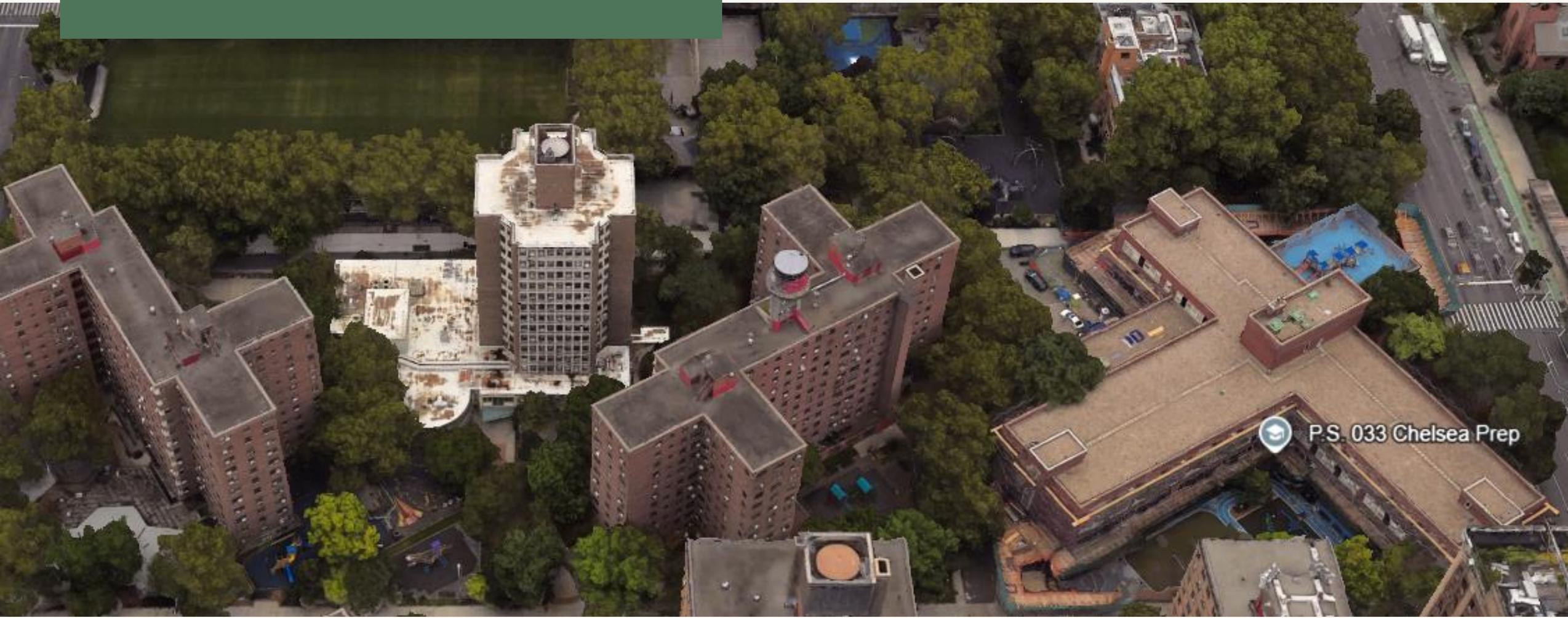


ELLIOTT-CHELSEA HOUSES REDEVELOPMENT



Agenda

- 1. Construction Schedule Adjustments**
- 2. Environmental Controls**
- 3. School Walkthrough and Mitigation Review**

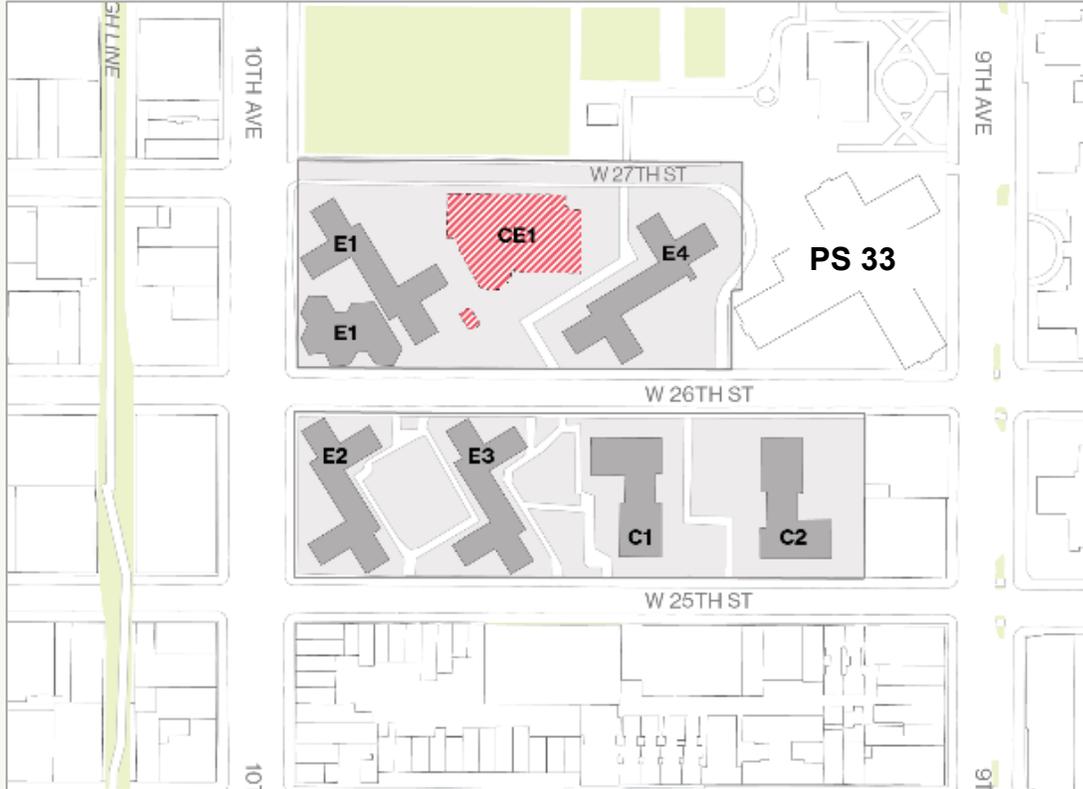
Construction Schedule Adjustments

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

Monthly Stakeholder Coordination Meeting	Date
Meeting 1	March 2026
Meeting 2	April 2026
Meeting 3, 4, 5, etc.	Every Month thereafter

Construction Schedule & Working Hours



- Construction work will comply with **NYC Building Code** allowable work hours:
 - **Weekdays:** 7:00 AM – 6:00 PM
 - **Saturday** (AHV permit): 9:00 AM – 5:00 PM
- Occasional early-morning or late-evening work may occur **only with a Special Permit**, for:
 - Crane installation or removal
 - Hoist jumping
 - Extended concrete pours
 - Other one-off operations requiring DOB authorization
- All such activities will be limited, pre-planned, and permit-based.

Construction Schedule & Working Hours

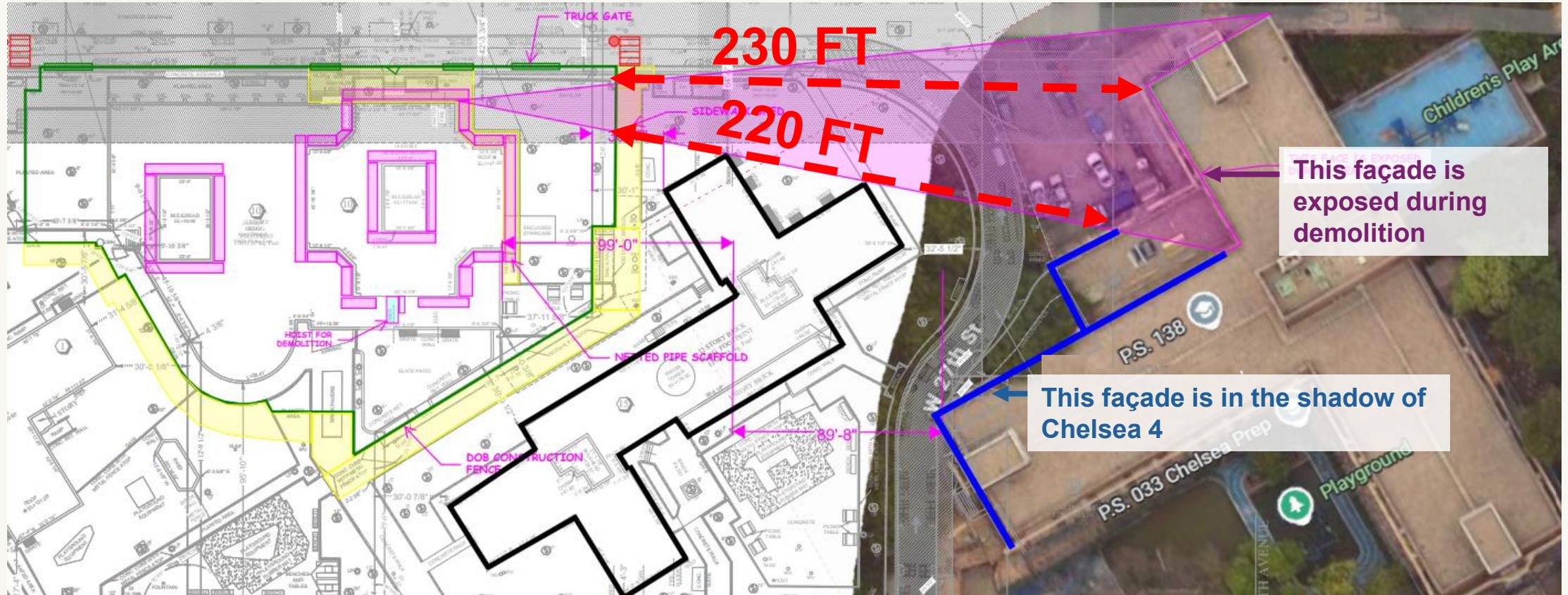


- Every effort will be made to adjust sequencing and timing to respect school instructional hours and activities
- No high-noise operations during school arrival/dismissal whenever feasible
- Deliveries, concrete pours, and material handling coordinated to avoid peak student circulation
- Advance notice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

Environmental Controls

Preliminary Construction Fencing Plan

 Sidewalk shed



Minimum Distances between Construction Fencing and P.S. 33

Site Plan Overview



Phasing: Elliott-Chelsea

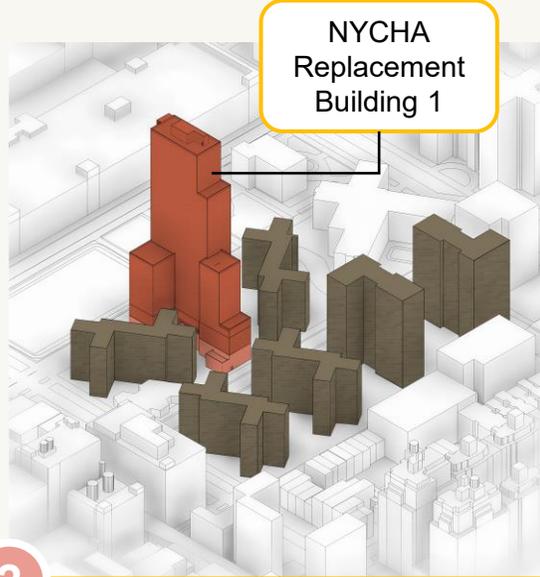


1

Pre-construction

- **Move Chelsea Addition households** into refurbished, vacant apartments across the campus
- **Move Hudson Guild** into space on 27th between 10th and 11th Avenue

Began July 2025

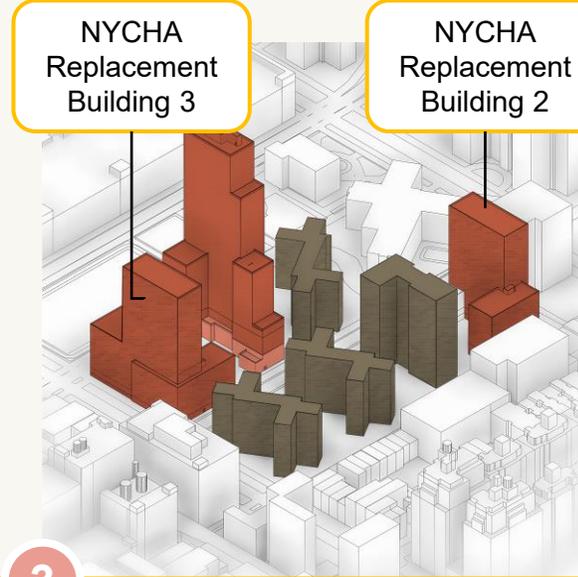


2

NYCHA Replacement Building 1

- Demolish Chelsea Addition
- **Construct Replacement Building 1**

Begins Winter 2026

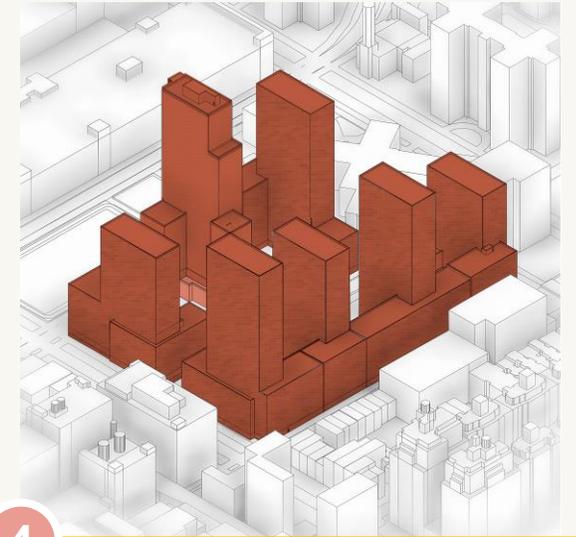


3

NYCHA Replacement Building 2

- **Move Elliott 1 and Chelsea 2 households into Replacement Building 1**
- Move Hudson Guild Community Center into Replacement Building 1
- Demolish Elliott 1 and Chelsea 2
- **Construct Replacement Buildings 2 and 3**

Begins 2030



4

Mixed-Income Buildings

- **Move all remaining households into Replacement Buildings 2 and 3**
- Demolish all remaining buildings
- Construct mixed-income buildings

Begins 2031

Increased Zoning Assumed

Equipment Noise Levels – Response to MCB4 Comment 19.5

As documented in the Project Environmental Impact Statement (EIS):

- **MCB4 requested mitigation of sustained construction noise impacts** on nearby schools and sensitive populations
- **The Project includes a construction noise analysis consistent with CEQR (CTM) guidance** and NYC Noise Control Code requirements
- **Project-specific noise mitigation measures beyond code minimums** are anticipated to be implemented during construction
- **Noise controls are subject to NYC DEP review and legally binding project documents**

Equipment Noise Levels – Required Mitigation Measures

Source Control:

The following measures will be implemented by the PACT partner to minimize construction noise impacts, as per Chapter 5.16 in the EIS conducted:

- Use equipment meeting NYC Noise Code Subchapter 5 sound-level standards
 - **Source:** NYC Noise Code **Subchapter 5**, Equipment Noise Limits **24-228 to 24-232**
- Replace diesel/gas tools with electric-powered versions when feasible (e.g., welders, pumps, saws)
 - **Source:** NYC Administrative Code **§24-163**
- Avoid idling beyond 3 minutes per NYC Admin Code §24-163, to the extent practicable
 - **Source:** NYC Noise Code **24-223(a)**
- Avoid impact pile driving (explicitly prohibited)
 - **Source:** NYC Noise Code **§24-227(a)**

Equipment Noise Levels – Required Mitigation Measures

The following measures will be implemented by the PACT partner to minimize construction noise impacts, as per Chapter 5.16 in the EIS conducted:

- Use 12-foot-minimum (8-ft required) noise barriers around site perimeter
 - **Source:** DEP “Rules for Citywide Construction Noise Mitigation” (**15 RCNY Chapter 28, §28-102**)
- Position loud equipment away from the school whenever logistically possible
 - **Source:** NYC Noise Code **§24-228(b)**
- Keep concrete trucks and pumps inside noise barriers during pours and washout whenever logistically possible
 - **Source:** DEP Noise Mitigation Rules (**15 RCNY §28-109**)
- Use barriers, fencing, and shielding required under NYC Building Code Chapter 33
 - **Source:** **NYC Building Code §3307** (Required)



Equipment Noise Levels – Mitigation Measures

Permanent Building Shielding

- The **12-story building provides** significant noise shielding a large portion of the school that does not have a direct line of sight to noise sources
- In these **acoustically shielded (“shadow zone”) areas**, noise levels are expected to be reduced by **approximately 10 dB**
- A **10 dB reduction is generally perceived as noise sounding about half as loud**

Temporary Construction Fence Shielding

- The **12-foot solid construction fence provides localized noise reduction** where it blocks direct line of sight to lower-level noise sources
- Noise reduction from the fence is **most effective for lower floors** and ground-level receptors
- **Upper floors may experience less benefit** due to visibility over the fence

Existing Ambient Sound Levels

Existing Ambient 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	72 dBA
• Elementary & Intermediate School	71 dBA
• High School	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

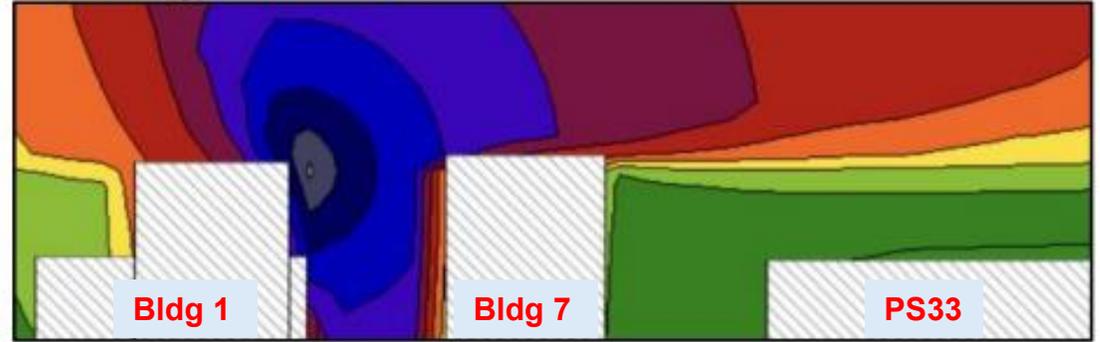
PS33 students already experience this sound level given the existing playgrounds

Equipment Noise Levels – Mitigation Measures

Building 1 at +150'



Building 1 at +105'



- **During demolition**, sound levels are projected to range from **56 to 69 dBA** in the worst-case scenario of having all equipment placed on the right side of Building 1, as in the above
- This is comparable to existing ambient traffic noises of **63 to 69 dBA** during school hours and playgrounds at **68 to 72 dBA**
- Once the elevation of building 1 is at 105' or below levels will be reduced further to **66 dBA**

Text Interval	Color	Line
... < 45.0	Dark Green	Green
45.0 <= ... < 50.0	Green	Green
50.0 <= ... < 55.0	Light Green	Light Green
55.0 <= ... < 60.0	Yellow	Yellow
60.0 <= ... < 65.0	Orange	Orange
65.0 <= ... < 70.0	Red	Red
70.0 <= ... < 75.0	Dark Purple	Dark Purple
75.0 <= ... < 80.0	Purple	Purple
80.0 <= ... < 85.0	Blue	Blue
85.0 <= ... < 90.0	Dark Blue	Dark Blue
90.0 <= ...	Grey	Grey

Dust Control & Air Quality – Required Mitigation Measures

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:

- Use water spraying during demolition, excavation, and material handling
 - **Source: §13-04 Wetting and §13-05(a), (b), (c)**
- Ensure that all soil-hauling trucks covered and sealed
 - **Source: §13-04(b) and §13-05(b)**
- Have stockpiles covered, stabilized, or chemically suppressed
 - **Source: §13-05(f) and §13-06(i)**
- Have sidewalks swept and cleaned daily
 - **Source: §13-06(e)**
- Maintain an adequate water supply on-site to ensure continuous dust suppression
 - **Source: §13-06(e)**

Other Indoor Air Quality Measures for Consideration

Air Purifiers Installed:

- High-capacity HEPA air purifiers (ECOSELF HAP602 or equivalent) placed in designated spaces
- Built-in **PM2.5 sensor** provides real-time air quality readings
- Automated operation increases filtration speed when PM levels rise (indicator shifts green → blue → yellow → red)
- System refreshes air in up to **2,400 sq ft** areas every ~30 minutes (**Source:** Product Specification Sheet)

Filtration Performance:

- 3-stage filter system removes:
 - Dust
 - Pollen
 - Smoke
 - Pet dander and general particulate matter
- Filters replaced every **3–6 months** to maintain performance.



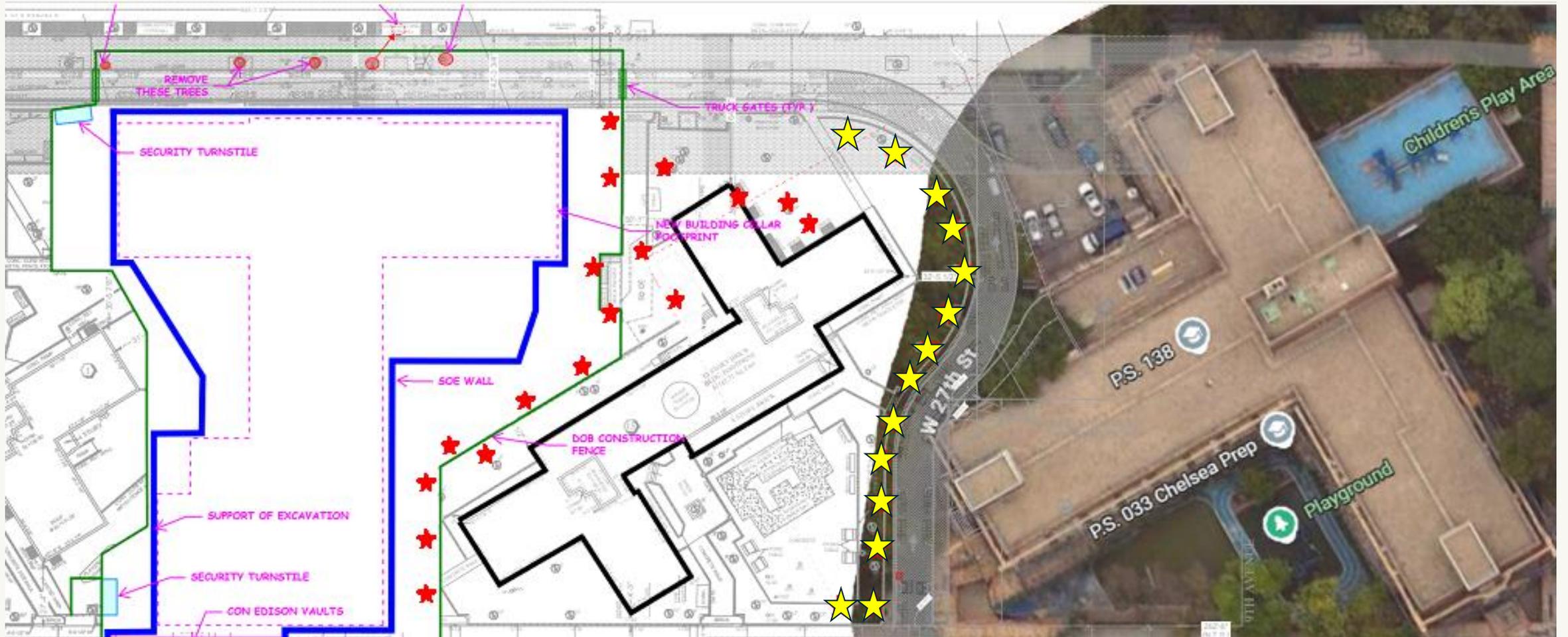
Rodent Prevention and Control Plan

The following measures will be implemented by the PACT partner to minimize rodent impacts, as per Chapter 5.19 in the EIS conducted:

- **Pre-construction rodent inspection and extermination** completed in accordance with **Local Law 109 of 2022**
- **Ongoing baiting and monitoring by a licensed pest management professional**, as required by **NYC Health Code §151.02**
- **Rodent-resistant waste containers** used on site, compliant with **NYC Administrative Code requirements for pest-proof storage**
- **Daily housekeeping** to remove debris, food sources, and materials that may harbor rodents
- **Regular perimeter inspections** to maintain rodent-proof conditions and identify any new burrows or entry points



Planned Bait Stations



School Walkthrough & Mitigation Review

Existing Fresh-Air Shaft Conditions

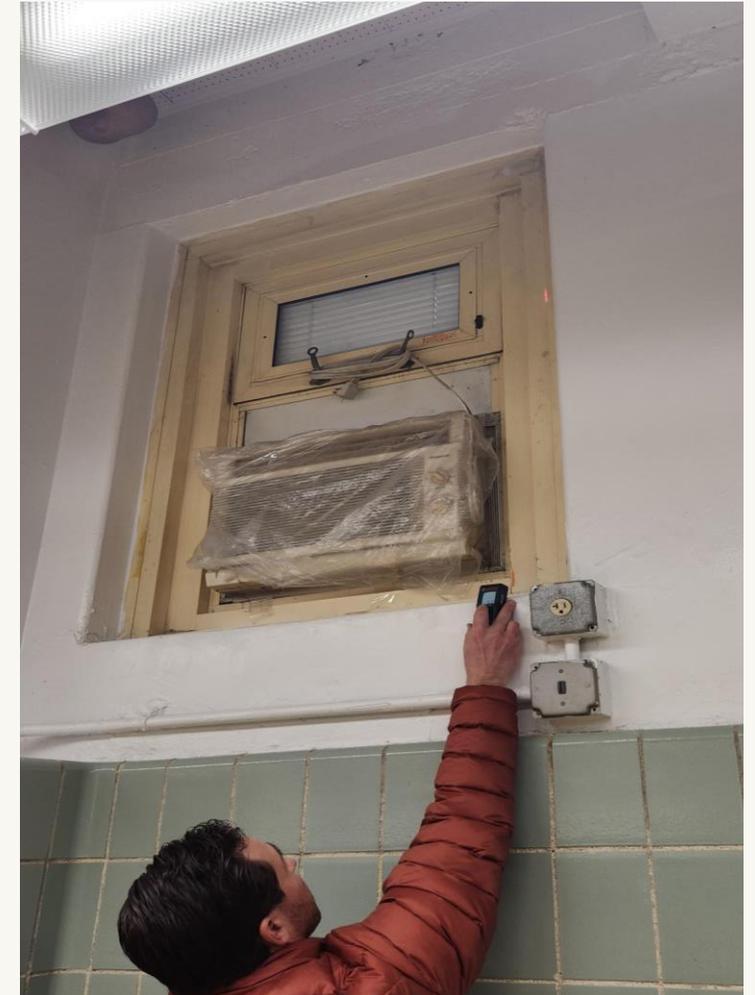
- **Unfiltered masonry fresh-air shaft** observed at intake point
- **A heating coil was observed**, however no filtration system is in place
- **Shaft interior shows aged surfaces** and accumulation consistent with long-term use
- **Represents typical configuration across the building**, based on inspection
- **Photos illustrate current condition** to inform air-quality mitigation planning



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



Questions?