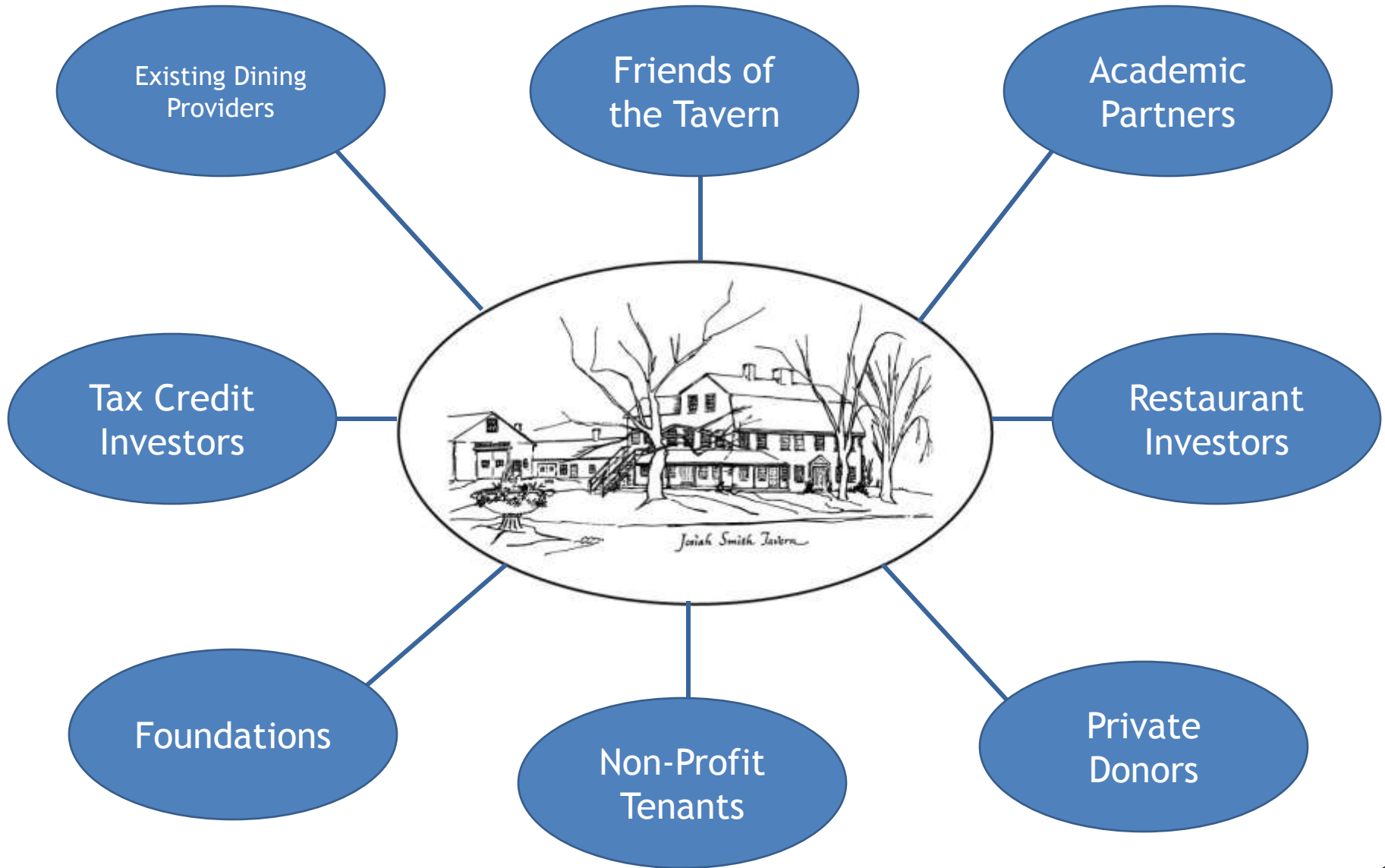


Weston Culinary Center



Friends of Josiah Smith Tavern

- We are a non-profit formed to own or lease and manage the Josiah Smith Tavern
- This includes barn, connector and Jones House
- Plan is to put a 100 seat restaurant in the barn and connector for dinner, coffee shop during day
- In order to keep the restaurant small, we will partner with one or more academic institutions to generate revenues from tuition.
- The Jones House would be leased as office space, with local non-profits given priority

What We've Learned So Far

- 2014 National Citizens Survey found that Weston residents favored a restaurant in the Tavern by 3.4 to 1 margin.
- Survey also found that residents want to minimize the Town's contribution to upfront capital costs and ongoing operating costs.
- Finally, residents wanted to minimize traffic and parking impacts related to re-use.
- Our proposal best meets these conflicting goals with a small but viable restaurant/culinary center.

Squaring the Circle

- To reduce the Town's burden of operating and capital costs, we must attract an operator.
- In 2009, we learned that private operators want a 200 seat-restaurant in order to recoup investment
- That conflicts with residents' desire to minimize parking and traffic impacts
- Solution: Create an operation that doesn't depend exclusively on food and drink sales, and doesn't need to make a profit.
- Smaller size means lower impact: less traffic, reduced need for off-street parking.

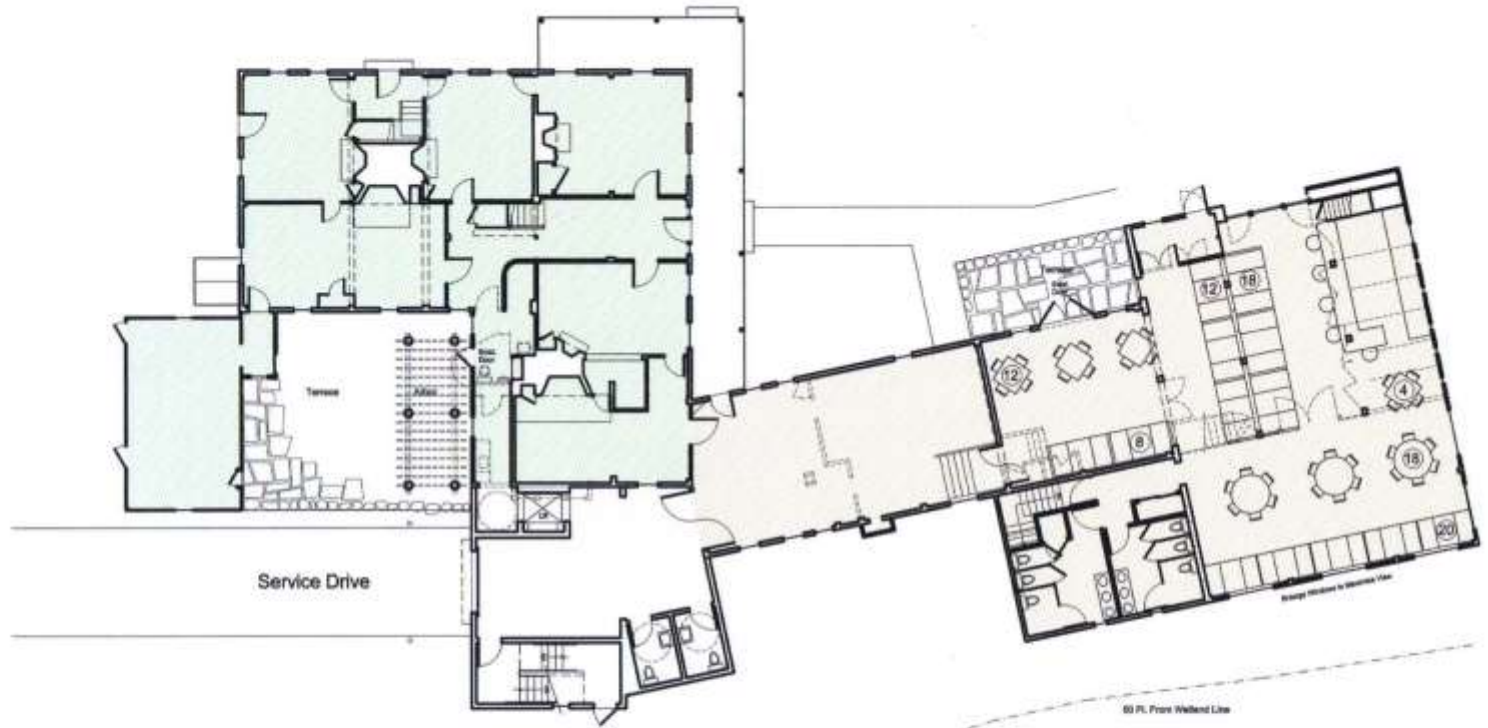
The Non-Profit Model

- Restaurant partners with academic institutions that have culinary arts/nutrition program
- Operation is supported by tuition revenues in addition to food and drink sales
- Non-profit status means no need to make 2 to 3.5% profit that private operators expect.
- Tuition + non-profit = entrée prices are kept low even though restaurant is small.
- Local examples: La Chanterelle, Endicott College, Weltman Dining Room, Newbury College
- Restaurants on this model have much greater longevity than for-profit operations.

Non-Profit Office Space

- Office space is a low-impact use
- Local non-profits that make a significant contribution to community life would be offered space at below-market rents
 - Weston Forest & Trail (letter of intent)
 - Uncommitted: WHS, WCL
- Existing food operations of WCL and Land's Sake would be accommodated in ballroom
- Remaining space would be offered at market rent

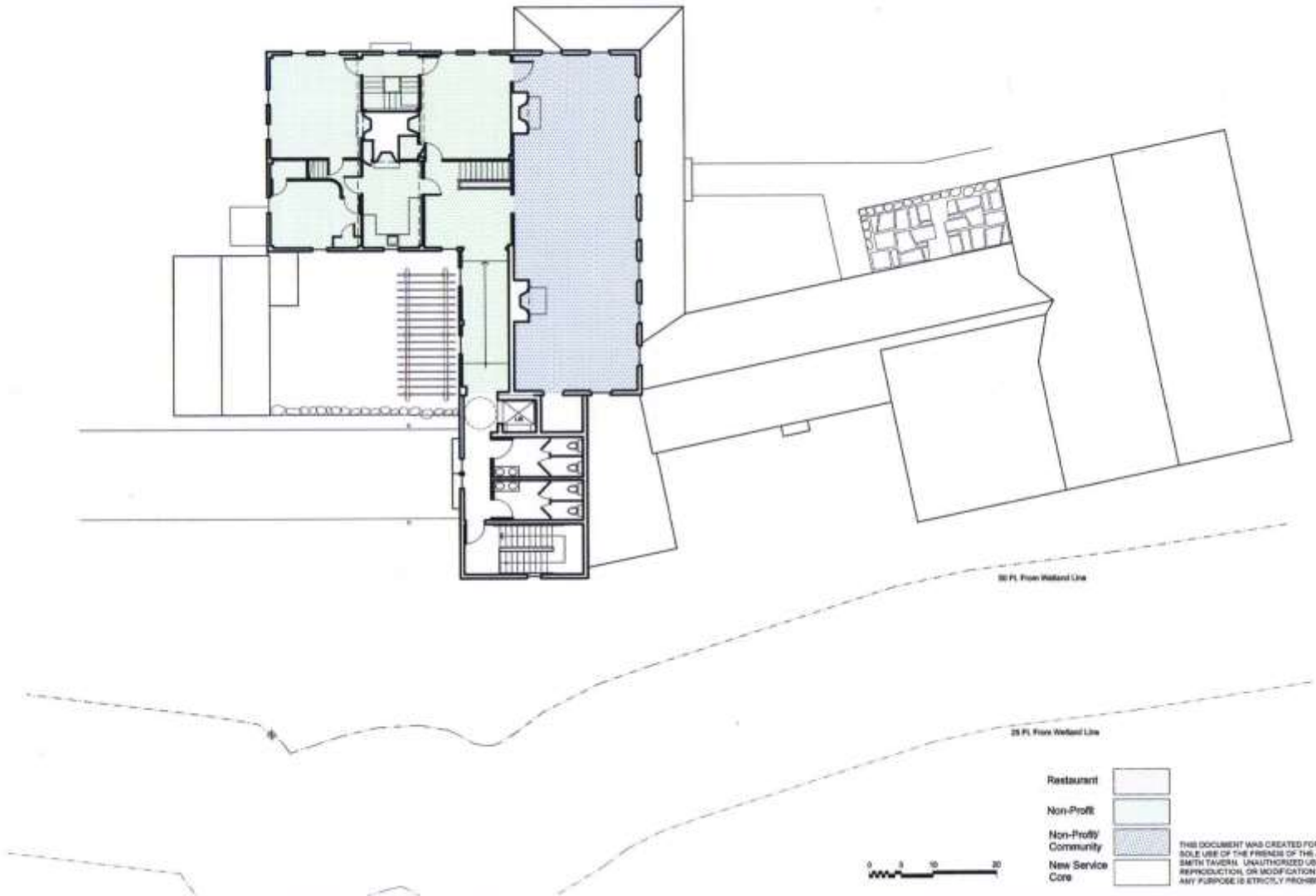




- Restaurant
- Non-Profit
- Non-Profit/Community
- New Service Core

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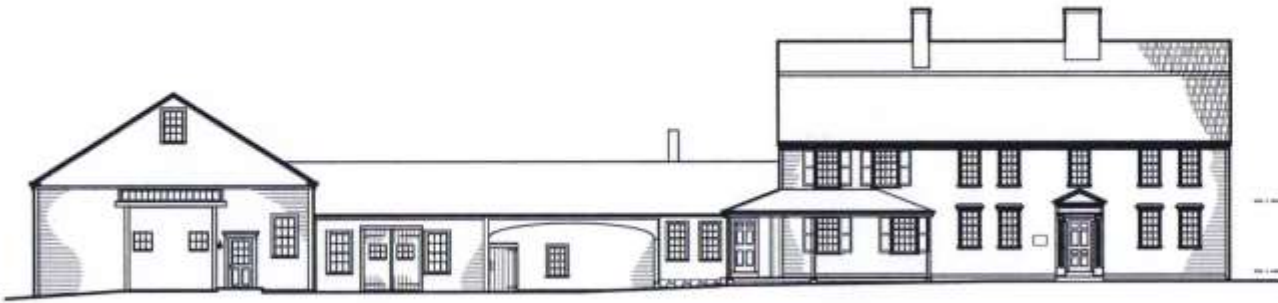




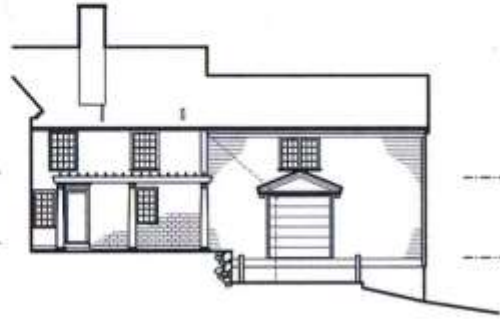
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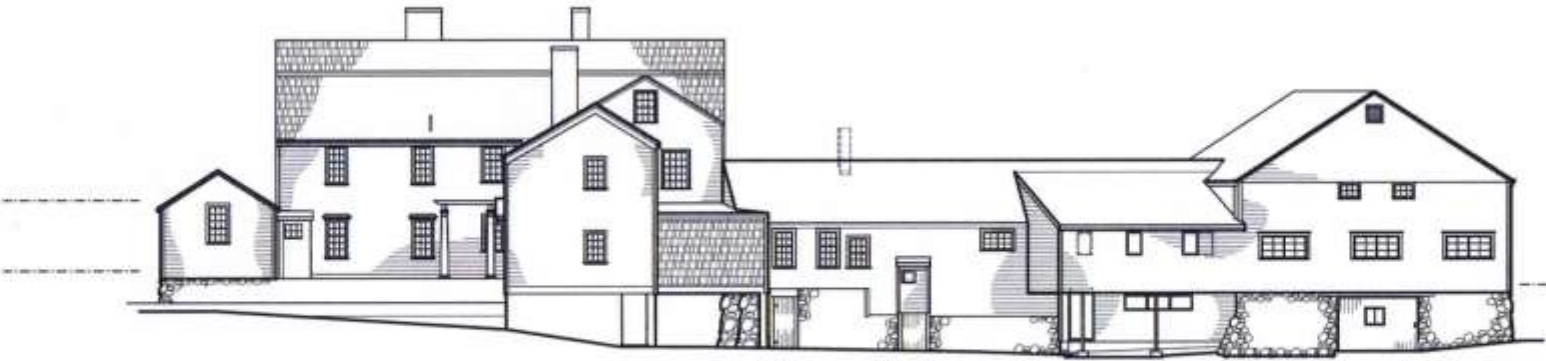




North



West



South



New Service Core

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17
5.80 AC

343

TOWN HOUSE RD

CHURCH ST

BOSTON POST RD

BOSTON POST RD

358

356

3482

22
0.63 AC

21
1.69 AC

SCHOOL ST

FIRE DEPT
94

ST JULIAS
CATHOLIC
CHURCH

25
0.49 AC

374

24
2.46 AC

23
2.11 AC

8
0.27

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