

**INTENT OF THE APPLICATION:**

The Application for the Development Review is activated by Pennington County's desired to add two (2) raised parking levels to the existing City/County shared Public Parking Structure @ 211 St. Joseph St. in preparation for space reallocation planned for existing structures on Block 97 & Block 98 and new structures planned for Block 99. The structure will have a roof system covering the entire parking, stair towers and the proposed 5-stop elevator.

It is the intent to provide two-sided wind & weather "enclosures" at the two stair-towers in the near future. That work will be designed and incorporated with the planned work on Block 99. The aesthetic appearance of the "enclosures" will be determined to compliment the architecture of Block 99 and the architecture existing @ Blocks 97 & 98.

The two (2) raised parking levels will add 186 parking spaces, less ten (10) spaces which will be lost to curb re-configuration at the elevator and an eventual pedestrian pathway from Block 99 to the Parking Structure and the aforementioned elevator. The net added parking at the Parking Structure will be 176 spaces when the future (Block 99) project is completed.

A new sign package will be implemented with the pedestrian connectivity "package" to be completed with the work of Block 99. The current signing package is sufficient for the time being.

Our reasoning for A PCD application is that we are in non-compliance with the Building Height and number of "floors" limitations expressed in the Zoning Ordinance. (45' - 4-stories)