



MEMORANDUM CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

FROM: Sherilyn Lombos, City Manager

DATE: FEBRUARY 8, 2016

SUBJECT: Work Session for February 8, 2016

6:00 p.m. (25 min) – Update from Clean Water Services. Representatives from Clean Water Services will be present to provide information to the City Council regarding activities and programs taking place in the District.

6:25 p.m. (25 min) – Preview of Proposed Code Change for Medical Center Sign Regulations. Legacy Meridian Park Medical Center is proposing changes to the portion of the Development Code that regulates signs in the Medical Center Planning District. Legacy Meridian Park submitted an application for a Plan Text Amendment and tonight staff is providing an overview of the proposed changes. This is to prepare the City Council for action during a public hearing scheduled for March 28, 2016.

6:50 p.m. (10 min) – Council Meeting Agenda Review, Communications & Roundtable. Council will review the agenda for the February 8th City Council meeting and brief the Council on issues of mutual interest.



STAFF REPORT

CITY OF TUALATIN

City Council Work Session

Meeting Date: 02/08/2016

Subject: Update for Clean Water Services

Through: Sherilyn Lombos, Administration

Handout

PowerPoint

OUR PARTNERSHIP IN ACTION

TUALATIN'S INDUSTRIAL PERMITTEE 2014 AWARD WINNERS

In spring 2015, the second annual Industrial Partners Pretreatment Awards ceremony honored 44 industrial permittees from throughout Washington County who had a perfect compliance record for 2014. The diligence of these industries complements the efforts of the greater Washington County community to act as responsible stewards of the Tualatin Watershed. Fujimi Corporation—received the Environmental Excellence Award for reconfiguring its manufacturing and irrigation systems to put “waste” water to work.



Fujimi Corporation



JAE Oregon, Inc.



Lam Research, Corporation



Columbia Corrugated Box

CITY OF TUALATIN & CLEAN WATER SERVICES PARTNERS FOR A HEALTHY WATERSHED

JANUARY 2016



TREE FOR ALL

Overlap exists between the goals of Tree for All and for the City of Tualatin. The 2014 Tualatin Tomorrow Vision Action Plan includes Tree for All as part of its “protect and enhance our environmental resources and assets” goal. **Since 2005, more than 102,500 trees, shrubs and plugs have been planted within the City of Tualatin at 22 sites. In the past year alone, 15,400 plants were installed.**



Volunteers install native plants at Ibach Park in a huge Tree for All event. Mayor Ogden (inset) receives Tree for All award from CWS's Bruce Roll honoring Tualatin's efforts.

IN-DEPTH LEARNING

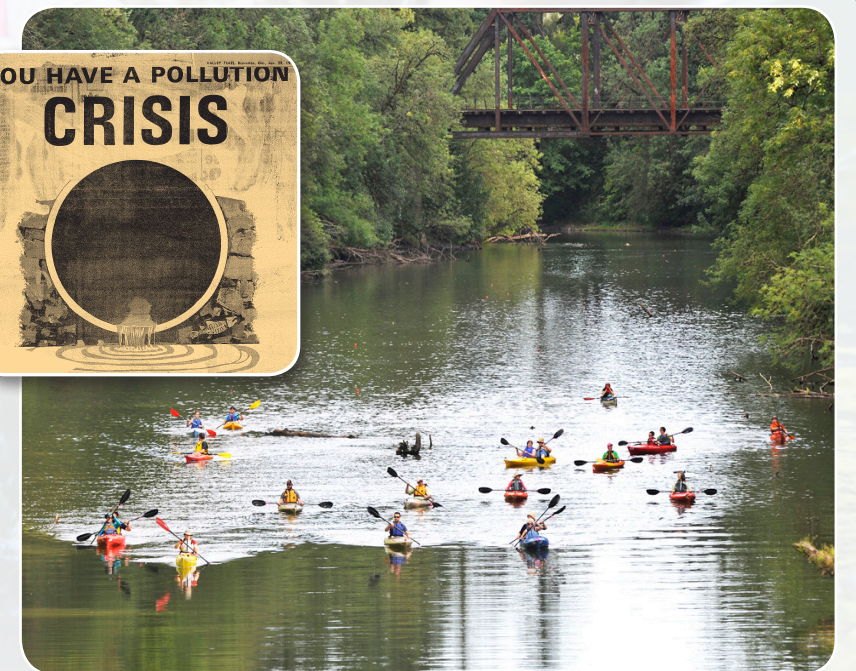


- **1,044** students in Tigard-Tualatin high schools participated in a water resources presentation, field experience or partner program
- **540** biology students from Tualatin High School helped design and plant **3,000** natives in an enhancement area in front of their school this spring. These students also participated in a Sewer Science lab and toured the Durham Advanced Wastewater Treatment Facility for a holistic look at watershed health
- **371** participated in a River Rangers presentation
- **\$1,268** in bus funding for 673 students to participate in field experiences, festivals and treatment facility tours

Our partnership was born out of a crisis. In the late 1960s, Washington County's only river was dying. The Tualatin River and its tributaries were choked with pollution causing a building moratorium in Washington County.

Today, The Tualatin River and the City of Tualatin are healthier than they've been in generations. The community's investment in water resources has paid dividends for ratepayers.

Through elegant solutions, community engagement and strategic partnerships, our job is to work together for the river to safeguard its health and vitality, ensure the economic success of our region and protect public health.



FOR MORE INFORMATION:

Call **503.681.3600** or go to cleanwaterservices.org



INVESTING IN PUBLIC HEALTH

Utility rates, system development charges and bonds pay dividends for Tualatin residents and the environment.

Sanitary Sewer: Collecting and cleaning water



Surface Water Management: Collection and drainage



for LOCAL Drainage Program:

- Flood & drainage management
- Pollution prevention
- Street sweeping
- Emergency response
- Water quality facility monitoring

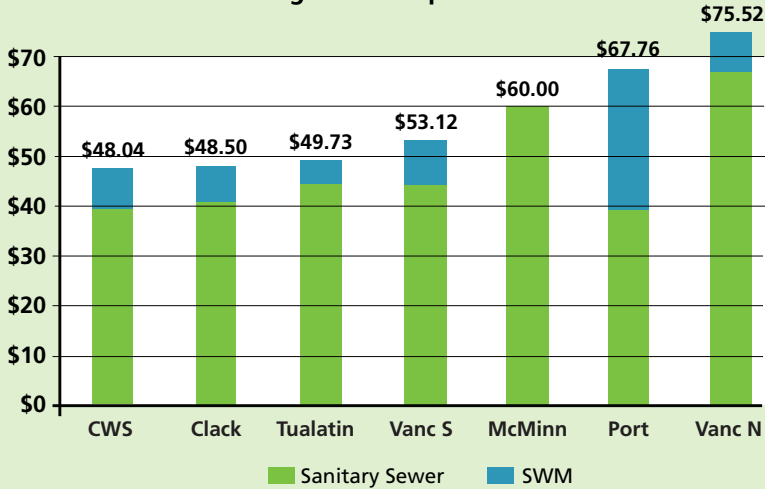
for REGIONAL Sanitary Sewer Program:

- Operate/Maintain 4 treatment plants
- Clean 58 million gallons of water/day including 2.7 million from Tualatin
- Monitor 1,000 plant permit conditions
- Build/Maintain regional collection system

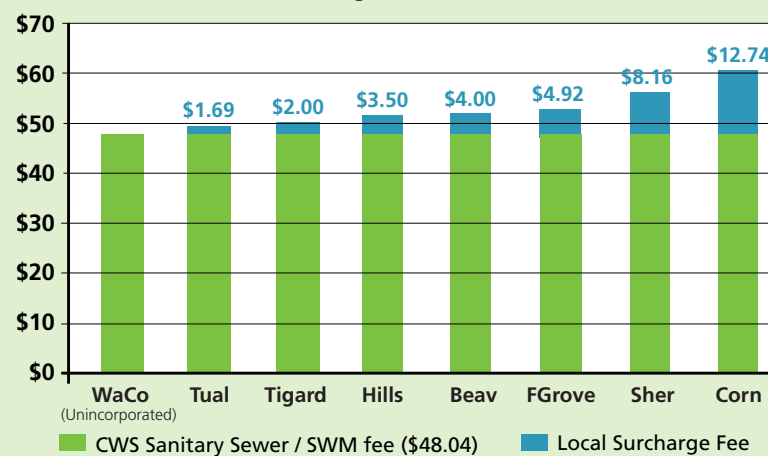
We have the most reasonable rates in the region. Clean Water Services has worked to reduce the long-term operating costs of the community's utility through innovation, using new technology and reorganizing the workforce. Despite increasingly stringent state and federal pollution control

requirements and a growing service district, Clean Water Services has reduced the number of employees per customer served by more than 35 percent from a high of 9 employees per 10,000 residents in 1998 to less than 6 employees per 10,000 today.

2015-16 Regional Comparable Rates

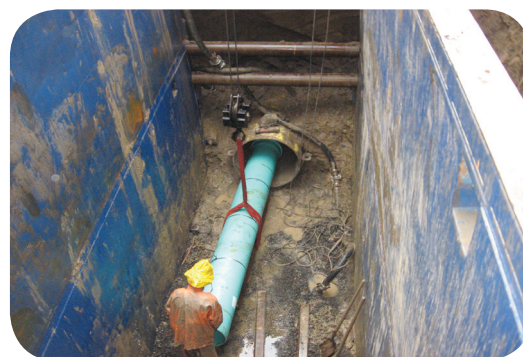


2015-16 Sanitary Sewer and SWM Rate and Local Surcharges to Meet Local Needs



CAPITAL PROJECT SPOTLIGHT: CIPOLE TRUNKLINE AND LOWER TUALATIN PUMP STATION

- \$5.85 million for the Cipole/Lower Tualatin Trunkline project to upgrade 8,000 feet of sanitary sewer
- \$19.3 million: construct Lower Tualatin Pump Station in Tualatin Community Park



TUALATIN RIVER WATERSHED PERMIT

WATERSHED HEALTH PERFORMANCE AND COMMITMENTS

Our community's water resources permit is a cohesive, watershed-based approach that meets the complex challenges facing Tualatin and the Tualatin Basin. Strong partnerships with local business, agriculture, environmental, civic and other interests have made a broad impact while meeting strict performance standards that protect public health and the environment.

CITY OF TUALATIN

Protecting public and environmental health:

- 149,789 feet of sewer pipeline cleaned
- More than 102,500 plantings took place in Tualatin
- 54,021 feet of sewer pipeline TV-inspected
- 1,254 sump catch basins cleaned
- 1,033 site visits to maintain vegetated facilities
- 152 water quality manholes cleaned
- 1,824 curb miles swept
- 1,330 cubic yards of leaves removed (estimated)

CLEAN WATER SERVICES

Protecting public and environmental health:

- 20+ billion gallons of clean water returned to the Tualatin River including 986 million gallons from Tualatin
- 455 tons of Crystal Green® fertilizer provided to the nursery and turf industries or made into the home gardening product, Clean Water Grow®
- 9.4 million kilowatts of renewable energy from digester gas, used onsite to lower power bills by \$520,000
- 10,950 dry tons of biosolids provided as soil amendment for farmers in the Willamette Valley and Eastern Oregon
- Operated 40 pump stations
- Conducted 151,000 water quality tests for the treatment plants, industry and on the Tualatin River & local streams
- Monitored and permitted 450+ industrial users
- 107 million gallons of recycled water provided for irrigation of athletic fields, golf courses, parks
- Planted more than 500,000 native trees/shrubs to restore local waterways
- Contributed to 625+ development projects by conducting environmental and engineering reviews

SURFACE WATER MANAGEMENT (SWM)

- Coordinate volunteer projects
- Maintain water quality facilities
- Develop and enforce regulations
- Maintain storm sewer and natural drainage systems
- Implement public awareness programs

INVESTING IN CLEAN WATER

February 8, 2016

Tualatin City Council

Diane Taniguchi-Dennis, Deputy General Manager

Mark Jockers, Government & Public Affairs Manager

CleanWater  Services



WHERE WE'VE COME FROM

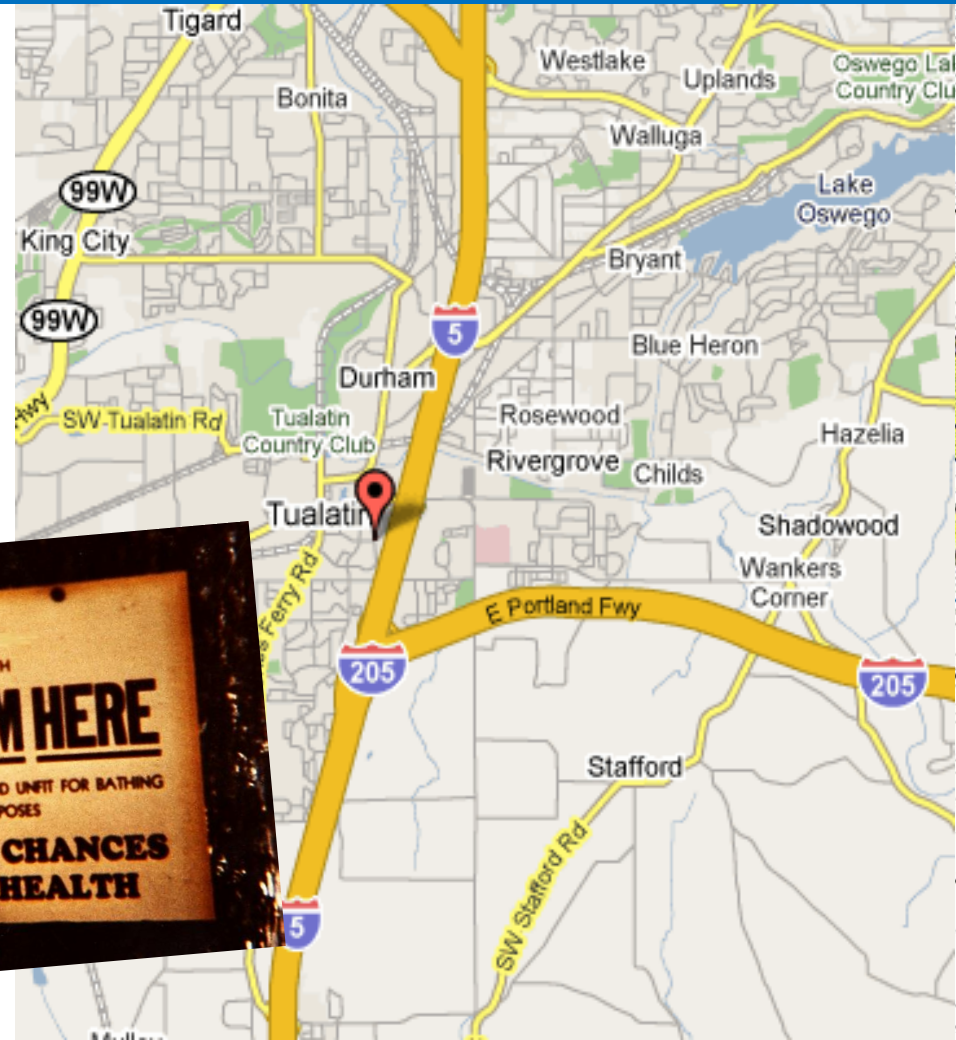


AUGUST 1959: TUALATIN RIVER AT FARMINGTON



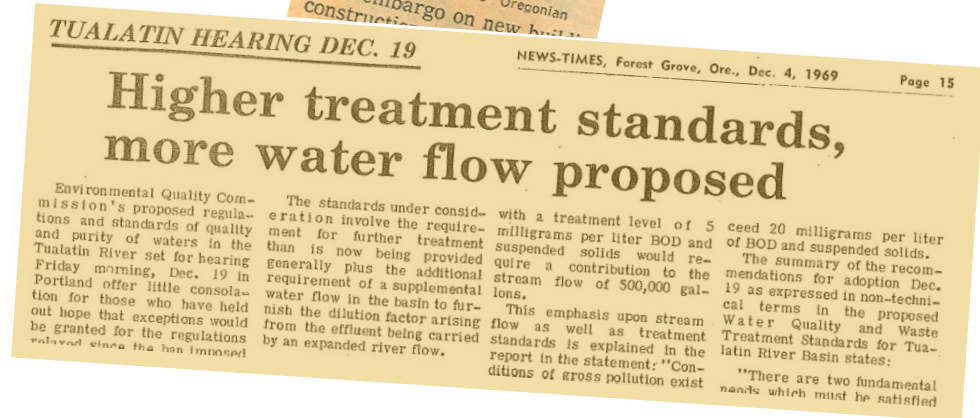
TUALATIN 1969

- Population: 800
- 3 private treatment plants
 - Hervin
 - Peerless
 - Sweetbriar




1969: STATE TAKES ACTION

- Building moratorium
- Water quality standards
- Conditions for lifting ban
 - Formation of regional authority
 - Secure financing
 - Secure source of water for flow augmentation



THE COMMUNITY MOBILIZES

**YOU HAVE A POLLUTION
CRISIS**



- **CRISIS** The Tualatin River is an open sewer...Solution: The USA is the *only* way!
- **CRISIS** All our streams are polluted...Solution: The USA is the *only* way!
- **CRISIS** Pollution causes disease...Solution: The USA is the *only* way!
- **CRISIS** No new building means unemployment...Solution: The USA is the *only* way!
- **CRISIS** No new building means higher taxes...Solution: The USA is the *only* way!

USA STANDS FOR THE UNIFIED SEWERAGE AGENCY OF WASHINGTON COUNTY

Vote YES • for USA on Feb. 3rd



HELPING the Clean Water for Life Committee inform citizens about the upcoming bond election for the Unified Sewerage Agency are: (from left) Mrs. Roy Neal, Air and Water Resources advisory committee and member of Oregon State League of Women Voters; Mrs. Roland Hundley, president of the Forest Grove League; Mrs. George Mc-

Bride, president of East Washington County League; Mrs. William P. Coburn, water chairman of East Washington County League; Mrs. Lester A. Dow, secretary of Clean Water for Life Committee; Paul Dennis, vice chairman of the committee; M. V. Walker, treasurer.

Clean Water for Life committee opens office



THE PEOPLE SPEAK

- **February 3, 1970:** Voters approve formation of Unified Sewerage Agency
- **February 1970:** Hillsboro agrees to lease water to USA
- **April 21, 1970:** Voters approve \$36 million bond measure to finance construction
- **May 15, 1970:** State lifts ban



The People Speak

1975: SCOGGINS DAM / HAGG LAKE COMPLETED

- 54% irrigation—TVID
- 25% water quality and fish habitat—CWS
- 21% drinking water—Hillsboro, Beaverton and Forest Grove

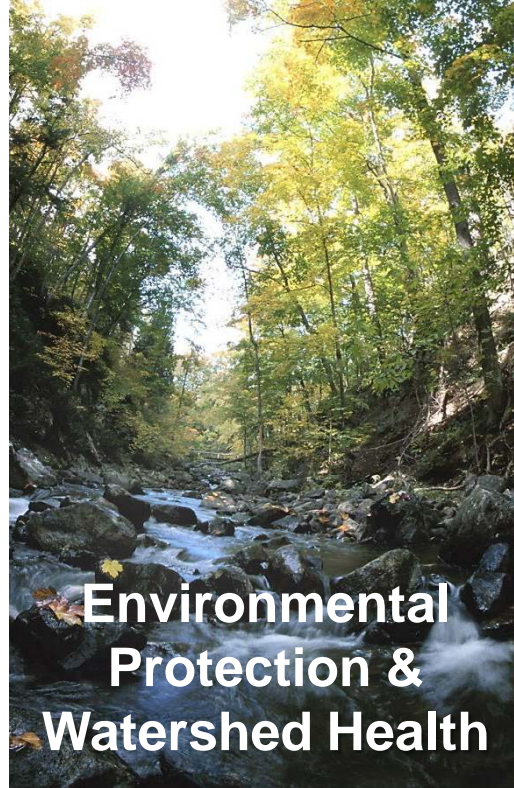


CLEAN WATER SERVICES TODAY

- Water resources management utility serving more than 572,000 residents of urban Washington County
- 12 Partner Cities
- Budget: \$64.6M Operating/\$66M Capital
- Clean 60 million gallons of water a day
- Provide a higher level of treatment than 98% of facilities in U.S.
- Close working relationship with Washington County, but a separately managed and financed public utility



ENHANCED BUSINESS MODEL



CLEAN WATER SERVICES AT A GLANCE



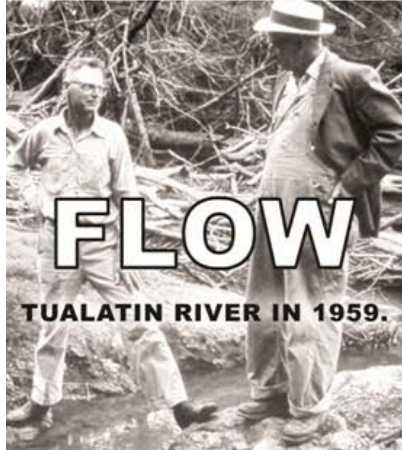
Resource Recovery



Surface Water Management



Water Security & Planning



FLOW
TUALATIN RIVER IN 1959.



MATTERS
TUALATIN RIVER TODAY.

River Flow Management

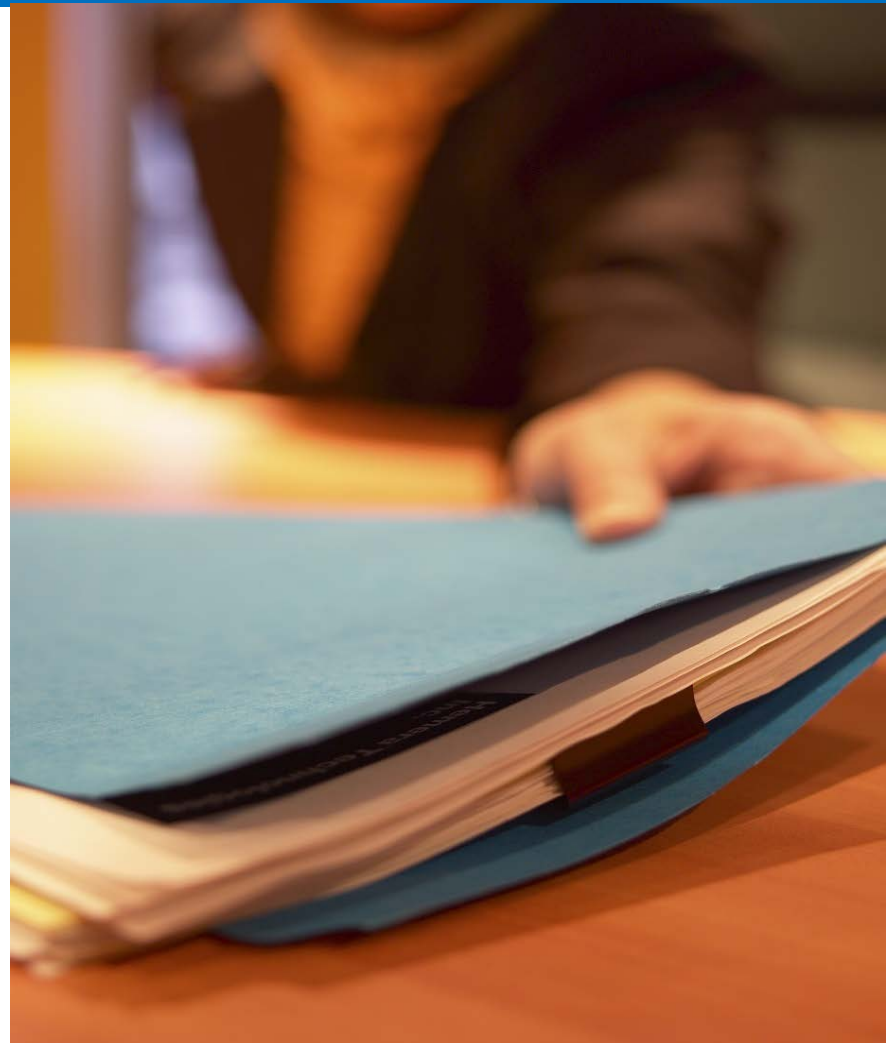


INNOVATION & PARTNERSHIPS

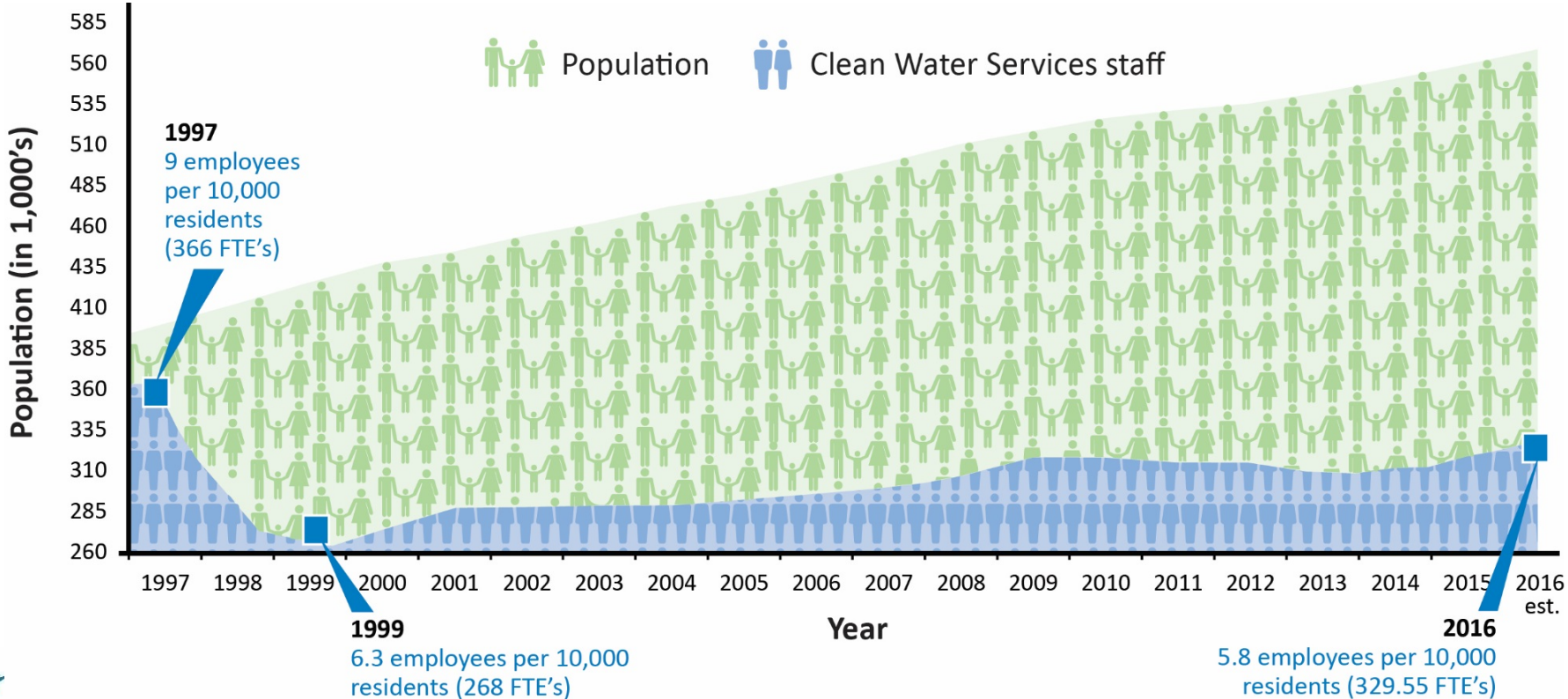


FINANCIAL STRATEGIES

- Keep rate increases reasonable and predictable
- Ensure capacity to issue debt on favorable terms
- Establish and maintain healthy financial reserves
- Follow sound financial policies

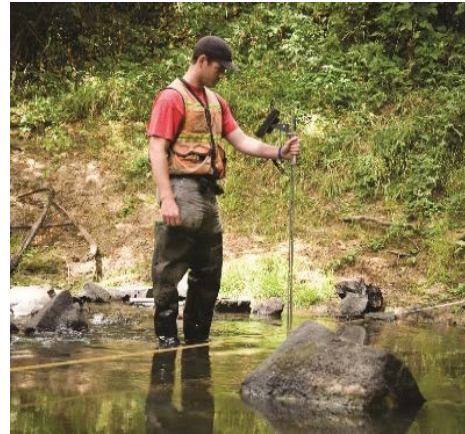


DOING MORE WITH LESS



INVESTING IN THE TUALATIN BASIN

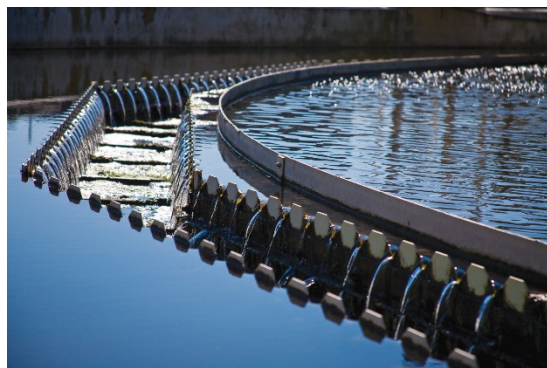
- Infrastructure repair & replacement
- Protecting and restoring the watershed
- Optimizing assets
- Planning for growth
- Resource recovery



TUALATIN & CLEAN WATER SERVICES

Investing in clean water and public health

Sanitary Sewer: Collecting and cleaning water

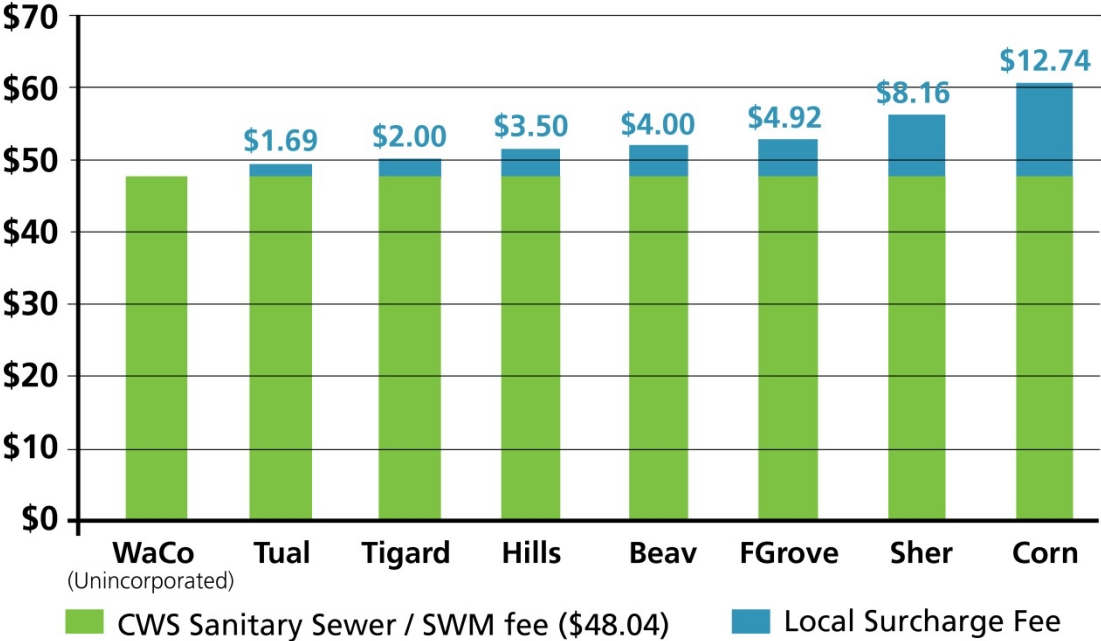


Surface Water Management: Collection and drainage



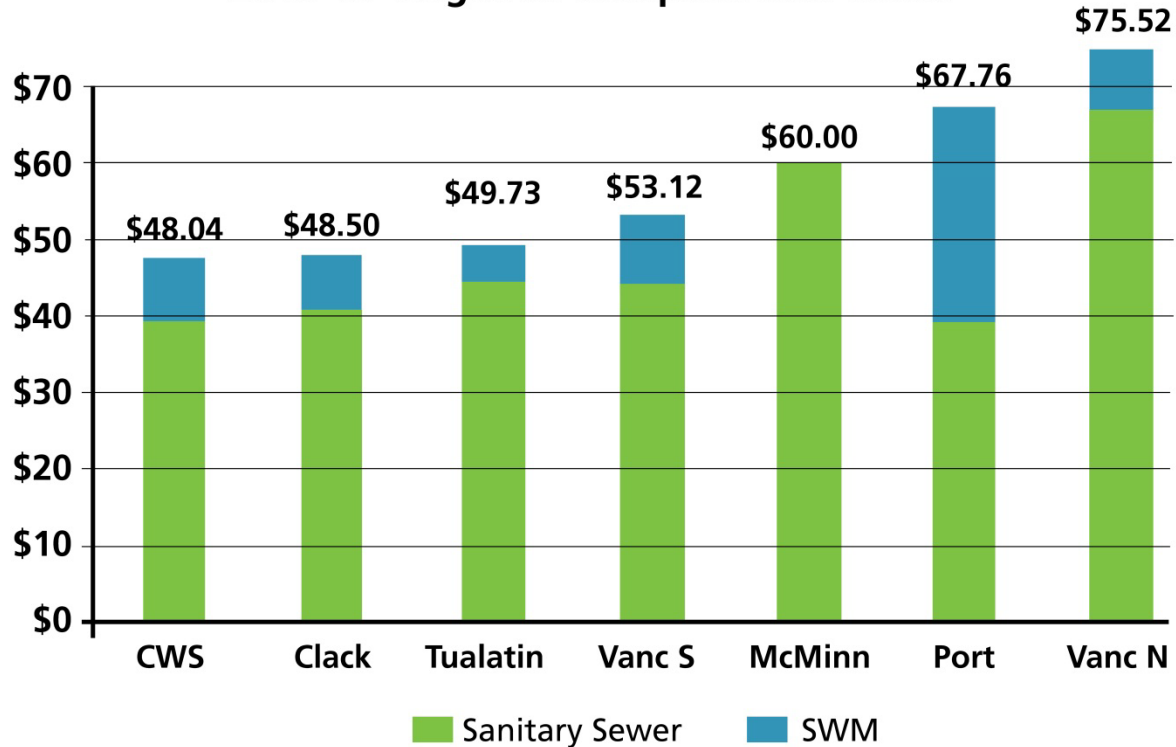
LOCAL SURCHARGES TO MEET LOCAL NEEDS

2015-16 Sanitary Sewer and SWM Rate and Local Surcharges to Meet Local Needs



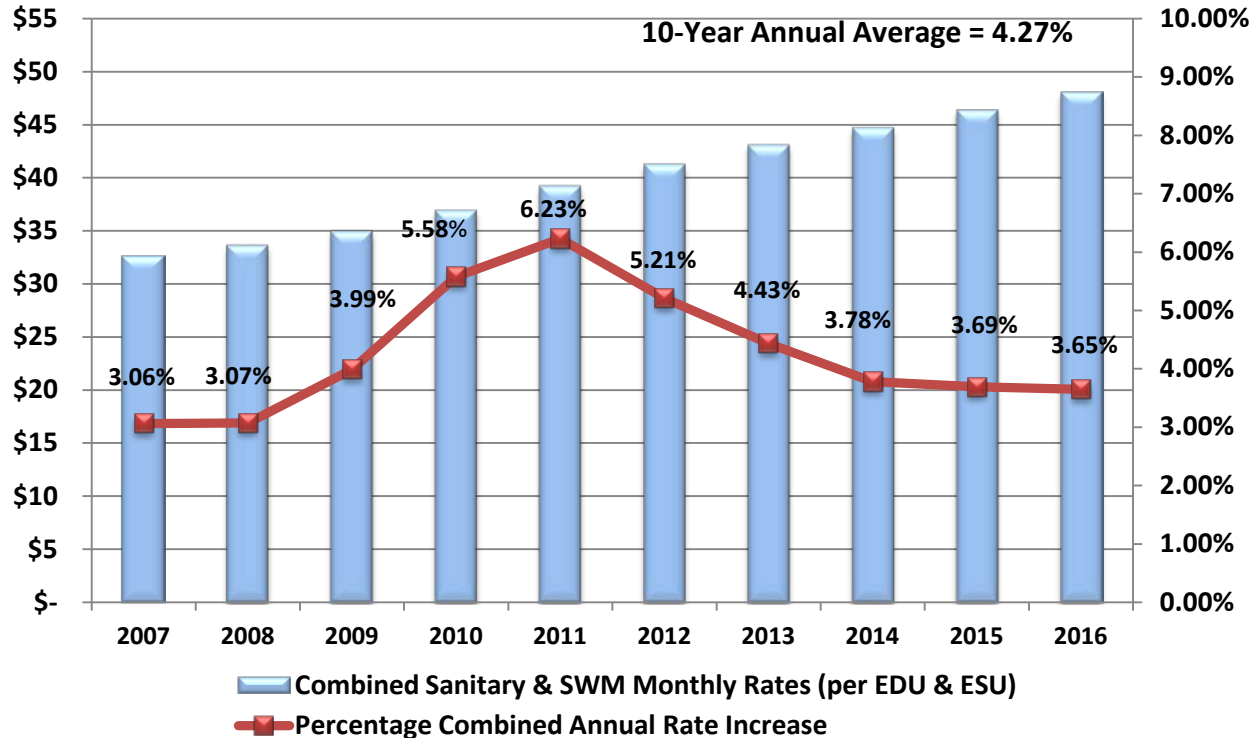
COMPARABLE RATES 2015-16

2015-16 Regional Compararable Rates



10-YEAR RATE HISTORY

SANITARY SEWER & SWM AVERAGE MONTHLY RATES (SINGLE FAMILY RESIDENTIAL)



CHALLENGES AHEAD

- Water Supply Planning & Security
- Extreme Weather
- Stormwater
- Planning for Growth
- Aging Infrastructure





MEMORANDUM

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Aquilla Hurd-Ravich, Planning Manager
Alice Cannon, Assistant City Manager

DATE: 02/08/2016

SUBJECT: Legacy Meridian Park Medical Center - Preview of Proposed Code Language for PTA15-0001

ISSUE BEFORE THE COUNCIL:

Legacy Meridian Park Medical Center is proposing changes to Tualatin Development Code Chapter 38 Sign Regulations and specifically to Section 38.230 which regulates signs in the Medical Center Planning District. Legacy Meridian Park submitted an application for a Plan Text Amendment and tonight staff is providing an overview of the proposed changes. This is to prepare the City Council for action during a public hearing scheduled for March 28, 2016.

EXECUTIVE SUMMARY:

Legacy Meridian Park Medical Campus (Legacy Meridian) is located at 19300 SW 65th Avenue. Together with Legacy Health Systems, Legacy Meridian owns all property in the Medical Center (MC) planning district with the exception of land owned by Tualatin Senior Care LLC, which operates the Brookdale senior living facility in the northwest corner of the district. There is no other property in the City designated MC. Attachment A shows the location of the MC district in Tualatin.

Legacy Meridian plans to replace most of the existing signs on their Tualatin campus. The proposed PTA is to amend the text of Section 38.230, *Signs Permitted in the Medical Center (MC) Planning District*, to provide language that allows for safer, more legible, and clearer wayfinding and identify signs. These changes would allow Legacy Meridian to:

- Provide clearer direction to drivers approaching the campus
- Aid visitors and patients to find their way to campus buildings and parking lots
- Allow Legacy to clearly identify the campus
- Provide consistency with signage at other Legacy Health Systems campuses throughout the Portland metro area where the proposed comprehensive sign program has been or is in the process of being implemented.

In addition an option to implement a Campus Sign Master Plan in the future, at the discretion of the property owner within the MC planning district, is included in the proposed PTA.

DISCUSSION:

Currently the following sign types are allowed in the MC planning district:

- Monument signs
- Wall signs
- Hospital Identification Wall signs

The proposed PTA would allow three types of signs in the MC district:

- Freestanding Pole Signs
- Monument Signs
- Wall Signs

The PTA would distinguish among several types of monument signs and change the allowable height and size including:

- Property Boundary
- Vehicle Entrance
- Internal Signs

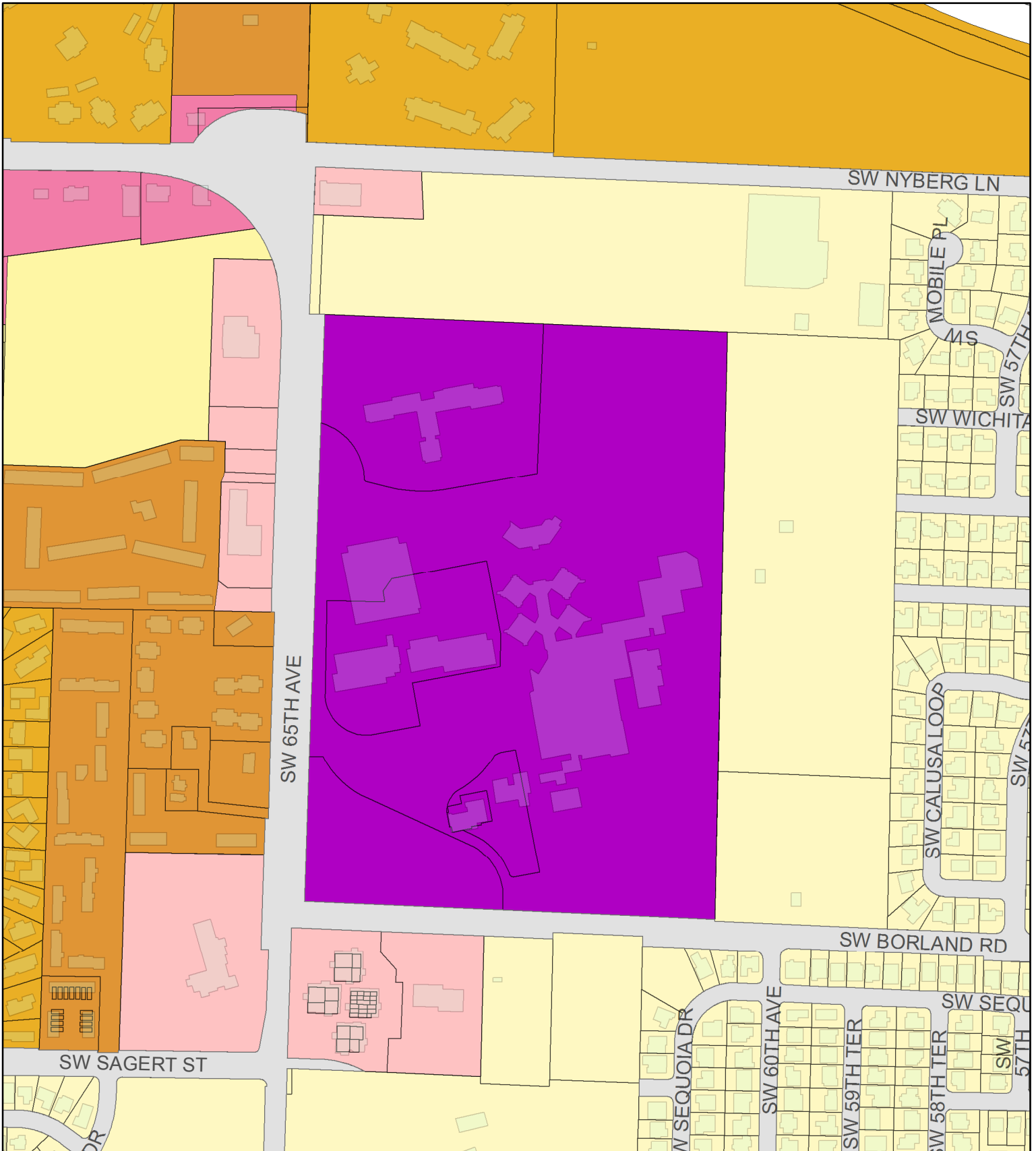
The proposed changes also include allowing additional wall signs including Overhead Canopy signs and adding the ability to install Freestanding Pole Signs.








The proposed PTA differentiates Property Boundary, Vehicle Entrance and Internal monument, adds sign categories to reflect locations and standards of all internal campus signs, and slightly increases allowed sign height and area of monuments signs at the perimeter of the campus. At the edge of campus, signs would be slimmer and slightly taller than currently allowed, increasing readability of messages while improving vision clearance at intersections. Signs on the interior of the campus would be the same as or slightly smaller than allowed by current standards. Another significant proposed change to the sign code is relaxing standards regarding number and location when signs are located greater than 30 feet from public right-of-way. For example, Freestanding Pole signs are proposed to be prohibited within 30 feet of public right-of-way; however, if Freestanding Pole signs are greater than 30 feet from the public right-of-way an unlimited number can be installed at any location provided that pedestrian and vision clearance standards are met. Likewise with Internal Monument Signs, which can have an unlimited number and placed in any location if the signs are greater than 30 feet from the public right-of-way.

In addition, an option to implement a Campus Sign Master Plan in the future, at the discretion of the property owners within the MC planning district, is included in the proposed PTA. This option is being included to accomplish the following:

- Avoid the PTA process if in the future Legacy Meridian updates their campus sign program in a way that does not fit with codified height and area standards; a Campus Sign Master Plan process could be substituted.
- Maintain City oversight and approval processes, thus ensuring compatibility between campus signage and surrounding development, and avoiding adverse traffic impacts
- Provide greater flexibility in signage for property owners within the MC planning district by allowing them to change signs as needed to account for their needs.

A Campus Sign Master Plan would allow an applicant to forgo the proposed standards and propose a program that provides a consistent and compatible design of signs throughout the campus. The Campus Sign Master Plan would be reviewed by staff through a typical sign



- | | | |
|---|--|---|
|  Office Commercial |  High Density Residential |  Low Density Residential |
|  General Commercial |  Medium High Residential |  Medium Low Residential |
|  Medical Commercial | | |



This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the City of Tualatin, OR assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is". -TualGIS

DRAFT

Section 38.230 Signs Permitted in the Medical Center (MC) Planning District.

(1) The provisions of this Section apply to all permitted and conditional uses in the Medical Center Planning District. To the extent that this Section conflicts with another Section of the TDC, this Section controls. Only those signs permitted in this Section are permitted. All other signs are prohibited. The following signs are permitted in the MC Planning District:

- (a) Freestanding Pole Signs;
- (b) Monument Signs;
- (c) Wall Signs; and
- (d) Any sign approved through the Campus Sign Master Plan process.

(2) Freestanding Pole Sign Standards in MC Planning District. Freestanding pole signs must comply with the following:

- (a) Height: No greater than seven feet from grade to the highest point of the sign including the sign face structure, pole and any projection, decoration or trim of the sign face structure or pole.
- (b) Sign Face Area: No greater than two faces per sign and no more than five square feet per sign face.
- (b) Illumination: Indirect or internal.
- (d) Location: No signs within 30 feet of public right-of-way. No limit on number of signs outside of 30 feet of public right-of-way.
- (e) Vision Clearance. Signs must comply with the vision clearance provisions in TDC 38.100.

(3) Monument Sign standards in the MC Planning District. Monument signs must comply with the following:

- (a) Height: No greater than fourteen feet high from the grade to the highest point of the sign, including the sign face, structure and any projection, decoration or trim of the sign face or structure.
- (b) Sign Face Area:
 - (i) Property Boundary: No greater than four faces per sign and no greater than 95 square feet of total sign face. A Property Boundary Sign must also use at least three of the following Sign Exterior Elements:

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(A) Frame trim, cap, wing, grill, exposed bracketing or other decorative sign frame element(s);

(B) Variation in sign profile including use of asymmetrical & curvilinear shapes and planes, and irregular height of sign elements;

(C) Use of three or more exterior sign materials that are elements of the site's building architecture, including masonry, concrete, ceramic, glass (figured, block or tile), stucco, metal fabric, metal tubing and wood timber materials;

(D) Use 3-dimensional lettering and graphic;

(E) Use "halo," baffled and shrouded indirect illumination sources, or internally-lighted "push thru" lettering and graphic; or

(F) Have no more than 20 percent of sign face feature illuminated with direct lighting (exposed incandescent bulb, neon tube, LED or LCD electronic bulbs) or internally-lighted panels (fluorescent tube or other light source behind a translucent panel).

A Property Boundary Sign must also use at least three of the following Sign Structure and Site Elements:

(A) Two (2) or more individual pole, pylon or column supports separated by a minimum of 24".

(B) Monument-style base occupying 75 percent or greater (>75%) of sign face width.

(C) Sign setback minimum of 5 ft. from property lines, measured to any feature of sign structure.

(D) Minimum 36" pylon or column width or diameter.

(E) Landscape plantings including shrubs and groundcover or hardscape features including decorative rock or masonry located at the base of the free-standing sign.

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(ii) Vehicle Entrance Sign: No greater than four faces per sign and no greater than 40 square feet of total sign face

(iii) Internal Sign: No greater than four faces per sign and no greater than 40 square feet of total sign face.

(c) Illumination: Indirect or internal.

(d) Location:

(i) Property Boundary Sign: One sign is allowed at each property boundary corner. Signs must be located within 30 feet of any public right-of-way.

(ii) Vehicle Entrance Sign: One sign at each vehicle entrance. Signs must be located within 30 feet of any public right-of-way.

(iii) Internal Sign: Signs located more than 30 feet from public right-of-way may be located anywhere on campus and be of an unlimited number.

(e) Vision Clearance: All signs must comply with the vision clearance provisions in TDC 38.100.

(4) Wall Sign Standards in MC Planning District. Wall signs must comply with the following:

(a) Height:

(i) Main Sign: No greater than 8 feet high from lowest point to the highest point of the sign face, including any projection, decoration, and individual letters, cabinet or trim of the sign face. All letters or numbers must be four feet high or less. Height above grade shall be no higher than the height of the sign band.

(ii) Tenant Sign: Sign face shall be no greater than two feet high from lowest point to the highest point of the sign face, including any projection, decoration, and individual letters, cabinet or trim of the sign face. Height above grade shall be no higher than the height of the sign band.

(iii) Canopy Sign: Sign face shall be no greater than two feet high from lowest point to the highest point of the sign face, including any projection, decoration, and individual letters, cabinet or trim of the sign face. Height above grade shall be no higher than the height of the sign band.

(b) Sign Face: One sign face per sign and:

(i) Main Sign: No greater than 100 square feet.

DRAFT

(ii) Tenant Sign: No greater than 32 square feet.

(iii) Canopy Sign: No greater than 32 square feet.

(c) Illumination: Indirect or internal.

(d) Location: Wall signs are prohibited on any wall of any building that faces public right-of-way and that is within 150 feet of that public right-of-way.

(i) Main Sign: One wall sign may be located on each building.

(ii) Tenant Sign: One additional sign per tenant space may be located on each building, provided however not more than three walls of each building may have a sign on the wall.

(iii) Canopy Sign. In addition to the Main Sign and Tenant Signs, one wall sign may be mounted to the canopy of a building in one of three ways: attached to the canopy fascia; mounted to the top edge of the canopy; or mounted to the underside of the canopy.

(5) Campus Sign Master Plan. In lieu of the standards provided in this section, a property in the MC Planning District may submit a Campus Sign Master Plan to establish sign standards and locations.

(a) A Campus Sign Master Plan must include the following:

(i) A site plan drawn to scale showing the location and dimensions of all proposed signs;

(ii) Technical descriptions and color illustrations of all signs including the materials proposed to be used;

(iii) Façade elevations in color with full dimensions of any structures upon which signs are proposed, indicating the intended general location of the proposed signs on the structure;

(iv) Distance of all signs from public right-of-way and identification of signs anticipated to be visible from any public right-of-way;

(v) A written explanation of how the sign plan provides for a consistent and compatible sign design throughout the subject development; and

(vi) Any additional information necessary to satisfy the requirements of state and City construction codes.

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(b) A Campus Sign Master Plan application will be reviewed under the Sign Permit Process described in TDC 38.070. A Campus Sign Master Plan application may be approved with or without conditions, including a requirement to comply with any or all of the standards provided in subsections (1) through (3) of this Section. To be approved, the Campus Sign Master Plan must meet the following the minimum criteria:

(i) Provide for consistent and compatible design of signs throughout the development;

(ii) Signs visible from public right-of-way may not be distracting to drivers, bicyclists or pedestrians using the public right-of-way;

(iii) Signs must comply with the pedestrian and vision clearance provisions in TDC 38.100; and

(iv) Signs must be consistent with or enhance the visual appearance of the streetscapes, architecture, landscaping, and character of the adjacent properties and the City as a whole.

(c) Modifications of a Campus Sign Master Plan must comply with the same standards and will be reviewed under the same criteria as a new Master Sign Plan.

(d) Replacement signs must comply with the approved Campus Sign Master Plan.



Legacy Meridian Park Medical Center
Proposed Amendments to Sign Code
PTA15-0001

City Council Work Session
February 8, 2016



City of Tualatin

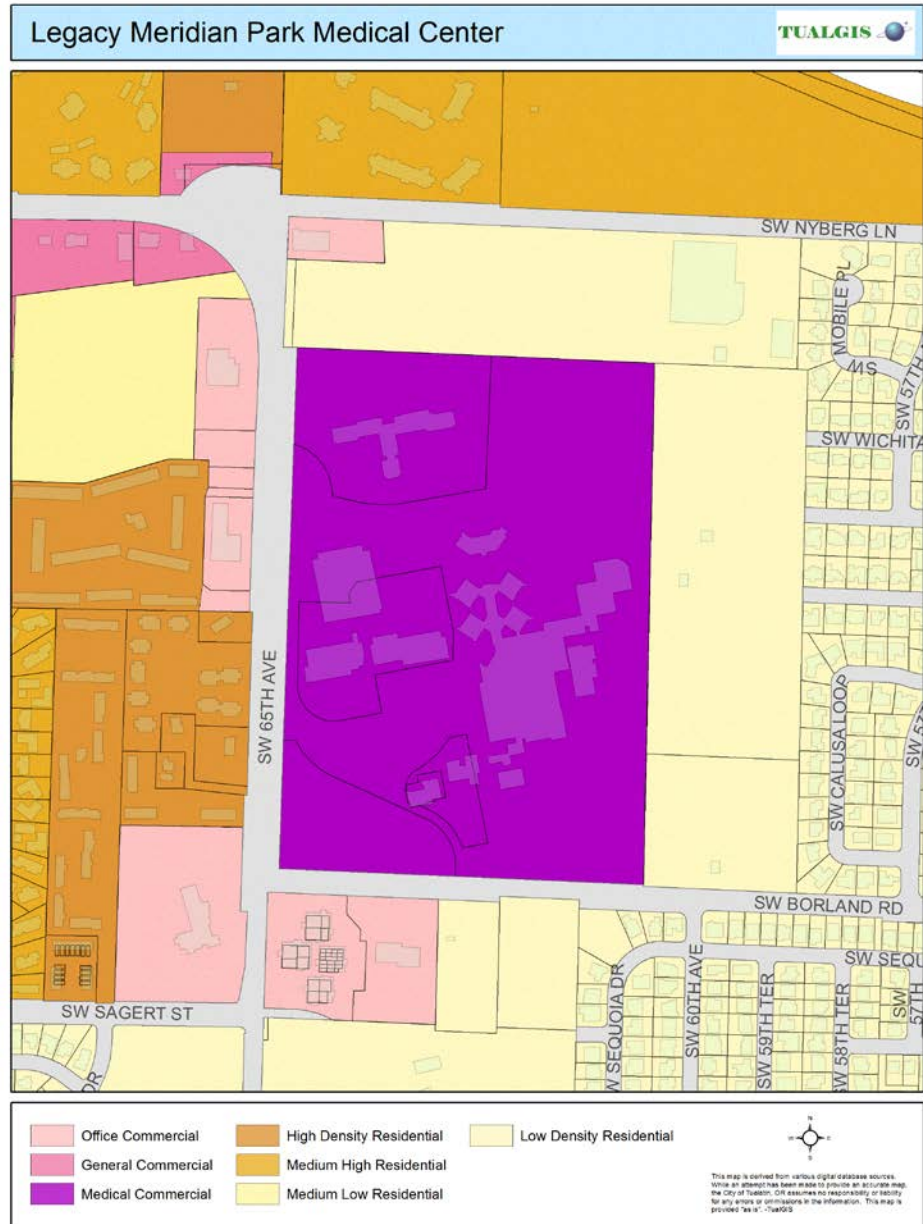
Purpose of Tonight's Meeting

- Explain possible code changes as proposed by applicant
- Prepare for the public hearing at your March 28th meeting

Background

- Application to amend the sign code for the Medical Center Planning District:
 - Emphasis on clarity and legibility
 - Consistent nomenclature
 - Fewer messages
 - Clear information hierarchy
 - Wayfinding approach based on routes/destination
 - Consistent application of brand element
 - New campus name, “Medical Center”

Medical Center Planning District



Current Code

- The following sign types are allowed today:
 - Monument
 - Wall
 - Hospital Identification



Proposed Amendments

- Amendments would allow:
 - Freestanding Pole Signs
 - Additional monument signs
 - Additional wall signs
 - A Campus Sign Master Plan process



Free Standing Pole Signs

Existing

- No existing example of this sign type on the campus
- No existing standards

Proposed



Freestanding Pole Sign:

- Height: 7' max
- Sign Face Area: 2 Sides no greater than 5 sq ft
- Location: Not allowed within 30' of public ROW; No limit on number greater than 30' from public ROW

Monument Signs

Property Boundary and Vehicle Entrance

Existing



- Height: 8' max
- Sides: 3 max
- Area: 40 sq ft max
- 1 per motor vehicle access
4 max

Proposed

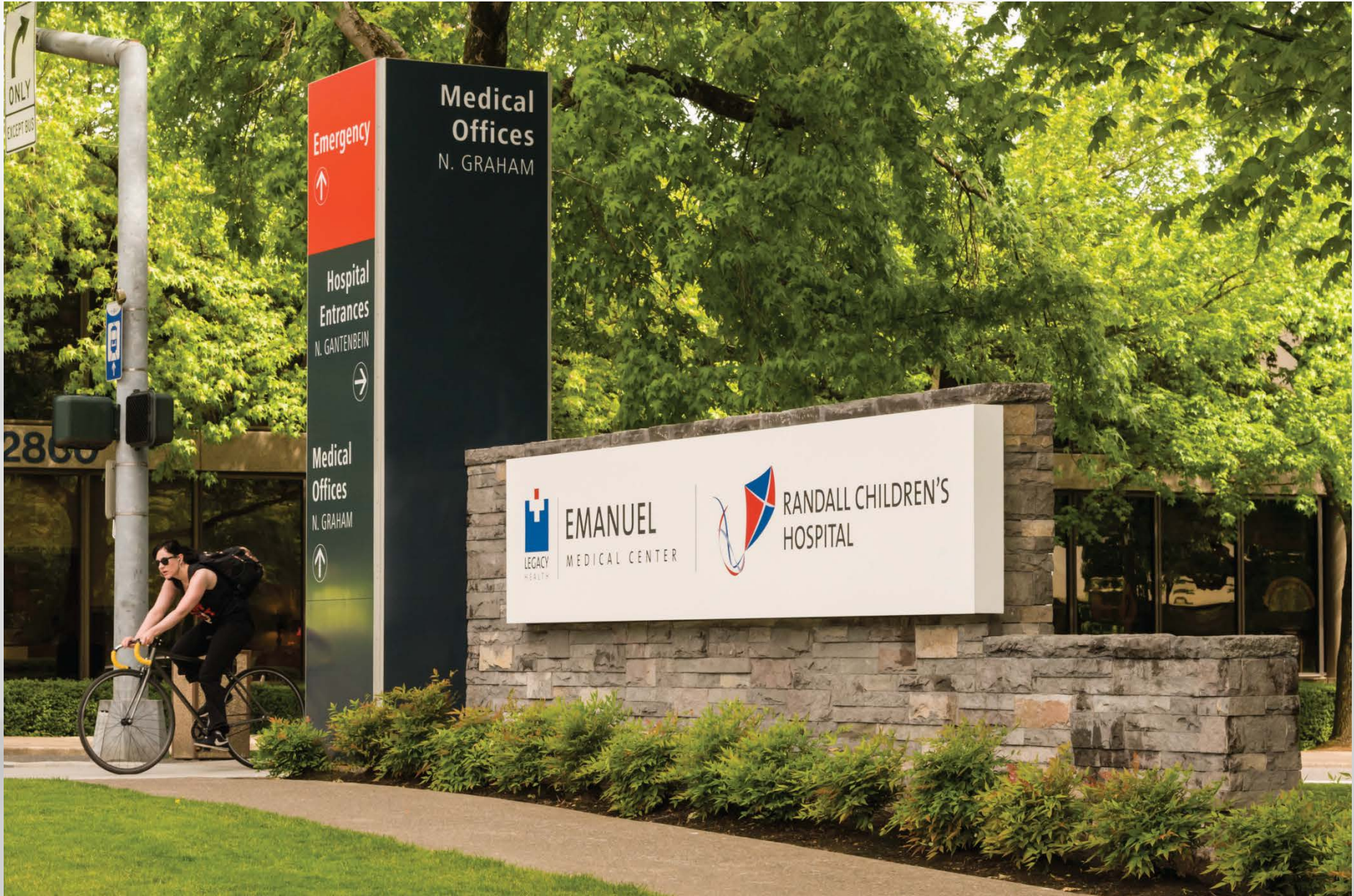


Property Boundary

- Height: 14' max
- Sides: 4 max
- Sign Face Area: 95 sq ft max
 - Sign Design applies
- 1 per property boundary corner; within 30' of ROW

Vehicle Entrance

- Height: 14' max
- Sides: 4 max
- Sign Face Area: 40 sq ft max
- 1 per motor vehicle access ;
within 30' of ROW



ONLY
EXCEPT BUS

2800

Emergency
↑

Hospital Entrances
N. GANTENBEIN
→

Medical Offices
N. GRAHAM
↑

Medical Offices
N. GRAHAM

LEGACY HEALTH
EMANUEL
MEDICAL CENTER



RANDALL CHILDREN'S
HOSPITAL

Monument Signs: Internal

Existing



- No existing standards

Proposed



Internal Campus:

- Height: 14' max
- Sides: 4 max
- Sign Face Area: 40 sq ft max
- Located more than 30' from ROW may be located anywhere and of unlimited number

Wall Signs:

Main Sign and Tenant Sign

Existing



- Height of Sign Face: 8' max
- Height: match the Sign Band
- Sides: 1 max
- Area: 100 sq ft max
- 1 sign per tenant space and 1 Hospital Identification Sign

Proposed



Main Sign:

- Height of Sign Face: 8' max; match sign band
- Sides: 1 max
- Sign Face Area: 100 sq ft
- 1 per building

Tenant Sign:

- Height: 2' max; match sign band
- Sides: 1 max
- Sign Face Area: 32 sq ft
- 1 per tenant space not to exceed 3 walls of each building

Wall Signs: Overhead Canopy Signs

Existing



- No existing standards

Proposed



Overhead Canopy:

- Height of Sign Face: 2' max; no higher than sign band
- Sides: 1 max
- Sign Face Area: 32 sq ft
- 1 per building

Campus Sign Master Plan Option

- Instead of proposed standards a property in the MC Planning District may submit a Campus Sign Master Plan to establish sign standards and locations.
 - Avoid future plan text amendments if changes to campus sign programs do not meet code
 - Maintain City oversight and approval process
 - Provide greater flexibility for property owners in the Medical Center Planning District

Process & Next Steps

- **Plan Text Amendment**
 - Preview draft language
 - Planning Commission 1/21/16
 - Council Work Session 2/8/16
 - Planning Commission Recommendation
 - March 17, 2016
 - Public Hearing before City Council
 - March 28, 2016