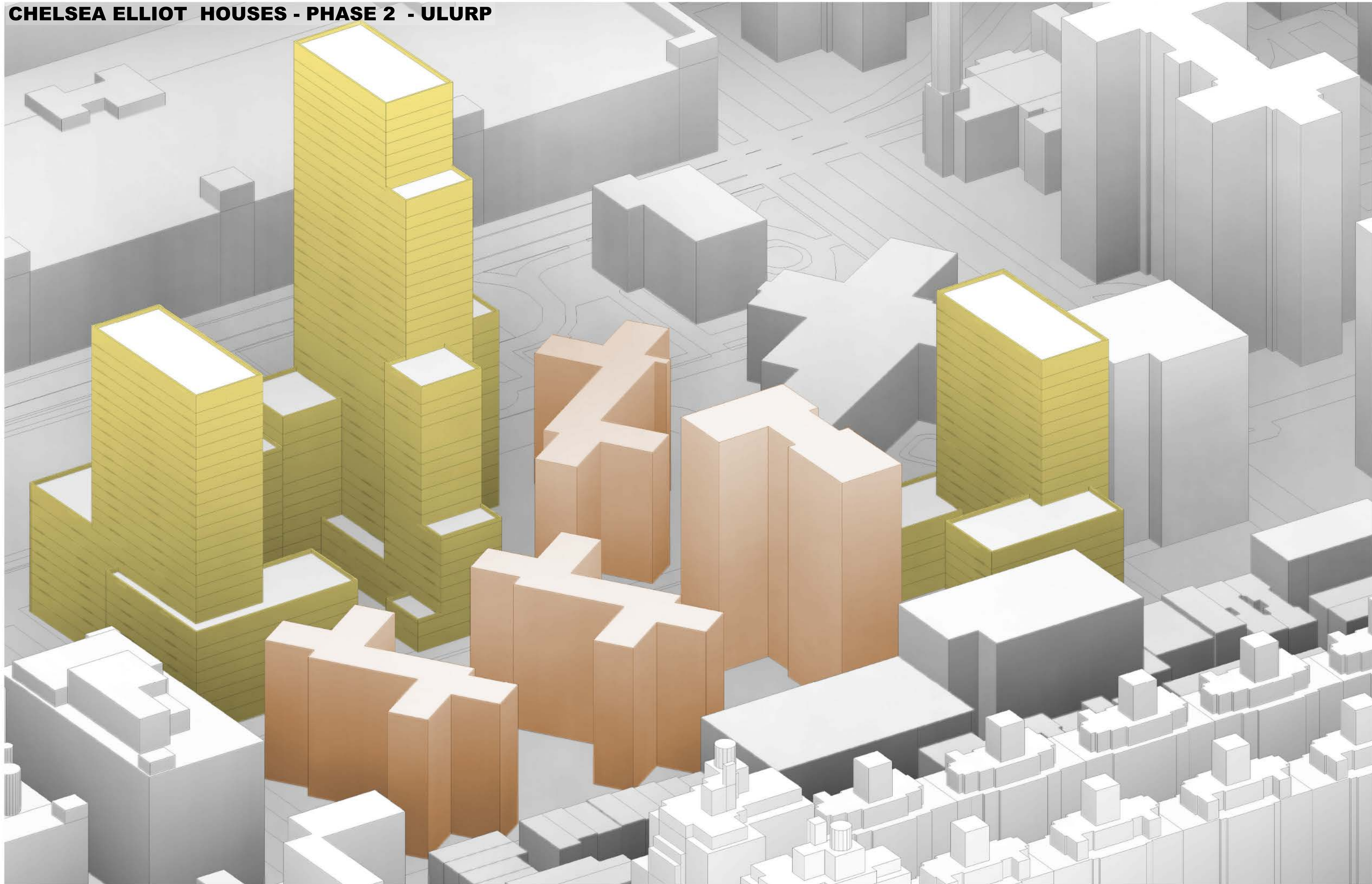
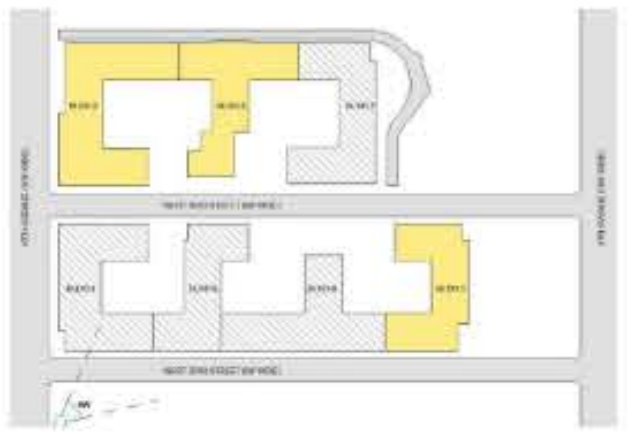
**CHELSEA ELLIOT HOUSES - PHASE 1 - ULURP**



BUILDING MASSING PHASE 1. SOUTH WEST VIEW.

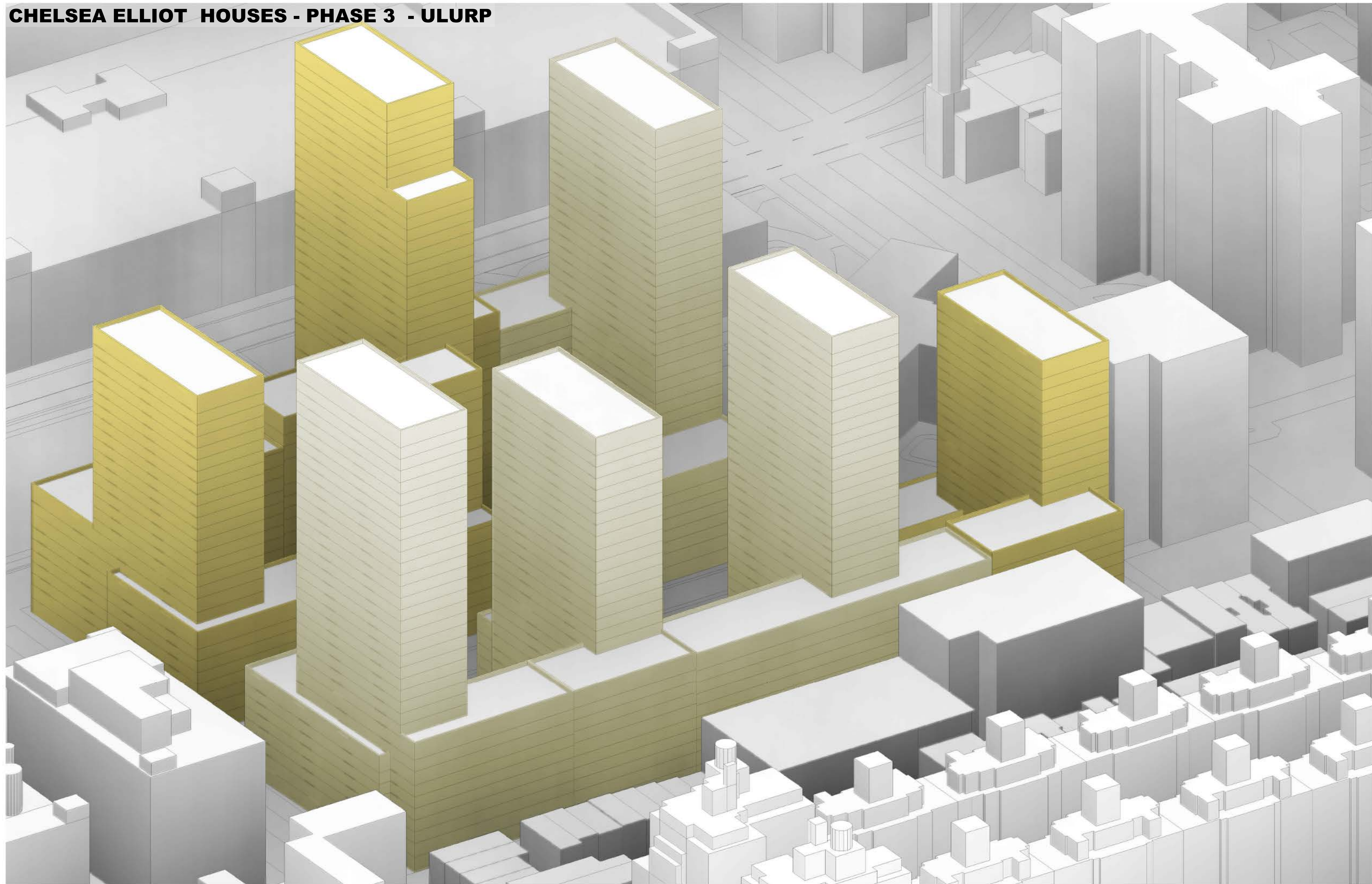
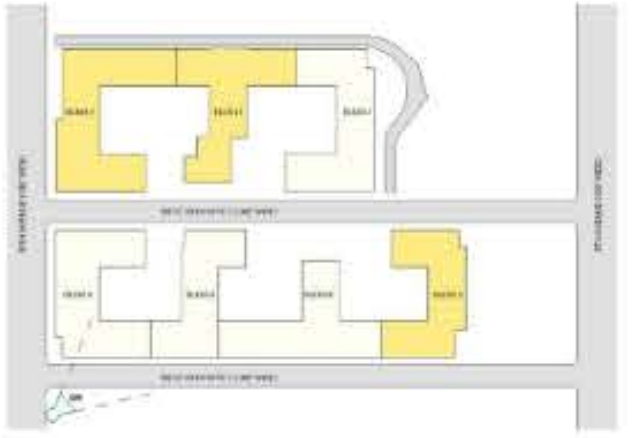
Elliot - Chelsea & Fulton Housing - AOR

**CHELSEA ELLIOT HOUSES - PHASE 2 - ULURP**



BUILDING MASSING PHASE 2. SOUTH WEST VIEW.  
Elliot - Chelsea & Fulton Housing - ULURP

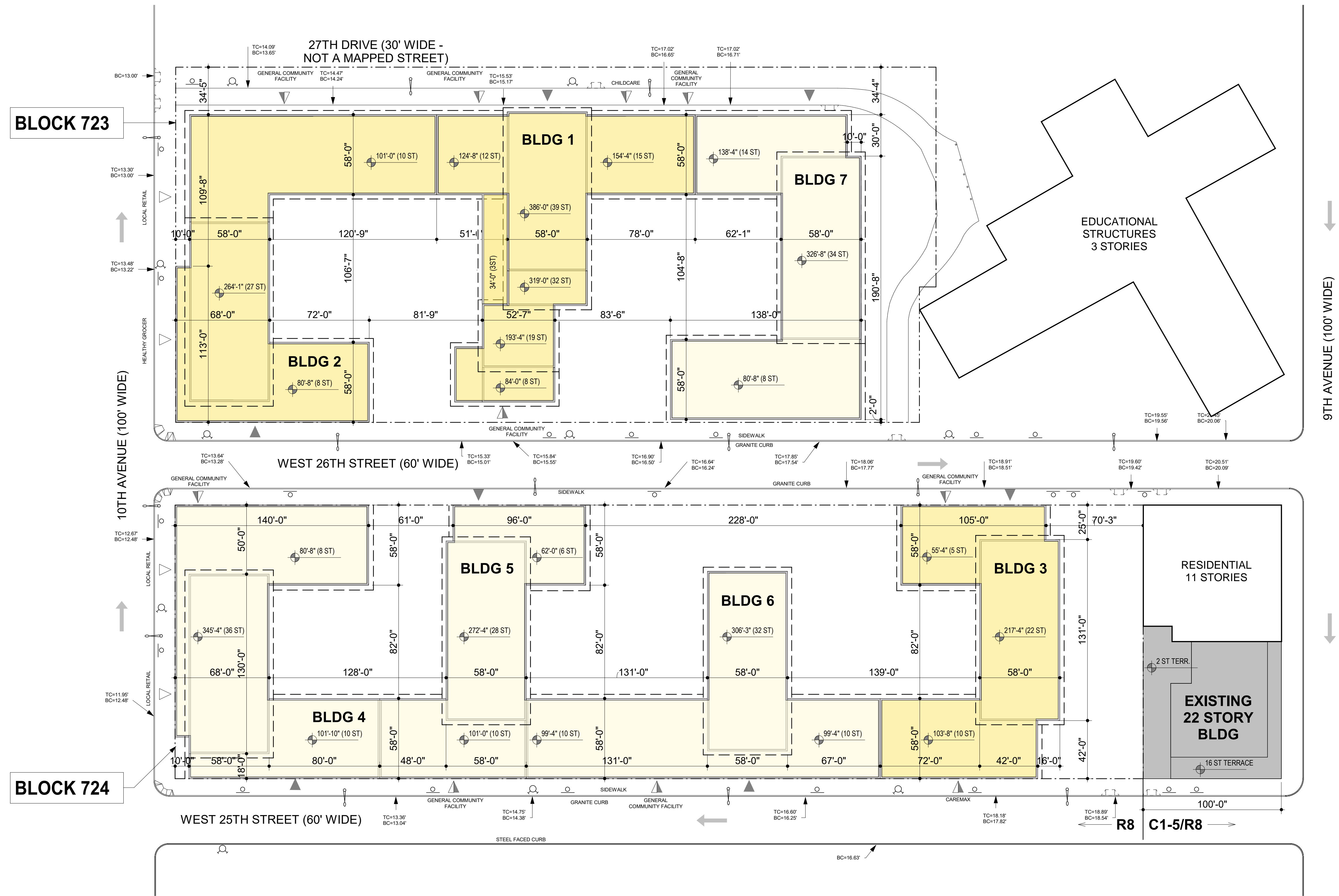
**CHELSEA ELLIOT HOUSES - PHASE 3 - ULURP**



BUILDING MASSING PHASE 3. SOUTH WEST VIEW.  
Elliot - Chelsea & Fulton Housing - ULURP



# SITE PLAN - PHASE 3

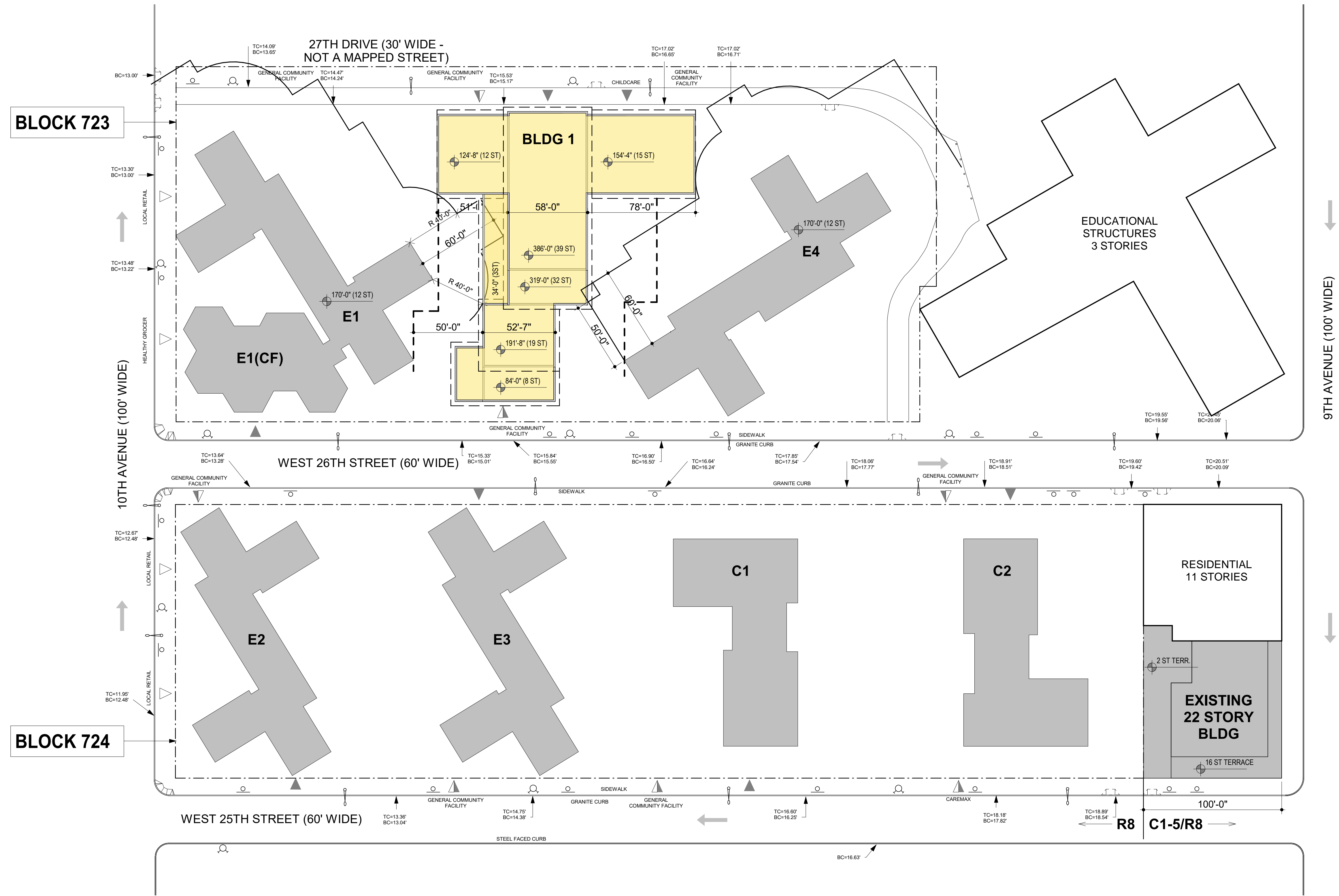


## LEGEND:

- |  |                             |  |                          |  |
|--|-----------------------------|--|--------------------------|--|
| --- 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) |
|  | ▶ 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

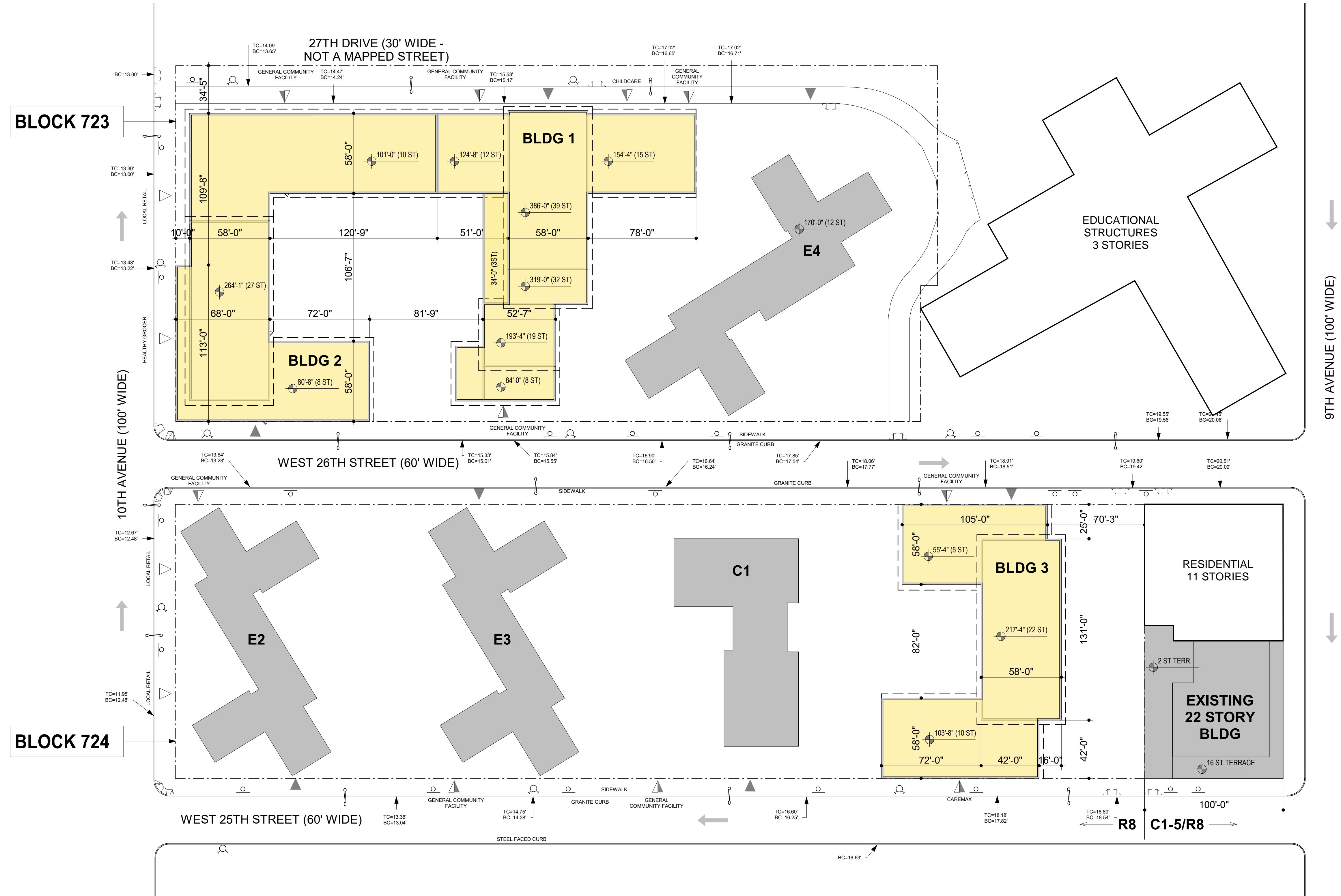


## LEGEND:

- |  |                             |  |                          |  |
|--|-----------------------------|--|--------------------------|--|
| --- Proposed Preliminary Zoning Envelope                                     | █ Existing Context Building | ↗ Spot Elevation/Height (relative to NAVD88) | → Traffic Direction      | ▭ Proposed Curb Cut                    |
| ⊕ Development Envelope Height<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) |
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# SITE PLAN - PHASE 2

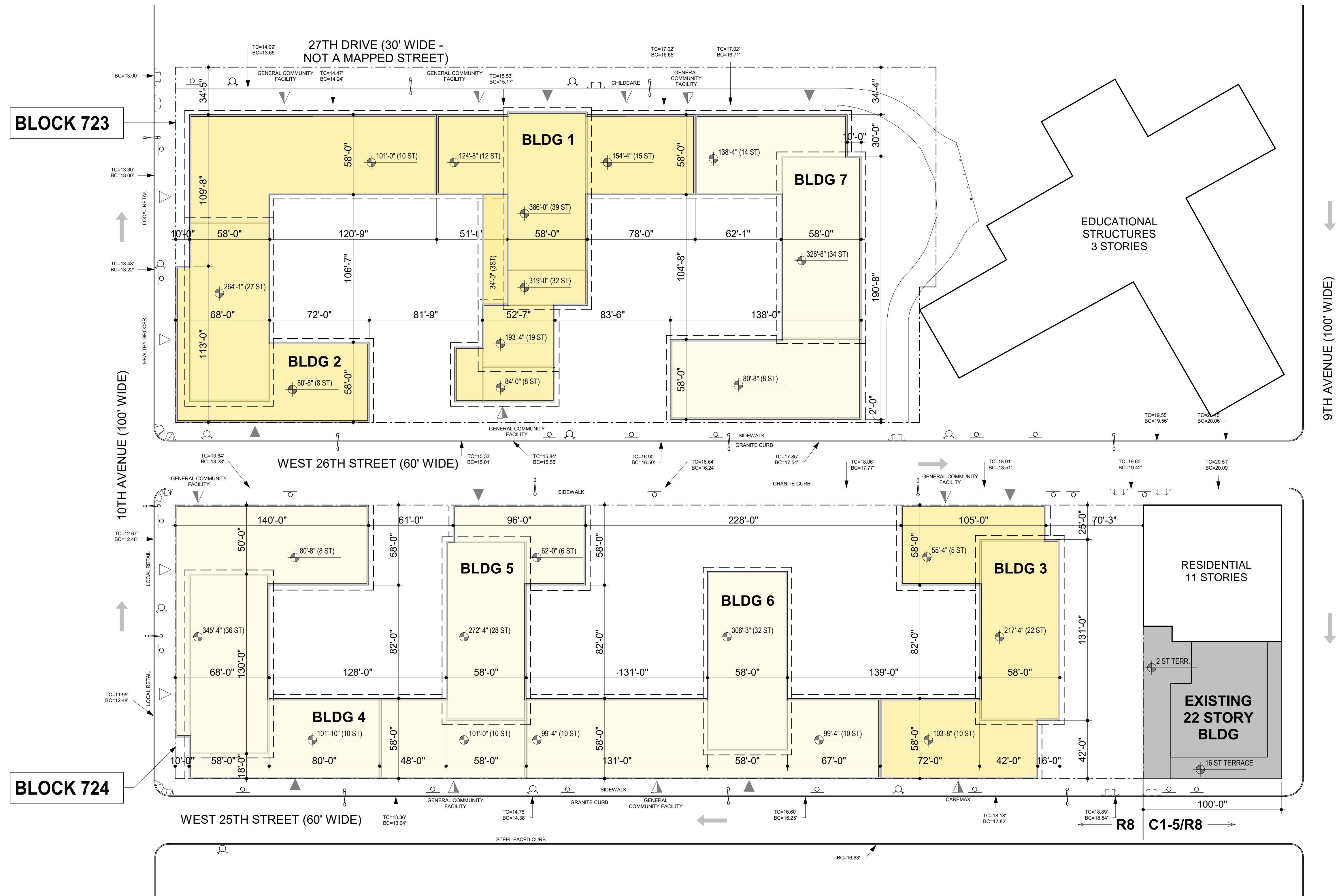


## LEGEND:

- |   |                           |  |                        |                                      |
|---|---------------------------|--|------------------------|--------------------------------------|
| --- 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) |
|   | Community Access Point    | Loading Access (at loading berths)         | Exit Fire Hydrant      | Existing Street Light                |

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# SITE PLAN - PHASE 3

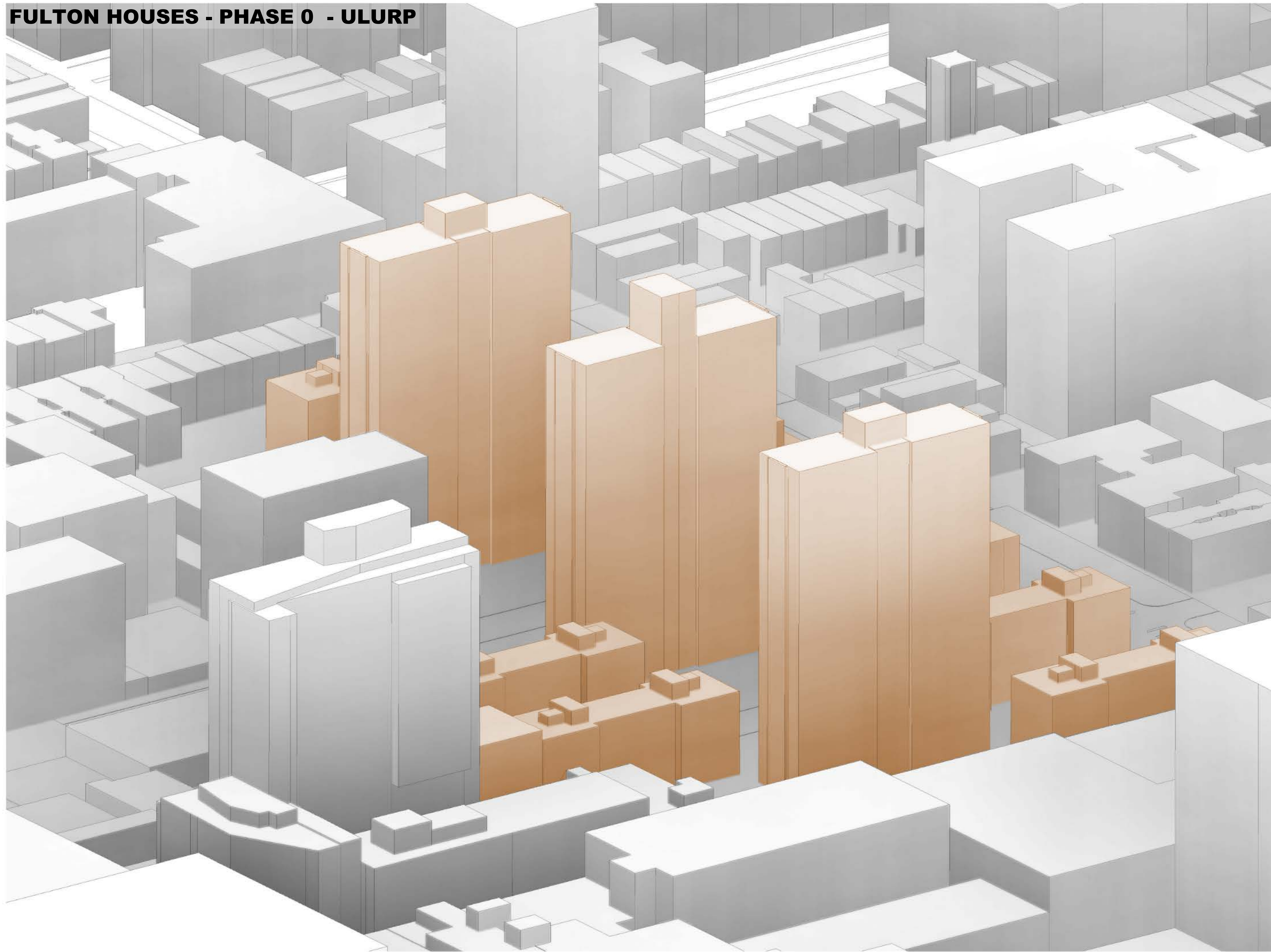


## LEGEND:

- |   |                           |  |                        |                                      |
|---|---------------------------|--|------------------------|--------------------------------------|
| --- Proposed Preliminary Zoning Envelope                                | Existing Context Building | Spot Elevation/Height (relative to NAVD88) | Traffic Direction      | Proposed Curb Cut                    |
| Development Envelope Height 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) |
|   | Community Access Point    | Loading Access (at loading berths)         | Exit Fire Hydrant      | Existing Street Light                |

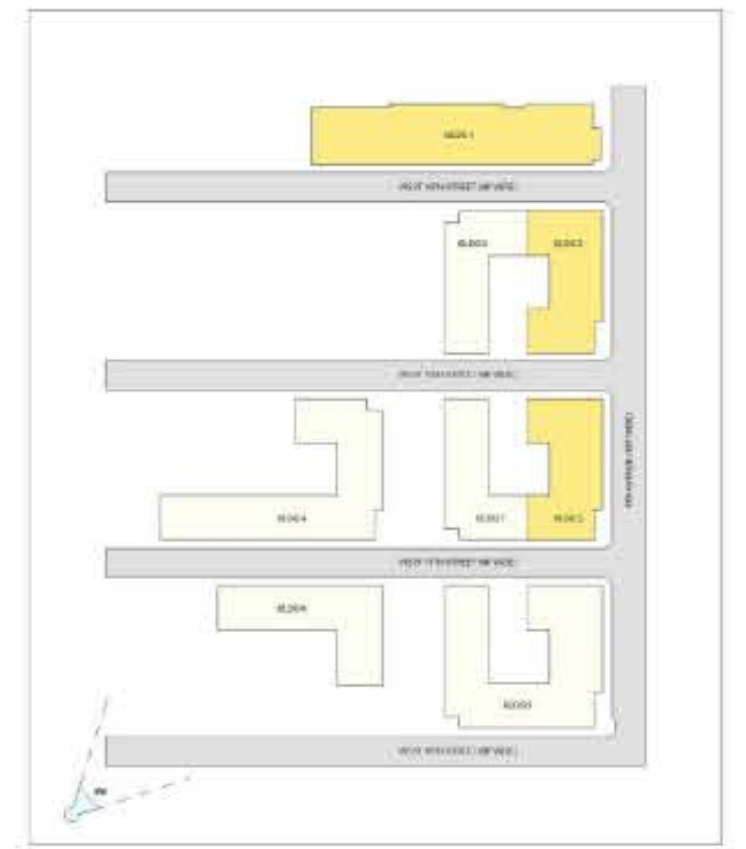
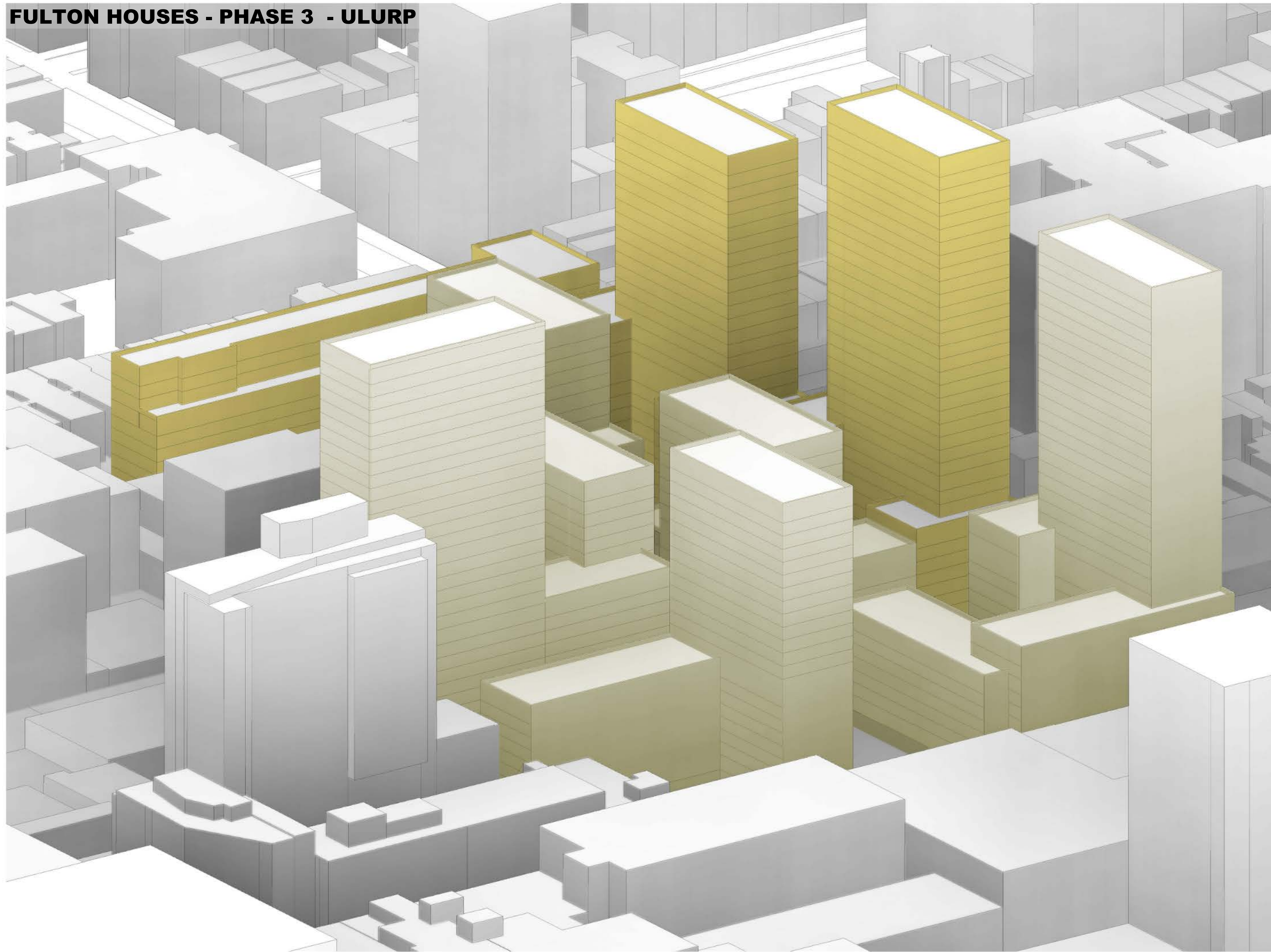
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**FULTON HOUSES - PHASE 0 - ULURP**

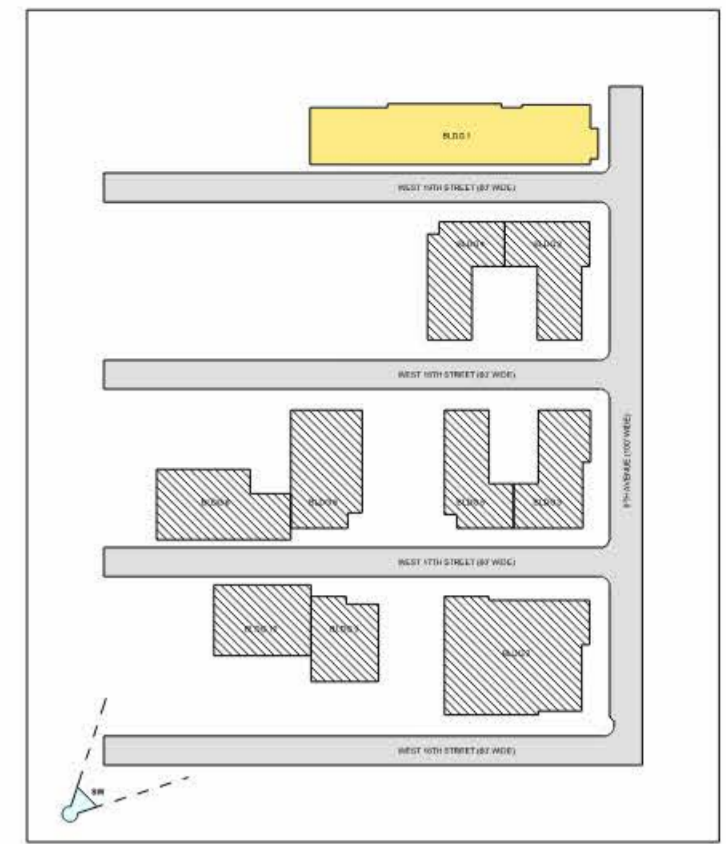
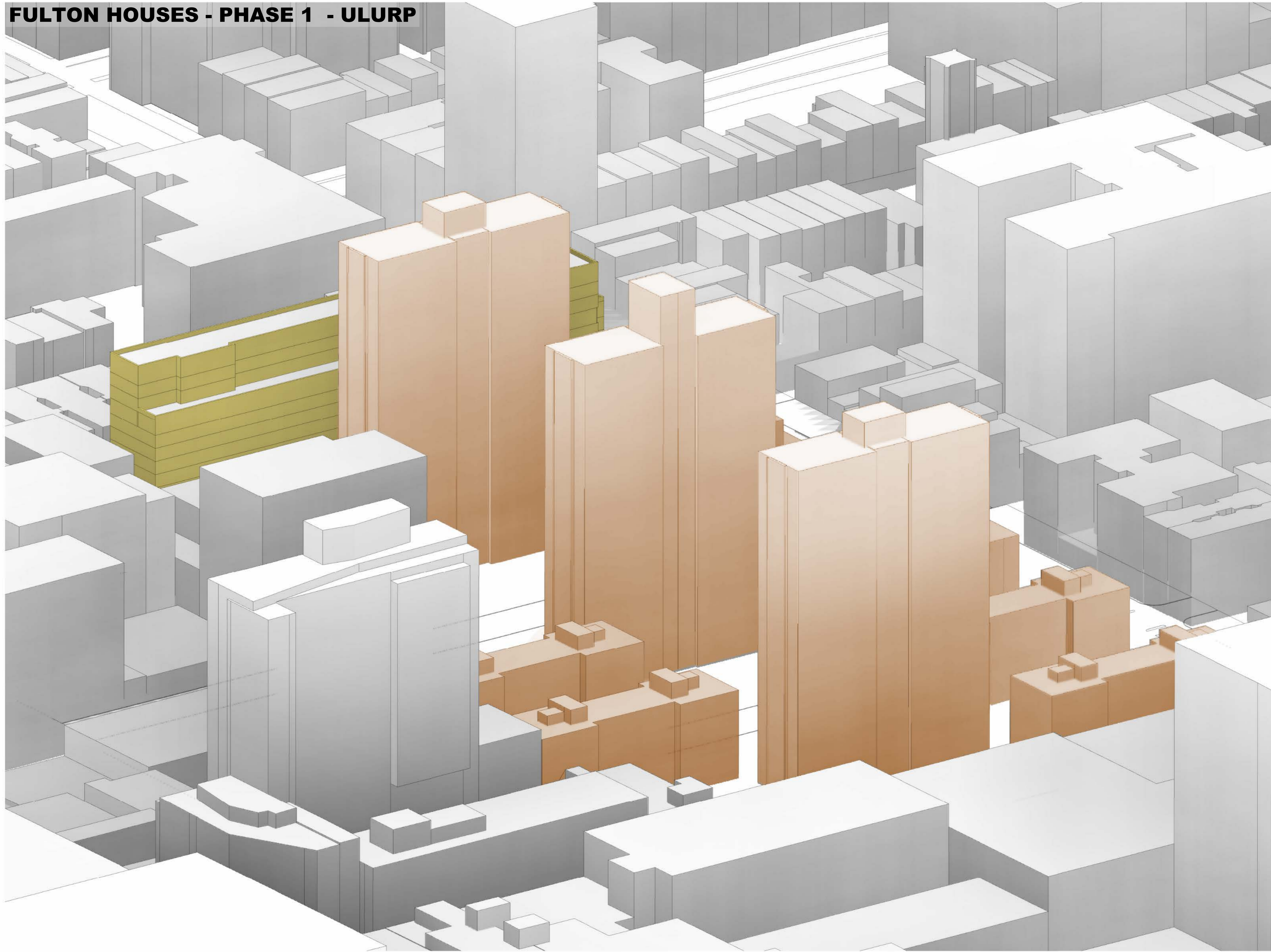


BUILDING MASSING PHASE 0. SOUTH WEST VIEW.  
Chelsea - Elliott & Fulton Housing - AOR

**FULTON HOUSES - PHASE 3 - ULURP**

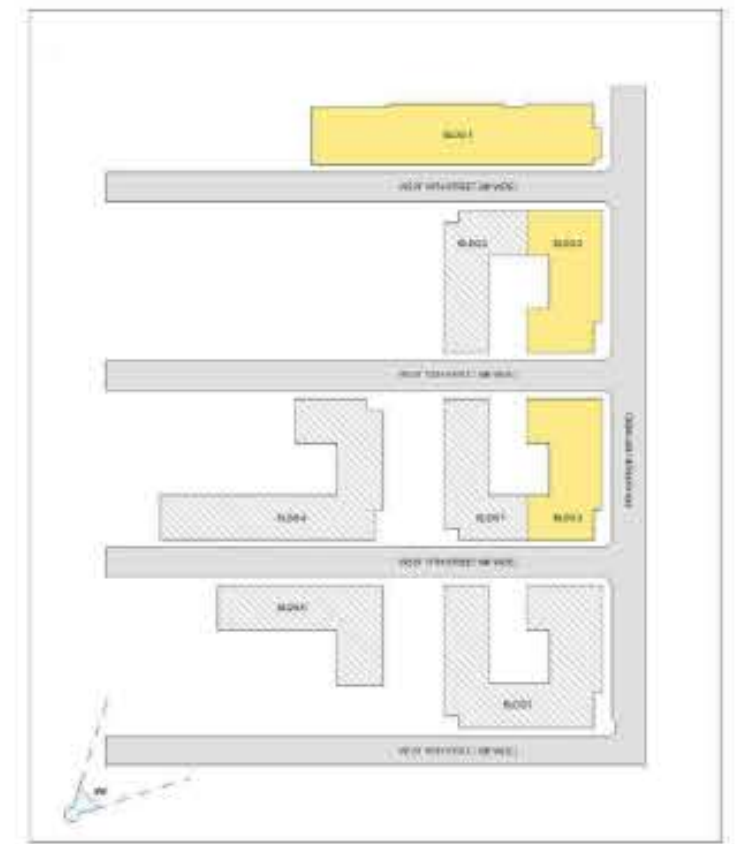
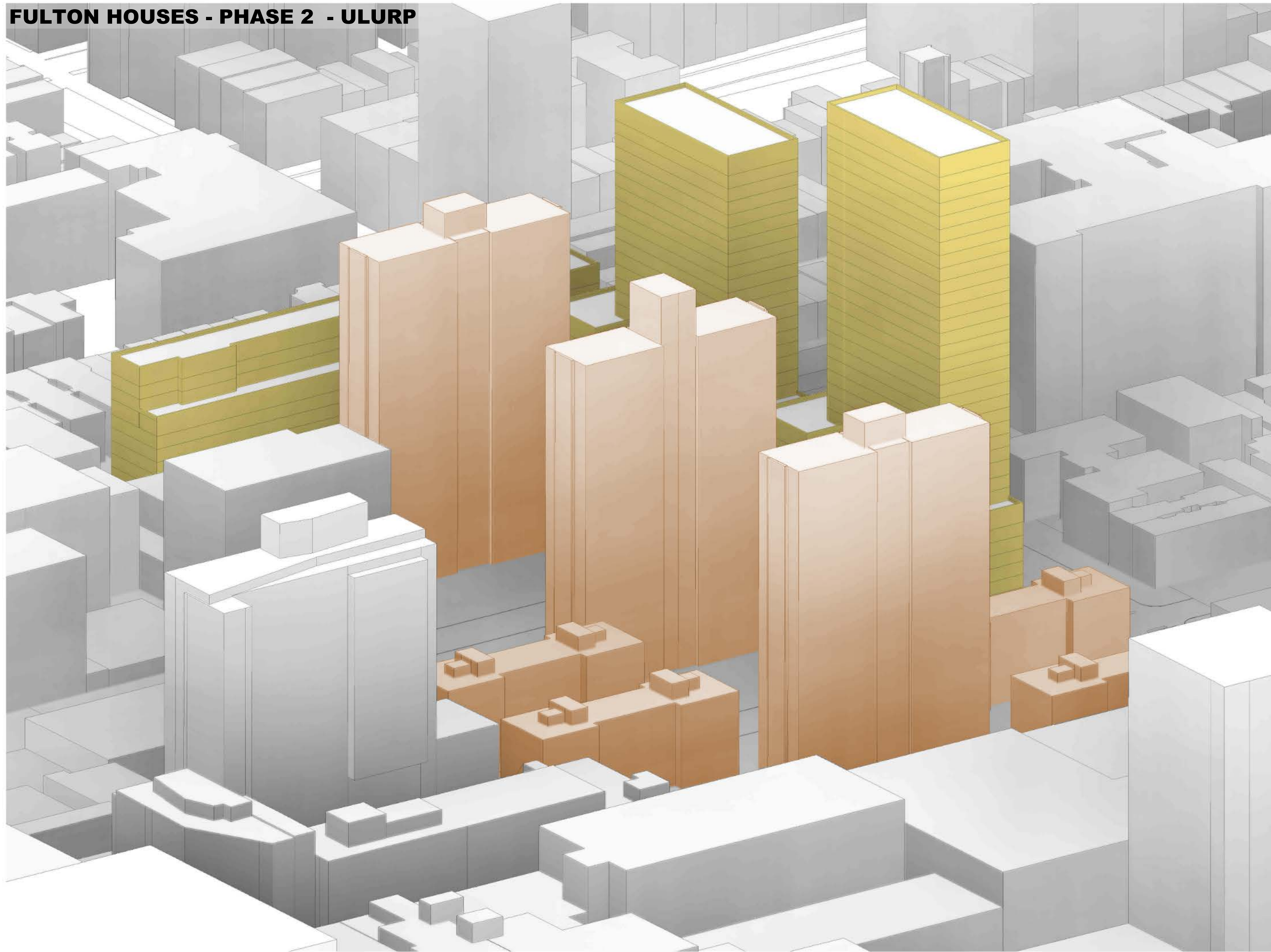


**FULTON HOUSES - PHASE 1 - ULURP**



BUILDING MASSING PHASE 1, SOUTH WEST VIEW.  
Chelsea - Elliott & Fulton Housing - AOR

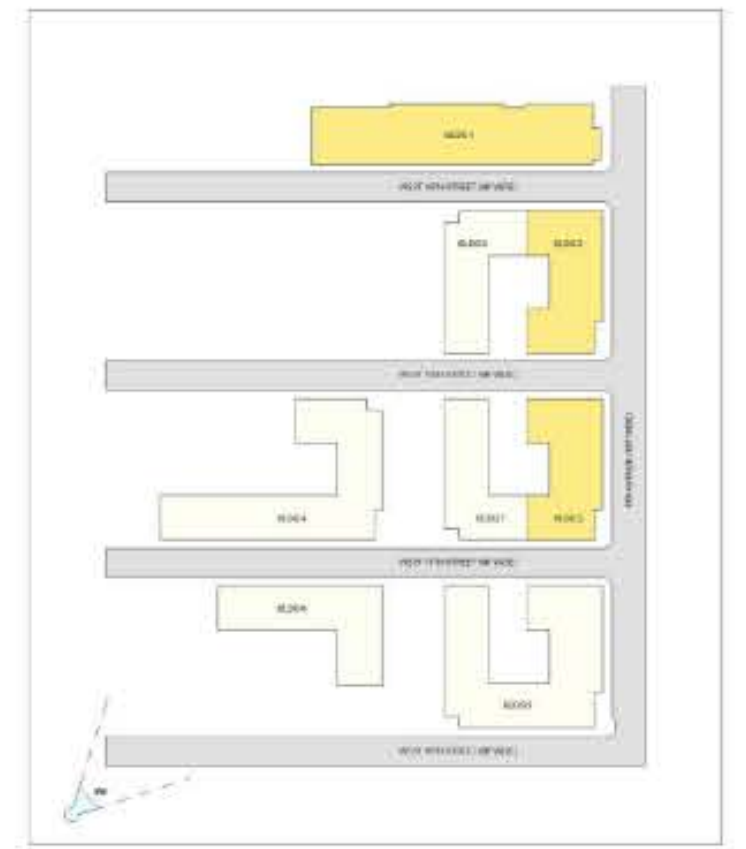
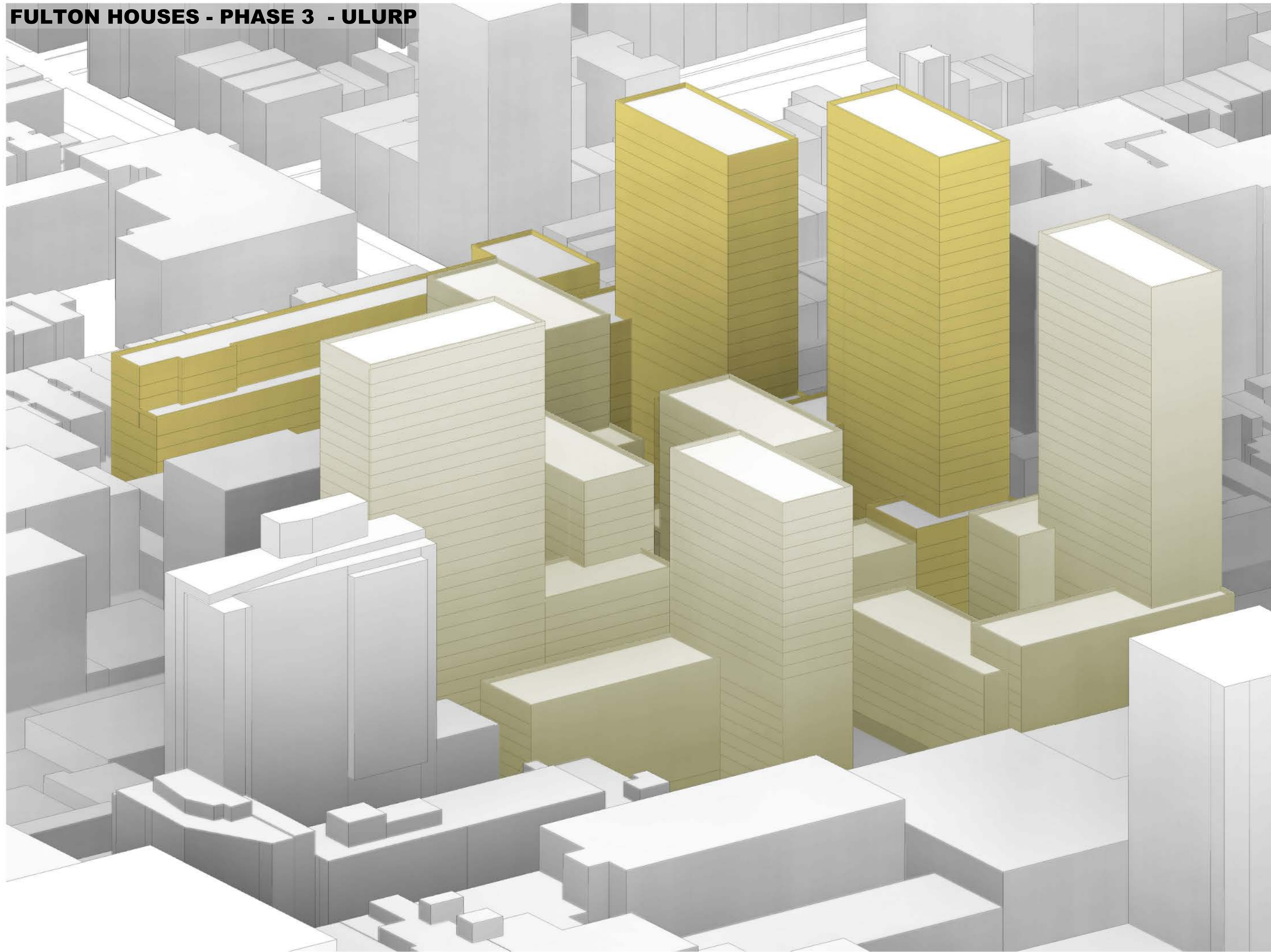
**FULTON HOUSES - PHASE 2 - ULURP**



BUILDING MASSING PHASE 2. SOUTH WEST VIEW.  
Chelsea - Elliot & Fulton Housing - ULURP



**FULTON HOUSES - PHASE 3 - ULURP**



BUILDING MASSING PHASE 3. SOUTH WEST VIEW.  
Chelsea - Elliot & Fulton Housing - ULURP

# SITE PLAN - PHASE 3

## LEGEND:

- 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

**Notes**

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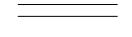





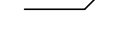









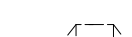


SITE PLAN, PHASE 3

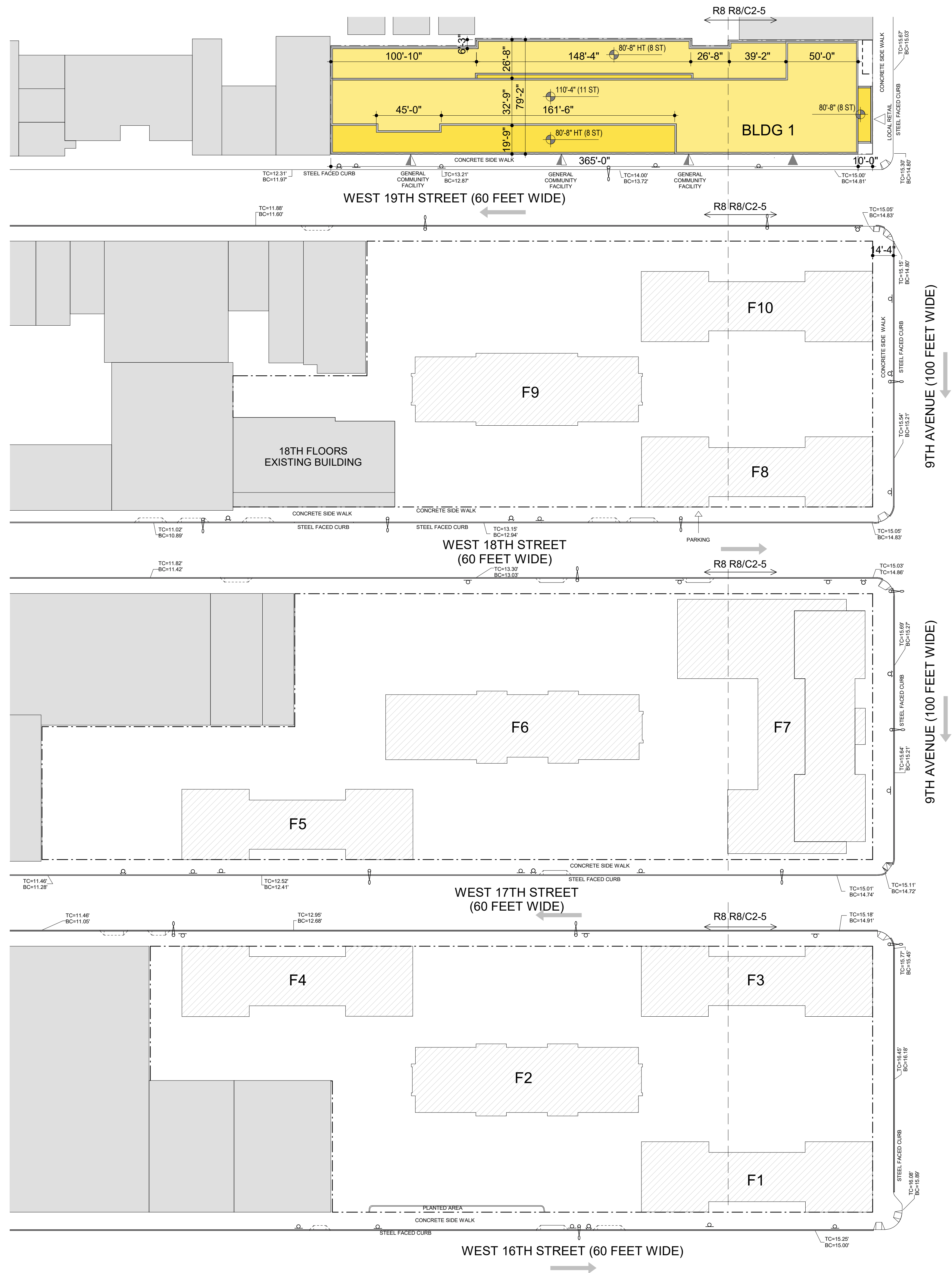
Chelsea - Elliot & Fulton Housing - ULURP

# SITE PLAN - PHASE 1

## LEGEND:



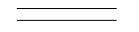





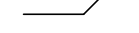
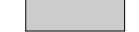







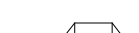
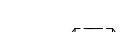
-  Proposed Preliminary Zoning Envelope
-  Development Envelope Height
-  Illustrative Building Height (# of stories)
-  Illustrative Building Line
-  Existing Context Building
-  Residential Access Point
-  Commercial Access Point
-  Community Access Point
-  Spot Elevation/Height (relative to NAVD88)
-  Proposed Building
-  Parking Access Point
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-  Existing Curb Cut (to be relocated)
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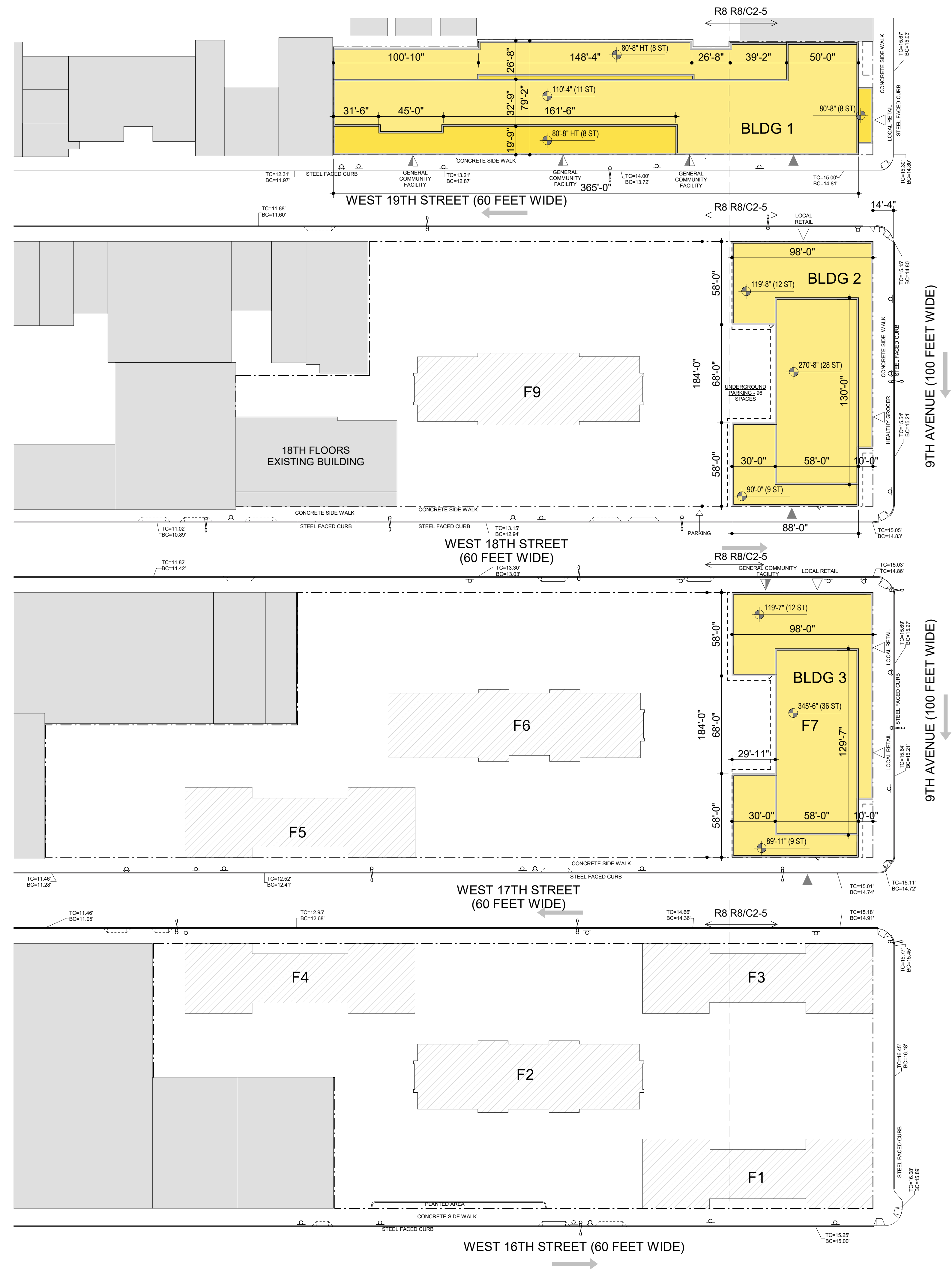


# SITE PLAN - PHASE 2

## LEGEND:


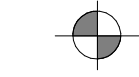
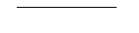


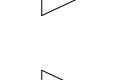



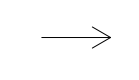


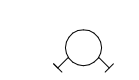
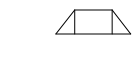


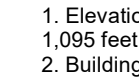
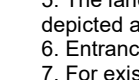

-  Proposed Preliminary Zoning Envelope
-  Development Envelope Height  
Illustrative Building Height (# of stories)
-  Illustrative Building Line
-  Existing Context Building
-  Residential Access Point
-  Commercial Access Point
-  Community Access Point
-  Spot Elevation/Height (relative to NAVD88)
-  Proposed Building
-  Parking Access Point
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# SITE PLAN - PHASE 3

## LEGEND:

-  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)
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