

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: February 9, 2018
Re: **West End Lofts Site Plan**

I have reviewed following new materials: a January 30, 2018 cover letter from Insite Engineering, January 30, 2018 Preliminary Plat, and a 15-sheet Site Plan set, all with the latest revision date of January 30, 2018.

Proposal

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

Comments and Recommendations

1. The applicant should be prepared to update to the Board on the details of the proposed License Improvement Area. The Alternative Plan for the northern entrance to Building 2 does not allow for ADA access, but ADA-compliant access is provided at the south end and parking lot entrances to Building 2.
2. If not already completed, the project requires a waiver from City Council under the Affordable Workforce Housing section of the zoning code. The waiver will allow this project to move forward without certain provisions inconsistent with its state funding sources.
3. 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.

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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- c: Tim Dexter, Building Inspector
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