

ATTACHMENT "A"
275 WASHINGTON STREET – ONE NEWTON PLACE
COREPOWER YOGA

CorePower Yoga is locating on the ground floor of One Newton Place, at the corner of Washington and Centre Streets. One Newton Place is a 4-story, 172,978 square foot, mixed use building with businesses that range from office to medical to restaurant. The building was completed in 1985 and was used as the headquarters for Reed Holdings until 2005. Originally, the building had 344 fixed onsite parking spaces. In 2004/2005, the building was re-purposed as a multi-tenant building and is used as such today. At that time, there was a Special Permit issued, #236.04, which allowed an additional 45 valet spaces for the required parking for the new uses. These 45 valet spaces brought the approved total to 398 spaces. Due to layout issues, 2 of the spaces were never striped, so at present there are 387 physical, on-site parking spaces. This is approximately 2.24 spaces per 1,000 square feet of building.

The 34,167 square foot first floor has 14,115 square feet of restaurant space, 14,130 square feet of medical office and 6,022 square feet of vacant space. The upper three floors are all occupied with office uses. There is parking on every level, tucked behind the retail and office spaces. There is also parking on the roof with 195 self-parking spaces and 45 valet parking spaces. There is a City owned, public, surface parking lot behind the building.

The CorePower Yoga studio will be located on the ground floor and will occupy approximately 5,609 gross square feet and 4,496 net/usable square feet. The studio will take over 1,375 square feet of the vacant square footage and 3,651 square feet of the Community Rehab Care (part of the 14,130 square feet of medical office). The additional 583 square feet is part of the common area of the building and not a part of the usable square footage.

The yoga studio will have two yoga studios and accessory retail, selling yoga clothing, mats and related yoga products. The space will also have showers, bathrooms, changing areas, and an office and storage space.

Per our Zoning Determination, dated February 15, 2013, the yoga use will require 31 parking spaces, see attached. Based on the Zoning Review Memorandum, dated July 24, 2013, it was determined that the previous use required 22 parking spaces, see attached. The difference between the required 31 spaces for the yoga use and the credit for the existing 22 spaces from the medical office use, leaves a deficit of 9 parking spaces, which is specified in the Zoning Relief Summary in the Zoning Review Memorandum. Therefore, the attached application is for a parking waiver for 9 parking spaces.

CorePower Yoga offers a truly unique yoga practice based on intuition rather than tradition. CorePower Yoga heals, detoxifies and exhilarates the body and mind with emphasis on movement, balance and intention. Those who are new to yoga will find a

physical path that harmonizes mind, body and soul. CorePower Yoga combines physical activity with breath to reduce stress, control weight, relieve lower back pain and enhance focus. CorePower Yoga has created a dynamic, challenging program that combines strength, sweat & spirituality. This use and specifically this type of yoga will be a compatible addition to the office and medical uses in the building. And it will take vacant and therefore underutilized space and provide the community with a welcome amenity. It will provide employment for yoga instructors and bring in much need tax revenue to the City. This use will be a compliment to the building and an asset to the community.