

SPECIAL PERMIT APPLICATION

RECEIVED
Newton City Clerk

2018 APR -3 AM 11:29

TO THE NEWTON CITY COUNCIL

The undersigned hereby makes application for permit to erect and use, to alter and use, or to make such uses as may be hereinafter specified of a building or buildings at the location and for the purpose hereinafter specified under the provisions of Chapter 30 of the Revised Ordinances, 2015, as amended, or any other sections

PLEASE REFERENCE SECTIONS OF THE ORDINANCES FROM WHICH RELIEF IS REQUESTED:

Sec 6.3.14.B.2.* for a use special permit. Sec 7.3 for a special permit; Section 7.4 for site plan review. *and Sec 4.4.1

- PETITION FOR: Special Permit/Site Plan Approval
 Extension of Non-conforming Use and/or Structure
 Site Plan Approval

STREET 180 Needham Street WARD 8

SECTION(S) 83 BLOCK(S) 28 LOT(S) 1

APPROXIMATE SQUARE FOOTAGE (of property) 8,960 sf ZONED MU-1

TO BE USED FOR: To convert second floor from office use to use as school or other educational purpose, for-profit.

CONSTRUCTION: Interior renovations only

EXPLANATORY REMARKS: To allow the use of the second floor of the existing building for Empow Studios, a for-profit school or other educational purpose use and to amend Special Permit Board Orders #91-15 and 182-09(2).

The undersigned agree to comply with the requirements of the Zoning Ordinance and rules of the Land Use Committee of the City Council in connection with this application.

PETITIONER (PRINT) C P Needham Street LLC

SIGNATURE [Signature]

ADDRESS 300 Third Avenue, Suite 2, Waltham, MA 02451

TELEPHONE 781-916-8600 Email kmccormack@crosspointassociates.com

ATTORNEY Frank G. Stearns

ADDRESS c/o Holland & Knight LLP, 10 St. James Avenue, Boston, MA 02116

TELEPHONE 617-854-1406 Email frank.stearns@hklaw.com

PROPERTY OWNER C P Needham Street LLC

ADDRESS 300 Third Ave., Suite 2, Waltham, MA

TELEPHONE 781-916-8600 Email kmccormack@crosspointassociates.com

SIGNATURE OF OWNER [Signature]

Crosspoint Associates
AUTHORIZED AGENT FOR
CP NEEDHAM ST. LLC

RECEIVED
Planning & Development
Department Endorsement
APR - 3 2018
Planning NSC

March 30, 2018

Neil Cronin, Senior Planner
City of Newton
Newton City Hall, Room 202
1000 Commonwealth Ave.
Newton Centre, MA 02459

**RE: 180 Needham Street - Special Permit
Empow Studios Description and Traffic Management Plan**

Dear Neil:

Crosspoint Associates, Inc. (Crosspoint) is in the process for filing for a Special Permit for change of use at 180 Needham Street for “educational for-profit”. On Wednesday, February 28, 2018 we met with the Development Review Team (DRT) to discuss the project and proposed Tenant, **Empow Studios (Empow)**. The following information will help answer some of the questions asked at the meeting.

DESCRIPTION

Empow based in Lexington, MA is looking to open a second studio at 180 Needham Street, Newton in time for the 2018 Summer programming.

Empow will create a STEM (Science, Technology, Engineering & Math) Enrichment Center serving children in grade 1 through grade 8. The Center will be equipped with the latest tech gadgets to keep kids continuously thinking about what they can create next.

Empow believes in empowering girls in STEM Education. Only 19% of all bachelor’s degrees in engineering and 18% in computer science were awarded to girls in 2014. **Empow’s** mission is to change these trends and empower girls to design, make, and create amazing projects in design and coding. **Empow’s** project-based curriculum will put girls’ curiosity, creativity, and storytelling powers to the test!

Additional information may be found online at: <https://empow.me>

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To provide an idea of the type of programs at the Newton location, the following is a list of the proposed offerings. Empow has designed their space to provide three (3) classrooms with 10-13 students per classroom taught by 1-2 teachers.

- **Summer Camps**

- o Days: Monday – Friday
- o Hours: 9:00 AM – 4:00 PM (full day)
- o Dates: June 25 – August 31

- **After-School Club (ASC)**

- o Days: Monday – Friday
- o Hours: 2:30 – 6:00 PM (partial day)
- o Newton’s Tuesday early release offers hours 12:30 – 2:30 PM

- **Birthday Parties**

- o Days: Saturday & Sunday
- o Hours: 9:00 AM – 4:00 PM (2 hour periods)

- **NanoCamps**

- o Days: typically on NO SCHOOL days
- o Hours: 9:00 AM – 4:00 PM (full day)

TRAFFIC MANAGEMENT

The Site Access and Parking Management Plan (the “Plan”), will assure that all parents and caregivers are provided information materials to inform them ahead of their arrival to the property. As Property Manager with Crosspoint, Rebecca Finley will work with **Empow** to make sure these materials are provided and readily available.

In addition to parents transporting their children, **Empow** partners with Sheprd (www.sheprd.us) to coordinate transportation from K-12 facilities. This will result in even less trip generation.

There are two (2) access points off Needham Street as well as one (1) from Industrial Place (See Exhibit A). There are 27 parking spaces at the front between 180 & 188 Needham Street and an additional 92 parking spaces at the rear (See Exhibit B).

If customers of **Empow** enter the northern entrance and do not find a parking space in the front area, they will be instructed to proceed to the rear parking area. At no time will they

CROSSPOINT

be allowed to “live park” in the drive aisle between 180 & 188 Needham Street to drop-off/pick-up. If the front area parking spaces are filled on a regular basis, customers will likely elect to enter off of Industrial Place and proceed directly to the rear parking area.

Crosspoint Property Management and **Empow** on-site Staff will closely monitor access and parking as customers get accustomed to the new location. Reminders will be sent to **Empow** customers as needed on an ongoing basis. Crosspoint actively manages 180, 188 and 210 Needham Street as well as Newton Nexus across the street and has staff on-site daily managing trash and performing routine maintenance. Empow Staff will also come downstairs to receive the students at the scheduled time of arrival, providing a hands-on level of management.

If live parking is observed or complaints received from citizens, tenants or their customers, the license plate will be noted and vehicle asked to park. If the same vehicle is observed live parking multiple times, **Empow** will be notified to work directly with their customer to educate them on access and parking protocol.

If you have any questions, please do not hesitate to contact me directly,

Email: kmccormack@crosspointassociates.com
Phone: 781.916.8680

Very truly yours,
NEWTON TECHNOLOGY PARK, LLC
By its authorized agent,
CROSSPOINT ASSOCIATES, INC.


Kerry McCormack, Director of Development

cc: Frank Stearns, Attorney, Holland & Knight

CROSSPOINT

180 Needham Street

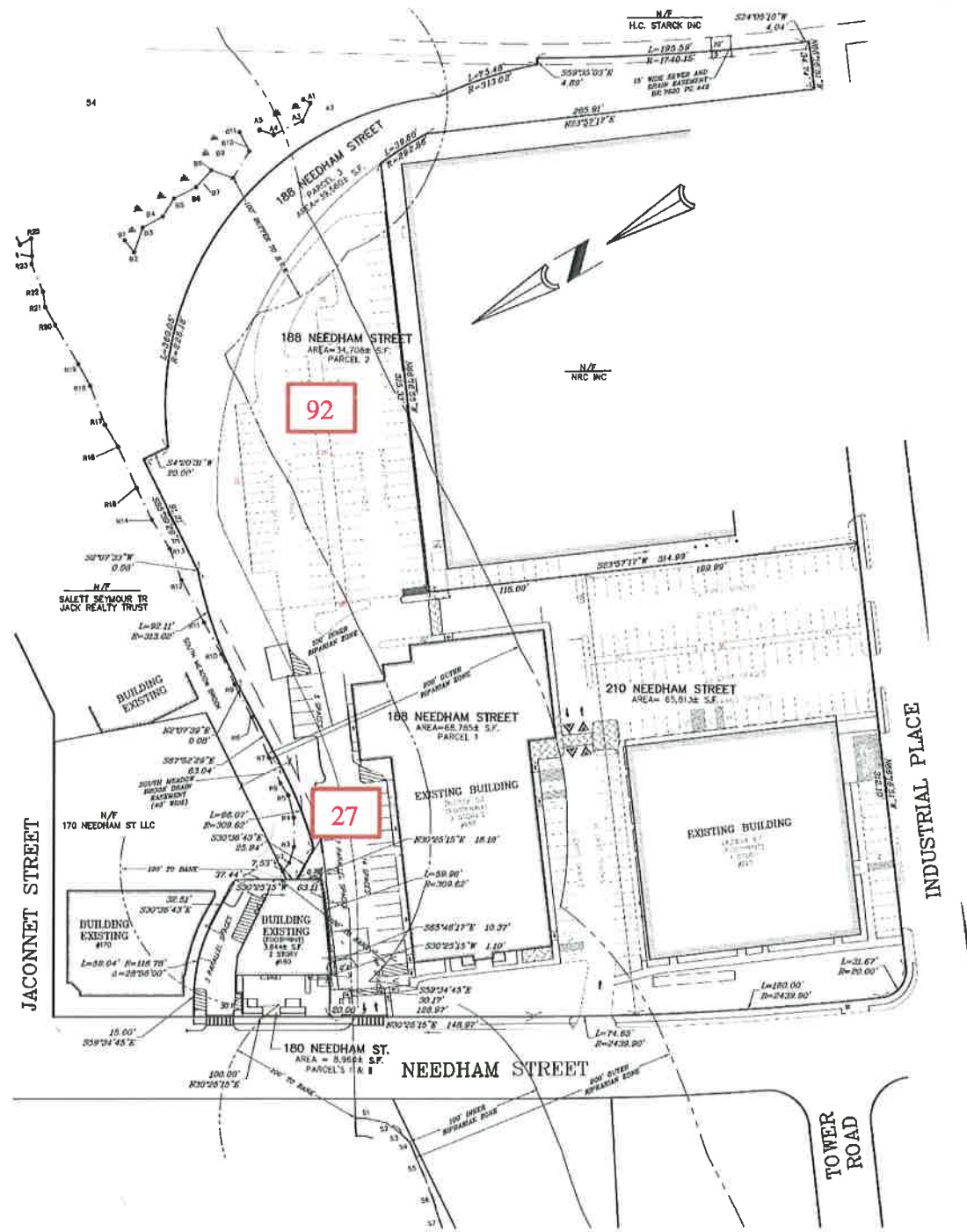
EXHIBIT A - ACCESS PLAN

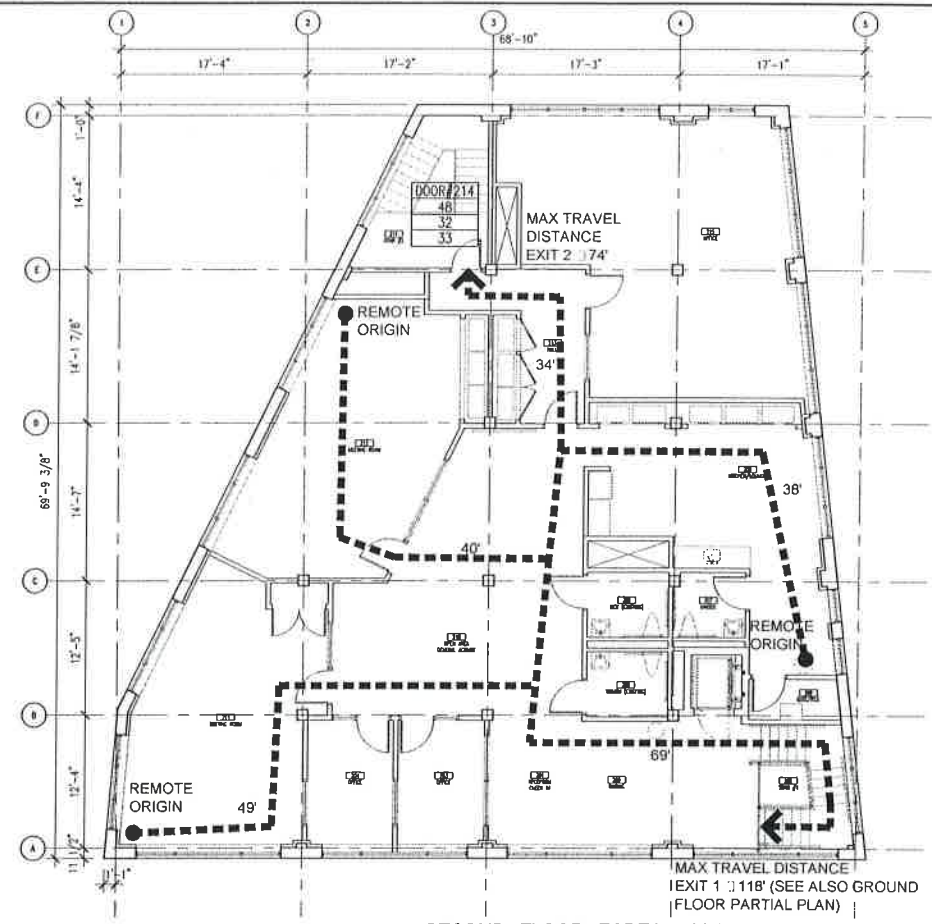


CROSSPOINT

180 Needham Street

EXHIBIT B - PARKING PLAN





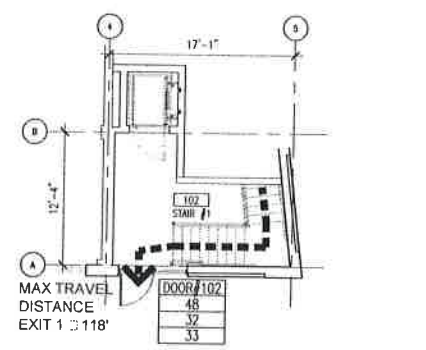
7 SECOND FLOOR EGRESS PLAN
SCALE: 1/8"=1'-0"

CODE SUMMARY:

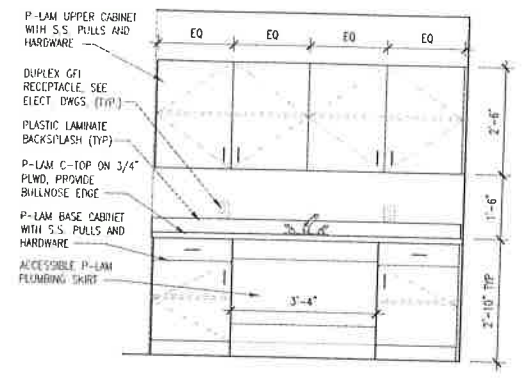
USE	BUSINESS (B)
OCCUPANT LOAD CALCULATION	TOTAL AREA 3,825 SF @ 100 SF PER PERSON = 39
EGRESS CAPACITY	TOTAL EGRESS WIDTH REQUIRED (39 x 0.15) = 12 INCHES (36" MINIMUM) TOTAL PROVIDED 66 INCHES
# OF EXITS	MINIMUM REQUIRED: 2 EXITS (1-500 OCCUPANTS) PROVIDED: 2 EXITS
TRAVEL DIST	MAXIMUM TRAVEL DISTANCE: 250 FEET (SATISFIED) COMMON PATH OF TRAVEL: 75 FEET (SATISFIED)
	*BUILDING SHALL BE FULLY SPRINKLERED

EGRESS LEGEND:

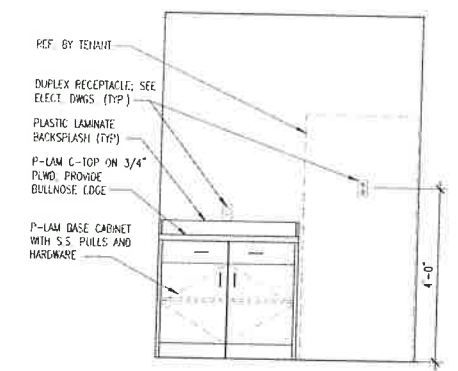
➔	ILLUSTRATIVE TRAVEL DISTANCE 250' MAX.
DOOR	EXIT NAME AND OCCUPANT LOAD SERVED
---	CLEAR EGRESS WIDTH REQUIRED IN INCHES (DOOR/STAIR)
---	CLEAR EGRESS WIDTH PROVIDED IN INCHES (DOOR/STAIR)



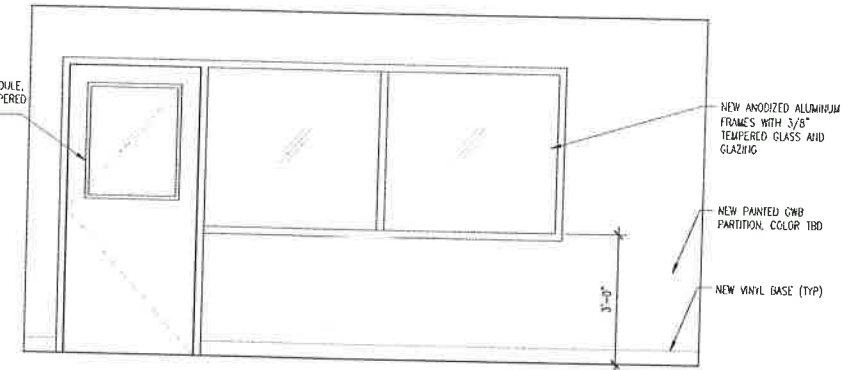
6 GROUND FLOOR EGRESS PLAN (PARTIAL)
SCALE: 1/8"=1'-0"



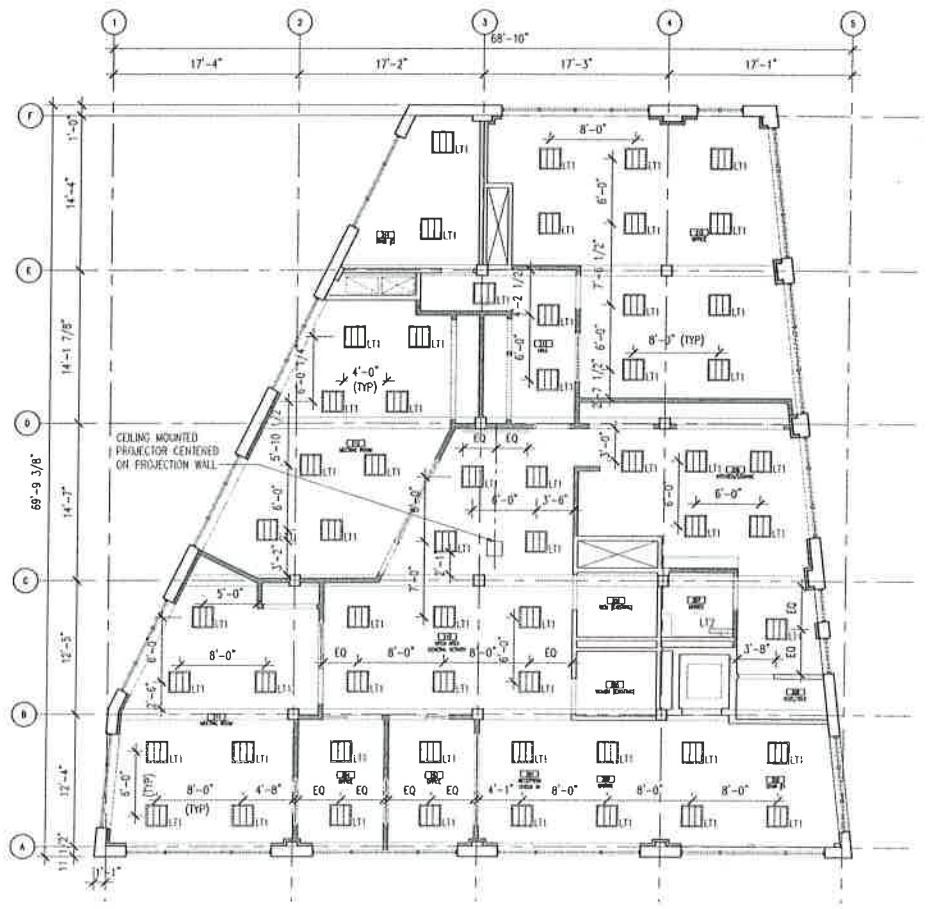
5 INTERIOR ELEVATION
SCALE: 1/2"=1'-0"



4 INTERIOR ELEVATION
SCALE: 1/2"=1'-0"



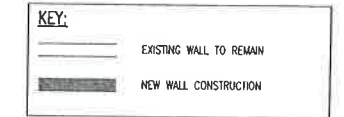
3 INTERIOR ELEVATION
SCALE: 1/2"=1'-0"



2 SECOND FLOOR REFLECTED CEILING PLAN
SCALE: 1/8"=1'-0"

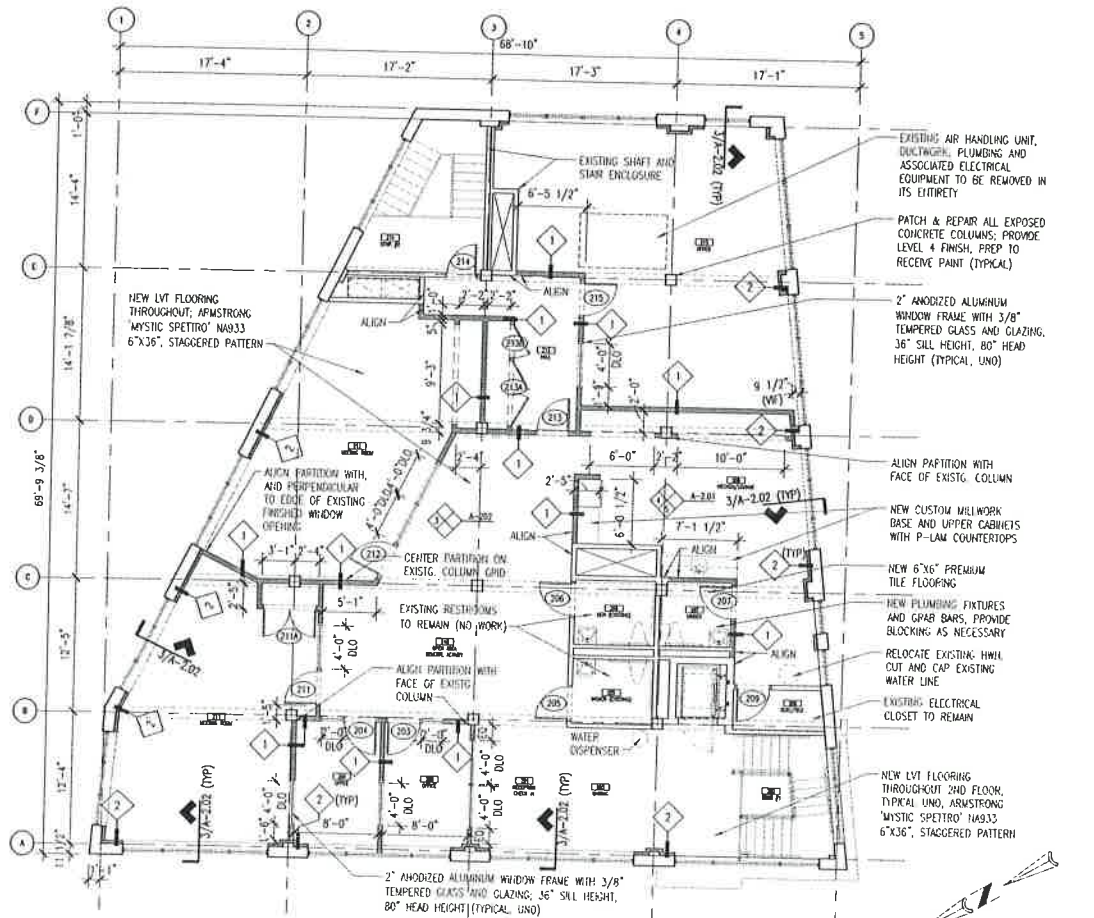
GENERAL NOTES:

- FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AND PROMPTLY NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS, INCONSISTENCIES OR OTHER PROBLEMS DISCOVERED IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH THE WORK.
- DIMENSIONS INDICATED ARE FROM FACE OF GYPSUM WALLBOARD PARTITION UNLESS NOTED OTHERWISE. CLEAR DIMENSIONS ARE TO FINISHED FACE AND SHALL TAKE PRECEDENCE OVER ANY OTHER DIMENSION.
- ALL INDICATIONS AND NOTATIONS ON THE DRAWINGS APPLYING TO ONE AREA, COMPONENT OR CONDITION, SHALL APPLY TO ALL OTHER SIMILAR AREAS, COMPONENTS AND CONDITIONS, UNLESS CLEARLY INDICATED OTHERWISE.
- REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION.



RCP GENERAL NOTES:

- CONTRACTOR SHALL COMPARE REFLECTED CEILING PLAN WITH ELECTRICAL LIGHTING PLANS, MECHANICAL SUPPLY, RETURN, AND EXHAUST PLANS. CONTRACTOR SHALL REPORT IMMEDIATELY ANY ERRORS, OMISSIONS OR INCONSISTENCIES TO THE ARCHITECT.
- RELOCATE EXISTING CEILING MOUNTED SMOKE DETECTORS, FIRE ALARM DEVICES, EXIT SIGNAGE AND EMERGENCY LIGHTING TO ACCOMMODATE NEW PLAN CONFIGURATION.
- SPRINKLER HEAD LOCATIONS ARE NOT SHOWN ON ARCHITECTURAL REFLECTED CEILING PLANS; SPACE TO BE FULLY SPRINKLERED PER NFPA 13. SEE FIRE PROTECTION DRAWINGS.



1 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



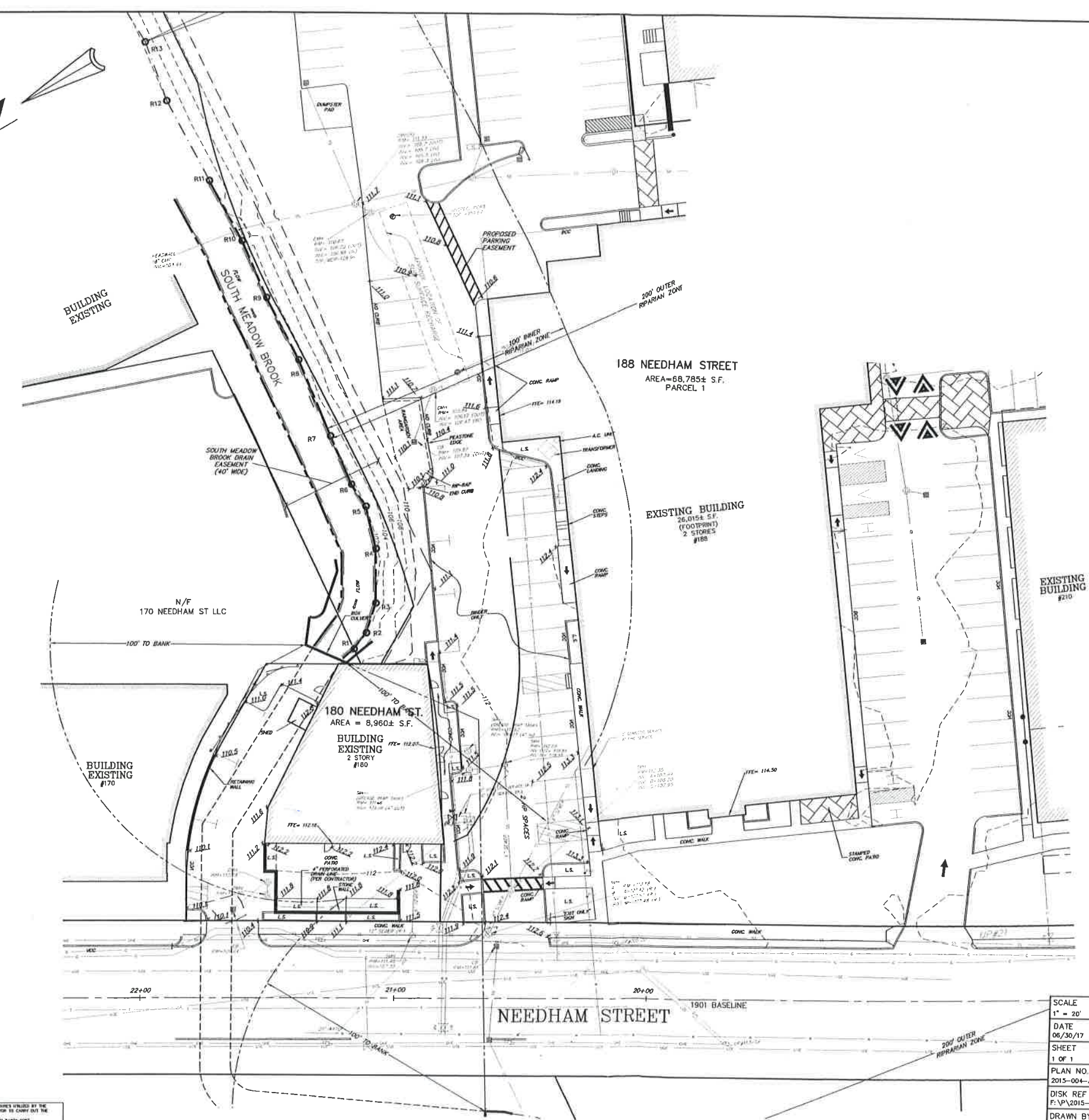
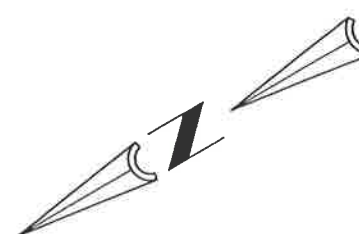
Project No: 17046
Drawn By: CD
Checked By: MM
Issue Date: January 16, 2018

Revisions

No	Date	Description

Drawing Title:
Egress, Floor and Reflected Ceiling Plans

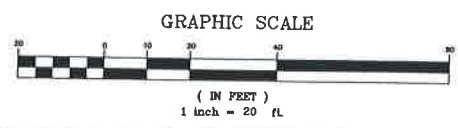
Drawing Number
A-201



LEGEND	
[Symbol]	CATCH BASIN
[Symbol]	DRAIN MANHOLE
[Symbol]	DRAINLINE
[Symbol]	ROOF DRAIN
[Symbol]	FLOW DIRECTION
[Symbol]	SEWER MANHOLE
[Symbol]	SEWER LINE
[Symbol]	WATER VALVE
[Symbol]	HYDRANT
[Symbol]	WATER LINE
[Symbol]	OVERHEAD ELECTRIC
[Symbol]	UNDERGROUND ELECTRIC
[Symbol]	ELECTRIC METER
[Symbol]	UTILITY POLE
[Symbol]	GAS LINE
[Symbol]	GAS VALVE
[Symbol]	GAS METER
[Symbol]	BOLLARD
[Symbol]	LIGHT POLE
[Symbol]	VERTICAL CONCRETE CURB
[Symbol]	BCC BITUMINOUS CONG. CURB
[Symbol]	SIGN
[Symbol]	METAL GUARDRAIL
[Symbol]	RETAINING WALL
[Symbol]	L.S. LANDSCAPED
[Symbol]	RIVERFRONT FLAG
[Symbol]	R.F. RECORD LOCATION

- PLAN REFERENCES:**
- 1.) PLAN OF LAND IN NEWTON, MASS. DATED DECEMBER 2, 1953 BY WILLIAM S. CROCKER, CIVIL ENGINEER, DULY RECORDED WITH MIDDLESEX SOUTH DISTRICT DEEDS, BOOK 8196, PAGE 10.
 - 2.) PLAN IN DEED BOOK: 8138 PAGE: 39
 - 3.) PLAN NO. 968 OF 2005
 - 4.) PLAN NO. 1415 OF 1986 RECORDED IN BOOK: 17482 PAGE: END.
 - 5.) PLAN NO. 1144 OF 1987 RECORDED IN BOOK: 18470 PAGE: 347.
 - 6.) PLAN NO. 1415 OF 1986 RECORDED IN BOOK: 17482 PAGE: END.
 - 7.) PLAN NO. 1144 OF 1987 RECORDED IN BOOK: 18470 PAGE: 347.

- NOTES:**
- 1.) INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY OF THE PROPERTY BY KELLY ENGINEERING GROUP, INC. IN DECEMBER OF 2016.
 - 2.) BINDER COURSE AND TEMPORARY STRIPING WAS COMPLETE AT TIME OF SURVEY.
 - 3.) RECORD (DESIGN) LOCATIONS OF UNDERGROUND WATER AND GAS SERVICE LOCATIONS ARE SHOWN.
 - 4.) ELEVATIONS SHOWN ARE BASED ON MVD OF 1929 DATUM.



Steven M. Norfall
2017.07.11
09:12:16 0400

KELLY ENGINEERING GROUP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION DETAILS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR NOR FOR THE SAFETY OF PERSONS OR CONSTRUCTION OPERATIONS. BY THE TERMS OF THE CONTRACTOR TO COMPLY WITH THE PERMITS AND REGULATIONS OF THE CITY OF NEWTON, MASSACHUSETTS. THE EXTENT OF KELLY ENGINEERING GROUP'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS LEGAL DUTY AND PARTY OBLIGATION.
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SCALE 1" = 20'	REV	DATE	REVISION	BY
DATE 06/30/17				
SHEET 1 OF 1				
PLAN NO. 2015-004-AB01	CROSSPOINT ASSOCIATES 180, 188, & 210 NEEDHAM STREET NEWTON, MASSACHUSETTS			
DISK REF NO. F:\2015-004				
DRAWN BY UP/PM	AS-BUILT SITE PLAN			
CHKD BY SMH	KELLY ENGINEERING GROUP, INC. CIVIL ENGINEERING CONSULTANTS 0 CAMPANELLI DRIVE • BRAintree MA • 02184 PHONE: 781 843 4333 FAX: 781 843 0028			
APPD BY SMH				
	SHEET NO.			1