

2007 Comprehensive Planning Process

F. P. Clark Associates with 14-Person Committee

Printed Survey Mailed to Every City Household

**524 Surveys Returned and
Summarized in July 2006 Report**

**4 Public Visioning Workshops at Diverse Locations
and Additional City Council Public Hearings
Adopted December 17, 2007**

2017 Comprehensive Plan Update Process

BFJ Planning with 16-Person Committee

**Public Workshop #1 September 22, 2016
Approximately 120 Participants**

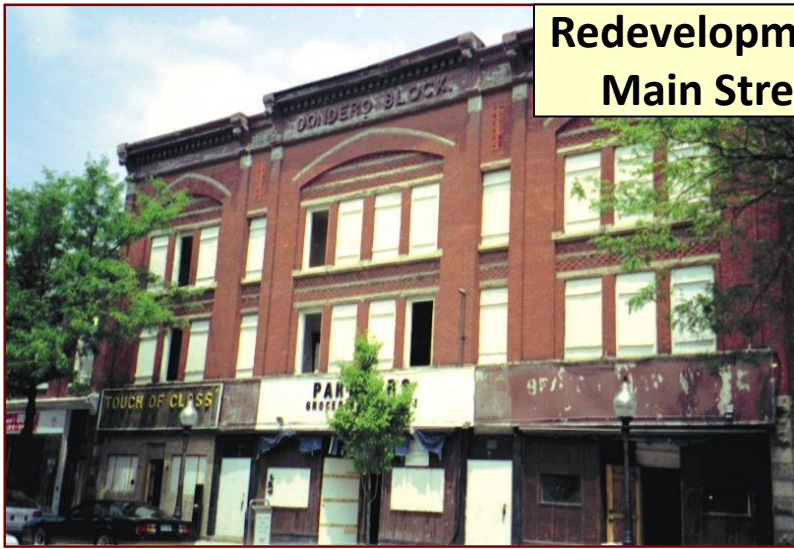
**Public Workshop #2 November 17, 2016
Approximately 100 Participants**

**Additional City Council Public Hearings
Adopted Unanimously on April 3, 2017**

22-Page Summary of Workshops at end of Plan

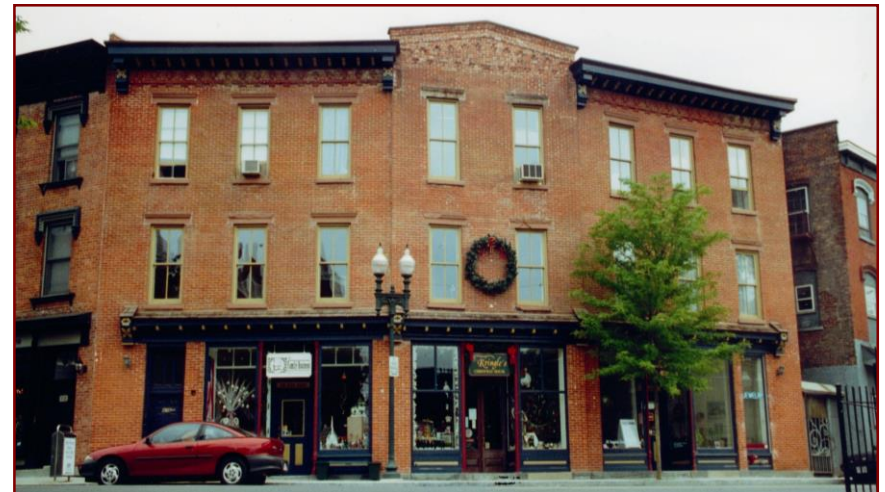
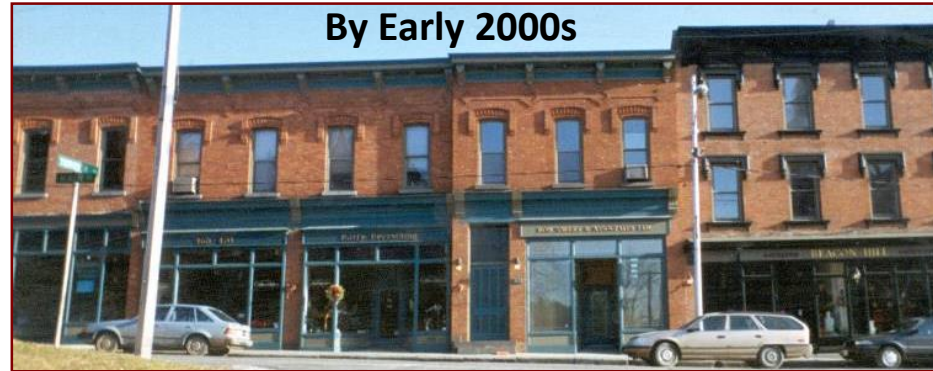



Redevelopment of Historic Main Street Buildings



Late 1980s – Early 1990s

By Early 2000s



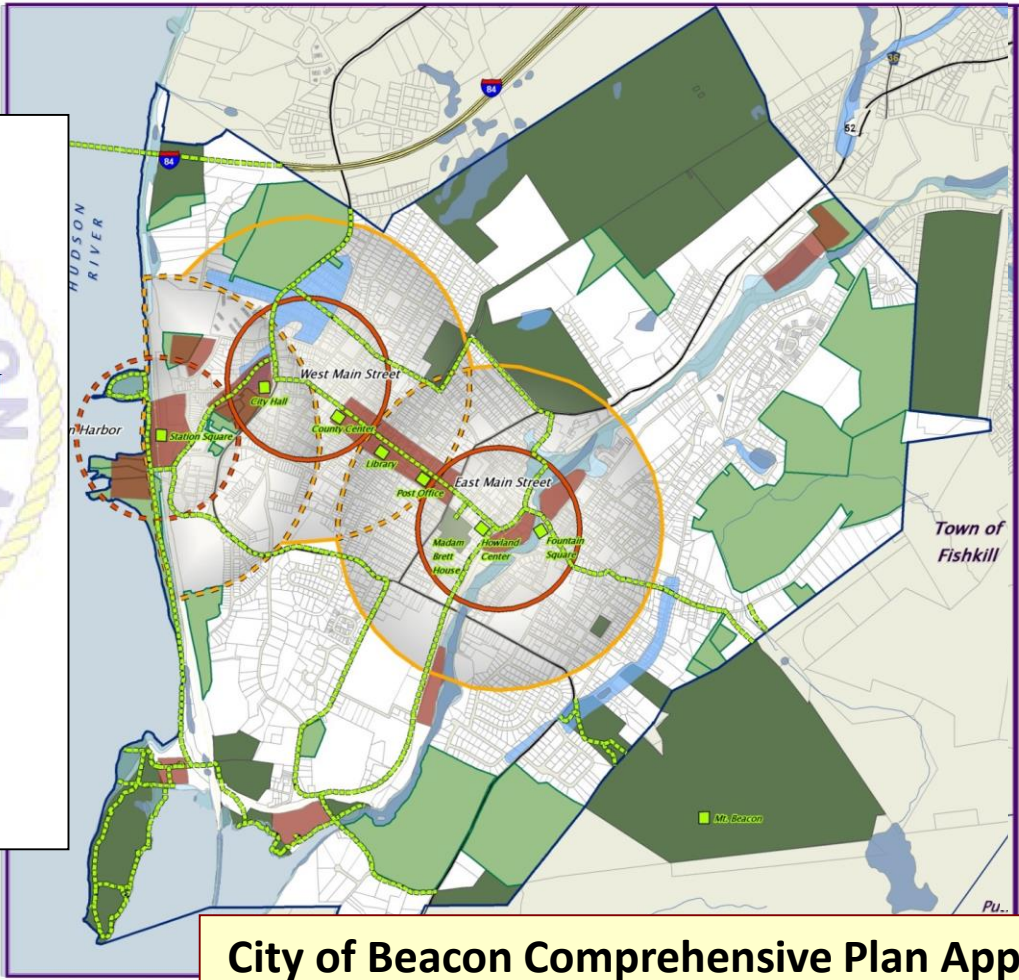


City of Beacon
New York

**COMPREHENSIVE PLAN
and Draft Generic Environmental
Impact Statement**









MAY 15, 1913

Adopted by the
Beacon City Council on
December 17, 2007



Centers and Greenspaces Plan *City of Beacon*

Legend

-  Neighborhood Center
1/4 - 1/2 Mile Radii
-  Emerging Center
-  Easement-Protected
and Public Lands
-  Major Greenspace Parcels
-  Parcel Lines
-  Municipalities
-  Water/Wetlands/
Floodplains
-  Trails
-  Main Public Places
-  Prime Redevelopment
Opportunities

1/4 Mile Radius: Park Once
and Walk Around?
Mixed - Use Core

1/2 Mile Radius: Walkable
from Edge to Center,
Primarily Mix of
Housing Types

Dutchess County Department of Planning & Development
27 High Street
Poughkeepsie, NY 12601
845.486.3600

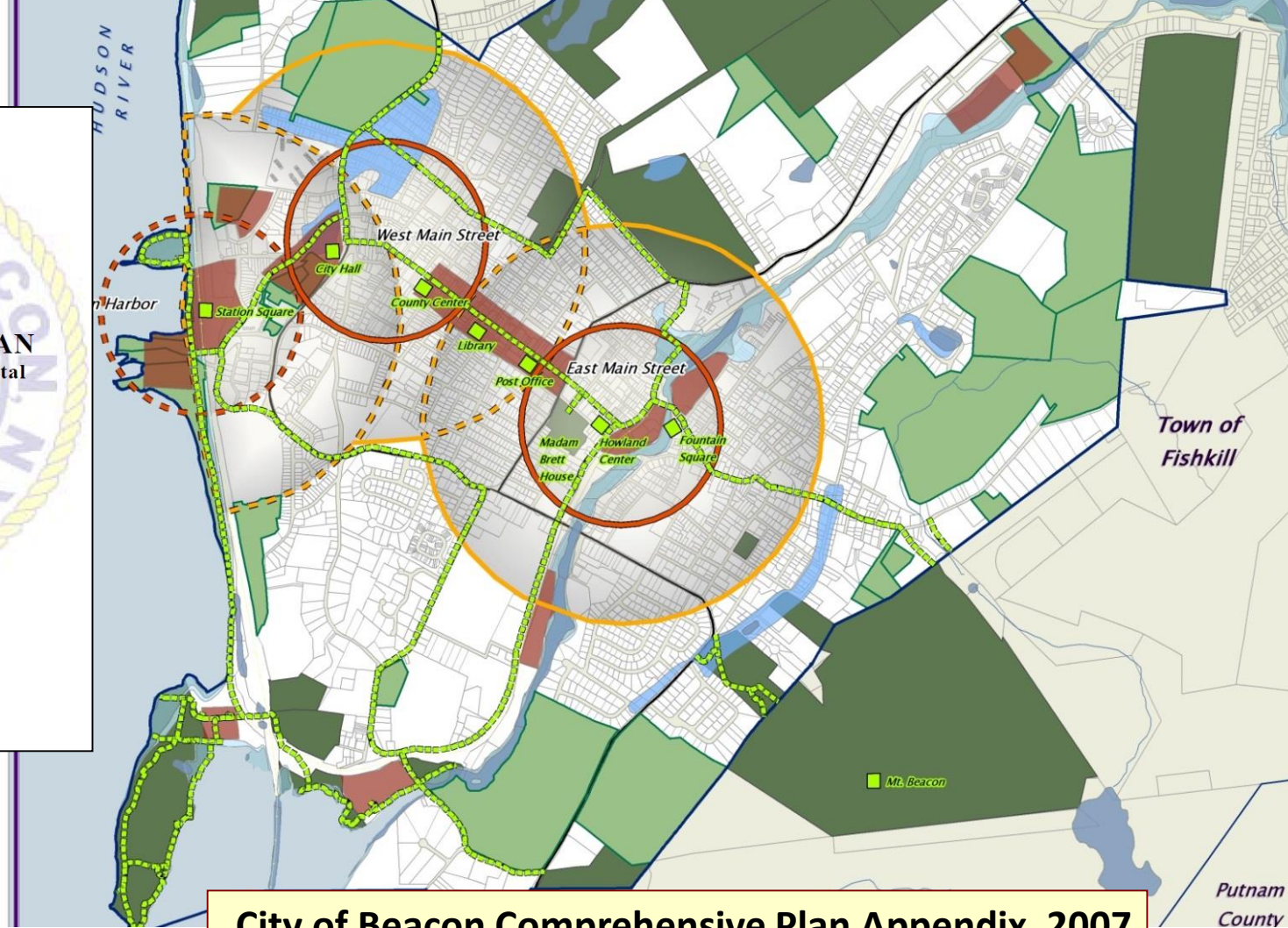
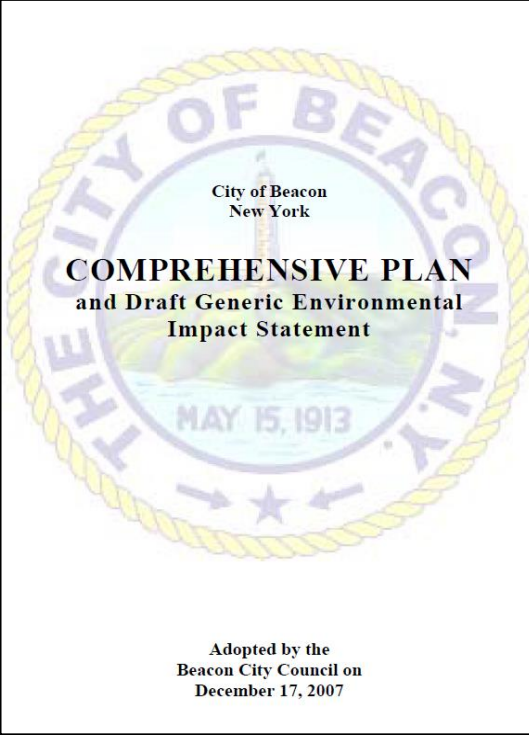


City of Beacon Comprehensive Plan Appendix, 2007

Page 1:

This Comprehensive Plan builds on the City's past successes and proposes a combination of new open spaces and parks balanced with new opportunities for commercial and residential development in the following three key areas:

- Main Street's Central Business District
- Former industrial sites along the Fishkill Creek
- Waterfront/Train Station area between City Hall and the Train Station

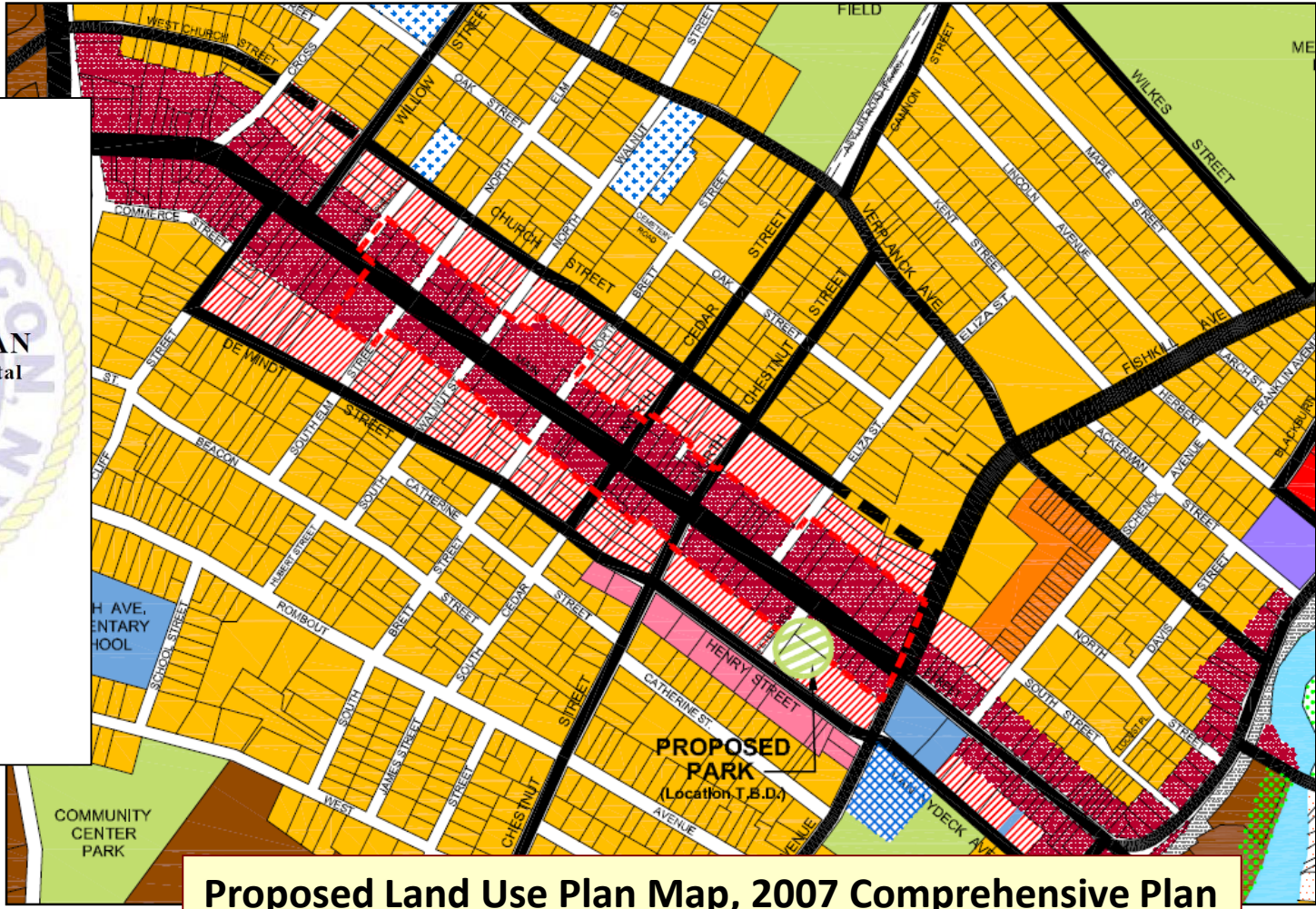


City of Beacon Comprehensive Plan Appendix, 2007

Pages 113-114:

Fishkill Creek Development. This category is designed to encourage the redevelopment of underutilized industrial properties along the Fishkill Creek in a manner that provides a mix of residential and non-residential use.

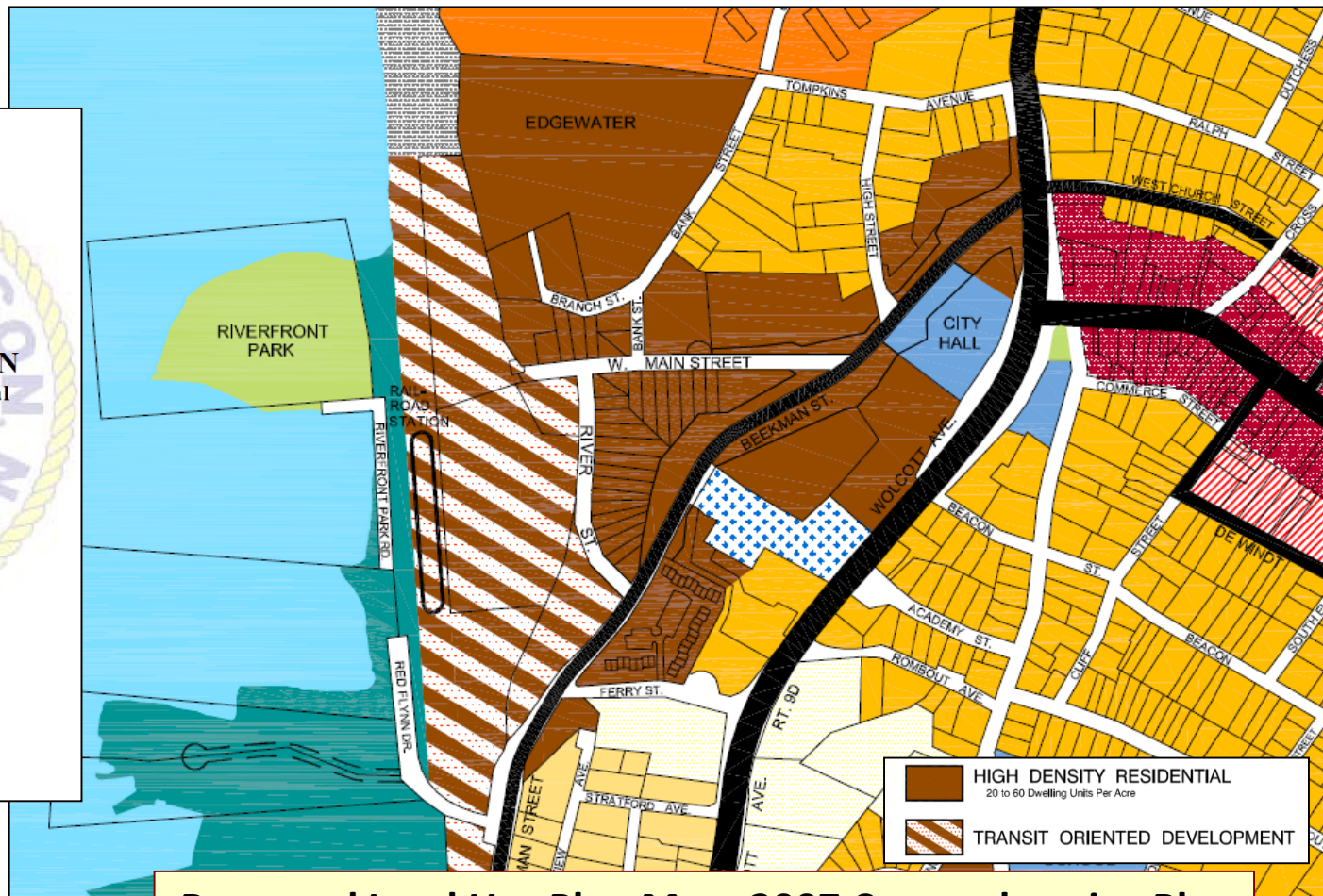
For the portion of the site that is developed for housing, densities should not exceed 10 to 15 dwelling units per acre.



Proposed Land Use Plan Map, 2007 Comprehensive Plan

Pages 62-64:

The Main Street business district needs an increased residential population in the area near Main Street in order to support a larger market necessary for long-term economic viability. Increase the allowable density within the Central Business District, particularly in the area between Digger Phelps Street and Teller Avenue, where four-story buildings should be allowed.



Proposed Land Use Plan Map, 2007 Comprehensive Plan

Page 111:

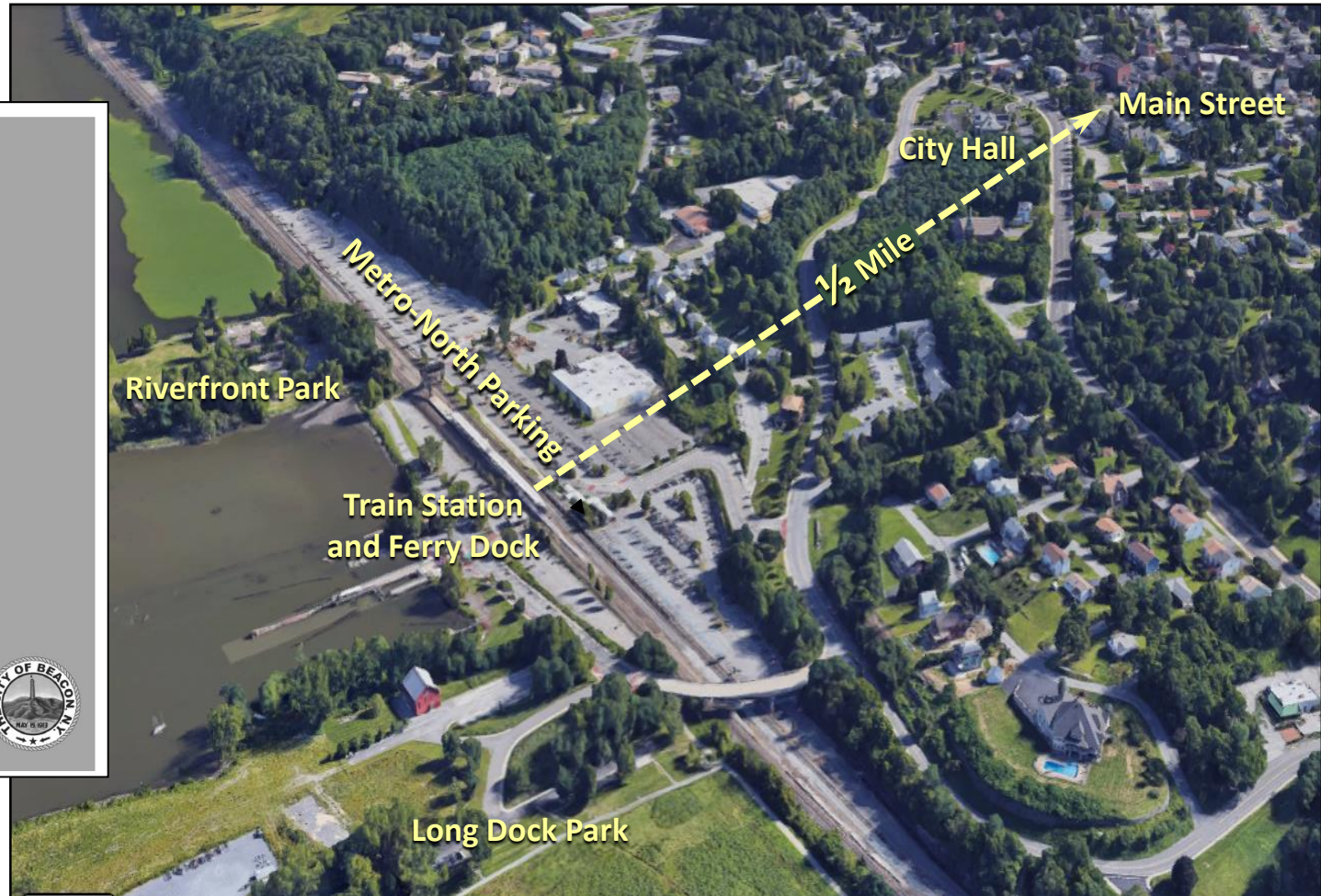
This Land Use Plan proposes allowing increased residential densities in the Waterfront/Train Station area (the area between City Hall and the train station)...Building heights should be limited to a maximum of 4 stories...New residents would be expected to patronize established business districts in the City, thus securing the economic resurgence of the City. New residents will also contribute to the tax base through property taxes, and because of the housing types involved, are not expected to have a large impact on demand for public school services.



City of Beacon
Comprehensive Plan Update

Adopted April 3, 2017

BET Planning



Page 10:

The primary focus area for the 2017 Plan is the waterfront and train station area. The vision for this area is to create a destination that serves as a "gateway" to Beacon, to reclaim the riverfront and to link that riverfront to downtown Beacon.

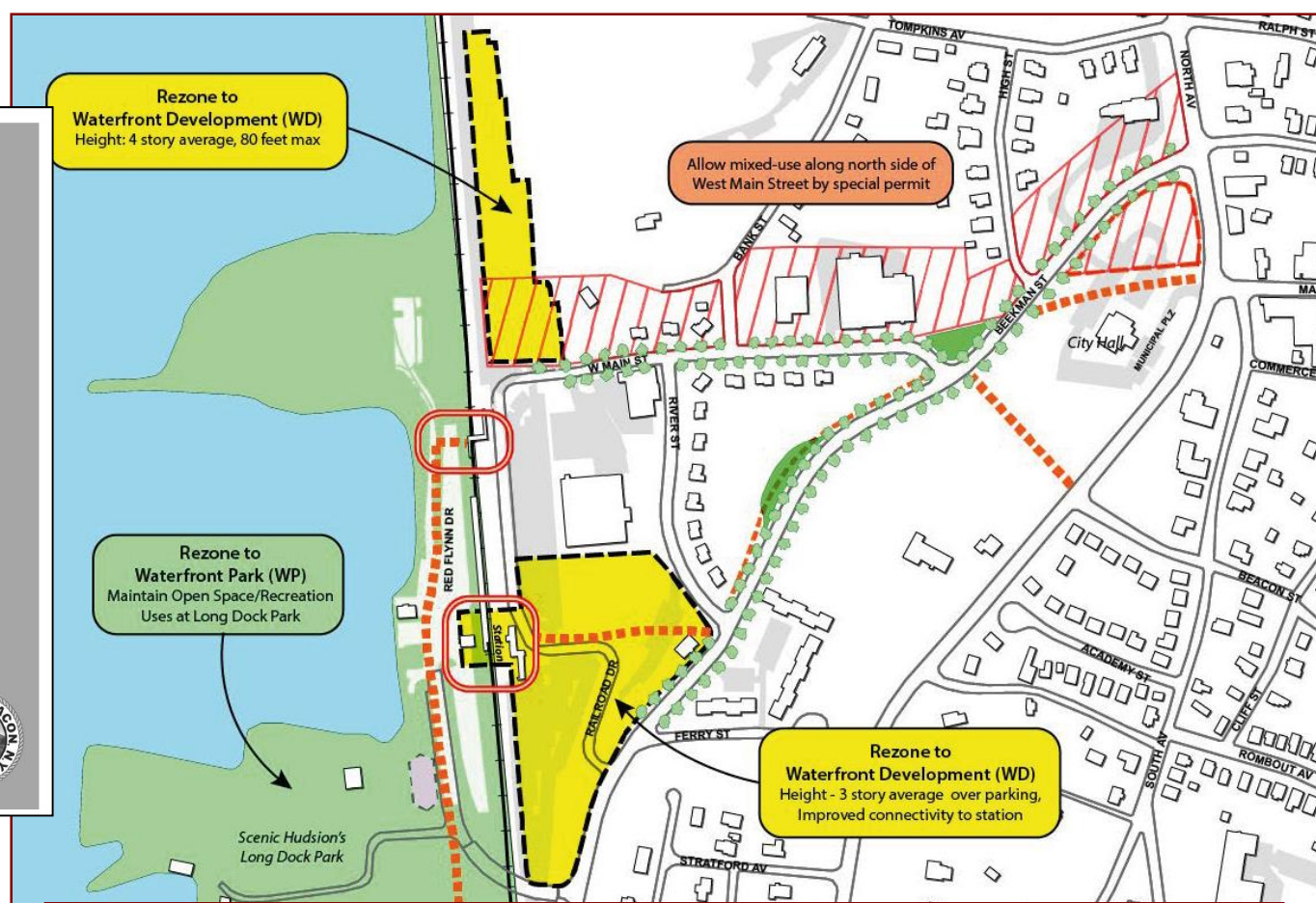
It is recommended that the City rezone all of the area west of the train station and railroad tracks to Waterfront Park (WP).



City of Beacon
Comprehensive Plan Update

Adopted April 3, 2017

BEJ Planning



Waterfront/Train Station Recommendations, 2017 Plan Update

Page 11:

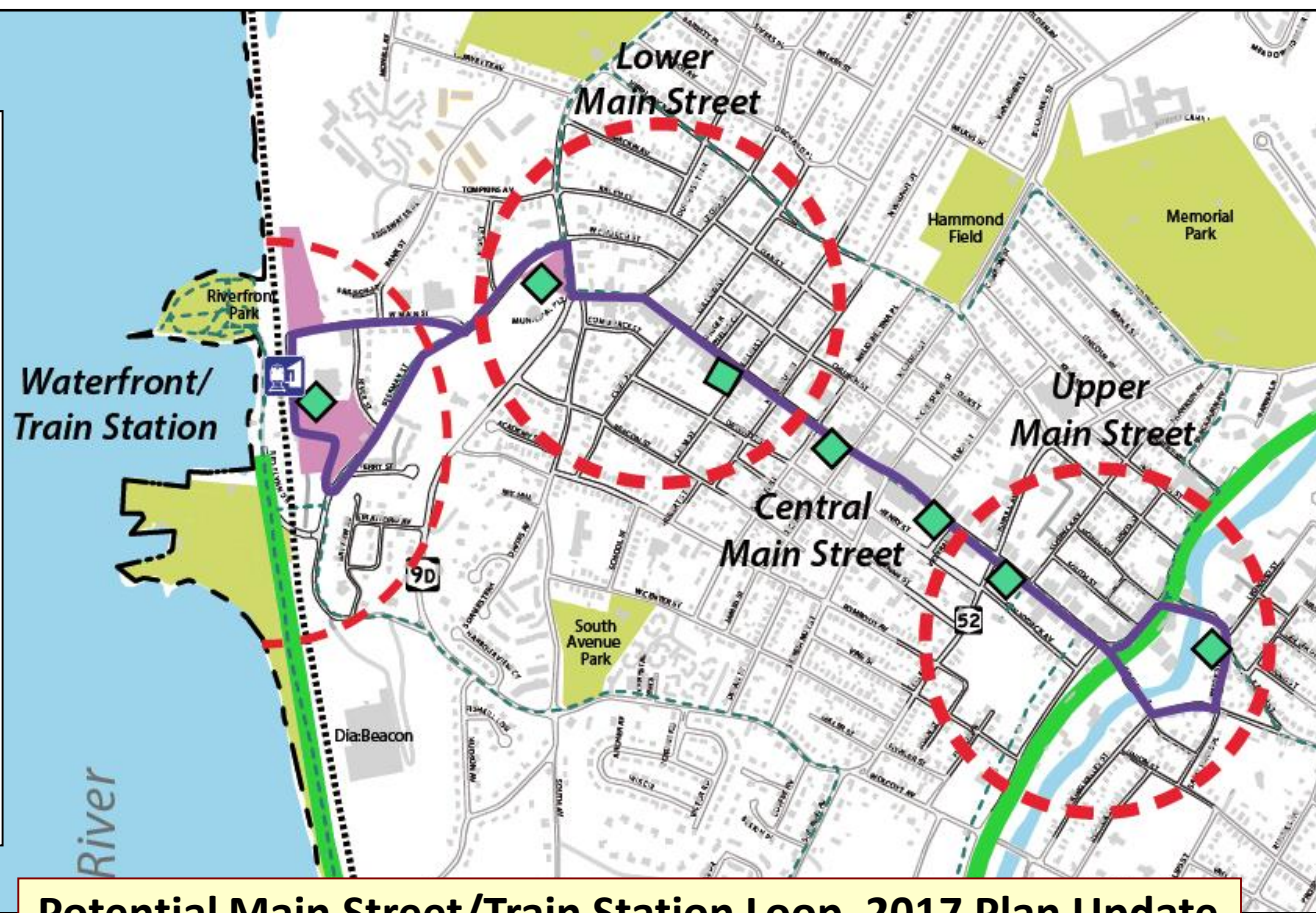
The changes proposed in the 2017 Plan consist primarily of restricting development along the waterfront. Development between the railroad tracks and the upland area on Metro-North property would be reduced in height and density from what was proposed in the previous Comprehensive Plan. This is intended to preserve upland views of the Hudson River and reduce traffic impacts. No additional commuter parking is proposed in the current plan, which will also reduce traffic impacts over what was proposed previously.



City of Beacon
Comprehensive Plan Update

Adopted April 3, 2017

BEP Planning



Potential Main Street/Train Station Loop, 2017 Plan Update

Page 12:

One of the main goals for the 2017 Plan is to improve connections between Main Street, the waterfront/station area, and Dia:Beacon. Recommendations that address this include:

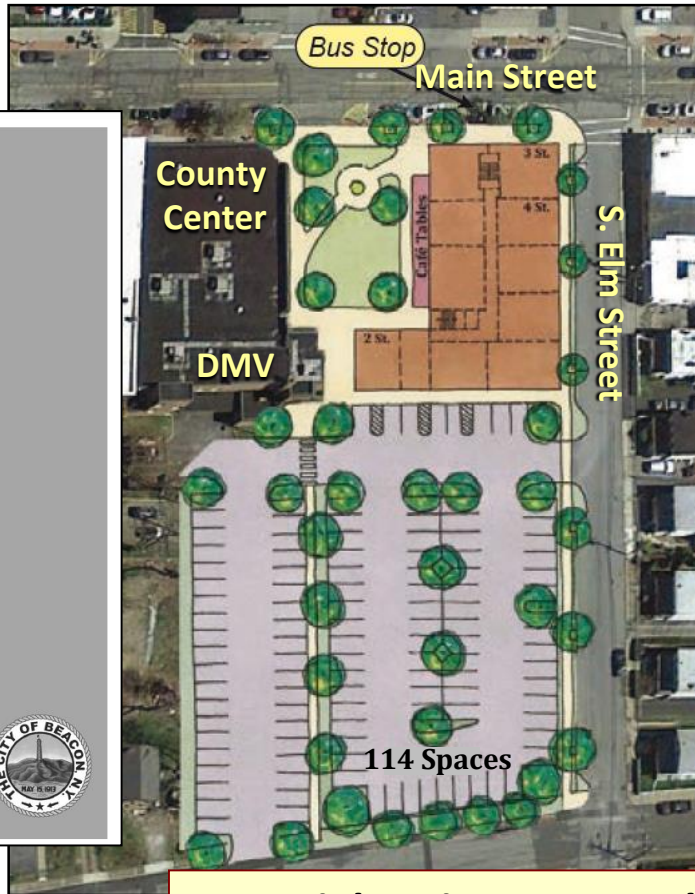
- Improve streetscape between Main Street and train station;...
- Support rubber wheeled trolley service connecting Main Street to train station area;
- Encourage infill development along Main Street as well as pocket parks at identified nodes of activity;...



City of Beacon
Comprehensive Plan Update

Adopted April 3, 2017

BEP Planning



Potential Main Street Park Locations, 2017 Plan Update

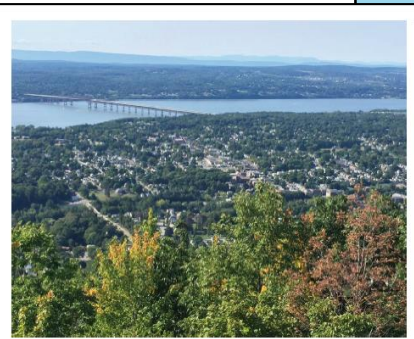
Page 66:

Main Street recommendations:

- 4.1 Develop a Main Street Corridor Plan to address the urban design of the corridor, identification of activity centers, future parking improvements, public transportation improvements and outdoor public spaces.

Page 175:

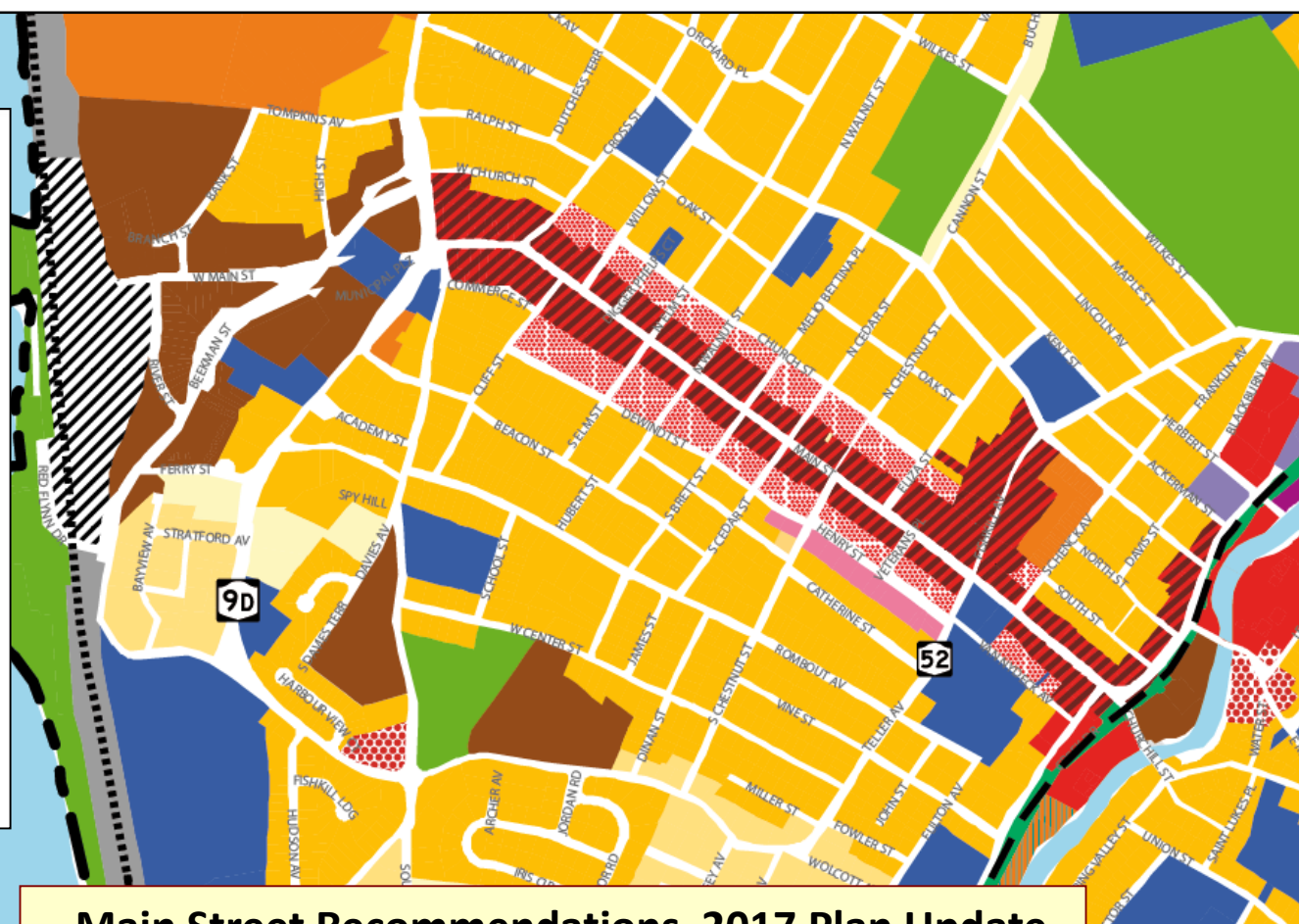
There are two pocket parks proposed for Main Street...One potential location is at Veterans Place, and the other is at the Dutchess County offices at South Elm Street...The Main Street plan may involve multiple small parks or squares.



City of Beacon
Comprehensive Plan Update

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BEJ Planning



Main Street Recommendations, 2017 Plan Update

Page 67:

4.6 Change the zoning of areas on East and West Main Street to reflect density allowed in the Central Main Street district.

Page 172:

When extending CMS standards to the existing CB district, heights of Historic Overlay Zone parcels should be limited to what is currently allowed.