ELLIOTT-CHELSEA HOUSES REDEVELOPMENT

ESSENCE DEVELOPMENT

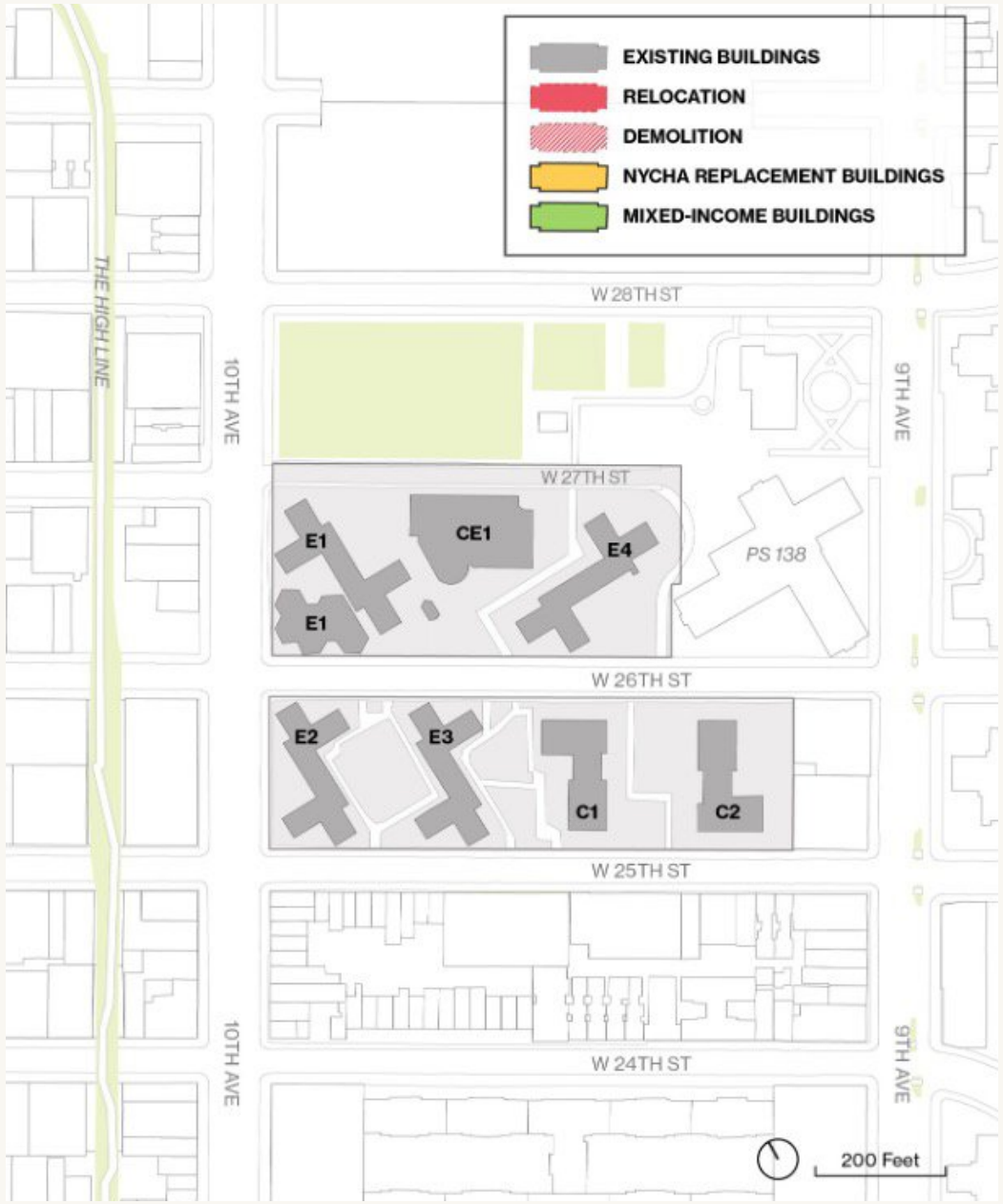
RELATED

NEW YORK CITY HOUSING AUTHORITY

Agenda

1. Welcome and introductions
2. Project Overview and Phasing
3. Construction Schedule
4. Environmental Controls and Mitigation
5. Next Steps

Proposed Project Phasing: Elliott-Chelsea



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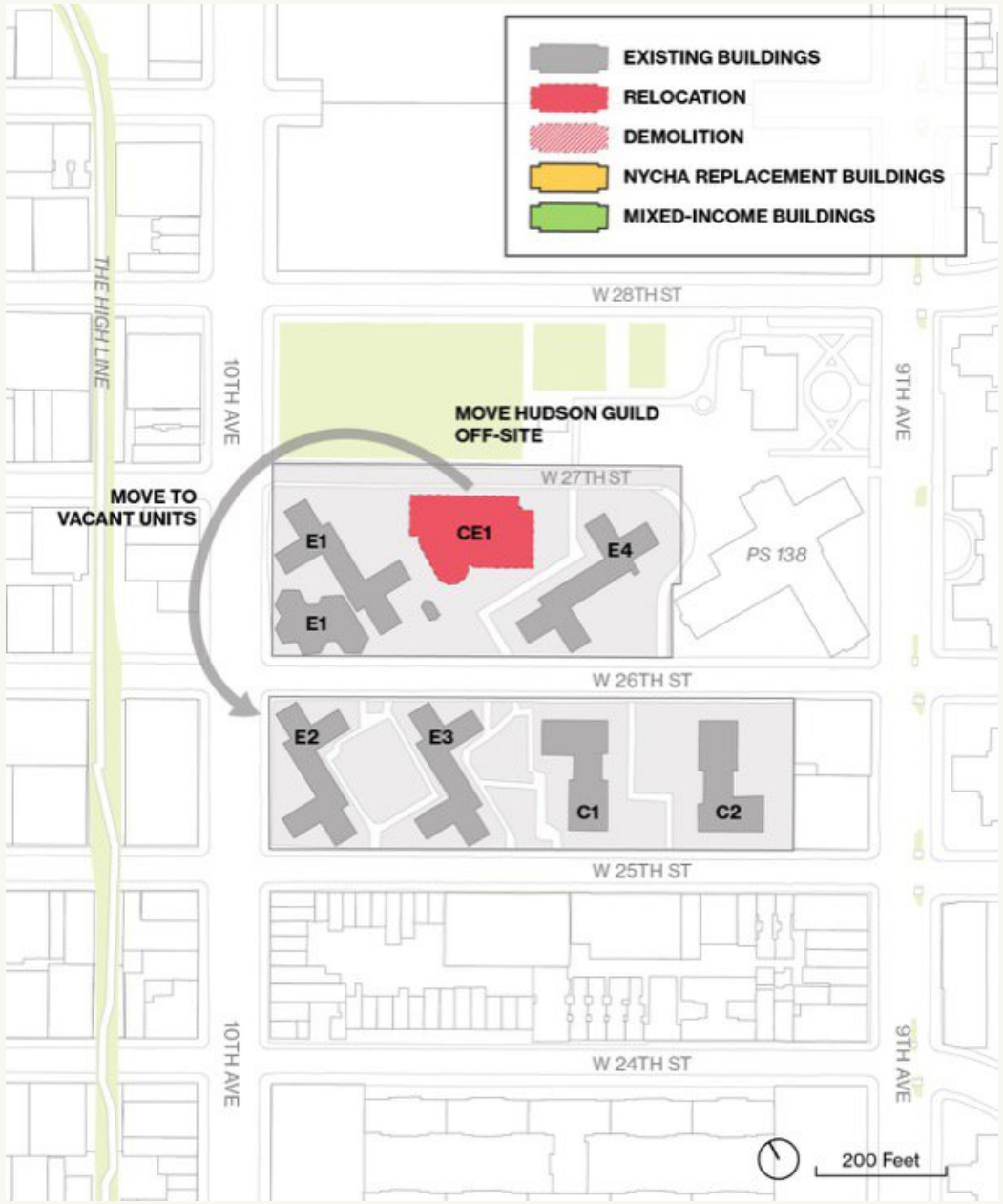
Proposed Project Phasing: Elliott-Chelsea

- ❑ Relocate Hudson Guild to temporary facility off-site and all Chelsea Addition households to other apartments across the Elliott-Chelsea campus



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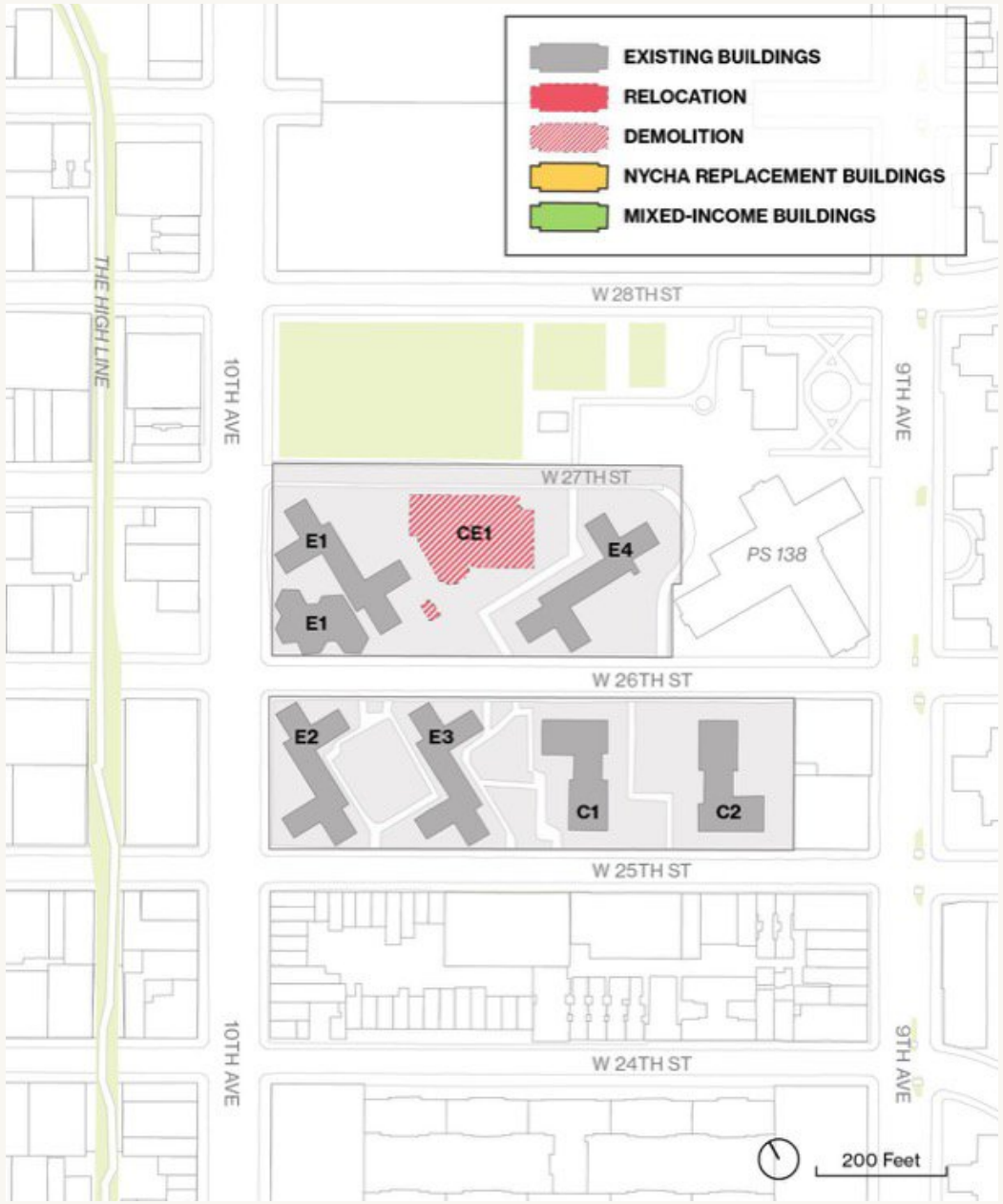
Proposed Project Phasing: Elliott-Chelsea

- ✓ Relocate Hudson Guild to temporary facility off-site and all Chelsea Addition households to other apartments across the Elliott-Chelsea campus
- ❑ Demolish Chelsea Addition



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- ✓ Relocate Hudson Guild to temporary facility off-site and all Chelsea Addition households to other apartments across the Elliott-Chelsea campus
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- ❑ Construct Replacement Building #1

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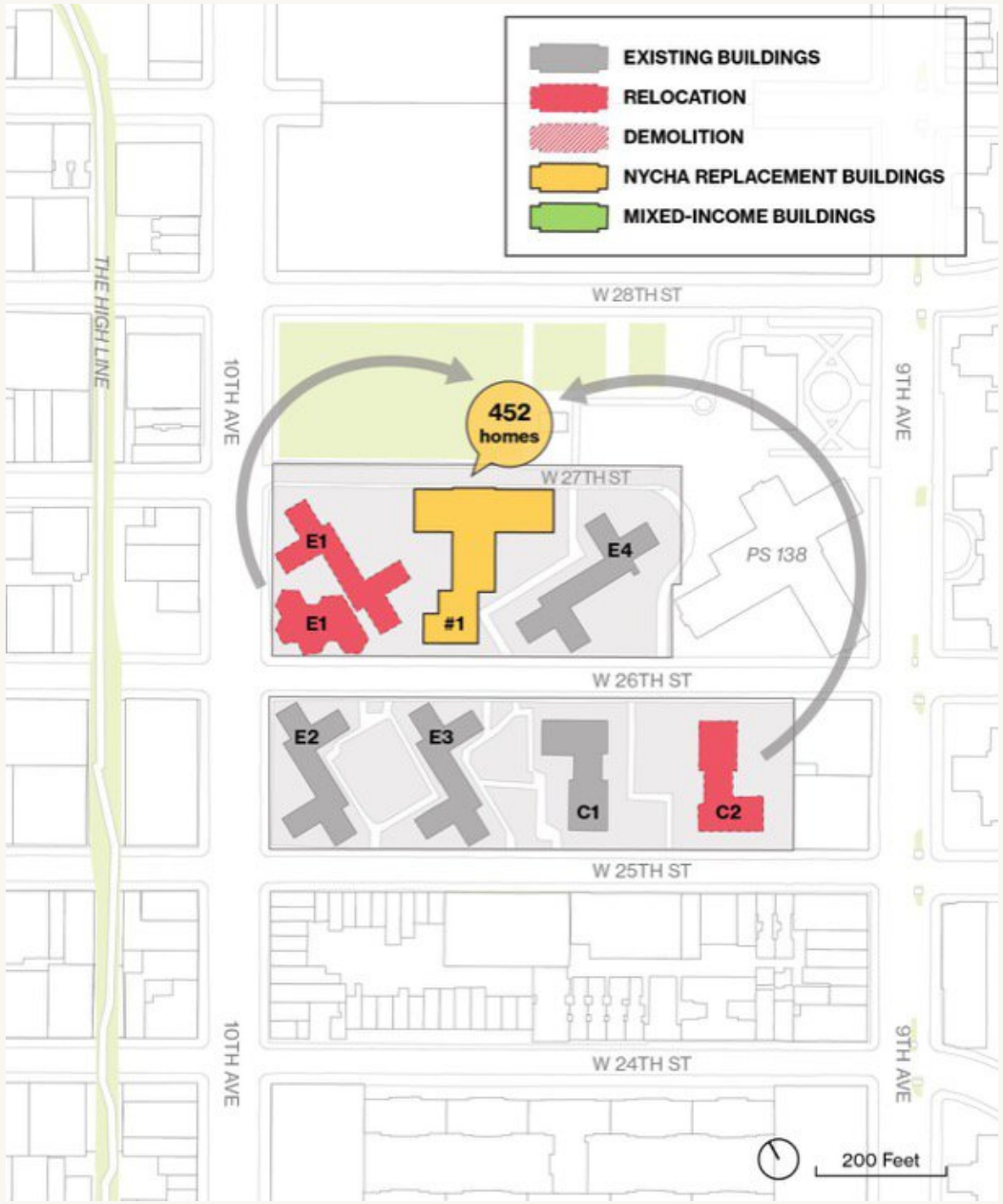
- ❑ Move Hudson Guild and all E1 and C2 households into Replacement Building #1



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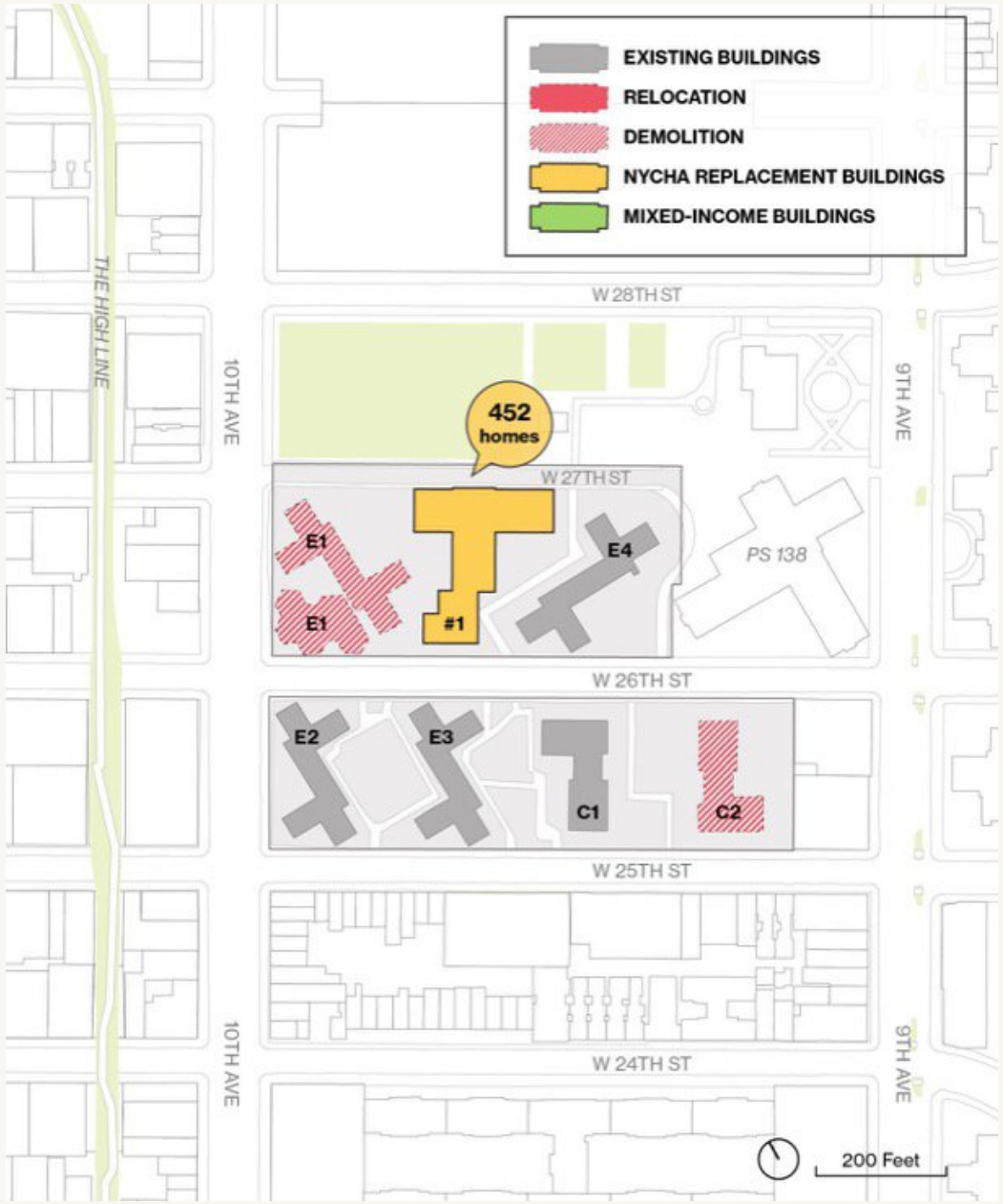
- ❑ Demolish E1 and C2



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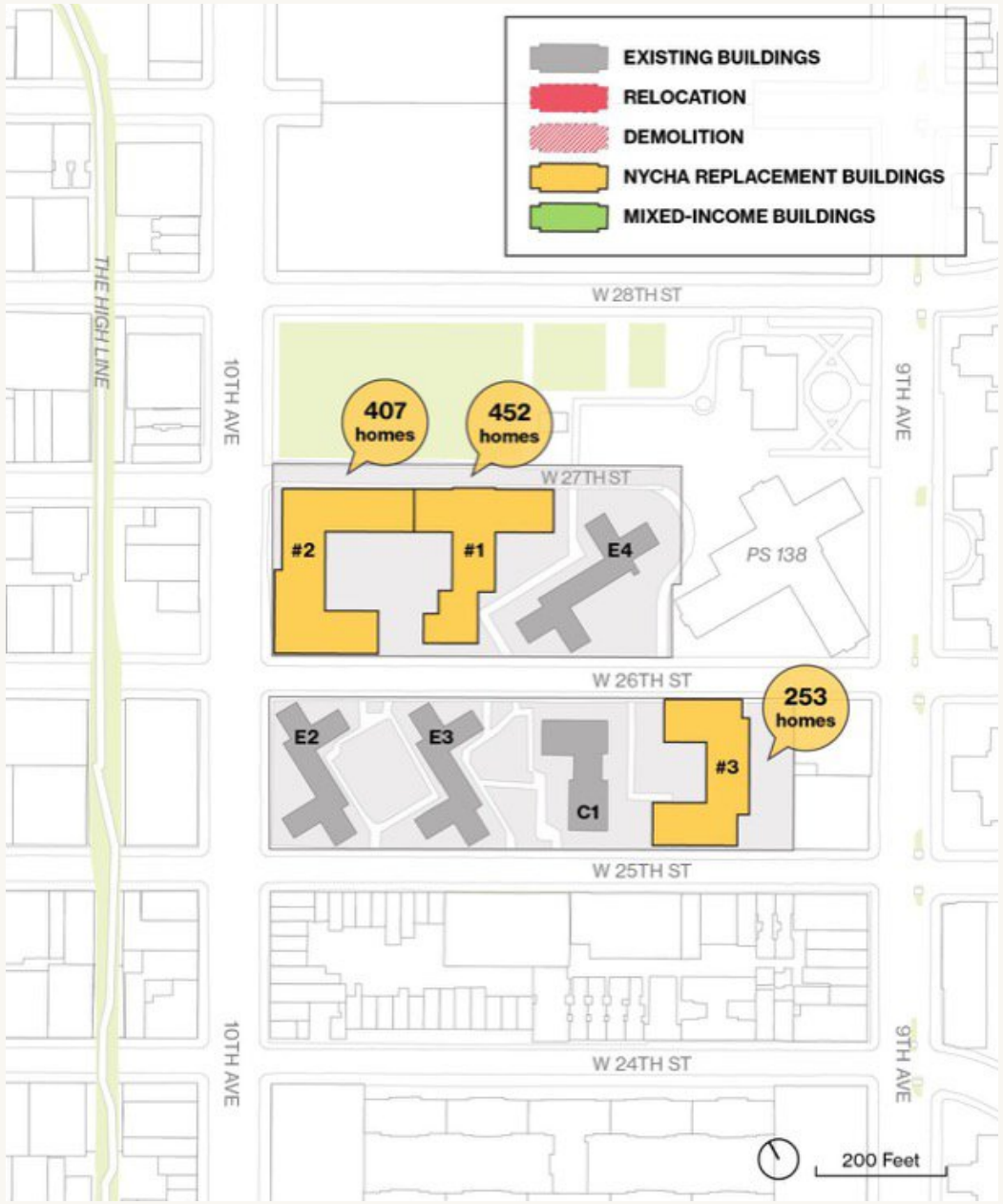
- ✓ Demolish E1 and C2
- ❑ Construct Replacement Buildings #2 and #3



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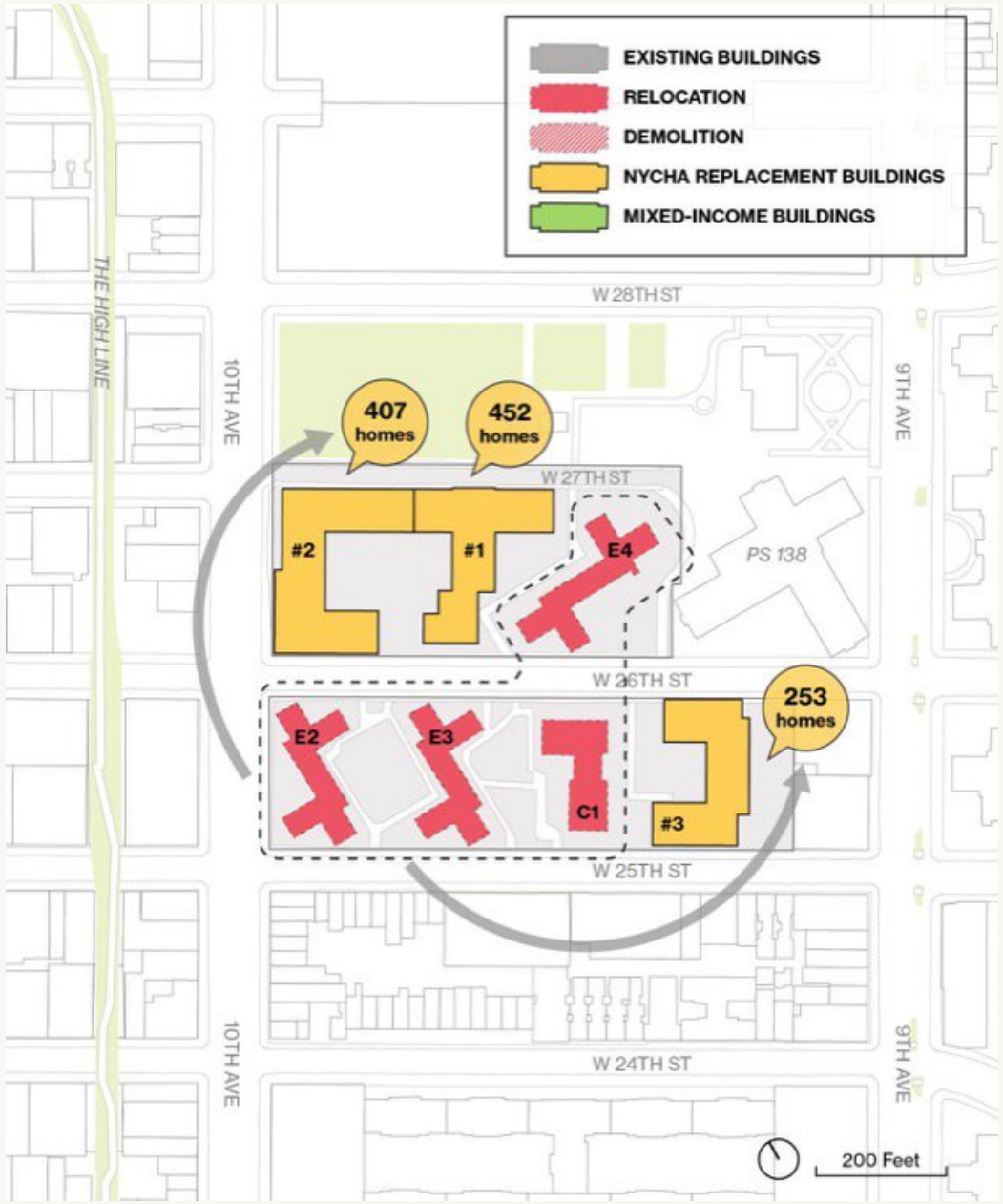
- ✓ Demolish E1 and C2
- ✓ Construct Replacement Buildings #2 and #3
- ❑ Move all remaining NYCHA households into Replacement Buildings #2 and #3



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- ✓ Construct Replacement Buildings #2 and #3
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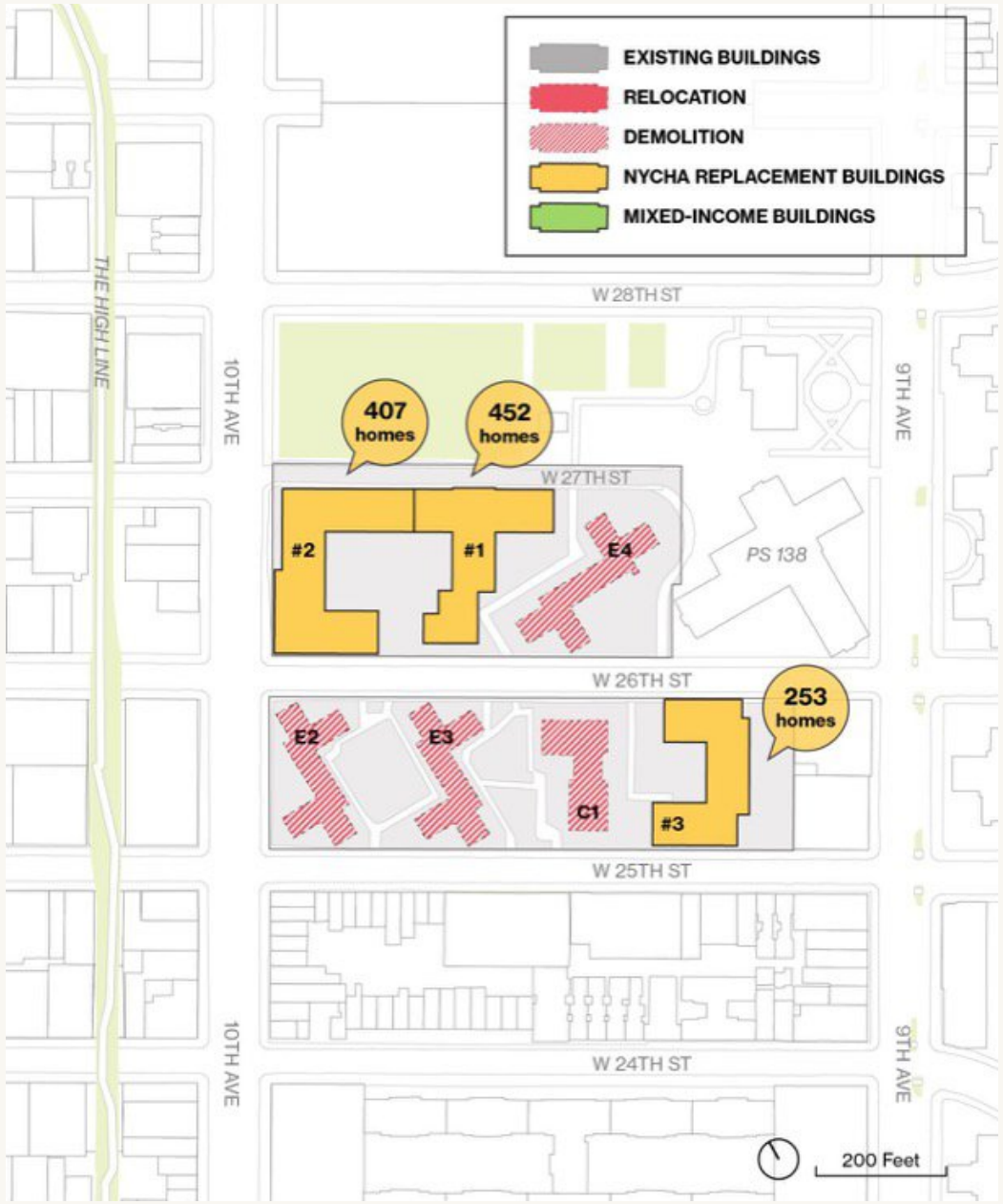
- ❑ Demolish C1, E2, E3, and E4 (phased)



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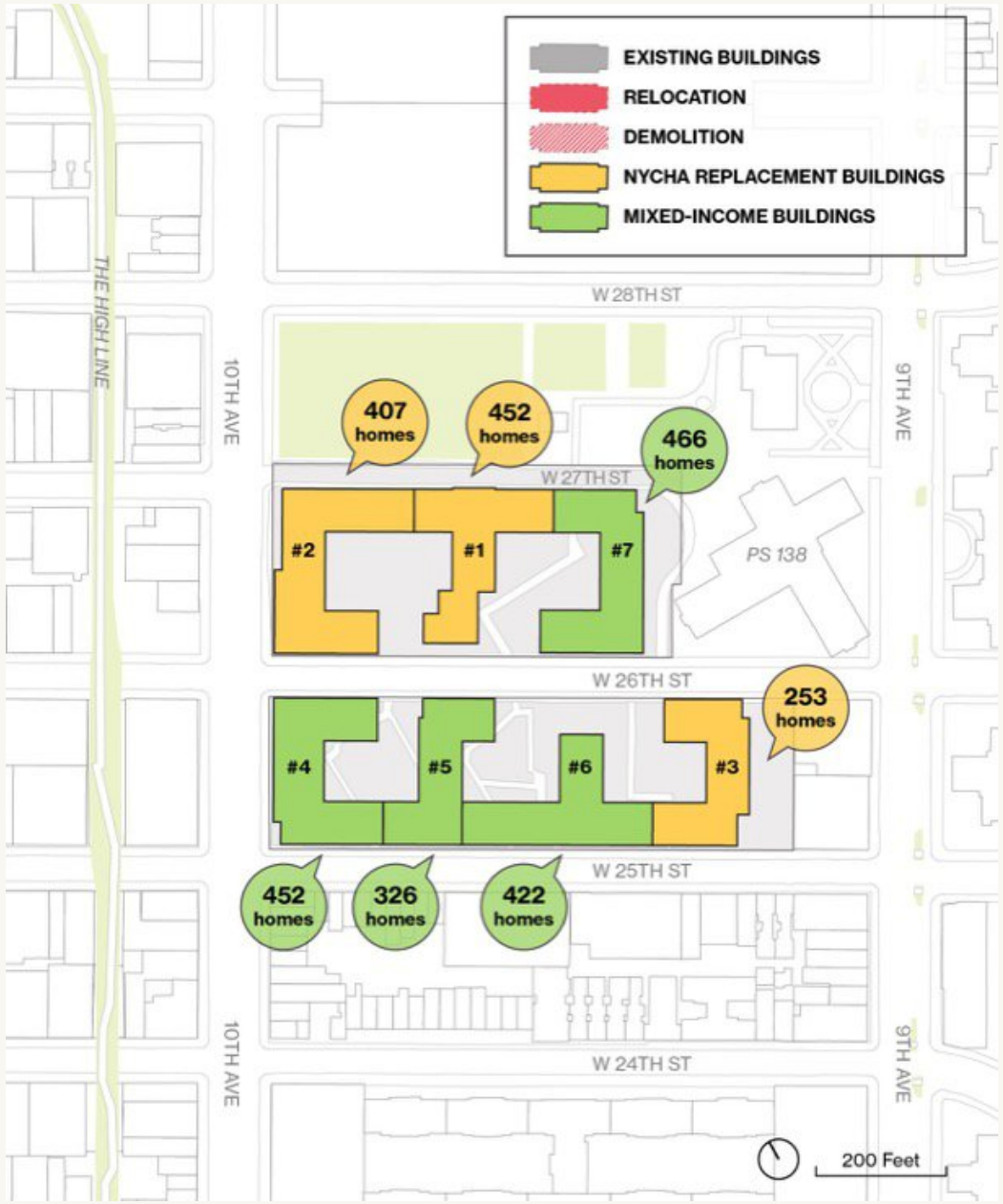
- ✓ Demolish C1, E2, E3, and E4 (phased)
- ❑ Construct Mixed-Income Buildings (phased)



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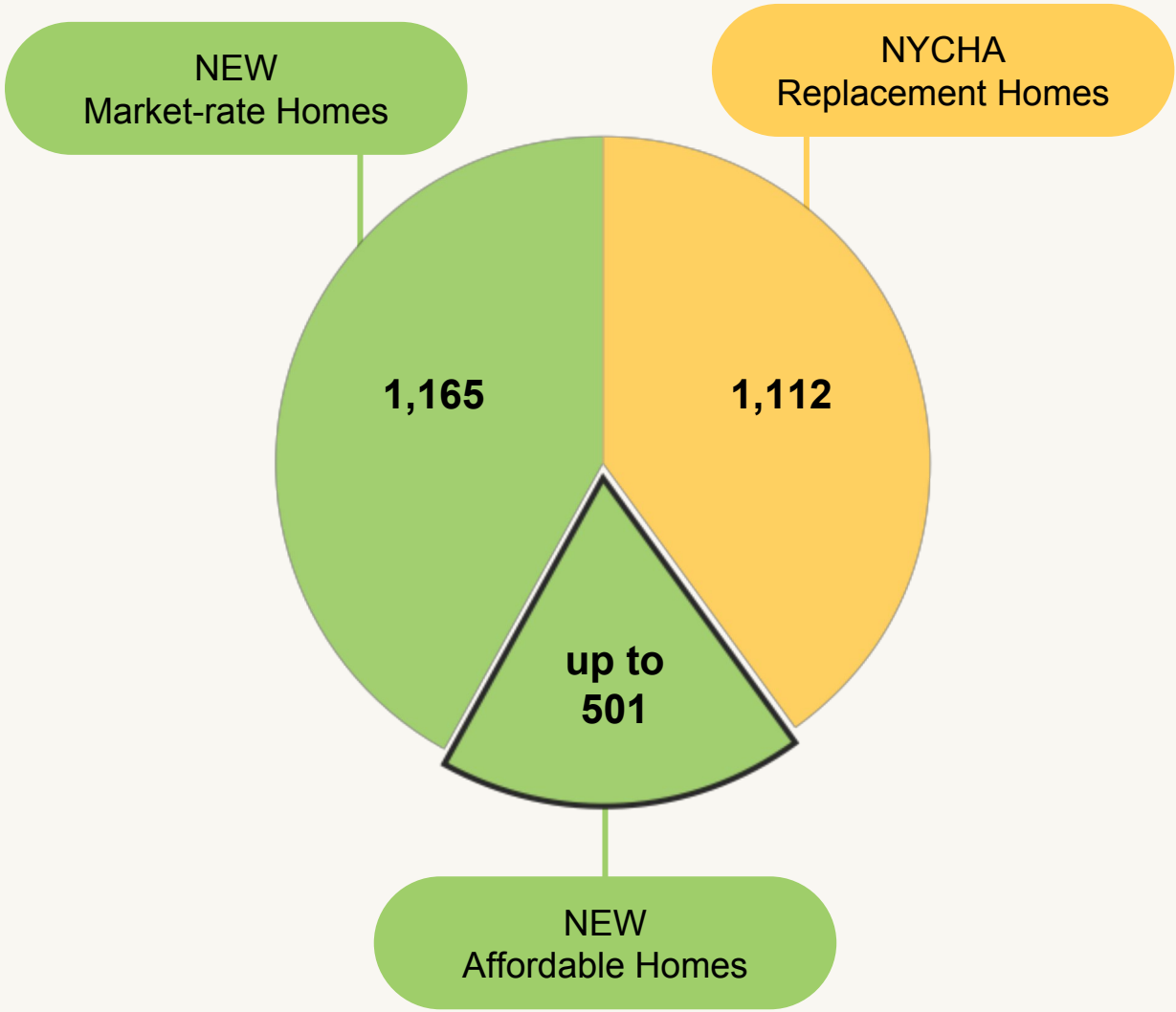
Program Summary

Residential	**2,778 units**
Replacement	1,112 units
New Affordable	Up to 501 units
Market-Rate	1,165 units
Retail	12,060 SF
Supermarket	11,000 SF
Community Facility	109,643 SF
Open Space	125,550 SF
Parking	0 additional spaces



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Bridge Plan

- Due to the extended timeline of the proposed project, the PACT partner will assist NYCHA property management with deferred maintenance issues and the backlog of building system and in-unit repairs.
- Since February and March 2024, the PACT Partner has been providing enhanced security and pest management services, respectively, across the Fulton and Elliott-Chelsea campuses.
- Following the execution of the Agreement, the PACT partner will begin implementing the full scope of the Bridge Plan until all NYCHA Replacement Buildings are constructed.

Apartment Work Orders

- Address all open paint and plaster work orders
- Replace cabinets where needed
- Replace missing or damaged sinks and tub enclosures

Building Systems

- Replace defective steam traps
- Proactively maintain boiler feed tanks
- Purchase long lead elevator parts to prevent outages

Security

- Provide 24/7 security coverage with four unarmed guards
- Replace broken intercom systems
- Survey and repair non-functioning entry doors

Pest Management

- Install and replace bait stations
- Perform twice monthly pest treatment
- Provide bedbug treatment

Resident Relocations

Relocation Plan

NYCHA and the PACT partner will work closely with resident leaders and stakeholders to develop a Relocation Plan that complies with all applicable federal requirements and minimizes the need for off-site temporary relocations

Build First

As currently designed, only approximately 120 households, or less than 6% of all 2,056 apartments, will be required to temporarily relocate before moving into their new permanent homes. The remaining 94% of households will only move once – directly into their newly built homes in the NYCHA Replacement Buildings.

Prioritizing On-site Relocations

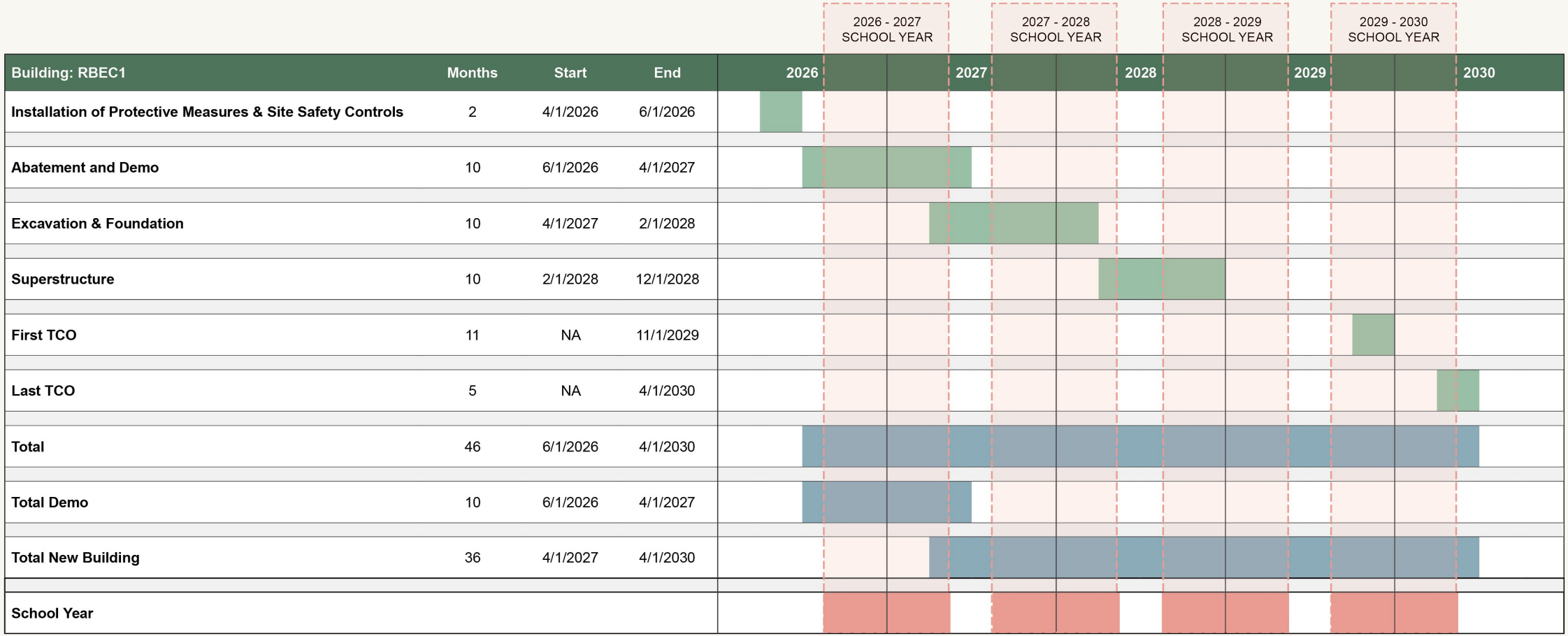
Most of the 120 households will be provided appropriately sized apartments within their home campus. Where there are no appropriately sized apartments available on-site, NYCHA and the PACT partner will assist residents with temporary relocation in privately managed buildings within the community or at other NYCHA developments.

Right To Return

Per HUD requirements, any household that is temporarily relocated off-site will have the right to return to their development once the associated NYCHA Replacement Building is complete. The PACT partner will be responsible for providing relocation assistance and the payment of any costs related to packing and on- or off-site relocations.

Construction Schedule Adjustments

Preliminary Construction Schedule



Building: RBEC1	Months	Start	End
Installation of Protective Measures & Site Safety Controls	2	4/1/2026	6/1/2026
Abatement and Demo	10	6/1/2026	4/1/2027
Excavation & Foundation	10	4/1/2027	2/1/2028
Superstructure	10	2/1/2028	12/1/2028
First TCO	11	NA	11/1/2029
Last TCO	5	NA	4/1/2030
Total	46	6/1/2026	4/1/2030
Total Demo	10	6/1/2026	4/1/2027
Total New Building	36	4/1/2027	4/1/2030
School Year			

Monthly Stakeholder Coordination Meeting

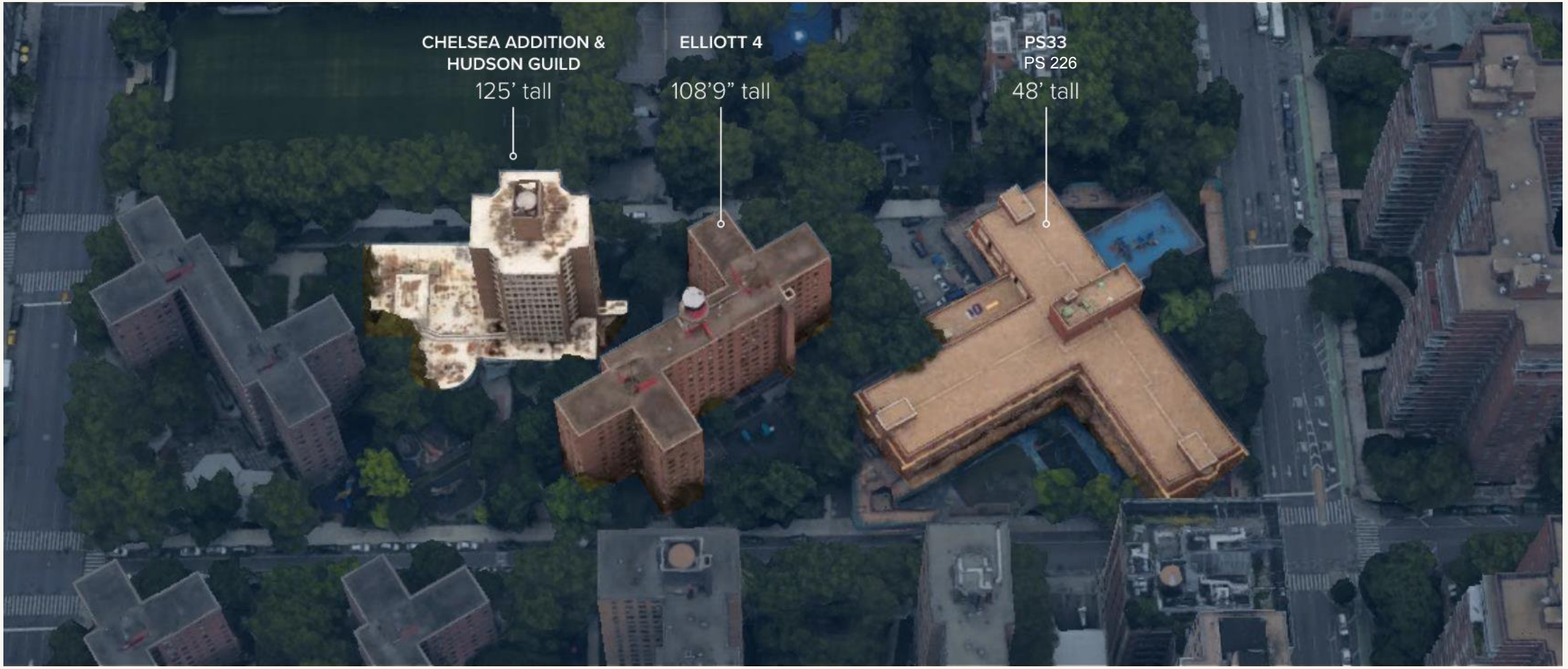
MEETING 1
March 2026

MEETING 2
April 2026

MEETING 3, 4, 5, ETC.
Every month thereafter

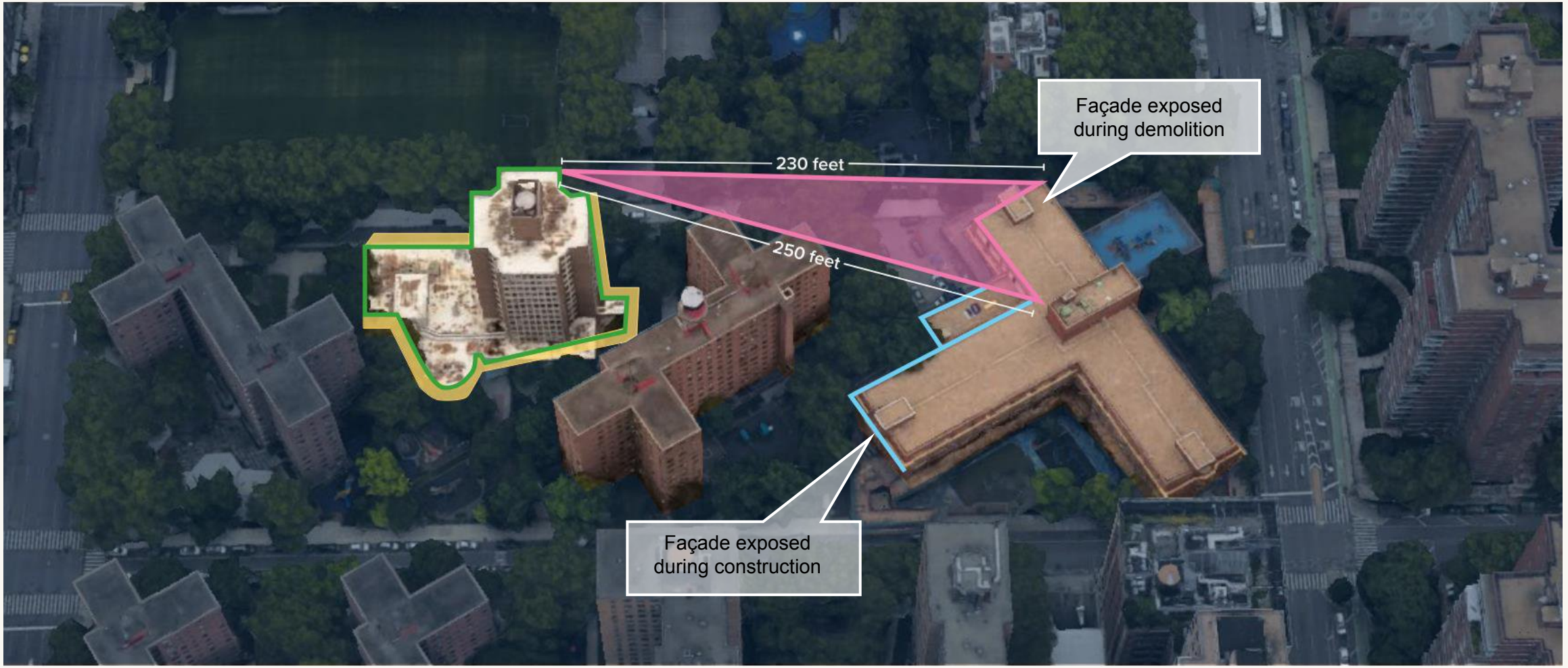
Site Context: Overview

Site Context : Building Heights



Site Context: Construction Fence and PS33

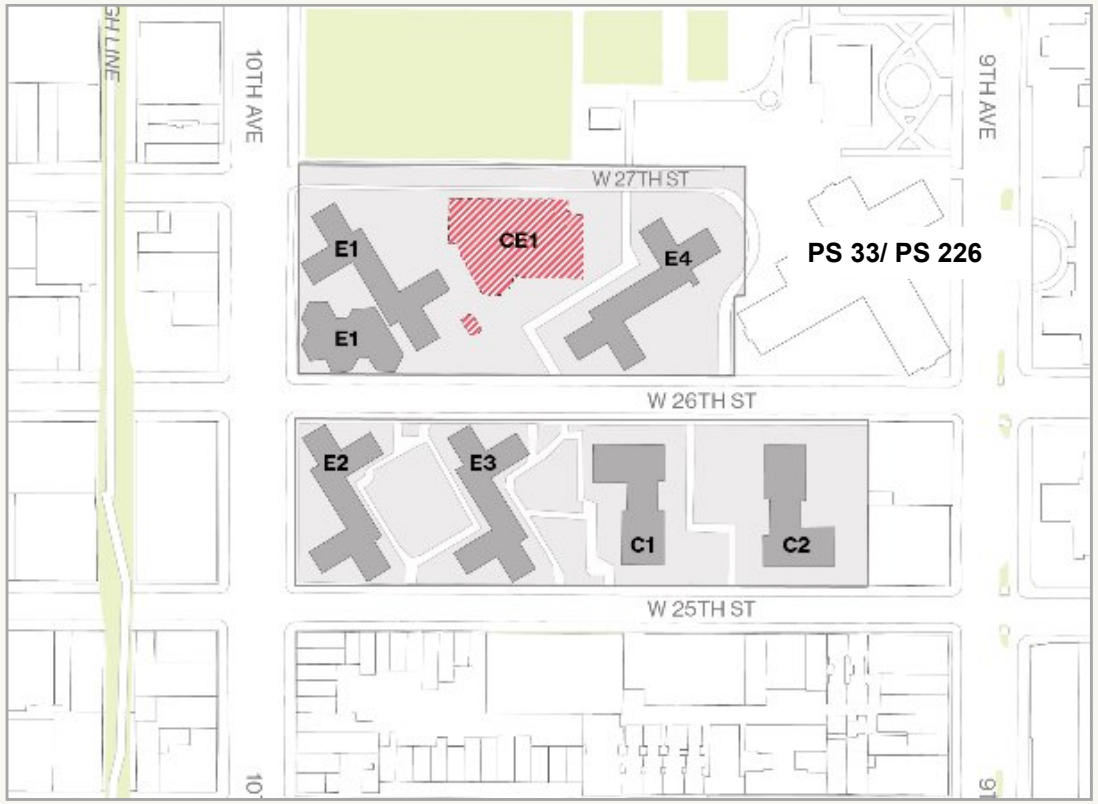
DOB construction Fence
Sidewalk Shed



Construction Schedule & Working Hours

- Every effort will be made to adjust sequencing and timing to respect school instructional hours and activities
- No high-noise operations during school arrival/dismissal whenever feasible
- Deliveries, concrete pours, and material handling coordinated to avoid peak student circulation
- Advance notice shared before any activity requiring pathway shifts or temporary modifications

Construction Schedule & Working Hours



- **NYC Building Code** allowable work hours:
  - **Monday- Friday**: 7:00 AM – 6:00 PM
  - **Saturdays** (AHV permit): 9:00 AM – 5:00 PM
- Occasionally, special permitted work will occur early-mornings or late- evenings. This allows the team to stay on schedule and limit certain activities to non-school hours
- All such activities will be limited, permit-based, and shared with ahead of time

Our Community and School: P.S. 33 Chelsea Prep

Grades / Ages
Pre-K: ~4 years old
Kindergarten: ~5–6
Grades 1–5: ~6–11 years old

Arrival / Morning Drop-off
Time: 8:25 AM
Pre-K and Kindergarten at exit 4 on 26th Street and 9th Ave
Grades 1– 5 at exit 3 in the back of school building

Dismissal / Pick-up Times
Time: 2:30 PM – ~2:45 PM
Pre-K at exit 4 on 26th Street and 9th Ave
Grades K – 5 at the schoolyard on 26th Street

Our Community and School: P.S. 226

General Info
Grades: Offers K through 5th Grade
Ages: Students ages range from ~5 to ~11 years old

Arrival / Drop-off:
Time: 8:00 AM
All students (walkers and busing students) arrive via the main entrance of the school.

Dismissal / Pick-up:
Time: 2:30 PM and 2:40 PM
Walkers are picked up by 2:30 PM
Busing begins at 2:40 PM

Environmental Controls

Environmental Impact Statement (EIS)

Environmental impacts near PS33 were carefully analyzed as part of the project's EIS:

- **Required regulations:**
  - HUD, CEQR including studies on:
    - Traffic
    - Construction Noise
    - Air quality
- **Additional regulations included**
  - New York State Department of Environmental Conservation (NYSDEC)
  - New York City Noise Code

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- **Due to site sensitivity and proximity to schools further :**
  - NYC School Construction Authority's (SCA, NYCSCA)

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  - New York State Department of Environmental Conservation (NYSDEC)
  - New York City Noise Code

- **Due to site sensitivity and proximity to schools further steps were taken with:**
  - NYC School Construction Authority's (SCA, NYCSCA)

- **PS33 site-specific study**
  - Demolition noise
  - Construction noise

Sound Levels: Existing Ambient

Existing Ambient Sound on 27th Street between 9th and 10th Avenue:

Time of Day	Sound Level (Avg. Hourly Level, Leq)
AM (8:00–9:00 AM)	63 dBA
MD (12:00–1:00 PM)	69 dBA
SC PM (2:30–3:30 PM)	64 dBA
PM (5:00–6:00 PM)	61 dBA

The existing lunch time sound levels are already at the maximum demolition sound level

Typical Sound Levels

Activity	Sound Level
On Platform by Passing Subway	100 dBA
On Sidewalk by Passing Heavy Truck or Bus	90 dBA
On Side by Typical Highway	80 dBA
On Sidewalk by Passing Automobile	70 dBA
Playground (measured at boundary of playground) • Early Childhood • Elementary & Intermediate School • High School	 72 dBA 71 DBA 68 DBA
Typical Urban Area	60–70 dBA
Typical Suburban Area	50–60 dBA

The sound level of everyday traffic exceeds the demolition projected sound level

PS33 students already experience this sound level given the existing playgrounds

Sound Levels: Projected

Demolition Equipment and Noise Levels

Sources at +150'					Receiver Levels							
Sound Source	Quantity	Usage Factor	50' SPL	Elevation	North Façade 1		North Façade 2		North Façade 3		South Façade	
Excavator	2	50%	85dBA	150	62dBA	69dBA	51dBA	58dBA	48dBA	56dBA	58dBA	66dBA
Bobcat	4	60%	80dBA	150	62dBA		51dBA		49dBA		59dBA	
Jackhammer	4	40%	85dBA	150	65dBA		55dBA		52dBA		62dBA	
Hoist	1	50%	75dBA	150	39dBA		36dBA		38dBA		48dBA	
Garbage Truck	1	40%	74dBA	13	53dBA		43dBA		31dBA		28dBA	
Sources at +105'					**Receiver Levels**							
Sound Source	Quantity	Usage Factor	50' SPL	Elevation	North Façade 1		North Façade 2		North Façade 3		South Façade	
Excavator	2	50%	85dBA	105	58dBA	66dBA	44dBA	52dBA	40dBA	48dBA	38dBA	46dBA
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Jackhammer	4	40%	85dBA	105	62dBA		48dBA		44dBA		42dBA	
Hoist	1	50%	75dBA	105	32dBA		29dBA		29dBA		30dBA	
Garbage Truck	1	40%	74dBA	13	53dBA		43dBA		31dBA		28dBA	
Sources at +50'					**Receiver Levels**							
Sound Source	Quantity	Usage Factor	50' SPL	Elevation	North Façade 1		North Façade 2		North Façade 3		South Façade	
Excavator	2	50%	85dBA	50	58dBA	66dBA	44dBA	52dBA	40dBA	48dBA	38dBA	46dBA
Bobcat	4	60%	80dBA	50	59dBA		54dBA		41dBA		39dBA	
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Hoist	1	50%	75dBA	50	26dBA		27dBA		29dBA		27dBA	
Garbage Truck	1	40%	74dBA	13	53dBA		43dBA		31dBA		28dBA	

Mitigation Measures- Noise

Required:

The following measures will be implemented by the PACT partner to minimize construction noise impacts

- Use equipment meeting NYC Noise Code Subchapter 5 sound-level standards
- Replace diesel/gas tools with electric-powered versions when feasible (e.g., welders, pumps, saws)
- Avoid idling beyond 3 minutes to the extent practicable
- Avoid impact pile driving (explicitly prohibited)
- Concrete operations will be located within construction barrier

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Voluntary Measures (Beyond Requirements):

The following measures are additional **extra noise-reducing measures** during construction when possible

- The **12-foot solid construction fence provides localized noise reduction** where it blocks direct line of sight to lower-level noise sources (8’ required)
- New windows at Phase 2
- Noise sensors in strategic locations for sound monitoring throughout construction phases

Mitigation Measures- Dust Control & Air Quality

Required:

The following measures will be implemented by the PACT partner to minimize construction dust and air quality impacts, as per Chapter 5.19 in the EIS conducted:

- Ensuring soil-hauling trucks are covered and sealed
- Ensuring stockpiles covered, stabilized, or chemically suppressed
- Have sidewalks swept and cleaned daily
- Maintain an adequate water supply on-site to ensure continuous dust suppression
- Implement Community Air Monitoring Plan

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- Implement Community Air Monitoring Plan

Voluntary Measures (Beyond Requirements):

- High-capacity HEPA air purifiers (ECOSELF HAP602 or equivalent) placed in designated spaces
- Built-in sensors that provide real-time air quality readings
- 3-stage filter system that removes dust, pollen, and smoke
- Filters replaced every **3–6 months** to maintain performance

Mitigation Measures- Rodent and Pest Control

Required:

The following measures will be implemented by the PACT partner to minimize construction dust and air quality impacts, as per Chapter 5.19 in the EIS conducted:

- Pre-construction rodent inspection and extermination
- Ongoing baiting and monitoring by a licensed pest management professional
- Rodent-resistant waste containers used on site

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- Rodent-resistant waste containers used on site

Voluntary Measures (Beyond Requirements):

- Evaluation with PS33 on existing pest issues
- Work with school officials on adjusting current plan
- Increased traps beyond construction site along 27th Dr to protect PS33
- Monitoring

Mitigation Measures- Rodent and Pest Control

Proposed Traps

Additional Traps

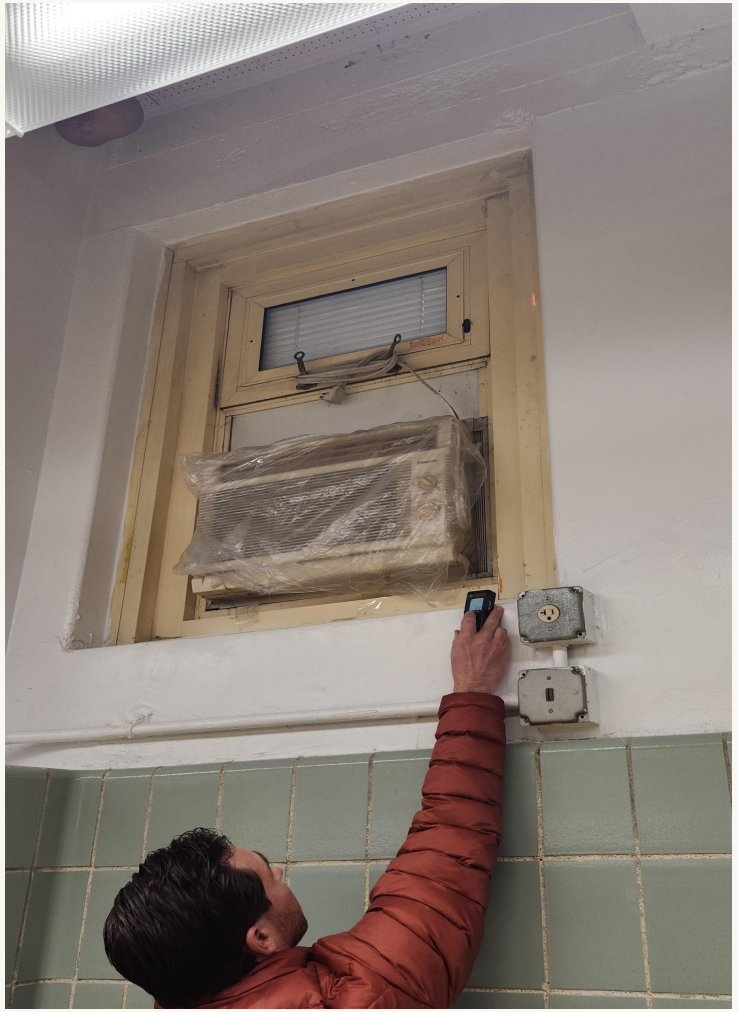
Mitigation Measures- Overview

	EIS Requirements	Phase 1	Phase 2
Noise	• Use equipment lower than NYC Noise Code Subchapter 5 sound-level standards • Replace diesel/gas tools with electric-powered versions when feasible (e.g., welders, pumps, saws) • Avoid idling beyond 3 minutes to the extent practicable • Avoid impact pile driving (explicitly prohibited)	• The 12-foot solid construction fence provides localized noise reduction where it blocks direct line of sight to lower-level noise sources (8' required)	• The 12-foot solid construction fence provides localized noise reduction where it blocks direct line of sight to lower-level noise sources • Install new windows
Air Quality	• Ensuring soil-hauling trucks are covered and sealed • Ensuring stockpiles covered, stabilized, or chemically suppressed • Have sidewalks swept /cleaned daily • Implement Community Air Monitoring Plan • Maintain an adequate water supply on-site to ensure continuous dust suppression	• High-capacity HEPA air purifiers (ECOSELF HAP602 or equivalent) placed in designated spaces • Built-in sensors that provide real-time air quality readings • 3-stage filter system that removes dust, pollen, and smoke • Filters replaced every 3–6 months to maintain performance	• Built-in sensors that provide real-time air quality readings • 3-stage filter system that removes dust, pollen, and smoke • Filters replaced every 3–6 months to maintain performance
Pest Control	• Pre-construction rodent inspection and extermination • Ongoing baiting and monitoring by a licensed pest management professional • Rodent-resistant waste containers used on site	• Evaluation with PS33 on existing pest issues • Work with school officials on adjusting current plan • Increased traps beyond construction site along 27th Dr to protect PS33 • Monitoring	• Evaluation with PS33 on existing pest issues • Work with school officials on adjusting current plan • Increased traps beyond construction site along 27th Dr to protect PS33 • Monitoring

Continuing Engagement

If acceptable, the PACT partner will provide and install high-capacity HEPA air purifiers by the end of the month and will also provide and install filters for existing A/C units and fresh-air shafts

- **Continued monitoring** during the demo and construction phase of the project by a qualified environmental team (noise, PM2.5, dust)
- **Monthly reporting** will be provided to the community prior to the meetings
- **Monthly meetings** with the school and appropriate attendees to discuss progress and provide a forum for questions or new concerns, including an evaluation of the effectiveness of the mitigation plan
- **Direct email address and phone number will be provided** to report any immediate issues to the Development team



Thank you!

Questions?