

1609 E. Franklin St – Howard Perry & Walston Office Building Statement of Justification

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.

1. *This office building is designed using principals of Green Architecture. As such it looks to minimize its carbon footprint within the town through the use of regional materials, an internal open-air courtyard and clerestory windows for day-lighting, and site design to maintain existing specimen trees. The major utilities already on-site will require only minimal extensions from their main routes to serve this new development.*

Finding #2: That the use or development complies with all regulations and standards of this chapter, including all applicable provisions of Article 3, 4, & 5 and the applicable standards are contained in Section 6, with all other applicable regulations.

2. *A primary feature of this building is a pedestrian entry through a landscaped courtyard that bisects the building creating a connection to Franklin Street. Careful consideration was given to the location of green space in and around this office building to maintain several existing specimen trees. All regulations and standards of the Land Use Management Ordinance have been met.*

Finding #3: That the use or development is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity.

3. *The proposed development is of a character and scale that will maintain and/or improve the surrounding property values. We expect this new office building to become a welcome addition to the character of Franklin Street.*

Finding #4: That the use or development conforms with the general plans for the physical development of the Town as embodied in this chapter and in the Comprehensive Plan.

4. *The rezoning of this parcel and the construction of an office building on this site maintains the existing use type along Franklin Street and continues its pedestrian friendly character. This development then furthers the goals of the Comprehensive Plan for the Town of Chapel Hill.*