

**PROPERTY SUMMARY
ELIOT SCHOOL, NATICK, MA**

The Town of Natick is soliciting Letters of Interest (LOI) for the sale or long term lease (no less than 30 years and up to 99 years) of the property and structures thereon located at 5 Auburn Street in Natick MA (the “premises”), said property being the former Eliot Elementary School.

A property tour will be held on September 13 and September 20, 2010 at 4:00 p.m. at 5 Auburn Street. All interested parties are strongly encouraged to attend. Letters of Interest and accompanying materials must be submitted no later than 4:00 p.m. on September 30, 2010 to the Town of Natick Procurement Officer, Christopher Bradley, preferably electronically at cbradley@natickma.org. Alternatively they can be delivered to Mr. Bradley at 13 East Central Street, Natick, MA 01760 but MUST include an electronic version of the submittal.

The information derived through this LOI process will enable the Town to tailor the subsequent Request for Proposals process (required by Mass. General Law Chapter 30B) such that the resulting Proposals will be more likely to be well received by the community, thus avoiding – to the greatest extent possible – impediments in the permitting process. Upon its receipt of the Letters of Interest, the RFP Committee will engage in a process to garner public and other input as to the uses deemed most favorable in terms of neighborhood compatibility, benefits to the South Natick area, commitment to the historic and open space preservation of the property, financial benefit to the Town of Natick, and more. This information will help the Town to craft an RFP designed to elicit proposals likely to be favorably received by the community, thus benefiting both the Town and the selected developer.

The premises contain approximately 2.83 acres and are shown as Lot 1 on the Town of Natick Assessors’ Map no. 63. The building is 10,656 square feet with expansion potential in the rear; additional usable space is available at the basement level. The property is zoned General Residential; the Zoning By-Law can be accessed from the Town website www.natickma.org – go to the Planning Board’s page through the link to “Boards and Committees.” The premises are currently occupied by the Eliot Montessori School. The School’s current lease term expires June 30, 2012; an additional one-year extension may be negotiated.

The premises are within the John Eliot Historic District, a Locally-Designated Historic District that is also listed on the State and National Registers of Historic Places. The premises and structures thereon are, in and of themselves, historically significant; all property improvements shall be implemented with respect to the historic attributes of the property and are subject to review by the Historic District Commission where applicable. The Town is in the process of conducting an environmental assessment of the property.

It is the Town’s intent that the front green should be preserved and remain undeveloped. The “streetscapes,” including the building façades facing Eliot Street and Auburn Street, shall also be generally preserved with improvements subject to review by the Historic District Commission where applicable. Further, the Town desires to retain right of public access to the riverfront area, either through an easement or otherwise.

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The premises are to be leased or sold “as is” (“broom clean”) with the Lessee or Purchaser responsible for funding and properly completing all desired building and site improvements, maintenance, and repairs.

Several supporting and informational documents are available at http://natickma.gov/Public_Documents/NatickMA_Comptroller/purchasing/eliotLOI/index (or go to the Town’s website at www.natickma.gov and click on Eliot School under Quick Links).

Further inquiries may be made to the Natick Town Administrator at 508-647-6410 or mwhite@natickma.org