**BOYES-WATSON ARCHITECTS**

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January 12, 2012

Dear Planning Board Members,

You will recall that at the prior hearing on the Bishop Petition this fall, we presented a design for the proposed multi-family residential project at the Fawcett Oil Site. Our purpose in doing so was to allow the Board to understand the impact of this proposed zoning amendment to our project. In our view, such an understanding is critical since in reality the site is the only development that will be affected by the proposed changes to Special District 2.

Since that time, we have continued to meet with neighbors and have made several modifications to the proposed site plan we shared with you last fall. That revised plan is enclosed for your review.

One of the more significant changes to the plan is that the unit count for the multi-family portion of the project (now 77 units) equals the unit count permitted under the Bishop Petition. In addition, where it had been previously proposed to locate a surface parking lot along the Whittemore Avenue edge, we are now proposing to create five lots of 5,000 sf which would be developed as privately owned two family houses in accordance with the Residence B dimensional standards. If the Bishop Petition were to be adopted, we would not be able to develop these five lots.

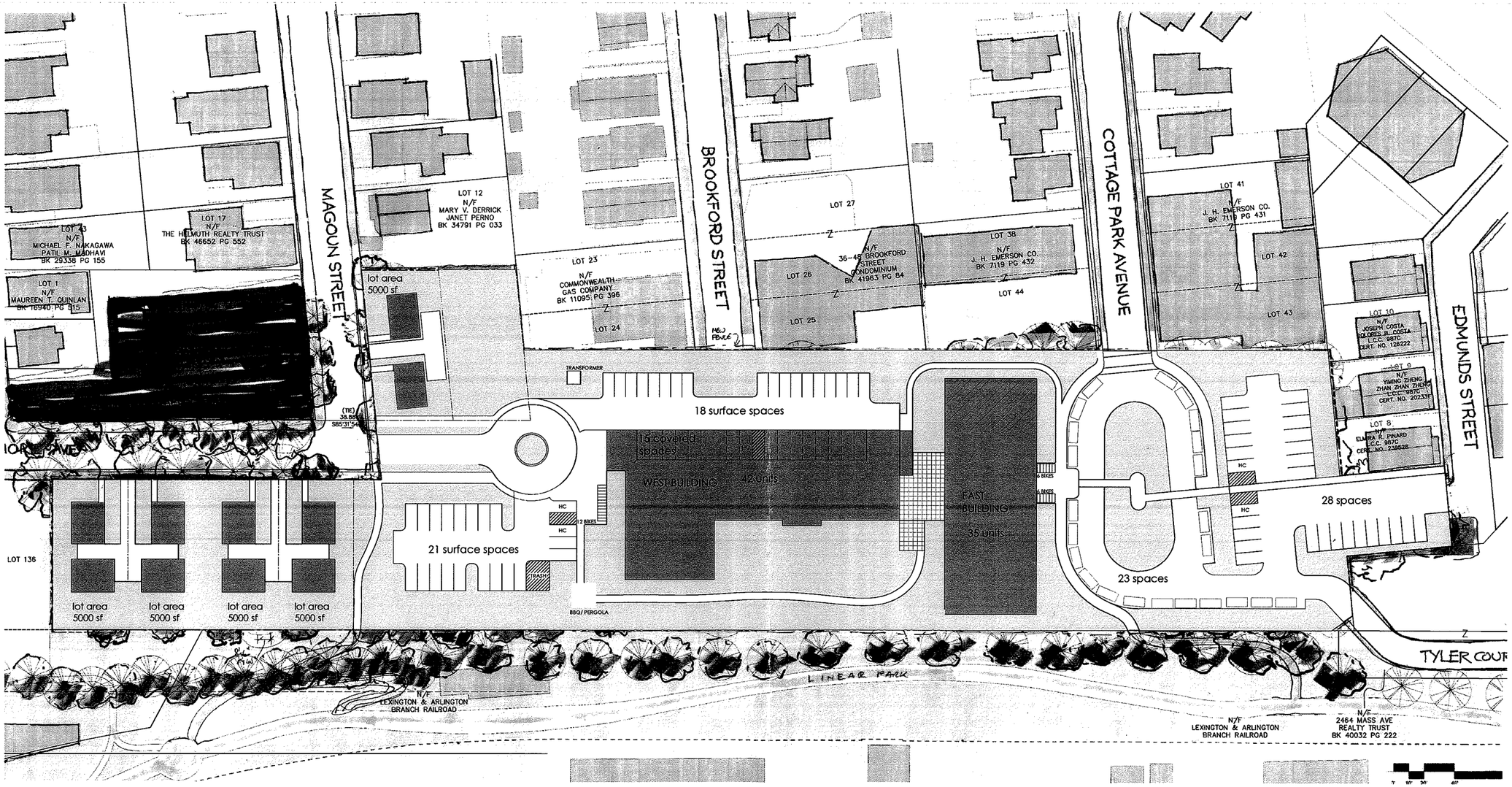
We believe that completing the street edge at this corner of the property with five two family houses contributes greatly to the context of this neighborhood.

In our view, it would be regrettable if the Bishop Petition were to be adopted and this important opportunity was lost.

Thank you for your continued attention to this important issue.

Sincerely,

Mark Boyes-Watson




# PROPOSED SITE PLAN

1/32" = 1'-0"

revisions
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10.

stamp

client

title: COMBINED TYLER GREEN SITE PLAN

project: WHITTEMORE - TYLER, CAMBRIDGE MA


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scale 1/32" = 1'-0"

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