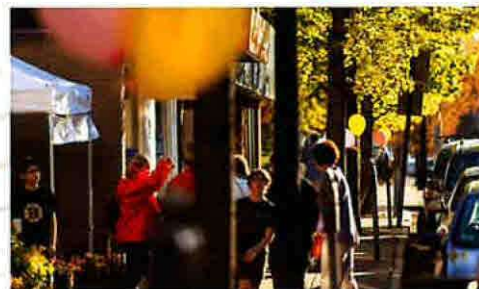


The Maynard Advantage

A Small New England Town with Urban Advantages



Maynard, Massachusetts

Maynard is a great place to start a business.

It has reinvented itself as a hub for technology businesses, the arts community, and everything in between. Increased collaboration among the Town's business community, residents, historic, cultural, and natural resource entities work to maximize opportunities for integrated planning and programming. Our Office of Municipal Services (OMS) provides a single focus to better serve citizens, business permit holders, developers and contractors.

Highlights of Maynard

- Welcoming environment with an active Economic Development Committee and Maynard Business Alliance to help new or existing businesses thrive
- Maynard has a shuttle transporting employees to and from the South Acton Commuter Rail Train Station
- In addition to the approximately 11,000 residents there are currently over 3,000 people commuting into Maynard daily.
- Maynard has been granted a cultural council and district designation by the State of Massachusetts
- Cultural activities include art shows, concerts, music and film festivals which bring thousands of people to the town
- Maynard is a town of professionals, managers, artists, entrepreneurs and small business owners
- Mill & Main is a 1.1 million square foot, 50-acre campus located in the heart of downtown. Technology companies like Stratus Technologies, Acacia Communications and Kuebix are among the many companies that call Maynard home
- 57% of its residents 25 or older with a bachelor's degree or higher providing an educated workforce
- Maynard has 4,561 households with median household income of \$112,432, 25% higher than the Massachusetts average
- Median Home Prices 8% lower than MA median
- Maynard has more artists, designers and people working in media than 90% of the communities in America. This concentration of artists helps shape Maynard's character
- Maynard has been recognized as one of the best places to live in the greater Boston area by **Boston Magazine**

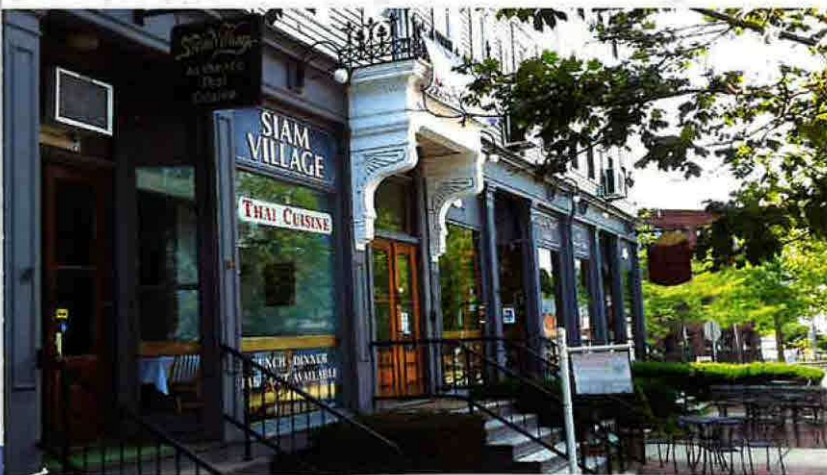
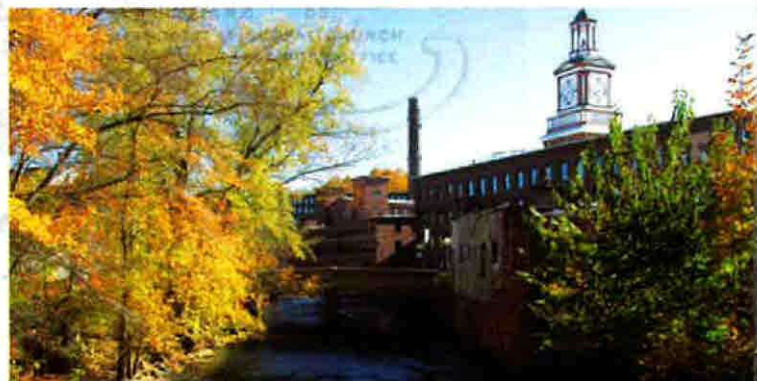




Maynard, Massachusetts, originally a classic water powered New England mill town, is now a burgeoning destination for arts, cultural events and entertainment, complemented by vibrant recreational opportunities and International and American dining.

With its proximity to Routes 2, I-95 and I-495, competitive school system, numerous town services and healthy living options that match your lifestyle, Maynard is a walkable, welcoming community that engages locals and attracts visitors.

Maynard is a diverse and supportive community that celebrates our unique character defined by our New England aesthetic, cultural creativity and close bond with natural resources highlighted by the Assabet River. From our residents to business owners, Maynard welcomes all by offering a sense of community and commerce, opportunity and open spaces that are grounded in a New England Heritage with urban advantages.





Our business environment is supported by local businesses and provides for a host of uses that attracts residents and visitors alike. Our intimate neighborhoods and thriving commercial areas are complemented by and connected to a robust inventory of protected open spaces.

Maynard Business Environment

Downtown Maynard is a compact business district featuring a mix of commercial, professional, and cultural establishments. Maynard boasts over 20 restaurants with many ethnic offerings along with casual dining, as well as a brew pub. You have many choices.

Maynard Crossing: a mixed-use development, located at Maynard's Southwest corner, that includes a Market Basket, multiple retail & dining options, along with apartment and independent living complexes.

Arts, Entertainment and Recreation

Maynard's downtown incorporates the state recognized Maynard Cultural District. Many special events such as the MBA sponsored Spring ArtWalk, a Maynard Jazz Fest and the Chamber of Commerce sponsored Maynard Fest highlight the Town's rich arts culture.

Great things to do

- 3 art galleries, 9 varied performance spaces, movie and live performance theaters, etc. Multiple annual special events ... and growing!
- Outdoors enthusiast? Enjoy our municipal 9-hole golf course, the Assabet River National Wildlife Refuge (ARNWR) with 15 miles of trails for hiking, birding, biking, fishing, cross country skiing and Assabet River Rail Trail; 12.5 miles from Marlboro to Acton along the Assabet River and linking downtown Maynard to Acton commuter rail.

Mill & Main

Today, the mill is a 50-acre multi-building healthy office campus that blends our rich mill heritage and modern office space. It is home to a variety of world class manufacturing and technology companies, and is central to downtown with short walks to specialty retail, dining and entertainment.

It is strategically located in the heart of the Metro West's "Golden Triangle", with easy access to major highways. Amenities included; on-campus day care, a fitness center and beautiful grounds, including an outdoor grilling area. A great facility to establish a new business or relocate an existing one.

Powder Mill Road Corridor

Phased planning and development will increase and diversify housing options to expand affordability and create a built-in customer base to support businesses and a proposed private school, all following Maynard's current Master Plan and Community Development Principles.

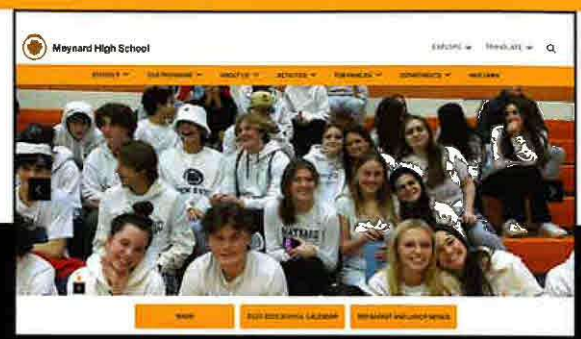
Surveys prioritize a desire for restaurant, retail and housing, plus enhanced river access, under this initiative.

The brand new Assabet Co-op Market, community owned & operated, is now open with its' deck overlooking the Assabet River.





We strive to be a sustainable community, as we align our daily decisions and activities with our economic, social, and environmental responsibilities.



A Quality Education

Good schools benefit a community's families and help to preserve property values. Maynard residents have traditionally supported their public schools and worked hard to ensure that children receive an exceptional educational experience.



In fact, Maynard High School ranks 25th of 151 Greater Boston Public High Schools.

The student population has access to great competitive courses and is small enough to offer participation in extracurricular activities that rivals small private schools!

Maynard Public Schools Highlights

- Three-school campus for PRE K -12, offering small class sizes (a student-teacher ratio of 9 to 1) and wide participation options for course curricula and extracurricular engagement for all students
- Science, Technology, Engineering and Math exposure in classes grade K to 12
- High graduation and college acceptance rates at great universities
- State approved Chapter 74 Technical/Vocational program for WAVM Radio and Television Broadcasting
- Innovation and project grants funded by The Maynard Education Foundation (MEF)

Residential Options

Maynard seeks to maintain and encourage a range of housing options, including those that are accessible to persons and households of various ages, abilities, and economic means. We pursue housing development strategies that balance growth with Town services and infrastructure, consumable resources, natural resources, open space, and energy supply.

Active support of mixed-use housing in downtown, as appropriate to the area's scale, density, and aesthetic character, in a manner that does not detract from its economic and cultural functions.

Wide variety of housing stock that is affordable to its over 10,700 residents with 78% of residents owning their own home.

Housing Options

- Single and Multi-family homes
- Multiple rental and independent living complexes
- Mixed use apartments above retail
- Independent living complex
- Housing Authority complexes
- Inclusionary zoning requires affordable component





Something great is always happening in Maynard!

"We're an active community that's big enough to explore, but still small enough that neighbors still help neighbors. Our historic Cultural District is a hub for goods and services during the day, with restaurants and entertainment venues coming alive at night. Our vibrant arts community offers programs year-round, and our local business association, along with our Chamber of Commerce supports signature events from the Spring ArtWalk to the Holiday Sip & Stroll. The town invests in quality of life, improving its green spaces, bike trails and recreation areas. If you've never visited, or you're looking for a great place to live or a new home for your company, come experience what we have to offer. If you live here, reconnect with our businesses and shops, dine out, attend a community event, or watch a movie. You will be glad you did."

Greg Johnson
Town Administrator



See how **The Maynard Advantage** can work for you !

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Many thanks to the friends of Maynard who contributed their vision and photography: John Cramer, Armand Diabekirian, David Griffin, David Mark, Bob McCarthy, Jack MacKeen, Steven Pascal, and William Thornley