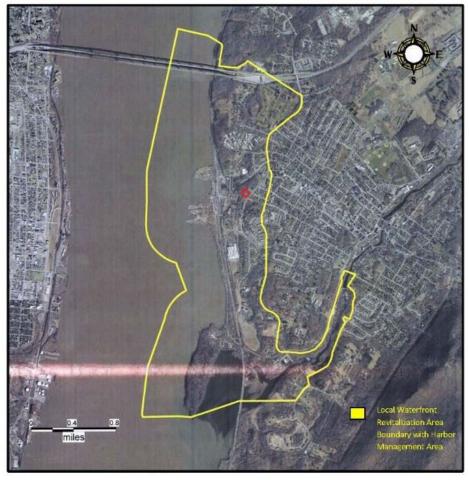# LWRP Consistency Statement

1181 North Avenue

The Property is located within the City of Beacon's Waterfront Revitalization Management Area. The City's Local Waterfront Revitalization Plan ("LWRP") does not specifically address the parcel under consideration for this application, however, the property is located in the historic district, and in proximity to listed viewsheds, although it is not specifically impacting a viewshed.

All reviewing agencies must ensure actions impacting this coastal area are consistent with the City's Local Waterfront Revitalization Plan ("LWRP").[1] Where coordinated review is undertaken, the Consistency determination is made by the Lead Agency.
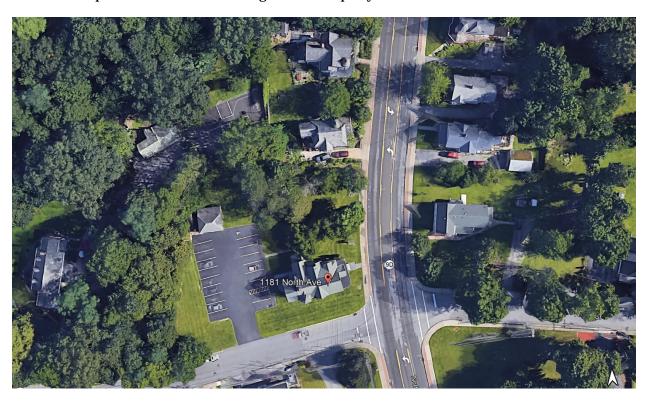
C&F: 3491920.1

This report analyzes the manner in which the design of 1181 North Avenue is consistent with the LWRP Coastal policies affecting this application.

The below represents an overview image of the Property.

Policy 23 provides – "Protect, enhance and restore structures, districts, areas or sites that are of significance in the history, architecture, archeology or culture of the state, its communities or the nation."

Policy 23 further explains that "Protection must include concern not just with specific sites but with areas of significance, and with the area around specific sites. Protection must include concern not just with specific sites but with areas of significance, and with the area around specific sites. The policy is not to be construed as a passive mandate but must include effective efforts when appropriate to restore or revitalize through adaptive reuse. While the program is concerned with the preservation of all such resources within the coastal boundary, it will actively promote the preservation of historic and cultural resources which havea coastal relationship."

Policy 23 describes the suggestions for properties included in the historic district:

5. A local landmark, park, or locally designated historic district that is located within the boundary of an approved local waterfront revitalization program. All proposed actions within 500 feet of the perimeter of the property boundary of the historic, architectural, cultural, or archeological resource and all actions within an historic district that would be incompatible with

the objective of preserving the quality and integrity of the resource. Primary considerations to be used in making judgement about compatibility should focus on the visual and locational relationship between the proposed action and the special character of the historic, cultural, or archeological resource. Compatibility between the proposed action and the resource means that the general appearance of the resource should be reflected in the architectural style, design material, scale, proportion, composition, mass, line, color, texture, detail, setback, landscaping and related items of the proposed actions. Within historic districts this would include infrastructure improvements or changes, such as, street and sidewalk paving, street furniture and lighting.

The subject property falls within an established historic district. The applicant contends that the project enhances the historic district by adding a historically styled new building to a street wall that is currently missing a building in the proposed location. The new building fills in what appears to be a missing piece in the street wall, and screens views of the existing parking lot currently visible from the street.

Policy 25 provides – "Protect, restore, and enhance natural and manmade resources which are not identified as being of state-wide significance, but which contribute to the scenic quality of the coastal area"

The subject property does not specifically affect listed viewsheds, but it is nearby viewsheds overlooking the waterfront and river. The project does not negatively impact any viewsheds.

Based on a review of Policy 23 and Policy 25, the Project is consistent with the City of Beacon LWRP as it relates to the subject Property.