

# Bayview Chelsea

550 West 20th Street

Proposed Affordable Housing Redevelopment



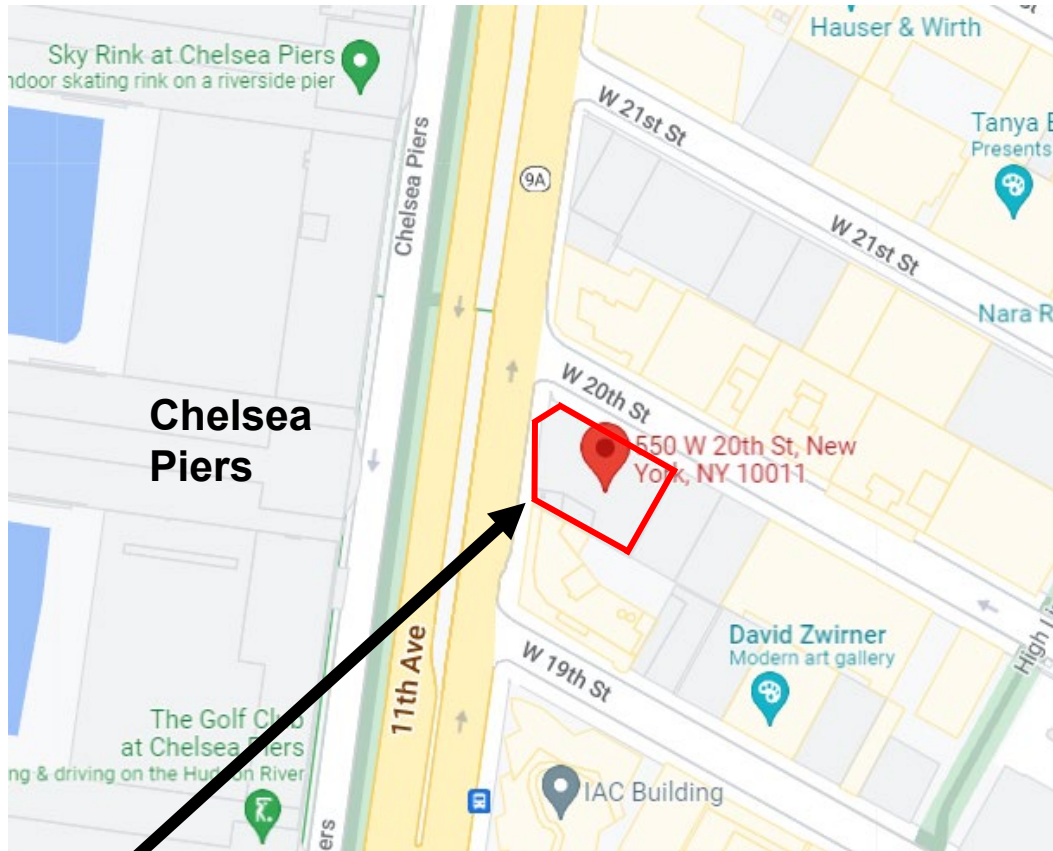
Manhattan Community Board 4  
Informational Presentation  
January 4th, 2023



# Bayview Chelsea Presentation Outline

- Overview
- History
- Potential Redevelopment
  - Affordable Housing
  - Community Services Center
  - Historic Preservation
- Integrated Multiuse Concept -- for Discussion Purposes Only
- Public Questions & Comments

# Bayview Chelsea--Overview



Location: 550 W 20th St (@ SE corner of 11th Avenue)



# Bayview Chelsea--Overview

## Existing Zoning

- Special West Chelsea District
  - Subarea D: Runs 140 feet east of 11<sup>th</sup> Avenue
    - C6-3, Base FAR 5
    - Bonus of up to 2.5 FAR via Highline Transfer Corridor (ZR 98-30) or West Chelsea Affordable Housing Fund (ZR 98-262(c)) for a maximum of 7.5 FAR
  - Height Limits:
    - Base: Minimum 60 feet / Maximum 90 feet
    - Total: maximum 250 feet
  - Portion of building also in Subarea E (C6-2)
  - On NY State-owned land, the State may choose to override existing zoning



# Bayview Chelsea--Overview



View looking south along 11th Avenue:  
Original Seamen's House Building

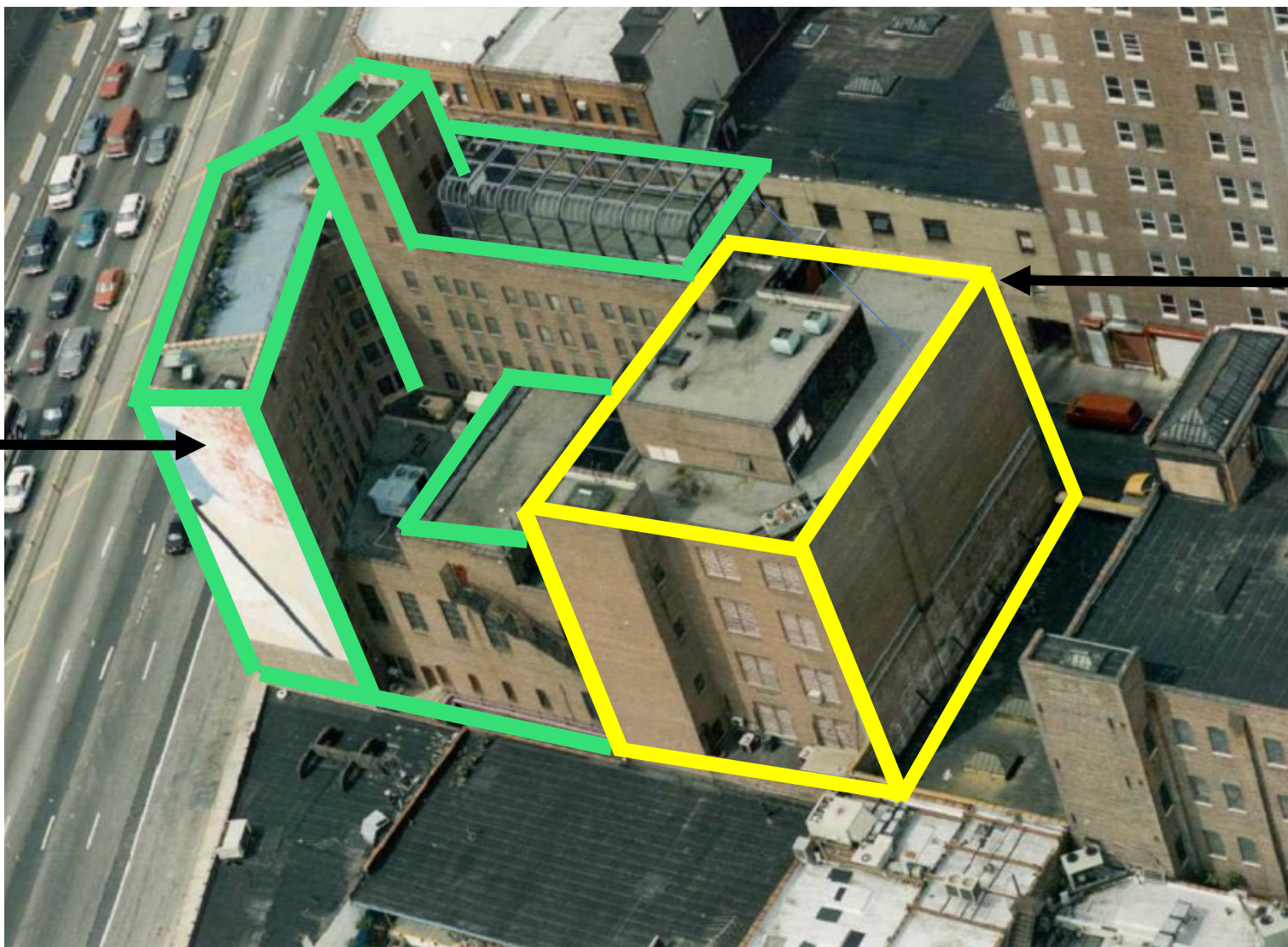


View looking west along W. 20<sup>th</sup> Street:  
The Annex Building at left with loading dock



# Bayview Chelsea--Overview

**Original  
Seamen's  
House (1931)**



**The Annex**  
(also constructed in  
1931 as the laundry  
facility for 16 YMCA  
branches in  
Manhattan &  
the Bronx)



# History--Seamen's YMCA



Designed by Shreve, Lamb & Harmon, the architects of the Empire State Building, Bayview housed the Seamen's YMCA from its opening in 1931 until the YMCA closed in 1966.

The main building consisted of four floors of dormitory-style rooms for 225 men above four floors of social spaces, including a gymnasium, pool, cafeteria and chapel.



# History--Bayview Correctional Facility



In 1967, New York State appropriated the YMCA property as the Bayview Rehabilitation Facility, run by the State's Narcotics Addiction Control Commission (NACC) as a residential drug treatment center.

In 1974, after the NACC program was terminated statewide, the facility was transferred to the NYS Department of Corrections and Community Supervision. It was reclassified in 1978 as a women's correctional facility, siting a maximum of 323 women. A Community Advisory Committee was also established to mediate any impacts to the surrounding neighborhood.



# History--Superstorm Sandy



Bayview closed permanently in 2012 after Superstorm Sandy caused extensive damage to the facility. Before the storm made landfall, Bayview's 153 prisoners were evacuated to other facilities and the building has remained empty ever since.

# History--Empire State Development (ESD) Request for Proposals



After meeting with ESD in July 2013, MCB4 passed a resolution to inform the State's land disposition plan and RFP, encompassing affordable housing, community recreation, social services, and historic preservation considerations.

ESD issued the Bayview RFP in December 2013. Despite interest by experienced NYC real estate companies in redeveloping Bayview (Jamestown, Brodsky, Related, Edison) ESD awarded the right to develop the property to the Novo Foundation, a non-profit organization affiliated with Warren Buffet's son, Peter. The site was to become a women's center with offices, arts facilities, fitness, childcare and retail/dining components.

The Novo Foundation had no previous experience developing projects in New York City and withdrew in 2019 after 6 years of effort.



# Bayview Chelsea--MCB4 Affordable Housing Plan (March 2022)

## ESD or State Controlled Development Pipeline

**Program:** TBD

**Block:** 691 **Lot:** 1

**Zoning:** Special West Chelsea District; C6-3 / C6-2

## Project Description:

- Could produce approximately 115 permanently affordable units with additional capacity to house a mentally ill homeless population needing a greater degree of social and mental health services than standard supportive housing can offer.
- MCB4 requests that ESD work with the community, social service providers and local not-for-profits to create a development as a model to serve multiple homeless populations.
- Existing building square footage 101,500 GSF; 33,000 SF of which MCB4 proposes to remain a community services facility with pool, gym & large industrial kitchen, utilizing infrastructure remaining from the building's original use as the Seamen's House YMCA.
- Building is landmark-eligible with original architectural details to be preserved.

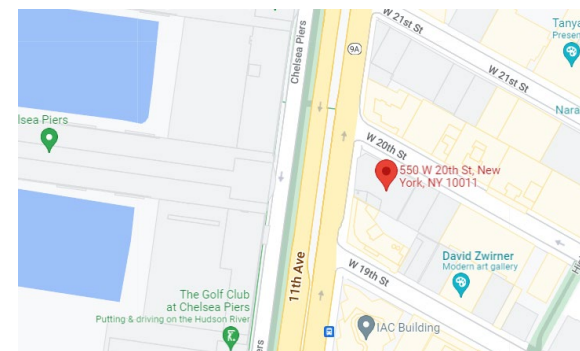
**Developer:** Subject to RFP

**Affordability Period:** Permanent

**Public Approvals:** RFP by ESD; Review by Chelsea Land Use Committee

**Projected Start Date:** TBD

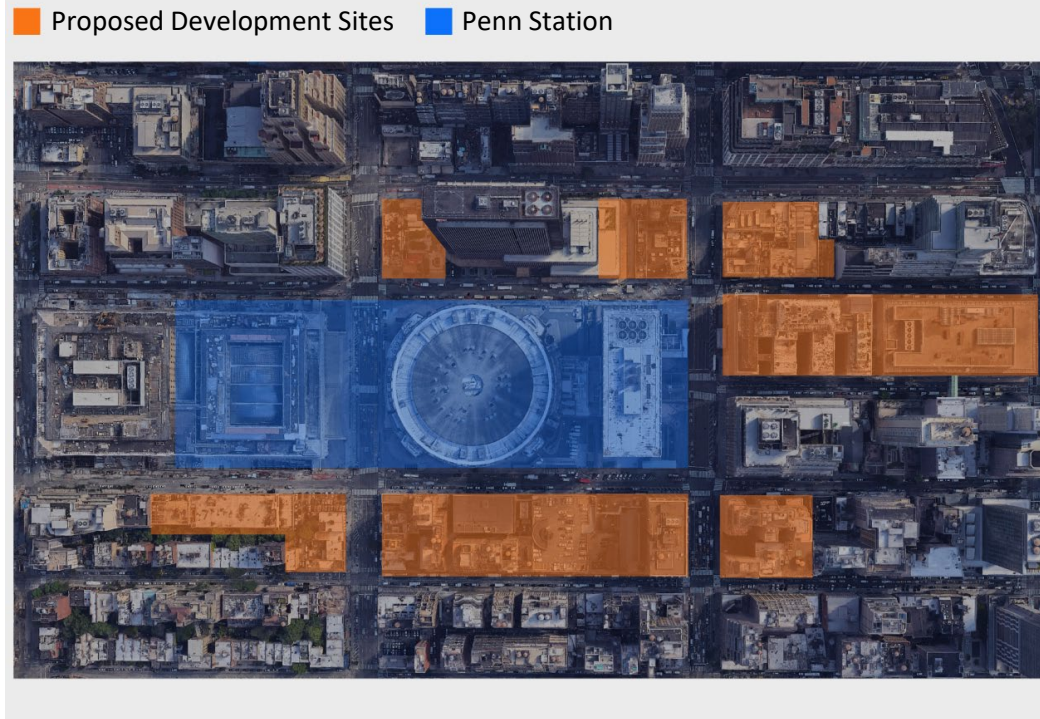
**Projected Completion Date:** TBD



Units	40% AMI	50% AMI	60% AMI	TOTAL
TOTAL	38	38	39	115

# Bayview Chelsea—Penn Station Redevelopment Plan

## Penn Station Area Civic Land Use Improvement Project



### Includes:

- Ten new buildings on eight development sites
- Up to 18 million square feet of office, retail and hotel space
- Nearly 1,800 apartments, including up to 648 affordable units
- Eight acres of public space

Gov. Hochul proposed to redevelop Bayview into no fewer than **60 affordable supportive housing units** as part of the Penn Station Redevelopment Plan; with these 60 units, a total of 648 affordable and supportive housing units are proposed as part of the Penn Station plan at yet-to-be determined locations within MCB4 and MCB5.



# Bayview Chelsea--Current Status

## Bayview in 2023

Following the Governor's announcement to include the site as part of the Penn Station Redevelopment Plan, MCB4 requested to meet with ESD. In December 2022, ESD first proposed to issue an RFP for Bayview Affordable Housing Redevelopment. After discussion with MCB4, ESD agreed to first broaden community input in collaboration with MCB4.

ESD may propose to override zoning for have Subarea D zoning height and bulk regulations apply to the entire building. Therefore the maximum bulk and height would be 7.5 FAR and 250 feet, respectively.

**Manhattan CB4** believes Bayview can be developed for supportive housing of **up to 115 permanently affordable units**, with additional capacity to house a mentally ill homeless population needing a greater degree of social and mental health services than standard supportive housing can offer.

# Bayview Chelsea--Current Status

## Bayview in 2023—Public Discussion & Input

- 12/22 ESD presented to MCB4 Chelsea Land Use and Housing Committees, generating committee and public discussion
- 1/4/23 MCB4 Public Hearing on Bayview Chelsea
- 1/23 further MCB4 discussion with ESD, CB4 Chelsea Land Use Committee, Housing Committee & public input
- 2/1/23 MCB4 to adopt policy position on Bayview Chelsea Affordable Housing & Community Center Redevelopment
- 2/23 MCB4, Elected Officials & ESD discussion to reconcile requirements and preferences in the Bayview Chelsea RFP
- 3/23 ESD issues Bayview Chelsea RFP



# Bayview Chelsea--MCB4 Proposed Program

## **Bayview Chelsea Total Area: 101,500sf**

Given neighborhood housing needs and Bayview's historic use, Manhattan Community Board 4 continues to propose the following building program elements for any RFP released by ESD:

- Affordable Housing
- Community Service Center
- Historic Preservation of Key Building Elements



# Bayview Chelsea--Affordable Housing

**Affordable Housing Total: 68,500sf**

Affordable Supportive Housing: 50,200sf

- **Up to 115 apartments** for low-income individuals, with 60% available for formerly homeless and 40% reserved for residents of MCB4

Units	40% AMI	50% AMI	60% AMI	TOTAL
TOTAL	38	38	39	115

Residential Psychiatric Housing: 12,800sf

- **Up to 30 apartments** targeted for a mentally ill homeless population needing a greater degree of social and mental health services

Units	Up to 60% AMI	TOTAL
TOTAL	30	30

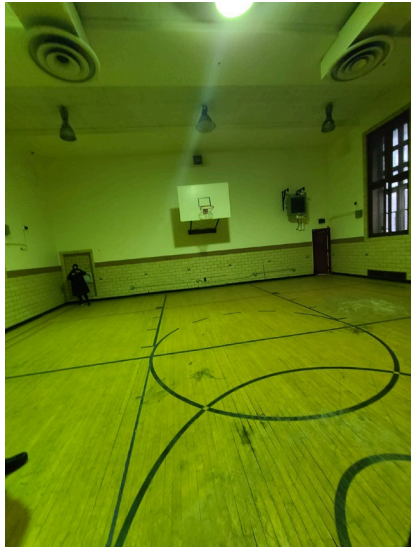
Social Service Offices: 5,500sf

- **Office space for social work staff** for supportive housing component

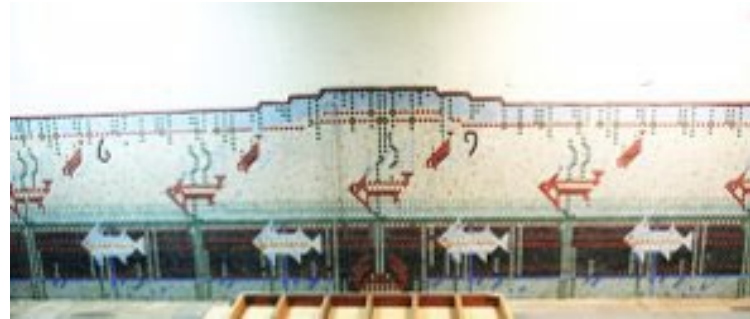


# Bayview Chelsea--Community Service Center

**Community Services Center Total: 33,000sf**



Community Recreation



Pool



Industrial Kitchen

- Up to one-third of the building could remain a community service center with pool, gym, classrooms & large industrial kitchen, utilizing infrastructure remaining from the original Seamen's House YMCA.
- In the past, MCB4 has recommended these spaces be renovated and used for community recreation, education, health/social services and affordable arts programming.

# Bayview Chelsea--Historic Preservation



The building is historically significant, both culturally architecturally. In 2005 was deemed State and National Register Eligible in the West Chelsea Special District Rezoning Environmental Impact Statement.

Both the art deco-style Seamen's House and adjacent 6-story Annex laundry facility (originally built to service 16 YMCA locations in Manhattan and the Bronx) were constructed together in 1931.



# Bayview Chelsea--Historic Preservation

To recognize and preserve historic architectural elements of the building, Manhattan Community Board 4 has previously requested that redevelopment proposals include:



- Preservation and restoration of the brick and masonry façade including multiple terracotta plaques
- Installation of historically appropriate windows and doors
- Restoration of building entry sconces
- Preservation and reuse of stained-glass windows, a mural and a commemorative bas relief plaque located within the current chapel on the 2nd floor of the building
- If additions are proposed, they should be minimal and consistent with the building character



MCB4 also notes that the building's programmatic spaces (e.g., pool, gym, cafeteria/kitchen and chapel) must be preserved for reuse representing the YMCA's cultural legacy of serving to merchant seamen and the Chelsea working waterfront.



# Bayview Chelsea Presentation

## Questions & Comments



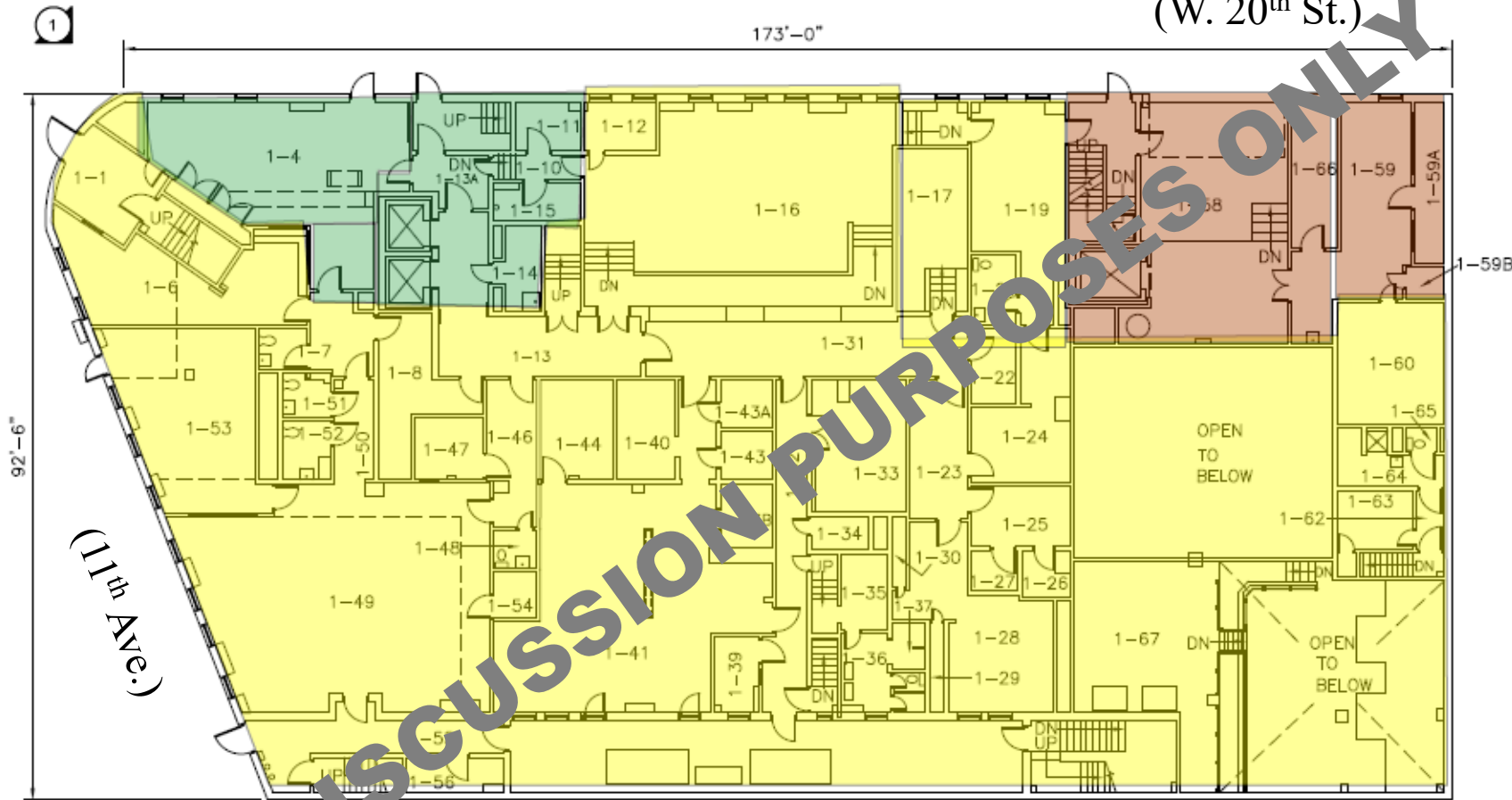
# Bayview Chelsea Presentation

(The following slides may be shown as spatial concepts of how the building might be divided into a multiuse facility;  
For example, a slide may be shown as an example of a residential floor concept)



# MCB4 - BAYVIEW CONCEPT PLAN

(W. 20<sup>th</sup> St.)



**FIRST FLOOR PLAN**

FIRS <sup>TM</sup> FLOOR		
RM. VC.	ROOM NAME	MET SF
1-1	LOBBY	129
1-4	VISITORS ROOM	53
1-3	ARRIVAL	306
1-7	TOILET	32
1-3	PROVADER ROOM	121
1-10	CORRIDOR	36
1-11	A/C ROOM	50
1-12	STORAGE	59
1-13	CORRIDOR	308
1-13A	CORRIDOR	64
1-14	SLOP BANK	52
1-15	A/C ROOM	56
1-15	MESS HALL	1,042
1-17	STORAGE	199
1-19	PROCESSEING/INMATES	282
1-21	TOILET	50
1-22	STORAGE	58
1-23	CORRIDOR	138
1-24	WORK RELEASE OFFICE	192
1-25	DRAFT ROOM	101
1-25	STORAGE	38
1-27	STORAGE	32
1-28	LAUNDRY	199
1-29	PLUMBING	20
1-30	ELECTRICAL	109
1-31	CORRIDOR	327
1-32	CORRIDOR	204
1-33	FOOD SERVICES ADMIN OFFICE	211
1-34	ELECTRICAL R/W	30
1-35	LOCKER FOR FOOD	59
1-38	TOILET & CLOSET/Lounge	66
1-37	JANITOR CLOSET	28
1-39	MECHANICAL ROOM	56
1-40	DISHWASHER ROOM	91
1-41	KITCHEN	823
1-43	FREEZER	42
1-43A	FREEZER	42
1-43B	FREEZER	56
1-44	KITCHEN CLERK OFFICE	129
1-45	CORRIDOR	141
1-47	MECHANICAL ROOM	71
1-48	TOILET	26
1-49	VISITORS ROOM	1,043
1-50	CORRIDOR	66
1-51	MALLE TOILET	36
1-52	FEMALE TOILET	48
1-53	PREVENTING AREA	441
1-54	STAFF BREAK	30
1-55	CORRIDOR	173
1-55	GAS METER ROOM	56
1-55	LOADING AREA	588
1-59	MAINTENANCE ROOM	299
1-59A	TOOL ROOM	79
1-59B	TOOL CLOSET	20
1-60	LOCK BATH ROOM	220
1-62	CORRIDOR	27
1-63	CHEF ENGINEER OFFICE	76
1-64	BATHROOM MAINTENANCE	66
1-65	TOILET	15
1-65	MAINTENANCE SUPERVISOR	111
1-67	ELECTRICAL ROOM	429
TOTAL NET		10,254
GROSS FLOOR AREA = 15,303 S.F.		

## Fl. 1

### Legend

Residential Psychiatric Facility (1,000SF, Entry)

Community Services Center (13,000SF)

Residential Supportive Housing (1,000SF, Entry)



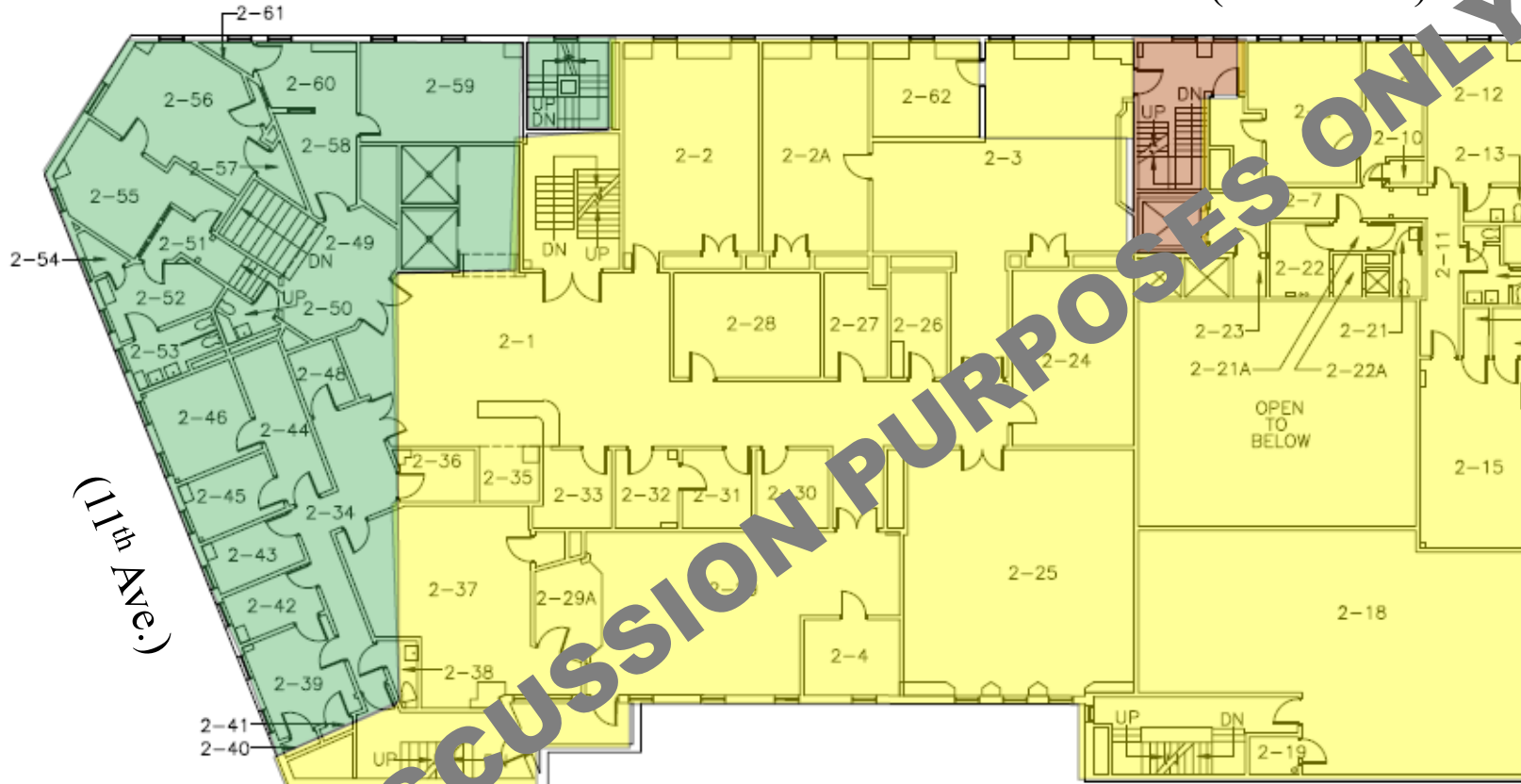
**BAYVIEW CF**  
FACILITY SURVEY DATE: 10/07

**ADMINISTRATION / HOUSING, BLDG. 1 & 2**



# MCB4 - BAYVIEW CONCEPT PLAN

(W. 20<sup>th</sup> St.)



(11th Ave.)

SECOND FLOOR PLAN



SECOND FLOOR		
RM. NO.	ROOM NAME	NET SF
2-1	CORRIDOR	1,065
2-2	CONFERENCE	431
2-2A	MALE LOCKER ROOM	331
2-3	WORK RELEASE/RECREATION ROOM	691
2-4	CHAPEL OFFICE	114
2-7	CORRIDOR	249
2-8	PAROLE OFFICE	214
2-9	FIRE SAFETY	102
2-10	CLOSET	13
2-11	CORRIDOR	96
2-12	QUALITY WORK LIFE	219
2-13	TOILET	52
2-14	TOILET	60
2-15	FEMALE SECURITY LOCKER ROOM	314
2-16	CLOSET	27
2-17	CLOSET	18
2-18	MECHANICAL ROOM	1,190
2-19	ELECTRICAL CLOSET	27
2-21	TOILET	42
2-21A	CORRIDOR	14
2-22	SECURITY SUPERVISOR LOCKER	66
2-22A	SUPERVISOR CLOSET	17
2-23	SLOP SINK	20
2-24	WATCH COMMAND OFFICER	331
2-25	GUIDANCE COUNSELOR OFFICE	857
2-26	SENIOR COUNSELOR OFFICE	89
2-27	PERSONNEL OFFICE	96
2-28	INMATE RECORDS	229
2-29	CHAPEL	634
2-29A	CHAPEL CLOSET	66
2-30	TIME KEEPER	85
2-31	STEWART OFFICE	82
2-32	MAIL ROOM	73
2-33	MULTI-PURPOSED ROOM	83
2-34	CORRIDOR	894
2-35	SECURITY FRONT DESK	90
2-36	PAYROLL	59
2-37	BUSINESS OFFICE	496
2-38	TOILET	28
2-39	DEPUTY SUPERINTENDANT SECURITY	131
2-40	CLOSET	8
2-41	CLOSET	6
2-42	COMPRESSOR ROOM	65
2-43	TELEPHONE ROOM	69
2-44	CORRIDOR	114
2-45	DEPUTY SECURITY OFFICE	81
2-46	DEPUTY SUPERINTENDANT ADMIN.	133
2-48	URINE LABORATORY	48
2-49	CORRIDOR	162
2-50	TOILET	28
2-51	CORRIDOR	58
2-52	SITTING ROOM	96
2-53	TOILET	62
2-54	BROCCOLI & HOPPER ROOM	17
2-55	RECEPTIONIST	150

2-56	DEPUTY SUPERINTENDANT PROGRAM	287
2-57	CLOSET	18
2-58	SUPERINTENDANT SECRETARY	96
2-59	SUPERINTENDANT OFFICE	242
2-60	COPY ROOM	93
2-61	CLOSET	22
2-62	SENIOR PAROLE OFFICE	86
TOTAL NSF		11,635
GROSS FLOOR AREA = 15,048 SQ. FT.		

## FI. 2

### Legend

- Residential Psychiatric Facility (3,400SF, 10 Beds)
- Community Services Center (11,600SF)
- Residential Supportive Housing (Elevator/Stairs)



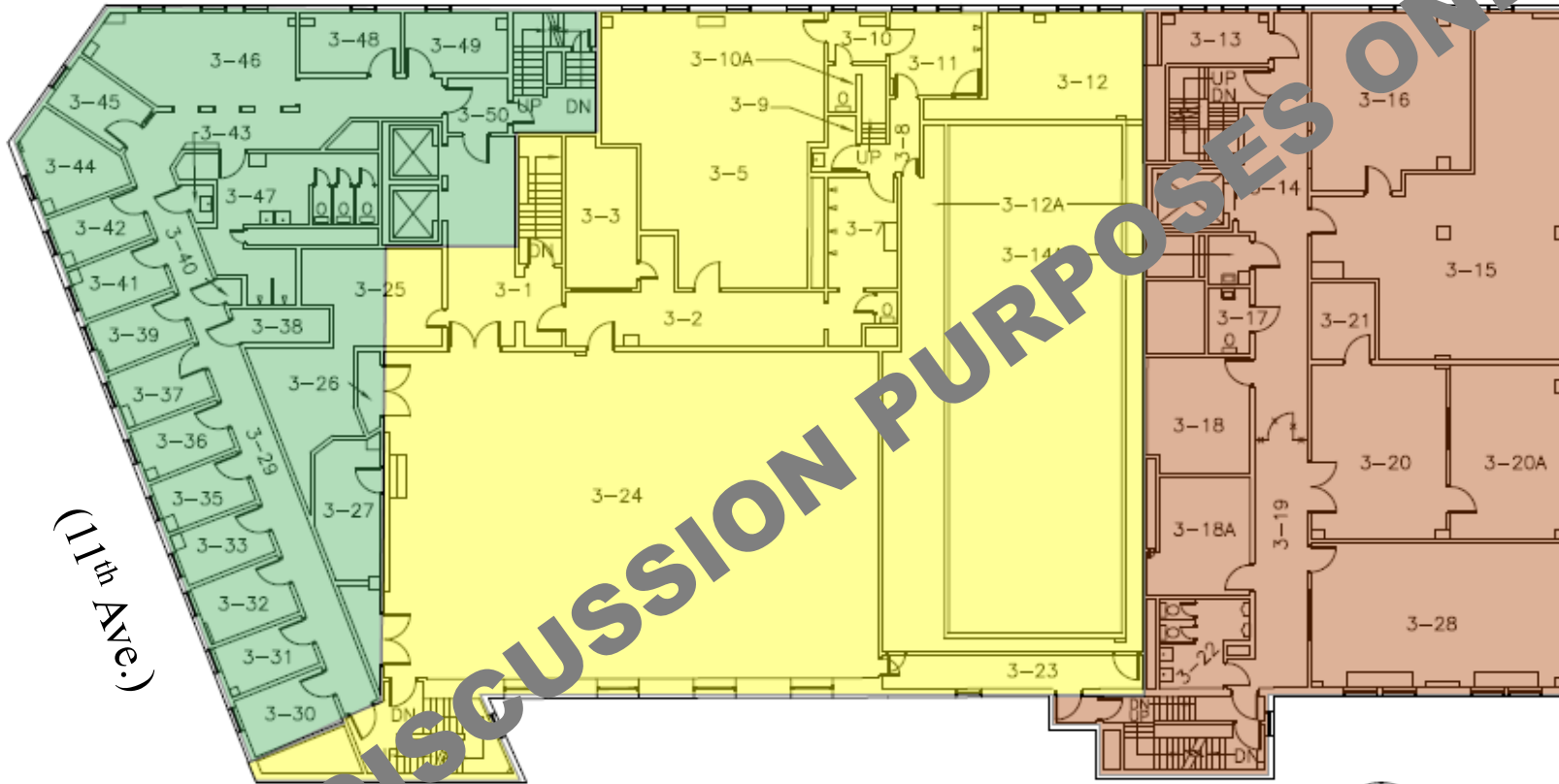
**BAYVIEW CF**  
FACILITY SURVEY DATE: 10/2007

**ADMINISTRATION/ HOUSING, BLDG. 1 & 2**



# MCB4 - BAYVIEW CONCEPT PLAN

(W. 20<sup>th</sup> St.)



(11<sup>th</sup> Ave.)

**THIRD FLOOR PLAN**



THRD FLOOR		
RM. NO.	ROOM NAME	NET SF
3-1	CORRIDOR	217
3-2	CORRIDOR	210
3-3	CAIGE STORAGE	111
3-5	LIBRARY	710
3-7	SHOWER AREA	118
3-8	CORRIDOR	43
3-9	SLOPSINK	28
3-10	CLOSET	103
3-10A	TOILET	31
3-11	BEAUTY PAULOR	101
3-12	CAMERA EQUIPMENT ROOM	214
3-12A	PIPES CHASE	511
3-13	RECREATION ROOM	33
3-14	CORRIDOR	218
3-14A	SLOPSINK	28
3-15	LIBRARY / LNW LIBRARY	718
3-16	DIGITAL LIBRARY	318
3-17	STAFF BATHROOM	57
3-18	FIRE SAFETY OFFICE	110
3-18A	ID ROOM	110
3-19	CORRIDOR	210
3-20	BAR COLLEGE	310
3-20A	BAR COLLEGE	210
3-21	BREAK ROOM	83
3-22	TOILET	83
3-23	CROSSOVER SPACE	119
3-24	GYM	2,113
3-25	COMBINARY	112
3-26	CLOSET	23
3-27	STAGE	219
3-28	BEAUTY PAULOR	510
3-29	CORRIDOR	216
3-30	SLEEPING AREA	71
3-31	SLEEPING AREA	83
3-32	SLEEPING AREA	39
3-33	SLEEPING AREA	83
3-34	SLEEPING AREA	83
3-35	SLEEPING AREA	83
3-36	SLEEPING AREA	83
3-37	SLEEPING AREA	31
3-38	HOPPER CLOSET	43
3-39	SLEEPING AREA	83
3-40	CLOSET	7
3-41	SLEEPING AREA	83
3-42	SLEEPING AREA	83
3-43	SLOPSINK	31
3-44	SLEEPING AREA	83
3-45	SLEEPING AREA	83
3-46	RECREATION AREA	410
3-47	BATHROOM	212
3-48	SLEEPING AREA	37
3-49	SLEEPING AREA	83
3-50	CORRIDOR	43
TOTAL NSF		11,255

## FI. 3

### Legend

- Residential Psychiatric Facility (3,400SF, 10 Beds)
- Community Services Center (5,700SF)
- Residential Supportive Housing (5,500SF, Admin)



**BAYVIEW CF**  
FACILITY SURVEY DATE: 10/07

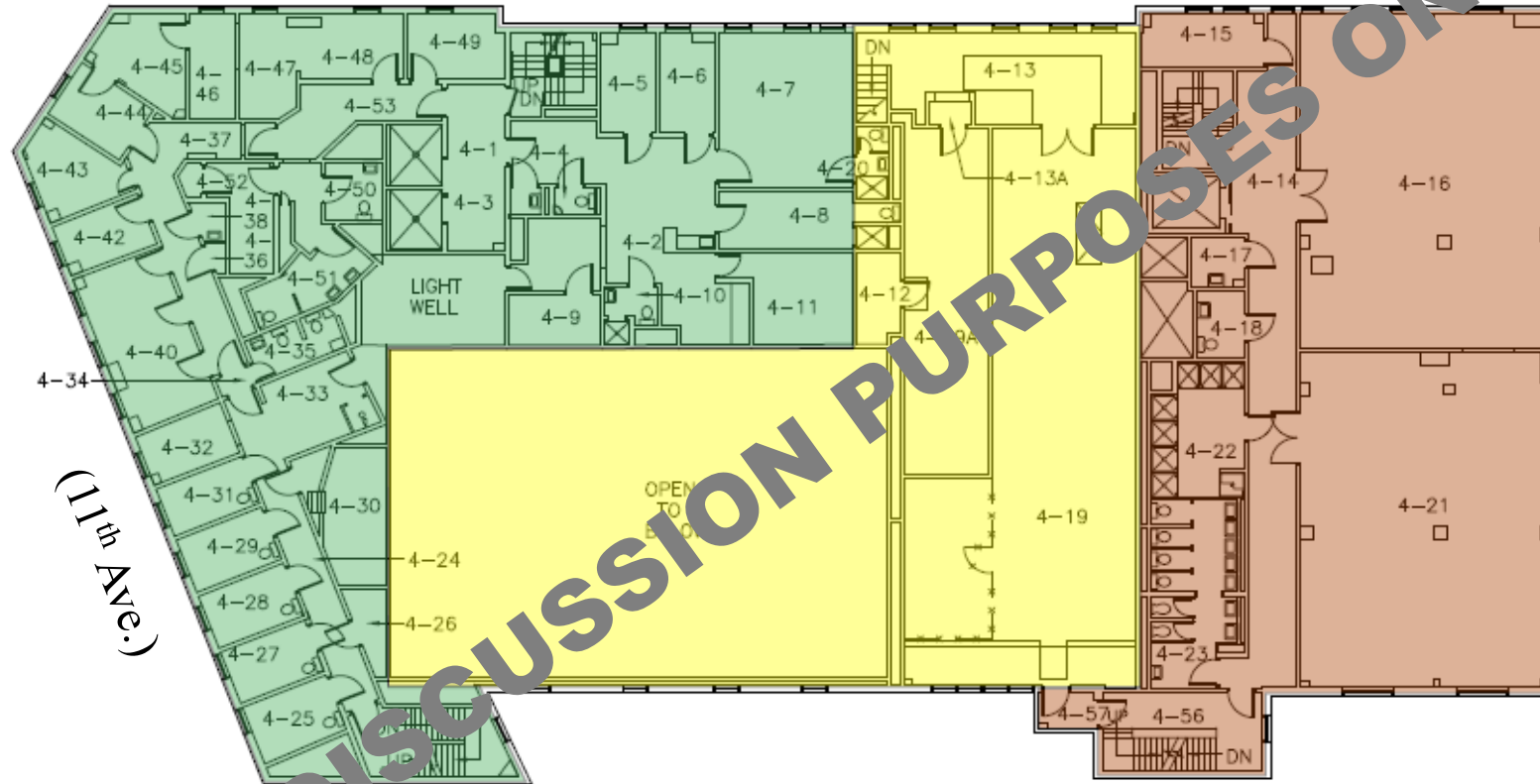
**ADMINISTRATION / HOUSING, BLDG. 1 & 2**





# MCB4 - BAYVIEW CONCEPT PLAN

(W. 20<sup>th</sup> St.)



(11th Ave.)

**FOURTH FLOOR PLAN**

FOURTH FLOOR		
RM. NO.	ROOM NAME	NET SF
4-1	ELEVATOR LOBBY	133
4-2	MEDICAL	619
4-3	SLOPSINK	-1
4-4	TOILET	-4
4-5	NURSE / ADMINISTRATION	76
4-6	EXAMINING ROOM	75
4-7	MEDICAL HOLDING ROOM	278
4-8	ISOLATION ROOM	115
4-9	MEDICATION ROOM	62
4-10	TOILET	23
4-11	PHARMACY	135
4-12	STORAGE	52
4-13	CLOSET	290
4-13A	CLOSET	-3
4-14	CORRIDOR	447
4-15	RECREATION ROOM	88
4-16	SLEEPING AREA	1,117
4-17	SLOPSINK	25
4-18	OFFICER TOILET	43
4-19	STORAGE HOUSE	1,120
4-19A	STORAGE HOUSE	367
4-20	TOILET	21
4-21	SLEEPING AREA	1,123
4-22	SHOWER AREA	150
4-23	FEMALE TOILET	206
4-24	CORRIDOR	157
4-25	SLEEPING AREA	73
4-26	MEDICAL STORAGE	24
4-27	SLEEPING AREA	68
4-28	SLEEPING AREA	69
4-29	SLEEPING AREA	69
4-30	STORAGE	131
4-31	SLEEPING AREA	61
4-32	SLEEPING AREA	65
4-33	SLEEPING AREA	131
4-34	CORRIDOR	110
4-35	TOILET	54
4-36	ELECTRICAL CLOSET	3
4-37	CORRIDOR	81
4-38	SLOPSINK	-6
4-40	FAMILY DYNAMICS	202
4-42	ACCREDITATION OFFICE	66
4-43	GRIEVANCE OFFICE	87
4-44	OFFICE MEDICAL HEALTH	70
4-45	DENTAL WORK SHOP	96
4-46	DENTAL OFFICE	61
4-47	DENTAL OFFICE	77
4-48	DENTAL OFFICE	86
4-49	DOCTOR OFFICE	81
4-50	TOILET	44
4-51	TOILET	131
4-52	GYNECOLOGIST	89
4-53	CORRIDOR	131
4-57	CLOSET	138
TOTAL NSF		9,388

## FI. 4

### Legend

- Residential Psychiatric Facility (5,000SF, 10 Beds/ Admin)
- Community Services Center (2,700SF)
- Residential Supportive Housing (4,300 SF, Admin)

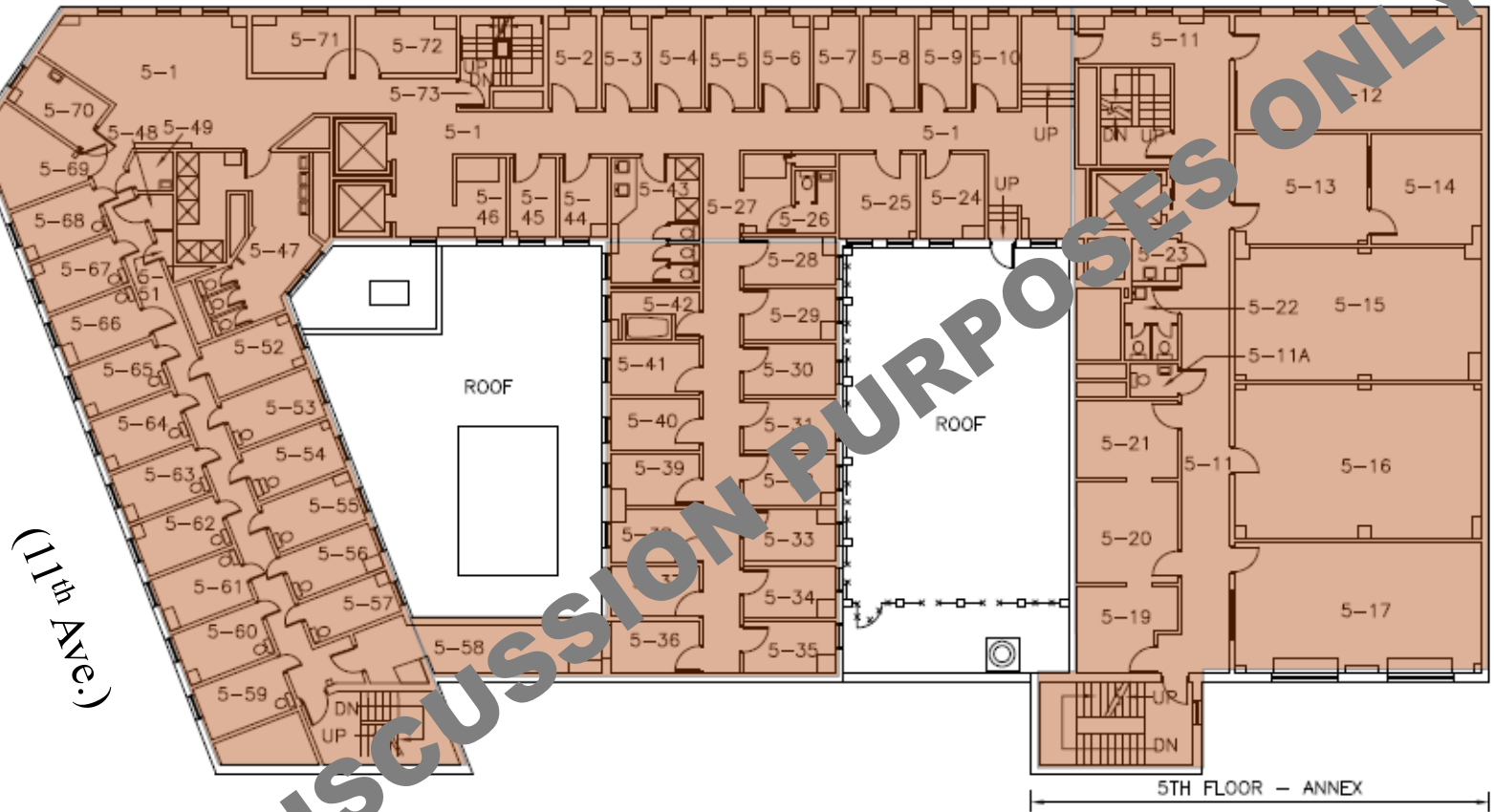


**BAYVIEW CF**  
FACILITY SURVEY DATE: 10/07

**ADMINISTRATION / HOUSING, BLDG. 1 & 2**



(W. 20<sup>th</sup> St.)



(11th Ave.)

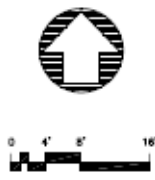
# Fl. 5

## Legend

Residential Supportive Housing (14,500SF, 38 Units)

**FIFTH FLOOR PLAN**

# MCB4 - BAYVIEW CONCEPT PLAN



FIFTH FLOOR		
RM. NO.	ROOM NAME	SQ. FT.
5-1	CORRIDOR	1263
5-2	SLEEPING AREA	67
5-3	SLEEPING AREA	65
5-4	SLEEPING AREA	63
5-5	SLEEPING AREA	67
5-6	SLEEPING AREA	66
5-7	SLEEPING AREA	65
5-8	SLEEPING AREA	70
5-9	SLEEPING AREA	66
5-10	SLEEPING AREA	64
5-11	CORRIDOR	531
5-11A	INMATE BATHROOM	24
5-12	FAMILY DYNAMICS	111
5-13	RESOURCE	111
5-14	RESOURCE	171
5-15	CLASS ROOM	171
5-16	TRANSITION CLASS	571
5-17	CLASS ROOM	171
5-19	OFFICE	112
5-20	ID ROOM	141
5-21	ASST. OFFICE	111
5-22	STAFF BATHROOM	45
5-23	SLEEP SINK	26
5-24	SLEEPING AREA	80
5-25	SLEEPING AREA	96
5-26	TOILET	36
5-27	CORRIDOR	56
5-28	SLEEPING AREA	65
5-29	SLEEPING AREA	62
5-30	SLEEPING AREA	66
5-31	SLEEPING AREA	63
5-32	SLEEPING AREA	66
5-33	SLEEPING AREA	66
5-34	SLEEPING AREA	66
5-35	SLEEPING AREA	66
5-36	CORRIDOR	66
5-37	SLEEPING AREA	62
5-38	SLEEPING AREA	66
5-39	SLEEPING AREA	64
5-40	SLEEPING AREA	62
5-41	SLEEPING AREA	66
5-42	SLEEPING AREA	66
5-43	BATHROOM	161
5-44	SLEEPING AREA	57
5-45	SLEEPING AREA	56
5-46	OFFICE STATION	56
5-47	BATHROOM	171
5-48	SLEEP SINK	11
5-49	HOPPER CLOSET	22
5-51	ELECTRICAL CLOSET	6
5-52	SLEEPING AREA	74
5-53	SLEEPING AREA	70
5-54	SLEEPING AREA	70
5-55	SLEEPING AREA	70
5-56	SLEEPING AREA	70
5-57	SLEEPING AREA	63
5-58	CORRIDOR	162
5-59	SLEEPING AREA	72
5-60	SLEEPING AREA	71

5-61	SLEEPING AREA	71
5-62	SLEEPING AREA	68
5-63	SLEEPING AREA	66
5-64	SLEEPING AREA	68
5-65	SLEEPING AREA	66
5-66	SLEEPING AREA	67
5-67	SLEEPING AREA	63
5-68	SLEEPING AREA	64
5-69	SLEEPING AREA	93
5-70	DISCIPLINARY OFFICE	67
5-71	SLEEPING AREA	84
5-72	SLEEPING AREA	86
TOTAL NSF		8,564

GROSS FLOOR AREA = 14,521 S.F.



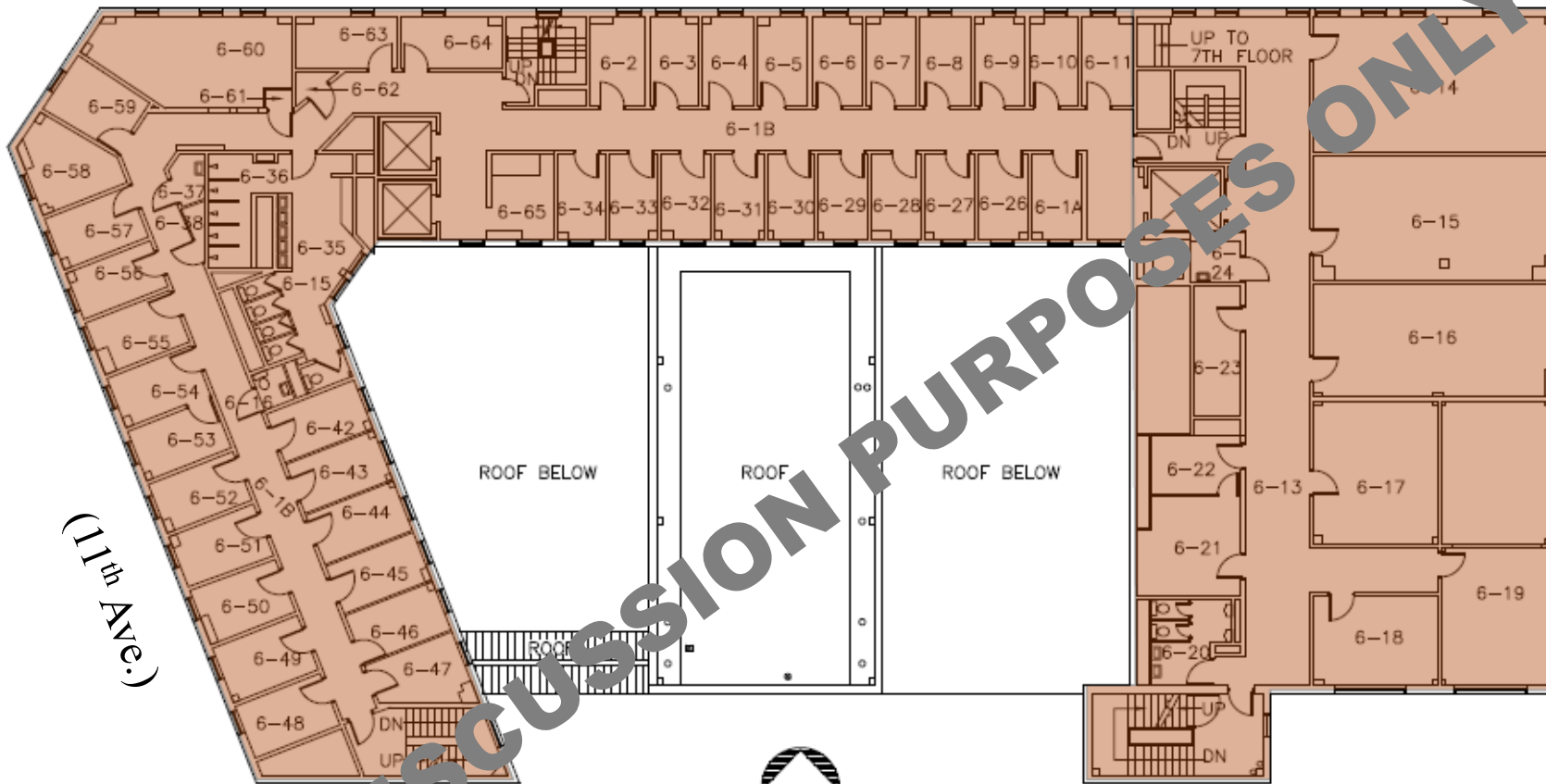
**BAYVIEW CF**  
FACILITY SURVEY DATE: 10/07

**ADMINISTRATION / HOUSING, BLDG. 1 & 2**



# MCB4 - BAYVIEW CONCEPT PLAN

(W. 20<sup>th</sup> St.)



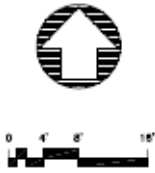
(11th Ave.)

## Fl. 6

### Legend

Residential Supportive Housing (11,000SF, 29 units)

**SIXTH FLOOR PLAN**



6TH FLOOR -- ANNEX

6-61	SUPPLY CLOSET	8
6-62	CLOSET	11
6-63	SLEEPING AREA	81
6-64	SLEEPING AREA	81
6-65	OFFICER STATION	69
TOTAL RSF		8,314
GROSS FLOOR AREA = 11,054 S.F.		

SIXTH FLOOR		
RM. NO.	ROOM NAME	NET SF
6-1A	SLEEPING AREA	38
6-1B	CORRIDOR	11E1
6-2	SLEEPING AREA	72
6-3	SLEEPING AREA	38
6-4	SLEEPING AREA	70
6-5	SLEEPING AREA	70
6-6	SLEEPING AREA	70
6-7	SLEEPING AREA	39
6-8	SLEEPING AREA	71
6-9	SLEEPING AREA	70
6-10	SLEEPING AREA	37
6-11	SLEEPING AREA	39
6-13	CORRIDOR	86C
6-14	COMPUTER CLASS ROOM	50C
6-15	A-SAP PROGRAM	46C
6-16	TRANSITIONAL SERVICE	42C
6-17	G.E.D. ROOM	274
6-18	EDUCATIONAL OFFICE	70
6-19	PRE G.E.D.	49T
6-20	FEMALE TOILET	32
6-21	ID OFFICE	51
6-22	A.S.A.T. OFFICE	37
6-23	STORAGE	31
6-24	SLOP SINK	32
6-26	SLEEPING AREA	35
6-27	SLEEPING AREA	37
6-28	SLEEPING AREA	35
6-29	SLEEPING AREA	37
6-30	SLEEPING AREA	31
6-31	SLEEPING AREA	36
6-32	SLEEPING AREA	36
6-33	SLEEPING AREA	35
6-34	SLEEPING AREA	32
6-35	FEMALE TOILET	35
6-36	SHOWER AREA	32
6-37	SLOP SINK	23
6-38	ELECTRICAL CLOSET	12
6-42	SLEEPING AREA	76
6-43	SLEEPING AREA	77
6-44	SLEEPING AREA	77
6-45	SLEEPING AREA	74
6-46	SLEEPING AREA	75
6-47	SLEEPING AREA	30
6-48	SLEEPING AREA	78
6-49	SLEEPING AREA	32
6-50	SLEEPING AREA	31
6-51	SLEEPING AREA	77
6-52	SLEEPING AREA	74
6-53	SLEEPING AREA	74
6-54	SLEEPING AREA	75
6-55	SLEEPING AREA	78
6-56	SLEEPING AREA	39
6-57	SLEEPING AREA	77
6-58	SLEEPING AREA	39
6-59	SLEEPING AREA	33
6-60	RECREATION ROOM	245



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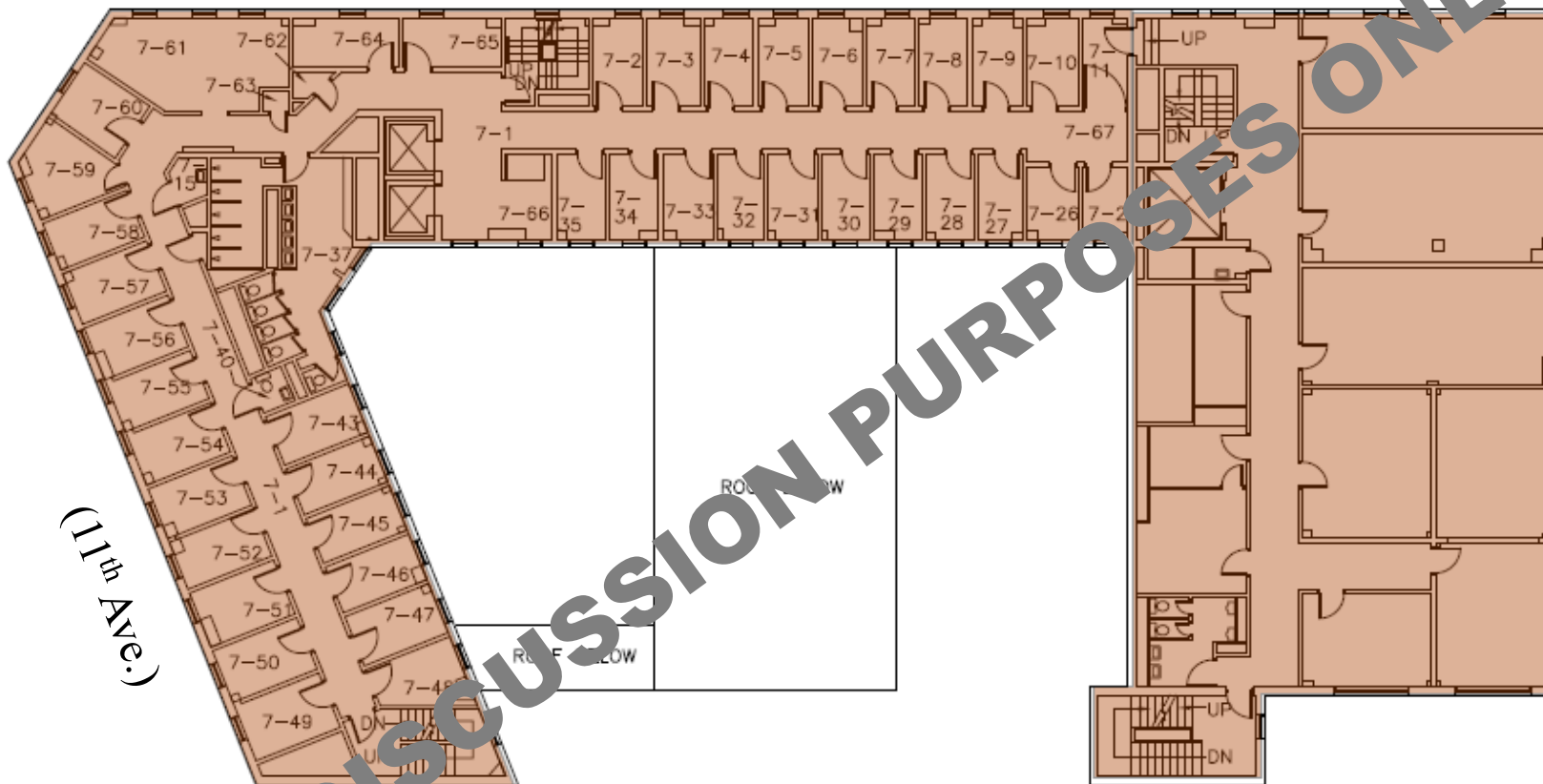
**ADMINISTRATION / HOUSING, BLDG. 1 & 2**





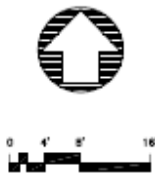
# MCB4 - BAYVIEW CONCEPT PLAN

(W. 20<sup>th</sup> St.)



(11<sup>th</sup> Ave.)

**SEVENTH FLOOR PLAN**



## Fl. 7

### Legend

Residential Supportive Housing (10,000SF, 26 units)

FOR DISCUSSION PURPOSES ONLY

SEVENTH FLOOR		
RM. NO.	ROOM NAME	NET SF
7-1	CORRIDOR	90
7-2	SLEEPING AREA	66
7-3	SLEEPING AREA	68
7-4	SLEEPING AREA	63
7-5	SLEEPING AREA	64
7-6	SLEEPING AREA	66
7-7	SLEEPING AREA	62
7-8	SLEEPING AREA	62
7-9	SLEEPING AREA	66
7-10	SLEEPING AREA	66
7-11	SLEEPING AREA	57
7-15	SLOP SINK	19
7-25	SLEEPING AREA	63
7-26	SLEEPING AREA	54
7-27	SLEEPING AREA	53
7-28	SLEEPING AREA	56
7-29	SLEEPING AREA	56
7-30	SLEEPING AREA	56
7-31	SLEEPING AREA	60
7-32	SLEEPING AREA	56
7-33	SLEEPING AREA	63
7-34	SLEEPING AREA	56
7-35	SLEEPING AREA	60
7-37	FEMALE BATHROOM	32
7-40	OFFICER TOILET	16
7-43	SLEEPING AREA	66
7-44	SLEEPING AREA	61
7-45	SLEEPING AREA	60
7-46	SLEEPING AREA	61
7-47	SLEEPING AREA	66
7-48	SLEEPING AREA	64
7-49	SLEEPING AREA	72
7-50	SLEEPING AREA	68
7-51	SLEEPING AREA	71
7-52	SLEEPING AREA	62
7-53	SLEEPING AREA	66
7-54	SLEEPING AREA	66
7-55	SLEEPING AREA	63
7-56	SLEEPING AREA	68
7-57	SLEEPING AREA	66
7-58	SLEEPING AREA	66
7-59	SLEEPING AREA	66
7-60	SLEEPING AREA	76
7-61	RECREATION ROOM	22*
7-62	CLOSET	10
7-63	CLOSET	7
7-64	SLEEPING AREA	76
7-65	SLEEPING AREA	72
7-66	OFFICER STATION	61
7-67	CORRIDOR	72
TOTAL NSF		4,272
GROSS FLOOR AREA = 10,077 S.F.		



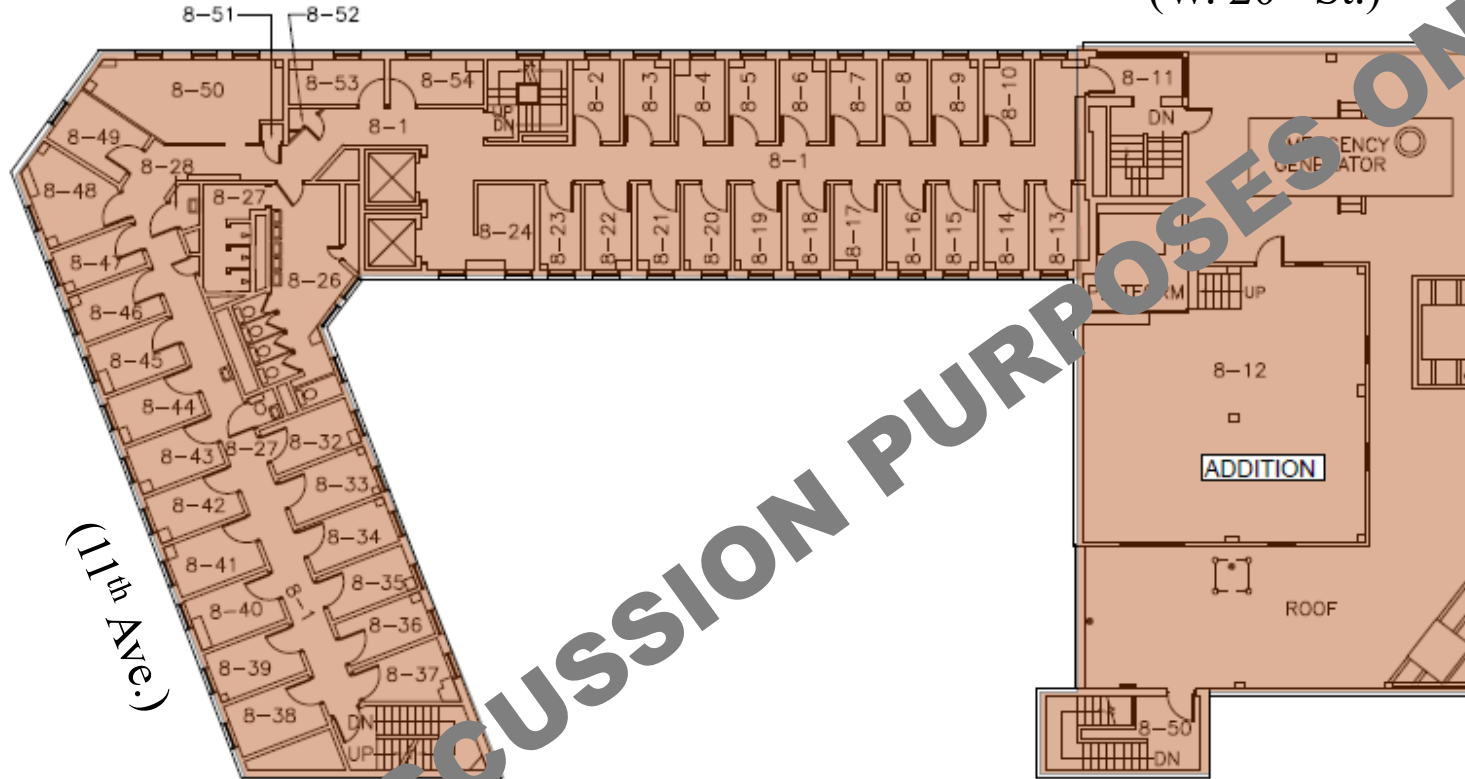
**BAYVIEW CF**  
FACILITY SURVEY DATE: 10/07

**ADMINISTRATION / HOUSING, BLDG. 1 & 2**



# MCB4 - BAYVIEW CONCEPT PLAN

(W. 20<sup>th</sup> St.)



(11th Ave.)

**EIGHTH FLOOR PLAN**



## Fl. 8

### Legend

Residential Supportive Housing (8,500SF, 22 units)

EIGHTH FLOOR		
RM. NO	ROOM NAME	NET SF
8-1	CORRIDOR	844
8-2	SLEEPING AREA	5C
8-3	SLEEPING AREA	5C
8-4	SLEEPING AREA	5C
8-5	SLEEPING AREA	4E
8-6	SLEEPING AREA	5C
8-7	SLEEPING AREA	5C
8-8	SLEEPING AREA	4E
8-9	SLEEPING AREA	5C
8-10	SLEEPING AREA	5C
8-11	MECHANICAL ROOM	327
8-12	MECHANICAL ROOM	327
8-13	SLEEPING AREA	5E
8-14	SLEEPING AREA	5I
8-15	SLEEPING AREA	4E
8-16	SLEEPING AREA	4E
8-17	SLEEPING AREA	5G
8-18	SLEEPING AREA	4E
8-19	SLEEPING AREA	5G
8-20	SLEEPING AREA	5I
8-21	SLEEPING AREA	4E
8-22	SLEEPING AREA	5G
8-23	SLEEPING AREA	4E
8-24	OFFICER STATION	61
8-26	FEMALE SHOWER	314
8-27	OFFICE TOILET	13
8-28	SLOP SINK	14
8-30	SLEEPING AREA	5E
8-31	SLEEPING AREA	5E
8-32	SLEEPING AREA	5E
8-33	SLEEPING AREA	5E
8-34	SLEEPING AREA	5E
8-35	SLEEPING AREA	54
8-36	SLEEPING AREA	5C
8-37	SLEEPING AREA	6C
8-38	SLEEPING AREA	64
8-39	SLEEPING AREA	6C
8-40	SLEEPING AREA	61
8-41	SLEEPING AREA	62
8-42	SLEEPING AREA	5E
8-43	SLEEPING AREA	57
8-44	SLEEPING AREA	5E
8-45	SLEEPING AREA	5E
8-46	SLEEPING AREA	54
8-47	SLEEPING AREA	4E
8-48	SLEEPING AREA	6E
8-49	SLEEPING AREA	64
8-50	RECREATIONAL ROOM	174
8-51	STORAGE CLOSET	6
8-52	STORAGE CLOSET	6
8-53	SLEEPING AREA	57
8-54	SLEEPING AREA	5E
TOTAL NSF		4,555
GROSS FLOOR AREA = 8,496 S.F.		



**BAYVIEW CF**  
FACILITY SURVEY DATE: 10/07

**ADMINISTRATION / HOUSING, BLDG. 1 & 2**

