

The proposed amendment to the comprehensive plan, which involves changing the land use designation from a Planned Neighborhood to Multifamily Residential, is strategically aligned with the city's broader objectives for balanced growth, sustainable community development, and integration. This is a thoughtfully designed community that aspires to redefine the standards of multifamily living, while enhancing the social fabric of Watertown. The below outlines the key reasons for supporting this change, leveraging the guiding principles and objectives set forth in the city's planning documents.

**Strategic Dispersal of Multifamily Development**

The transition of Air Park Drive to a multifamily residential designation supports the city's goal of dispersing multifamily housing throughout the city. By integrating a multifamily development on this parcel, the city avoids the creation of large concentrations of such developments in limited areas. Our primary objective is to create a dynamic and desirable residential community that not only meets but exceeds the current market expectations, thereby significantly contributing to the growth and vibrancy of the local area. This approach promotes diversity and ensures that all neighborhoods benefit from well-planned housing options.

**Provision of On-Site Open Space**

A key advantage of our multifamily residential development is the requirement to provide on-site open spaces tailored to the needs of the residents. As you can see the large open green space and walking trail complement the public parkland requirements while enhancing the livability and community feel within the multifamily development. This open space ensures that residents have access to recreational areas without overburdening nearby public parks, thereby contributing to the overall quality of life in the community.

**Architectural and Design Integration**

The plan encourages the use of architectural features such as balconies, porches, stoops, garden walls, and varied building and facade setbacks. These design elements help to break down the scale of larger buildings, making them appear as a cohesive grouping of smaller residential units. This is the exact approach we took that ensures that blends seamlessly to create a neighborhood feel, while maintaining the community's character and scale. The promotion of architectural design that will set the standard for this area in terms of building materials, height, bulk, setbacks, and roof designs further supports this integration.

**Conclusion**

In conclusion, the proposed amendment to change the comprehensive plan from a Planned Neighborhood to Multifamily Residential is justified by the strategic alignment with city-wide objectives, the rigorous planning and design standards imposed on multifamily developments, and the benefits of integrating housing into diverse areas of the city. This change not only addresses the growing demand for multifamily housing but also does so in a way that is sensitive to the existing fabric, promotes sustainability, and enhances the overall quality of life for residents.