

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



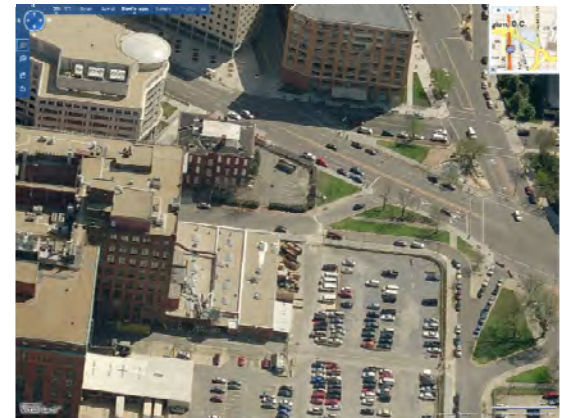
Current Conditions



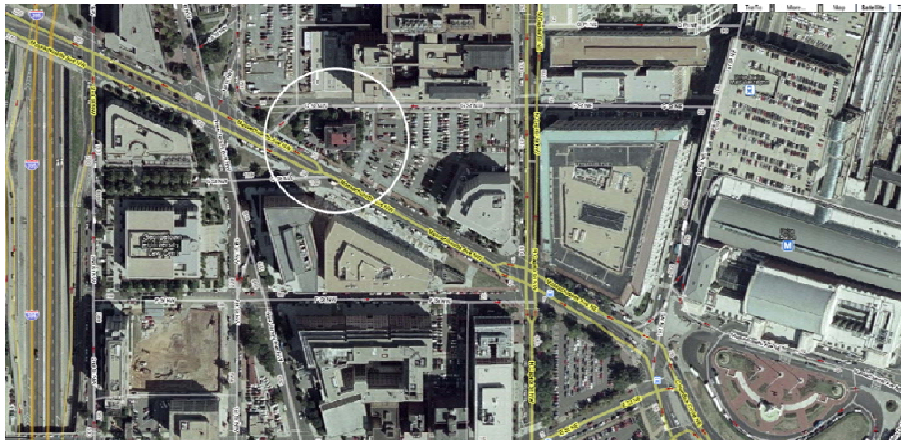
AERIAL VIEW (from South)



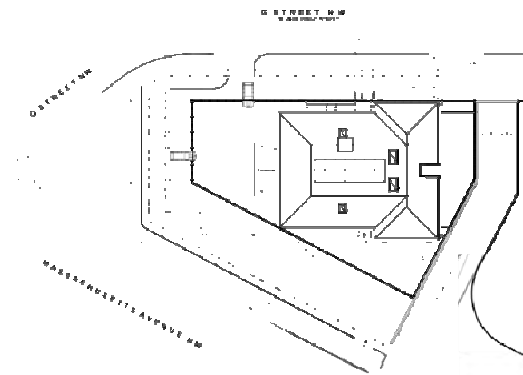
AERIAL VIEW (from West)



AERIAL VIEW (from North)



65 Massachusetts Avenue, NW District of Columbia



PROPOSED ARCHITECTURAL SITE PLAN



PROJECT LOCATION

CENTRAL UNION MISSION - GALES SCHOOL | Concept Renovation Package

HPRB Conceptual Submission : 2008 October 23

cox graae + spack architects



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 806
LOT AREA	12,764 sf
ZONING	HR / C-3-C
USE GROUP	Mixed Use / Non-separated uses
OCCUPANCY TYPE	A-3 Assembly B Business R-2 Residential S-2 Storage
CONSTRUCTION TYPE	Type III

Building Data and Narrative of Proposed Scope

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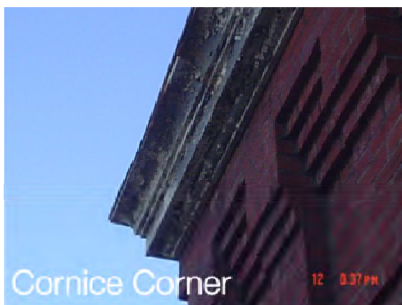
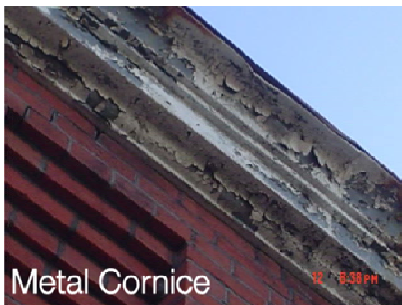
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Current Conditions



Main Entrance (East Elevation)



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

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Current Conditions



View from Northwest



View from West



View from Southwest



Main Entrance



Window



Downspout/Integral gutter



Northwest Chimney



View of Chimneys



Window Head Corbelling Detail

EXISTING CONDITIONS (Exterior)

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Existing Conditions at Commencement of Phase Two:

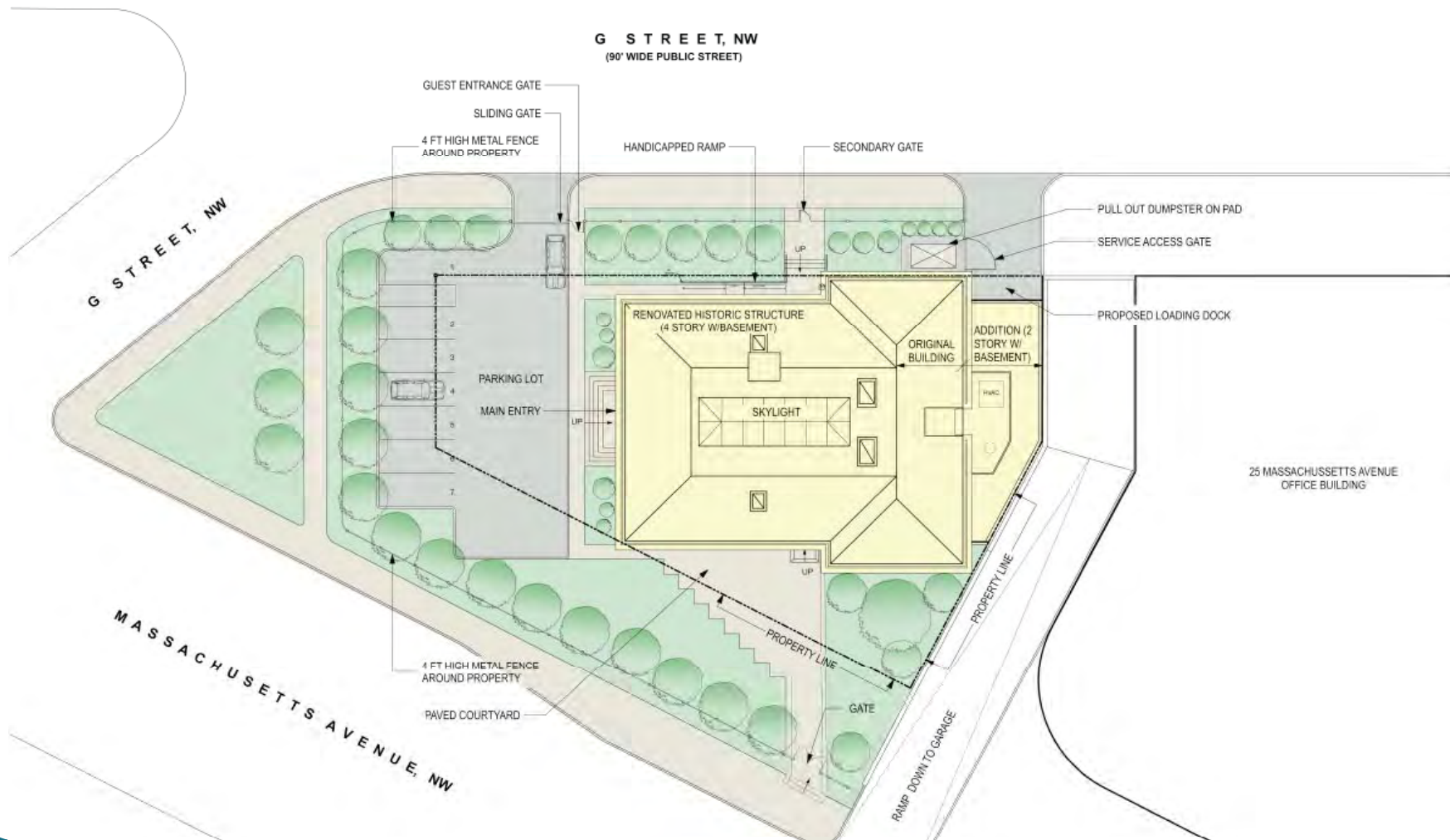
- Roof and Attic Structure removed
- Cornice, Integral Gutters, and Downspouts removed
- Interior gutted with floors partially removed
- Windows and Doors largely removed
- Facade braced



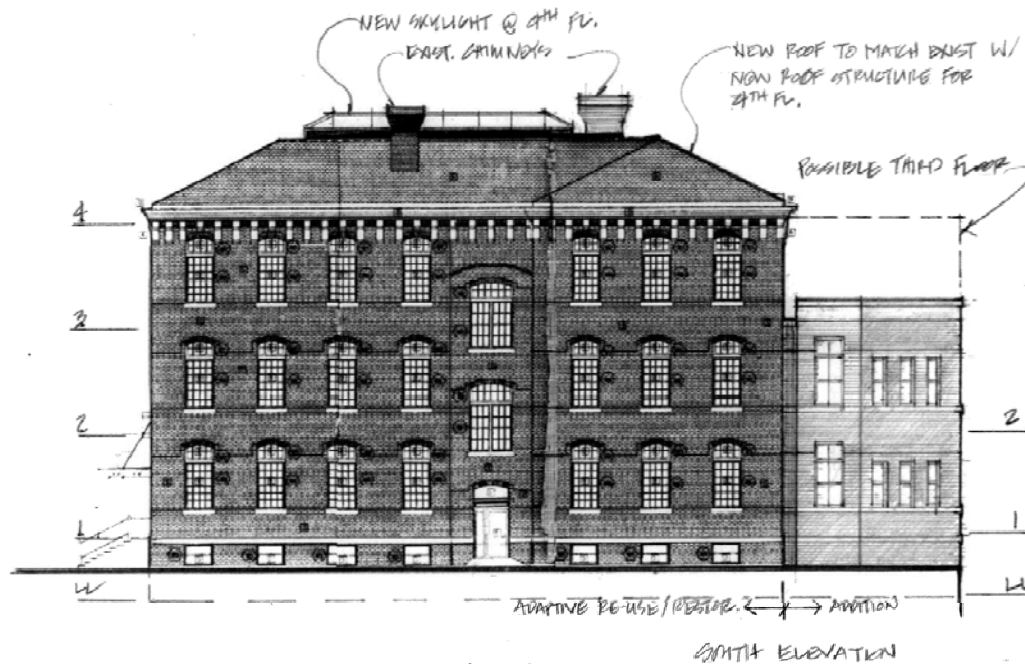
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The Mission's Proposed Design



The Mission's Proposed Design

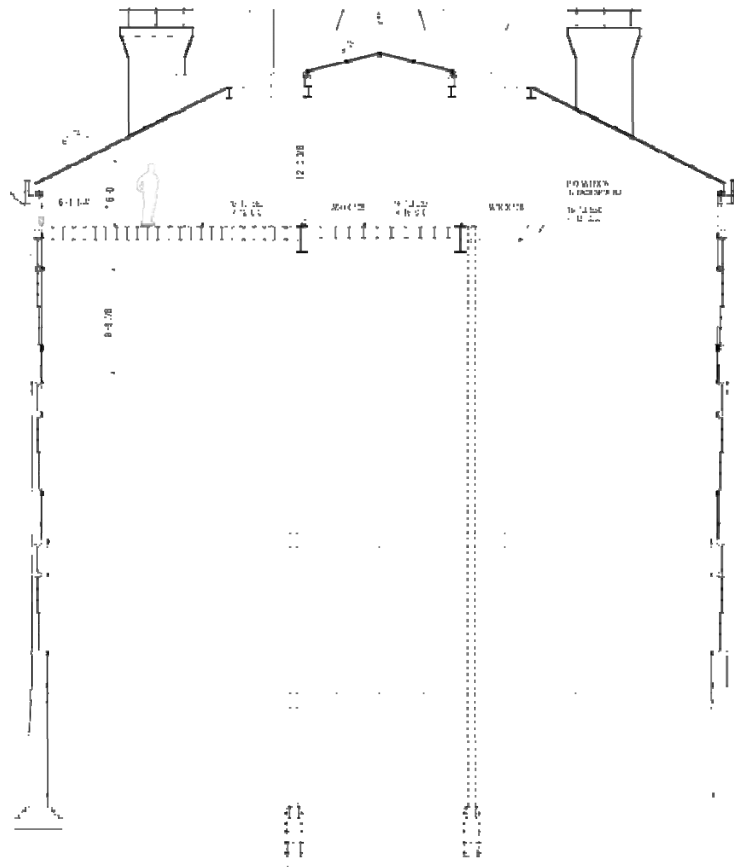


1/16" = 1' - 0"
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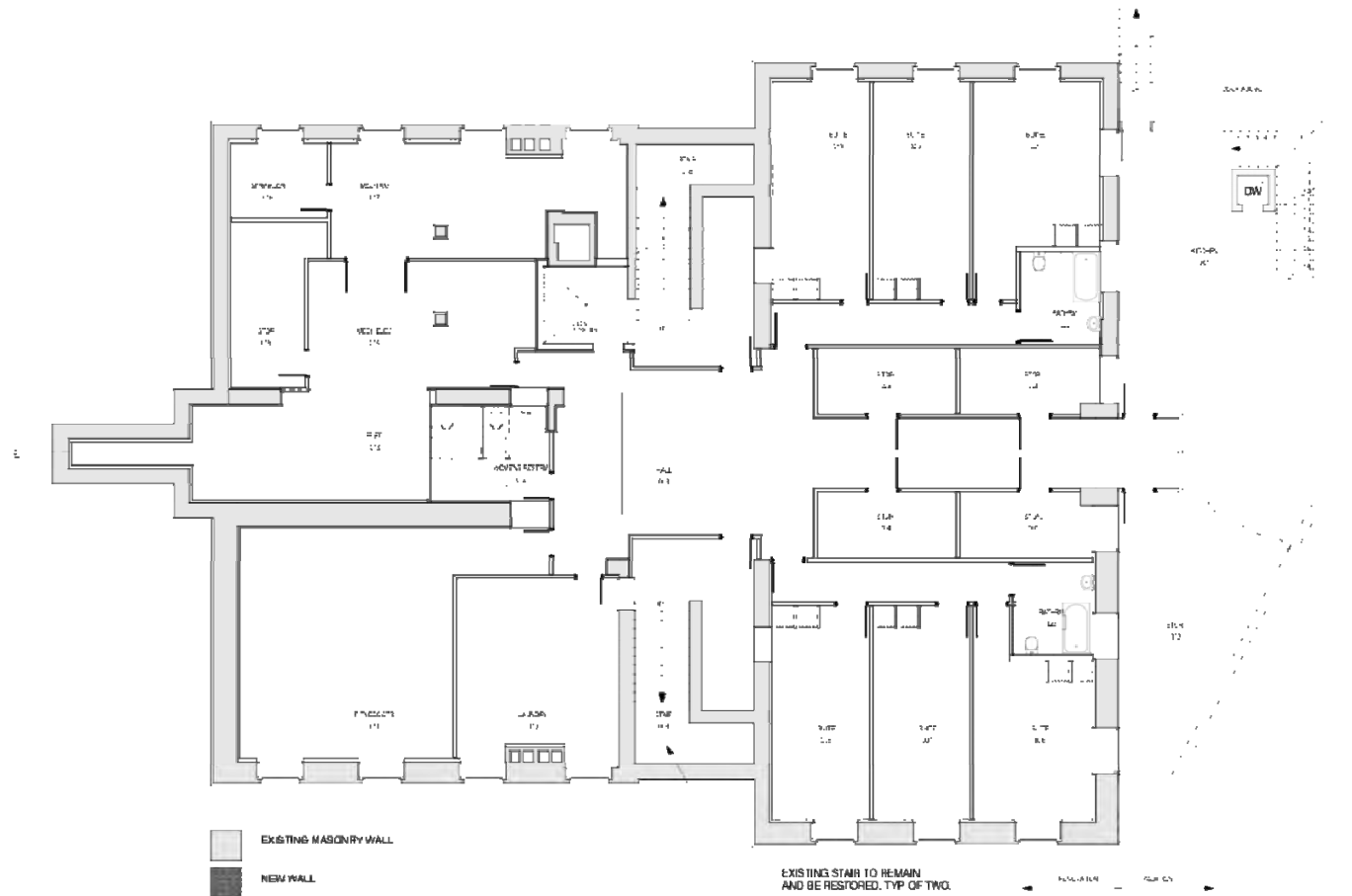


The Mission's Proposed Design

- ▼ T.O. MASONRY
65'-6"
- ▼ T.O. MASONRY
63'-0"
- ▼ T.O. STEEL @ SKYLIGHT
57'-4 1/8"
- ▼ T.O. STEEL @
W12 X 19 + W12 X 33
57'-3 1/8"
- ▼ T.O. EXISTING MASONRY
46'-1 1/2"
- ▼ FOURTH FLOOR FIN. FL.
44'-4"
- ▼ T.O. WH FL. STRUCT
44'-2 1/2"
- ▼ THIRD FLOOR FIN. FL.
30'-4"
- ▼ SECOND FLOOR FIN. FL.
15'-7"
- ▼ FIRST FLOOR FIN. FL.
0'-0"
- ▼ BASEMENT FLOOR FIN. FL.
-10'-0"



The Mission's Proposed Design



CENTRAL UNION MISSION - GALES SCHOOL

BASEMENT FLOOR PLAN
OCTOBER 1, 2008

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CENTRAL UNION MISSION - GALES SCHOOL FIRST FLOOR PLAN
OCTOBER 23, 2008

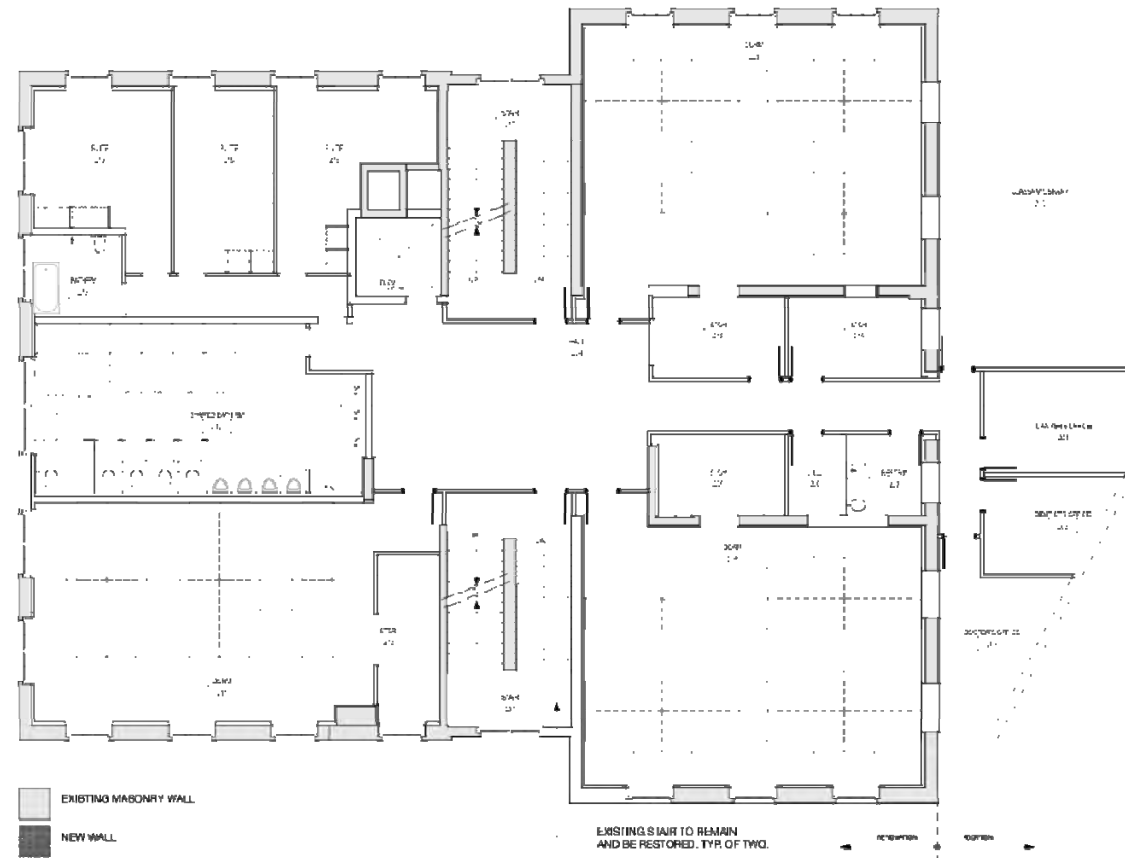


EXISTING SIAF TO REMAIN
AND BE RESTORED. TYP. OF TWO.

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The Mission's Proposed Design



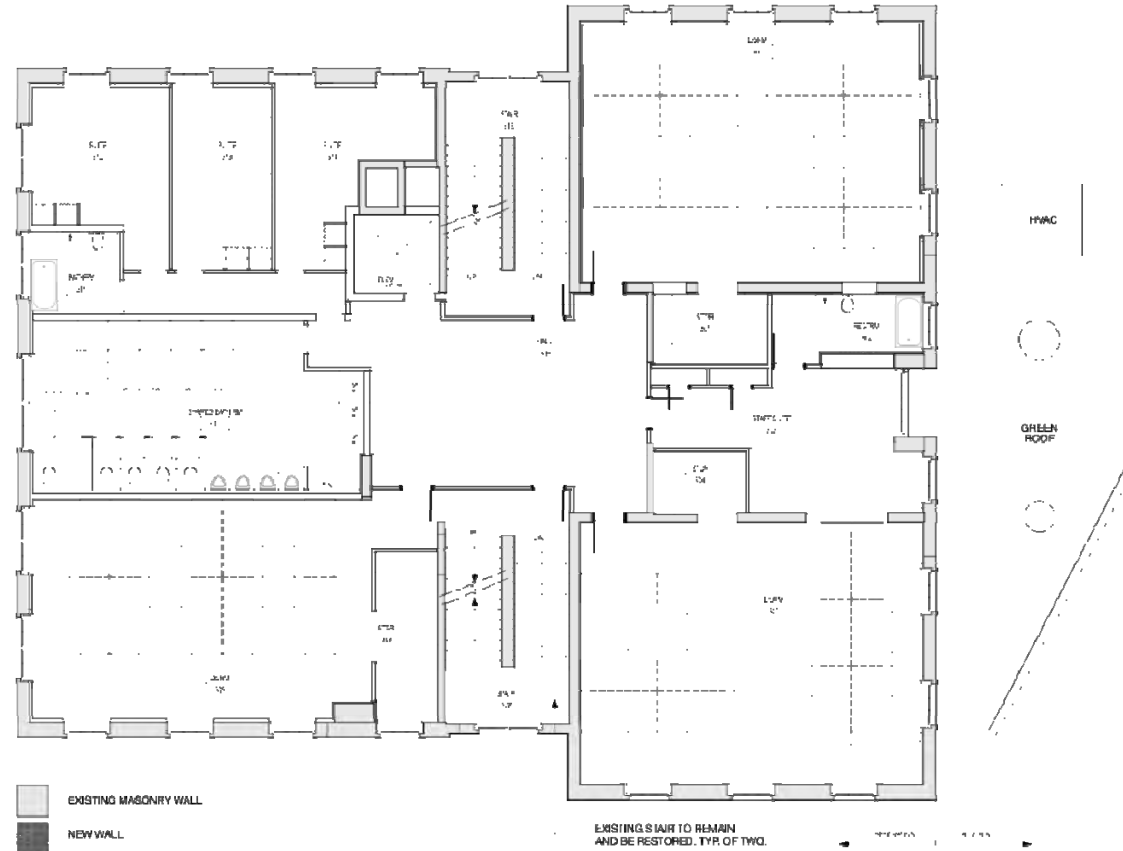
CENTRAL UNION MISSION - GALES SCHOOL

SECOND FLOOR PLAN
OCTOBER 23, 2008

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0' 2' 4' 8' 16'
scale: 3/32" = 1'-0"



The Mission's Proposed Design



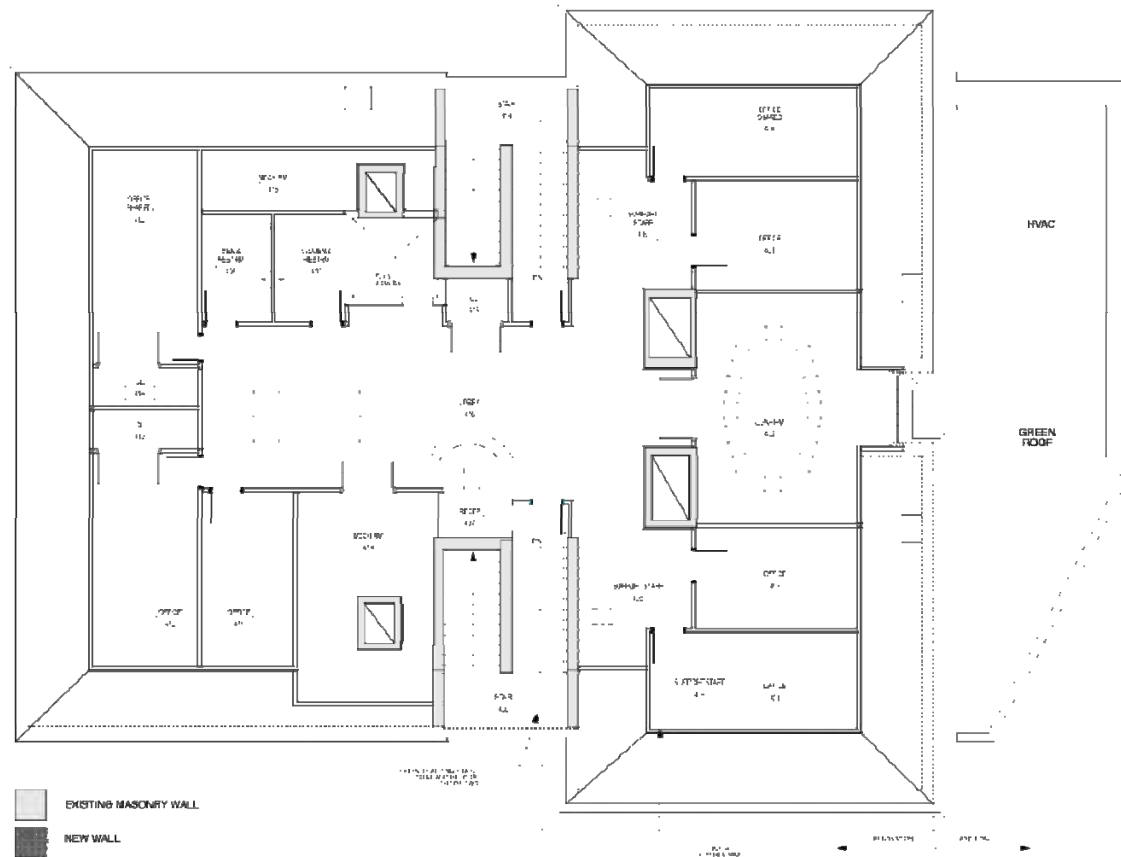
CENTRAL UNION MISSION - GALES SCHOOL

THIRD FLOOR PLAN
OCTOBER 23, 2006

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0' 2' 4' 8' 16'
scale: 3/32" = 1'-0"



The Mission's Proposed Design



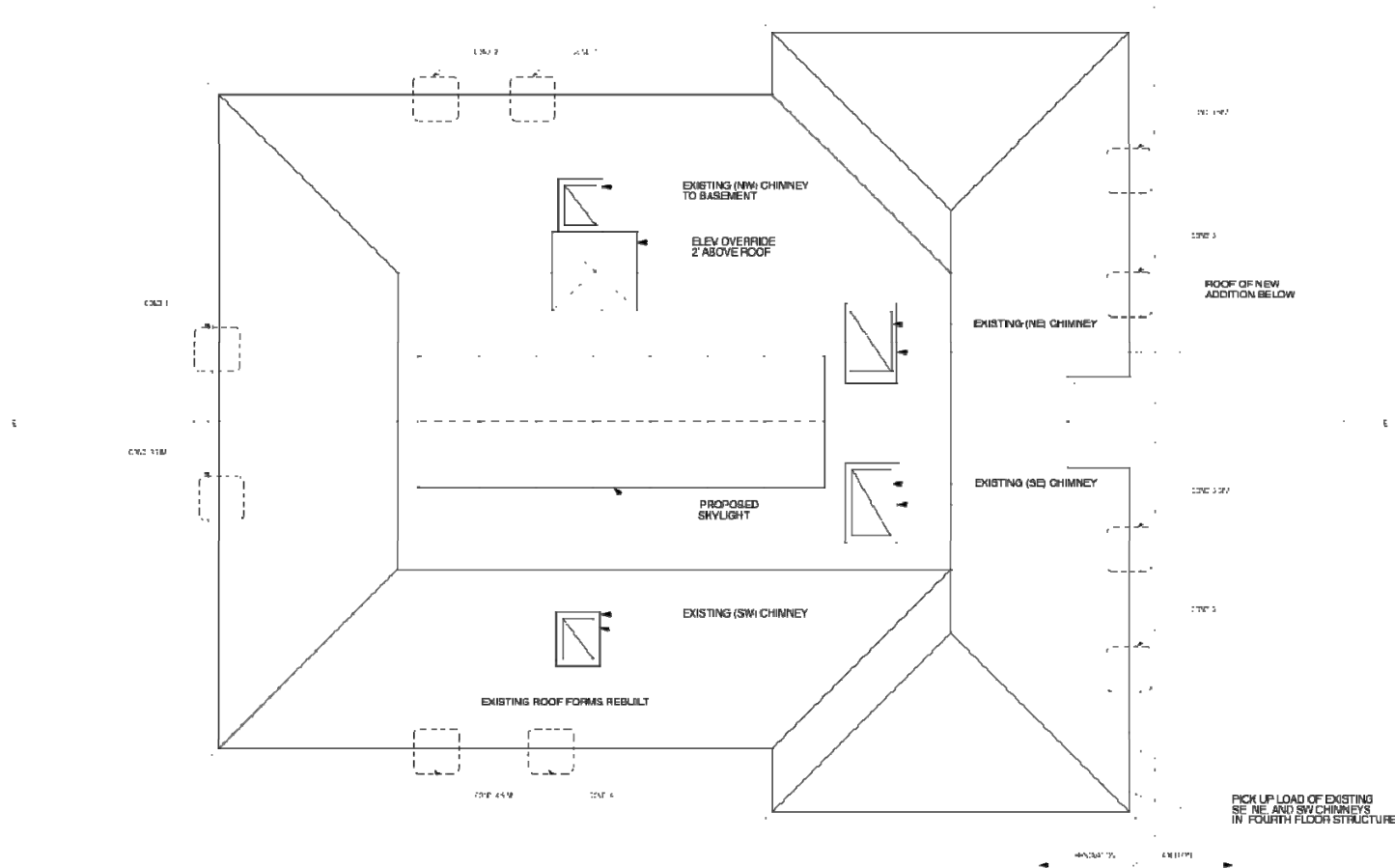
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FOURTH FLOOR PLAN
OCTOBER 23, 2008

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scale: 3/32" = 1'-0"



The Mission's Proposed Design



CENTRAL UNION MISSION - GALES SCHOOL



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0 2 4 8 16 scale: 3/32" = 1'-0"

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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