

WELCOME TO THE  
CHOOSE FRAMINGHAM NEWSLETTER



*Choose Framingham Newsletter*  
July 31, 2016 - In This Issue:

**Framingham Businesses  
Prominent at Boston Comic Con**

**FEATURED BUSINESS: CHYTEN**  
Premier Tutoring & Test  
Preparation

**Framingham Is Open For Business**

**92 Blandin Avenue Has Quality  
Space Available**

**MetroTech | 9/90 Offers  
LEED-Certified, Class A Space**



# Framingham Is Open For Business

## 92 Blandin Avenue Has Quality Space Available

Stonegate Group LLC saw an opportunity to revitalize an underused industrial property in their own backyard when 92 Blandin Avenue became available to purchase last year. The [Metrowest-based company](#), which specializes in real estate development, management and leasing, felt that with a few changes to the 160,000 square foot, 5 ½ acre complex, they could easily see an increase in occupancy.

Since acquiring 92 Blandin Avenue on Framingham's Southside, Stonegate Group has made good on its promise to reinvest in the property, which is comprised of three buildings of various ages. They have already spent \$350,000 to improve the complex and will continue to make more investments in the site. Among the work they have already completed:

- Installed surveillance cameras, new garage doors, dock bumpers
- Changed light fixtures to energy efficient lights
- Upgraded paving work, including guard rails
- Replaced landscaping
- Implemented new signage program

According to Dean Calivas, Chief Operating Officer of Stonegate Group, there is quality space available inside the complex, including a facility in great condition,

## Framingham Businesses Prominent at Boston Comic Con



On August 12th through 14th, tens of thousands of comic book fans from across New England will converge on the World Trade Center for the annual [Boston Comic Con](#). This year's guests include legendary comic book author Frank Miller, *Star Trek's* William Shatner (celebrating 50 years of the iconic television and movie franchise), Gillian Anderson of *The X-Files*, and many more comic book creators and celebrities. This year, Boston Comic Con will also feature Boston Comic Con Night at Fenway Park, a

Charity Art Auction, Film Festival, Cosplay Harbor Cruise, and Cosplay Costume Contest. Friday, August 12, will be Family Friday with [special admission pricing](#) for kids, a dedicated Kids Con with special kid-friendly programming and activities, and a Kids Cosplay Contest.

In a way, though, Boston Comic Con actually began in Framingham. The event was co-founded by Nick Kanieff, who grew up and lives in Framingham and who owns Auto Bright Car Wash in Downtown Framingham, and James Talbot, who ran a downtown comic book store for many years. Kanieff has grown Boston Comic Con from a local show that attracted 900 attendees to a major national show - last year's event drew more than 40,000 people, and Kanieff expects even more this year.

"Boston Comic Con distinguishes itself from other major comic book conventions by focusing on the comic book authors and artists," said Kanieff. "We hear from creators all the time that they like coming to Boston because the fans here are knowledgeable and want to talk with them about their work. We're looking forward to another successful show."

Jack Lefevra, owner of Framingham's [Bedrock Comics](#), will also be on hand at the show, both as member of the staff and as a vendor. A long-time friend of Kanieff's, Lefevra helps to run the event's floor, making sure that visitors flow through the popular convention without incident. Bedrock Comics will also have a vendor booth at Boston Comic Con, where they will be selling comic-related merchandise, including t shirts and other collectibles.

with new lighting and new bathroom fixtures. Businesses who may be interested in looking at the space should contact Stonegate Group's Dean Calivas or Lisa Cooper at (508) 655-1700.

About the changes underway in Framingham, Calivas believes they will have a positive effect on the community as a whole. "It's a great turning point. We're looking forward to more companies realizing these positive changes and making Framingham their home," Calivas said.

### **MetroTech | 9/90 Offers LEED-Certified, Class A Space**

MetroTech | 9/90 is offering up to 155,810 square feet of space in a new construction development. The five floor building has an open floor plan. Upon completion, the building will offer tenants unparalleled access to I-90 (the Massachusetts Turnpike) and Route 9. The property will offer an outdoor patio and collaboration space; 3.75 per 1,000 square feet of parking; a full service cafeteria; and men's and women's locker and shower facilities on site. You can learn more about this facility at the MetroTech | 9/90 [website](#) and [brochure](#).

Project highlights include:

- Fully permitted for a LEED-Certified 155,810 square feet, five-story Class A Office building with a 3.75 per 1,000 square foot parking ratio.
- Located less than one mile to MassPike's Exit 13, at the intersection of I-90 and Route 9.
- Immediate proximity to area hotels and amenities.
- On-site cafeteria, fitness and

"It's a beautiful thing to see so many people at Boston Comic Con," says Lefevra. "It's an industry we love, so it's great to see so many people coming together for three days." When asked what he anticipates will be the biggest seller, he points to a new t shirt that highlights the tv show *Gotham* with the words "Straight Out of Gotham." Ben McKenzie, who plays James Gordon on the series, will be appearing at Boston Comic Con.

Finally, representatives from Framingham-based video company [Disruptor Beam](#) will attend the three day event. The company has developed Star Trek- and Game of Thrones-based game apps for people's smart phones. "We always enjoy attending Boston Comic Con because, well, it's fun! And, attending conferences that cater to gaming and pop culture properties and their fans helps us keep our fingers on the pulse of these communities," said Elicia Basoli, director of marketing and communications for the company.

Tickets are still available for Boston Comic Con, and can be purchased at the [Website](#). A single day pass for Family Friday is \$30, with children under 10 getting in free on that day. The Saturday single day pass is \$45 and Sunday is \$40 (children under 5 admitted free on both days). A three day pass is \$90.

## **FEATURED BUSINESS: CHYSEN Premier Tutoring & Test Preparation**

*Choose Framingham caught up with Neil Chyten, founder and president of Framingham-based [Chyten](#), a company with decades of experience in tutoring, test preparation and college preparation. Founded in 1984, Chyten relocated the headquarters of the 70 person company to Framingham a little over a year ago. As the new school year approaches, Neil Chyten discusses what parents should be doing to position their middle and high school-aged children to attend the college of their choice in an increasingly competitive college acceptance environment.*

### **What's the most important thing for parents and students to know going into the new school year?**

Parents and students should recognize the importance of advanced planning when it comes to preparing for the SAT and/or ACT. Families should look at the entire school year calendar and recognize how their child's activities factor into test-taking and test preparation time. This applies to students of

- outdoor space.
- Well-established institutional developer/owner with successful track record for build-to-suit (BTS) development in Greater Boston.

If you are interested in learning more about the facility, please contact the following: John Lashar at TRANSWESTERN at (617) 429-7887 or by email at [john.lashar@transwestern.com](mailto:john.lashar@transwestern.com); Paul Leone at TRANSWESTERN at (617) 439-7382 or by email at [paul.leone@transwestern.com](mailto:paul.leone@transwestern.com); or McKenna Teague at TRANSWESTERN at (617) 936-2995 or by email at [mckenna.teague@transwestern.com](mailto:mckenna.teague@transwestern.com).

almost any age.

While rules vary for the ACT and SAT, virtually every college in the country allows students to submit their highest test scores. Students should plan well in advance, allowing ample time to determine which test they will take and possibly take it more than once. Younger students should be building the writing, reading and study skills that will affect their test scores in the future. Chyten offers classes that help students advance in all of these areas.

**In what grade should young people start preparing for college, and what should they be doing at different ages?**

Reading, writing and math skills are incredibly important, but colleges also place a high premium on involvement in the community, at school and in the workforce - activities that demonstrate a hardworking, dedicated individual.



As early as seventh and eighth grade, students should begin making community connections, boosting their reading and writing skills, and ensuring they are on track to take advantage of advanced placement courses in high school. If your child is looking to apply to private high schools, then preparation for doing so should occur in these grades as well.

In ninth grade, students should be engaged in organizations in which they can advance to leadership roles and develop public speaking skills. Colleges look favorably at students who are deeply engaged in organizations, so the emphasis should be on quality, not quantity, when it comes to community engagement. A student meaningfully involved in a single cause or activity is more appealing than one who jumped around from activities year after year.

**Should students be taking the SAT or the ACT?**

Students should take whichever test is best suited to their skills. Chyten offers an SAT versus ACT comparison test that helps students identify the test with which their skills most closely align. Students who do well on both tests could gain a competitive advantage by submitting both scores on college applications. Chyten also offers an ACT/SAT combination class for students interested in preparing for both.

### **What's the best way to ensure that students enjoy learning?**

Many people believe that beginning college and test preparation at younger ages is too much for students, but in my experience, it actually eases the process tremendously. Spreading test preparation out over a number of years and ensuring that students build the skills they need to excel over time greatly reduces pressure. Waiting until junior year of high school to begin planning is more likely to be stressful and overwhelming for students.

Students are more likely to enjoy activities at which they excel, and early preparation allows you to identify your child's passions and use them to drive success in all areas.

### **What trends in test-taking and college acceptance should parents, students and educators be aware of?**

One significant trend is a move toward test-optional schools. Students should not confuse "optional" with "not accepted." Sending impressive test scores to a test-optional college will give students a competitive advantage compared to those who have not submitted scores at all.

Another major trend has been advanced by a Harvard University report called *Turning the Tide: Inspiring Concern for Others and the Common Good through College Admissions*. This report has been the drive for a coalition looking to enhance the focus on ethical engagement in college applications, while reducing pressure and leveling the playing field. The advancement of this movement has led colleges to give more weight to what students have done in their spare time to make the world a better place.

### **Why is Framingham a good location for Chyten?**

Chyten collaborates with communities throughout Greater Boston, the MetroWest area and beyond. Being in an accessible, centrally located area like Framingham is key to facilitating these partnerships and establishing ourselves as the premier tutoring and test preparation company for families in these communities.

Framingham EDIC

[chooseframingham@framinghamma.gov](mailto:chooseframingham@framinghamma.gov)

The Framingham Economic Development and Industrial Corporation (EDIC) was

established in 1995 to stimulate economic development and expand employment opportunities in the Town of Framingham in accordance with the town's approved economic development plans.

*STAY CONNECTED*

