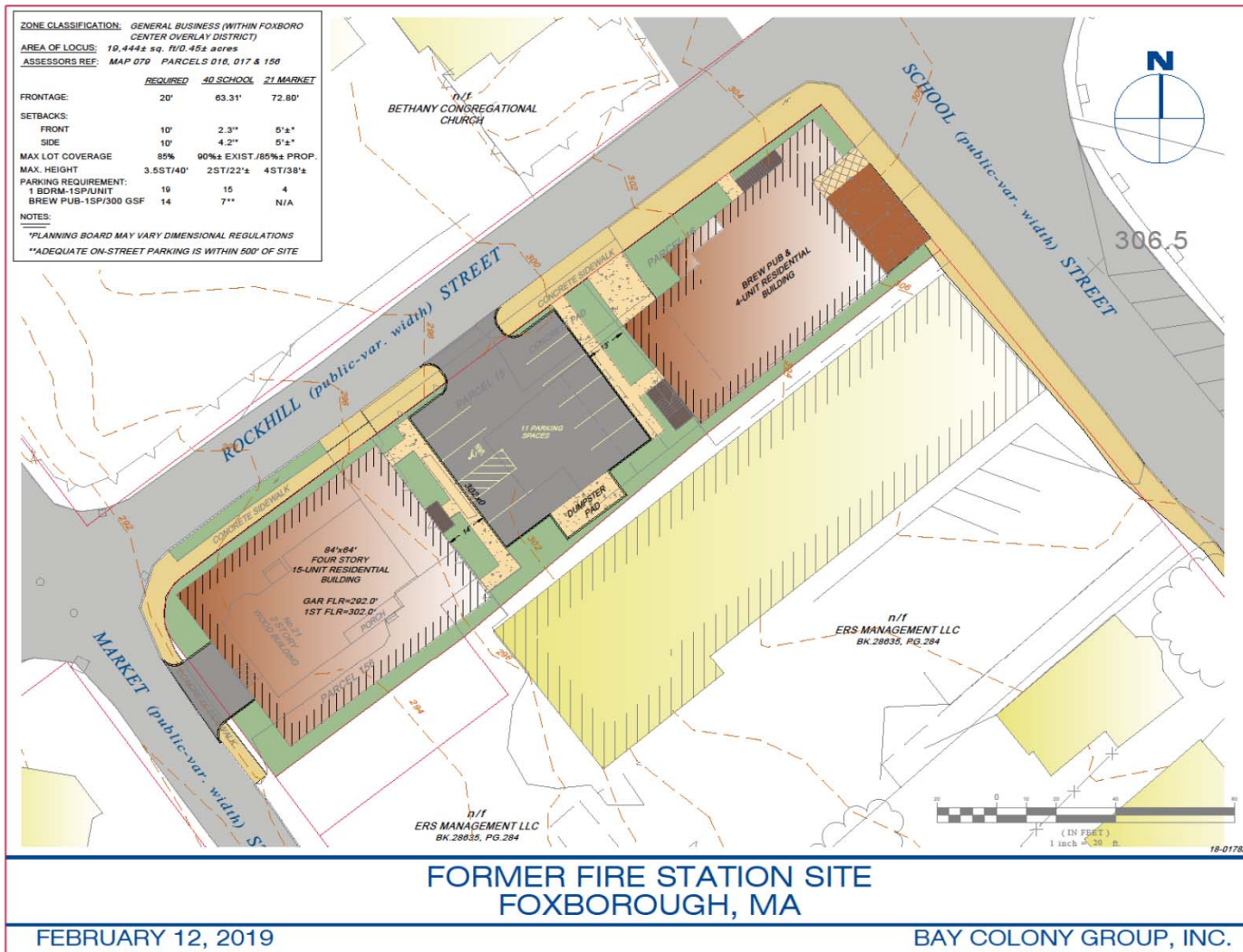


Foxborough Fire Station Redevelopment

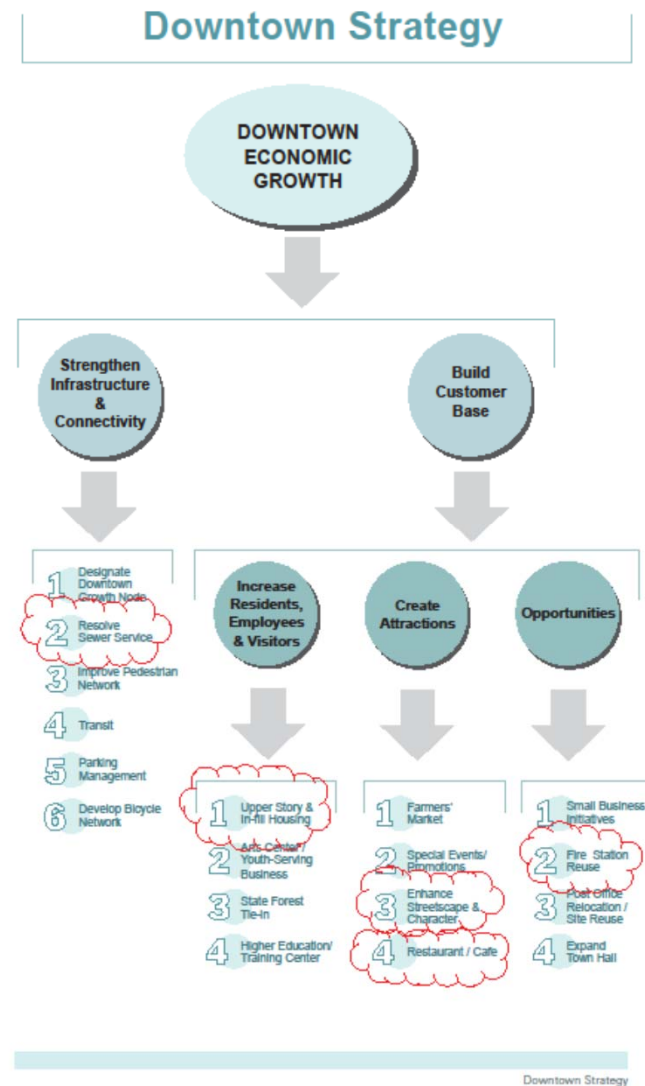
DOUGLAS A. KING BUILDERS, Inc.
115 Main Street, Suite 1D
North Easton, MA 02356





Town of Foxborough Downtown Strategy Study 2013

Figure 10-2: Downtown Strategy: Steps to Economic Growth



Station One Brew Pub & Residences

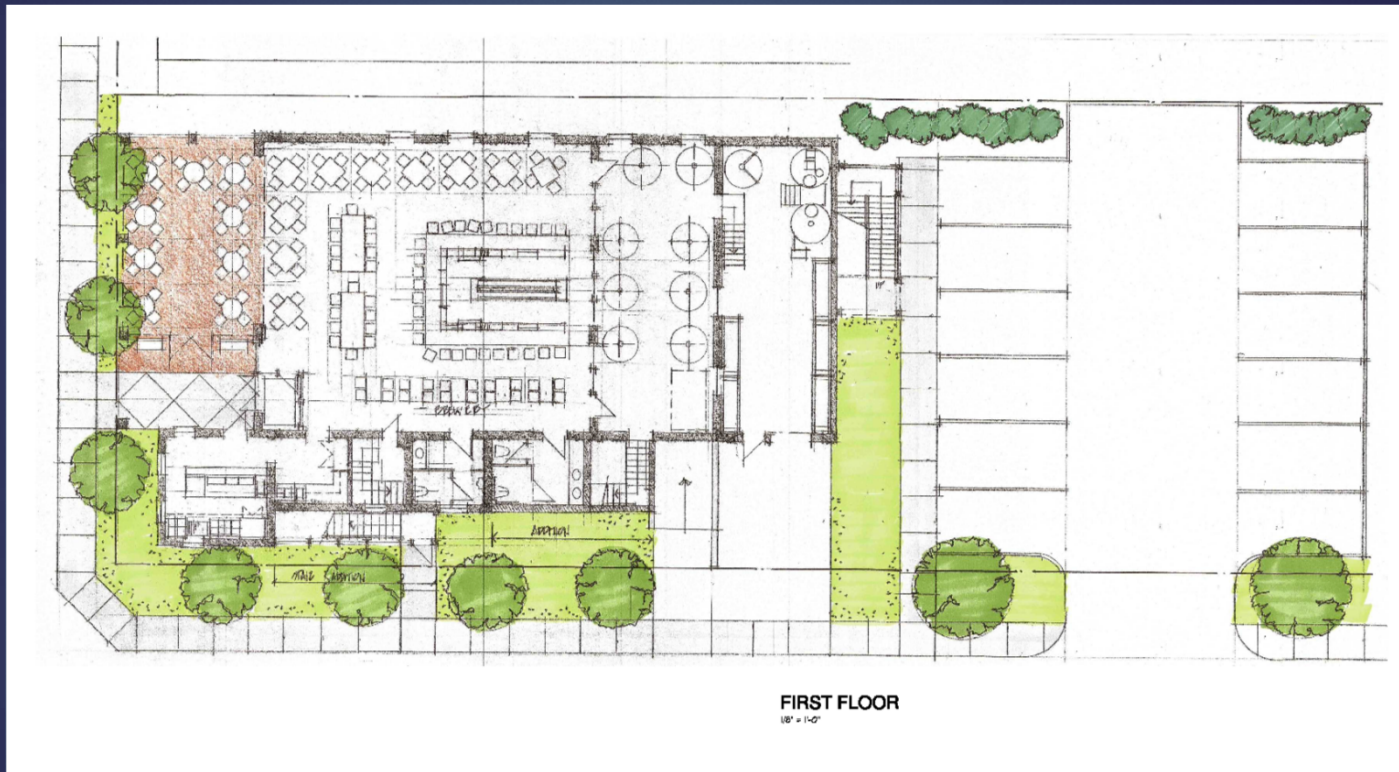


② PROPOSED SCHOOL STREET ELEVATIONS
1/8" = 1'-0"

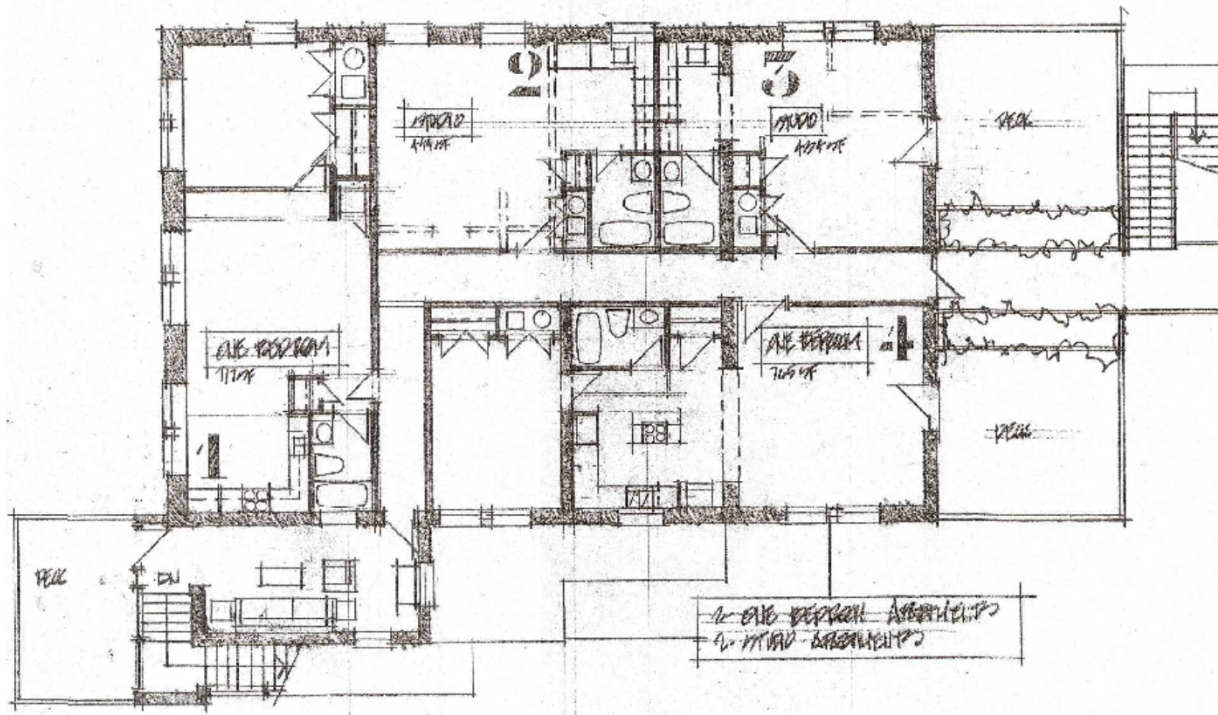


① PROPOSED ROCKHILL STREET ELEVATION
1/8" = 1'-0"

Station One Brew Pub & Residences



Station One Brew Pub & Residences



SECOND FLOOR

$$1/8'' = 1/40''$$

Rockhill Street Residences

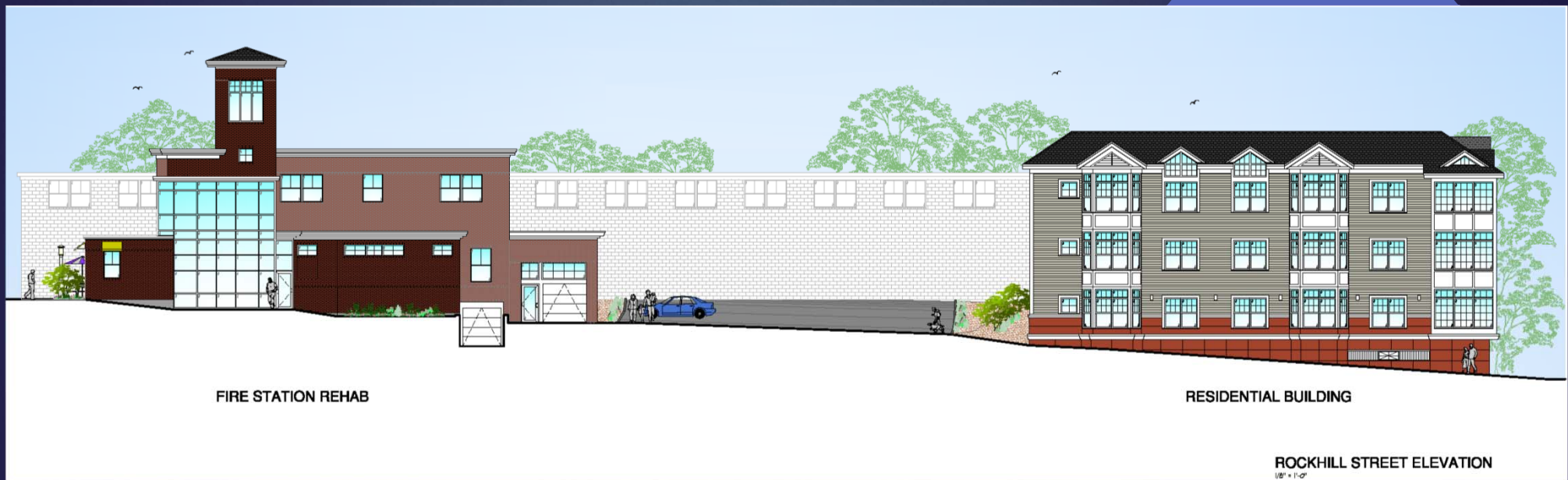


② PROPOSED MARKET STREET ELEVATIONS
1/8" = 1'-0"



① PROPOSED ROCKHILL STREET ELEVATIONS
1/8" = 1'-0"

Rockhill Street Elevation



Station One

BY SHOVEL TOWN BREWERY





Our Story

- Since February 2017, Brewery and Taproom serving unique Food and Beer made on-premise.
- Situated in one of the original Ames Shovel Mfg Buildings, Taproom Renovations incorporated Brick and Wood to maintain a rustic look consistent with the Building's History.
- Art from Local Artists adorn the walls and is sold to support the artists.
- Despite the limitations of the building's infrastructure, we implemented a creative menu that is unique in a Brewery setting.
- Unique events and entertainment that few others provide.
- Strong Growth fueled 4 expansions.
- Proven Track Record of giving back to the Community.



Mike C



recommends Shovel Town Brewery.



Yesterday at 3:47 PM · 🌐

Beer is great, food is excellent and staff is always friendly!! Music is an absolute pleasure and just a totally awesome place to go enjoy some beers and snacks!!



Beth K

February 2 · 🌐



recommends Shovel Town Brewery.



You need to come for the amazing beers. There is something for everyone. And you will keep coming back because of the comfortable atmosphere and friendly staff. They make you feel like friends and family.



Station One Concept

- *Station One* will be a unique neighborhood gathering place where guests can relax and socialize in an environment of fresh, artisanal, craft beverages, complementary food and good times.
- Our emphasis will be on using locally produced items in our offerings where possible, sourcing local vegetables and ingredients for our food and beverages.
- Our Foxborough location will address a growing consumer market for a mid to upscale environment to enjoy and purchase locally produced, artisanal craft beverages and complementary foods.
- The Brewhouse and brewing operations will be visible to customers while the décor will showcase the historic aspects of the town, the building and beer brewing to complement and reinforce the concept of the business.





Station One Food Program

- The food menu at Station One will feature upscale gastropub fare with reasonably priced offerings intended to complement the beverage selections.
- Station One will feature Farm to Table and Local Ingredients. We already implement this approach at our other location and have strong ties with Local Producers.
- We will have a wood fired oven to allow us to produce gourmet pizzas and other offering that will differentiate us from other restaurants in the area.
- We will be open for lunch and dinner during the week and for brunch and dinner on the weekends.
- Future expansion plans include adding Farm to Table Breakfast 6 days a week.





Station One Beverage Program

- **Full Liquor License** so that we may offer a wider variety of locally produced craft beverages and unique cocktails to our customers.
- **Grain to Glass experience with Beer Brewing Operations** visible to the public and **Brewhouse Tours**.
- **Extensive Tap System** to accommodate our Beer and guest taps with Beer from other independent and local breweries
- **Future plans will include a Craft Distilling program** to produce house made spirits.





Station One Community Engagement

- **Station One will provide a relaxed, friendly, educational and unpretentious atmosphere, where all the serving staff will be trained Beer and Cocktail Servers, who will be eager to make recommendations and personalize the guest experience.**
- **We will offer tours of the Brewing Operations and hold events that benefit local community organizations and community business marketing.**
- **We will partner and hold events with other local business to bolster economic vibrancy.**
- **We will give back to the community by supporting local charities and civic organizations.**
- **Shovel Town Brewery currently employs 15 people and our estimate is that Station One would employ 20-25 people.**





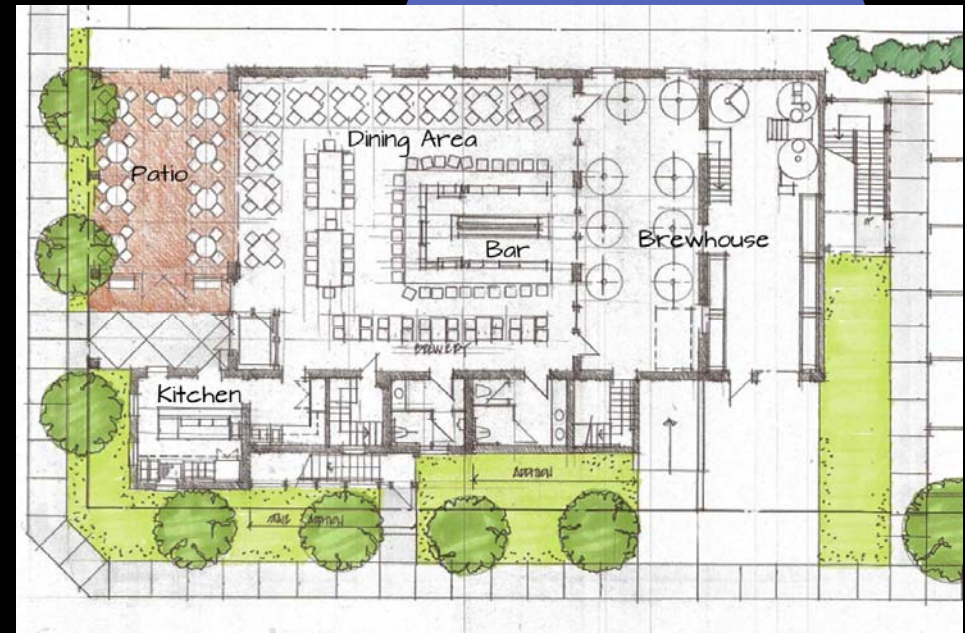
Station One Brewery Operations

- Station One will feature a Showcase Brewhouse and active Brewing Operations.
- System size and Brewing Operations at Station One will meet a majority of the Beer demand for the location. Our Easton site will provide additional product and low volume styles to supplement Beer needed for Station One.
- Station One will leverage our learnings on effective and efficient Brewing wastewater and solid waste management to implement an efficient and effective solutions that comply with Federal, State and Local Requirements.
- We will also investigate the opportunity to employ the latest sustainable technologies that will minimize Environmental impact.



Station One

BY SHOVEL TOWN BREWERY



Foxborough State Hospital Redevelopment



DAK Components

- 16 Single Family Homes
 - 7 Duplexes
 - 54 Townhomes
 - 28 Condominiums
-
- Historic reconstruction of Superintendent's House
 - Coppola Circle Donation
 - Baseball field and multi-use field w/irrigation & lighting

North Easton, MA Village Redevelopment



20 North Easton Village
Properties Developed by DAK

- 2 Gifted to YMCA
- 12 Historically Restored
- 60 Apartments
- 110,000 sf Commercial,
Retail & Office

