

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

Date: October 6, 2017

Re: **39 Front Street, HIP Lofts & Storage Amended Special Use Permit**

I have reviewed the response letters from Hudson Land Design and Aryeh Siegel, a revised Full EAF with supplemental narrative, and a 10-sheet Amended Special Use Permit set, all dated September 26, 2017.

Proposal

The project would eliminate the previously approved construction of Buildings 9A and 12, demolish Buildings 16, 18, 24, and 25, construct a larger Building 16, and extend existing Building 9 to include one live-work loft. This will increase the previously approved unit count from 143 to 172 lofts. The 8.7-acre parcel is in the Light Industrial district and Historic District and Landmark Overlay Zone.

Comments and Recommendations

1. The entire proposed building site is in the 100-year floodplain and the new Building 9 appears to be directly adjacent to the regulatory floodway, so the new buildings will need to meet the floodplain development permit standards under Chapter 123, Flood Damage Prevention. Floor heights and any other flood mitigation measures should be addressed as part of the Development Plan Overview narrative or in the consultant's response letter.
2. The new Building 16 would be three stories at 52 feet 6 inches with a stepbacked fourth floor for a total height of 66 feet. The requested variance should be compared to the previously approved 4-story Building 9A at 47 feet and the LI height limit of 35 feet. The Planning Board will need to make a variance recommendation to the ZBA.
3. The new parking lot between Buildings 9 and 16 contains 37 spaces. Since the Off-Street Parking standards in 223-26 C(3) require at least one 3-inch caliper tree for every 10 spaces, the new portion of the lot should have at least three shade trees on islands. The previously approved Landscape Plan had three tree islands in this area.
4. Since this application involves alterations to a property in the Historic Overlay Zone, the Board will need to approve a Certificate of Appropriateness under Chapter 134, Historic Preservation. The applicant should provide a written justification from a structural engineer that the historic Building 16 cannot be rehabilitated, as previously proposed.

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

John Clarke, Beacon City 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
Aryeh Siegal, Project Architect