

Speedway Building Draft Feasibility Report for Future Development



February 27, 2012, 6:00 p.m. – 7:30 pm
Honan-Allston Branch Library, Allston, MA



Commonwealth of Massachusetts

Governor

Deval L. Patrick

Lieutenant Governor

Timothy Murray

Energy and Environmental Secretary

Richard K. Sullivan, Jr.

Department of Conservation and Recreation Commissioner

Edward M. Lambert, Jr.



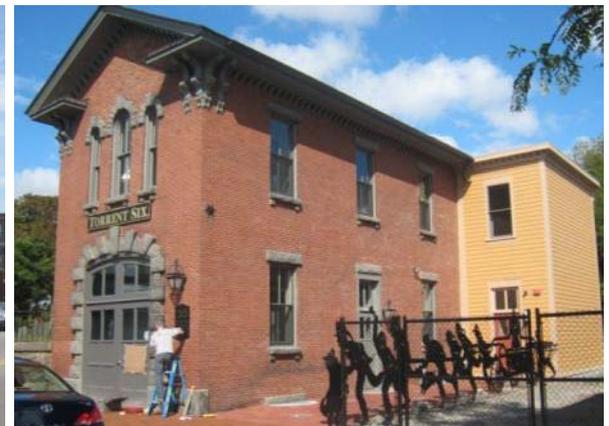
DCR Mission Statement

*To protect, promote and enhance our
common wealth of natural, cultural
and recreational resources*

HBI HISTORIC BOSTON INCORPORATED

Strengthening community through historic preservation...

Historic Boston Incorporated (HBI) is a non-profit organization that redevelops historic places to help urban neighborhoods thrive. HBI acts in the belief that re-using older properties meets current needs, enriches communities, and restores neighborhood pride.



BOSTON PRESERVATION ALLIANCE

The Boston Preservation Alliance is a nonprofit organization that protects and improves the quality of Boston's distinct architectural heritage. Through advocacy and education, we bring people and organizations together to influence the future of Boston's historic buildings, landscapes and communities.

Goal of Feasibility Project

*To guide the future development
and long-term preservation of the
Speedway Building*



Purpose of Tonight's Meeting

- *To inform the public and stakeholders of progress on the preservation and reuse of the Speedway complex.*
- *To solicit further information and ideas.*
- *To solicit interest from possible partners.*



Location and History of the Site

Soldiers Field Road & Western Avenue



History of the Speedway Headquarters



"Charles River Headquarters, Speedway." View of Superintendent's Residence and MPC Police Headquarters. Undated lantern slide 3.2.40, c.1900 (Courtesy of DCR Archives, Metropolitan Parks System Lantern Slide Collection).



"Charles River Headquarters, Speedway." View of Superintendent's Residence and MPC Police Headquarters. Undated lantern slide 3.2.41, c.1900 (Courtesy of DCR Archives, Metropolitan Parks System Lantern Slide Collection).

- Headquarters for the Speedway harness racing track.
- Designed by Stickney & Austin for the Metropolitan Parks Commission.
- Constructed in stages beginning in 1899.
- Used as superintendent's house, police station, administration and stables.

History of the Speedway Headquarters



Courtesy Brighton Allston Historical Society

- The Speedway was initially built to remove racing from city streets.
- Once a center of harness racing and high society.
- The parade was part of the racing season.

- It also had a bicycle track, pedestrian promenade and carriage loop drive.
- Racing use ended in the 1960s.



Third Annual Speedway Parade, 1902 (Image Courtesy Brighton Allston Historical Society).

History of the Speedway Headquarters



Intersection view showing mothballing



Western Ave. side "BEFORE" renovation



Western Ave. side "AFTER" renovation

- Buildings were mothballed in 2008 for over \$50,000.
- The Western Avenue exterior was renovated in 2011 for \$170,000.
- Public design charrette conducted in April 2011.
- DCR feasibility study: 2011-2012.

Project Team



Clark & Green, Inc.
Architects

- Background in facility evaluation, feasibility studies, and planning for historic structures.
- Involvement with successful urban regeneration projects.



Carol R Johnson Associates
Landscape Architects

- One of USA's foremost landscape architecture firms, with a strong interest in the urban and environmental well-being of the Boston area.

Public Design Charrette

POSITIVES:

- Architecture
- Location
- Versatility

NEGATIVES:

- Space division
- Parking
- Limited river access



PROPOSED REUSES:

- Recreational
- Child care facility
- Arts / Music venue
- Multi-family residential



Scope of Study

- *Assess current general conditions*
- *Provide recommendations for building renovation*
- *Summarize major planning considerations*
- *Recommend three different development options and provide cost estimates*
- *Analyze the marketing feasibility of the options and develop financial projections*



General Conditions Assessment



Architectural – Deterioration of exterior elements



Structural - Deterioration of structural elements

General Conditions Assessment



Mechanical & Plumbing – Systems in need of upgrading



Electrical - Systems in need of upgrading

General Conditions Assessment

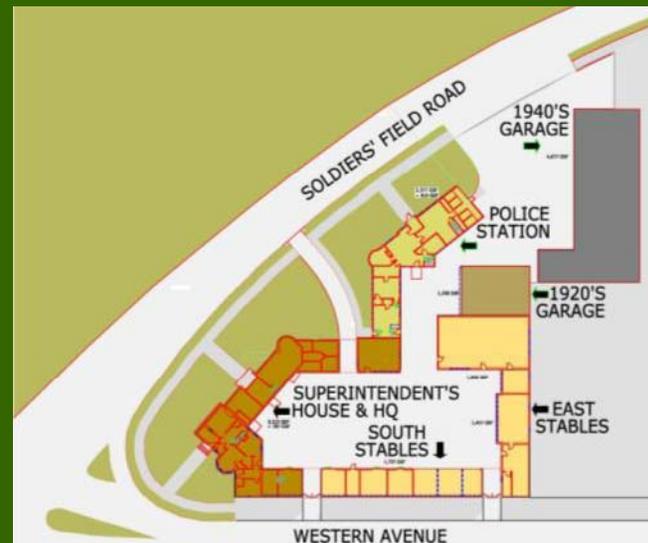


Civil Engineering – Drainage & paving needs improvement



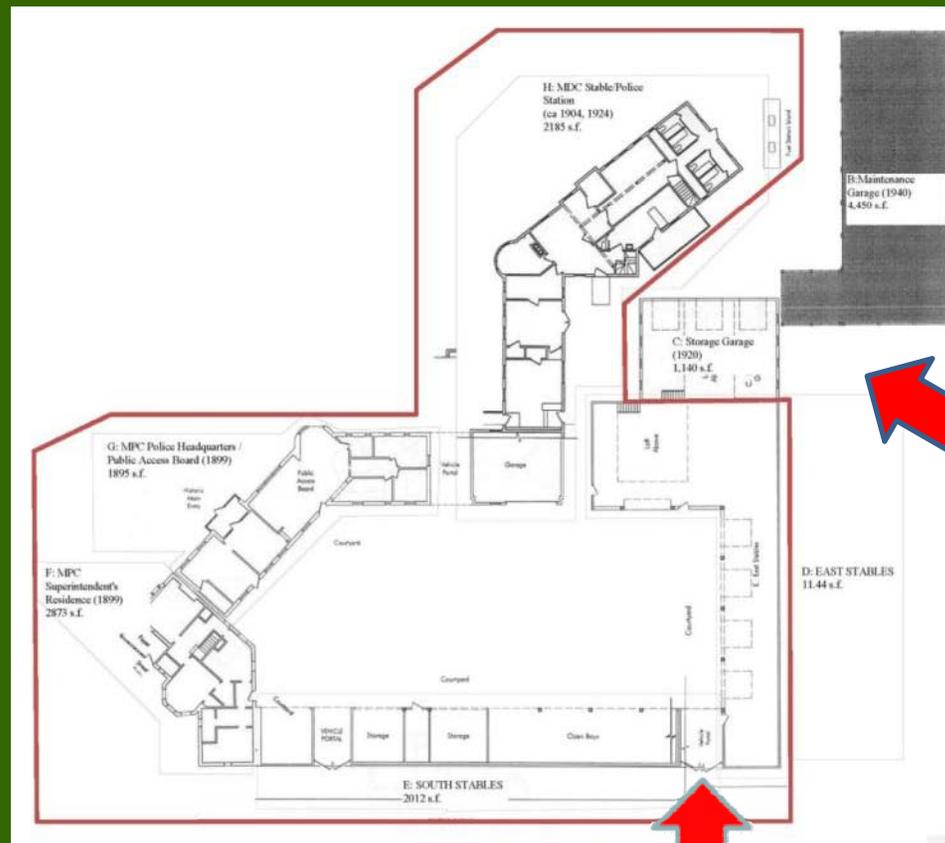
Accessibility needs to be provided and improved

Findings



- *Core stables are not suitable for use as habitable space*
- *The 1940's garage is in good shape but the 1920's garage is structurally deteriorated.*
- *Core buildings for reuse include the superintendent's house and the police station, which show scattered deterioration.*

Planning Considerations

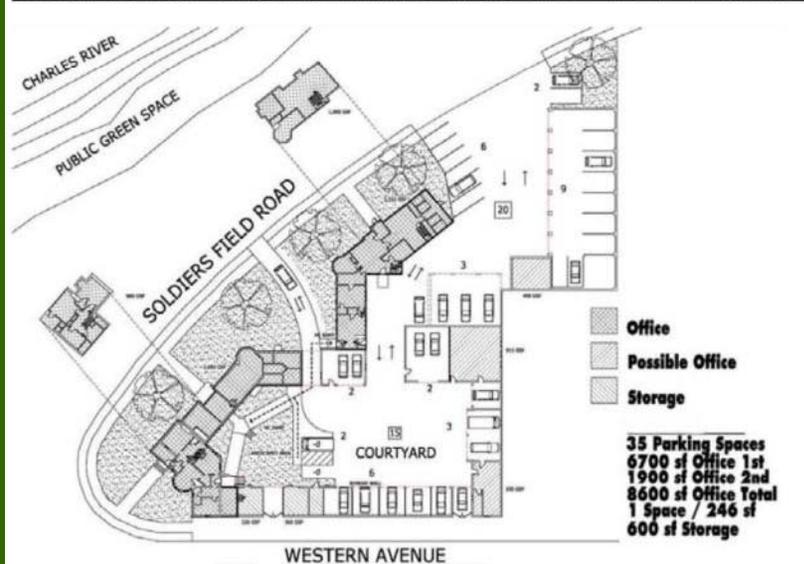


Historic Core

*Outlying
Garage
Buildings*

Redevelopment Options

SITE PLAN OPTION A— OFFICE USE WITH ALL PARKING INTERNALLY CONNECTED (\$2.67M):



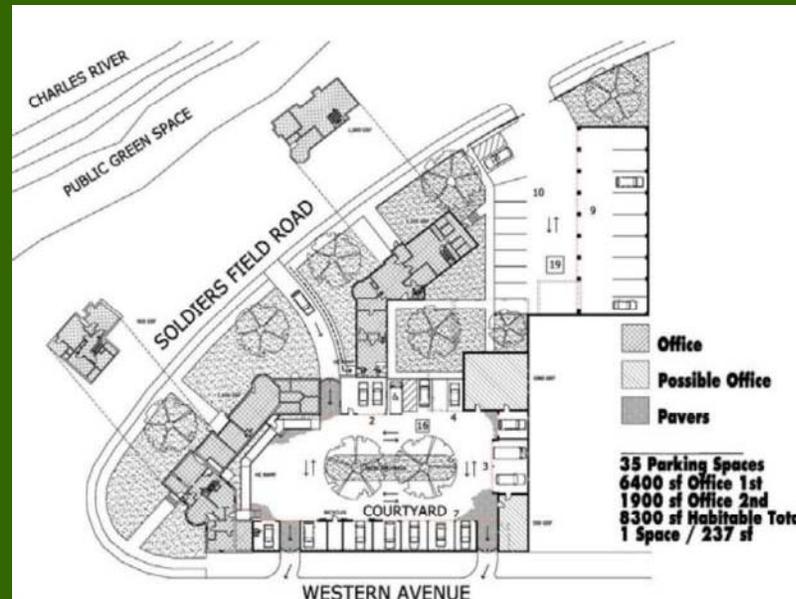
Option A - \$2.67 Million

SITE PLAN OPTION B— CHILD DAY CARE WITH DRIVE-THROUGH/DROP-OFF (\$2.62M):



Option B - \$2.62 Million

Redevelopment Options



Option C –\$2.66 Million

Precedents: Adaptive Reuse



Int'l Tennis Hall of Fame, Newport RI



A Place to Grow Child Care, Arlington, MA



Cloyne Court, UC Berkeley

Ownership Scenarios

- Five year permit
- Surplus and disposition
(legislation required)
- Long term lease
- Historic Curatorship Program



Historic Curatorship Program



Willowdale Estate, Bradley Palmer State Park, Topsfield

- Exchange rehabilitation, management and maintenance for long term lease
- Open and competitive selection process
- Criteria include experience, financial capability, compatibility of reuse, public benefit
- No up front property purchase cost



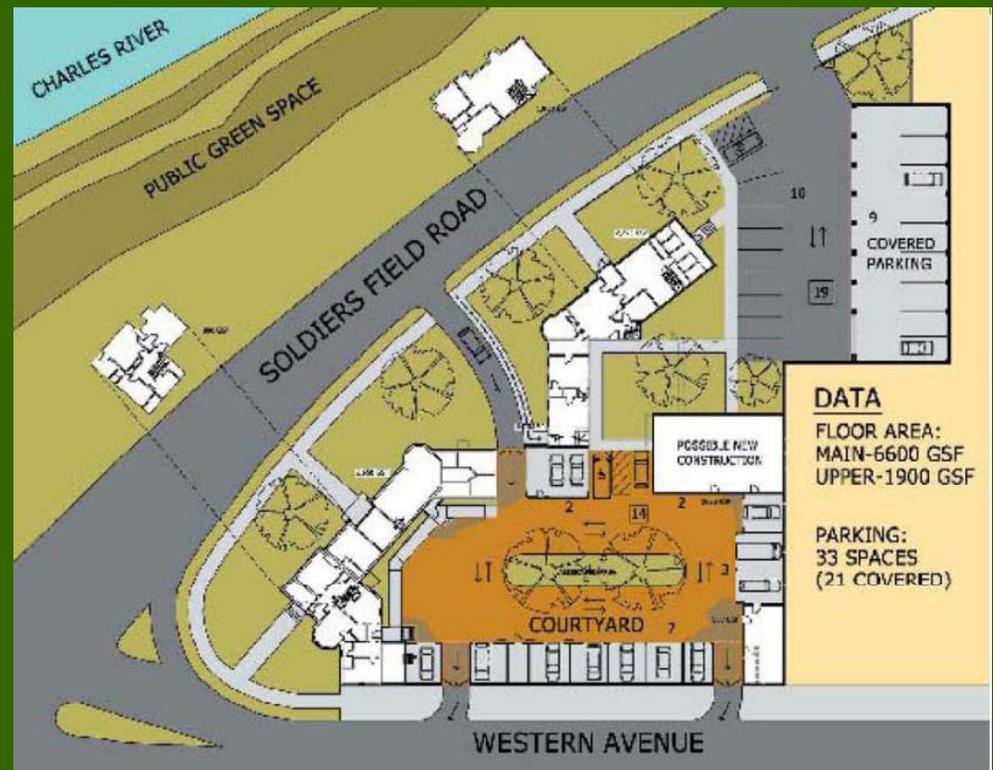
Walter Baker Admin Building, Dorchester



Bascom Lodge, Mt. Greylock State Reservation, Adams

Market Analysis / Financial Projections

- *Assumptions*
- *Revenue projections*
- *Annual reimbursable expenses*
- *Operating expenses*
- *Lease and inflation assumptions*
- *Development costs*
- *Cash flow projections over ten years*



Next Steps

- Spring 2012: Finalize report and release Request for Expressions of Interest (RFEI) for Historic Curatorship
- Fall / Winter 2012: Develop and Release Request for Proposals (RFP) for Historic Curatorship solicitation

Q&A/Discussion

Charles River Speedway Building Redevelopment



Metropolitan Park Commission Police Headquarters and Superintendent's Residence, 1941 (Courtesy DCR Archives, Metropolitan District Commission Parks Buildings Photographic Survey Collection, 1941).

Additional Information

For more information:

–Web:

<http://www.mass.gov/dcr/news/publicmeetings/parklandspast.htm>

If you have comments or suggestions:

Email: dcr.updates@state.ma.us

Write: Department of Conservation and Recreation, 251 Causeway
Street, Suite 600, Boston, MA 02114

Note: Public comments submitted to DCR by email or letter will be posted on the DCR website in their entirety, and no content, including personal information, will be redacted.