



August 15, 2014

RE: The Preservation of the Charles River Speedway Administration Building

Dear Friend of the Speedway Administration Building,

I would like to share with you some exciting news with regard to the Charles River Speedway Headquarters Building.

As you know, the Department of Conservation and Recreation (DCR) facilitated a vigorous public planning process to guide the future of the Speedway Building, providing opportunities for community residents, preservation partners, and the public at large to explore solutions to this unique preservation challenge. These efforts culminated in DCR's determination that the rehabilitation and reuse of the building required a creative and innovative third party prepared to take on the daunting inherent financial challenges and that the DCR Historic Curatorship Program – a preservation tool used by the agency to preserve its threatened historic resources through outside partnerships – was the best available means to find a suitable partner.

The Request for Proposals (RFP) for the Historic Curatorship program elicited six responses. Three of the six proposals required substantial new construction of the site to subsidize the preservation of the historic Speedway Building. After a rigorous review and interview process, DCR determined a proposal by the Architectural Heritage Foundation (AHF) presented the strongest combination of the experience, resources, public benefit, and long-term vision required to make a restored Speedway Building a vibrant and dynamic resource for the community.

AHF is a historic preservation and real estate development non-profit that has a successful track record with public-private leases. AHF's proposal has two components. The first is a fully rehabilitated and revitalized Speedway complex with a mix of non-profit Charles River-themed tenants, local craftspeople, artists, and artisans, as well as a food and beverage establishment to activate and enliven the courtyard and draw the public into the facility. The second, constructed on the site of the non-historic garages, is a multi-family housing development accompanied by parking for both housing residents and Speedway complex users. The housing component will generate financial resources needed to enable the preservation of the Speedway Building and ensure its long-term viability to support a rich tenancy mix that will activate the site and include non-profits paying no or below-market rents.

After performing our due diligence on the proposal, DCR determined that the AHF proposal was the most financially feasible proposal that would provide for the preservation of the Speedway Building. However, the agency also believed that the existing Historic Curatorship Program legislation does not authorize a lessee to add substantial new construction. Therefore, DCR

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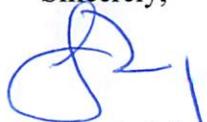
sought special legislation in order to accommodate the additional structure required to allow the project to move forward.

Representative Michael Moran sponsored HB 4337, which names AHF as Curator for the property and allows for the construction of the new residential structure. The bill, which includes safeguards to ensure that the new building compliments the preservation of the historic building as well as the neighborhood, was adopted on July 31, 2014 by a unanimous vote of the Legislature and signed by Governor Deval L. Patrick on August 4, 2014.

AHF and DCR will look to co-host a public meeting on the Speedway Building this fall, as initial planning stages begin. As a recipient of this letter, you will receive a notice for the meeting. We hope you join us for it. In the meantime, if you have questions or concerns, please contact DCR's Historic Curatorship Program Manager, Kevin Allen, at [kevin.allen@state.ma.us](mailto:kevin.allen@state.ma.us) or 617-626-1361.

On behalf of DCR, I thank you for your ongoing interest and support. We look forward to working with you on this important endeavor, which we believe will provide a valuable community asset to the Brighton neighborhood while preserving a Boston landmark for generations to come.

Sincerely,



John. P. Murray  
Commissioner