



May 30, 2024

Ms. Pam Vickery, MCPPO
Purchasing Department
Franklin Municipal Building
355 East Central Street
Franklin, MA 02038

Re: Submission of Request for Expressions of Interest for Purchase/Lease and
Redevelopment of Former Davis Thayer Elementary School

Dear Ms. Vickery,

I am pleased to submit this Expression of Interest for the purchase/lease and redevelopment of the former Davis Thayer Elementary School on behalf of Dean College.

We submit this Expression of Interest as a preliminary commitment to a project that promises not only to redefine a structure, but to reshape the community experience. We are excited about the potential to create a new narrative for Franklin, one that honors its history while chartering a vibrant, innovative, sustainable future.

We at Dean College, in collaboration with the Town of Franklin, are excited to propose the Franklin-Dean Fusion Gateway. Our vision is to create a landmark center that broadens the horizons of education, arts, culture, community interaction, and economic development. The project aims to provide a multipurpose facility that revitalizes a historically significant site and becomes a beacon of communal and cultural engagement.

As Dean's Interim President, I will serve as the authorized representative of the College. My contact information is as follows:

Mark D. Boyce, Interim President
Dean College
99 Main Street
Franklin, MA 02038
508-541-1658
mboyce@dean.edu

Dean College, a long-established educational institution with legal recognition and operation within Massachusetts, in partnership with the Town of Franklin, will form a joint venture aiming to foster community and academic pursuits.

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Thank you for considering Dean College's Expression of Interest. We look forward to the opportunity to discuss our submission in greater detail and to explore how we can collaborate effectively on this initiative. Should you require any additional information or have any questions, please do not hesitate to contact me directly at 508-541-1658 or mboyce@dean.edu.

Sincerely,

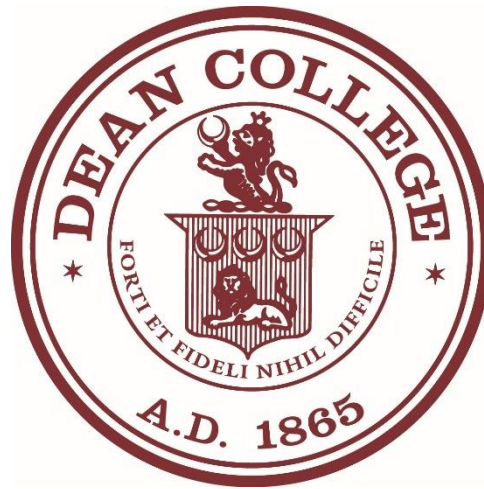
A handwritten signature in black ink that reads "MARK D. BOYCE". The signature is written in a cursive style with a long horizontal flourish underneath the name.

Mark D. Boyce
Interim President

Enclosures (11)

cc: Sandra Cain, Executive Vice President
Thomas Pistorino, Chief Financial Officer

Request for Expressions of Interest
For Purchase/Lease and Redevelopment of Former
Davis Thayer Elementary School
137 West Central Street
Franklin, MA 02038



Submitted by

Dean College
99 Main Street
Franklin, MA 02038

May 30, 2024



Dean College Expression of Interest
For Purchase/Lease and Redevelopment of
Former Davis Thayer Elementary School

Dean College Proposal Narrative and Project Description

I. Overview of the Project/Concept

The Franklin-Dean Fusion Gateway is a visionary project designed to transform the former Davis Thayer Elementary School site into a dynamic, multifaceted community hub. The project aims to create a vibrant center that serves as both a welcoming entrance to Dean College and a focal point for the Town of Franklin. By integrating academic, arts, cultural, and recreational elements, the Gateway will offer a rich array of programs and amenities that foster educational excellence, cultural enrichment, and community well-being. This comprehensive redevelopment will rejuvenate the area, creating a space that is both functional and inspirational, benefiting students, residents, and visitors alike.

a. Description of Proposed Use

The Franklin-Dean Fusion Gateway will encompass several key components, each designed to meet the diverse needs of the college and the community. The creative and innovation space will feature state-of-the-art theaters equipped with advanced acoustics and lighting, providing a premier venue for college performances and community theater productions. These theaters will be complemented by art and innovation workshops where both students and residents can engage in various creative endeavors, from painting and sculpture to digital arts and crafts.

The development will also include a robust co-working and educational facility. The innovation hub will offer state-of-the-art co-working spaces and learning labs to support startups, freelancers, and student projects. These facilities will feature high-speed internet, meeting rooms, and collaborative lounges, creating an environment that fosters creativity and entrepreneurship. The learning labs will be versatile, capable of hosting lectures, workshops, and community education programs, bridging the gap between academic and real-world experiences.

The retail and dining component of the Gateway will feature a vibrant marketplace with local artisan shops, bookstores, and specialty stores. This marketplace will provide economic opportunities for local vendors and promote the unique crafts and products of the Franklin community. A diverse array of food and beverage outlets will also be included, offering healthy, locally-sourced options that cater to a variety of dietary preferences. These dining establishments will serve as social hubs, enhancing the communal atmosphere of the Gateway.

b. Description of the New Environment

The Franklin-Dean Fusion Gateway will be designed with sustainability and aesthetics in mind, creating a harmonious blend of built and natural environments. The new facilities will be modern and energy-efficient, featuring high-performance insulation, energy-efficient windows, and LED lighting to reduce energy



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consumption. Green roofing and solar panels will be integrated to harness renewable energy and promote sustainability. On-site rainwater harvesting systems and greywater recycling will contribute to water conservation.

The site will also feature extensive green spaces and recreational areas. A community park will provide a tranquil setting for relaxation and informal gatherings, with shaded seating areas, scenic walking paths, and quiet zones for reflection. An open performance lawn will cater to outdoor events and performances, equipped with portable stages and necessary infrastructure. Sports courts for basketball, tennis, and other activities will encourage physical fitness and community engagement, while interactive play areas and eco trails will promote outdoor activity and environmental education. Community gardens will offer plots for residents and students to grow their own produce, fostering a sense of sustainability and hands-on learning.

Electric vehicle charging stations will be installed in the parking areas to support the transition to electric mobility. The parking lot will incorporate permeable paving materials to reduce stormwater runoff and promote groundwater recharge. The overall aesthetics of the environment will be consistent with the goals of the Town of Franklin and Dean College, ensuring an inviting and cohesive look and feel.

c. Clear Definition of Project Goals

The primary goal of the Franklin-Dean Fusion Gateway is to enhance the academic and community experience for both Dean College students and Franklin residents. By providing cutting-edge facilities and diverse programs, the project aims to foster a strong bond between the town and the college, creating opportunities for collaboration and mutual growth. The Gateway will also promote cultural enrichment and entrepreneurial spirit through its varied offerings, positioning itself as a landmark that embodies the values of education, innovation, and community service. Additionally, the project is committed to minimizing the carbon footprint and maximizing green initiatives, contributing to a sustainable future for the community.

d. Possible Impacts on Neighborhood and Town

The Franklin-Dean Fusion Gateway is expected to have a profoundly positive impact on the Town of Franklin and its residents. The development will increase community engagement by providing a central hub for cultural and recreational activities, thereby boosting local pride and cohesiveness. It will serve as a destination for residents and visitors alike, attracting events, festivals, and performances that enhance the cultural fabric of the town. Economically, the Gateway will spur local business growth, create jobs, and potentially increase property values in the surrounding area. It will also offer educational and career opportunities for students and residents, driving long-term community development.



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In terms of potential negative impacts, these will be minimal. The design of the Gateway will ensure there is no significant increase in noise levels or traffic burdens on the surrounding neighborhood. The development will place no additional demands on public services, as sustainable infrastructure and efficient resource management practices will ensure self-sufficiency. The aesthetics of the new environment will align with the shared goals of Dean College and the Town of Franklin, maintaining the town's character and enhancing its visual appeal.

e. Description of Expected Financial Benefits to the Town

In the short term, the construction phase of the Franklin-Dean Fusion Gateway will generate jobs and stimulate local business activity. This initial economic boost will be supported by potential fundraising, donations, and sponsorships that can provide additional financial resources. In the long term, the Gateway will create consistent revenue streams through co-working space rentals, retail and dining operations, and event hosting fees. The presence of these amenities will attract visitors year-round, supporting local businesses and contributing to the town's economic vitality.

As a landmark attraction, the Gateway will likely attract new residents and businesses to Franklin, further enhancing the town's economic prospects. Additionally, the investment in green technologies and sustainable practices will lead to long-term savings in operational costs and position the town as a leader in environmental stewardship.

II. Fulfillment of the Town's Development Criteria

a. Potential Reuse Alternative Appropriate to the Property

The proposed project is exceptionally well-suited for the property, transforming the former school site into a multifaceted hub that serves educational, cultural, and recreational purposes. The incorporation of elements like theaters, co-working spaces, and recreational facilities ensures that the redevelopment honors the site's historical significance while meeting contemporary needs. The emphasis on sustainability and minimizing the carbon footprint aligns with current environmental expectations and community values.

b. Alignment with Project Goals

The Franklin-Dean Fusion Gateway aligns perfectly with the town's goals, fostering community involvement, cultural enrichment, and economic development. By providing a versatile space that caters to both the college community and town residents, the project promotes collaboration and shared growth. The integration of green spaces, eco-friendly infrastructure, and sustainable practices further supports the town's goals for a healthy and resilient community.



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c. Compliance with REI Guidelines and Criteria

Our proposal adheres to the guidelines and criteria set forth in the REI, ensuring a sensitive and impactful redevelopment. The project respects the historical context of the site while introducing modern, sustainable features that meet current and future needs. The comprehensive approach addresses both community and environmental needs, ensuring long-term benefits for residents and the college.

III. Experience and Qualifications of Dean College

a. Experience and Qualifications

Dean College has over a century of experience in providing high-quality education and fostering community engagement. Our institution is renowned for its innovative and supportive educational environment, with a proven track record of successfully launching and managing projects that benefit both students and the broader community. We have successfully integrated sustainability into our operations and educational programs, reinforcing our commitment to environmental stewardship and community well-being.

b. Capabilities to Achieve Project Objectives

Dean College possesses the planning, financial, and managerial capabilities necessary to ensure the successful realization and sustainability of the Franklin-Dean Fusion Gateway. Our team includes experienced educators, administrators, and community engagement professionals who are committed to bringing this vision to life. Additionally, we have partnerships with leading experts in sustainable development and green technologies, ensuring that our project not only meets but exceeds environmental standards.

IV. Conclusion

The Franklin-Dean Fusion Gateway promises to be a transformative project for both Dean College and the Town of Franklin. By integrating educational, cultural, and recreational elements into a cohesive community hub, the Gateway will enrich lives, foster innovation, and build strong community bonds. The commitment to minimizing the carbon footprint and maximizing green initiatives underscores our dedication to a sustainable future. We look forward to the opportunity to bring this vision to life in partnership with the Town of Franklin and contribute to the long-term prosperity and vitality of our shared community.