

PILLSBURY SOUND LAND COMPANY, INC
GALLOWES POINT CONDOMINIUMS
CRUZ BAY, ST. JOHN
CONSTRUCTION OF A TWO-STORY PARKING STRUCTURE

INTRODUCTION

Pillsbury Sound Land Company, Inc. is proposing to construct a two story-parking structure with 21 parking spaces, a storage room and access stairs. The purpose of the parking structure is to address parking needs at the condominium complex. The original CZM permit authorized 44 individual parking spaces, and Special Condition (a) required that an area for 27 additional spaces be left as open space pending the Committee's final determination on parking requirements. The parking structure is less than the 30ft height limit in Special Condition (h). (Permit CJZ-82-81(L) is attached herewith.

PROPOSED PROJECT

The project will be constructed on Parcel 3Aaaa which abuts Strand Gade. And will be constructed in an area which is currently used for parking or is landscaped. The upper parking area will be accessed from Strand Gade and the lower parking area will be accessed from the entrance driveway. There will be 10 parking spaces on the lower parking area and a storage room. The upper parking area will have 11 parking spaces and an access stairway on the southern end of the parking lot. The building will require that a retaining wall be constructed to support the upper parking area. The retaining wall and planter walls will be stone clad.

ENVIRONMENTAL IMPACTED

The project is entirely within previously developed areas. The area which will be disturbed is currently a landscaped slope and parking area. There is currently parallel parking along the roadside. Landscape plants, including two large coconuts (*Cocos nucifera*) and a single large tree along the roadside will be removed. Planters will be constructed along the edge of the parking and a planting bed will be constructed at the entrance. Landscaping will be installed to beautify the parking structure.