

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

Date: February 9, 2018

Re: **Edgewater Site Plan and Subdivision**

I reviewed the following new materials: response letters from Michael A. Bodendorf and Aryeh Siegel, an Application for Special Permit for Multi-Family Development, and a 15-sheet Site Plan set, all dated January 30, 2017.

Proposal

The applicant is proposing to demolish two existing buildings, construct seven apartment buildings containing 307 units on 12.009 acres in the RD-1.7 zoning district.

Comments and Recommendations

1. The area variances requested for this project were granted by the ZBA with some conditions at its January 17, 2018 meeting. The conditions do not require any changes to the Edgewater site plan as proposed.
2. The Zoning Code Schedule of Regulations for Residential Districts, Section 223-17 C, requires any project in an RD district to apply for a Special Permit from the City Council for any multiple dwelling project. The Application for Special Permit appears complete, but has a few key misrepresentations:
 - On page 8, the document states that the project has "...significantly less lot coverage than the more intense Tompkins Terrace and Colonial Springs developments..." when Exhibit F shows units per acre of impervious coverage, not the typical lot area coverage measurement.
 - On page 11, the document states: "The project has more parking than is required by the Zoning Code..." when the 387 spaces (including land-banked spaces) exactly meets the parking requirement. The Board and applicant could still consider more land-banked spaces.
 - Exhibit B-2, School Impact Study, still has the mathematical mistake in the 1-bedroom line of Table 1. The table should show a projected population of 589 residents, although the 2006 multipliers likely overestimate the total, especially because of the high number of smaller studio apartments that applied the 1-bedroom multiplier.

The Planning Board, according to the Section 223-18 B, will need to report its recommendations on the Special Permit Application to the City Council within 45 days of its receipt.

3. During discussions about the variances, questions were raised about the building height measurements. Sheets 1, 8, and 9 of the Site Plan set all represent the building heights as no more than the permitted 55 feet. However, the building sections on Sheet 8 are small and not very definitive and the Sheet 9 elevations mix buildings with different bases by common roof type and do not clearly establish the ground levels. The applicant should provide more detailed evidence and confirm with the Building Inspector that the proposed buildings will not exceed the district height limit under the definition for Height of Building.

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

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