

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

Date: November 9, 2018

Re: **39 Front Street, HIP Lofts & Storage Amended Site Plan**

I have reviewed an October 26, 2018 Site Plan Application, October 30, 2018 cover letter from Cuddy + Feder with six attached exhibits, and a 10-sheet Amendment to Special Use Permit Application set with sheets 1-5 dated October 30, 2018 and sheets 6-10 dated October 29, 2018.

Proposal

The project would eliminate the previously approved construction of Buildings 9A and 12, demolish Buildings 16, 18, 24, and 25, construct a new Building 16, and extend 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 (HDLO).

Comments and Recommendations

1. The City Council approved the amended Special Permit with certain conditions, including several that involve Planning Board decisions:
 - The Board should determine a date for construction of public access to the northern Greenway Trail from Front Street that is unobstructed by a gate, fence or similar barrier. I recommend a specific, relatively short-term date to open up the trail for public access.
 - The Board should also set a date for construction of the stairs and walking route for residents of HIP Lofts to access the northern portion of the Greenway Trail. These improvements could be timed to the first Certificate of Occupancy in Building 16, as requested by the applicant.
 - The Board should consider alternative architectural designs for Building 16, one with vertical piers to incorporate significant breaks in the façade and to reflect the standard in Section 134-7 B(2)(d). In preparation for this choice Board members should look at local mill buildings along the Creek, including existing buildings on the site and One East Main Street, which has simple vertical elements.
2. Since this parcel is in the HDLO Zone, final approval also requires a Certificate of Appropriateness consistent with Chapter 134. The Historic Preservation chapter has a new list of design standards since this application was last before the Planning Board, the most relevant of which are reviewed in a letter from Hartgen Archeological Associates in Exhibit E of the application packet.
3. On Sheet 1, Note 2 under the Zoning Summary table should be changed to a one-unit addition.
4. On Sheet 5, a detail should be provided for the 4th floor metal picket railing.

Page 2, November 9, 2018 Memo re: 39 Front Street

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