

MEMORANDUM

TO: City of Beacon City Council
FROM: Keane & Beane, P.C.
RE: The Roundhouse- Special Use Permit Requirements
DATE: November 5, 2018

The City Council has received an application from 10 Boulevard, LLC (the "Applicant") to amend a Special Permit originally granted by the City Council on May 17, 2010, to allow the Applicant to convert the Roundhouse building to a hotel and spa with an 80-seat restaurant, conversion of two existing brick mill buildings to a hotel with 58 hotel rooms, conversion of another existing building for artist live/work spaces an event space for approximately 250 guests, restoration of a historic hydroelectric powerhouse, and construction of 78-multi-family residential units in three buildings in the northeastern portion of the site. The 2010 project also included a subdivision of the property into two lots (one for the Hotel and Artist Live/Work component and the other for the Multi-Family Component). The City Council granted Special Permit Approval for the Hotel and Artist Live Work Components of the overall project on May 17, 2010. In 2013, the City Council approved amendments to the Special Use Permit to permit a reduction in the total number of hotel rooms from 58 to 41, addition of a private dining room to the Roundhouse building, and addition of two Artist Live/Work spaces in the Mill building.

The Applicant now seeks a further amendment to the Special Use Permit to increase the number of hotel rooms from 41 to 51 by eliminating the spa and converting that space to hotel rooms (the "Proposed Action"), on property located at 2 East Main Street and 10 East Main Street (also known as 10 Leonard Street). The Property is located in the General Business (GB), Central Main Street (CMS) Zoning District and the Historic District and Landmark Overlay (HDLO) Zone, and designated on the City tax map as Parcel Nos. **6054-30-168772, -164762, -176760, -184766**. Hotel uses are permitted in the CMS District as of right, and are permitted in the GB District by special permit.

The City Council may grant the Applicant a Special Permit to permit 10 additional hotel rooms, if it finds that all of the conditions and standards set forth in City Code §§ 223-18.B, 223-20 and 134-7 are satisfied.

General Special Use Permit Standards (§ 223-18.B)

The City Council may authorize the issuance of a Special Permit, provided that it shall find that all of the following conditions and standards have been met:

- The location and size of the use, the nature and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
- The location, nature and height of buildings, walls and fences and the nature and extent of the landscaping on the site are such that the use will not hinder or discourage the appropriate development use of adjacent land and buildings.
- Operations in connection with any special use will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristic than would be the operations of any permitted use, not requiring a Special Permit.
- Parking areas will be of adequate size for the particular use and properly located and suitably screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum safety.

The City Council may attach such conditions and safeguards to the Special Permit as are necessary to assure continual conformance with all applicable standards and requirements. City Code § 223-18.E. The conditions must relate to the conditions and standards set forth in City Code § 223-18.B.

Special Permit Standards for Hotels (§223-20)

If a site is to be used for a hotel, use of the site and any buildings or structures on the site shall be limited to usual hotel activities and accessory uses incidental to the operation of a hotel and of the same general character, provided that all such accessory uses shall be planned as an integral part and located on the same site with the hotel. Such accessory uses may include the following:

- Dining facilities providing food and drink.
- Newsstands, gift shops and other shops.
- Recreation facilities which shall be for the exclusive use of guests or members.
- Employees' quarters and facilities.
- Spa facilities.
- Conference center facilities.

Outdoor parking areas and recreational facilities shall be screened with fencing, landscaping and/or buildings on all sides toward adjoining residential lots. Where hotel

buildings are set back less than 100 feet from one-family residential lots, such buildings shall be suitably screened with planting.

Hotels require one parking space for each hotel guest room and at least one parking space for each employee for the maximum number of employees working at the hotel at any one time.

There shall be no kitchen facilities in the hotel rooms except for a coffeemaker, a microwave oven and a small refrigerator.

Criteria for Approval of Special Permit in the HDLO (§ 134-7)

In reviewing an application for a Special Permit in the HDLO the City Council must also consider the conditions and standards set forth in City Code § 134-7:

- The historic or architectural value or significance of the structure and its relation to the historic character of the surrounding area.
- The relationship of the exterior architectural features of such structure to the rest of the structure and to the surrounding area.
- The compatibility of exterior design in terms of scale, arrangement, texture and materials proposed, roof and cornice forms, spacing and proportion of windows and doors, exterior architectural details, signs, and street -front fixtures.

In applying the principle of compatibility, the City Council shall use the following standards for new structures, additions, or alterations in the HDLO.

- (1) The design, character, and appropriateness to the property of the proposed alteration or new construction.
 - Construction shall build on the historic context with applications required to demonstrate aspects of inspiration or similarities to adjacent HDLO structures or historic buildings in the surrounding area.
 - Compatibility does not imply historic reproduction, but new architecture shall also not arbitrarily impose contrasting materials, scales, colors, or design features.
 - The intent is to reinforce and extend the traditional patterns of the HDLO district, but new structures may still be distinguishable in up-to-date technologies and details, most evident in window construction and interiors.
 - Exterior accessory elements, such as signs, lighting fixtures, and landscaping, shall emphasize continuity with adjacent HDLO properties and the historic characteristics of the sidewalk and streetscape.

- Where possible, parking shall be placed towards the rear of the property in an unobtrusive location with adequate screening from public views, unless another location provides better screening.
- (2) The scale and height of the proposed alteration or new construction in relation to the property itself, surrounding properties, and the neighborhood.
- Where possible, an addition to a historic structure should be placed towards the rear, or at least recessed, so that the historic structure remains more prominent than the subsidiary addition
 - Any alteration or addition to a historic structure shall not damage or obscure the character -defining features of the architecture or site to the maximum extent possible.
 - The height of any new building facades in the HDLO shall not conflict with the heights of adjacent historic structures on adjoining HDLO parcels.
 - Larger buildings or additions should incorporate significant breaks in the facades and rooflines, generally at intervals of no more than 35 feet.
- (3) Architectural and site elements and their relation to similar features of other properties in the HDLO.
- It is not appropriate to disrupt the relationship between an historic building and its front yard or landscape, including screening historic properties from traditional street views by high walls or hedges.
 - Historic storefronts, porches, cornices, window and door surrounds, or similar architectural features should not be enclosed, obscured, or removed so that the character of the structure is substantially changed.
 - Deteriorated building features should be repaired rather than being replaced and, if not repairable, should be replicated in design, materials, and other historic qualities.
 - New buildings in the HDLO should have a top-floor cornice feature and first-floor architectural articulation, such as an architecturally emphasized entrance doorway or porch, to accent the central body of the building.
 - Architectural features and windows shall be continued on all sides that are clearly visible from a street or public parking area, avoiding any blank walls, except in cases of existing walls or potential common property walls.

- New HDLO buildings shall have a front entrance door facing the primary street and connected to the sidewalk.
- Primary individual window proportions shall be greater in height than width, but the approving body may allow exceptions for storefront, transom, and specialty windows. Mirrored, reflective, or tinted glass and all- glass walls, except greenhouses, shall not be permitted. Any shutters shall match the size of the window opening and appear functional.
- Finish building materials should be wood, brick, traditional cement-based stucco, stone, smooth cast stone, smooth-finished fiber-cement siding, or other materials deemed acceptable by the approving body. Vinyl, aluminum or sheet metal siding or sheet trim, exposed concrete blocks or concrete walls, plywood or other similar prefabricated panels, unpainted or unstained lumber, synthetic rough-cut stone, synthetic brick, synthetic stucco, exterior insulation and finishing system (E I S), direct-applied finish system (DAFS), and chain link, plastic, or vinyl fencing shall not be permitted.
- Materials and colors should complement historic buildings on the block. Fluorescent, neon, metallic, or other intentionally garish colors, as well as stripes, dots, or other incompatible patterns, shall be prohibited.
- Mechanical equipment and refuse containers shall be concealed from public view by approved architectural or landscaping elements and shall be located to the rear of the site. Window or projecting air conditioners shall not be permitted on the front facade of new buildings or additions.

Certificate of Appropriateness

Please note that after the City Council approves the Special Permit, the Planning Board must approve a certificate of appropriateness in order to grant site plan approval. The Planning Board will again consider the criteria set forth in City Code § 134-7 and issue its determination pursuant to City Code § 134-8.F.