



THE YOUTH CENTER

FOR INNOVATION AND VOCATIONAL EXCELLENCE



**NUBIAN
DIRECTIONS II**
nubiandirections.org

MASS.
massdesigngroup.org

Dear Beloved Friends of Nubian Directions,

I am thrilled to share with you an initiative close to our hearts as we celebrate our remarkable 30th anniversary. This visioning booklet encapsulates the dreams and aspirations that drive our nonprofit organization forward.

We are embarking on an audacious journey - a multi-year, \$10 million capital campaign that aims to breathe new life into our current facility located at 209 Cottage Street Poughkeepsie. This endeavor goes beyond mere renovations; it embodies our unwavering commitment to magnify our impact on the community, ignite positive transformation, and mold a brighter future for our youth.

Our current space has served us well, but the time has come to dream bigger, reach higher, and make an even more profound impact. The renovation project is poised to achieve two mission-critical goals and objectives:

1. Expand Training Opportunities: Equipped with state-of-the-art facilities, we will significantly broaden our capacity to provide comprehensive training programs, mentorship, and skill development to a wider array of young individuals seeking to unlock their full potential.

2. Amplify Community Outreach: Our revitalized space will serve as a vibrant hub for an array of community-centered initiatives, including vocational training, educational support, and outreach programs designed to address the urgent needs of the communities we proudly serve.

Your active involvement, both as a financial contributor and as a passionate advocate within your professional network, will play a pivotal role in securing the resources needed to transform this vision into reality. By supporting this capital campaign, you are not merely investing in bricks and mortar; you are investing in the future of our youth, the vitality of our community, and the sustainability of our society. Your participation sends a resounding message about your commitment to social responsibility, community engagement, and your belief in the transformative power of our mission.

Furthermore, your leadership in reaching out to potential donors and stakeholders will undoubtedly inspire others to join your ranks, creating a wave of support that will propel us toward our fundraising goals. I kindly ask for your support through a generous donation and ongoing contributions.

We acknowledge the challenges ahead, but we are no strangers to overcoming obstacles when united by a shared purpose. The renovation of our facility marks a significant stride forward in our quest to create enduring, positive change. I invite you to become an integral part of this remarkable journey. Let us join hands to turn this vision into a legacy that will continue to touch lives and communities for generations to come.

Thank you for your invaluable time, unwavering dedication, and the profound impact you can make on our mission. Together, we have the power to forge a legacy that transcends the boundaries of business and community.

Robert Wright,
President of Nubian Directions II, Inc.

PIONEER STORAGE



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Building Lives, Building Communities

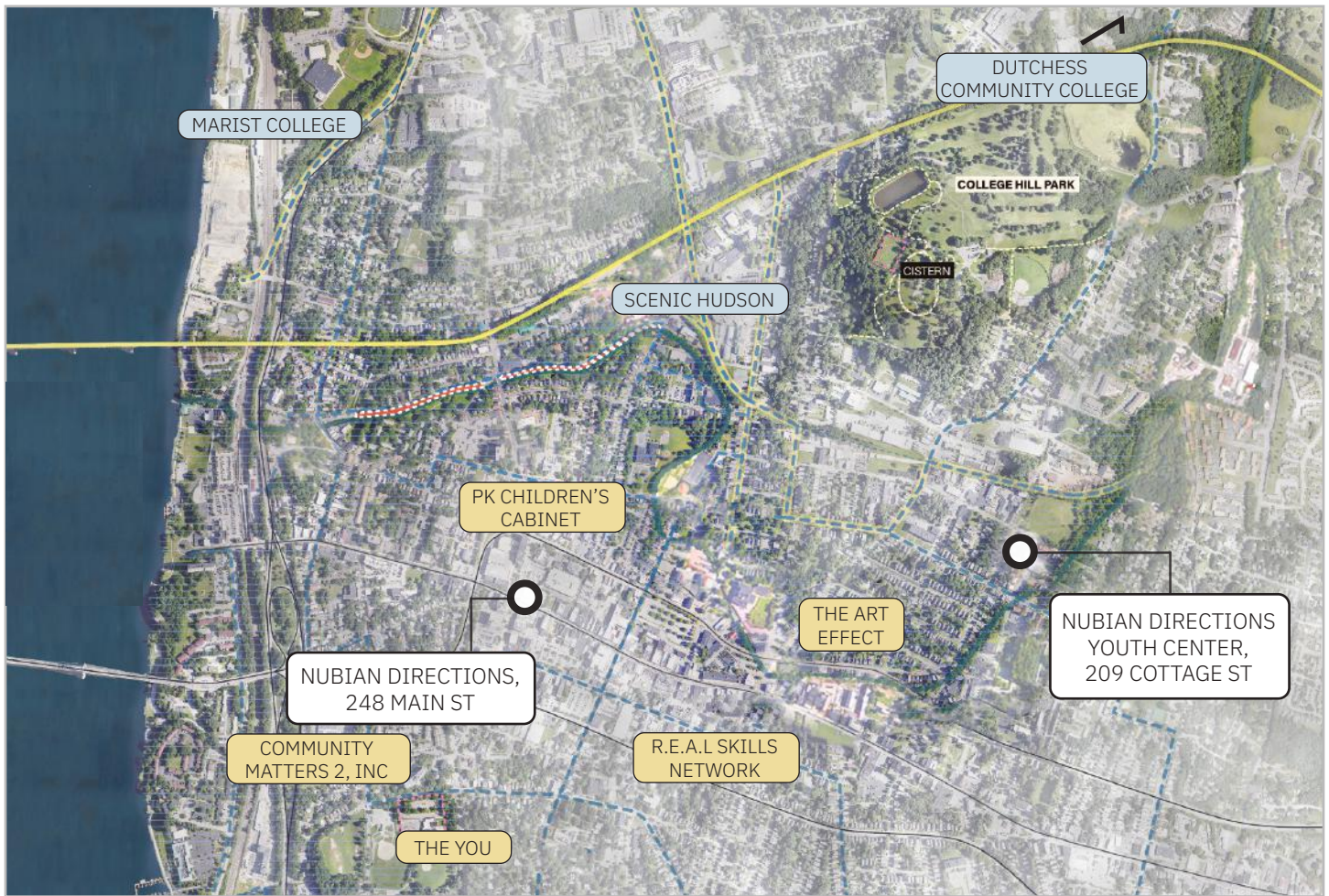
For nearly 30 years, Nubian Directions has been nurturing Poughkeepsie youth, meeting students where they are, and supporting their lives from adolescents to adults. In the process, Nubian Directions has become a cornerstone and anchor of Poughkeepsie’s youth services and their work is more urgent now than ever.

Located in Poughkeepsie, New York, Nubian Directions has been an anchor of Poughkeepsie’s nonprofit youth organizations since its founding in 1995. Through Nubian Direction’s programming and mentorship, the organization has served as a crucial safety net providing guidance, career training, and imparting life skills for youth, beyond existing resources like the Poughkeepsie City School District.

For youth to meet their full potential, they need access to healthcare, education, recreation, stable housing, and exposure to a viable career path. **While a number of organizations in the City of Poughkeepsie strive to address these interconnected issues, Nubian Directions is the only one with a core focus on career building.** Nubian Direction’s specific programming is especially important in Poughkeepsie, where the city’s public school system ranks among the lowest in New York state.

At Nubian Directions, students develop deep bonds with staff, mentors, and peers. Staff and caseworkers care deeply for their students, and no problem or issue is too small. **Nubian Directions is a constant supportive presence in students’ lives,** offering stability and a path forward in their careers and personal growth.





Nubian Directions stands distinct among local community organizations, services, and partners due to its unique programming. Partnerships and community building is therefore crucial to ensure youth can be directed to Nubian Directions, and vice versa to Nubian Direction’s partners. The following are mission-aligned organizations within Nubian Direction’s network:

MISSION ALIGNED PARTNERS
 POUGHKEEPSIE YOUTH ORGANIZATIONS

- *Dutchess Community College*
- *Hudson River Housing, Inc.*
- *LIUNA/Local 17*
- *Habitat for Humanity Dutchess County*
- *Community Action Partnership/Dress For Success*
- *Dutchess County Family Court*
- *Poughkeepsie Children’s Cabinet*
- *The Youth Opportunity Union (YOU)*
- *The Art Effect*
- *Community Matters 2, Inc*
- *R.E.A.L Skills Network*
- *Scenic Hudson*
- *Kingston & Newburgh YouthBuild Programs*
- *Lead for America/Lead for Poughkeepsie*
- *Marist College*
- *Vassar College*
- *Cornell Cooperative Extension*
- *Project M.O.R.E.*
- *Northeast Community Center*
- *Dutchess County Mental Health Association*
- *Dutchess County Youth One-Stop*
- *Dutchess County Chamber of Commerce*
- *DCRCC Youth Entrepreneurial Program (YEP)*
- *Dutchess County Youth Bureau*
- *Dutchess County Community & Family Services*
- *Planned Parenthood–Mid Hudson Valley*
- *Council of Industry/MAHV*
- *Uncharted*
- *HV Trade Council*
- *Rebuilding Together Dutchess*

The Opportunity

Nubian Directions’ new Youth Center for Innovation & Vocational Excellence (the Youth Center) is a commitment to Poughkeepsie and its youth, and the expansion of space and program that Nubian Directions greatly needs.

Nubian Directions’ **two locations in Poughkeepsie on 248 Main St and 209 Cottage Street** locate the organization in key parts of the city—a storefront on historical Main Street and a large historic brick warehouse in the city’s Northside neighborhood, close to where many program participants live.

The driving force behind Nubian Directions’ planned capital project expansion is **scaling its successful YouthBuild/AmeriCorps program model** in order to meet the pressing needs of the hundreds of potential youth in Poughkeepsie and in Dutchess County.

In their current states, neither space serves the educational, administrative, or housing needs of the organization fully—however, the **warehouse on 209 Cottage St**, once fully designed and renovated, will help Nubian Directions deliver its “Northstar” mission. **This 40,000 sq. ft. warehouse property represents the key to Nubian Direction’s goals for the Youth Center for Innovation & Vocational Excellence** (the Youth Center).

This Visioning Plan for Nubian Directions’ new headquarters will strengthen and expand the organization’s commitment and ability to nurture Poughkeepsie’s youth. **The new Youth Center will build capacity for more students, deepen the organization’s connection to Poughkeepsie’s North side, and ultimately transform the space into a “Northstar” anchor for the Hudson Valley Region and local neighborhood, serving both its students and the community.**



AmeriCorps

The YouthBuild / AmeriCorps program is the cornerstone of Nubian Direction’s youth programs.



Nubian Direction's 248 Main Street location

Occupying a prominent location on Poughkeepsie's Main St., this office space is the current headquarters and main administrative location of the organization. Students take classes, meet with caseworkers, and attend other events here.

Nubian Direction's 209 Cottage Street warehouse

Acquired in 2012 by Nubian Directions, this warehouse was originally used by Pioneer Storage and dates back to 1919. Next to the building is a single-family home that is also part of the Nubian Directions property.



Project Team

Nubian Directions, in partnership with MASS Design Group, has developed a mission-expanding design proposal for the Youth Center.

Both located in the heart of Poughkeepsie’s Main Street, MASS Design Group’s Hudson Valley Design Lab and Nubian Directions were founded with the belief that the work we do is healing.

Nubian Directions II Inc

Nubian Directions II Inc, provides Poughkeepsie youth with the support they need in order to become leaders of the future. Through educational programs, leadership initiatives, and job training, Nubian Directions nurtures Poughkeepsie youth, helping develop career and interpersonal skills that last a lifetime.

MASS Design Group

MASS is a global nonprofit design collective with the mission to research, build, and advocate for architecture that promotes justice and human dignity. We believe that approaching architecture as a purpose-built process requires a simple but fundamental shift: we need to think not about what buildings are, but what they do. MASS commits to longterm partnerships with mission-aligned organizations to advance justice and human dignity within schools, housing, health, education, agriculture, and the public realm in the communities in which we work.

Nubian Directions II, Inc.

Project leads:



Robert Wright
Co-founder & President



Sarah Moore
Co-founder & Vice President



John Sorlie
Chairman of the Board

MASS Design Group

Project leads:



Justin Brown, AIA
Principal-in-Charge



Erin Huang
Lead Designer

With support from:

Nubian Directions Staff:

Mario Johnson
Kim Davila
Hillary Simpson
Tina Hannan
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Vivienne Silva
Daymon Sutton
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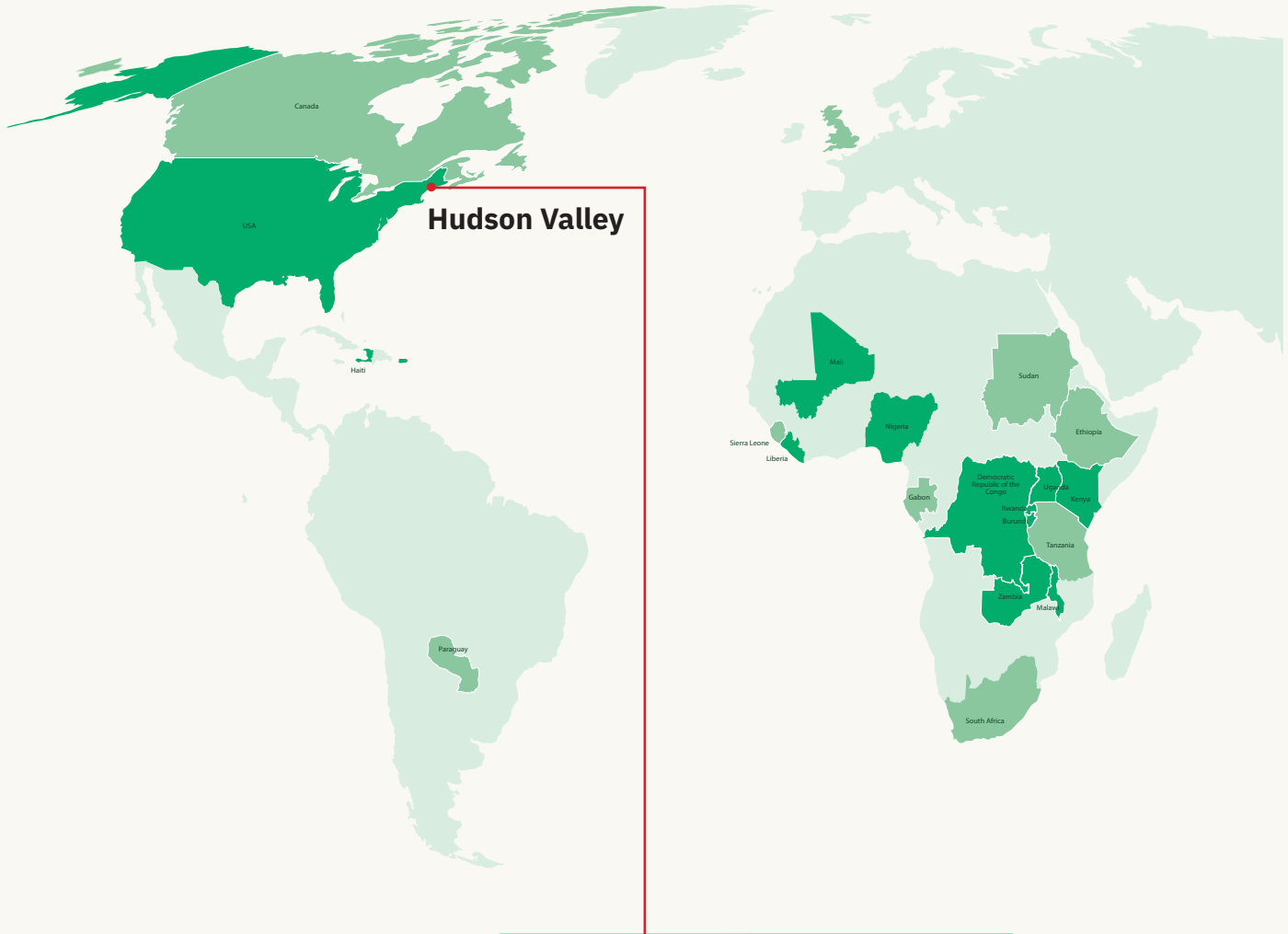
Nubian Directions Board of Directors:

Deborah Felder
Debra Long
Robert Wright
Sarah Moore
Vernon Murray
Phyllis Edmonds
Thomas Hartford

Karen Hochhauser
Debra E. Gause
Lee David Klein
Delores Devonshire

Dutchess Community College Staff:

Roy Pitman
Dewoti Desir
William Artist
Gerard Chang



Hudson Valley

Northside Junction
 Poughkeepsie, New York, USA
 Transformation of the historic Standard Gage Factory into regenerative landscape and workspace in partnership with Scenic Hudson



The YOU: Youth Opportunity Union
 Poughkeepsie, New York, USA
 The Youth Opportunity Union will re-establish the former YMCA site as a safe, structured, horizon-expanding resource for communal gathering and recreation for both youth and families throughout Dutchess County.

Project Types

- Housing
- Education
- Social Infrastructure

Maple Street Apartments
 Poughkeepsie, New York, USA
 Workforce housing development with a new pedestrian street to build social capital and connect downtown Poughkeepsie and surrounding neighborhoods.



Poughkeepsie Trolley Barn
 Poughkeepsie, New York, USA
 Adaptive reuse of historic transit garage into a community arts hub to revitalize downtown Poughkeepsie.



Family Partnership Center
 Poughkeepsie, New York, USA
 MASS developed a multi-phase design strategy for the Family Partnership Center, a building that houses social services, youth programs and healthcare non-profits for the city; and the first phase of this construction is currently underway.



Fall Kill Master Plan
 Poughkeepsie, New York, USA
 Activation of a forgotten urban creek for education, capacity building, recreation and communal gathering.



The Needs

The creation of The Youth Center will create and support opportunities for more than 3,000 youth over the next 5-10 years. The Youth Center will help develop participants' physical, social, emotional, and cognitive abilities in order to experience personal achievement and leadership.

Poughkeepsie Northside has significant socioeconomic issues, high crime, low income, and high unemployment rates. This limits opportunities for youth in accessing programs for college and careers. The Northside's high poverty rate affects healthcare, housing, safety, and graduation rates. Poughkeepsie High School struggles with a graduation rate below 60% and faces challenges in supporting specific student groups.

Dutchess County and the City of Poughkeepsie recognize the importance of establishing a versatile facility that serves multiple purposes, aimed at fostering recreational activities, educational opportunities, and positive youth development. Our vision is in harmony with Dutchess County's Path to Promise Initiative and aligns with the mission of the Poughkeepsie Children's Cabinet. Nubian Directions has strategically focused on out-of-school youth by providing comprehensive services, including construction training, technology education, and academic support. These offerings are designed to address educational gaps and the need for youth career and college readiness programs in the region.

Nubian Directions intends to convert its 22,000 square foot warehouse into a state-of-the-art educational and vocational training hub tailored to serve low-income, unemployed, and under-skilled youth facing limited prospects. NDI will collaborate with community-based nonprofits, philanthropic organizations, and local government agencies to collectively combat poverty, enhance employment opportunities, improve graduation rates, and reduce youth involvement in the criminal justice system.



Learning

Spaces for students to take classes, receive career training, and develop future career paths.



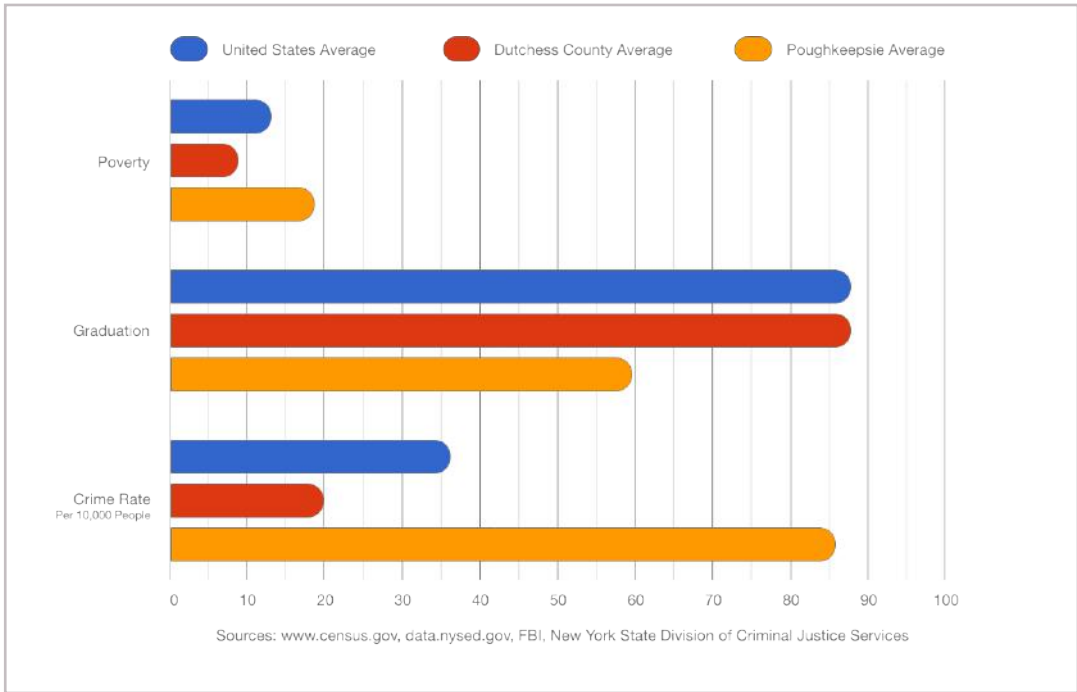
Administration

Spaces for staff to do their essential work and collaborate, with room for growth.



Community

Spaces for students, staff, and the community to convene and gather.

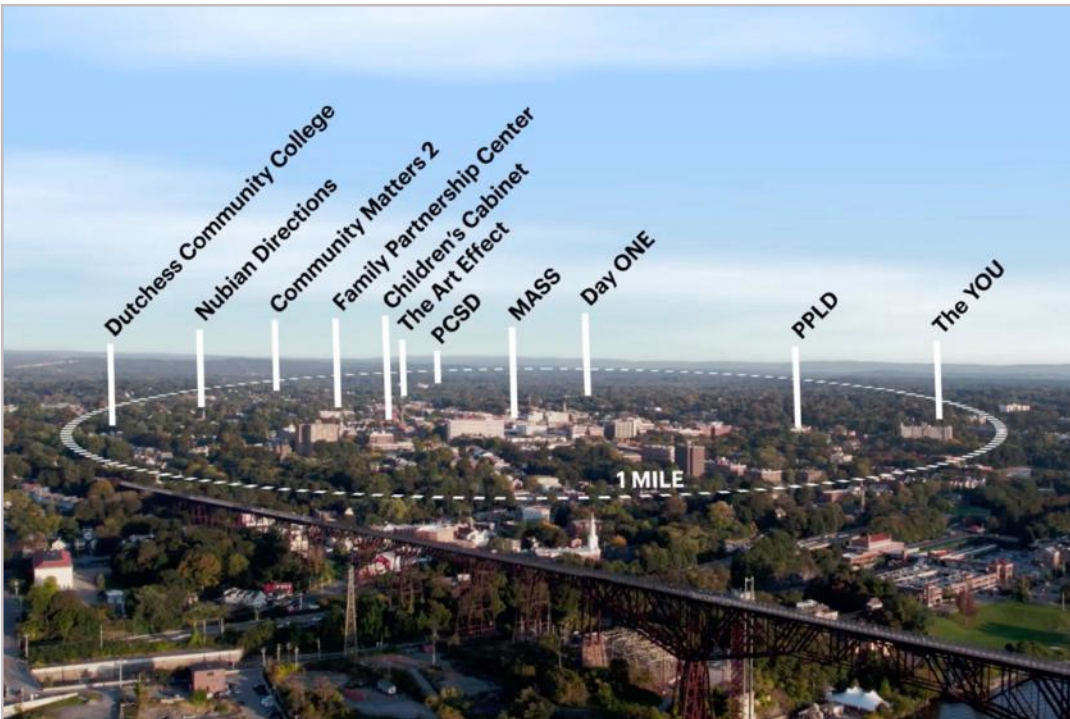


Data that tells a story

The youth of Poughkeepsie face issues like poverty, low graduation rates, and a higher-than-average crime rate. Data shows that intervention is necessary, especially for out-of-school youth.

Focused on out-of-school youth in the community

In a one-mile radius, there exists a number of non-profit organizations that offer youth programs and services to low income families. However, it is only Nubian Directions that offers vocational and educational services for out-of-school youth.



Existing Conditions

Nubian Direction’s warehouse on 209 Cottage Street will be the site of this transformative new headquarters and hub. The Youth Center’s location on Poughkeepsie’s Northside is an asset, unlocking new opportunities, resources, and space that Poughkeepsie’s youth urgently need.

Occupying the space between Poughkeepsie’s residential and industrial zoning is 209 Cottage Street, a 40,000 sf lot, home to a historic brick warehouse built in 1919. The building is currently owned and occupied by Nubian Directions and serves as a secondary location for national YouthBuild and AmeriCorps programming, regional and local job training, STEM lending programs, and other events.

The new Nubian Directions headquarters will occupy this brick warehouse, adapting the space for a variety of new programs. **We consider not only the building but also the location of the site itself to be an asset, tying it to Poughkeepsie’s Northside community that needs Nubian Direction’s programs most.**



Aerial view of 209 Cottage St



Perspective view of the warehouse from the SE corner



Interior view of the renovated ground floor



View of the north side of the building from Cottage St



Interior view of the second floor



Interior view of the ground floor



View from second floor roof top



View of garden and south side lot

Site Analysis & Opportunities

Located on the edge of residential and industrial zoning, the Youth Center is uniquely suited to bridging these different urban conditions, by weaving together programs that bring together both residents and business owners in the neighborhood.



On the Edge

209 Cottage St. straddles the boundary of residential (R-4) and industrial (I-1) zoning, giving the Youth Center's programming the opportunity to blend

North-South, East-West axes

The T-shaped lot fully integrates the building and site into the neighborhood, with two strong axes of

Fall Kill Connections

The warehouse is adjacent to the Fall Kill creek, establishing a long-term goal of developing the green space around the creek



Serving the Northside

Poughkeepsie’s Northside has been historically disinvested in, lacking the community, educational, and cultural resources afforded to the rest of the Poughkeepsie. The majority of Nubian Directions’ existing students live in the Northside, and a more proximate location would increase student attendance and deepen Nubian Direction’s connection to the community.



Connection to the Fall Kill

Located adjacent to the Fall Kill creek, Nubian Direction’s proximity to the Fall Kill creek connects it to a forgotten asset of Poughkeepsie, with an immense potential to transform the urban landscape and connect it to other organizations along the creek, like Scenic Hudson, the Family Partnership Center, and the Trolley Barn.



Creating a New Community Anchor

Establishing Nubian Direction’s Youth Center in the Northside will create a new community anchor for residents, tying together a variety of groups, from commercial tenants of Dutchess County Industrial Complex to Warring Elementary School nearby.



Room for Growth

Nubian Direction’s ownership of the brick warehouse, along with a residential house, and adjacency to an empty lot owned by the Dutchess County Industrial Complex provides ample potential for the organization to grow and shape the neighborhood.

A New Front Door

The Youth Center will re-orient the main entrance of the building from its industrial north side to the residential south side of the warehouse, connecting the building and site to the local neighborhood it serves more deeply.

Visitors will now access the building from the Winnikee and Mansion St. entrances, with the front door of the Youth Center facing south. This new entrance expands usable outdoor space, allowing for a covered outdoor area and an expanded urban garden. The former front entrance of 209 Cottage St. will be repurposed as a back-of-house entrance for large equipment and material transportation, increasing circulation efficiency and flow around the building and site.

Optimizing the Back entrance

The current front entrance of 209 Cottage St. will become the back entrance of the new Youth Center, receiving equipment, materials, and other back-of-house operations.

Extending the Front Entrance

A new, large covered building entrance and outdoor area for the Youth Center will increase gathering space outdoors, facilitating outdoor events & classes.

Green Spaces & Urban Gardens

More green spaces and an expanded urban garden will give youth the opportunity to spend more time in natural landscapes, reaping the benefits of the outdoors.

Winnikee & Mansion St. Entrances

Visitors will have vehicular and pedestrian access from Winnikee and Mansion St., and on-site parking. Bike racks will also be provided to encourage all modes of transportation students and staff.



Aerial view of 209 Cottage St. & enlarged range on right

The Nubian Directions Youth Center

We imagine the Nubian Directions Youth Center to be the Northstar of the Northside community—a refuge for students and youth after school and a gathering space for the neighborhood. Its programming will include teaching facilities, event spaces, and community gardens, establishing a place of welcome in the Northside.

The Youth Center is envisioned as a community hub, a safe space for youth in the community and a constant presence. Beyond typical school hours, the Youth Center will welcome community members on weekends, host events in the afterschool hours, and establish a new center of gravity in Poughkeepsie’s Northside.



“...This transformative initiative will empower our youth, uplift our community, and strengthen the bonds of our beloved mid-Hudson region.”

— John Sorlie, Nubian Directions Board President





02: The Nubian Directions Youth Center

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The Youth Center: Organizational Programs

The Youth Center will expand Nubian Direction's youth services, providing much needed spaces for programs existing and new. New facilities will also increase student engagement and enrollment, increasing the scope and success of Nubian Direction's mission.

Expanded programs at Nubian Directions will include **YouthBuild** (focused on GED attainment, leadership & job skill development, & construction-related certifications), **AmeriCorps** (focused on community service and leadership development), the **Urban Youth Organic Garden** (focused on environmental stewardship), and **employment placement** (through union apprenticeships and internships). New classrooms and teaching spaces will also immensely help Nubian Direction's **GED classes**, a program provided in partnership with Dutchess Community College.

Finally, the Nubian Directions **YouthBuild Innovation Lab will give students access to STEM equipment and technology** such as 3-D printing, drones, aerial and video photography, podcasting, laser engraving, virtual reality headsets, computer simulation programs, and e-sports spaces.

The YouthBuild Innovation Lab will also **serve as an outreach tool for Nubian Directions, engaging with new students** while also improving current student retention. In the spirit of community, the Innovation Lab and its resources will also be accessible to our local non-profit organizations and youth programs in Poughkeepsie. It is the goal of the program to be **available during the entire academic school year and during afterschool hours** for students, community residents, and Poughkeepsie City School District students.

New programs that are afforded by this new Youth Center will include an **Urban Gardener's market** that expands on the Urban Youth Organic Garden program (where garden proceeds can be sold), **Youth Entrepreneurial Training** (YET, to foster entrepreneurship in new and recent graduates), and the **Youth Mentoring & Diversion Initiative** (YMDI), **a key component of the new Youth Center.**

The YMDI will provide prevention and intervention services for out-of-school, low income, under-skilled, and unemployed youth in Dutchess County. YMDI youth will work with a case manager to identify needs, and develop a "Life Plan." Constant contact with a case manager will help program participants consistently progress, and to access:

- Individual and group counselling
- Anger management classes
- Parenting and fatherhood classes
- Peer support groups
- Employment readiness (resume writing, interview preparation)
- HSE/GED and college preparation classes



Students taking part in OSHA-30 safety training, part of the YouthBuild program.



Podcast recording studio at 209 Cottage, part of the Innovation Lab programming.



Students engaging in classes at 248 Main St.

The Youth Center: Architectural Programming

The Youth Center will include spaces for learning, community gathering, administration, and housing. These spaces will be designed to maximize collaboration, socialization, efficiency, and storage. Programs will include spaces such as student lounges, instructional labs, and a cafeteria for student and staff.

Space programming was developed through a series of workshops with Nubian Directions leadership and students, strategically expanding the services and facilities offered. Most urgently, additional classrooms and teaching facilities were required, ensuring that every program is taught in state-of-the-art spaces that are well-lit, well-ventilated, and comfortable.



Learning

Spaces for students to take classes, receive career training, and develop future career paths.

Expanded learning programs also require more community spaces. Staff have described Nubian Directions as a constant in many students' lives, and a safe place outside of school or their own homes.

Encouraging students to linger and socialize at Nubian Directions also deepens students' connections to the organization and their peers, increasing their chances of program completion and fostering a greater sense of community.



Administration

Spaces for staff to do their essential work and collaborate with colleagues and students, with room for growth.

For the same reason, the Youth Center will develop supportive temporary housing on the third floor, ensuring that students who require more resources and housing are able to complete their education at Nubian Directions, sheltered from housing challenges and other obstacles to program completion.



Community

Spaces for students, staff, and the community to convene and gather.

Finally, we anticipate that the organization and its staffing needs will grow alongside the expanded programs provided, and have budgeted ample space for administrative programs and future growth.



Housing

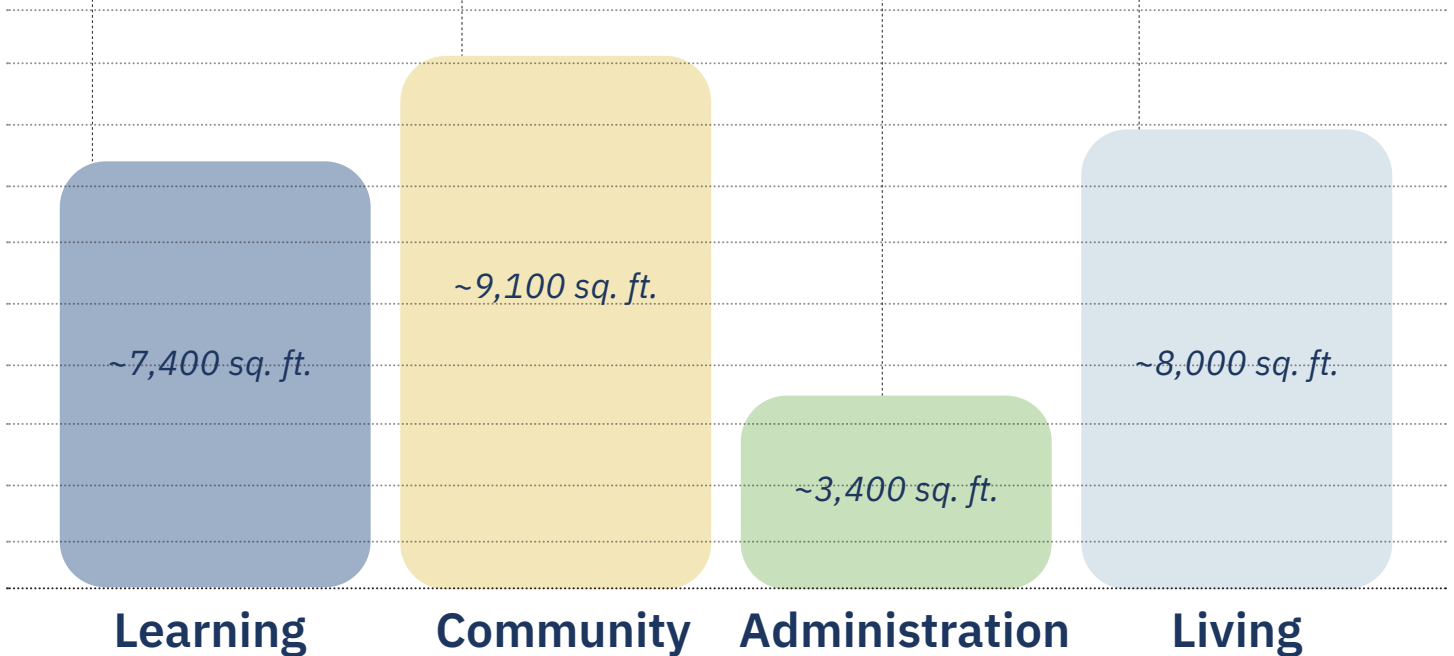
Spaces for youth to receive supportive and transitional housing opportunities.

- **Construction classrooms**
For instruction including carpentry, plumbing, electrical, roofing, & clean energy trades
- **Manufacturing Area**
For production, assembly, and packaging
- **Computer Lab**
For instruction, test taking & general student & community use
- **Multimedia Lab & Makerspace**
Flexible use space for recording podcasts, film editing, photography, and greenscreen booth; maker space with 3D printing, workshop facilities
- **Standard classrooms**
For conventional instruction & lectures
- **Storage**

- **Shared & private office space**
For staff & instructors
- **Huddle rooms, large & small**
For meetings with students & other staff
- **Conference Rooms**
- **Staff lounge & kitchen**
- **Storage**

- **Teaching kitchen & cafe**
For food safety training & instruction
- **Cafeteria & student lounge**
Communal & social space for students & staff
- **Activated corridors**
Nooks for studying, meeting, relaxing
- **Auditorium**
Performance arts space & revenue generating, for community use as well
- **Covered outdoor gathering area**
For outdoor instruction & events

- **Shared rooms, 30 beds**
- **Support staff offices**
- **Shared kitchen**
- **Shared bathrooms**
- **Common spaces**
- **Access to roof deck**



The Youth Center: Space Design

Learning, Community, Administration, and Living programs anchor each floor at the Youth Center, and are connected by community spaces and circulation that interlocks between various programs.

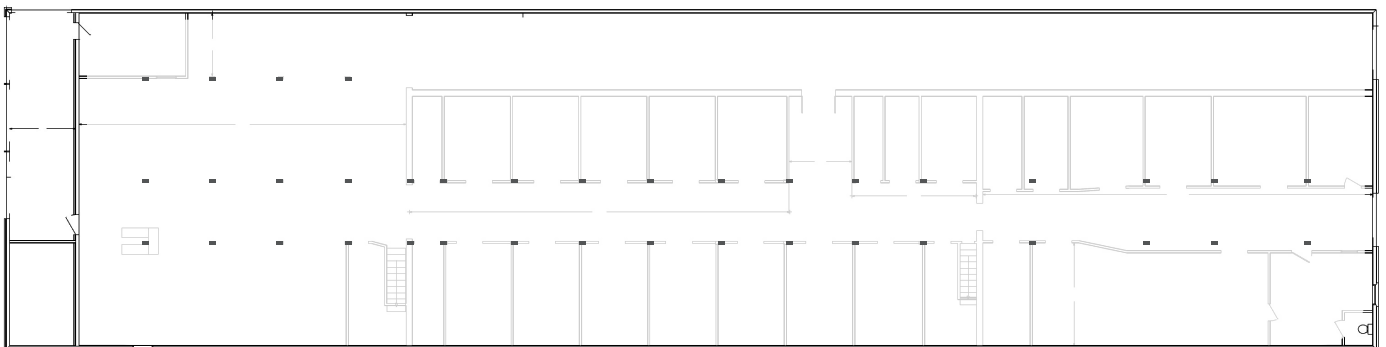
The new Youth Center is designed to encourage spontaneous moments of interaction and connection, weaving community and circulation space in between different programs. **The design of the building encourages students to discover and encounter new events, classes, and programs through each visit, increasing student participation and program completion.**

Widened corridors, hallways with seating, curved walls, windows into classrooms and lounge furniture outside of offices prompt students to linger, ensuring that activity isn't just concentrated in certain programs and parts of the building. **Students on their way to class or to the cafeteria will inevitably run into staff and other students, with circulation space designed for education, discovery, and social interactions.**

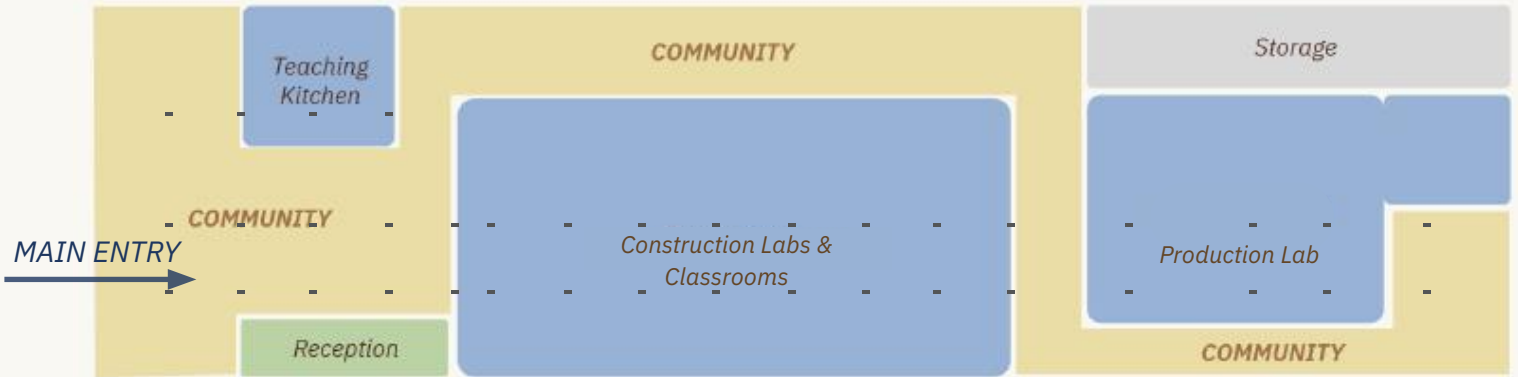
Educational programs have been located efficiently for storage, ease of loading, noise reduction, and take into consideration adjacent programs. The construction lab and teaching classrooms are situated on the ground floor and contain their own loading zone to Cottage Street as well as ample equipment and materials storage, while quieter-activity classrooms are located on the second floor, next to the staff offices for maximum interaction. The west side of the building is dedicated to community spaces, with the cafeteria and auditorium joining in a double-height space.

Existing Building

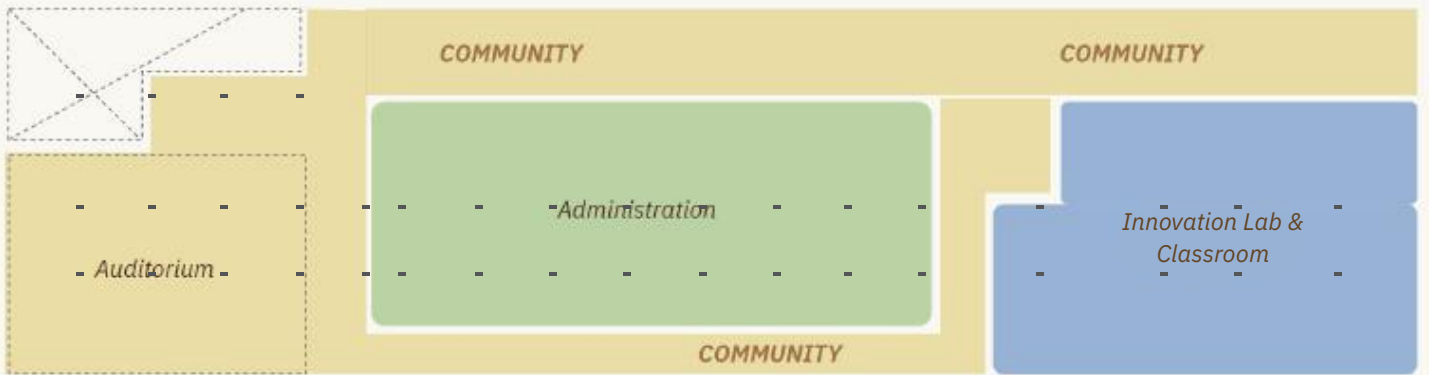
All existing non-structural walls to be demolished, structural wood columns to remain



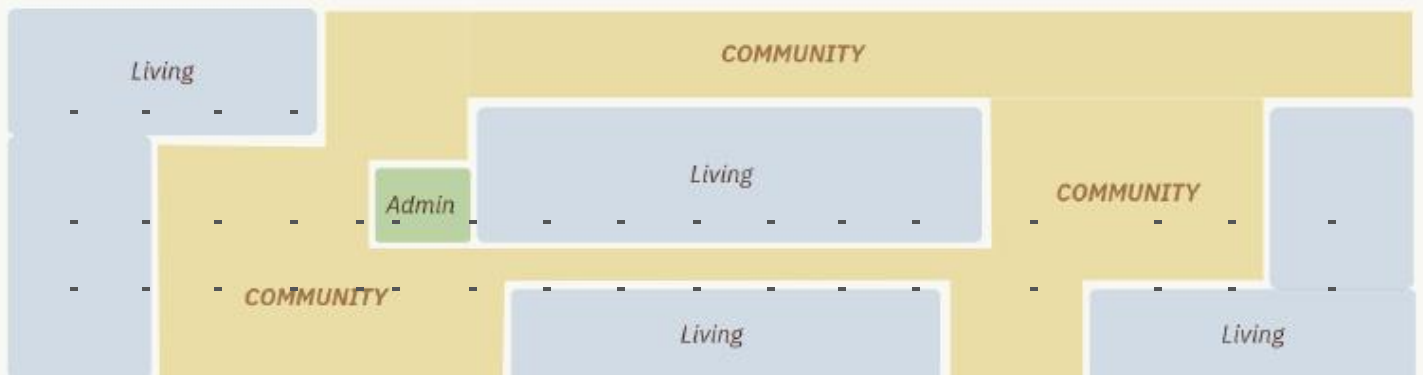
Learning
 Community
 Administration
 Housing
 Structural column to remain



Level 1



Level 2



Level 3

The Youth Center: Plans

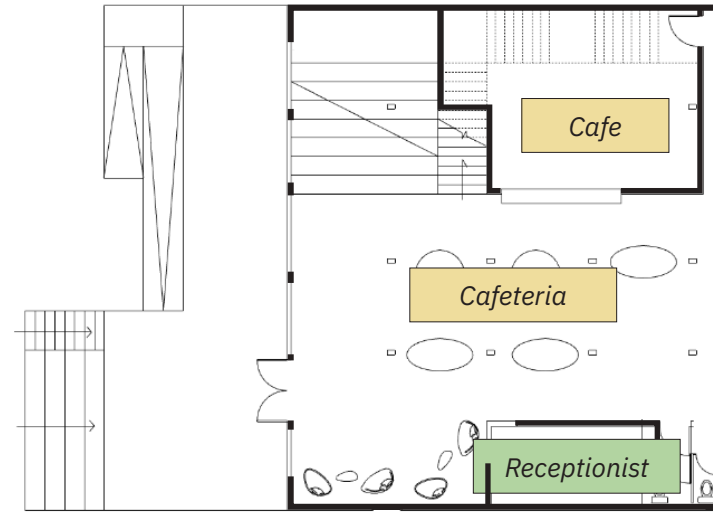
Spanning 3 floors, the Youth Center will house public programs and gathering spaces on the first floor, administrative and teaching on the second floor, and housing on the third floor.

First floor (ground floor): Visitors, students, and staff first experience a welcoming entrance space, opening towards a student sitting area and receptionists office, as well as the cafeteria with teaching kitchen, and a stepped auditorium. The entrance of the building fosters social connections and a sense of belonging, encouraging students and staff to socialize and linger between classes and other events. The rest of the first floor is dedicated to classroom and teaching spaces.

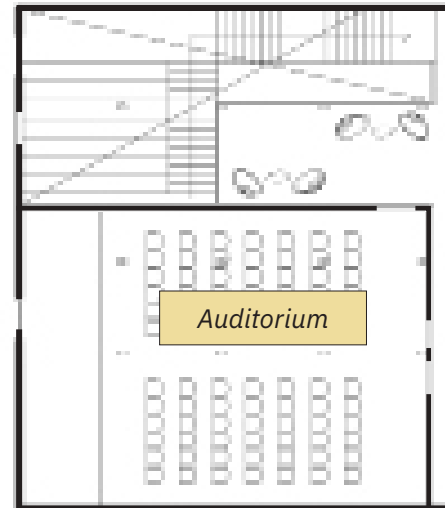
Classrooms are placed to maximize movement and loading efficiency as well as program storage space.

Second floor: The second floor houses an auditorium, staff offices, and additional classrooms. The inclusion of an auditorium provides a much-needed performance arts space in the Northside, and rentable, income-generating space for Nubian Directions. Staff offices are placed in the center of the second floor, welcoming students to socialize and greet staff while attending classes. Away from first floor construction noises, second floor classrooms include computer labs, flexible teaching space, and a multimedia room for audio recording, photography, and filming.

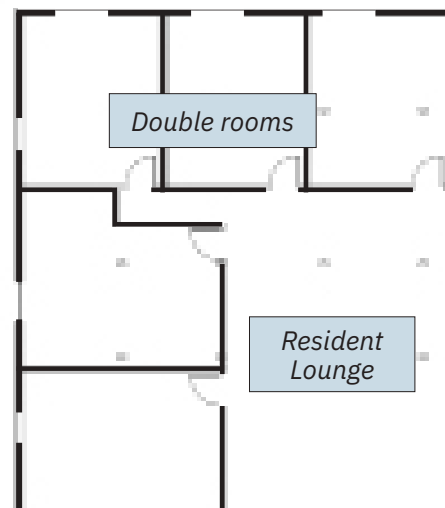
Third floor: The third floor will be dedicated to Nubian Direction’s supportive housing program, providing housing for up to 30 students. Rooms will be shared, with two students per room, and ample space for additional programs such as student lounges, shared kitchens, gaming rooms, and access to a roof deck. Staff offices and support spaces will also be provided, as 24/7 support for residents will be needed.



Level 1



Level 2



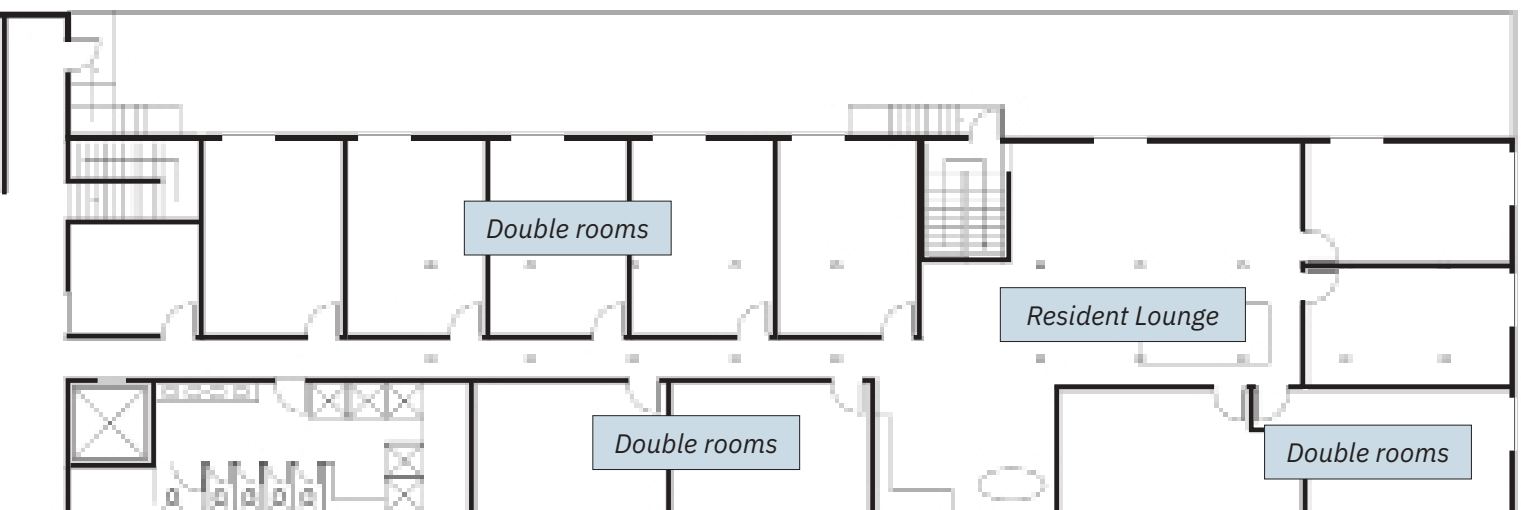
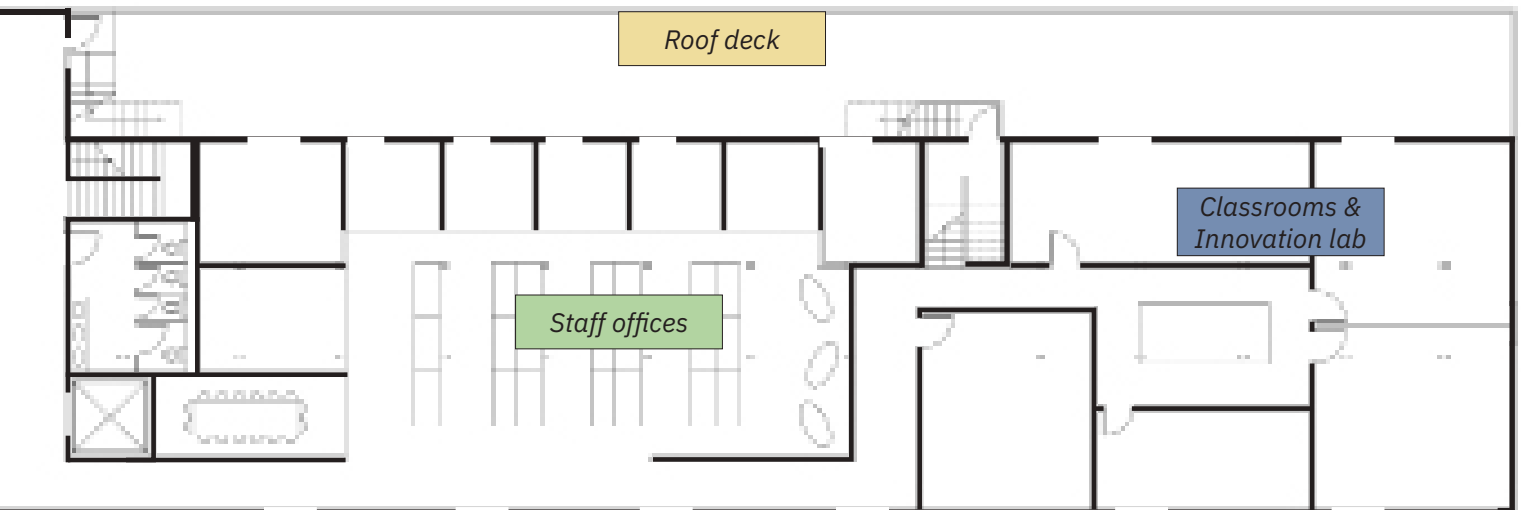
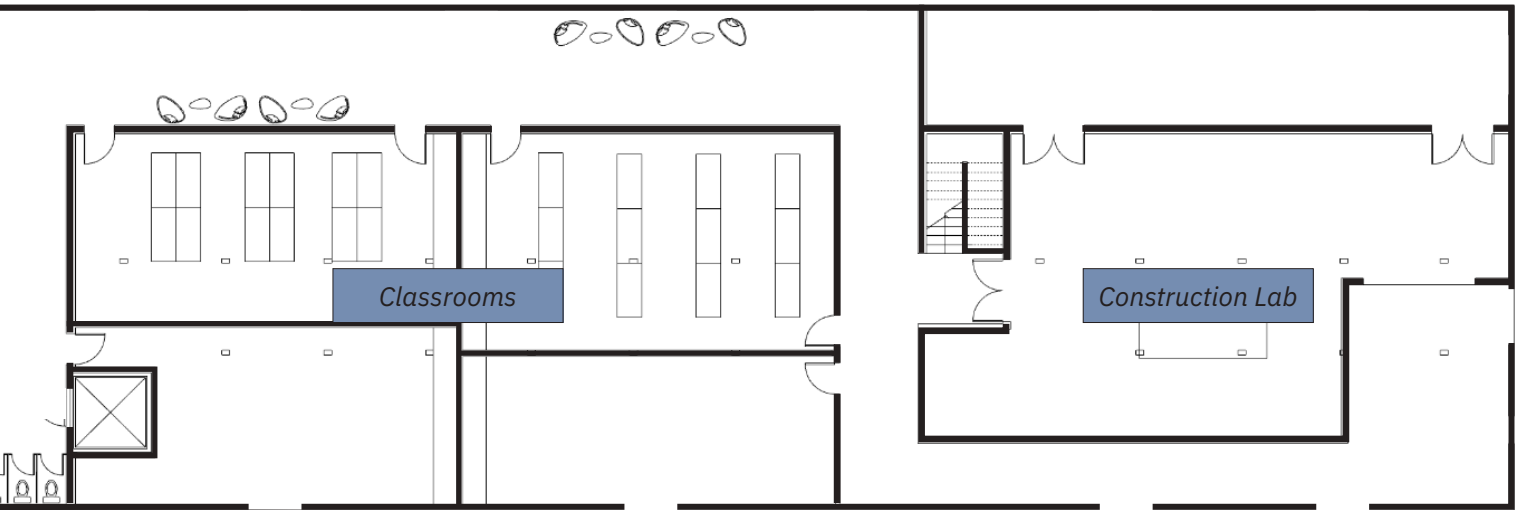
Level 3

Learning

Community

Administration

Housing



Sustainability & Net-Zero

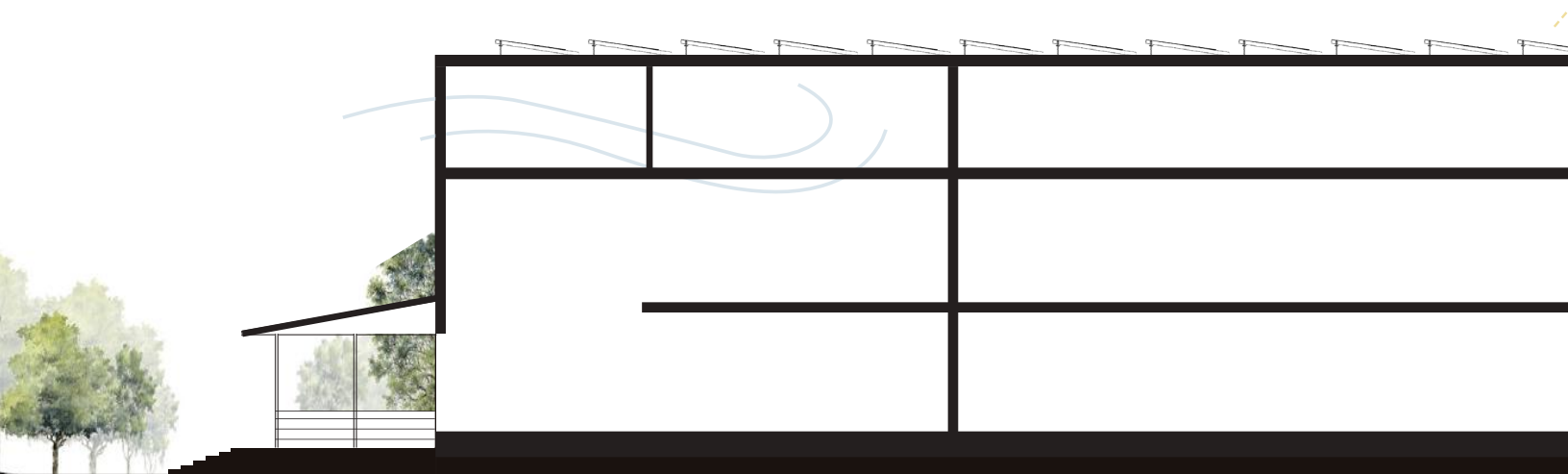
The Youth Center will be a carbon net-zero building, leveraging a variety of sustainable design principles, from designing with daylight in mind, to utilizing passive ventilation and generating solar energy on-site.

The historic nature of the brick warehouse recalls a time where buildings were built to be naturally comfortable, passively ventilated, cool in the summer, and warm in the winter, thanks to the large factory windows and thermal mass of brick construction.

A renovated Youth Center in the Nubian Directions warehouse will take advantage of **passive ventilation and daylighting** by re-opening the windows in the building, reducing the energy required to heat and light the building in all seasons.

The large roof area also provides a crucial opportunity to install PV panels for energy generation, which **could provide 90-100% of the building's energy use requirements on site.**

Other sustainable design techniques include the use of geothermal systems for heating and cooling, and providing ample shade and planted areas during our increasingly hot summers—underscoring the importance of designing with the neighboring Fall Kill in mind.





Solar Energy

The warehouse's large roof area will provide ample space for energy generation, potentially enough to generate all of the building's energy use requirements.



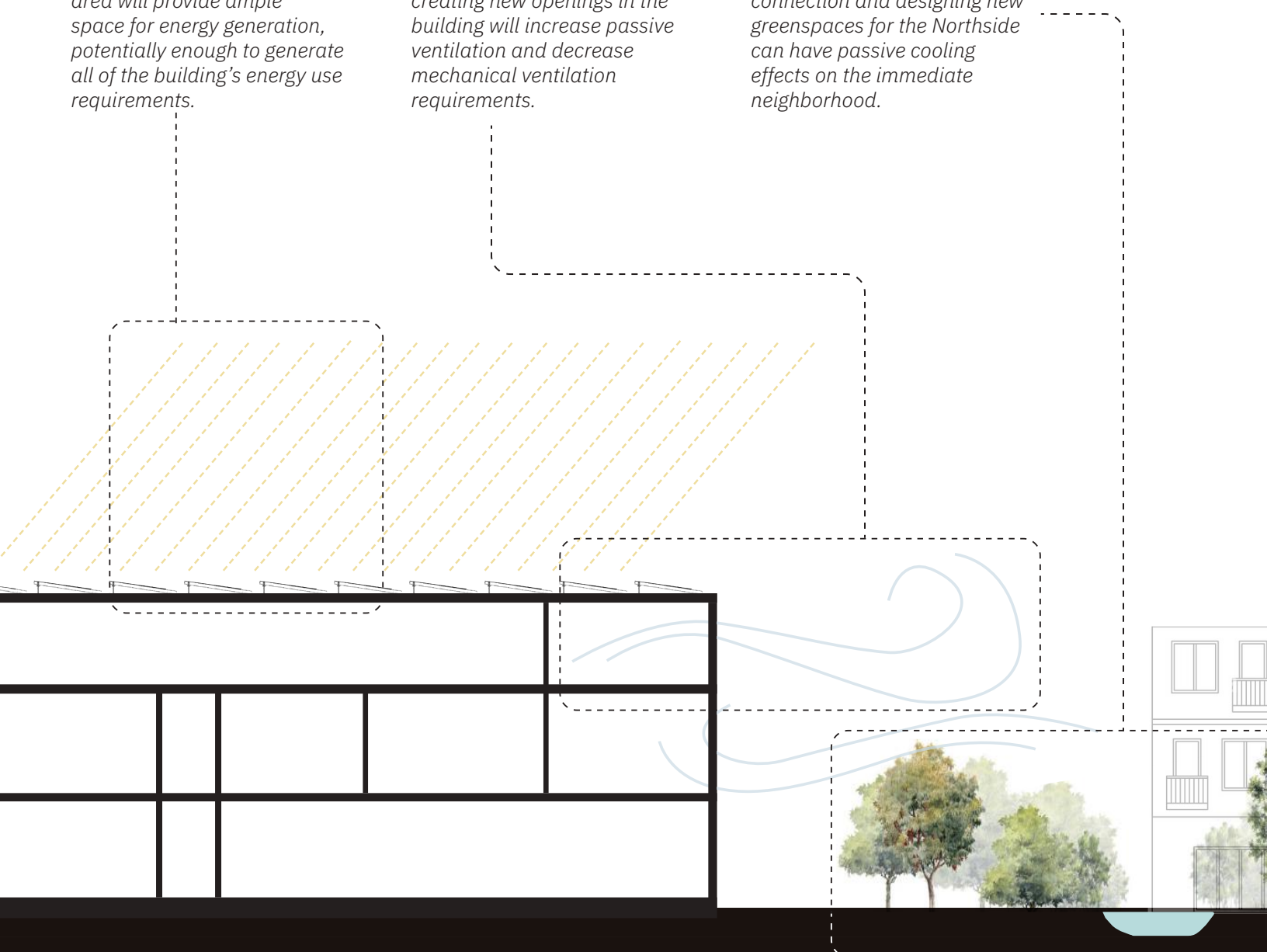
Passive Ventilation

Utilizing existing windows and creating new openings in the building will increase passive ventilation and decrease mechanical ventilation requirements.



Cooling from the Fall Kill

Development of the Fall Kill connection and designing new greenspaces for the Northside can have passive cooling effects on the immediate neighborhood.





A new and welcoming front entrance is an opportunity for murals, new art, and creative expression

The new Youth Center will have an expanded urban gardening program



A covered entrance creates an outdoor gathering area for all seasons



A stepped auditorium functions as both stairs and performing space, connecting the first and second floors



The cafeteria will include a small teaching kitchen, and seating creates gathering spaces for staff & students

A welcoming entrance & seating allows students to feel safe and supported while at the Youth Center





The Youth Center will be a community hub, a safe space for youth in the community and a constant presence.



AmeriCorps

New Direction
YB
YOUTH BUILD
Partnership

SANS PÉPINS

PEEL GOOD CITRUS
SunKist
MANDARINES DE CALIFORNIA

Lays

KitKat

03: Phasing & Implementation

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Introduction

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The Nubian Directions

Youth Center for Innovation & Vocational Excellence

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Phasing & Implementation

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Phasing & Implementation

Youth Center’s ambitious plans for expansion will be executed in three phases, with initial phases prioritizing the immediate renovation of the warehouse, and later phases expanding and deepening Nubian Direction’s connection to the Fall Kill and Northside.

Phasing of the Youth Center will allow for more flexibility in funding and construction timelines, building out the program as the organization and its needs scale, setting an adjustable timeline.

Phase 1 of the Youth Center **prioritizes expanding student, staff, and community space**, building out classrooms, administrative offices, and gathering spaces such as a cafeteria, auditorium, and covered outdoor areas.

Phase 2 will expand Nubian Direction’s mission of supporting Poughkeepsie youth through the **construction and creation of a supportive housing program**, expanding the third floor of the building.

Phase 3 will look towards **developing partnerships for affordable housing** opportunities on the site north of 209 Cottage St, helping to **ensure housing security for Northside residents**. Phase 3 will also **foster the connection between the Youth Center and the Fall Kill** that is immediately adjacent, creating green spaces and re-establishing the creek as a community asset rather than liability.

Phase 1:

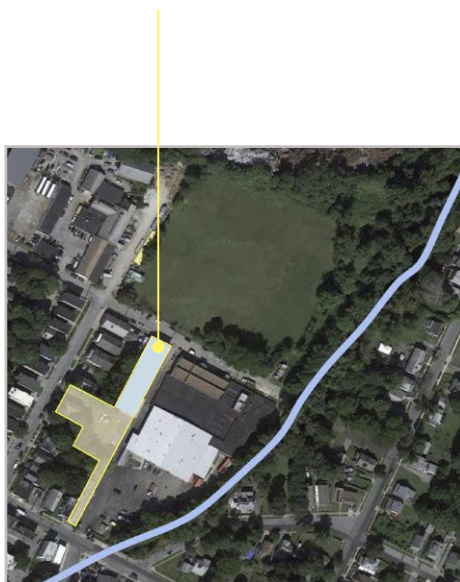
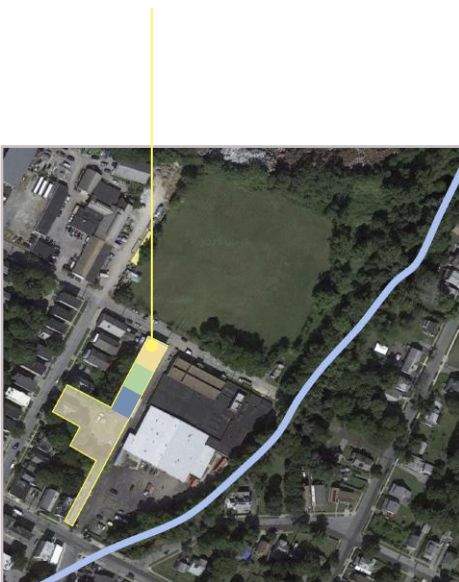
Renovation of the brick warehouse, and creation of new learning, administrative, and community programs

Phase 2:

Construction of third floor addition for supportive housing programs

Phase 3:

Development of affordable housing along the Fall Kill and designing new greenspaces for the Northside



Phase 1

Learning:

Classrooms
Construction lab
Multimedia lab

Administration:

Staff offices
Staff lounge
Conference & meeting rooms
Reception & lobby office

Community:

Cafe & cafeteria
Auditorium
Student lounge & study areas
Covered outdoor gathering
Community garden

Phase 2

Supportive housing for Nubian Directions youth:

~15 rooms, beds for ~30
residents

Shared bathrooms

Shared kitchens

Resident lounges

Access to outdoor deck

Support staff offices &
overnight rooms

Phase 3

Northside affordable housing:

Creating a long term vision
of an affordable housing
development in partnership
with other local organizations

Prioritizing local residents
as buyers and tenants, and
reducing the risk of housing
displacement as a result
of new education & arts
development

This opportunity is pending
the acquisition of the parcel of
land north of the Youth Center

Fall Kill blueway:

Community accessible green
spaces around the Fall Kill

Potential future flood mitigation
design

Connection to other PK
organizations along the Fall Kill
(Scenic Hudson, the Art Effect,
Family Partnership Center,
Trolley Barn)



Timeline & Budget

Nubian Direction’s Youth Center will be eligible for a variety of funding sources from both state and federal governments, activated at various stages of the design and construction process. The following information is an approximate range of costs and potential timeline for the renovation and construction of the warehouse.

MASS’s initial research of the brick warehouse’s building history indicates that the building was built in 1919, and served an industrial purpose. Taking into consideration the historic nature of the building, at 104 years old, and the industrial use of the warehouse, Nubian Directions is **potentially eligible for both the Historic Preservation Tax Credit Program** from New York’s State Historic Preservation Office (SHPO), and a **brownfield tax credit** administered by the NYS Department of Environmental Conservation (DEC), pending further research and assessment.

In addition, designing the new Youth Center to be carbon neutral or meet net-zero energy performance will also make the building **eligible for funding grants from the New York State Research and Development Authority (NYSERDA)**. Like other historic buildings of the same era, the Youth Center is well suited to a energy-efficient redesign due to its existing environmental design characteristics, such as large windows for passive ventilation, large roof area for PV panels, and thick brick walls that regulate summer and winter temperatures.

Government agencies with available funding opportunities



NYSERDA



Parks, Recreation and Historic Preservation



Phase 1:

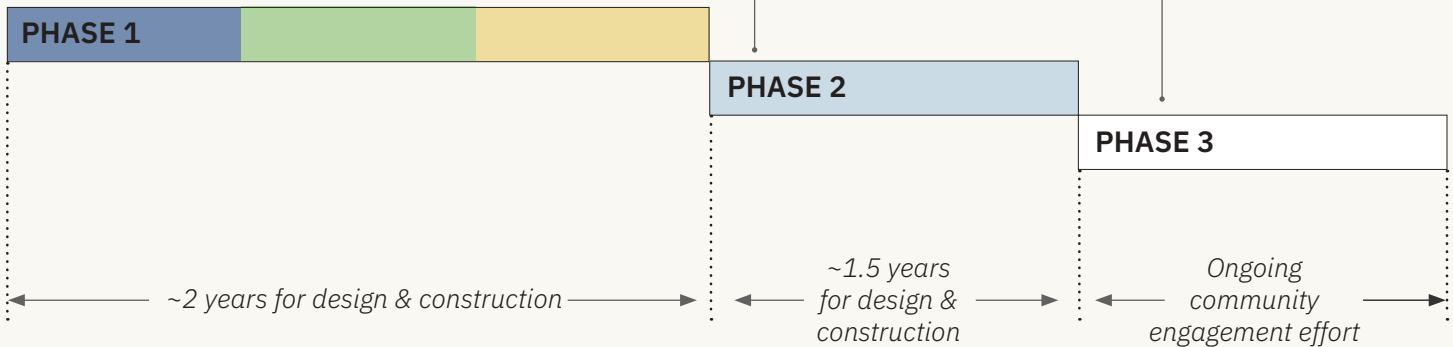
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PRELIMINARY COSTING & BUDGET

The following cost estimates are intended to provide an approximate order of magnitude budget for each phase of design and are not detailed figures.

Cost estimates are based on precedent cost per square foot construction budgets and will be refined in future design and engineering phases.

We have assumed \$482/SF for existing building renovation, \$680/SF for new construction addition, \$57/SF for minimal site work and \$100/SF for more infrastructural sitework.

Assuming the first two phases are executed, **the approximate total cost of completion of Phase 1 for programming is projected to be around**

\$10,000,000.

Our significant flagship business partner:



BUDGET

Phase 1: Renovation of existing floors in the warehouse

= 18,400 SF x \$482/SF

= \$8,860,000

Phase 1: Sitework (parking, landscaping, gardens to south of building)

= 20,000 SF x \$57/SF

= \$1,140,000

Phase 2: New construction of additional 3rd floor

= 8,000 SF x \$860/SF

= \$6,880,000 - TBD

Phase 3*: Phase 3 feasibility is pending the site acquisition of the 5 acre lot north of 209 Cottage St.



nubiandirections.org



thepalombogroup.com



massdesigngroup.org