

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: January 10, 2020
Re: **248 Tioronda Avenue, Site Plan Application**

I have reviewed the December 20, 2019 response letter from The Chazen Companies and a 16-sheet Site Plan set with last revision date of December 20, 2019.

Proposal

The applicant is proposing to construct two multifamily buildings with a total of 64 units and a separate office building with 25,400 square feet on two parcels containing 9.18 acres in the Fishkill Creek Development district and the LWRP area. The two lots will need to be consolidated, and a Greenway Trail is proposed as part of the project.

Comments and Recommendations

1. On the Site Plan Sheet C130:
 - a. The walkway along the green and above the retaining wall was supposed to be the ADA-compliant section of the Greenway Trail. The short set of stairs that has now been relocated to this path close to Building 100 should be removed to preserve this desirable feature.
 - b. The Greenway Trail surface material should be included in the Legend and as a detail.
 - c. I recommend a sidewalk along the upper parking area between buildings 100 and 200, so that employees and residents do not have to walk in the main vehicle access lanes. Lighting and landscaping should be adjusted to accommodate an interconnected sidewalk system.
 - d. The applicant should coordinate the placement of the northern emergency access gate and the type of proposed barrier on the southern end of the emergency access lane with the Fire Chief and Board.
2. On the Landscape Plan Sheet C180:
 - a. The number of proposed trees has been reduced since the last version of the Landscape Plan, particularly evident on the central green and in front of Building 100. The fronts of all the buildings should have more trees and shrubs, rather than just riverstone beds with a scattering of smaller plantings.
 - b. I suggest that bioretention area 2 be a somewhat more naturalistic shape.
3. For the Lighting Plan Sheet 190, the fixture specifications should be provided to show compliance the standards in the recently amended Section 223-14 B, including color temperature and color rendering index

4. For the previously submitted building plans:
 - a. The proposal should be referred to the Architectural Review Subcommittee to assess the building design and consistency with the architectural standards in Section 223-41.13 I. For example, individual window panes shall be greater in height than width and tinted glass shall not be permitted.
 - b. The City Council Concept Plan approval included a condition that the Planning Board review rooftop structures, including the stair and elevator bulkheads, to ensure that they are designed to the minimum dimensions necessary and that all rooftop structures have appropriate screening.
 - c. Any fixed roof and terrace plantings and any rooftop accessory equipment should be described on the plans.

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

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- c: Dave Buckley, Building Inspector
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