



THE YOUTH CENTER

FOR INNOVATION AND VOCATIONAL EXCELLENCE



**NUBIAN
DIRECTIONS II**
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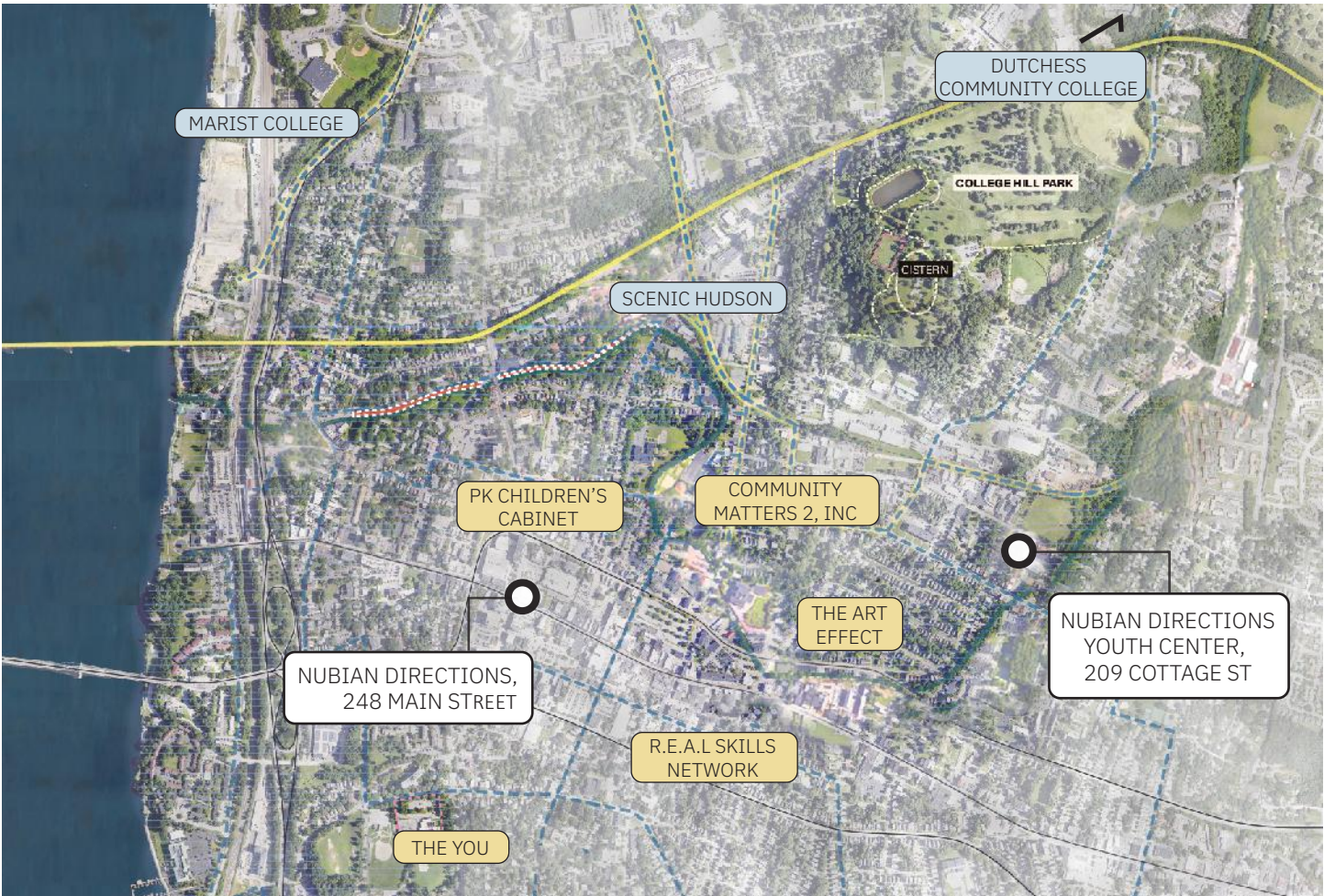
Building Lives, Building Communities

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 Directions' programming and mentorship, the organization has served as a crucial safety, net providing guidance, career training and imparting life skills for youth above and beyond existing resources like the Poughkeepsie public school system.

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 Directions' 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 Directions' partners. The following are mission-aligned organizations within Nubian Directions' network:

- Poughkeepsie Children’s Cabinet
 - The Youth Opportunity Union (YOU)
 - The Art Effect
 - Community Matters 2, Inc
 - Celebrating the African Spirit
 - 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 Community College
 - Dutchess County Regional Chamber of Commerce
 - DCRCC Youth Entrepreneurial Program (YEP)
 - Dutchess County Youth Bureau
 - Dutchess County Community & Family Services
 - Planned Parenthood–Mid Hudson Valley

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 programs that Nubian Directions greatly needs.

Nubian Directions’ **two locations in Poughkeepsie on 248 Main Street and 209 Cottage Street** anchor 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 Street**, 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 Directions’ 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.**



The v/AmeriCorps program is the cornerstone of Nubian Directions' youth programs.



Nubian Directions' 248 Main Street location

Occupying a prominent location on Poughkeepsie’s Main Street., 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 Directions' 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.

Nubian Directions II, Inc.

Project leads:



Robert Wright
Co-founder & President



Sarah Moore
Co-founder & Vice President



John Sorlie
Chairman of the Board

With support from:

Nubian Directions Staff:
Mario Johnson
Kim Davila
Hillary Simpson
Tina Hannan
Giuseppe Lombardi Jr.
Vivienne Silva
Daymon Sutton
Moreen Blase
Dara Levine

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

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.

MASS Design Group

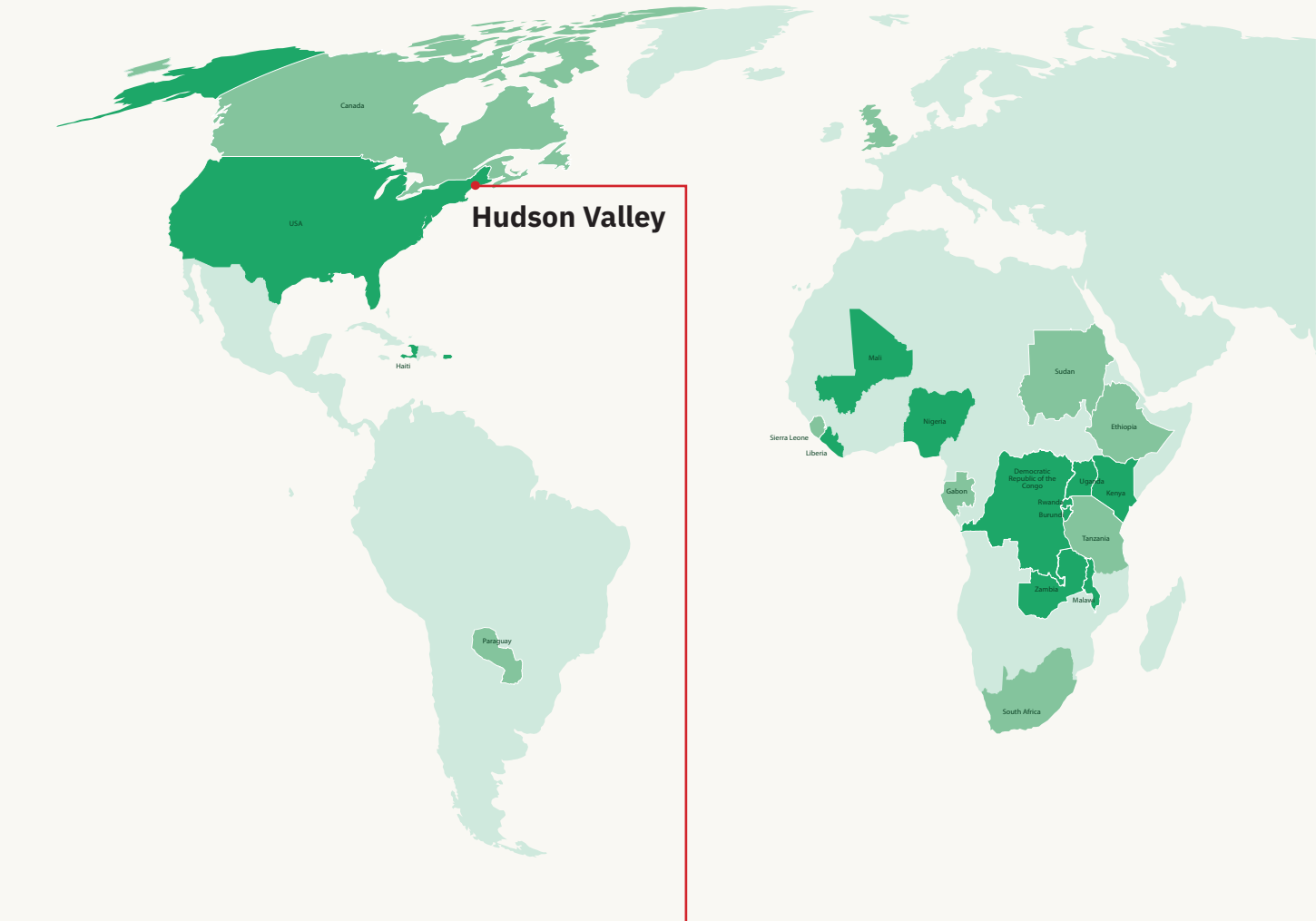
Project leads:



Justin Brown, AIA
Principal-in-Charge



Erin Huang
Lead Designer



Scenic Hudson Headquarters
Poughkeepsie, New York, USA

Adaptive reuse of a former factory building in the City of Poughkeepsie into a regenerative landscape, public park, community and rental space, and headquarters for one of the regions’ strongest environmental organizations.

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

Nubian Directions' current facilities on Poughkeepsie's Main Street are over-utilized, with staff and students often finding themselves needing the same spaces. There is a lack of common spaces, connection with the outdoors, and a need for expansion and new programs.

Staff and instructors at Nubian Directions have emphasized the **importance of non-traditional, nurturing spaces** for program participants to feel truly comfortable and able to focus and learn, not only during the day and during school hours, but also at night after most programs (like schools and typical community centers) close. **Program participants commonly come from vulnerable households and it is vital for them to have access to safe spaces outside of their homes.**

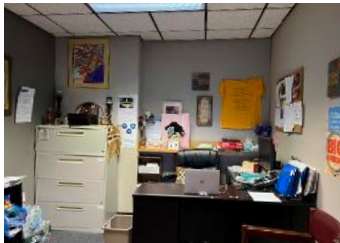
Part of MASS's design challenge in collaboration with Nubian Directions will be balancing the spontaneous and social nature of being in close proximity with one another with the desire for more space, especially dedicated spaces. In addition, better lighting, new furniture, areas to socialize, and space to connect with the outdoors will all contribute to the ultimate goal of guiding students to their next phases of life.

Providing the students and staff of Nubian Directions a purpose-built space that reflects the depth of organization's commitment to their mission and Poughkeepsie youth is crucial for the continued success of Nubian Directions' mission.



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.



Staff office with overflowing storage



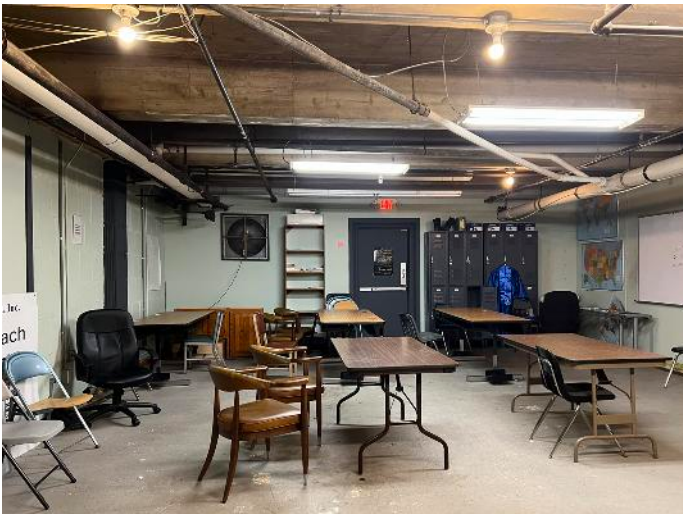
Main teaching space for lectures, classes, & workshops



Nubian Directions' entrance & receptionist's office



Overflow basement teaching space & student lounge



Construction training classroom, basement level



Construction instructor's office, basement level

Existing Conditions

Nubian Directions' 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 Directions' 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 Street. straddles the boundary of residential (R-4) and industrial (I-1) zoning, giving the Youth Center's programming the opportunity to blend the two contrasting urban conditions.

North-South, East-West axes

The T-shaped lot fully integrates the building and site into the neighborhood, with two strong axes of circulation connecting to all sides of the block.

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 for the community and residents.



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 Directions' connection to the community.



Connection to the Fall Kill

Located adjacent to the Fall Kill creek, Nubian Directions' 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 Directions' 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 Directions' 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 Northside to the residential south side of the warehouse, connecting the building and site to the local neighborhood it serves more deeply.

Visitors will 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 Street 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.



Aerial view of 209 Cottage Street & enlarged range on right

Optimizing the Back entrance

The current front entrance of 209 Cottage Street. 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 Street Entrances

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



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.

“...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

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.





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The Youth Center: Organizational Programs

The Youth Center will expand Nubian Directions' 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 Directions' 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 Directions' **GED classes**, a program provided in partnership with Dutchess Community College.

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 Nubian Directions services such as the following:

- 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

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.



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.

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.**

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.



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 colleagues and students, with room for growth.

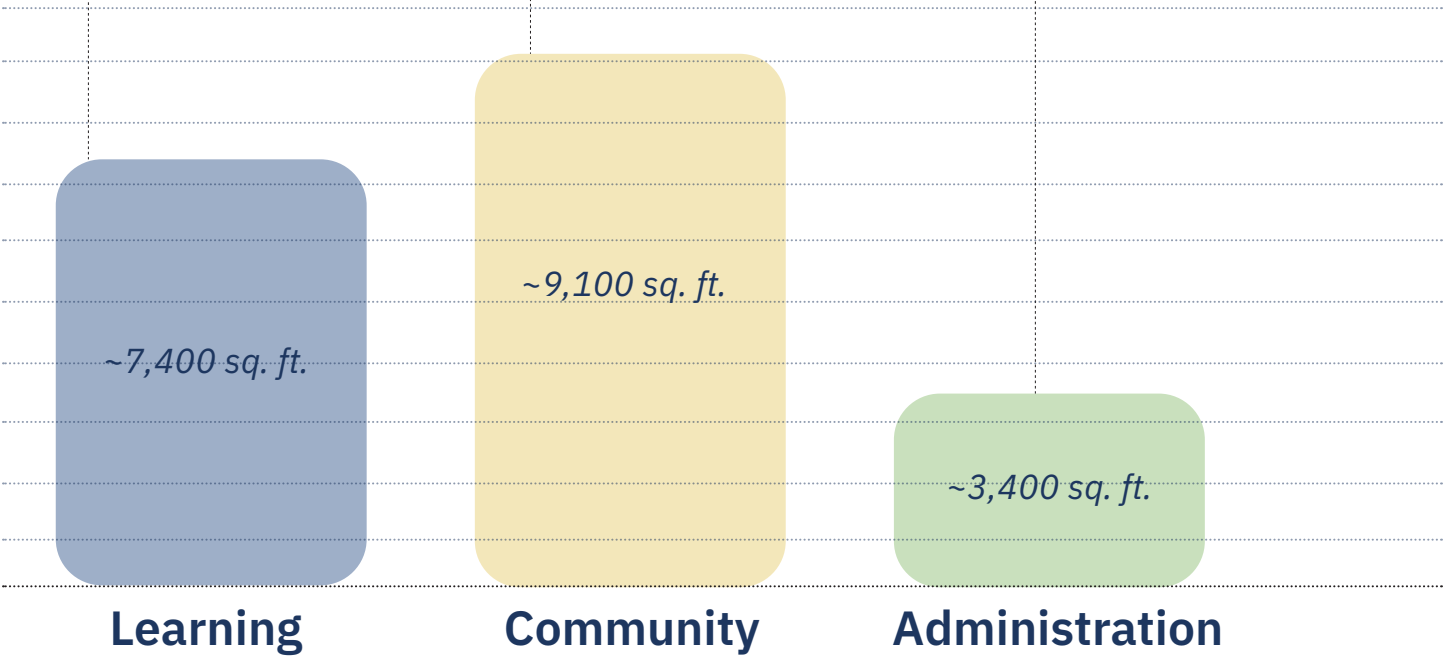


Community

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

- **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



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.

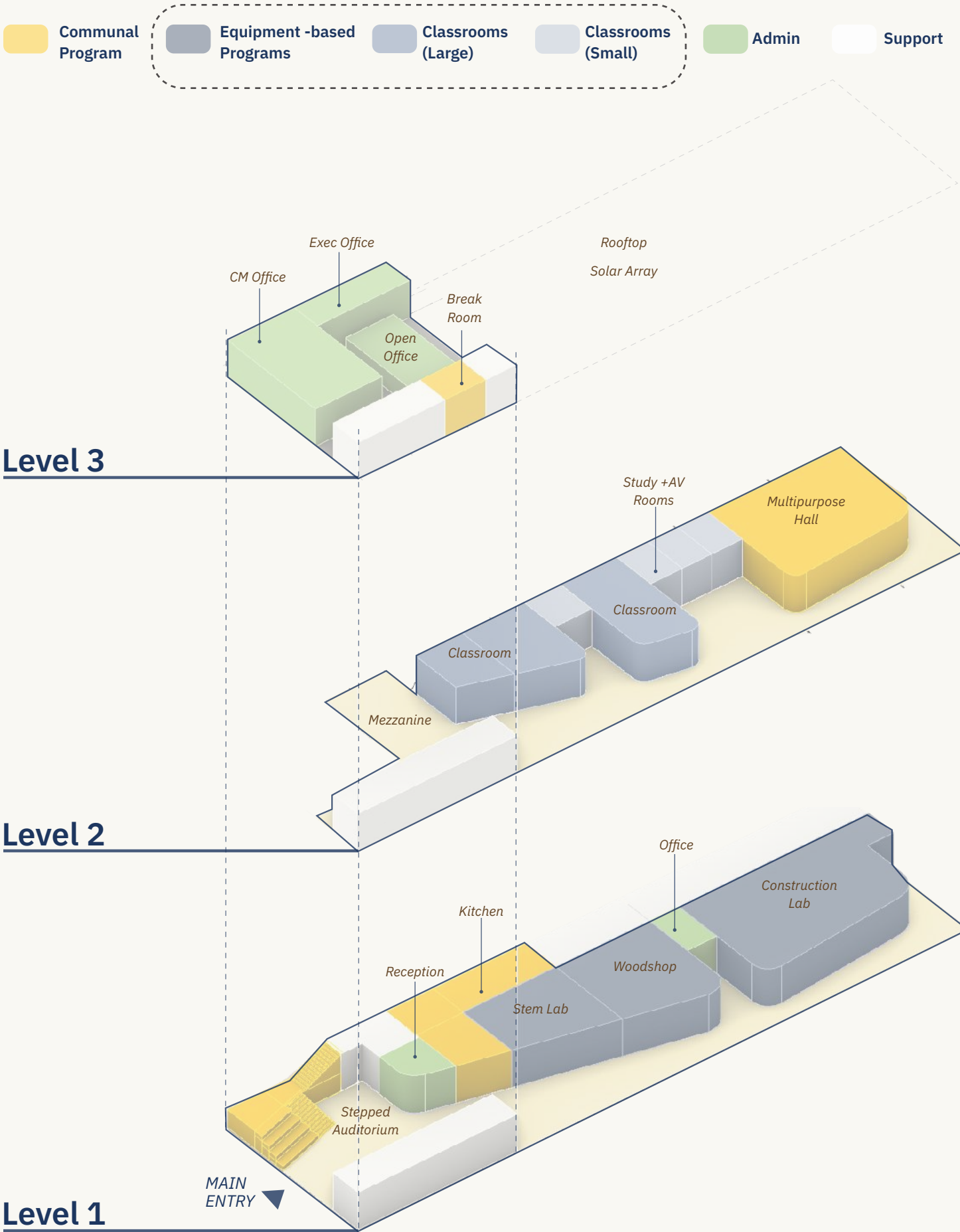
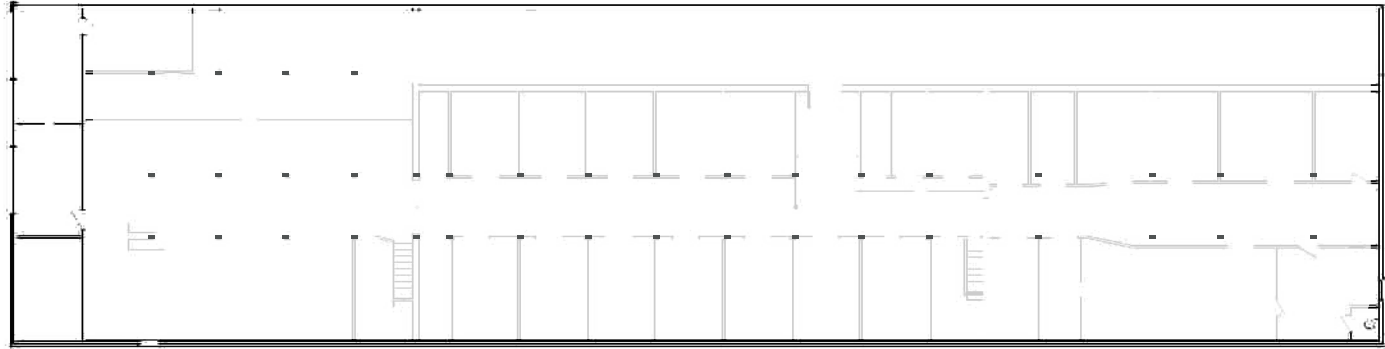
The new Youth Center is designed to encourage spontaneous moments of interaction and connection, weaving community and circulation space in between different programs. **The design of the building encourages students to discover and encounter new events, classes, and programs through each visit, increasing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



The Youth Center: Plans

Learning

Community

Administration

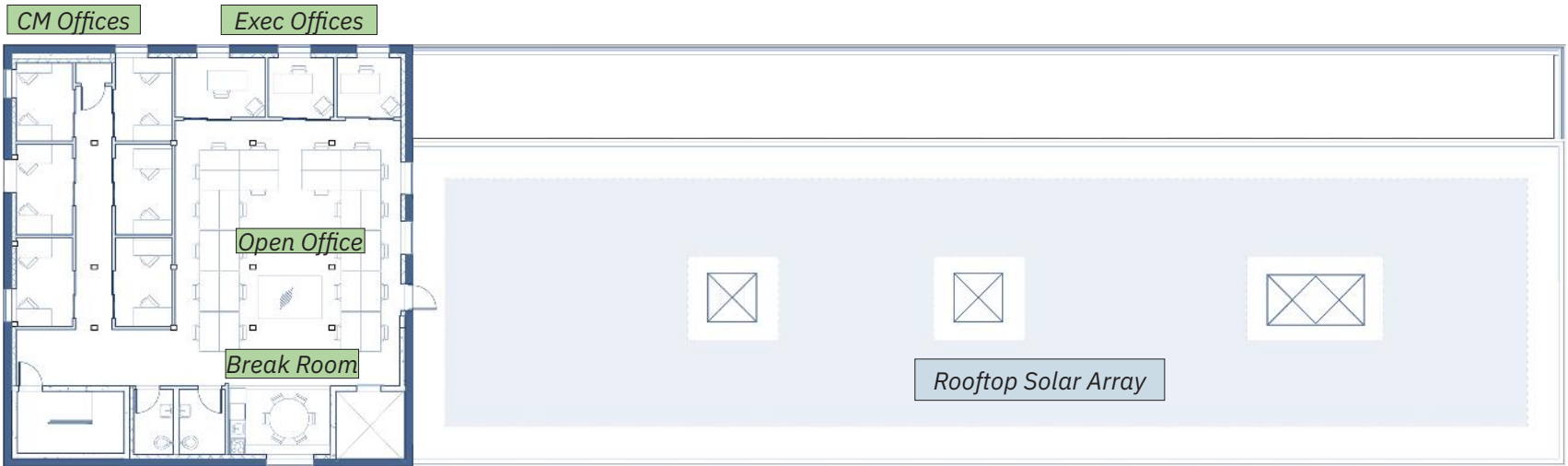
Spanning 3 floors, the Youth Center will house public programs and gathering spaces on the first floor, administrative and teaching on the second floor, and administration on the third floor.

First floor (ground floor): Visitors, students, and staff first experience a welcoming entrance space, opening towards a student sitting area and receptionist's 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.

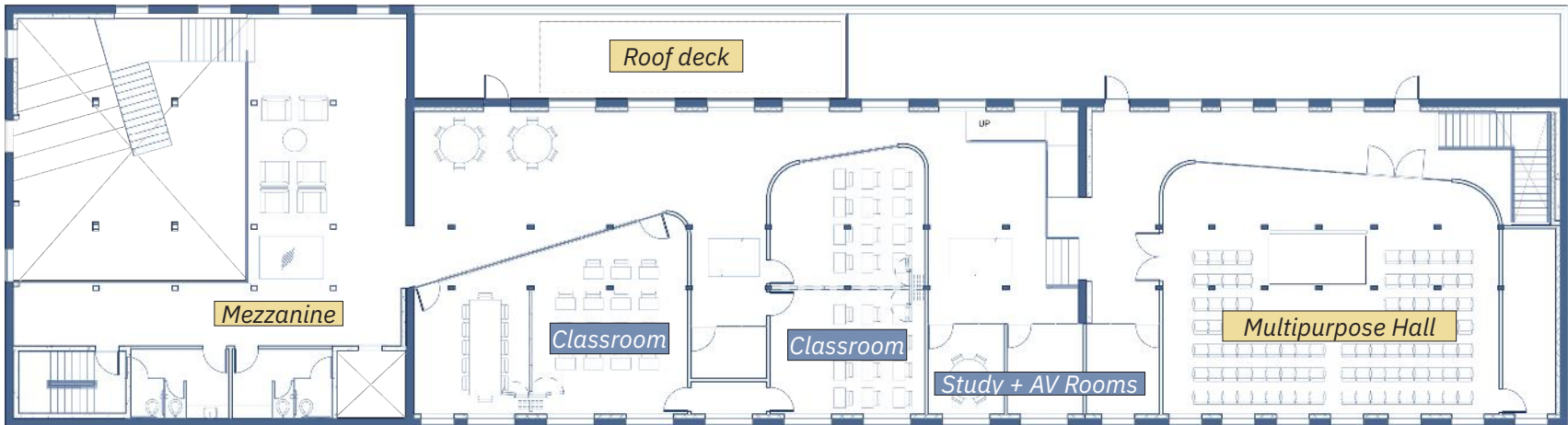
Second floor: The second floor houses a multipurpose hall, and additional classrooms. The inclusion of an auditorium provides a much-needed performance arts space in the Northside, and rentable, income-generating space for Nubian Directions. Away from first floor construction noises, second floor classrooms 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 Directions' administrative services. These include open offices for staff and enclosed offices for private case workers and their students. Staff offices and support spaces will also be provided as 24/7 support for residents.

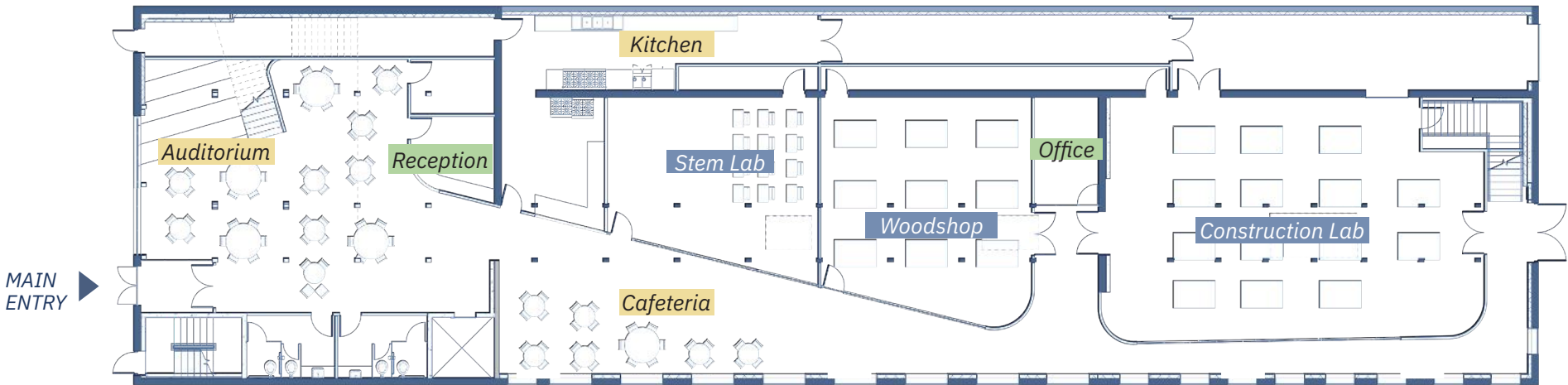
Level 3



Level 2



Level 1



Sustainability & Net-Zero

The Youth Center will be a carbon net-zero building, leveraging a variety of sustainable design principles, from natural daylighting, to passive ventilation, to active solar energy production 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 and site solar canopies 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.



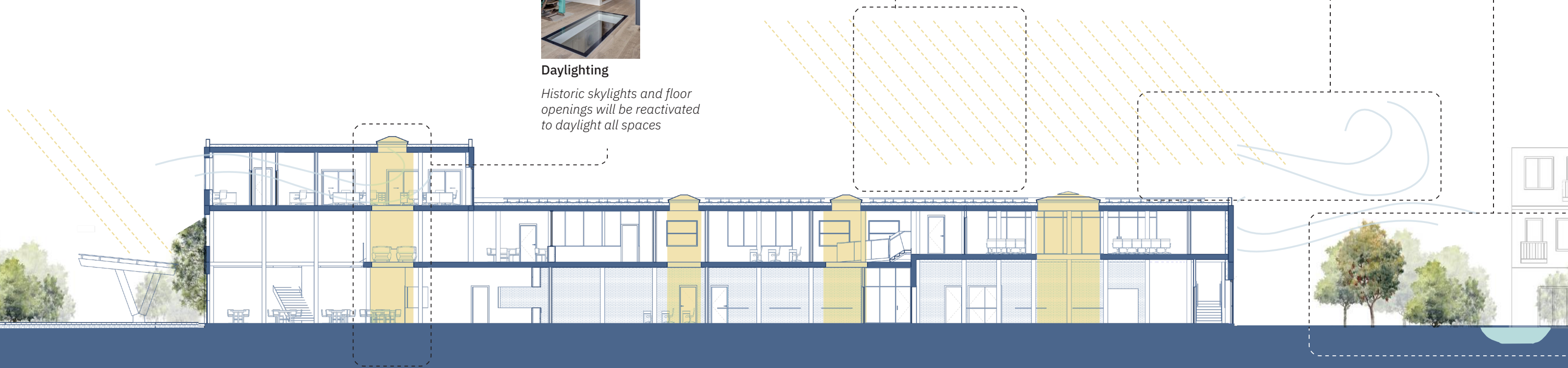
Cooling from the Fall Kill

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



Daylighting

Historic skylights and floor openings will be reactivated to daylight all spaces





Low embodied carbon mass timber solar canopy provides net zero operations

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 half court doubles as an outdoor classroom with terraced seating protected from sun and rain



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

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



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Timeline & Budget

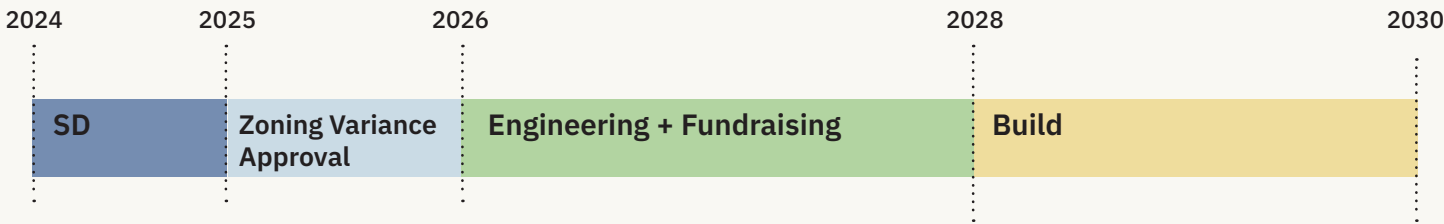
Nubian Directions' Youth Center will be eligible for a variety of funding sources from both state and federal governments, activated at various stages of the design and construction process. The following information is an approximate range of costs and potential timeline for the renovation and construction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



Government agencies with available funding opportunities

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 (NYSEERDA)**. 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.



PRELIMINARY COSTING & BUDGET

The following cost estimates are intended to provide an approximate order of magnitude budget for the project hard costs.

Cost estimates are based on schematic design documents provided to Concost construction cost consultant and will be refined in future design and engineering phases.

Approximate total hard cost is projected to be **\$15,960,965.**

BUDGET

Building: Renovation of existing floors in the warehouse
= \$7,306,342

Sitework (parking, landscaping, gardens to south of building)
= \$616,471

PV & Canopies: (Rooftop solar array and mass timber solar canopies on site)
= \$1,973,149

Markups: (overhead & project contingencies)
= \$5,273,325

FFE: (Furniture, Fixture and Equipment allowances)
= \$791,677



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