

JUSTIFICATION STATEMENT 1 609 EAST FRANKLIN MIXED USE BUILDING

AUGUST 26, 2015

FINDING #1: THAT THE USE OR DEVELOPMENT IS LOCATED, DESIGNED, AND PROPOSED TO BE OPERATED SO AS TO MAINTAIN OR PROMOTE THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE.

THIS MIXED-USE BUILDING DESIGN WILL LOOK TO MINIMIZE ITS CARBON FOOTPRINT WITH THE TOWN THROUGH THE USE OF REGIONAL MATERIALS, OPEN-AIR CANOPY, OPEN-AIR BALCONY AND CLERESTORY WINDOWS FOR DAY-LIGHTING. THE MAJOR UTILITIES ARE ALREADY NEAR THE SITE AND WILL ONLY REQUIRE ONLY MINIMAL EXTENSIONS FROM THE MAIN ROUTES TO SERVE THE NEW DEVELOPMENT. THE STORMWATER WILL BE TREATED WITH AN CODE-COMPLIANT UNDERGROUND SYSTEM ON SITE.

FINDING #2: THAT THE USE OR DEVELOPMENT IS DESIGNED, AND COMPLIES WITH ALL REGULATIONS AND STANDARD OF CURRENT ORDINANCES AND PLANS.

THE AREA OF THIS PROPOSAL HAS BEEN DESIGNATED DIRECTLY AS COMMERCIAL USE. THE EPHEBUS FORDHAM OVERLAY DISTRICT AREA 1 IS ACROSS THE STREET. THAT PLAN SUGGESTS BUILDINGS ALONG THIS AREA OF FRANKLIN STREET BE CLOSE TO THE STREET AND FIVE TO SEVEN STORIES TALL. THIS SECTION OF THE OVERLAY DISTRICT IS CURRENTLY UNDER REVIEW; HOWEVER, THE AREA THAT HAS BEEN APPROVED IS APPROXIMATELY ONE BLOCK FROM THIS PROPOSAL. THIS PROPOSAL FOLLOWS THAT VISION.

FINDING #3: THAT THE USE OR DEVELOPMENT IS LOCATED, DESIGNED, AND PROPOSED TO BE OPERATED SO AS TO MAINTAIN OR ENHANCE THE VALUE OF THE CONTIGUOUS PROPERTY, OR THAT THE USE OR DEVELOPMENT IS A PUBLIC NECESSITY.

THIS MIXED-USE BUILDING DESIGN WILL EXPAND THE REDEVELOPMENT IN THE AREA. THERE ARE CURRENTLY NO TIER B HOTEL ROOMS OR EXECUTIVE RENTAL UNITS IN THE TOWN LIMITS. VISITORS WITH LESSER MEANS WOULD HAVE THE ABILITY TO STAY IN AND ENJOY THE TOWN PROPER. MIXED USE BUILDINGS ARE MORE EFFICIENT USE OF LAND PROVIDING A RANGE OF USES IN LIMITED SPACE. THE PROPOSAL IS ALSO LOCATED ON AN ARTERIAL ROAD MAKING THE USE OF MASS TRANSIT A BETTER ALTERNATIVE. FINALLY, THE CORPORATE APARTMENT COMPONENT OF THIS PROJECT MAKES TEMPORARY HOUSING WITHIN THE TOWN FOR VISITORS, PROFESSORS, EMPLOYEES OR EMPLOYERS AN OPTION.

FINDING #4: THAT THE USE OR DEVELOPMENT CONFORMS WITH THE GENERAL PLANS FOR THE PHYSICAL DEVELOPMENT OF THE TOWN AS EMBODIED IN THE ORDINANCE AND THE COMPREHENSIVE PLAN.

THE REZONING OF THESE PARCELS AND THE CONSTRUCTION OF THIS MIXED-USE BUILDING ON THIS PROPERTY MAINTAINS THE CURRENT COMMERCIAL REDEVELOPMENT USES ALONG THIS SECTION OF FRANKLIN STREET AND ADDRESSES THE FUTURE VISION OF THIS AREA BY COMPLIMENTING THE CURRENT GOALS OF THE NEARBY EPHEBUS FORDHAM OVERLAY PLAN.