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David A. Olson, CMC
Newton, MA 02459

March 8, 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 Use Description**

Dear Neil:

Crosspoint Associates, Inc. (Crosspoint) is in the process of filing for a Special Permit for change of use at 180 Needham Street from "office" to "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.

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>

Crosspoint Associates, Inc.

300 Third Avenue, Suite 2 ■ Waltham, Massachusetts 02451
Tel: (508) 655 0505 ■ Fax (781) 890-6600 ■ Email: info@crosspointassociates.com

To provide an idea of the type of programs to be offered at the Newton location, the following is a list of the proposed offerings:

- **Summer Camps**

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

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

- o Days: Monday – Friday
- o Hours: 2:30 – 6:00 PM
- o Newton's Tuesday early release offers hours 12:30 – 2:30 PM

- **Birthday Parties**

- o Days: Saturday & Sunday
- o Hours: 2 hour time slots

- **NanoCamps**

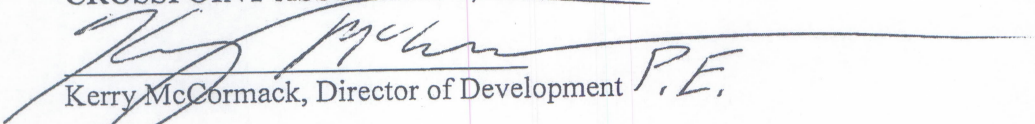
- o Days: typically on NO SCHOOL days
- o Hours: 9:00 AM – 4:00 PM

Crosspoint will work with **Empow** to educate parents on site access and drop-off/pick-up procedures as to not negatively impact the other Tenants or traffic on Needham Street. There are two (2) access points off Needham Street as well as one (1) from Industrial Place. Sufficient parking is available at the rear of 188 Needham Street which is permitted off-site parking for 180 Needham Street.

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 *P.E.*

cc: Frank Stearns, Attorney, Holland & Knight

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