



Centers and Greenspaces Plan City of Beacon



Urban Success Story: City of Beacon

Beacon's 2007 [Comprehensive Plan](#) included the Centers and Greenspaces Plan map to the left in the appendix, highlighting both major greenspace parcels to be protected and prime redevelopment opportunities along the riverfront, Main Street, and Fishkill Creek. It also featured illustrative sketch plans for key parcels on Main Street and along Beekman Street, the primary approach to the City from the Train Station.

Since 2007, the City purchased and permanently protected the 88-acre Hiddenbrooke greenspace property on the eastern mountain slopes with combined City, County, and State funds. It also created three new zoning districts to attract investment to the City: the Fishkill Creek Development District, Central Main Street District, and Linkage District between the West End of Main Street and the Train Station.

The latter two districts involved new [form-based codes](#), allowing a more flexible mix of uses, greater building heights, short setbacks, and reduced parking requirements. They also include graphic examples and design standards to ensure that new construction will be compatible with the existing city character.

Spurred by a positive approach to redevelopment in these designated districts and new zoning incentives, the City has seen a dramatic increase in development activity, involving hundreds of proposed housing units and substantial commercial square footage in the Main Street area. New residents within a convenient walking distance are essential to reinforce central businesses and encourage enhanced transit services.

Linkage District Illustrative Plan



The Central Main Street District used as models building types and streetscape standards from adjacent historic areas, encouraging mixed-use buildings with housing above storefronts and parking hidden to the rear. Sketch plans showed where new buildings could replace front yard parking lots. Graphic studies determined how taller buildings might affect street shadows and mountain views.

The [approved code](#) allows 4-story buildings along the south side of Main Street and up to 5 stories with special permit conditions along the north side, but with the top floor set back 15 feet to allow in more sunlight and give a 3- and 4-story appearance from the street.

The Linkage District leading up the hill from the Train Station had been largely demolished during the 1970s and divided up over time into seven separate zoning districts. The new unified district was designed as a pedestrian-friendly, primarily residential neighborhood to support nearby Main Street businesses. Parking requirements were reduced due to walkability to stores and the Train Station.

The sketch plan to the left was included in the [Linkage District](#) zoning to illustrate principles and standards, but it is only suggestive. However, projects with a footprint under 10,000 square feet and consistent with standards are given expedited review.



Previous Central Main Street building, now demolished



Original Proposal for new building, consistent with CMS zoning