

Plan Change Summary

Beacon HIP Lofts

November 27, 2018

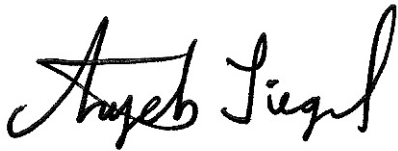
The following is a summary of the changes to the plans since the Planning Board submission in February 2018, prior to referral to the Zoning Board of Appeals and the City Council. This includes changes discussed at the November Planning Board meeting and in the Consultant comment letters from November:

1. Greenway Trail

- a. A new opening in the existing fence adjacent to Building 4 is shown on the plans on Sheet 1 Site Plan. This opening allows public access to the Northern leg of the Greenway Trail at all times that the trail is open.
- b. The proposed inner 6-foot-high chain link fence has been moved to the other side of the 7-foot landscaping buffer along the northern leg of the trail. This creates the perception of a wider trail area between the fences. Additionally, there is another 5' landscaping buffer on the building side of the fence to allow snow storage. This also increase the apparent width of the trail. We were able to do this by changing the previously approved 20 foot long parking spaces to the new 18 foot long standard.
- c. A locked gate has been added along the northern leg of the trail for use as a shortcut by Beacon HIP Lofts residents only. A striped path from the proposed exterior stair adjacent to Building 10 to the gate has been added through the parking area.
- d. The Greenway Trail has been adjusted along Front Street to accurately reflect the as-built condition, so the utility poles do not restrict the trail.
- e. The future retaining wall on the vacant parcel has been removed from the site plan on Sheet 1 to eliminate confusion about impediments to the Greenway Trail. The potential future development has also been removed. This was showing potential future work, as noted on the plans, and there is no retaining wall existing or currently planned for any areas where the Trail exists. Any retaining wall required for future development of the vacant parcel will accommodate the trail without requiring steps.

2. Plan Notes & Details

- a. Note 2 in the Zoning Summary Table on Sheet 1 has been changed to read: "...one-unit addition".
- b. A detail has been provided for the 4th floor metal railing on Sheet 5 - Elevations.
- c. The building elevation has been revised to show a recessed 16" gap between Building 10 and the proposed Building 16, to help differentiate new from existing.
- d. The building elevation indicates the color of the Hardie Board material.
- e. Notes have been added to the Site Plan Sheet 1 indicating that the Zoning Board granted the requested height variance, and the City Council granted the Special Use Permit.

A handwritten signature in black ink, reading "Aryeh Siegel". The signature is fluid and cursive, with the first name "Aryeh" and last name "Siegel" clearly distinguishable.

Aryeh Siegel
Aryeh Siegel, Architect