

To: Jay Sheers, Chair, and the City of Beacon Planning Board

Date: August 4, 2017

Re: **West End Lofts Site Plan**

I have reviewed following new materials: a July 25, 2017 response letter from Insite Engineering and a 14-sheet Site Plan set with a revision date of July 25, 2017.

Proposal

The applicant is proposing three 3-4 story buildings containing 98 apartments in the Linkage District.

Comments and Recommendations

1. The application requires a waiver from City Council under the recently adopted Affordable Workforce Housing amendments, which will allow this project to move forward without certain provisions inconsistent with its state funding sources.
2. The applicant has provided a LWRP consistency statement that the placement of the entrance drive and landscaping design will open up a northwest view towards the river from the Beacon Street intersection that has been obscured by the growth of vegetation since the LWRP was adopted. The Board should issue a LWRP Consistency Determination along with its SEQRA determination
3. The proposed through walkway to Beekman Street will also enhance river views compared to existing conditions. The walkway needs to be coordinated with the approved site plan for The View, and the City should secure a public access agreement for the walkway.
4. The new proposed location for the dedicated evergreen tree, which could grow to 50 feet high and 16 feet wide, would block the prominent view of the Municipal Building's portico from the west end of Main Street. An alternative location just past the front of the building could frame the view of the building and help block the view of the parking lot. At this point, a note on the plans is sufficient, stating that it will be relocated onto City property in consultation with the family who donated the tree.

All other portions of the plans seem acceptable from a planning perspective. If you have any questions or need more information, please feel free to contact me.

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