Central Union Mission
Gales School Planning

October 2010
The Mission

125 years of service to DC:

• Our current facility on R Street provides:
  - Overnight emergency shelter for over 50,000 men per year
  - A food service program that serves over 150,000 meals per year
  - The voluntary Spiritual Transformation Program (STP) that has helped over 500 men overcome debilitating problems
  - Gifts to children including school supplies, Christmas presents, and clothing
  - Comprehensive outreach programs that provide free medical, dental, legal and counseling services to men, women and children
  - Adult literacy programs that provide General Educational Development (GED) and English as a Second Language (ESL) classes
  - Relocation services that help individuals or families find permanent or transitional housing
The Mission

125 years of service to DC:
• Camp Bennett:
  ❖ 220-acre complex in Montgomery County
  ❖ Summer camp experiences for children
  ❖ Rural retreat for men to get away from urban pressures
The Mission

- 125 years of service to DC:
  - Food distribution center:
    - A food distribution program that provides much-needed groceries to families in need, as well as to other smaller charities in the District
    - Clothing and household furnishings for adults and families in need
The Mission’s Vision for Gales

- Planning goals for the Gales facility:
  - Meet the District’s RFP requirements
  - Build off of the Mission’s 125 years of success
  - Carefully assess and address DC-specific needs
  - Partner with other service providers
  - Expand programs and services from current levels to help meet the growing need
  - Allow for maximum flexibility in the future
The Mission’s Vision for Gales

- Proposed programs and services:
  - Overnight shelter capacity of 150 beds
  - Kitchen, servery and storage areas
  - Legal, medical, dental and counseling areas
  - Bulk food distribution program
  - Food service and other vocational training
  - Wholesome indoor daytime activities
  - Supervised outdoor courtyard for fresh air and relaxing
  - Dining / assembly areas for community events
  - Classroom / library
  - Fitness center
The Mission’s Vision for Gales

The proposed design:

- Complete renovation of the existing 29,400 s.f. shell
- Construction of a 4,200 s.f. 3-story addition
- Conversion of the attic space to accommodate a fourth story
- A day room to allow the homeless to come in off the streets
- Suite-style sleeping areas for more privacy & better security
- A commercial kitchen
- An assembly / dining hall
- Dental, medical, counseling, and legal aid offices
- Classroom and library spaces
- Counseling and staff offices
- A meeting / conference room
- An enclosed exterior courtyard
- Sustainable design and construction
Current Conditions

AERIAL VIEW (from South)

AERIAL VIEW (from West)

AERIAL VIEW (from North)

65 Massachusetts Avenue, NW District of Columbia

PROPOSED ARCHITECTURAL SITE PLAN

PROJECT LOCATION

CENTRAL UNION MISSION - GALE SCHOOLS | Concept Renovation Package

HPRB Conceptual Submission: 2008 October 23
Current Conditions

PROJECT SCOPE:

This submission is for the review and approval of the Phase Two restoration and adaptive reuse of the Gales School for the Central Union Mission.

Phase One involved the emergency stabilization of the facade required to stabilize the roofless exterior walls.

Phase Two involves a two step construction program: the replacement of the roof structure, attic floor, and cornice, which were removed in late 2007 so the structure can be protected as soon as possible; followed by the completion of the balance of the restoration, addition and adaptive reuse of this structure.

BUILDING DATA

LOCATION 65 Massachusetts Avenue, NW
Washington, DC
LOT Square 625 / Lot 908
LOT AREA 12.764 sf
ZONING HR / C-3-C
USE GROUP Mixed Use / Non-separated uses
OCUPANCY TYPE A-1 Assembly
B Business
R-2 Residential
O-2 Storage
CONSTRUCTION TYPE Type III
Current Conditions

Integral Gutter

Metal Cornice

Cornice Corner

PRE-EXISTING CONDITIONS (Prior to Window and Roof Demolition)
Current Conditions

EXISTING CONDITIONS (Exterior)

- Main Entrance
- Window
- Downspout/Integral gutter
- Northwest Chimney
- View of Chimneys
- Window Head Corbelling Detail

Existing Conditions at Commencement of Phase Two:
- Roof and Attic Structure removed
- Cornice, Integral Gutters, and Downspouts removed
- Interior gutted with floors partially removed
- Windows and Doors largely removed
- Facade braced
The Mission’s Proposed Design
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Financial Benefits to the District

- No operating subsidy or management fee from the District.
- The Mission will invest approximately $12 million of its own money to improve Gales. No DC money is needed.
- No operating costs incurred by the District, saving it over $1.5M in year 1 alone.
- The Gales property reverts to the District at the end of the ground lease.
Attainment of the District’s Goals

- Preservation and restoration of a historically significant structure, at no cost to the District
- Provision of essential social services in an area that is well established as a gathering place for homeless individuals
- Management of the shelter by highly trained professionals
- Expansion of services to DC’s most vulnerable residents, at a time when other providers are reducing or eliminating programs
- Operation of the facility at no cost to tax payers
- Provision of new emergency overnight beds to help meet demand for 1,776 beds identified in the *Homeless No More* plan
- Provision of clothing recycling options in the downtown area
- Expansion of health and legal services, as well as job and literacy training to the homeless in the downtown area
- Offering meeting space for community groups
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