

To: John Gunn, Chair, and the City of Beacon Planning Board

Date: February 8, 2019

Re: **Dia Center for the Arts, Amended Site Plan**

I reviewed the January 29, 2019 Site Plan Application, an undated Short EAF Part 1, and 4-sheet Site Plan set, dated January 28, 2019.

Proposal

The applicant is proposing to construct a 28-space employee parking lot. The parcel is in the Local Business (LB) zoning district and the Local Waterfront Revitalization Program area (LWRP).

Comments and Recommendations

1. The Site Plan detail on Sheet SP2 should show the species and diameter of all existing trees over six inches in diameter within the area of disturbance and indicate any major trees that will be removed.
2. If a significant number of trees are to be removed, the applicant should address any potential impacts on Indiana bats and any other threatened or endangered species.
3. The Site Plan drawings should show a striped crosswalk across the access drive at the base of the proposed stairway.
4. The Board should consider whether to include sidewalk or gravel path to connect the new parking lot with the top of the proposed stairway.
5. The lighting details on Sheet SP3 should include a note that the fixtures will be dark sky compliant and will prevent the source of light from being seen from any adjacent residential property.
6. Since this parcel is in the LWRP area, the application requires a LWRP consistency justification.

If you have any questions or need additional information, please feel free to contact me.

John Clarke, Beacon Planning Consultant

c: Tim Dexter, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Thomas M. Depuy, P.E., Project Engineer