

Speedway Headquarters Building

Proposal for Rehabilitation, Re-use and Maintenance

August 2, 2013
Brighton, Massachusetts

Submitted by
Architectural Heritage Foundation
and
243 Dutton Interests, LLC

Old City Hall
45 School Street
Boston, MA 02108
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Table of Contents

Section One Introduction/Cover Letter

Section Two Proposal, Sections 1-12

Section Three Conceptual Plans and Renderings

Section Four Letters of Support/Interest

Section Five Team Qualifications

Section One



Architectural Heritage Foundation, Inc.

August 2, 2013

Kevin Allen, Program Manager
Department of Conservation and Recreation, State of Massachusetts
251 Causeway Street
Boston, MA 02114-2104

Re: Proposal to rehabilitate, reuse and maintain the historic Speedway Headquarters Buildings, Brighton, MA

Dear Mr Allen,

Architectural Heritage Foundation, in conjunction with our partner, 243 Dutton Street Interests, LLC, is pleased to submit this proposal to DCR for the Speedway Headquarters, consistent with the goals of DCR's Curatorship Program and the published Request for Proposals. As our plan details, we are proposing what we believe is a financially viable and economically sustainable plan that will provide considerable investment in preservation, will reactivate the Speedway as a hub of activity along the Charles River, and will ensure its ongoing and continued success for the term of the proposed lease.

AHF has a long history of preservation and curatorship. At Old City Hall in Boston we redeveloped and preserved the City Hall under a long term lease with the Boston Redevelopment Authority. The building is a well maintained, fully leased commercial office building, providing direct benefit at no cost to the City. We believe a similar model will work well at the Speedway.

At the Speedway, our scheme relies upon the construction of an additional revenue source for the overall development, a multifamily building built at the site of parcels B, and C. We believe such a scheme is critical to the overall economic strength of the project, which combines a mix of uses and users including not for profit river advocates, craftspeople, and artists as well as retail and restaurant uses consistent with Brighton today as a rich and active urban area. We believe this economic strength will be critical to insure the long term maintenance and continued re-investment in the Speedway into the future.

This is a singular opportunity for our organization and partnership and the project will have our full attention to insure that it becomes a success for everyone.

*Leaders in development
through preservation*

Please do not hesitate to contact us with any questions
Cordially,

A handwritten signature in black ink that reads "Sean McDonnell". The signature is fluid and cursive.

Sean McDonnell, President
Architectural Heritage Foundation

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45 School Street
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Section Two



Architectural Heritage Foundation, Inc.

Section 1

Applicant Information

Co-Applicant/Preservation Developer/Property Manager

Architectural Heritage Foundation, Inc.

Old City Hall, 45 School Street

Boston, MA 02108

Contact:

Sean McDonnell, President

smcdonnell@ahfboston.com

(617) 860-4053

Co-Applicant/Developer

243 Dutton Interests, LLC

1105 Kensington Park Boulevard, Suite 2000

Altamonte Springs, FL 32714

Contact:

George Apostolicas, Managing Member

landdevpartners@gmail.com

(407) 333-1000

Project Team:

Construction Management

Commodore Builders

Paul Martini, Project Supervisor

80 BRidge Street

Newton, MA 02458

(617) 614-3500

Architect

Line Company Architects, Inc.

Erik Rhodin, Principal

760 Main Street

Waltham, MA 02451

(781) 647-9800



Architectural Heritage Foundation, Inc.

Preservation Architect

Durkee Brown Viveiros and Werenfels
Michael Viveiros, Principal
111 Chestnut Street
Providence, RI 02903
(401) 831-1240

Landscape Architect

Klopfer Martin Design Group
Mark Klopfer, Principal
214 Cambridge Street, 5th Floor
Boston, MA 02114
(617) 227-2560

Permitting and Approvals

Fort Point Associates, Inc.
Sarah Kelly, Senior Associate
33 Union Street, 3rd Floor
Boston, MA 02108
(617) 357-7044, ext 203

Section 2

Proposed Reuse

A. Narrative Summary

Architectural Heritage Foundation, in partnership with 243 Dutton Interests LLC (the Redevelopers), is seeking the opportunity to reactivate the historic Speedway Headquarters Building (Speedway), located in the Charles River Reservation of the Department of Conservation and Recreation (DCR). The following is a formal reply to the Request for Proposals issued by DCR in the Spring of 2013. The Redevelopers propose to return the Speedway to its intended stature and importance in the Reservation for the local and greater community, as a hub of activities and vitality, for the term of the proposed lease. The following describes the plan and proposed uses.

In general, our plan has two elements, a renovated and restored Speedway complex with a mix of non-profit Charles River themed tenants complimenting craftspeople, artists and artisans as well as a food and beverage facility to activate and enliven the courtyard, draw the public into the facility, and provide a possible seasonal theatrical performance facility. Additionally we intend to construct on the site of the non-historic garages a 4 to 5 story multi-family market-rate rental housing facility. It is our intention that the housing facility provides the financial resources to enable the Speedway preservation and its long term viability to support a rich tenancy mix to activate the site and to include non-profits paying no or below market rents.

More specifically, our plan will include:

- Conversion of upper floors of Parcel F, Former Residence, into commercial office space for Charles River based non for profits, advocates and conservationists. Candidates include Charles River Watershed Association (please see Letter of Interest in Section 3), Charles River Conservancy and Emerald Necklace Conservancy. The first floor of the Residence will be used for food related uses, including, potentially, a small market focused on seasonal, fresh and local produce and products.
- Parcels D and E, South and East Stables, will be converted into studios for various types of artisans, including but not limited to river based craftspeople such as kayak and boat makers, and also artists, musicians and mixed media users. A potential cafe is envisioned for the East Stable.
- The lower levels of Parcel G, Former MPC Police Headquarters, will be converted into a restaurant use and will make use of courtyard for multi seasonal uses- misters and heaters will extend the season and increase public access. The restaurant will have a local foods focus and will potentially add a farm to table concept to the program (an affiliated user is under consideration). The upper floor will be used for non-profit offices.
- In addition to outdoor dining, the Courtyard will be activated as public space for multiple uses such as art shows, small festivals, farm and artisan markets, catered parties including weddings and family gatherings, theatrical and musical shows, and other numerous other destination events.
- Parcels C and D, non historic garages, will be removed and replaced with new construction residential units that will be of a scale, dimension and design that protects and compliments the integrity of the extant historic structures.

All work on the historic buildings will be done in compliance with the Secretary of the Interior's Standards for Rehabilitation, and it is anticipated that the project will utilize State and Federal Historic Tax Credits. All new construction will take into account the Standards as well. Conceptual drawings and Renderings are included in Section 2 of this proposal.

In addition, the Redevelopers intend to explore the feasibility of restoring a former MDC boat landing on

north side of Soldiers Field Road to enhance the site’s connection to the river and all of the Charles River Reservation’s adjacent public amenities. A modest boat dock could be used to deliver passengers to the restaurant, launch newly constructed kayaks and small boats, and provide access for water quality sampling. Also, there are various ways in which the craftsmen can deliver their product to the river.

The Redevelopers are excited to draw together these diverse uses in the interest of meeting the key stated goals of DCR and the public. With the introduction of the new construction, multi-unit housing portion of the project, the goal is to offset as much as possible the rehabilitation costs for the historic buildings in the interest of minimizing the cost for the other users of the site.

Finally, consistent with the Curatorship Program’s long term goals of preserving and maintaining the Speedway, AHF will provide property management and leasing. This will ensure that over time the condition of the site is maintained as well as a healthy and viable tenant mix.

The preceding pages show images of two projects from which this project concept draws inspiration- Granville Island Market in Vancouver, British Colombia and The Steel Yard in Providence, Rhode Island.



Conceptual Site plan, for full image, please see Section 2

Granville Island Marketplace, Vancouver, BC, a unique collection of markets and artisan studios located within a former railspur



Images of Artisan Studios at Granville; boat transporter at bottom



The Steel Yard, a maker space in Providence, RI that features prominently a courtyard that can be used for events such as weddings, movies and performances



B. Public Benefit

The Redeveloper's intent with their proposal is to provide considerable public benefit, as follows:

Community Engagement During Design and Planning

The Redevelopers have reached out to members of the community to identify, prioritize and respond to community objectives. For example, we have spoken with representatives of the Brighton Allston Historical Society to better understand the importance of the Speedway and Charles River reservation to the community and understand how important the preservation of these community resources is to their community. Our preservation



plan and facility program, including providing space for Charles River-based non-profits, space for artisans and craftspeople, and a restaurant all are consistent with community objectives of both preserving the facility, connecting it to the community and to the Charles River and making it usable and accessible at all times. We will continue to engage with the community as the program evolves. We assume some of the craftspeople occupying the building will come from the local community. We have also engaged with a local arts organization, Visual Arts Unbound, based in Brighton, and will pursue discussions to potentially provide gallery and studio space for their members. Furthermore the Redevelopers intend to create and maintain an interactive web site where project plans can be provided, a blog maintained with project updates and an easy resource for comments and concerns.

Engagement During Construction

As mentioned above, the Redevelopers intend to maintain a blog about the project, using it to communicate and illustrate the activity of preserving the Speedway buildings. We are open to the idea of holding preservation carpentry classes at the facility and have spoken with our contractor, Commodore Builders about how to best accomplish this. Among the suggestions are to engage with a local education resource, such as North Bennett Street School and use their educational program. We have also discussed engaging with organized labor through their apprenticeship programs. Furthermore, the Redevelopers intend to fully document the rehabilitation of the Speedway with high definition 4K video as well as images, making use of new drone technologies with advanced gimbals that permit views and perspectives from 50' to 1000'. This work will be done by Dr. Jay Connor of Mount Auburn who also is an accomplished professional photographer whose credits include Mugar Foundation /4th July. His work can be examined at jaycon.smugmug.com.

Access to the Facility after Completion of Construction

It is the Redevelopers plan to have the community engaged and using the facility on a daily basis. The courtyard generally will be open during business hours and the public will be encouraged to enter and to stay and experience and enjoy the facility. There will be educational, retail, and food and beverage facilities as well as institutional occupants, all of whom will need people to succeed. We envision the courtyard to be used for theatrical and musical events, and these will be open to the public. We also envision weddings and family parties being hosted there as well. In addition, the non-profit office space will be accessible to visitors during operational hours and it is anticipated that these river based organizations will utilize the site (and the full weight of their marketing capacity) for their own programs and activities. Access to their large constituencies will help promote their own programs as well as the overall complex.

Additional Community Benefit Considerations

As stated elsewhere, the Redevelopers are committed to a tenancy within the Speedway that includes non-profit entities engaged in advancing the quality of, access to and general appreciation of the Charles River, furthering the long term vision of Charles Eliot when he helped establish the network of parks that fell under the purview of DCR's predecessor organization, The Metropolitan District Commission. We consider such an effort to provide enormous and broad community benefit.

Additionally, the Redevelopers have a relationship with a former MDC police officer who is now a State Trooper. The trooper has in his possession a very large number of historical photographs of the MDC police. It is our intent to professionally scan the most significant images and mount them for the historical record throughout the property. The Redeveloper also is engaged in outreach to the Head of Charles Regatta organizers to see if there is an opportunity to connect the facility directly to their community of boat builders.

New Housing as Community Benefit

Generally the addition of new housing units to a community is considered a benefit because it provides for the expansion and diversification of the community. We assume our proposed units will be very popular and will bring to both new and existing residents a high quality housing option. We believe such residents will have a vested and personal interest in the Speedway and its success and will take ownership and assist with its stewardship as an active community, thus helping to facilitate its success.



1972, left to right: Dan Murphy, Sgt. Bob Carlson and Ed Sweeney

Submitted by Edward Sweeney

Section 3

Rehabilitation Plan Summary

A. Rehabilitation Plan Summary

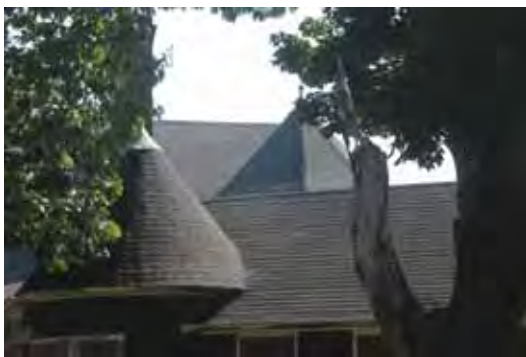
All rehabilitation work on the Speedway buildings will be done in careful compliance with the Secretary of the Interiors Standards for Rehabilitation. As a State and Federal Historic Tax Credit project, the historic buildings will be substantially rehabbed with certification approval from the Massachusetts Historical Commission and the National Park Service. It is anticipated that all the Required Improvements outlined in Section C. of the Request For Proposal will be addressed as part of the substantial rehabilitation. The project team includes architects, planners and consultants that all have extensive experience in historic tax projects of a multiple use nature. The Redevelopers have a long history of building preservation and adaptive reuse.

In more detail, the exteriors of Parcels F, G and H, the Former Residence and MPC Headquarters and Police Station, will be carefully restored using original materials where possible and replacing in kind where required. The interiors will be substantially rehabilitated for the new uses and where possible, original, character defining features will be preserved. It is anticipated the restaurant use may require a modest addition, which will be designed to be compatible with the historic structures.

Parcels D and E, the East and South Stables, will be converted into artisan studios and a potential cafe, again in compliance with the Standards. The Courtyard will be re-paved and appropriately landscaped to serve an event and dining area.

The non-historic Maintenance Garage (Parcel B) and Storage Garage (Parcel C) will be removed and replaced with new construction. A four to five story residential building with approximately 9,000 sf footprint will be constructed in their place, the design of which will be sensitive to the integrity of the rest of the site and will conform to Standards 9 and 10 of the Secretary of the Interior's Standards for Rehabilitation. The building will include a lower level parking deck for residents. In addition, all new construction will utilize sustainable building techniques and will include Energy Star appliances and green finishes such as bamboo flooring and recycled and upcycled materials. It is anticipated that this portion of the project will be designed to LEEDS Standards.

Site and landscaping improvements will be undertaken with the goal of reestablishing the connection to the river and the larger DCR park system and all of its amenities. Improvements in the Courtyard will take into consideration the historic uses and any landscaping on the site itself will be appropriate to integrity of the buildings and the historical nature of the landscape itself.



Some affiliation and/or coordination with the adjacent sites may be required in order to satisfy parking and to enhance access to and from Western Avenue. The Harvard University owned parcels that abuts the site have been identified as potentially useful and a 30-90 day negotiation for possible coordination or integration of a master plan.

A general schedule for this work is as follows:

- Basic due diligence (title, environmental, review of required approvals, construction technique inspections,

survey, and cost estimating) can be accomplished in less than 90 days from time of designation, inclusive of Conceptual and parts of Schematic Design;

- The approval process time line depends on what claimed jurisdictional control or approvals are imposed by the City of Boston. It is anticipated that this overall process, exclusive of final building permit, should be completed in 6-9 months. The financing commitment, syndication commitment, and the lead tenant commitment tasks can be done in parallel over this period.
- Rehabilitation of the existing historic structures can be completed in less than 6 months from construction commencement and new structures should require less than 11 months to complete.

A complete Critical Path and PERT chart will be provided and updated regularly upon completion of the initial Due Diligence work, where most issues related to structural integrity and approval issues are discovered and solved.

B. Sustainability

While the preservation of the structure themselves is an often under recognized means of achieving sustainability, the project will, where possible, incorporate green building technologies. As planning and programming progresses, the project team will make best efforts to meet sustainability goals. In addition, the new construction housing portion of the project will be built to LEEDS certified standards and will employ sustainable building techniques.

C. Accessibility

The proposed uses will require accessible entries, corridors and bathrooms and we fully intend to comply with all Americans with Disability Act and Massachusetts Architectural Board requirements. Any proposed changes will require active consultation with the appropriate historic authorities, which we will carry out as well.



Historic photo submitted by Edward Sweeney

Section 4

Lease Term

For purposes of this application at this time, we are anticipating that the 40 year lease term with two five year extensions as offered by DCR will be a generally acceptable term for the historic preservation component of our proposal. We would, however, appreciate the opportunity to discuss additional extensions and would be prepared to provide suitable increases in ground rent to meet this goal.

We will be seeking longer ground lease terms for the new construction in order to access financing for the construction and in order to amortize the overall improvements, since this capital commitment is to exceed \$8 million.



Section 5 Experience and Qualifications

A. Summary

AHF and 243 Dutton Interests, LLC bring together over 40 years of broad real estate experience and specialized skills that are well suited for the Speedway project. This unique partnership between a for profit developer with substantial access to capital and resources and a mission driven nonprofit with an extensive preservation background will allow for a creative and economically viable long term plan for this historically significant public resource. The project team is listed below, and Qualifications are included in Section 5 of this proposal.

B. Describe specialized skills in historic preservation projects

[Architectural Heritage Foundation, Preservation Developer/Property Manager](#)

As a non-profit historic preservation development firm, Architectural Heritage Foundation has been instrumental in forging a critical link between preservation and development in Massachusetts for more than forty years. A pioneer in the adaptive reuse movement since its founding in 1966, AHF successfully redeveloped Boston's historic Old City Hall and continues to offer a preservationist perspective on conventional real estate ventures and building stewardship. AHF believes that commercially successful development results from a close collaboration between for-profit and non-profit organizations for the benefit of our historic treasures. AHF seeks to work with individuals, trusteeships, community groups and civic organizations to provide commercially viable alternatives for historic structures in need of rehabilitation. In recent years, AHF, in partnership with the Banc of America CDC was responsible for the award winning redevelopment of the Washington Mills in Lawrence, a 155 unit residential conversion of a former textile mill. AHF has also been providing property and asset management services for other non-profit owners of historic property including the American Congregational Association and Historic Boston, Inc.

As both developers and as long term stewards of Old City Hall under a similar arrangement with the City of Boston, AHF is particularly familiar with this concept and is well suited to carry out the initial rehabilitation work and fulfill the long term property management, leasing and maintenance requirements.

AHF will also provide historic tax credit consulting for the project.



Washington Mills Building No. 1, Lawrence, MA. An award winning project done in collaboration with Durkee Brown Viveiros & Werenfels

243 Dutton Interests, LLC, Developer

Led by George P. Apostolocas, the principal of 243 Dutton Street Interest, LLC is a graduate of Harvard College, Harvard Business School, and Suffolk Law School. He is admitted to the Bar in Massachusetts and New Hampshire but is inactive. While Apostolocas has a broad and varied development portfolio, the most meaningful comparison for historic preservation development is the Capital Plaza Project in Concord, NH, done in a joint venture with a local bank and with a public/private development agreement involving UDAG grants, historical designations and a total of 19 separate approvals. The 104,000 sf mixed-use project (retail-office) also included a 350 car adjacent garage. The venture essentially preserved the entire exterior structure and build a new structural system behind it. The project was built on time, on budget and substantially leased within a year of construction. CBT of Boston was the Consulting Architect. Within 18 months of project completion over 20 small redevelopment projects were commenced within a two-block radius of the redevelopment.



Capital Plaza, Concord, NH, a transformative 243 Dutton Interest LLC project.

CREDIT: Copyright Nick Wheeler, by permission President and Fellows Harvard University

Commodore Builders, CONSTRUCTION MANAGER

A general contracting and construction management firm based in Boston, Commodore Builders is one of the regions most prolific and experienced builders. Commodore has a wide market focus that includes commercial, corporate interiors, institutional, healthcare, life sciences, research, retail and hospitality as well as historic preservation. Recent high profile, high quality restoration projects include Fanueil Hall and the Old State House in Boston and Memorial Hall at Harvard among many others. Smaller scale historic projects include the firms' former headquarters at the Wilbur Fiske Haven House in Melrose and Odd Fellows Hall in Wakefield.

Commodore Builders will handle all cost estimating, construction budgeting and will build out both the historic and new construction components of the project.

Line Company Architects, ARCHITECT

Line Company Architects, Inc., is a unique and ongoing resource for building professionals; real estate owners and developers, architects and builders, specialized private corporations, and municipalities. They are a full service architectural and planning firm dedicated to providing our clients with the highest levels of professional service, design excellence, and individual attention. As a resource focusing on special use environments, Line Company Architects, is staffed by proven professionals with backgrounds in architecture, planning, housing, health care, industrial design, landscape design and the behavioral sciences. This unique multidisciplinary collaboration enables us to develop a comprehensive and thoughtful approach to smart building.

LCA will be the lead architect for site planning and new construction.

Durkee Brown, PRESERVATION ARCHITECT

Durkee, Brown, Viveiros & Werenfels Architects (DBVW) is an award-winning full-service architectural firm located in Providence, Rhode Island. Smart growth principles and sustainability are core values at DBVW. They believe in building strong, livable communities that promote economic growth and preserve cultural and natural resources. DBVW has extensive experience with historic preservation projects of various types- from tax credit rehabilitation to museum quality restorations. DBVW and AHF teamed up to build the award winning Washington Mills in Lawrence, Massachusetts.

DBVW will be the preservation architect for the project and will lead the rehabilitation portion of the projects.

Klopfer Martin Design Group, LANDSCAPE ARCHITECT

The Klopfer Martin Design Group (KMDG) is a landscape architecture firm providing non-profit organizations, municipalities, colleges, private individuals, and architects with high quality site design and collaboration. They work across scales, from the parcel to academic campuses to the urban design of city districts. The company was founded in 2006 by Mark Klopfer, who is both a licensed landscape architect and architect. In 2007 Kaki Martin joined the firm as a principal, bringing her extensive public landscape and public process experience to the group. Their work reflects this interest in landscape and architecture, building and site. This approach balances the aspirations of our clients with a respect for the needs of site, community, and sustainability.

KMDG will be responsible for the landscape design component of the project both at the site and how it relates to the larger DCR park system.

Fort Point Associates, PERMITTING AND APPROVALS

Fort Point Associates, Inc., (FPA) is a multi-disciplinary, professional firm that provides urban planning, environmental consulting and permitting, and project management services to both public and private sector clients. Over the past 25 years, FPA has established itself as a leader in managing urban and waterfront master plans, institutional expansions, private real estate developments, and complex public infrastructure improvements. Fort Point Associates enjoys an enviable reputation with its clients for our professionalism and adeptness in dealing with the many federal, state, and local agencies that are relevant to planning and development.

FPA will manage the permitting review process for the project and will represent the project to the appropriate permitting agencies and authorities.



Section 6

Financing Plan

A. Narrative Statement of Financial Capacity

The initial Due Diligence, planning, professional services, approvals, design and demolition phases will be accomplished with equity funds currently in hand. Upon designation, we will provide proof of funds in excess of \$1 million in cash for the venture. The funds necessary for the balance of the project will be from conventional mortgages, augmented by equity syndications including Federal and State Historic Rehabilitation Tax Credits.

Bank and investor commitments can be received upon designation by DCR of the Redeveloper as the tentative project developer along with major project approvals. This commitment will also require that we pre-lease a portion of the facility with a credit tenant and we believe this will be easily obtained currently interested for-profit tenancies.

The new construction portion of the project will likely be financed separately, also with equity through the Due Diligence portion of the project. With designation and certain critical approvals, an equity syndication will be formed to support the continuing project requirements. A multi family lender will provide a leasehold mortgage secured by the rental income stream from this discrete portion of the project.

Regarding the Redeveloper's reliability in committing to rehabilitate the Speedway, our plan is as follows:

- Have our architect prepare a schematic site design.
- Carefully walk the site with a substantial contractor(Commodore Builders) and ask them to prepare a comprehensive construction budget for both a historic renovation to comply with the Secretary's Standards for Rehabilitation and a budget to build the proposed new housing building, including all site and other work required to deliver a completed project.
- Prepare a preliminary project budget, including all hard and soft costs, and all sources of money required to accomplish the budget.
- Prepare an operating pro forma with projected sources of revenue and all operating expenses including debt and any other payments, including management expenses.
- Evaluate the feasibility of the required deployment of capital versus other investment options.
- It is our opinion that Speedway restoration as we have envisioned it is a feasible project warranting the required capital investment.

Regarding the ongoing reinvestment and return of property:

Of additional concern regarding reliability of the redeveloper will be concerns about ongoing maintenance, continuing reinvestment and condition of the property at end of lease term. The Redevelopers are committed to maintaining the ongoing leaseability of the entire venture, including both new construction and the historic portions of the complex. This will require professional ongoing maintenance, and continuing reinvestment in the property which the Redevelopers are committed to.

B. Estimated Project Costs

Hard Costs, Rehabilitation	\$3,579,000(excl. tenant fit-up)
Soft Costs, Rehabilitation	\$563,000
Hard Cost, New Construction	\$8,640,000
Soft Costs, New Construction	\$320,000
Maintenance Costs(excl New Construction)	\$1,800,000
Management Costs(excl new Construction)	\$900,000
Total historic buildings	\$6,842,000
Total (excl. maintenance and management new construction)	\$15,802,000

C. Estimated Funds Sources

Historic Buildings

Developer Initial Capital, required	\$900,000
Net Proceeds of Tax Credits	\$866,000
Conventional first mortgage Bank Loan	Balance as required*

*Assumed 5yr fixed rate w/ 25 year amortization schedule

New Construction

New Construction Equity (Syndication)	\$2,000,000**
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**Provided through a syndication creating General and Limited partners;

Leasehold mortgage (Multi-family lender)	Balance as Required***
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***Balance on new Construction provided by a Multi family lender with a conventional leasehold mortgage, assumed 4.25% on 30-year amortization schedule



Section 8

Organizational Structure

Upon designation, a new single purpose LLC entity will be formed with participation by AHF and 243 Dutton Interests, LLC. It is anticipated that a tax credit syndication group will be added as an additional member.

There will likely be separate LLCs for the Historic component and the New Construction component.



Section 10

Disclosure Statement Concerning Beneficial Interest

I hereby state, under the penalties of perjury, that the true names and addresses of all persons who have or will have a direct or indirect beneficial interest (including the amount of their beneficial interest accurate to within one-tenth percent) in the proposed project are listed below:

NAME AND RESIDENCE OF ALL PERSONS WITH SAID BENEFICIAL INTEREST:

NAME	ADDRESS	PERCENTAGE INTEREST
------	---------	---------------------

GEORGE APSTOLICHAS		50%
--------------------	--	-----

1105 KENSINGTON PARK BL.
SUITE 200
ALTAMONTE SPRINGS, FL
32714

ARCHITECTURAL HERITAGE FOUNDATION		50%
-----------------------------------	--	-----

45 SCHOOL ST
BOSTON, MA
02108

The undersigned also acknowledges and states that none of the above-listed individuals is an official elected to public office in the Commonwealth of Massachusetts, or is an employee of the Commonwealth.

I hereby state, under the penalties of perjury, that the names and addresses of all the firms and personal corporations employing attorneys, real estate brokers, architects, engineers, planners, and surveyors, and all other agents who have acted on behalf of any of the foregoing with respect to this proposal are listed in Section 1, above.

SIGNED under the penalties of perjury,

Signature

8-2-13

Date



Section 11 Conflict of Interest

The Proposer covenants that he/she will not employ or retain any company or person (other than a full time bona-fide employee working for the Proposer) to solicit or secure any agreement related to this RFP, and that he/she has not/will not pay any company or person (other than such an employee) any gift, contribution, fee, commission, percentage, or brokerage fee, contingent upon or resulting from the execution of any agreements.

No member, official or employee of DCR or DCAM shall have any personal interest, direct or indirect, in any agreement entered into or in the lessee, nor shall any such member, official or employee participate in any decision relating to any agreements which affects his / her personal interest or the interests of any corporation, partnership, or association in which he/she is, directly or indirectly, interested. No member official or employee of DCR or DCAM shall be personally liable to the lessee or any successor in interest in the event of any default or breach by the Commonwealth or for any amount which may become due to the lessee or to its successor or on any obligations under the terms of this RFP or any agreements which follow. For the purpose of this statement, employees of either agency shall be deemed to include so-called dependent (03) consultant employees.

Date: 8-2-13 By: [Signature]

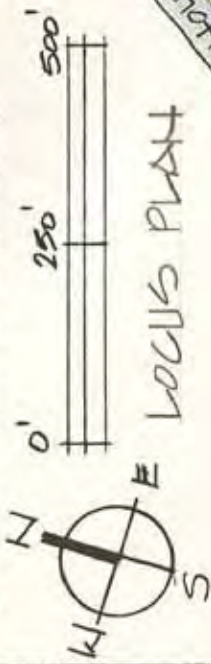
Section 12 Anti-Discrimination

The Proposer agrees that in the construction of the improvements and otherwise through any agreements made hereafter, it shall cause all contractors, tenants and users to comply with all applicable laws, ordinances, regulations and orders from time to time in effect relating to nondiscrimination, equal employment opportunity, contract compliance and affirmative action.

Date: 8-2-13 By: [Signature]

Section Three

SPEEDWAY BUILDING REUSE
 440 SOLDIER'S FIELD ROAD BOSTON
 HISTORIC CURATORSHIP PROGRAM
 DCR MASSACHUSETTS



LOCUS PLAN

WATER TOWN



- LINE**
- COMPANY**
- ARCHITECTS**

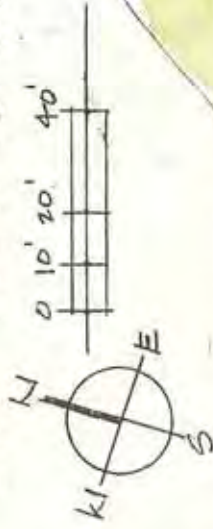
Incorporated

760 Main Street
 Waltham, MA 02451-0603
 Tel: 781 - 647 - 9800
 Fax: 781 - 788 - 8500

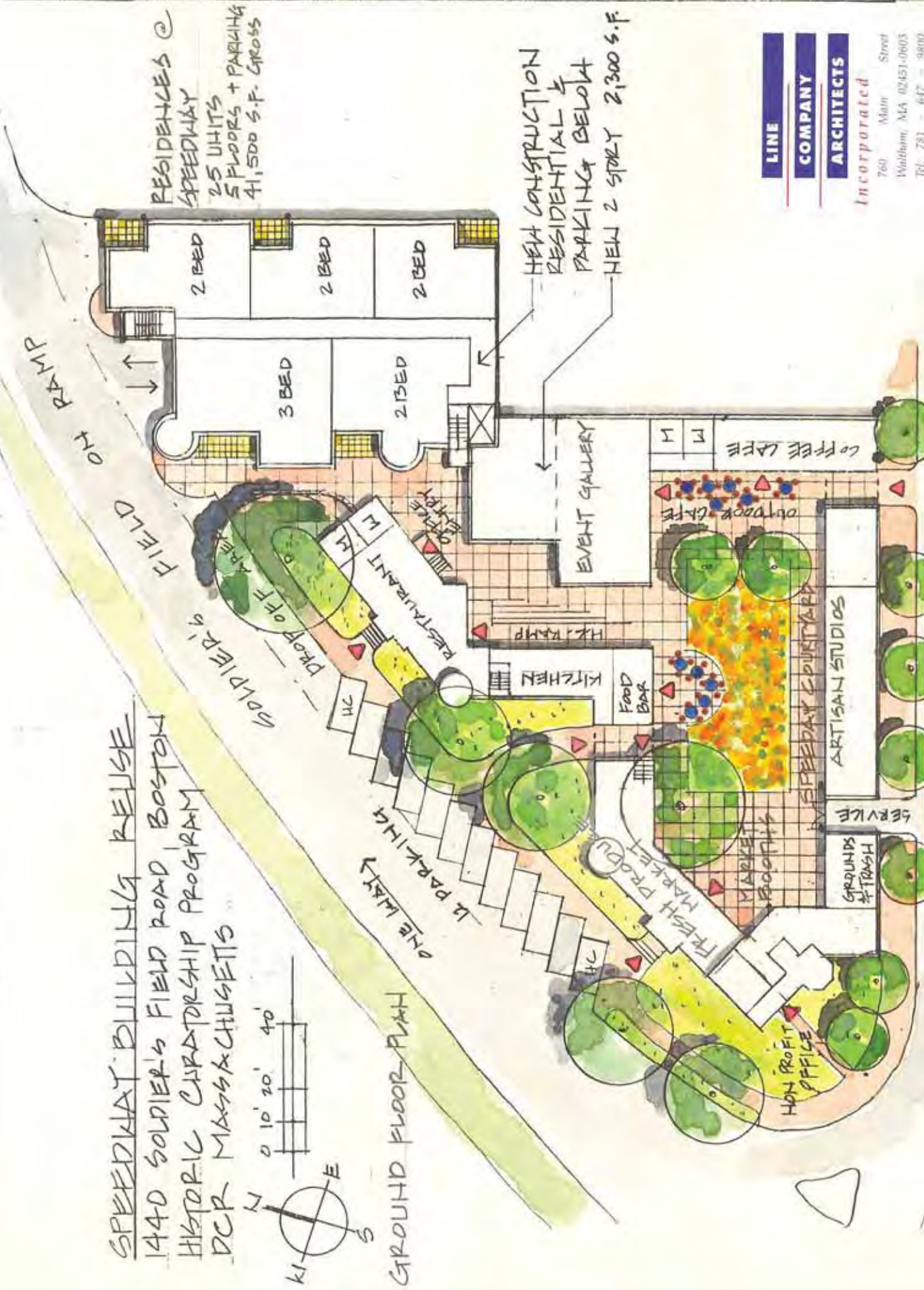


Architectural Heritage Foundation, Inc.

SPEEDWAY BUILDING REUSE
 1440 SOLDIER'S FIELD ROAD, BOSTON
 HISTORIC CURATORSHIP PROGRAM
 DCR MASSACHUSETTS



GROUND FLOOR PLAN



RESIDENCES @
 SPEEDWAY
 25 UNITS
 5 FLOORS + PARKING
 41,500 S.F. GROSS

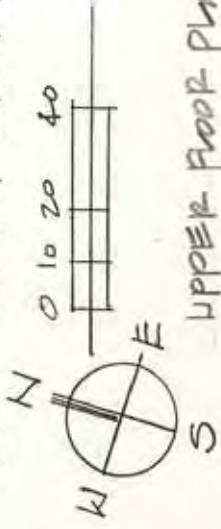
HEAVY CONSTRUCTION
 RESIDENTIAL &
 PARKING BELOW
 NEW 2 STORY 2,300 S.F.

LINE
COMPANY
ARCHITECTS
 Incorporated
 760 Main Street
 Waltham, MA 02451-0603
 Tel: 781 - 647 - 9800
 Fax: 781 - 788 - 8300

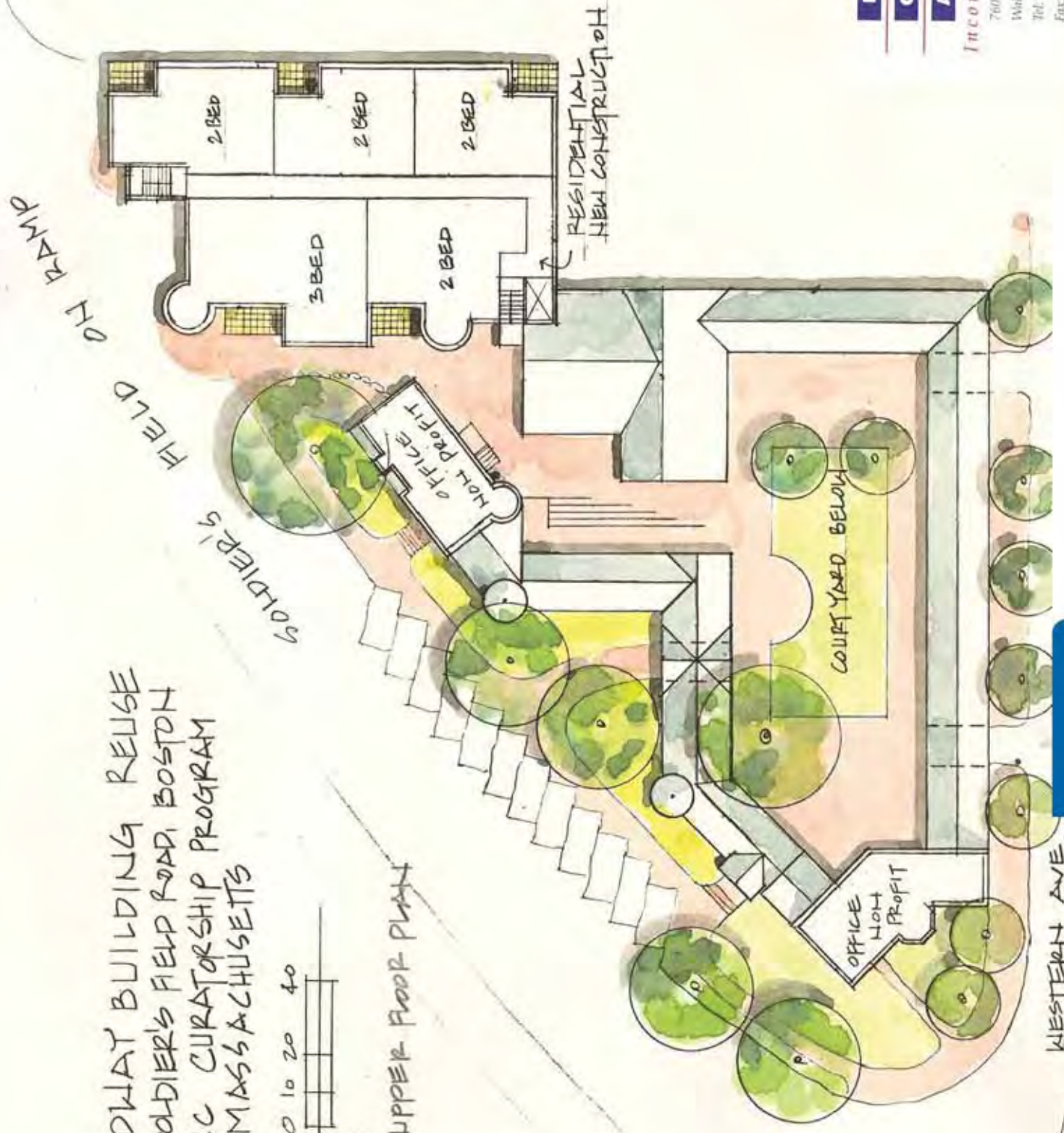


KESTER AVENUE

SPEEDWAY BUILDING REUSE
 1440 SOLDIER'S FIELD ROAD, BOSTON
 HISTORIC CURATORSHIP PROGRAM
 DCR MASSACHUSETTS



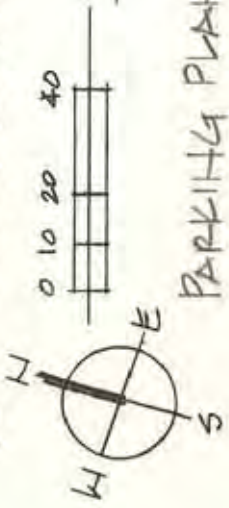
UPPER FLOOR PLAN



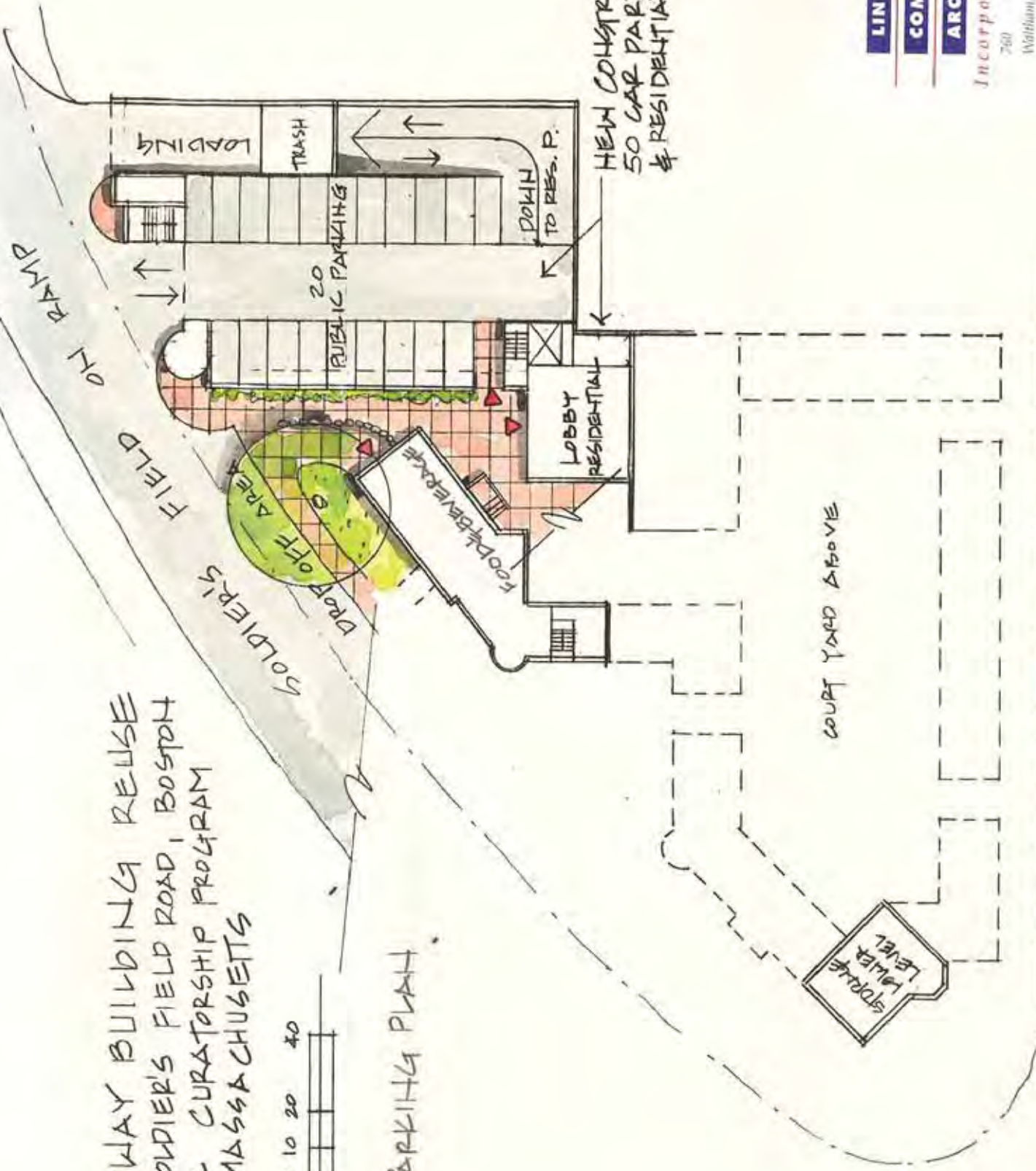
LINE
COMPANY
ARCHITECTS
 Incorporated
 760 Main Street
 Waltham, MA 02451-0603
 Tel: 781 - 647 - 9800
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SPEEDWAY BUILDING REUSE
 1440 SOLDIER'S FIELD ROAD, BOSTON
 HISTORIC CURATORSHIP PROGRAM
 DCR MASSACHUSETTS



PARKING PLAN



NEW CONSTRUCTION
 50 CAR PARKING
 & RESIDENTIAL ABOVE

LINE
COMPANY
ARCHITECTS

Incorporated
 780 Main Street
 Waltham, MA 02451-0603
 TEL: 781 - 647 - 9800
 FAX: 781 - 788 - 8500

WESTERN AVE









Section Four



Saving the Charles River since 1965

August 2, 2013

Sean McDonnell
Architectural Heritage Foundation
45 School St
Boston, MA 02138

Re: Letter of interest, DCR Speedway Proposal

Dear Mr. McDonnell:

I understand that you and your partners are responding to the Department of **Conservation and Recreation's** (DCR) request for proposals for its Speedway site in Brighton and that your plan is to preserve the historic Speedway and to create within the facility a place whose common thread is engagement with the Charles River. Charles River Watershed Association (CRWA) applauds your vision and the opportunity to work with you. As you know, CRWA, founded in 1965, is dedicated to restoring and protecting the Charles River and its watershed lands and ensuring public access to its parklands. Connecting people to the river is a critical and integral part of our mission.

We welcome a discussion that may include our participation in your vision, with the possibility that CRWA may become an anchor not-for-profit tenant within the Speedway, sharing our experience, advocacy, research data and perspective to continue to enhance the Charles River as a cherished asset for the entire metropolitan area. A restored Speedway that includes a concentration of advocates dedicated to the ongoing rejuvenation of the Charles would be an enormously important step forward in the river's health and the role that it plays in the lives of citizens, businesses, institutions and visitors.

Sincerely,

Robert L. Zimmerman, Jr.
Executive Director

BOSTON PRESERVATION ALLIANCE

Board of Directors

Peter Rotli
Chair

Susan Park
President

Drew Left
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Andrew Zelenmyer

Executive Director
Greg Galer

Old City Hall
45 School Street
Boston, MA 02108
617.367.2458

bostonpreservation.org

Mr. Kevin Allen
Program Manager
Historic Curatorship Program
Department of Conservation and Recreation
251 Causeway Street, 7th Floor
Boston, MA 02114-2104

August 1, 2013

Re: Architectural Heritage Foundation, Speedway Headquarters Building
Proposal

Dear Mr. Allen:

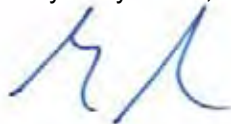
I am writing this letter in support of the Architectural Heritage Foundation (AHF) as a qualified, experienced, and appropriate organization for full consideration for the rehabilitation, reuse and maintenance of the Speedway Headquarters Building at the Charles River Reservation in Brighton. Under AHF's proposal, the historic buildings will be substantially rehabilitated and reactivated with mixed uses including commercial office space for river based non-profits, artisan studios, and dining and destination event space. In addition, the project will include a housing component that will be newly constructed in a manner that is compatible with the historic integrity of the overall complex. It is my understanding that the housing is intended to be the economic driver that will support rehabilitation costs of the historic buildings as well as minimize the costs for the other river-based users of the site.

As the city wide not-for-profit preservation advocacy group, the Boston Preservation Alliance is pleased to support this vision as an appropriate proposal for the long term preservation and reuse of this significant historic resource. As you are aware, the Alliance has been involved in the planning around the Speedway for several years, and we are delighted to see that AHF's proposal meets many of the goals that evolved from earlier planning and charrette sessions.

The Alliance has been contacted by several applicants and has not selected one proposal over another. Yet we feel it important to recognize that we consider AHF as an appropriately aligned and skilled candidate for a project of this nature given their experience as stewards of Old City Hall under a similar long-term lease arrangement. In addition, AHF's familiarity with carrying out projects utilizing State and Federal Tax Historic Credits will be beneficial and will ensure that any work will be done in compliance with the Secretary of the Interior's Standards for Rehabilitation.

Thank you for the opportunity to submit this letter of support and please do not hesitate to contact me with any questions.

Very Truly Yours,



Greg Galer, Ph.D.
Executive Director



Preservation
Massachusetts

Old City Hall
45 School Street
Boston, Massachusetts
02108

617.723.3383

www.preservationmass.org

Mr. Kevin Allen
Historic Curatorship Program Manager
Commonwealth of Massachusetts
Department of Conservation and
Recreation
Office of Cultural Resources
251 Causeway Street, 7th Floor
Boston, Massachusetts 02114-2104

Dear Mr. Allen:

On behalf of Preservation Massachusetts, I am pleased to refer Architectural Heritage Foundation's (AHF) proposal to the Department of Conservation and Recreation for the rehabilitation and long term stewardship of the Charles River Speedway Headquarters Building in Brighton, Massachusetts. This significant property was listed on Preservation Massachusetts 2010 Most Endangered Historic Resources List.

The Speedway Headquarters has been partially vacant for many years and despite strong community interest in its rehabilitation, it has suffered from the negative effects of underutilization. Preservation Massachusetts is eager to see an appropriate and positive reuse of this iconic Brighton public complex. AHF has an established history of exemplary rehabilitation and stewardship of historic buildings as seen in their stewardship the Boston's Old City Hall. It is a marvelously rehabilitated space with strong tenancy such as professional offices and Ruth Chris Steakhouse prominently located on the first floor. Additionally, the Old City Hall property has an exquisite public courtyard enjoyed by countless visitors as well as restaurant space for the steakhouse. AHF's proposed scope of work is appropriate and innovative for the Charles River Speedway and attainable given AHF's proven adept management skills and strong partnership relations.

Preservation Massachusetts urges your favorable consideration of this AHF's preservation and diverse reuse of the Charles River Speedway Headquarters Building. We feel the proposal thoughtfully exceeds the needs of the iconic historic resource and the community. We look forward to celebrating the rehabilitation of this iconic community landmark.

Sincerely,

James W. Igoe

President

Section Five



Architectural Heritage Foundation



*Mission
Statement*

Architectural Heritage Foundation (AHF) is an innovative not-for-profit that specializes in preservation and revitalization by developing historic structures and spaces. AHF transforms these historic sites, invigorating the communities in which they reside. Our disciplined approach enables us to collaborate with for-profit organizations and act as a catalyst for positive transformation and additional investment. AHF seeks to inspire communities and strengthen cultural, environmental and economic vitality.



About AHF

Founded in 1966, Architectural Heritage Foundation has been blending the fields of historic preservation and real estate development for over forty years. By combining a preservationist's vision with a businessman's sensibility, AHF's founder and Chairman Emeritus, Roger Webb, created a new model for urban redevelopment.

AHF's first focus was the Quincy Markets, where our feasibility studies outlined the financial model for the Markets' redevelopment into the acclaimed Faneuil Hall Marketplace complex. Shortly thereafter in 1969, AHF won stewardship of Boston's Old City Hall. Our successful redevelopment of this grande dame structure into a thriving restaurant and office building demonstrated the relevance of adaptive reuse to downtown Boston's future. AHF continues to manage and maintain Old City Hall, safeguarding its historic character for future generations to enjoy.

Today, under the leadership of Sean McDonnell, AHF's president since 2000, we have renewed our commitment to revitalizing communities through preservation and integration of their historic structures. While maintaining our longstanding interest in local Boston issues and projects, AHF has expanded its focus to include New England's second- and third-tier cities. By leveraging programs like the Federal and State Tax Credits for Historic Rehabilitation, AHF continues to use preservation-based development to create positive transformation in our communities.



Our Impact

Architectural Heritage Foundation's projects catalyze lasting change. We act on the firm belief that historic structures can, and should, be integrated into modern life. For over forty years, AHF has unlocked the potential of historic structures, using their transformation to address the larger issues that shape our lives.

Proving the Model for Preservation

In the 1960's Urban Renewal was in full swing in Boston as whole blocks fell to the wrecking ball to make way for the new. AHF's work during the late 60's and early 70's helped to prove a new model for urban redevelopment, one that adapted and reused old buildings for modern purposes and preserved the city's history.

AHF's first project was a series of feasibility studies on the redevelopment of the Quincy Markets in Faneuil Hall. The work recognized the potential in the hodgepodge of commercial buildings and presented a vision for a unified marketplace that could once again be a city center. More importantly, the feasibility studies provided the economic model that paved the way for the Markets' rehabilitation. This work demonstrated that preservation could dovetail with modern development for both public and private benefit.

Subsequently, with Old City Hall, AHF proved that preservation and redevelopment were viable alternatives to demolition and new construction. With the construction of Government Center well under way, Old City Hall was in danger of demolition. A significant portion of the public associated the building with public corruption and wanted a fresh start. AHF's redevelopment of the building proved that it could have a new life as a desirable business location while still remaining a key element of the city's urban fabric. At a time when there were few public resources to assist such work, AHF was able to make preservation work.



Our Impact

Leveraging Investment in Our Urban Cores

A key element of AHE’s mission is to utilize our work to leverage additional investment. Our projects are often the first of their kind or size in a district and send a reassuring message that the time is right for others to follow.

In Lawrence, Washington Mills Building No 1 will be the first to utilize the city’s new Reviviendo Gateway zoning overlay district that allows for the reuse of former textile mills. We brought in the Banc of America CDC, the nation’s largest bank-owned community development corporation, as our partner. The Bank of America then augmented their investment in Washington Mills by selecting Lawrence for their nationwide America—Block by Block program, which invests in and lends to community development efforts in select communities across the country. With Washington Mills as a demonstration project proving the market, several other national and regional developers have begun to look at projects in Lawrence.

In Lowell, the Hamilton Canal Lofts will be one of the first large-scale redevelopments to open in the city’s targeted JAM Area. AHE’s early commitment to the rehabilitation of 165 Jackson Street enabled the City to proceed with building a structured parking garage on Jackson Street based on the anticipated demand of future residents. The garage will serve the residents of the Hamilton Canal Lofts and also create new retail space in the neighborhood.



Our Disciplined Approach

Trusted and innovative, practical and visionary, Architectural Heritage Foundation strives to achieve economic sustainability with each project. AHF brings a disciplined approach to each of the four stages critical to a project's success:

Project evaluation and feasibility

Financial feasibility is the underpinning of all AHF's projects. Our approach carefully weighs the community's goals and needs against the project's financial potential. AHF is then able to bring together the right combination of project partners, funding, and subsidy to make our projects viable.

Community involvement and team building

AHF is experienced in managing the many constituents involved in a successful project. As the active, full-service developer, AHF brings a skilled team together and carefully manages the budget and schedule. We communicate with the community's key stakeholders and ensure the collaboration of the various team members to make a successful project.

Project financing

We typically join forces with an equity partner to complete our projects. These partnerships can take a variety of forms, from co-developers to largely silent equity partners. In addition, AHF has the expertise in-house to prepare the tax credit and grant applications that often round out our projects' feasibility.

- Federal and State Historic Preservation Tax Credits
- New Markets Tax Credits
- Grants, other charitable sources, and non-profit loans
- Double- and triple-bottom line investment funds

Project development and management

AHF assembles a team skilled in construction management and the reuse of historic structures, whose expertise ensures that each project is of the highest quality. At the core of our commitment to quality is our pragmatic approach, which ensures that projects are completed on time and on budget. After the construction is complete, AHF remains a presence, committed to the long-term stewardship of the historic structures and the communities they serve.



Architectural Heritage Foundation, Inc.

Sean McDonnell

President

617-861-4053

smcdonnell@ahfboston.com

President of Architectural Heritage Foundation since 1999, Sean McDonnell has been involved in the related fields of design, construction, development and management since 1982. He has been involved at Old City Hall since 1997 and has focused on strengthening and expanding AHF's development activities. His initiatives include new ownership structures to facilitate advantaged financing, public/private partnerships, new adaptive re-use models, and direct equity investment in un-bankable, community-based projects. AHF has recently targeted investment in disadvantaged second- and third-tier cities, demonstrating the effectiveness of adaptive reuse as a tool for economic revitalization. Sean has been able to leverage AHF's non-profit status to open doors to development and to expand funding opportunities.

Sean's previous experience includes founding his own construction company, Butternut Builders, which has created long-term relationships with trade professionals throughout the industry, and work with Robert Luchetti Associates (RLA), a Cambridge architecture firm. At RLA, his design role culminated with the adaptive reuse of the historic Somerville Theatre in Davis Square, Somerville. Sean received both his Masters in Architecture and his Bachelor of Science degrees from the Massachusetts Institute of Technology in 1992 and 1988 respectively.

*Leaders in development
through preservation*

Old City Hall
45 School Street
Boston, MA 02108
Tel 617.523.7210
Fax 617.523.3782

www.ahfboston.com



Architectural Heritage Foundation, Inc.

Kara Anderson

Senior Project Manager and Director of Preservation

617-861-4050

kanderson@ahfboston.com

Kara Anderson has been with Architectural Heritage Foundation since 2003. Her primary focus has been the project management of the Washington Mills Building No 1 redevelopment. Her role included management of permitting and approvals, financing, schedule, construction, lease up and marketing, and she has also acted as the project's ambassador in the Lawrence community. Her varied experience working in government and non-profit advocacy has given her perspective on the developer's role in the community, valuable skills in consensus building, and a passionate belief in the cultural, environmental and economic benefits of preservation. Kara has also worked extensively on the Hamilton Crossing project in Lowell and several other feasibility studies and preservation consulting efforts at AHF in Pittsfield, Lee and Lawrence.

Prior to joining AHF, Kara worked with the National Trust for Historic Preservation, where she coordinated grants and communications for the Trust's Northeast Office in Boston, and as Director of Boards and Commissions for the Governor's Office in Connecticut. Kara earned a Bachelor of Arts degree in history from Connecticut College in 1997 and completed her Master of Arts degree in Preservation Studies from Boston University in May of 2003. She is on the Board of Directors of Preservation Massachusetts, currently serving as Treasurer and in on the Wellesley Historical Commission.

*Leaders in development
through preservation*

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The Hamilton Crossing project will deliver a three-phased mixed use development to the City of Lowell’s Jackson-Appleton-Middlesex Urban Revitalization and Development Area (the JAM Area). The project reprises AHF’s successful joint venture with the Banc of America CDC and rehabilitates two buildings, separated by the Hamilton Canal, that were formerly part of the Hamilton Manufacturing Company’s textile mill complex. These elegant brick buildings are connected by a series of historic bridges that will be restored as part of the project, providing efficient pathways for the residents and unobstructed views of the canal.

The project is buoyed by the construction of a new municipal parking garage directly across the street, which will provide parking to the residents. It is also energized by the City’s creation of the Hamilton Canal District master planning site adjacent to the west of the project. Hamilton Crossing will contribute the revitalization of the JAM Area, which forms a vital connection between Lowell’s transit stations and the historic downtown.

The first phase of the Hamilton Crossing project will be the redevelopment of 165 Jackson Street, formerly the Hamilton Manufacturing Company’s Counting House and Storehouse, into loft-style apartments. The narrow layout of this building creates unique units, each with numerous windows that front either onto the street or the canal. The project has received significant public and private support. Most notably, the project was awarded a \$250,000 Save America’s Treasures grant, which is remarkable because the grant program does not often recognize industrial, urban-fabric buildings.

Visit the Hamilton Crossing Project website at www.hamiltoncrossinglowell.com

Historic Stats

Building Date: **1868**

Square Footage: **83,000**

Style: **Italianate, brick and timber mill**

Historic Use: **Mill administration and storage**

Redevelopment

New Use: **65 housing units**

Total Development Costs: **\$20M**

Tax Credits:

Federal and State Historic Rehabilitation

Other Funding Sources:

Save America’s Treasures

Development Team

Joint Venture Partners:

Banc of America CDC

Primary Lenders:

Bank of America

Architect:

Durkee, Brown, Viveiros & Werenfels



The redevelopment of the former Morehouse Bakery Building will revitalize this neglected building in the heart of downtown Lawrence. We anticipate that the building will be occupied by one or more commercial tenants, complementing the community's residential growth with new entrepreneurial activity. The Morehouse Bakery Building is just one block from AHF's Washington Mills Building No 1, and will bring additional life to the neighborhood for the benefit of it and other future rehab developments along the North Canal. Moreover, cleaning up the polluted building and putting it back into commercial use will contribute to the rebirth of Lawrence's main business corridor on Essex Street, just one block from the project site. With its dramatic interior spaces, picture windows, and skylights, the Morehouse Bakery will be Lawrence's next signature commercial location.

Historic Stats

Building Date: **1906-1931**

Square Footage: **40,000**

Style: **Utilitarian, brick and timber**

Historic Use: **Wholesale Bakery**

Redevelopment

New Use: **Commercial**

Total Development Costs: **\$7.8M**

Tax Credits:

Federal and State Historic Rehabilitation

New Markets

Other Funding Sources:

**Massachusetts Department of Housing
and Community Development**

Development Team

Architect:

Durkee, Brown, Viveiros & Werenfels



The Rodman and Russell Houses are two historic mansions in New Bedford's County Street Historic District that have been rehabilitated into rental office space. Both buildings, but the Rodman House in particular, are excellent examples of the 19th century architecture of private homes. Both original owners were merchants involved in New Bedford's shipping economy that brought so much wealth to the coastal city.

In 1988, AHF formed William Rodman Associates (WRA), a partnership with three local businessmen, to purchase and redevelop the properties. After the construction was complete, WRA attempted to convert the property to condominiums, but the sale coincided with a collapse in the real estate market. Only one unit, the Rodman carriage house, sold. WRA continues to operate the two houses as office space for rent. In 2007, AHF bought out the interest of one of the partners and today is majority owner in the partnership.

Historic Stats

Building Date: **1833 (Rodman),**

1829 (Russell)

Square Footage: **18,768 (combined)**

Style: **Greek Revival (Rodman),**

Federalist (Russell)

Historic Use: **Private house**

Redevelopment

New Use: **Office**

Ownership: **William Rodman Associates**



Architectural Heritage Foundation is pleased to be working with the Massachusetts International Festival of the Arts (MIFA) and Nessen Associates to redevelop the Victory Theatre located on Suffolk Street in Holyoke, Massachusetts. The historic 1600-seat Victory Theatre, built in 1919, is in need of extensive restoration. MIFA's goal is to return the iconic theatre to its original and intended purpose as the major live theatre house for the City of Holyoke and its surrounding communities.

The Victory Theatre's restoration is envisioned to be a catalyst for the revitalization of downtown Holyoke. The restored theatre will be the anchor of the Holyoke Arts and Theater District, which will also include the War Memorial Auditorium and the Winter Palace/Tree Studio and the redevelopment of the historic Holyoke House contiguous to the Victory. There is no other non-academic theatre in the Pioneer Valley that is capable of putting on the type of shows that the Victory can accommodate due to its size and design. The Victory's location provides the opportunity to foster a sophisticated, urban environment for theatre-goers that will complement the Valley's established academic arts scene.

The restoration of the Victory and its proposed programming will make Holyoke a focal point for the arts in the Pioneer Valley and will leverage the arts as a force for economic development in Holyoke.

Historic Stats

- Building Date: **1919**
- Square Footage: **42,000**
- Style: **Classic Revival**
- Historic Use: **Theater and commercial**

Redevelopment

- New Use: **Live performance theater**
- Total Development Costs: **\$26M**
- Tax Credits:
- State and Federal Historic Rehabilitation, New Markets**

Development Team

- Owner:
- Massachusetts Festival of the Arts**
- Financing:
- Nessen Associates**



Architectural Heritage Foundation’s Washington Mills Building No 1 marks the largest single private investment in downtown Lawrence in decades. The project involves renovation of the 240,000 square foot former textile mill in Lawrence into 155 residential live/work units that preserve the area’s rich history.

The project is the first major mill redevelopment in the Reviviendo Gateway, an area targeted by the city for investment and where a zoning overlay district encourages the reuse of the historic mills. Building No 1 is also located approximately 1/2 mile from the city’s new intermodal transit center and only blocks away from Lawrence’s commercial corridor on Essex Street. This smart growth preservation project, backed by tremendous public and private support, has turned the lights back on in this district and leverage additional investment in the community.

AHF’s partnership with the Banc of America CDC, the nation’s largest bank-owned community development corporation in the country, has brought over \$40 million of investment and 155 new downtown residents to one of the poorest communities in Massachusetts.

Visit the Washington Mills Project website at www.wmlofts.com

Historic Stats

Building Date: **1886**

Square Footage: **240,000**

Style: **Italianate, brick and timber mill**

Historic Use: **Woolen textile manufacturing**

Redevelopment

New Use: **155 housing units**

Total Development Costs: **\$43M**

Tax Credits:

Federal and State Historic Rehabilitation

Other Funding Sources:

Bank of America

Massachusetts Housing Partnership

**Massachusetts Department of Housing
and Community Development**

Boston Community Capital

City of Lawrence

MassDevelopment

Development Team

Joint Venture Partners:

Banc of America CDC

Primary Lenders:

Bank of America

Boston Community Capital

Architect:

Durkee, Brown, Viveiros & Werenfels

General Contractor:

Kaplan Corp.



The Frank Howard Building

Pittsfield, MA

A contractor in Pittsfield takes on exciting new role in transforming downtown- this time as direct developer of an endangered commercial building that otherwise would have sat vacant and unused.

The Howard building is 3-story historic building in downtown Pittsfield located just outside of the Park Square Historic District. AHF was approached by Allegrone to assist their efforts to redevelop the building into first floor commercial and upper floor residential, the feasibility of which hinged upon securing Historic Tax Credits. The building was not initially eligible due to its location right outside the local historic district. AHF successfully established eligibility for the building, enabling the project to proceed, and is now providing tax credit consulting for the State and Federal Tax Credit programs. Part 1 and Part 2 approvals are in place and the project is proceeding to a construction start in 2013.

Historic Stats

Building Date: 1916
Square Footage: 31,000
Style: Classical Revival Commercial
Historic Use: Agricultural supply store and office

Redevelopment

New Use: 14 residential units, first floor commercial
Total Development Costs: \$5M
Tax Credits:
Federal and State Historic Rehabilitation
Housing Development Incentive Program

Development Team

Developer
Allegrone Companies
Architect:
Durkee, Brown, Viveiros & Werenfels
Historic Tax Credit Consultant
Architectural Heritage Foundation
General Contractor:
Allegrone Construction



1. Historic Building Restoration Photos:

2. Comment on Historic Projects:

The restoration of Faneuil Hall & The Old State House were awarded together as one contract by the General Services Administration on behalf of the National Park Service as both buildings are part of Boston National Historic Park. This award resulted from the fact that we are well known in the greater Boston community for pulling apart historic structures and putting them to new use while always respecting the historic fabric and architecture of those buildings. Other prominent examples of our work include our own corporate HQ, the Wilbur Fiske Haven House in Malden and Odd Fellows Hall/The Savings Bank in Wakefield, both National Historic Register buildings.

3. LEED:

Jon Sutphin, LEED AP, will lead this project for Commodore Builders. See Commodore Builder's LEED approach attached.

4. About Commodore:

Commodore Builders is a \$130,000,000 commercial and institutional builder based in Newton, MA. Our current projects include the new 130,000 square foot retail center on Rt. 128 in Waltham, the 40,000 square foot renovation and addition to 375 Newbury Street in Boston and the restoration of Morgan Hall at Harvard Business School.



Commodore Builders role in the LEED process is multifaceted and can include the following responsibilities:

- Evaluate cost and constructability issues for credits to determine feasibility
- Initiate preconstruction efforts as part of a collaborative team
- Manage construction waste handling to meet project goals
- Ensure that subcontractors are adhering to all specified materials and administrative efforts
- Review submittals for compliance with specified LEED certification goals
- Manage indoor air quality during construction and before client move in
- Assist team with documentation for final LEED submission

Sustainable Projects

Sustainable design isn't tree-hugging, pie-in-the-sky idealism. It's progress, evolution and innovation in the building industry. It's one of the ways that today's cutting-edge construction managers define themselves. It's how we leave the environment – man made and natural – better than we found it. It's our responsibility. Sustainability is more than just bamboo floors and LEED credits. It's the attitude that we, as professionals in an industry that's been slow to change, are obligated to do a better job in the future than we've done in the past.

Innovation

Commodore Builders thrives on change and innovation. We understand the compelling need for high-performance buildings, and the high performance teams who build them. It's not rocket science. Sustainability is practical, possible and it doesn't have to cost more. We embrace sustainable design and construction and we're taking steps to ensure all of our projects, LEED-certified or not, make the least possible impact on our environment.

LEED Accredited Professionals

Commodore recognizes that having the right people on our staff is our greatest asset. We actively train our staff in sustainable design and construction principles; our Project Management Staff currently includes ten LEED accredited professionals. We are committed to the continual development of our staff's fluency in sustainable building.

Commodore LEED Accredited Professionals:

- Understand technical knowledge & skill associated with "Green" industry trends
- Comprehend the certification process for documentation with the USGBC
- Have real time experience with LEED & environmental policies & procedures
- Know the credit intents, requirements, submittals, technologies, and strategies affiliated with Corporate Interior LEED credits

Environmental Management System (EMS)

Commodore Builders recognizes our responsibility to advocate for and engage in construction activities that minimize our impact on the environment.

Our Environmental Management System (EMS) defines and implements minimum environmental requirements for all projects, including the use of eco-friendly materials and supplies, documented recycling of construction waste, and strategic partnerships with subcontractors and vendors to ensure compliance with our environmental standards. The EMS was developed by Commodore's Green Building Committee, which meets regularly to oversee the program, monitor its implementation, and cultivate new strategies and procedures.



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- Know the credit intents, requirements, submittals, technologies, and strategies affiliated with Corporate Interior LEED credits

Environmental Management System (EMS)

Commodore Builders recognizes our responsibility to advocate for and engage in construction activities that minimize our impact on the environment.

Our Environmental Management System (EMS) defines and implements minimum environmental requirements for all projects, including the use of eco-friendly materials and supplies, documented recycling of construction waste, and strategic partnerships with subcontractors and vendors to ensure compliance with our environmental standards. The EMS was developed by Commodore's Green Building Committee, which meets regularly to oversee the program, monitor its implementation, and cultivate new strategies and procedures.











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MARTINI



MARTINI

339



LINE

COMPANY

ARCHITECTS

Incorporated

760 Main Street Waltham, MA

02451 U S A

phone no : 781 - 647 - 9800

fax no : 781 - 781 - 8500

LINE COMPANY ARCHITECTS, INC.

Line Company Architects, Inc., incorporated in 1985, quickly established itself as a unique and ongoing resource for other building professionals; real estate owners and developers, architects and builders, specialized private corporations, and municipalities. We are a full service architectural and planning firm dedicated to providing our clients with the highest levels of professional service, design excellence, and individual attention.

Principals Erik Rhodin and Taina Rhodin, are actively involved in all phases of the work from pre-programming through construction evaluation. Our collective experience encompasses a wide spectrum of work in the United States and abroad. We pride ourselves on our success at maintaining on-going relationships with our clients.

Line Company Architects, Inc. has grown to realize that an architectural team requires many varied components for consistently successful projects.

As a resource focusing on special use environments, Line Company Architects, is staffed by proven professionals with backgrounds in architecture, planning, housing, health care, industrial design, landscape design and the behavioral sciences. This unique multidisciplinary collaboration enables us to develop a comprehensive and thoughtful approach to smart building.

Our experience facilitates the creation and implementation of physical/psychological spaces designed to support, sustain and enhance a variety of building philosophies and evolving methodologies consistent with the most current energy and construction technologies. This results in projects that meet the goals of our clients by being cost-effective in both capital and operating expense, while placing emphasis on the needs and desires of the end-users and staff.

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ERIK H. RHODIN
Principal – MA Registration #: 5571 – Architecture

Erik Rhodin received his Master of Architecture degree from Washington University, St. Louis, Missouri in 1976 and a BA in Architecture from Clemson University, 1973. He also studied at the Helsinki University of Technology in Otaniemi, Finland in their special program in Planning and Housing.

Mr. Rhodin is a registered Architect in Sweden, Massachusetts, Rhode Island, Connecticut, and Maine. He has national architectural registration through the National Council of Architectural Registration Board. He is a recent past President of the Scandinavian Baltic Business Council of Greater New England and a current board member of the New England Chapter of the Swedish American Chamber of Commerce. Mr. Rhodin serves the Town of Belmont, MA on the Housing Committee for the new comprehensive master plan study, as well as a member of the newly formed Economic Development Council.

Mr. Rhodin is a Principal and Chief Financial Officer for Line Company Architects, Inc. and has been with the firm since 1985. He heads the marketing effort of the firm and serves as Principal in Charge and Project Architect on various Line Company projects. Recently, Mr. Rhodin has successfully completed a rezoning of a commercial site in downtown Lexington, MA for multi-family residential use, applying the concept of “smart growth”. He has also been active with market rate and affordable housing projects in Boston, in collaboration with Wood Tech Systems, LLC, a provider of affordable high quality factory crafted panel products from their US plant. Mr. Rhodin is also a founding partner in Wood Tech Systems, LLC, which constructs custom closed wall panels using the principles of the Scandinavian factory built panel systems using sustainable and “green” design concepts.

Mr. Rhodin’s design expertise was developed through several years of design responsibilities in his native Scandinavia, working with prominent Finnish architect, Reima Pietila. His work in Finland and Sweden include; a government complex in Kuwait, elderly assisted and independent living facilities, a private school with sports complex, two historic church renovations with additions and a rectory.

Mr. Rhodin has entered many architectural design competitions both in the United States and in Scandinavia and has received awards for housing, elderly housing, office buildings, a maritime museum, as well as prizes for photography, ceramics, and watercolors.

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TAINA M. RHODIN
Principal
Director of Design

Taina Rhodin received her Bachelor of Architecture degree from Boston Architectural Center (BAC), Boston, Massachusetts in 1985. She also studied at the Building Construction Institute in Helsinki, Finland in their program on construction design and detailing.

Taina is a Principal and Director of Design for Line Company Architects, Inc. and has been with the firm since 1988. She serves as Principal in Charge of Design on all Line Company projects. Recently, Mrs. Rhodin has successfully completed a rezoning of a commercial site in downtown Lexington, MA for multi-family residential use, applying the concept of "smart growth". This 30 unit condominium project will be LEED Certified and offer the first multi unit residential development in New England using the "rain screen" technology. Together with her husband, they are both the Architect and part of the development team in this project.

In 2001, Taina designed and developed with her husband, a two unit condominium project in Belmont using pre manufactured custom designed wall panels from Sweden. This 4,700 s.f. building was weather tight with all exterior finishes in one week. Several news articles on this high end construction technique came in the local papers and The Boston Globe, including the editorial section, "A New Idea in Housing", 02-01-02. Mayor Thomas Menino and Boston Redevelopment Authority director Mark Maloney toured the home. In addition to this residential project she has been active designing a number of single family residential projects, both new homes as well as several additions and interior renovations.

Taina Rhodin's design expertise was developed through several years of design responsibilities in her native Scandinavia, working with prominent Finnish architect, Reima Pietila. Her work in Finland and Sweden included a government complex in Kuwait, and two historic church renovations with additions and a rectory. Prior to partnering with her husband Erik Rhodin in Line Company she was a designer for several prominent Boston firms including, The Architects Collaborative, Jung and Brannen Associates, and Moshe Safdie and Associates. While working with Moshe Safdie she was the lead designer under Architect Safdie on Esplanade Condominiums in Cambridge, MA., a 70 unit residential project overlooking Boston and the Charles River.

Taina has entered many architectural design competitions with her husband, both in the United States and in Scandinavia and has received awards for housing, and second price in a national maritime museum competition in Gloucester, Massachusetts. She lives in Belmont, Massachusetts with her husband and two boys Emil and Henrik.



Renovation complete.



Before renovation

18 WINSOR AVE WATERTOWN, MA

The Charles Hale House is one of Watertown's "Grande Dames" built on and near School Street between 1890 and 1920. This careful renovation and major rear addition included all new systems and a complete cut renovation. Historical windows were restored and a complete rebuilding of the front porch with a new copper roof. The home had been abandoned for over 20 years and was the "haunted house" of the neighborhood. Line Company Architects were co owners of the development as well as design architects and headed up the construction and renovation phase.

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Site Plan

New Garage Building



18 WINSOR AVE WATERTOWN, MA

The Charles Hale House is one of Watertown’s “Grande Dames” built on and near School Street between 1890 and 1920. This careful renovation and major rear addition included all new systems and a complete cut renovation. Historical windows were restored and a complete rebuilding of the front porch with a new copper roof. The home had been abandoned for over 20 years and was the “haunted house” of the neighborhood. Line Company Architects were co owners of the development as well as design architects and headed up the construction and renovation phase.



Living Room after and before renovation

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Existing Home Site

Moving Home to temporary site



THOMAS CLARK HOUSE c. 1760 BELMONT, MA

Built before the American Revolution, and carefully preserved both inside and out. It is unusually intact with original ceilings, floors, walls, windows, wood trim and fireplaces, including a secret passage thought to be part of the Underground Railroad. It is a rare piece of Belmont and American history.

The Thomas Clark House is Belmont's second oldest home. Line Company Architects took the lead in saving the house from demolition and are actively searching for a permanent home together with the support of the Architectural Heritage Foundation and Belmont's Historic Commission.

HOOPER HOUSE

Cambridge, MA

Project Type: Housing (Renovation)



Size: 9,000 s.f.
Cost: \$ 1.4 Million

Description: This French Second Empire single-family house was built in 1870 by the Dean of Harvard College and moved to its present site in 1890. The goals of the rehabilitations were to restore the existing façade to serve as the new formal front entry using authentic details and materials and to remodel the interior into a modern working home, saving as much of the existing interior as possible.

Reference: Mr. Erik Rhodin
 781-647-9800



HOOPER HOUSE



BEFORE: FRONT



AFTER: FRONT

Size: 9,000 s.f.
Cost: \$ 1.4 Million

Description: This French Second Empire single-family house was built in 1870 by the Dean of Harvard College and moved to its present site in 1890. The goals of the rehabilitations were to restore the existing façade to serve as the new formal front entry using authentic details and materials and to remodel the interior into a modern working home, saving as much of the existing interior as possible.

Reference: Mr. Erik Rhodin
781-647-9800

36 ARLINGTON STREET

36 Arlington Street, Cambridge, Massachusetts

Project Type: Private Housing Expansion & Renovation



Size: 6,000 s.f.
Cost: \$ 350,000 (estimate)

Description: Renovation of a 1870's French Empire home in Cambridge involving the restoration of the original character of the house in the interior while upgrading the kitchen and support facilities throughout and maintaining this grand character on the exterior with the inclusion of a building tower. The professional services included phasing plans for future growth and expanded facilities including a future indoor lap pool, greenhouse and the potential for an accessory apartment.



Durkee, Brown, Viveiros & Werenfels Architects (DBVW) is an award-winning full-service architectural firm located in Providence, Rhode Island. Smart growth principles and sustainability are core values at DBVW. We believe in building strong, livable communities that promote economic growth and preserve cultural and natural resources. We design inspiring and engaging places for people to live, learn, work and play.

Throughout our firm's 18 year history, approximately 85% of our projects have involved the preservation of historic buildings. We have completed over one hundred historic preservation projects involving buildings listed in the National Register of Historic Places, all of which involved working with State Historic Preservation Offices throughout the process. This is DBVW's area of specialization and we have assembled a staff that brings considerable experience delivering:

- Landmark-Quality Restoration Services
- Conditions Assessments & Feasibility Studies
- Adaptive Re-Use Studies
- Phasing Recommendations with Cost Estimation
- Sustainable Design for Historic & Older Buildings
- Federal & State Historic Tax Credit Applications
- Interior Design within Historic & Older Buildings



DBVW delivers smart projects from beginning to end. Practical approach, clear design direction, and tight management inspire confidence from our clients. People know us for our eagerness to listen, to laugh, to get our hands dirty, and to put our noses to the grindstone. It is not uncommon to find us surveying at the top of scaffolding or measuring in a crawl space, because our approach to design integrates technical knowledge, tactile experience, innovative ideas and clarity of concept.

Since 1994, DBVW has understood that investing in creativity is a business decision for our clients. From the start, we help clients make decisions at the right pace by communicating as simply, clearly and effectively as the buildings we design.



DIGITAL RENDERING CAPABILITY



DBVW's in-house staff creates effective digital renderings to communicate design concepts, and we are happy to offer this service to our clients. This imagery is often used as a fundraising tool, for marketing collateral, to reach consensus internally, or for presentations to boards or commissions. Matthew Valero, LEED AP, is a full-time employee of DBVW and works closely with our project teams during the design process. Matthew is a member of the American Society of Architectural Illustrators (ASAI) and has been published in "Architecture in Perspective," ASAI's International Juried Exhibition of Architectural Illustration publication. In addition to his architectural rendering capabilities, Matthew has a degree in architecture (University of Miami School of Architecture, Bachelor of Architecture, 2004) and has nearly ten years of professional experience. Matthew is a member of and a presenter to the local RI Revit Users Group. When it comes to communicating design concepts and presenting design options to our clients, Matthew is an invaluable member of our team. In addition to our digital visualization capabilities, our architectural staff is also able to generate three dimensional floor plans and models. This imagery is extremely helpful in reviewing options and finalizing floor plans. Examples of our three-dimensional imagery is shown below.



SUSTAINABLE DESIGN & HISTORIC PRESERVATION



DBVW incorporates smart growth principles and sustainable design into the vast majority of our work. We firmly believe that one of the most sustainable things we can do is to save and adaptively re-use existing buildings. We have completed several projects that successfully combine the preservation of historic buildings with LEED certification. DBVW advocates for our clients to implement sustainable design strategies including green roofs, photo voltaic installations, alternate energy sources such as geo-thermal heating and cooling, and energy reduction systems. In addition to taking advantage of new sustainable materials and technologies, we always look to “old fashioned” green design such as appropriate building siting, low-impact natural building materials, rain harvesting and the use of sustainable native landscaping. Whenever possible, we also incorporate alternate transportation and access to public transit in our projects. Selected examples of our LEED projects within historic buildings include:



American Locomotive Works: LEED for Neighborhood Development (Pilot Program) and LEED For Homes (Building 24)

The 17.5 acre American Locomotive Works redevelopment project was accepted into a national pilot program for LEED for Neighborhood Development. Within this redevelopment, Building 24 is being designed to achieve LEED for homes certification. The 124 unit adaptive reuse project will have 37 units of workforce housing and a green roof with an all season garden room. All storm water will be filtered through an underground vortex system before being discharged into the nearby Woonasquatucket River.



United Natural Foods Corporate Headquarters: Designed for LEED Silver Certification

The nation’s leading wholesaler of natural and organic foods, United Natural Foods Inc. chose to relocate their corporate headquarters to the American Locomotive Works site in Providence. We designed a new facility within two existing historic industrial buildings with an internal connection to accommodate 157 employees with expansion opportunity for an additional 90 people. The project was designed to achieve LEED Silver certification.



Nobis Engineering Corporate Offices: LEED Gold Certified

The design of Nobis Engineering’s new 20,000 square foot corporate offices within a historic building includes interior fit-out and the construction of a new 2,000 square foot addition. The project has achieved LEED Gold certification. The program includes work stations for 50 employees, conference rooms, and kitchen facilities.



Moran Shipping Corporate Headquarters: Designed for LEED Silver Certification

Located in the historic RI Medical Society Building, the new corporate headquarters for Moran Shipping features 17 private offices, 18 open work stations, a board room, and an operations center. This project is designed to achieve LEED Silver certification and was the first commercial project in Providence to incorporate geothermal wells.



JWU Physicians Assistant School: Designed for LEED Gold Certification

The renovation transforms an historic building into an open, vibrant, and high-tech facility that includes a gross anatomy lab; a clinical skills practice lab; a 60 person lecture hall; an active learning classroom for 48 students; a library; and administration space. The design also features a new entrance and main staircase as well

ASSORTED TAX CREDIT EXPERIENCE



One of our areas of specialization is working with developers who utilize complex financing mechanisms to make redevelopment projects possible. Often this involves meeting the requirements of various tax credit programs simultaneously throughout the design of the project. We have experience achieving LEED certification on State and Federal Historic Tax Credit projects, working with Low Income Tax Credits and State Housing Agencies in MA, CT and RI, HUD-funded projects, and New Market Tax Credit projects.

Projects marked with an asterisk also utilized State and Federal Historic Tax Credits.

Low Income Tax Credit Project Experience:

- Adelaide Avenue Neighborhood Revitalization*
- Friendship-Pine Revitalization
- Olneyville Redux
- Potters Avenue Revitalization
- Providence-Tanner Revitalization
- St. Ann's Apartments*
- Stephens Hall
- Stillwater Mill*
- Westfield Commons*
- Westfield Lofts*
- Whitmarsh Apartments

HOME Fund Project Experience:

- 1029 Westminster Street
- AS220 at the Dreyfus*
- Clarke Pointe Condominiums
- The Mercantile Block*
- Pearl Street Lofts*
- Stephen's Hall
- Stillwater Mill*

Massachusetts DHCD Project Experience:

- Clark Biscuit Apartments*
- Sean Brooke House: Affordable Veterans Housing
- Washington Mills*
- Hamilton Canal Lofts*
- Union Crossing Phase II*

HUD Project Experience:

- Crossroads II
- Saint Elizabeth Affordable Housing for the Frail and the Elderly
- Medina Village

New Market Tax Credit Project Experience:

- The Institute for the Study and Practice of Nonviolence*
- The Mercantile Block*
- Westminster Street Lofts*
- American Locomotive Works*
- AS220 at the Dreyfus*
- Nobis Engineering Corporate Headquarters*
- Lowell Community Health Center*

SELECTED ADAPTIVE REUSE EXPERIENCE



In terms of general adaptive reuse experience, DBVW has worked with many different client types to accommodate their programs within a variety of historic buildings, which requires a combination of creativity and technical expertise: DBVW offers both perspectives. We play the role of advisor to our clients, listening to what they need and offering thoughtful suggestions based on opportunities presented by these unique historic buildings. DBVW offers over a decade of experience inserting programs into atypical spaces. Here is a summary of the wide variety of adaptive reuse challenges we've solved, or are currently in the process of solving:

THEATERS WITHIN HISTORIC BUILDINGS

- **The Gamm Theater:** This expansion will bring a 380 seat performance space into the historic Pawtucket Armory Drill Hall.
- **The Pell Chaffee Performance Center:** A flexible performance space with classrooms and administrative offices was created within a 1917 bank building.
- **The Perishable Theatre:** This small theatre is renovating and expanding within a historic urban building complex.

COMMUNITY ARTS & EDUCATION GROUPS WITHIN HISTORIC BUILDINGS

- **Blackstone Valley Boys and Girls Club:** A community arts & education center was designed within a two story, 200 foot long historic mill.
- **Providence CityArts for Youth:** Renovations to this youth arts education center maximized space for programs within a historic 32,000 sf historic industrial building.
- **The Institute for the Study and Practice of Nonviolence:** A 14,000 sf historic building was converted to create new headquarters for this non-profit organization supporting at-risk youth.

ARTISTS' SPACE WITHIN HISTORIC BUILDINGS

- **AS220 at the Dreyfus:** Live/work units for artists, shared print facilities, cafe/bar and gallery space were created within a 24,000 sf historic urban building.
- **AS220 on Empire Street:** This non-profit's first floor retail space was reconfigured to include a cafe/bar and performance venue within a historic urban building complex, the upper two floors are artists' housing and studios
- **AS220 at the Mercantile:** Conversion of a 48,000 sf main street mercantile / commercial building to be affordable housing, studios and offices for artists with new mercantile and hospitality uses on the ground floor.

INFORMATION RESOURCE CENTERS WITHIN HISTORIC BUILDINGS

- **International Tennis Hall of Fame:** A resource center for the study and display of tennis memorabilia was created within the former attic of the historic Newport Casino.
- **Sustainable Design Technology Center:** DBVW designed options for the conversion of a vacant town-owned historic building into an educational facility showcasing various sustainable technologies.
- **Visitor's Center and Museum Shop at the Barney House:** DBVW designed options for a visitor's center within a 1777 building owned by the Touro Synagogue Foundation.

AFFORDABLE HOUSING WITHIN HISTORIC BUILDINGS

- **Clark Biscuit:** This former biscuit factory was converted to 43 units of affordable housing within a 68,000 sf mill building.
- **Stephen's Hall:** A former dormitory was converted to 32 1,2 &3 bedroom affordable apartments.
- **St. Ann's Apartments:** A former Church and Rectory Building was converted into 25 units of affordable housing.
- **Stillwater Mill:** 47 units of affordable housing are being designed within a historic mill

SELECTED ADAPTIVE REUSE EXPERIENCE



- **Westfield Lofts:** One of Providence's first affordable housing mill conversions created 69 mixed-income units within a remediated brownfield mill complex.
- **The Adelaide Ave. Revitalization:** 14 blighted historic houses were preserved and transformed into 47 units of scattered-site affordable housing.

VETERAN'S HOUSING WITHIN HISTORIC BUILDINGS

- **280 North Street:** An early 20th century industrial building was converted into 19 units of veteran's housing.

MARKET-RATE HOUSING / MIXED-USE WITHIN HISTORIC BUILDINGS

- **Peerless Lofts:** Residential, commercial and retail space was created within a 7-story, 230,000 sf historic department store. A parking garage was inserted underneath this tight urban site.
- **Phillipsdale Landing:** A large-scale (12.6 acre) redevelopment of a historic mill complex will create a mixed-use community with public waterfront access.
- **American Locomotive Works:** This large-scale (17 acre) mixed-use redevelopment of a historic mill complex will create a mixed-use community with public green space and waterfront access.
- **Pearl Street Lofts:** This historic 140,000 sf mill complex now features residential, light industrial, and commercial space.
- **Burgess/O'Gorman Buildings:** The two adjacent historic buildings were combined to create residential and retail space.
- **The Alice Building:** A 63,000 sf urban historic building was converted to 38 apartments and first floor retail space.
- **The Smith Building:** This mixed-use building features 36 live/work units in 54,000 sf.
- **755 Westminster Street:** This conversion created residential and retail space within a 40,000 sf building.
- **Washington Mills:** A 250,000 sf mill building was converted to 157 loft units.
- **52 Valley Street:** This project includes 25 residential units with retail space within a 25,000 sf mill building.
- **Hamilton Canal Lofts:** This mill conversion involves designing 240 residential units, commercial and retail space within two 700-foot long buildings.

MUNICIPAL, STATE AND QUASI-PUBLIC AGENCIES WITHIN HISTORIC BUILDINGS

- **The Virks Building:** A 50,000 sf historic building, owned by the State of RI, will be converted from a hospital to new offices for RI's Department of Human Services and Allied Operations.
- **Barrington Town Hall:** This historic Town Hall Building is being renovated to maximize available office space.
- **RI Economic Development Corporation:** New offices were created within 19,000 sf of open space located in a historic mill building.

TEST-FITS AND PROGRAMMING STUDIES WITHIN HISTORIC BUILDINGS

- **A Sustainable Technology Education Center for the City of East Providence, RI** was drawn within a historic pump house.
- **A State Archive and Record Center for the State of RI** was drawn within a historic armory building.
- **A Community Health Center / Metta Clinic** was drawn within a historic mill space.
- **A Culinary School with retail showroom** was drawn within a historic former bakery building.
- **A Biotech Research Center** (with cleanroom) test-fit was drawn within a historic mill complex.
- **A Daycare Facility** test-fit was drawn within a historic mill complex.
- **An Adult Learning Center** test-fit was drawn within a historic mill complex.

INTERNATIONAL TENNIS HALL OF FAME PHASED PRESERVATION PROJECTS



Beginning in 1997, DBVW has completed numerous phases of work at McKim, Mead & White's renowned Newport Casino. In June 1998, the north wing of the Casino was severely damaged by fire. Reconstruction of this portion of the International Tennis Hall of Fame included getting an existing restaurant up and running in four weeks, reconstructing and re-structuring water-damaged museum space, and recreating a multi-function room. Other restoration projects throughout the complex have included reconstructing a two-story, 100 foot long porch and recreating historic decorative paint finishes on the vaulted ceiling of a former billiard room. On the top floor of the building, within a former attic space, a new Information Resource Center was created to house the impressive collections of the International Tennis Hall of Fame and to provide a place for visiting scholars to study the collection. Additionally, DBVW restored the 315-seat Stanford White Casino Theatre within the Newport Casino complex.





Project: International Tennis Hall of Fame **Location:** Newport, RI **Size:** varies by project **Date:** 1997 to present
Client: International Tennis Hall of Fame **Client Contact:** Mark Stenning, Chief Executive Officer 401.849.3990



STANFORD WHITE CASINO THEATRE RESTORED 297 SEAT THEATER



In 1879 Stanford White designed the Casino Theatre as part of the shingled style complex of buildings in Newport, Rhode Island known as the Newport Casino and now home to the International Tennis Hall of Fame. The Theatre, which seats 297 on the main level, is richly decorated with basket-weave plaster and gilded ornamentation.



Restoring the Theatre involved carefully restoring decorative finishes and features, while introducing new lighting, sound, mechanical and electrical systems. The project provides the flexibility necessary to accommodate Salve Regina University's theater department as well as summer performances by other theater groups, while simultaneously preserving the historic character of this nationally important landmark building.

2011 Newport Restoration Foundation Award



2010 Preserve RI / RI Historic Preservation and Heritage Commission "Historic Preservation" Award



Project: Stanford White Casino Theatre **Location:** Newport, RI **Size:** 15,500 sf **Completion Date:** 2010 **Client:** International Tennis Hall of Fame and Salve Regina University **Client Contact:** Mark Stenning, Chief Executive Officer 401.849.3990



ENVIRONMENTAL EDUCATION CENTER

NEW CONSTRUCTION FOR THE AUDUBON SOCIETY OF RI



At the heart of the Audubon Society of Rhode Island's Environmental Education Center is the award-winning main building, which houses a large exhibit space, a multi-function room, classrooms and offices. The building is designed to realize its public dimension with minimal impact to the site. Exterior use of natural shingle and stone establishes a sense of connection with surrounding fields and wetlands, while large windows offer expansive views of the site.

One of Rhode Island's best new buildings...

The center is a gem: a warm and welcoming building.

- Bill Van Siclen, The Providence Journal





Project: Environmental Education Center **Location:** Bristol, RI **Size:** 10,500 sf **Completion Date:** 2000 **Client:** The Audubon Society of Rhode Island **Client Contact:** Lawrence Taft, Executive Director 401.949.5454



WATTS SHERMAN HOUSE

EXTERIOR RESTORATION



Originally designed by H. H. Richardson and later expanded by Stanford White, the Watts Sherman House is a nationally significant example of Victorian residential architecture in Newport. Restoring the exterior of this important building includes reconstructing two ornate chimneys that were in danger of collapse, recreating decorative detailing where it had been lost, installing new roofs and flashings, and restoring numerous original architectural elements.



Project: Watts Sherman House **Location:** Newport, RI **Size:** 25,000 sf **Completion Date:** 2009 **Client:** Salve Regina University **Client Contact:** William Hall, 401.341.2132



EMPIRE STREET ARTS DISTRICT URBAN REDEVELOPMENT



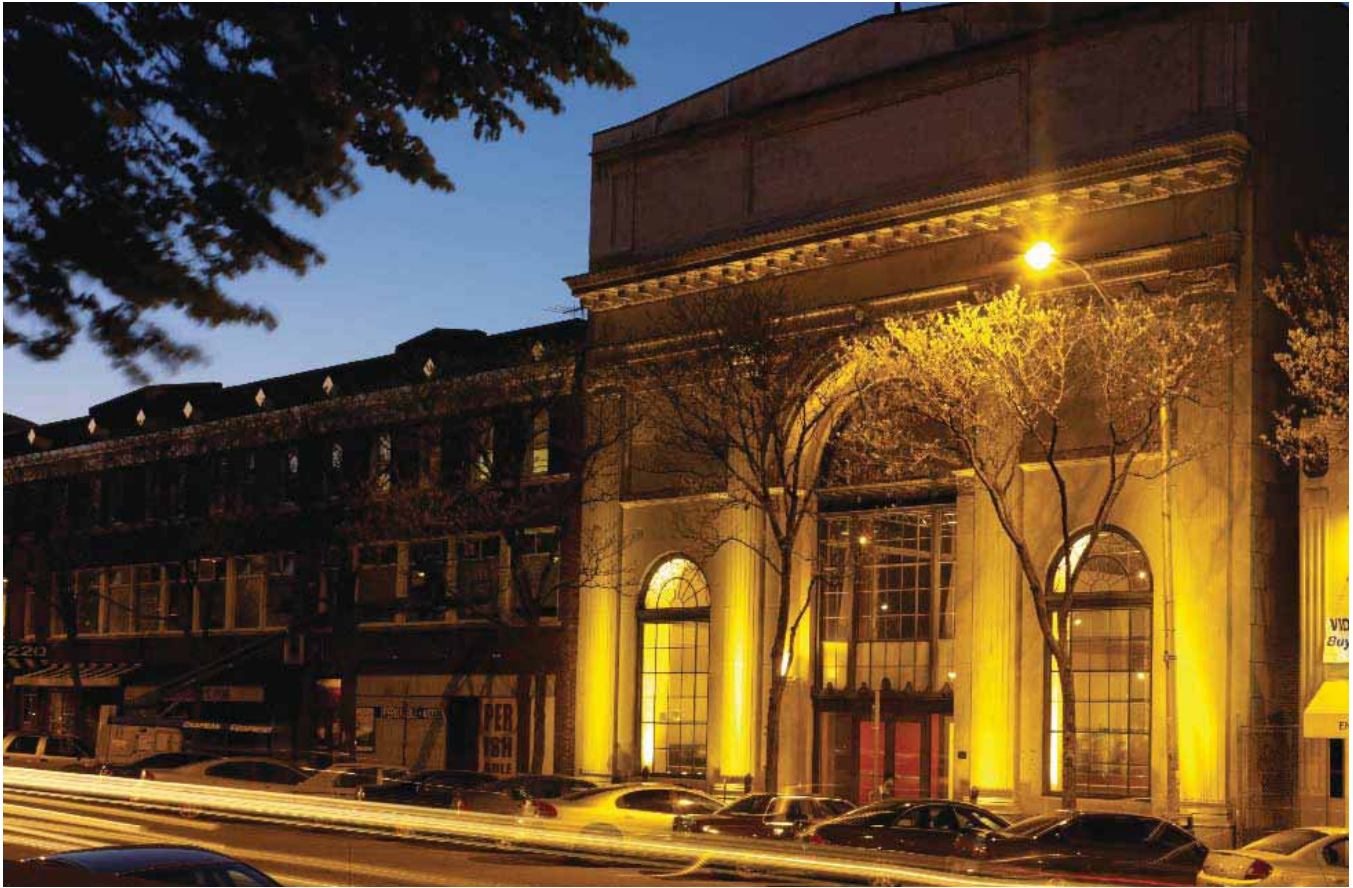
This historic block, located on Empire Street in Downtown Providence, was once in various stages of disrepair. Through the efforts of arts organizations such as AS220, Trinity Repertory Company and local real estate developer Cornish Associates, working together with DBVW, this block has been transformed into a vibrant hub for the performing and visual arts.



Excellent design & administration... keen eye on budget & detail. Responsive, dedicated, creative firm... inspiring designs... practical & highly functional.

- Lucie Searle, Director, AS220 Real Estate Development





Location: Providence, RI **Size:** Five Buildings **Client:** AS220 (AS220 Exhibition Space , Perishable Theater) Trinity Repertory Company (Pell Chafee, Lederer Theater Complex, Administrative Offices) Cornish Associates (Packard Building, The Harkness Building)



TABERNACLE AT OAK BLUFFS

PRESERVATION OF A COMMUNITY LANDMARK



The wrought iron Tabernacle on Martha's Vineyard has been an Oak Bluff's landmark since 1879. Standing in the center of Trinity Park, this 100-foot diameter and 100-foot high structure has accommodated countless musical performances, religious ceremonies and "community sings." In 2001, DBWW Architects prepared a design development report that identified preservation work that would occur over multiple years. To date, restoration of the Tabernacle has included stripping, repairing and repainting all of the wrought iron structure; restoration of the cupola to its original configuration and detailing; a new carbon fiber cross; and stained glass window restoration. New architectural illumination has been added to enhance the building's night-time presence.

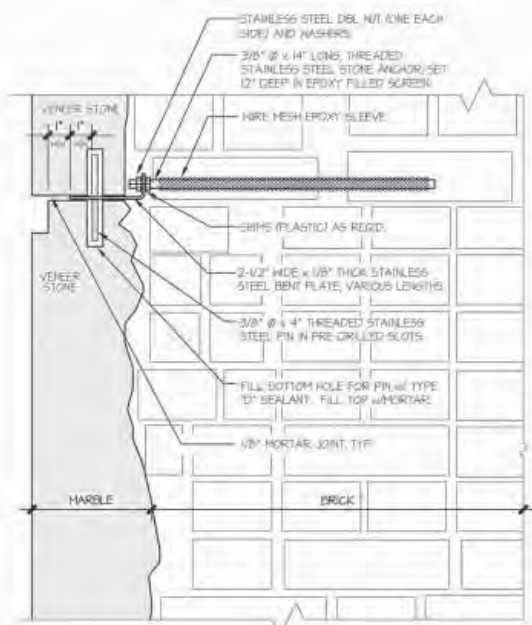


Project: Tabernacle at Oak Bluffs **Location:** Oak Bluffs, MA **Size:** 100 ft diameter, 100 ft high **Completion Date:** 2010
Client: Martha's Vineyard Camp Meeting Association **Client Contact:** Barbara Riedinger 843.522.9133



RHODE ISLAND STATE HOUSE PLAZA AND TERRACE RESTORATION

A century of deterioration left the grand marble terraces and plazas of the Rhode Island State House, and their underlying structures, in need of extensive (and specialized) repair. Over the course of four years, Durkee, Brown, Viveiros & Werenfels Architects disassembled and rebuilt damaged walls that enclose two levels of office, storage and mechanical space; integrated a modern drainage and roofing system; and reconstructed a monumental staircase. In addition to structural work, the four-year, 8.2 million dollar project called for the removal of thousands of pieces of damaged marble balustrades, pavers and handrails. The firm measured, catalogued, and replaced each deteriorated marble component with exact replicas, using marble from the original Georgia Quarry.



Masonry Anchor and Terrace Wall



The Restoration Report detailed the four stages of work that were completed over a six year period, including the investigative phase. Construction costs for each phase were also summarized. Recommendations for continued future maintenance of the State House were proposed as a means of preserving this important landmark for future generations.

*2002 National Trust Award for
Historic Preservation*

*1998 Providence Preservation Society Public
Policy Award*



Project: Rhode Island State House **Location:** Providence, RI **Completion Date:** 2010 **Client:** State of Rhode Island **Client Contact:** Arthur Jochmann 401.222.1285

MICHAEL J. VIVEIROS AIA

Principal in Charge of Design - Durkee, Brown, Viveiros & Werenfels Architects



Michael Viveiros, AIA, a Principal at Durkee, Brown, Viveiros & Werenfels Architects, has over 25 years of experience directing institutional, commercial and residential design projects. Michael has worked with Brown University for over a decade and is currently working for the University of Rhode Island and Johnson and Wales University. He has been recognized both locally and regionally for his creative and aesthetically satisfying solutions. Michael takes pride in collaborating with his clients to design inspiring, innovative spaces for the communities they serve.

Selected Projects

Star Mill-Walker Building Reuse Study, Middleborough, MA

The Town of Middleborough hired DBVW to determine possible uses for this 165,000 sf mill complex. The feasibility study included documentation and evaluation of all buildings, discussion of re-use constraints and options, structural analysis, real estate market analysis and determination of probable costs.

Audubon Society of Rhode Island, Bristol, RI

This new 10,000 sf Environmental Education Center includes a large exhibit space, classrooms, offices and a multi-function room, situated on a 26 acre site adjacent to Narragansett Bay.

Lowell Community Health Center, Lowell, MA

This project involves the conversion of 100,000 sf of industrial mill space to office and healthcare space.

Washington Mill Lofts, Lawrence, MA

The conversion of this late 19th-century mill building created 155 loft-style mixed-income residential live/work units in the North Canal Historic District.

Nobis Engineering, Lowell, MA

The design of Nobis Engineering's new 20,000 sf corporate offices within a historic mill building included interior fit-out and the construction of a new 2,000 sf addition. The project has achieved LEED Gold certification.

Pearl Street Lofts, Providence, RI

This 140,000 sf 19th-century mill complex has been converted to feature loft-style residential units as well as live/work, commercial and industrial spaces.

Hawk Mountain, Kempton, PA

This new 4,500 sf addition to the visitor's center will include auditorium seating, a new entrance lobby, new restrooms, upgraded mechanical/electrical systems and renovated exhibit spaces.

University of Rhode Island, Carothers Library Learning Commons, Kingston, RI

DBVW's scope of work includes the design of a 10,000 sf space, including furniture and finish selection for the University's new Learning Commons.

Brown University, Department of Continuing Education, Providence, RI

This project looks to repurpose an existing building in the Downcity Providence Knowledge District for use by Brown University's Department of Continuing Education as staff offices, program teaching classrooms, and lecture halls.

University of Rhode Island, Harrington School of Communication and Media, Kingston, RI

DBVW is working closely with faculty, students and staff at URI to create a new school of Communication and Media on the historic quadrangle.

Physician's Assistant Program at Johnson & Wales University, Providence, RI

DBVW is working closely with JWU to renovate an existing building in the DownCity campus that will house their new Physician's Assistant Program. The program includes labs, classrooms, a library and administrative offices.

Professional

Years of Experience with Durkee, Brown, Viveiros & Werenfels Architects: 15

Total Years of Experience: 26

Education

Rhode Island School of Design
BFA, Bachelor of Architecture

Alpha Rho Chi Medal
AIA Scholastic Award
Lerner Architectural Scholarship

Professional & Board Affiliations

Quonset Business Park
Design Review Committee, 2004-2009

RI Economic Development Corporation

Historic District Commission
Town of North Kingstown, RI, 2002-2007

American Institute of Architects - RI Chapter
Vice President 1999
Treasurer 1997-1998
Board of Directors 1996-1997

Registrations

Rhode Island #1982
Massachusetts #30595
New Hampshire # 3532
Pennsylvania #RA404233
Maine #3535

111 CHESTNUT STREET
PROVIDENCE, RI 02903

T 401 831 1240
F 401 331 1945

www.durkeebrown.com



CLIENT TESTIMONIALS



“Early on, [DBVW Architects] took the time to ensure a thorough understanding of our work, our aspirations, concerns and expectations for the new space. They converted this understanding into excellent early designs and then worked diligently and responsively to modify the designs according to new information, questions from the staff and budgetary issues.”

- Karen Sibley, Dean, Brown University Department of Continuing Education

DBVW has special skills at working with existing buildings and finding creative solutions to complex challenges including **demanding programmatic requirements and tight budgets**. DBVW's team is efficient, professional and organized, and delivers high quality, award-winning work.

- Sean McDonnell, President, Architectural Heritage Foundation

“When you visit [DBVW Architects’] office, you immediately get a feel for what the firm is all about – openness, collaboration, family. **It’s just a great group of people working together producing thoughtful, quality work.**”

- Laura Smith, Production Director, Trinity Repertory Company

“DBVW Architects is a **responsive, dedicated and creative firm** that you can count on to stand by their work for years to come. They produce inspiring designs that are also practical and highly functional. And they are a pleasure to work with. Very hard to find a better combination!”

- Lucie Searle, Director, AS220 Development

“[DBVW’s] staff - from top to bottom - is a **hardworking, creative and personable group**, and I would highly recommend them for any important, complex project that requires talented and dedicated people to see it through. They are **loyal and devoted architects**, which cannot be undervalued.”

- Dorcas Grigg-Saito, CEO, Lowell Community Health Center

“The Principals and Project Managers at DBVW have always been professional, capable, and responsive to my questions and requests. **At DBVW, you have the attention of a Principal**, which isn’t the case for all architectural firms. I have a high level of comfort with the firm’s technical and cost decisions...”

- Loryn Sheffner, Vice President, Banc of America CDC

“DBVW Architects has repeat clients like Brown University because the firm is **enjoyable to work with, they produce high quality work, and they deliver on time and on budget**....I have been continually impressed by [the firm’s] ability and responsiveness...”

- Bill Gaudet, Project Manager, Brown University Planning, Design & Construction

“**DBVW is an extremely hard-working, professional, communicative and creative group of architects who deliver results on time and on budget.**”

- Jason Kelly, Executive Vice President, Moran Shipping Agencies, Inc.

“When we began our selection process, we interviewed a number of architects and designers... In looking at their projects in Providence, **we found the best architect to consistently be DBVW.**”

Sean McDonnell, President
Architectural Heritage Foundation

“**They listen carefully**, lay out clear processes, propose money-saving alterations when appropriate, are mindful of budget constraints, deliver designs and other deliverables on time, are unfailingly courteous, **and they design beautiful and creatively inventive solutions.**”

William Wingate, Board of Directors
Sandra Feinstein - GAMM Theatre

“DBVW understands that **fast, quality turnaround** is critical to the success of our efforts...”

Jay Fluck, SIOR, Executive Vice President/Partner
CB Richard Ellis - N.E. Partners, LP

SELECT HONORS AND AWARDS



2012	AIA New England Merit Award – Casino Theatre at the International Tennis Hall of Fame
2012	Preservation Massachusetts Paul E. Tsongas Award – College Internship Program
2012	Preservation Massachusetts Paul E. Tsongas Award – Clark Biscuit Apartments
2012	Preservation Massachusetts Paul E. Tsongas Award – Washington Mills Lofts
2012	PPS Award for Rehabilitation and Neighborhood Revitalization – Westfield Lofts and Commons
2012	Massachusetts Historical Commission, Adaptive Reuse, Rehabilitation & Restoration Award – College Internship Program
2012	GrowSmart RI Award – The Mercantile Block
2012	GrowSmart RI Award – Moran Shipping Agencies, Inc. Corporate Headquarters
2012	GrowSmart RI Award – Stillwater Mill
2012	American Society of Architectural Illustrators Award of Excellence – Stone Mill Rendering
2011	Newport Restoration Foundation Award - Stanford White Casino Theatre Restoration
2011	Preserve RI / RI Historic Preservation and Heritage Commission “Historic Preservation” Award – AS220, Mercantile Block
2011	Preserve RI / RI Historic Preservation and Heritage Commission “Historic Preservation” Award – Stillwater Mill
2011	AIA/RI Merit Award - Casino Theatre
2011	Providence Preservation Society Adaptive & Historic Restoration Award – Moran Shipping Agencies, Inc.
2011	Providence Preservation Society Adaptive Reuse Award – Institute for the Study and Practice of Nonviolence
2011	Providence Preservation Society Adaptive Reuse & Historic Restoration Award – AS220 at the Mercantile Block
2010	Rhode Island Historical Preservation & Heritage Commission Preservation Award – Stanford White Casino Theatre Restoration
2010	Rhode Island Historical Preservation & Heritage Commission “Preservation is Green” Award – Moran Shipping Corporate Headquarters
2010	AIA Rhode Island Honor Award for Interiors – United Natural Foods Incorporated Headquarters
2009	AIA Rhode Island Honor Award – St. Bernard Church
2009	Preservation Massachusetts Inaugural Robert H. Kuehn, Jr. Award – Nobis Engineering Corporate Headquarters
2008	Providence Preservation Society Adaptive Reuse Award – Calendar Mills
2008	Providence Preservation Society Award for Continued Excellence in Historic Preservation – DBVW Architects
2008	National Trust for Historic Preservation, Honor Award – Washington Mills Building No. 1
2008	AIA Rhode Island Merit Award – AS220 at the Dreyfus
2008	AIA Rhode Island Merit Award – Calendar Mills
2008	ABC Massachusetts Chapter Excellence in Construction Award – Washington Mills Building No. 1
2008	National Finalist: National Housing and Rehabilitation Assoc. J. Timothy Anderson Award – Washington Mills Building No. 1
2008	National Finalist: National Housing and Rehabilitation Assoc. J. Timothy Anderson Award – AS220 at the Dreyfus
2007	Providence Preservation Society Institutional Restoration Award – AS220 at the Dreyfus
2007	AIA Rhode Island Merit Award – Washington Mills Building No. 1
2006	Rhode Island Historical Preservation & Heritage Commission Preservation Award – Pearl Street Lofts
2006	“Top 10 Loft Projects in the Country,” Urban Land Institute Magazine, May 2006 – Westminster Lofts
2006	Congress of New Urbanism, New England Chapter, Project Award – Westminster Lofts
2006	Preserve Rhode Island Merit Award – Pell Chafee Performance Center
2006	AIA Rhode Island Merit Award – The Peerless Building
2006	Providence Preservation Society Neighborhood Revitalization Award – Potters Avenue Revitalization
2006	Providence Preservation Society Adaptive Reuse Award – Pearl Street Lofts
2006	Providence Preservation Society Adaptive Reuse / Neighborhood Revitalization Award – AS220 Complex
2006	Providence Preservation Society Neighborhood Revitalization Award – Westfield Lofts
2006	Induction into Providence Preservation Society’s “Hall of Fame” – DBVW Architects
2005	Rhode Island Historical Preservation & Heritage Commission Preservation Award – Adelaide Avenue Neighborhood Revitalization
2005	Providence Preservation Society Adaptive Reuse Award – The Peerless Building
2005	Providence Preservation Society Adaptive Reuse Award – Pell Chafee Performance Center
2005	Preserve Rhode Island Neighborhood Revitalization Award – Adelaide Avenue Neighborhood Revitalization
2005	Preserve Rhode Island Merit Award – Westminster Lofts
2005	Preserve Rhode Island Neighborhood Revitalization Award – The Peerless Building
2005	National Housing and Rehabilitation Assoc. J. Timothy Anderson Award, Large Market-Rate Residential – The Peerless Building
2005	National Finalist: National Housing and Rehabilitation Assoc. J. Timothy Anderson Award - Adelaide Avenue Neighborhood Revitalization
2005	National Finalist: National Housing and Rehabilitation Assoc. J. Timothy Anderson Award – Burgess O’Gorman Buildings
2005	Boston Society of Architects’ John M. Clancy Award for Socially Responsible Housing – Friendship-Pine Revitalization
2005	Boston Society of Architects’ John M. Clancy Award for Socially Responsible Housing – Adelaide Avenue Neighborhood Revitalization
2005	AIA Rhode Island Merit Award - Adelaide Avenue Neighborhood Revitalization
2005	AIA Rhode Island Honor Award – Pearl Street Lofts
2004	Providence Preservation Society Neighborhood Revitalization Award – Adelaide Avenue Neighborhood Revitalization
2004	Providence Preservation Society Neighborhood Revitalization Award – Burgess O’Gorman Building
2004	Providence Preservation Society Adaptive Reuse Award – 755 Westminster Street Lofts
2004	National Community Development Association HOME Program Award – Adelaide Avenue Neighborhood Revitalization
2003	Rhode Island Historical Preservation and Heritage Commission Preservation Award – Corliss-Bracket House, Brown University
2003	Providence Preservation Society Public Policy Award – Rhode Island State House Plaza and Terrace Restoration
2003	Providence Preservation Society Neighborhood Revitalization Award – William H. Dyer House
2003	Providence Preservation Society Institutional Rehab/Restoration Award – Corliss-Bracket House, Brown University
2003	Providence Preservation Society Adaptive Reuse Award – Alice Building
2002	Providence Preservation Society Neighborhood Revitalization Award – Friendship-Pine Revitalization
2002	Providence Preservation Society Adaptive Reuse Award – Earle Building
2002	National Trust for Historic Preservation, Honor Award – Rhode Island State House Plaza and Terrace Restoration
2002	AIA New England Design Award – Friendship-Pine/Providence-Tanner Revitalizations

FIRM OVERVIEW



The Klopfer Martin Design Group is a landscape architecture firm providing non-profit organizations, municipalities, colleges, private individuals, and architects with high quality site design and collaboration. We work across scales, from the parcel to academic campuses to the urban design of city districts. The company was founded in 2006 by Mark Klopfer, who is both a licensed landscape architect and architect. In 2007 Kaki Martin joined the firm as a principal, bringing her extensive public landscape and public process experience to the group. Our work reflects this interest in landscape and architecture, building and site. Our approach balances the aspirations of our clients with a respect for the needs of site, community, and sustainability.

For more than seventeen years, Mark Klopfer and Kaki Martin have led complex teams that set new design vision for public landscapes. At KMDG, Mark and Kaki combine their design, public process and programming, and technical skills to create a team that is rich in aesthetic vision, experienced at project delivery, and stimulated by creative clients who face real-world, bottom-line constraints. KMDG currently has five full-time employees, in addition to a small group of flexible part-time consultants to assist with larger deadlines.

Projects in the public realm pose unique opportunities. These center on process requirements such as leading a successful public process, as well as 'final product' requirements such as need to create accessible and safe spaces, durability of the elements residing in the public realm, and creation of interesting places that invite return visits. Much of the firm's ongoing work is with government or non-profit clients. Our work extends from significant urban spaces in China, to municipal parks and streets in Cambridge and the Boston metropolitan area, to a nature center in central Massachusetts to brownfield remediation of the Steel Yard in Providence. In each of these, among our primary objectives is the desire to make the landscape 'of the place' whether it is the recasting of an industrial brownfield site into a school such as at The Steel Yard or the Paul Cuffee School, or remaking a barren 1960s urban renewal plaza into Suffolk University's first campus landscape.

Lastly, our firm has a commitment to strive for works of beauty in landscape. For us aesthetics lie in formal beauty and a belief that a designed landscape can reveal and inform the site's history or larger contextual (ecologic, urban, hydrologic) connections. We feel that this is accomplished through cultivating an appropriate and thoughtful plant palette, integrated with material choice and detailing, all set within a smart response to the project site, history, and context.



MARK KLOPFER, ASLA, LEED AP

Principal

PROFILE

Mr. Klopfer is a LEED accredited, registered landscape architect and architect with nineteen years of practice experience. His experience is based in public realm streetscape and park site design, institutional and open space master planning, and on-structure landscapes. He has extensive public design process experience and has led numerous multi-disciplinary projects in both public and private sectors. He has led the landscape components of large-scale, urban design projects including the Pittsburgh Riverfront Vision Plan, Cincinnati's Fort Washington Way, and the Greensboro South Elm Street Redevelopment Plan. His projects currently in design include Boston's Causeway Street, Main Street in Kendall Square, Cambridge, and Central Square in East Boston. Mr. Klopfer is a tenured member of the architecture faculty at Wentworth Institute of Technology and has been a member of the landscape and architecture faculties at Harvard Graduate School of Design, Cornell University, the Rhode Island School of Design, and the Boston Architectural Center. He was the 2000-2001 Prince Charitable Trusts Rome Prize winner at the American Academy in Rome and was previously a commissioner on the Marblehead Conservation Commission.

EDUCATION

Master of Landscape Architecture, 1994 - University of Virginia; Charlottesville, Virginia

Bachelor of Architecture, 1988 - Cornell University; Ithaca, New York

LICENSURE AND CERTIFICATION

Registered Landscape Architect - Massachusetts #1164, Rhode Island, #437, New York #002141

Registered Architect - Massachusetts #31411, Virginia #0401 008798, NCARB #65854

Council of Landscape Arch. Registration Boards (CLARB) Certification #6361; LEED Accredited Professional

FELLOW

American Academy in Rome, [Rome Prize] FAAR 2001

RECENT CAREER SUMMARY

Klopfer Martin Design Group, Cambridge, MA

Principal

2006 - Present

Wentworth Institute of Technology, Boston, MA

Associate Professor of Architecture

2006 - Present

Jacques Whitford, Woburn, MA

Principal Landscape Architect, Practice Leader

2004 - 2006

Harvard University, Cambridge, MA

Studio Critic, Lecturer; Department of Landscape Architecture

1996 - 2005

SELECT AWARDS & HONORS

2012 The Senator John H Chafee Conservation Leadership Award, Environmental Council of Rhode Island, The Steel Yard

2011 Honor Award for Design, General Design, American Society of Landscape Architects, The Steel Yard
The Rhody Award, Landscape Preservation, RI Historical Preservation & Heritage Commission, The Steel Yard
Great Places Award for Design, Environmental Design Research Association, The Steel Yard
Honor Award - Boston Society of Landscape Architects, The Steel Yard

2009 Merit Award, Boston Society of Landscape Architects, Signature Flight General Aviation Facility

2008 First Place in International Competition, Shanghai Bund Waterfront, Shanghai, China.
In collaboration with Chan Krieger Sieniewicz

2007 Merit Award, AIA New England, Design Award; Signature Flight General Aviation Facility
Logan Airport, Boston Massachusetts. In collaboration with Chan Krieger Sieniewicz

2006 Merit Award, Accessibility Design Award, Commonwealth of Massachusetts Access Board



PROFILE

Ms. Martin is a landscape architect with seventeen years of practice experience. Her experience is based in public park and streetscape design, institutional and open space master planning, and river edge landscapes. She has keen interest in and knowledge of the design and construction of public urban landscapes. She has extensive public design process experience and has led several multi-disciplinary projects in the public sector all including a wide range of stakeholder groups. She is currently managing the landscape architecture components of the Causeway Street Crossroads project, the Kendall Square Main St streetscape and final design of Central Square in East Boston. Ms. Martin is an adjunct professor at the Rhode Island School of Design and taught in a similar capacity at the Graduate School of Design at Harvard University. Additionally, she has been a member of thesis advisory teams at the Boston Architectural College and continues to be a visiting design juror at many institutions including the Harvard Graduate School of Design, Rhode Island School of Design, and Wentworth Institute of Technology. She is currently the Vice Chair of the Cambridge Conservation Commission and the Boston Society of Landscape Architects Awards Committee. Ms. Martin is also a founding member of Good Sports, a Boston based non-profit devoted to ensure that disadvantaged youth have the equipment they need to participate in organized athletic programs..

LICENSURE AND CERTIFICATION

Registered Landscape Architect - Connecticut #1150

Council of Landscape Architecture Registration Boards (CLARB) Certification #4919

EDUCATION

Master of Landscape Architecture, 1995 - Harvard University; Cambridge, Massachusetts

Bachelor of Arts (Art History and Painting), Charles Hovey Pepper Prize, 1990 - Colby College; Waterville, Maine

SELECT AWARDS & HONORS

2012 The Senator John H Chafee Conservation Leadership Award, Environmental Council of Rhode Island, The Steel Yard

2011 Honor Award for Design, General Design, American Society of Landscape Architects, The Steel Yard
The Rhody Award, Landscape Preservation, RI Historical Preservation & Heritage Commission, The Steel Yard
Great Places Award for Design, Environmental Design Research Association, The Steel Yard
Honor Award - Boston Society of Landscape Architects, The Steel Yard

Honor Award - Boston Society of Landscape Architects, North End Parks [Crosby | Schlesinger | Smallridge]

2010 Reuse and Neighborhood Preservation Award - Providence Preservation Society, The Steel Yard

2008 First Place in International Competition, Shanghai Bund Waterfront.
In collaboration with Chan Krieger Sieniewicz

RELEVANT EXPERIENCE – SELECTED WORKS

Providence Bus Corridors, Providence, Rhode Island

Kendall Square, Main Street + Point Park; Cambridge, Massachusetts (w HDR)

Summer Star Nature Center, Boylston, Massachusetts

Weymouth Braintree PWED Streetscape, Weymouth+ Braintree w Howard/Stein-Hudson traffic+civil)

Fisher Hill Reservoir Park; Brookline, Massachusetts

Central Square; East Boston, Massachusetts (w Howard/Stein-Hudson traffic+civil)

Boston Crossroads Initiative, Causeway Street; Boston, Massachusetts (w Howard/Stein-Hudson traffic+civil)

The Steel Yard, Providence, RI

Roemer Plaza; Suffolk University, Boston, Massachusetts (w Chan Krieger/NBBJ)

East Main Street; Louisville, Kentucky

North End Parks Rose Kennedy Greenway; Boston, Massachusetts; C|S|S

Upper Neponset River Open Space Master Plan; Milton & Hyde Park, Massachusetts; C|S|S



NORTH END PARKS



Christian Phillips Photography



Client
Massachusetts Turnpike Authority

Location
Boston, Massachusetts

Landscape Architect
Crosby | Schlessinger | Smallridge
in association with Gustafson Guthrie
Nichol, Ltd.

Status
Completed Fall 2007

Size: 2.8 acres

Budget
\$13 million

This project was completed by Kaki Martin as project manager and project designer while an Associate with C|S|S.

As the northern most piece of the Rose Kennedy Greenway, the North End Parks holds the prominent role as the threshold between Boston's downtown and the North End neighborhood. The park serves as a crossing point from work to home that echoes the North End's rich history as the original neighborhood for many of Boston's immigrant populations.

The wide porch on the eastern edge serves as a neighborhood gathering space with extraordinary views across the park and to the Boston skyline. Reiterating the linearity, an interactive fountain sits below the porch and adjacent to the large panels of open lawn. Cradled in the heart of each park parcel, they provide a welcome sense of protected openness. Colorful perennial beds bind the western edge of the park. The garden path creates another north/south connection that emerges the visitor in color.

UPPER NEPONSET RIVER MASTERPLAN



Client

Massachusetts Department of Conservation & Recreation (DCR)

Location

Milton and Hyde Park, Massachusetts

Landscape Architects

Crosby | Schlessinger | Smallridge
Klopfert Martin Design Group
/Jacques Whitford

Status

Master Plan Completed Summer 2006

This project's scope of work includes schematic landscape design and master planning for 125 acres (6 miles of riverbanks) of the Upper Neponset River. The master plan addresses development of the river as both an active and passive recreation area; creation of pedestrian and bicycle paths to link commercial and employment centers, parks, playgrounds, public transportation centers and residential neighborhoods; and improvement of important ecological/natural resources serving both environmental and education purposes. The master planning work was accompanied by an interactive public process. KMDG assisted with the environmental contamination solutions, consulting on masterplan, and providing visions for various spaces with digital before/after images.

THE STEEL YARD



Awards

2011 Honor Award
Boston Society of Landscape Architects

2011 Preservation Award
Providence Preservation Society



Building Additions



'Moats' and 'Fill'



'Carpet' Paving



Composite



Christian Phillips Photography

Client

The Steel Yard

Location

Providence, Rhode Island

Landscape Architect

Klopfert Martin Design Group

Environmental Engineer

EA Engineering, Science & Technology

Civil Engineer

Morris Beacon Design

Budget (Site)

\$800,000

Completion

Summer 2010

In 2001 a forward-looking group of individuals banded together to purchase Providence Steel, a dis-used steel fabrication facility near the center of Providence. Their goal was to develop a non-profit organization housing artist studios, facilitating instruction in metal, ceramic, and glass arts, and creating a home for an arts community that offered different venues for showing and making art. Since 2003 KMDG has been working with the Steel Yard to transform their 3 acre brownfield site into this community. With assistance in the form of EPA grants, construction was completed in 2010.

Competing interests of large paved surfaces for outdoor work space, events, and vehicular movement, balanced with the sustainable interests of reducing impervious pavement, are driving forces of the landscape design. The resulting design is centered on a paved plane, 'the carpet,' which is woven with heavy- and light-duty pavements, impermeable and pervious materials. The margins beyond the pavement act as 'storm-water moats' infiltrating stormwater runoff, and providing habitat for volunteer vegetation. Building the carpet over existing grade reduced excavate and allowed all contaminated soil to remain on-site in landforms.



About Our Firm

Fort Point Associates, Inc., is a multi-disciplinary, professional firm that provides urban planning, environmental consulting and permitting, and project management services to both public and private sector clients. Over the past 25 years, FPA has established itself as a leader in managing urban and waterfront master plans, institutional expansions, private real estate developments, and complex public infrastructure improvements. Fort Point Associates enjoys an enviable reputation with its clients for our professionalism and adeptness in dealing with the many federal, state, and local agencies that are relevant to planning and development.

FPA's team of highly experienced professionals counsels our clients on approaches to planning and development projects, providing advice on effective strategies for facilitating approvals, and for managing the public review and community participation processes. With its breadth of professional expertise, FPA offers insights and guidance that result in time and cost savings. Senior professionals dedicate their personal attention to every project to ensure effective relationships with interest groups including public agencies, private property owners, advocacy organizations, neighborhood associations, and others.

With its involvement in such high-profile undertakings as the \$14 billion Central Artery/Tunnel Project, and with its Boston operations only minutes from government offices, FPA maintains ongoing communication with key government personnel, closely monitors trends and changes to existing statutes and development regulations, and keeps abreast of the individual preferences and informal policies that operate alongside the laws and regulations that govern agencies' day-to-day activities.

Environmental Regulatory Consulting

FPA brings its extensive experience and informed analysis to bear on the resolution of complex environmental issues. With a highly sophisticated grasp of municipal, state, and federal environmental regulations, we provide strategic advice regarding options available to our clients to comply with regulations while achieving desired outcomes. We have developed excellent working relationships with relevant environmental agencies, including the Massachusetts Executive office of Energy and Environmental Affairs, the Department of Environmental Protection, and the office of Coastal Zone Management. Equally, we take a collaborative approach to working with relevant environmental advocacy groups, and have a proven track record of building consensus with them.

Urban and Waterfront Planning

FPA has led a broad range of urban and waterfront master plans for public agencies including the Boston Redevelopment Authority, Massachusetts Port Authority, the City of Beverly, the City of Salem, the City of New Bedford, and the Town of Plymouth. FPA has earned a reputation as a leader in Municipal Harbor Planning due to our in-depth understanding of the Massachusetts Chapter 91 Regulations and the mechanisms through which cities and towns can tailor them to their unique needs. Balancing commercial, residential, and public interests to create vibrant and prosperous waterfronts, we work collaboratively with all agencies and interested parties to generate strong, long-term, and realizable visions for the future.

Community Relations

FPA excels at artfully managing the dynamic relationships between diverse stakeholders to work toward mutually beneficial outcomes. FPA assists its clients by productively channeling the public's involvement in the development process through pro-active community outreach programs and effective communication with the various parties of interest to a project. Our demonstrated its commitment to Boston and the region, and has developed strong and positive relationships with leaders of community groups. We are skilled in diffusing escalating conflicts and building trust and a spirit of cooperation amongst parties while continuing to move our clients' projects forward.

Project Management

FPA boasts exceptional project management expertise that ranges from guiding the development of individual properties to conducting visioning for large-scale, urban areas. FPA has established its reputation managing complex, multi-dimensional projects such as the \$700,000 Port of Boston Economic Development Plan and the \$1.2 million feasibility study for the Boston Convention & Exhibition Center. Because of the breadth of its experience and the diverse capabilities of its staff, FPA frequently assumes the role of lead consultant. We are highly capable of orchestrating the services of a multi-disciplinary team to achieve project objectives on time and on budget. As project manager, FPA regards itself as responsible for ensuring that the team's professional resources are applied appropriately, fully capitalizing on the strengths and expertise of each contributing team member.



Outline of Services

Fort Point Associates, Inc. specializes in all aspects of urban planning, environmental permitting, waterfront development, and project management. For over 25 years, FPA has provided the highest quality of consulting services to its clients in the following areas:

Urban Planning

Master Planning, Municipal Harbor Planning, Institutional Master Planning, Conceptual Site Analysis, Site Feasibility Studies, Financial Feasibility Analysis, Mitigation Plans and Specifications, Zoning Approvals: (Amendments, Variances, Special Permits, Site Plans, Fiscal Impact Analysis), Site Plan Review, Municipal Ordinances and Land-Use Regulation, Impact Identification and Analysis.

Environmental Permitting

Army Corps of Engineers Section 404, U.S. Coast Guard; National Pollutant Discharge Elimination System (NPDES), Massachusetts Department of Environmental Protection (DEP) Chapter 91 Waterways Licensing, Federal Aviation Administration (FAA) Regulations, Massachusetts Coastal Zone Management (CZM) Consistency Certification, DEP Water Quality Certification, Notice of Intent/Order of Conditions, DEP Air Quality Permits, State Highway Access Permits.

Environmental Documentation

National Environmental Policy Act (NEPA) Environmental Impact Statements, Environmental Assessments, Environmental Re-evaluation; Massachusetts Environmental Policy Act (MEPA) Environmental Impact Reports , Environmental Notification Forms, Notices of Project Change, Waivers, Section 61 Findings; Local Environmental Reviews including Boston Zoning Code Article 80, Project Impact Reports , Project Notification Forms, Conservation Commission Review, Design Commission Review, Public Improvement Commission Review, Historical Commission Review.

Project Management

Project Scheduling, Development Strategy, Community Relations, Subconsultant Selection and Team Management.



Jamie M. Fay AICP, CEP

President

Summary

Mr. Fay is the founder and president of Fort Point Associates, Inc., a multi-disciplinary planning and environmental consulting firm. Mr. Fay has been the principal-in-charge and lead consultant for the past twenty seven years for a variety of master planning, real estate development and public infrastructure projects. Notable public sector projects include the \$850 million Boston Convention and Exhibition Center, the \$14 billion Central Artery/Tunnel project, the Port of Boston Economic Development Plan, and the \$60 million Newburyport Commuter Rail Extension. Private sector projects include over \$2 billion in real estate development for retail, commercial, industrial, residential and institutional uses.

Prior to founding the firm in 1985, he held senior positions in multiple public and private organizations. Mr. Fay was a senior planner for four years with the Executive Office of Environmental Affairs Coastal Zone Management Program, developing environmental policy for activities within coastal communities and assisting in the preparation of state wetlands and waterways regulations. As vice president of a private environmental policy consulting firm for five years, he provided strategic advice to public sector clients, which included developing new regulatory programs for the Department of Environmental Protection. Mr. Fay is a member of the American Institute of Certified Planners and a Certified Environmental Planner, the former Chairman and member for 22 years of the Ipswich Finance Committee, Vice President and Trustee of The Boston Harbor Association in Boston, and a member of the Public Affairs committee of the National Association of Office and Industrial Properties.

Relevant Experience

Boston Convention and Exhibition Center, Boston, MA

Mr. Fay was the local project manager for the interim and final planning/feasibility study for the new \$850 million Convention Center in South Boston. The study was prepared for a joint working group of the Senate, House of Representatives, City of Boston and Executive Office of Administration and Finance. The \$700,000 study was completed in five months and addressed all of the economic, community, programmatic, environmental and operational issues surrounding the facility. On the basis of the report, legislation was filed by the Governor and approved by the legislature. Mr. Fay subsequently prepared the Project Development Plan for approval by the Boston City Council, and the Expanded Environmental Notification Form, Final EIR for the Boston Redevelopment Authority and obtained all project permits and approvals.

Port of Boston Economic Development Plan, Boston, MA

As Project Manager for a \$700,000 seaport economic development plan sponsored by the Boston Redevelopment Authority and Massachusetts Port Authority, Mr. Fay was responsible for managing this comprehensive planning study on a short nine-month timeframe. Involving over twenty agency staff in two agencies and fifteen technical subconsultants, Mr. Fay developed a strategic plan integrating economic development and environmental concerns. Components of the plan include ship repair, intermodal cargo, cruise ship industry, transportation management plan, seafood industry, petroleum offloading and distribution, recreation and tourism, and water transportation planning.

Central Artery/Tunnel, Boston, MA

As a senior environmental strategist for joint venture providing environmental approvals for all activities proposed in conjunction with the Central Artery/Tunnel project for the Massachusetts Highway Department (MHD), Mr. Fay was responsible for providing the MHD with an environmental approvals acquisition strategy; providing Quality Assurance/Quality Control on permit submissions to agencies; recommending strategic approaches to the resolution of environmental controversies; and providing day-to-day liaison with environmental agencies. At \$14 billion, this project was the largest public works projects in the nation and required the acquisition of over seven hundred federal, state and local environmental approval actions covering work in some 150 separate construction contracts throughout Boston and Cambridge.

Private Development Projects

Mr. Fay managed planning and environmental approvals for over a \$2,000,000,000 in private development projects including a luxury condominium project in North End/Waterfront, and three major hotel development projects in Boston, Charlestown and Newburyport and a 1.2 million s.f., \$300 million, biomedical research complex in Boston.

Institutional Development Projects

Mr. Fay prepared a comprehensive 10 year Institutional Master Plan for Boston University, the nation's fourth largest private nonprofit university covering 12 million sf of buildings serving 38,000 students, faculty and staff. Obtained planning and environmental approvals for Boston University, Harvard University, Boston College and Wentworth Institute covering over \$1 billion in residential, academic and athletic/recreation facility construction projects.

Environmental Assessments, Statewide

Over the past 27 years as president of Fort Point Associates, Mr. Fay has been the primary author of well over 200 Environmental Notification Forms (ENFs), Environmental Impact Reports (EIRs), Environmental Impact Statements (EISs), Project Impact Reports (PIRs) and Environmental Reevaluations (ERs) at the local, state and federal levels. Project types included transportation infrastructure (highway, rail, port), residential (single family, condominium, golf course community), office (high rise, low rise), commercial (box retailers, shopping center, specialty retail), institutional (hospital, university) and industrial (manufacturing, distribution). In addition to the \$14 billion Central Artery/Tunnel project, combined value of private projects reviewed under MEPA exceeds \$2.0 billion.

Education

B.A., 1976: Hampshire College, Amherst, Massachusetts

Professional Affiliations

- Certified Planner, American Institute of Certified Planners
- Certified Environmental Planner, American Institute of Certified Planners
- The Boston Harbor Association, Vice President and Trustee
- Member, Executive Committee and Harbor Planning Committee
- Member (22 years), Finance Committee, Town of Ipswich
- NAIOP - Massachusetts Chapter - Public Affairs Committee
- MA DEP Regulatory Reform Task Force

Publications and Presentations

“Ocean, Coasts and Tidelands”, Sherin and Lodgen LLP Annual Seminar, September 2009

“Workshop on MEPA and NEPA, Law Seminars Int’l., June, 2008

“Development Permitting and Building in Boston “, Massachusetts Continuing Legal Education, May, 2008

“After Moot: What the new tidelands legislation means to you”, Real Estate Bar Association, February, 2008

“Landlocked tidelands seminar”, NAIOP, November, 2007

“Municipal Harbor Plans” in Navigating the Permitting Maze, National Association of Office and Industrial Properties, October, 2007

“Balancing Growth on the Waterfront,” American Planning Association National Conference, Boston, MA, April 1998.

“Implications of Chapter 91 for Maritime Industries,” Chapter 91 Forum, World Trade Center, Boston, MA, July 27, 1989.

“Case Studies of Waterfront Development Planning for Industrial, Commercial, and Residential Projects,” Building at the Edge Conference, New England Aquarium, Boston, MA, June 24, 1987.

“Private Sector Role in Meeting Public Needs on the Waterfront,” Public Forum on Waterfront Development in Portland, Marine Law Institute, Portland, Maine, October 1986.

“Protecting the Working Waterfront,” Seminar at Fish Expo ’86, Boston, MA, October 1986.

“Fishing Industry and Waterfront Development Conflicts,” Proceedings of the Marine Law Institute, Conference on East Coast Fisheries Law and Policy, Portland, Maine, July 1986.



Sarah D. Kelly AICP

Senior Associate

Summary

Sarah D. Kelly joined Fort Point Associates, Inc. as Senior Associate in 2012. Ms. Kelly has twelve years of experience in the public, private, and nonprofit sectors in urban and environmental planning and historic preservation and is responsible for managing public and private planning and development projects. Most recently, Ms. Kelly served as Executive Director of the Boston Preservation Alliance, Boston's primary historic preservation advocacy and education nonprofit organization. Previously, Ms. Kelly was Project Manager and Interim Director at The Boston Harbor Association, where she spearheaded a range of advocacy and education initiatives to promote a clean, alive, and accessible Boston Harbor. She has also worked as a planner specializing in Municipal Harbor Planning at the Boston Redevelopment Authority and at Murray O'Laoire Architects in Dublin, Ireland. Ms. Kelly serves on the Board of Trustees of The Boston Harbor Association and the Board of Directors of Preservation Massachusetts.

Relevant Experience

Historic Preservation Consultation and Review – Boston, MA

As Executive Director of the Boston Preservation Alliance, Ms. Kelly engaged frequently in consultation with city and state regulatory agencies regarding development projects impacting historic resources. As the chief spokesperson and advocacy officer for the organization, she provided technical advice on a broad range of preservation efforts throughout the city.

Boston University Charles River Campus Projects – Boston, MA

As Senior Associate for Fort Point Associates, Inc., Ms. Kelly has been responsible for the permitting and approval of many high-profile projects for Boston University's Charles River Campus. She has advised on the development of the 2012-2022 Institutional Master Plan, the internationally recognized School of Law tower renovation and new addition, and the design and public improvements for the New Balance Field, a new athletic facility.

Everett Central Waterfront Municipal Harbor Plan – Everett, MA

Ms. Kelly is the project manager for the Everett Central Waterfront Municipal Harbor Plan and is providing technical assistance and leadership to see this initiative through to completion by fall 2013. Working in close collaboration with the City of Everett Planning and Development Department, she is managing public outreach and participation, coordination with the Office of Coastal Zone Management and other relevant state agencies, technical guidance regarding compliance with regulations, and writing, research, production, and approval of the plan.

South Boston and East Boston Municipal Harbor Plans – Boston, MA

As a planner at the Boston Redevelopment Authority, Ms. Kelly coordinated public participation in the development of Municipal Harbor Plans to tailor Massachusetts Waterways Regulations to Boston's waterfront. Planning involved an extensive community process, consultant management, coordination with city and state agencies, soliciting and responding to public comments, and ensuring consistency with previous planning efforts.

Boston Harborwalk Initiative – Boston, MA

As project manager at The Boston Harbor Association, Ms. Kelly created public education tools and resources, including a comprehensive website to promote the public use of Boston's 47-mile Harborwalk. Concurrently, Ms. Kelly managed advocacy initiatives to promote the addition of new Harborwalk segments and public amenities associated with private waterfront development.

Education

Master of City Planning, 2005: Massachusetts Institute of Technology

Bachelor of Arts, 2000: Government, Dartmouth College

Professional Affiliations

- Certified Planner, American Institute of Certified Planners (AICP)
- Board of Trustees, The Boston Harbor Association (2009-present)
- Board of Directors, Preservation Massachusetts (2013-present)
- Board of Directors, Friends of Copley Square (2010-September 2012)
- Board of Directors, Friends of Fort Point Channel (2006-June 2012)

Relevant Publications

"A Rubric for Campus Heritage Planning," *Planning for Higher Education*, v39 n3 p55-70 Apr-Jun 2011, with Charles Craig and David N. Fixler.



Liberty Hotel

Boston, Massachusetts

Retained by Carpenter & Company, Inc., Fort Point Associates, Inc. was responsible for managing the environmental review and permitting of the Liberty Hotel. The project involved the rehabilitation of the vacant Charles Street Jail and the construction of an adjacent 15-story guestroom wing for a total of 239,000 square feet (sf) of hotel space. Improvements included removal of the perimeter security wall that surrounded the site to improve views of the historic jail from the Charles River and to improve public access to the site. In addition to guestrooms, the luxury hotel houses meeting rooms, restaurants, a bar, an exercise area and a small ballroom. The project involved close coordination with city and state agencies, particularly the Boston Landmarks Commission and the Massachusetts Historical Commission, the Massachusetts General Hospital, project abutters and a variety of stakeholders.

Client

Carpenter & Company, Inc.

Client Contact

Peter Diana, Vice President and General Counsel

Services

Environmental Permitting and Strategy

Status

Complete, opened 2007

Construction Cost

\$150,000,000



Community Rowing, Inc.

Brighton, Massachusetts

Fort Point Associates, Inc. was retained by Community Rowing, Inc., the nation's oldest community-based non-profit rowing organization, to obtain environmental approvals for the construction of a new boathouse along the Charles River. CRI needed a new building to house its expanded public rowing programs. FPA prepared an Expanded Environmental Notification Form (EENF) with a detailed Alternatives Analysis of nine potential sites along the Charles River. The Preferred Alternative identified in the EENF was selected. FPA assisted in securing legislative approval under Article 97 of the State Constitution and has obtained all other local, state, and federal approvals. The 30,000 square foot facility opened in 2008 and is now home to one of the nation's largest and most successful rowing programs.

Client

Community Rowing, Inc.

Client Contact

Bruce Smith, Executive Director

Services

Project Planning and
Environmental Permitting

Status

Complete

Construction Cost

N/A



Central Artery/Tunnel Project New Charles River Basin Parks Program

Boston, Massachusetts

Fort Point Associates, Inc. served as Area Permit Manager for the Metropolitan District Commission's Charles River Basin park program, a mitigation commitment of the Central Artery/Tunnel Project. The \$80,000,000 program involved the construction of six parks along the banks of the Charles River, including North Point Park, Nashua Street Park, Lovejoy Wharf Park, Leverett Circle Park and the New Charles River Basin Surface Restoration and Pedestrian Bridges. The parks feature waterside amenities, public walkways over the Charles River, docking facilities and boat ramps. FPA was responsible for ensuring that project design was compatible with regulatory programs and for acquiring approvals/permits from the Boston and Cambridge Conservation Commissions, the state DEP Chapter 91 program, Office of Coastal Zone Management and the United States Army Corps of Engineers.

Client

Massachusetts Department of Conservation and Recreation (formerly the Metropolitan District Commission)

Client Contact

Ronald Killian

Services

Environmental Permitting

Status

Complete

Construction Cost

\$80,000,000



Boston University Preservation Plan

Boston, Massachusetts

Fort Point Associates, Inc. played a strategic role in the development of an historic preservation plan for Boston University, the largest private owner of historic properties in the City of Boston. The University agreed to prepare a preservation plan for the entire Charles River Campus under a Memorandum of Agreement with the Massachusetts Historical Commission. Working with a preservation consultant, FPA oversaw the preparation of an inventory and assessment of some 317 potentially historic buildings containing millions of square feet of academic, residential and commercial space. The Preservation Plan assessed the University's real estate assets, provided a historical context for the development of this area of Boston and identified key preservation planning issues. The Preservation Plan provides a sound framework for campus planning and future building development programs.

Client

Boston University

Client Contact

Paul Rinaldi, Associate Vice President

Services

Planning

Status

Complete

Construction Cost

N/A



Boston Medical Center

Boston, Massachusetts

Fort Point Associates, Inc. was retained to prepare environmental documentation for the 92,000 sf Moakley Ambulatory Care building in Boston's South End Landmarks District. The project involved the demolition of five obsolete buildings along with the restoration of the medical campus's original 19th century courtyard layout. FPA acted as lead consultant, coordinating the efforts of other firms and taking the principal role in preparing an Environmental Notification Form, a Project Notification Form, and a Project Impact Report. Throughout the environmental approval process, FPA attended public meetings and kept abreast of community issues surrounding this historic neighborhood. The Center is the primary teaching affiliate for Boston University School of Medicine.

Client

Boston Medical Center
Corporation

Client Contact

Richard Moed, Chief Operating
Officer

Services

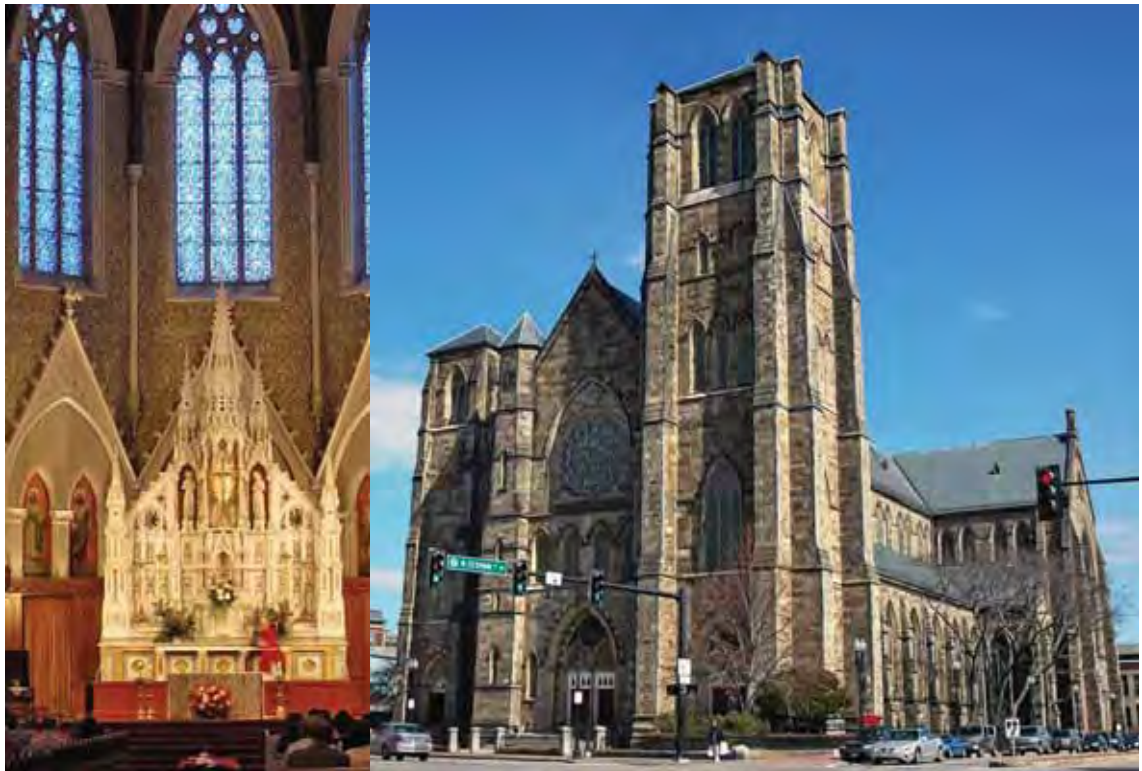
Environmental Strategy and
Permitting

Status

Complete

Construction Cost

\$400,000,000



Cathedral of the Holy Cross Master Plan

Boston, Massachusetts

The Cathedral of the Holy Cross is located in the South End Landmark District of Boston. The Master Plan provides the Archdiocese with a unique opportunity to understand how to integrate spiritual, educational, recreational, and community aspects of the Cathedral site as a resource to the South End community, the City of Boston, and the Commonwealth of Massachusetts. The Master Plan and accompanying Development Plan for Parcel 32-C submitted to the Boston Redevelopment Authority identified current and future facility needs, recommended an optimum development and revitalization strategy for maximizing land use, suggested ways to enhance the site's image by improving access to and from the site, established cost projections and developed a financing strategy and timetable. Fort Point Associates, Inc. was retained by Perini Corporation to manage the environmental, transportation and parking portions of the Master Plan as well as to serve as the liaison to local, state and federal agencies.

Client

Roman Catholic Archbishop of Boston

Client Contact

Perini Corporation, Jack Rizzo,
Vice President

Services

Master Planning and Agency
Coordination

Status

Complete

Construction Cost

\$75 million



Hamilton Canal District Mixed Use Development

Lowell, Massachusetts

FPA was retained by Trinity Financial LLC to manage the environmental review and permitting process for the redevelopment of the 13-acre site in the heart of Downtown Lowell, MA. The project consists of nearly 2 million square feet of mixed use development to be developed over a 10 year period under a Form Based Code. While the project faced major permitting challenges, it achieved strong local support. The site was located in a National Register District, trisected by canals with hydroelectric power rights. It required relief for use of state and federal parklands as well as highway access permits. The Project utilized the "Super MEPA" review process, as well as a Phase I waiver. Currently in its first phase of construction, the Project will incorporate low impact development techniques and be LEED Certifiable.

Client

Trinity Financial

Client Contact

James Keefe, President

Services

Master Planning, Environmental Documentation, and Permitting

Status

Under construction

Construction Cost

\$250,000,000