

Minor Modification to Detailed Planned Development
Columbia St. Mary's Prospect West – Phase 1
Prospect Medical Commons – 2311 North Prospect Avenue
File No. 151884

In 2005, this site was rezoned to Detailed Planned Development (DPD) known as Columbia St. Mary's Prospect West – Phase 1 (File No. 031747) to permit construction of the Prospect Medical Commons. In 2006, a Minor Modification was approved for this DPD (File No. 060526) to permit additional signage on the building.

Columbia St. Mary's is requesting a Minor Modification to the DPD to permit 2 new parking identification signs at the Medical Commons parking structure entrance on Prospect Avenue. The reason for this request is to increase awareness of public parking availability, location and pertinent costs (if any).

The two signs will be projecting signs. The first sign will be approximately 3' – 6" in diameter, and will be a round sign with a P to signify the parking entrance. The sign will be a fabricated aluminum cabinet with a steel horizontal support and wall plate. A routed aluminum face with acrylic back up for the letter "P" and Internal LED illumination. The second sign will be an electronic message sign that is 3' – 6" in width and 1' – 9" in height. The sign will change messages to note times that parking will be free and available to the public.

The East Side Architectural Review Board (ARB) reviewed the signs and determined that the design, materials and colors proposed are consistent with the design standards established by the district. As such, the ARB issued a Certificate of Appropriateness (COA) for the two signs.

All other elements of the DPD zoning remain unchanged.