

To: Mayor Casale and the Beacon City Council  
Date: January 10, 2019  
Re: 248 Tioronda Avenue, Concept Plan Application

I have reviewed the November 26, 2018 response letter from The Chazen Companies, November 26, 2018 reissued Full EAF Part 1 and Narrative, photo-simulations of the proposed construction from five locations, and a 5-sheet Site Plan set with the latest revision date of November 26, 2018.

### **Proposal**

The applicant is proposing to construct two multifamily buildings with a total of 64 units and a separate office building with 25,400 square feet on two parcels containing 9.18 acres in the Fishkill Creek Development district. The two lots will need to be consolidated, and a Greenway Trail is proposed as part of the project.

### **Comments and Recommendations**

1. The applicant should provide overlay information on Sheet C100, showing the Very Steep Slopes with the proposed structures and limits of disturbance. This will be necessary to determine that the proposal avoids such slopes to the maximum degree feasible.
2. In the Bulk Table on Sheet G001 the Minimum Open Space should be calculated by deducting the building footprints, circulation drives, and surface parking areas. The Maximum Building Height should be in feet as well as stories. The Site Statistics Table should show 216 spaces.
3. The submission provides photo-simulations of and through the site from important viewing points, as discussed with the Council at the previous meeting. The views of Mt. Beacon and the ridgeline do not appear to significantly diminished.
4. The applicant and Greenway Trail Committee representatives walked the site on November 8, 2018. To address the Greenway Trail Committee's comments, the residential buildings have been shifted to provide a wider separation from the Trail. Also, a portion of the trail now extends into the lower land adjacent to the creek. An ADA-compliant section of the Trail should be provided to bypass the lower segment with stairs.
5. Sheet C130 should show the Trail right-of-way or easement not less than 20 feet in width traversing the entire length of the site.
6. The Section 223-41.13 I(4)(j) Design Standards recommend a pedestrian-oriented gathering place, green, landscaped plaza, courtyard, or terrace, using the building forms to frame, overlook, or complement the space. The November 26 plan proposes 40 land-banked parking spaces, consistent with Section 223-26 E, providing less asphalt and an opportunity for a larger landscaped green. However, the plan segments those land-banked spaces into three separate areas divided by parking aisles.

On December 14, I suggested two alternatives for consolidating the land-banked parking to create more usable greenspace. One option would combine all the land-banked parking into the easternmost row, creating a landscaped terrace at least 30 feet wide and connecting the three buildings with a pedestrian path overlooking the creek. The second option adjusted the layout of the commercial building to allow two rows of parking on the west side with all the surface parking organized in one street-like row and a much larger green terrace (see the attached sketch). The intent was to provide a landscaped green instead of a parking lot as the central design element. The applicant has recently responded with two somewhat similar drawings with 19-33 land-banked spaces. The Council should provide direction for the applicant regarding the land-banked parking and the various design concepts.

7. The federal wetlands boundary has been updated from the previous 2013 delineation by a wetland biologist, but is still under review by the Army Corps of Engineers.

These comments focus on Concept Plan and environmental impact issues. Specific architectural, landscaping, lighting, and engineering details should be covered by the Planning Board during Site Plan review. If you have any questions or need additional information, please feel free to email me.

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