

1631 Beacon Street Project Narrative

dated December 14, 2021

Project Description:

KidLink Therapy P.C. d/b/a Artistry Martial Arts (“Artistry Martial Arts”) seeks to operate a martial arts studio focusing on small group and individual instruction in Karate, Muay Thai, Kickboxing, Boxing, and Jiu-Jitsu at 1631 Beacon Street, in approximately 650 square feet of space. The program will limit enrollment to 6 to 8 students per class and will conduct only one class at a time. The studio will primarily focus on children, with Artistry Martial Arts estimating that at least 75% of its students will be under age 14.

There will be up to two employees on site at any one time. The proposed hours of operation are daily from 9am to 8pm, with most classes expected to occur after school during the week and before 3pm on weekends. There will be at least 15 minutes between the ending time of one class and the beginning of the next class.

Children will be dropped off and picked up by their parents in the front of the school at the beginning and end of each class. Parents and caregivers are expected to depart the studio once their child has been dropped off. Children will not be allowed to cross the street independently and will only be released to a parent or an authorized individual.

There is a shared parking area in the back of the building as well as ample street parking in the Waban Village Center.

The proposed use would be considered a for-profit school, and thus require a special permit pursuant to Section 4.4.1.

Note that the zoning review request related to this petition originally included the neighboring 1633 Beacon Street. The petitioner has decided not to exercise its option to lease the space at 1633 Beacon Street and therefore, this petition is limited to 1631 Beacon Street.

Parking Calculation:**Proposed Use – Martial Arts Studio (school)**

Section 5.1.4 requirement: 1 stall per employee
2 employees = **2 stalls required.**

Existing Use – Hammond Realty (office)

Section 5.1.4 requirement: 1 stall per 250 SF up to 20,000 SF
650 square feet = **3 stalls required**

The parking requirements for the proposed use are less than the parking requirements for the existing use.