MASS.

Scenic Hudson Northside Hub Fact Sheet

58 Parker Ave., Poughkeepsie, NY

https://northsideconnected.com/projects/northside-hub-at-58-parker-ave/
https://mainstreetmag.com/scenic-hudsons-northside-hub/
https://www.scenichudson.org/viewfinder/new-community-resource-in-poughkeepsie/
https://www.scenichudson.org/news/derelict-poughkeepsie-properties-acquired-by-scenic-hudson-affiliate/

The transformation of the Standard Gage Factory in Poughkeepsie into offices for Scenic Hudson and safe, inviting community spaces to gather, collaborate, and enjoy the outdoors was completed in June 2025. The project took a historic and abandoned turn-of-the century manufacturing campus and transformed it into what will now be called Scenic Hudson's Northside Hub. Designed by MASS Design Group, the new hub includes transformative landscaping of contaminated land into a park, featuring a lawn, bioswales and retention ponds, and native plantings that will help regenerate local biodiversity. Sitework includes the reconstruction of a historic chimney and new low-embodied carbon solar parking canopies — demonstrating a commitment to environmental design and performance. This adaptive reuse project is on the National Register of Historic Places, certified as a brownfield remediation site, and a New York State Research and Development Authority (NYSERDA) carbon-neutral building, representing an innovative and replicable approach to sustainable revitalization.

Scenic Hudson's Northside Hub Overview

- The site is a 45,000 square foot (SF) adaptive reuse of six historic buildings that will be used as Scenic Hudson workspaces, indoor and outdoor community gathering spaces, and commercial spaces on three acres of new parkland. Building amenities include community meeting and office space, an auditorium, a covered open-air pavilion, a green roof and terrace event space, and future tenant spaces with capacity for restaurant, retail, or office space.
- The project is a historic renovation, adaptive reuse, and environmental success for the community and state. Over 85 percent of the original clay brick masonry envelopes have been preserved, and nearly all of the building superstructure, mass timber, and concrete have been preserved.
- The endeavor was and continues to be a local economic driver by prioritizing the hiring of local contractors, bringing Scenic Hudson's 60+ staff to neighborhood businesses, and providing future tenant spaces for local organizations and businesses to grow. Of the 248 people that made up the total construction workforce,176 lived within 50 linear miles of the Northside Hub (71%), 146 were within 30 linear miles (58%), and 42 were from Poughkeepsie (17%).

About the Northside Hub Facilities

The adaptive reuse of the former Standard Gage Factory facilities provides five buildings for Scenic Hudson and community use, including approximately 15,000 SF of new community interior and exterior spaces for business and recreation. The Northside Hub buildings and community spaces include:

- Building A: The largest and most prominent building was constructed in 1920. Redesigned, it provides three levels of workspace, including a gallery space and community meeting rooms. A large exterior lawn can be accessed from its lowest level.
    - The first floor provides 1,500 SF of flexible area which includes a kitchenette, cafe seating for up to 74 people, and direct access to the event lawn.
    - North-facing flexible meeting spaces include two separate rooms totaling 1,300 SF, capable of hosting 70 people for gatherings or galleries. Each room includes state-of-the art projection capabilities and furniture for 24-person meetings.
- Building B: The oldest building on site was built in 1910 using mass timber and masonry, and in the future will include space for public events.
    - A double-height 5,000 SF auditorium and reception space with retractable, tiered seating and state-of-the-art projection displays can host up to 175 people for events, community meetings, and symposiums.

    - The building's rooftop was reinforced to support a shallow green roof and terrace with a capacity of 75 people. With views overlooking the Fall Kill Creek, the roof can be used for seasonal events or gatherings. Plantings include low-maintenance sedum and tall regional grasses, which contribute to the storm water management of the overall site.
- Building C: A two-story 5,500 SF building is next to shared amenities such as the green roof and the auditorium. The building has capacity for a restaurant or a workshop space among other potential uses.
- Building D: A two-story 2,800 SF building is next to shared amenities such as the covered pavilion, the event lawn, and the auditorium. The building has capacity for an office or retail tenant, among other uses.
- Building E: An open-air covered pavilion provides 5,000 SF of covered and seasonal space for events or gatherings of up to 340 people.
- Building E1: This serves as a storage annex to Building E.
- Chimney: A 50' tall brick exhaust chimney signals the historic use of the site with initials "SGCO" for Standard Gage Company.

MASS Design Group Design Services Provided to Scenic Hudson

Accompaniment, Engagement & Immersion to Inform Design and Construction

- Scenic Hudson was interested in purpose-built space where they could demonstrate their mission to sustain and enhance the inspirational beauty and health of the Hudson Valley while strengthening connections to both their work and the communities they serve. Visioning for the project began in 2018, through a partnership between MASS and Scenic Hudson, during which MASS supported Scenic Hudson in a needs assessment identifying potential project sites within multiple river cities including Newburgh, Kingston, and Poughkeepsie.
- Scenic Hudson sought out adaptive reuse sites and spaces for their new home to align with their legacy of transforming former industrial sites to reconnect communities with nature. The former Standard Gage Company site was appealing not only because of its adaptive-reuse potential, but its strategic location; the site is at the intersection of three key initiatives that Scenic Hudson has focused on: the Walkway Over the Hudson, CSX Rail Trail: Hudson Valley Greenway Trail, and Fall Kill Blueway Waterfront.
- Through the design process, MASS engaged with Scenic Hudson staff who would occupy the new workspaces. MASS led workshops to understand what the Scenic Hudson team valued and wanted to see in their future spaces. Much of the design was advanced through the height of the COVID-19 pandemic. It was a priority to provide healthy, well-ventilated settings where staff, visitors, and community could connect with the environment.
- Scenic Hudson and MASS engaged with the Poughkeepsie community and organizations, such as the Northside Collaborative — a group of over 20 nonprofits and educational institutions — to envision the opportunities for interior and exterior public spaces.
- MASS was the design architect and architect of record engaged throughout the project's design and construction, which began in January 2021 and was completed in June 2025.

Healthy and Sustainability Design Aspects

The site design of the Northside Hub reflects Scenic Hudson's commitment to the natural environment and to the Poughkeepsie community. The open lawns and pathways reveal historic train lines and promote a sense of community by drawing from all sides of the site. The onsite stormwater management and brownfield remediation illustrates Scenic Hudson's commitment to creating safe and healthy spaces for the public.

- **Exterior Common Areas and Amenity Spaces:** The design of the three-acre site includes an open grass lawn and a 5,000 SF covered open-air pavilion building (Building E) for community events and gatherings. Tree-lined paths and bike racks promote walking and cycling to the building and within the area.
- **Brownfield Remediation**: Harmful contaminants on the site from its industrial past were isolated rather than displaced off-site in landfills where they would become another jurisdiction's problem. This was achieved by burying soils under new hardscape surfaces (parking lots and sidewalks), or beneath berms of clean soil, ranging between 2'-5' in depth. These new berms

also support new native plantings, while providing framed views and defined pathways through the site.

- **Ecological Conservation and Stormwater Management:** A green roof, berms, and selective regrading address stormwater onsite to minimize discharge to the adjacent Fall Kill Creek. The retention system also helps the propagation of native plants and biodiversity. Regional plantings, including New York wildflower mixes, and bioswales provide stormwater management and local ecosystem restoration.
- **Carbon-Neutral Energy:** To achieve the ambitious goal of net zero operational energy at the Northside Hub — to generate more electricity on site than is used through solar energy — photovoltaic panels (PV) are located on the rooftops of three buildings, as well as on a low-embodied carbon timber parking canopies located at adjacent site 55 Parker Ave. The solar annual output yields nearly two times the anticipated electricity usage of the completed buildings (Buildings A and B).

Performance-Driven Adaptive Reuse: In a post-pandemic work environment, maximizing interior air quality and user control was a priority. MASS partnered with Transsolar and Vanderweil Engineers to create a unique fresh air system that – for the first time in the U.S. – is being used to both heat and cool the building and is powered entirely by the sun. Coupling this with the ambitious carbon-neutral energy targets, the building balances design strategies that reduce energy consumption while preserving the historic character of the building and connecting occupants to the surrounding natural environment.

- **High-Performance Systems Design**: High-performance and climate-responsive systems derived from the passive ventilation and daylighting of the historic building enable occupants to adapt their thermal environment while minimizing energy use for heating, cooling, ventilation, and lighting. The unique ventilation system draws fresh air through trickle vents integrated with every perimeter window, conditions the air over a water-based finned tube, and exhausts through a central atrium with heat recovery. The all-electric mechanical system was designed for minimal energy consumption and is expected to achieve 68 percent savings in electricity consumption, compared to a baseline building. 100 percent of the building and site's electricity usage is covered by the output of the solar array.
- **Engaging the Occupants with the System:** When occupants are given control over their space, they are happier and can be comfortable at much higher temperature and humidity than is often assumed. Individually controlled ceiling fans increase air velocity, providing comfort even at higher temperatures. The design encourages users to adapt to their local environs in a thoughtful way depending on the seasons, allowing for a greater engagement with and understanding of the building's systems.
    - To reduce cooling energy in the shoulder seasons, the building maximizes the use of natural ventilation.
    - To reduce cooling energy in the summer, the building pre-cools incoming air through the trickle vents and night-flushes ventilation when air is cooler.
    - To reduce heating energy in winter, the system pre-heats incoming air through the trickle vents, and uses heat pumps on the roof to capture and recycle heat from exhaust air.
- **Envelope Design:** The existing historic masonry envelope was converted to a high-performance envelope through the introduction of interior insulation and operable double-glazed windows, reducing the need for heating and cooling, and leveraging historic passive environmental strategies such as natural daylight and cross-ventilation.
- **Reduction in Embodied Carbon:** The adaptive reuse and preservation of the existing structure and envelope, coupled with use of healthy and local materials, yields an embodied carbon footprint significantly lower than baseline buildings as defined by Carbon Leadership Forum.
- **Materials**: Organic, local, and sustainable materials and incorporated recycled content were used in construction. Paints and sealants with reduced amount of Volatile Organic Compounds and non-petroleum-based materials were used to decrease the amount of toxic off-gassing.
- **Designing for the Senses by Connecting Occupants to Nature Outside:** It is not enough for a building to perform well. It must feel better to the occupants as well. The design allows for a variety of sensory experiences that are critical to the health and well-being of occupants in a work environment, including the smell, taste, and sound of the outdoors made possible with the

facade-based ventilation system. Occupants can smell the rain and hear the creek outside. The windows in the factory were dramatically downsized in the 1980s, reduced to 4'x3' openings to maximize efficiencies of the new HVAC system that had been installed at that time. Restoration of the historic window openings to their original size (up to 12' wide and 6' tall) leverages the use of natural daylight within the workplace, which has a proven positive impact on both productivity and mood. The result is a healthy environment that amplifies Scenic Hudson's mission to connect people with nature.

Evaluation: MASS and Scenic Hudson will evaluate system performance to verify carbon-neutral energy operations and that the qualitative experiential targets are met, as part of NYSERDA requirements.

Project Team:

- Design architect and Architect of Record: MASS Design Group
- MEP/FP (Mechanical, Electrical, Plumbing, Fire Protection, Telecom): Vanderweil Engineering
- Sustainability: Transsolar
- Envelope: Wiss, Janney, Elstner Associates, Inc. (WJE)
- Civil Engineering and Structural Engineering Site: LaBella Associates
- Landscape Architect: Stoss Landscape Urbanism
- Structural Engineering Base Building: Silman (TYLin)
- Structural Engineering Solar Canopy: MKA
- Lighting: Schwinghammer Lighting
- Code and Accessibility: Howe Engineers
- Specifications: Friday Group
- Acoustics and AV: WSDG
- Photovoltaics: SunCommon II
- Elevator: VDA
- Brownfield Remediation: PVEDI
- Historic Preservation: Heritage

About MASS Design Group

MASS Design Group's Fringe City Design Lab located on Main Street in Poughkeepsie is home base to architects and urban design thinkers who serve the local community and the surrounding Hudson Valley region. The office was founded in 2017 with the belief an abundant ecological, social, and economic future is possible for the small post-industrial American City, when designed and built in partnership with the people who inhabit them. Design can help amplify existing assets and facilitate ownership of these assets by the non-profits and community orgs that have endured decades of disinvestment following Urban Renewal and globalization of manufacturing. Poughkeepsie is a pilot. The project is the place.

MASS is working on catalyzing, amplifying, and bringing to scale projects in Poughkeepsie including:

- Fall Kill Blueway: The transformation of the post-industrial waterway from a flooding liability into a public asset for stormwater management, ecological restoration, and recreation. Undertaken in partnership with Scenic Hudson and the City of Poughkeepsie.
- Cistern: The transformation of an abandoned 36,500 SF underground reservoir from the 1920s into a flexible use performing arts venue for the local community and beyond.
- Youth Opportunity Union: The transformation of the abandoned YMCA into a hub for mental and physical fitness that connects youth services around the county.
- Nubian Directions: The transformation of a spiral bound notebook factory into a Community Youth Center that provides workforce development opportunities to the 40% of Poughkeepsie high school students that do not graduate.
- Family Partnership Center: Transformation of an old public school building into a one stop shop for community social services.

MASS was awarded the 2022 American Institute of Architect's Firm of the Year Award, the highest honor bestowed by the institute, and is headquartered in Boston, MA and Kigali, Rwanda.