



City of Tualatin

www.tualatinoregon.gov

"NECESSARY PARTIES"
MARKED BELOW

NOTICE OF APPLICATION SUBMITTAL

- ANNEXATION CONDITIONAL USE PERMIT PLAN TEXT AMENDMENT
 ARCHITECTURAL REVIEW PLAN MAP AMENDMENT OTHER:

CASE/FILE: PTA15-0001 (Community Development Dept.: Planning Division)

PROPOSAL	To amend the Tualatin Development Code (TDC), Chapter 38, for signs permitted in the Medical Center Planning District. Legacy Meridian Park Medical Center proposes to amend the sign standards to more clearly identify the campus, provide clearer direction to drivers, and aid visitors and patients in wayfinding.
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PROPERTY	Name of Application	LEGACY MERIDIAN PARK SIGN REPLACEMENT				
	<input checked="" type="checkbox"/> n/a	Street Address	SW			
		Tax Map and Lot No(s).	2S1			
		Planning District	Medical Center (MC)	Overlays <input type="checkbox"/>	NRPO <input type="checkbox"/>	Flood Plain <input type="checkbox"/>
		Previous Applications		Additional Applications:	CIO CCIO; EAST TUAL	

DATES	Receipt of application	9/23/2015	Deemed Complete	10/30/2015	CONTACT	Name: Aquilla Hurd-Ravich
	Notice of application submittal			12/16/2015		Title: Planning Manager
	Project Status / Development Review meeting			2/18/16		E-mail: ahurd-ravich@ci.tualatin.or.us
	Comments due for staff report			2/12/2016		Phone: 503-691-3028
	Public meeting: <input type="checkbox"/> ARB <input type="checkbox"/> TPC <input checked="" type="checkbox"/> n/a					Notes: You may view the application materials through this City web page: www.tualatinoregon.gov/projects
	City Council (CC)		<input type="checkbox"/> n/a	3/28/2016		

- | | | |
|--|---|---|
| <p>City Staff</p> <input checked="" type="checkbox"/> City Manager
<input checked="" type="checkbox"/> Building Official
<input checked="" type="checkbox"/> Chief of Police
<input checked="" type="checkbox"/> City Attorney
<input checked="" type="checkbox"/> City Engineer
<input checked="" type="checkbox"/> Community Dev. Director
<input checked="" type="checkbox"/> Community Services Director
<input checked="" type="checkbox"/> Economic Dev. liaison
<input checked="" type="checkbox"/> Engineering Associate*
<input checked="" type="checkbox"/> Finance Director
<input checked="" type="checkbox"/> GIS technician(s)
<input checked="" type="checkbox"/> IS Manager
<input checked="" type="checkbox"/> Operations Director*
<input checked="" type="checkbox"/> Parks and Recreation Coordinator
<input checked="" type="checkbox"/> Planning Manager
<input checked="" type="checkbox"/> Street/Sewer Supervisor
<input checked="" type="checkbox"/> Water Supervisor
<p>Neighboring Cities</p> <input type="checkbox"/> Durham
<input type="checkbox"/> King City Planning Commission
<input type="checkbox"/> Lake Oswego
<input type="checkbox"/> Rivergrove PC
<input type="checkbox"/> Sherwood Planning Dept. | <p> <input type="checkbox"/> Tigard Community Dev. Dept.
 <input type="checkbox"/> Wilsonville Planning Div. </p> <p>*Paper Copies</p> <p>Counties</p> <input checked="" type="checkbox"/> Clackamas County Dept. of Transportation and Dev.
<input checked="" type="checkbox"/> Washington County Dept. of Land Use and Transportation (AR's)
<input type="checkbox"/> Washington County LRP (Annexations)
<p>Regional Government</p> <input checked="" type="checkbox"/> Metro
<p>School Districts</p> <input type="checkbox"/> Lake Oswego School Dist. 7J
<input type="checkbox"/> Sherwood SD 88J
<input checked="" type="checkbox"/> Tigard-Tualatin SD 23J (TTSD)
<input type="checkbox"/> West Linn-Wilsonville SD 3J
<p>State Agencies</p> <input type="checkbox"/> Oregon Dept. of Aviation
<input checked="" type="checkbox"/> Oregon Dept. of Land Conservation and Development (DLCD) (via proprietary notice)
<input checked="" type="checkbox"/> Oregon Dept. of State Lands: | <p> <input type="checkbox"/> Wetlands Program
 <input checked="" type="checkbox"/> Oregon Dept. of Transportation (ODOT) Region 1
 <input type="checkbox"/> ODOT Maintenance Dist. 2A
 <input type="checkbox"/> ODOT Rail Div.
 <input type="checkbox"/> OR Dept. of Revenue
 <p>Utilities</p> <input checked="" type="checkbox"/> Republic Services
 <input checked="" type="checkbox"/> Clean Water Services (CWS)
 <input checked="" type="checkbox"/> Comcast [cable]*
 <input checked="" type="checkbox"/> Frontier Communications [phone]
 <input checked="" type="checkbox"/> Northwest Natural [gas]
 <input checked="" type="checkbox"/> Portland General Electric (PGE)
 <input checked="" type="checkbox"/> TriMet
 <input checked="" type="checkbox"/> Tualatin Valley Fire & Rescue (TVF&R)
 <input checked="" type="checkbox"/> United States Postal Service (USPS) (Washington; 18850 SW Teton Ave)
 <input type="checkbox"/> USPS (Clackamas)
 <input checked="" type="checkbox"/> Washington County Consolidated Communications Agency (WCCCA) </p> |
|--|---|---|

Additional Parties

- Tualatin Citizen Involvement Organization (CIO)
- CCIO
- East Tualatin CIO

1.032: Burden of Proof

31.071 Architectural Review Procedure

31.074 Architectural Review Application Review Process

31.077 Quasi-Judicial Evidentiary Hearing Procedures

Metro Code 3.09.045 Annexation Review Criteria

32.030 Criteria for Review of Conditional Uses

33.020 Conditions for Granting a Variance that is not a Sign or a Wireless Communication Facility

33.022 Criteria for Granting a Sign Variance

33.024 Criteria for Granting a Minor Variance

33.025 Criteria for Granting a Variance

34.200 Tree Cutting on Private Property without Architectural Review, Subdivision or Partition Approval, or Tree Removal Permit Prohibited

34.210 Application for Architectural Review, Subdivision or Partition Review, or Permit

34.230 Criteria (tree removal)

35.060 Conditions for Granting Reinstatement of Nonconforming Use

36.160 Subdivision Plan Approval

36.230 Review Process (partitioning)

36.330 Review Process (property line adjustment)

37.030 Criteria for Review (IMP)

40.030 Conditional Uses Permitted (RL)

40.060 Lot Size for Conditional Uses (RL)

40.080 Setback Requirements for Conditional Uses (RL)

41.030 Conditional Uses Permitted (RML)

41.050 Lot Size for Conditional Uses (RML)

41.070 Setback Requirements for Conditional Uses (RML)

42.030 Conditional Uses Permitted (RMH)

42.050 Lot Size for Conditional Uses (RMH)

42.070 Setback Requirements for Conditional Uses (RMH)

43.030 Conditional Uses Permitted (RH)

43.060 Lot Size for Conditional Uses (RH)

43.090 Setback Requirements for Conditional Uses (RH)

44.030 Conditional Uses Permitted (RH-HR)

44.050 Lot Size for Conditional Uses (RH-HR)

44.070 Setback Requirements for Conditional Uses (RH-HR)

49.030 Conditional Uses (IN)

49.040 Lot Size for Permitted and Conditional Uses (IN)

49.060 Setback Requirements for Conditional Uses (IN)

50.020 Permitted Uses (CO)

50.030 Central Urban Renewal Plan – Additional Permitted Uses and Conditional Uses (CO)

50.040 Conditional Uses (CO)

52.030 Conditional Uses (CR)

53.050 Conditional Uses (CC)

53.055 Central Urban Renewal Area – Conditional Uses (CC)

54.030 Conditional Uses (CG)

56.030 Conditional Uses (MC)

56.045 Lot Size for Conditional Uses (MC)

57.030 Conditional Uses (MUCOD)

60.040 Conditional Uses (ML)

60.041 Restrictions on Conditional Uses (ML)

61.030 Conditional Uses (MG)

61.031 Restrictions on Conditional Uses (MG)

62.030 Conditional Uses (MP)

62.031 Restrictions on Conditional Uses (MP)

64.030 Conditional Uses (MBP)

64.050 Lot Size for Permitted and Conditional Uses (MBP)

64.065 Setback Requirements for Conditional Uses (MBP)

68.030 Criteria for Designation of a Landmark

68.060 Demolition Criteria

68.070 Relocation Criteria

68.100 Alteration and New Construction Criteria

68.110 Alteration and New Construction Approval Process

73.130 Standards

73.160 Standards

73.190 Standards – Single-Family and Multi-Family Uses

73.220 Standards

73.227 Standards

73.230 Landscaping Standards

73.300 Landscape Standards – Multi-Family Uses

73.310 Landscape Standards – Commercial, Industrial, Public and Semi-Public Uses

73.320 Off-Street Parking Lot
Landscaping Standards

73.470 Standards

73.500 Standards

REV 2015-10-30
Date of resubmission

SEPTEMBER 22, 2015

Legacy Health Meridian Park Medical Center

Plan Text Amendment Application

Appendix I: Supplemental Information

OWNER

Legacy Health

DESIGN CONSULTANT

Mayer/Reed | mayerreed.com

LAND USE CONSULTANT

Gabriele Development Services

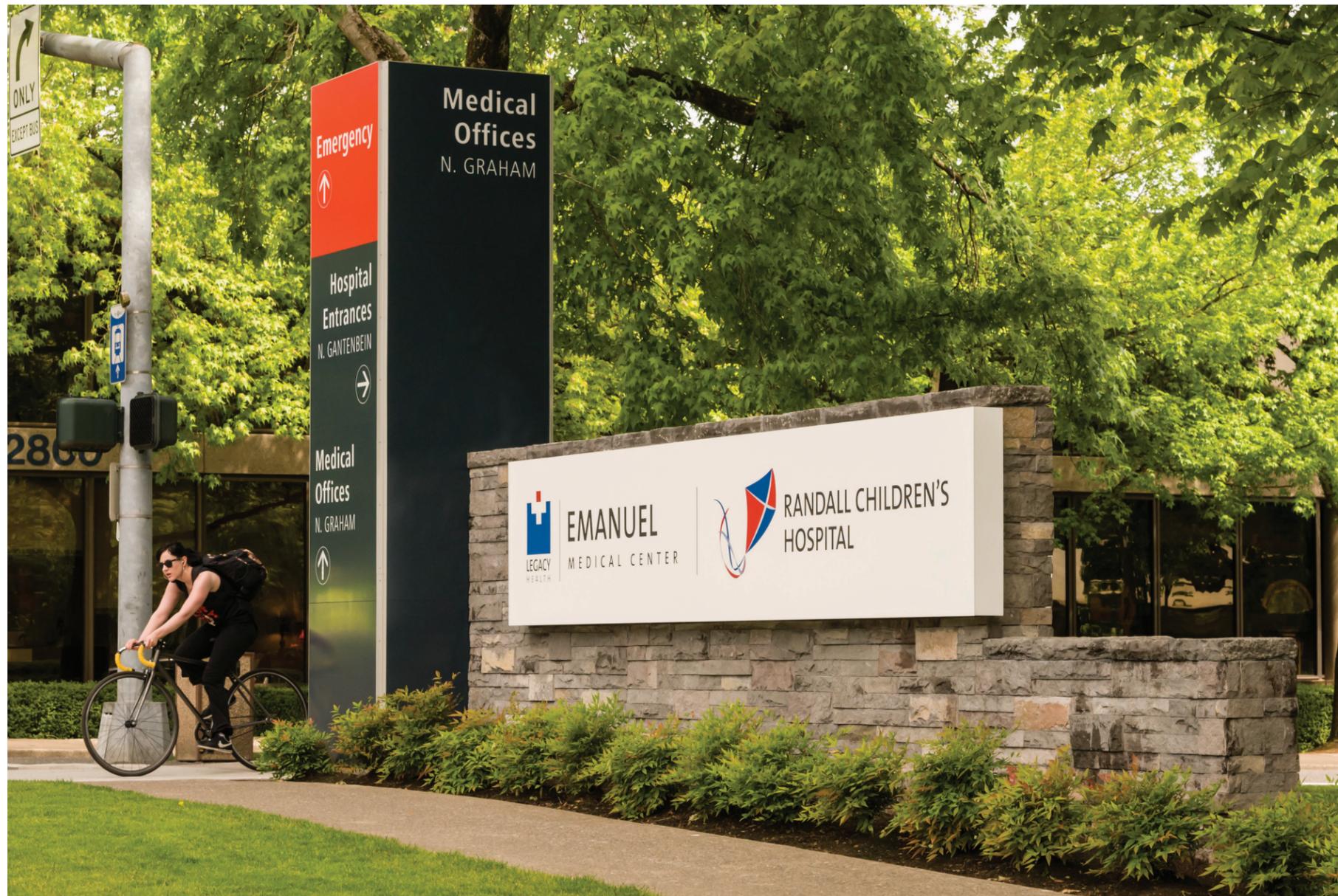


Exampes of existing signage at Legacy Meridian Park



Existing Signs

- Over-messaging decreases sign legibility
- Message nomenclature is inconsistent
- Legacy brand is inconsistently applied
- Lack of information hierarchy decreases wayfinding clarity



Sign Types A1 and M1; Legacy Emanuel Medical Center

New Site Signage Standards

Emphasis on clarity and legibility

Consistent nomenclature

Fewer messages

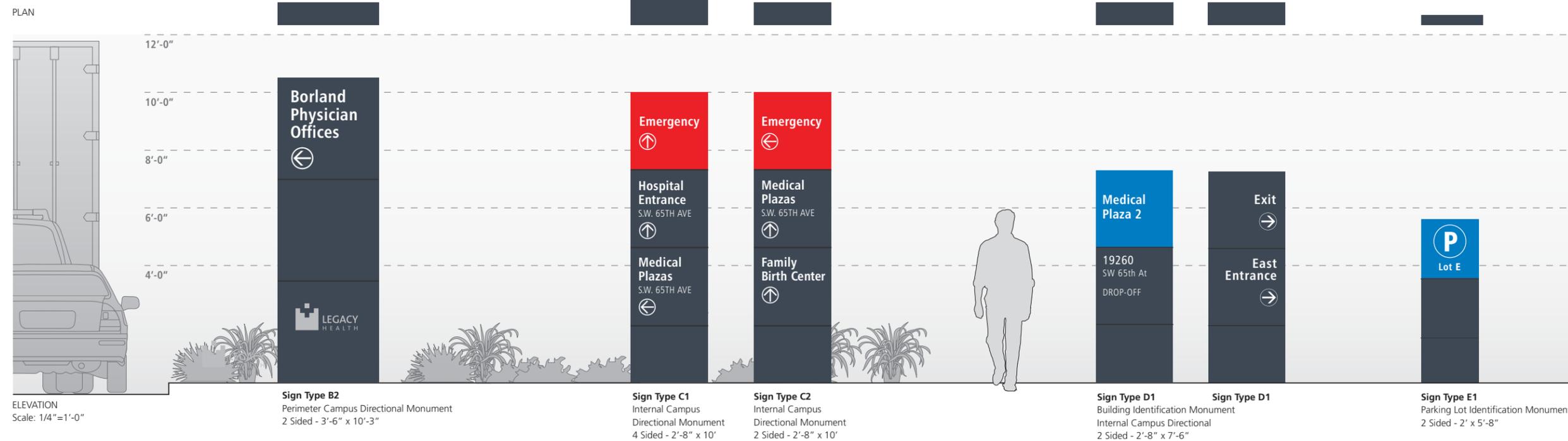
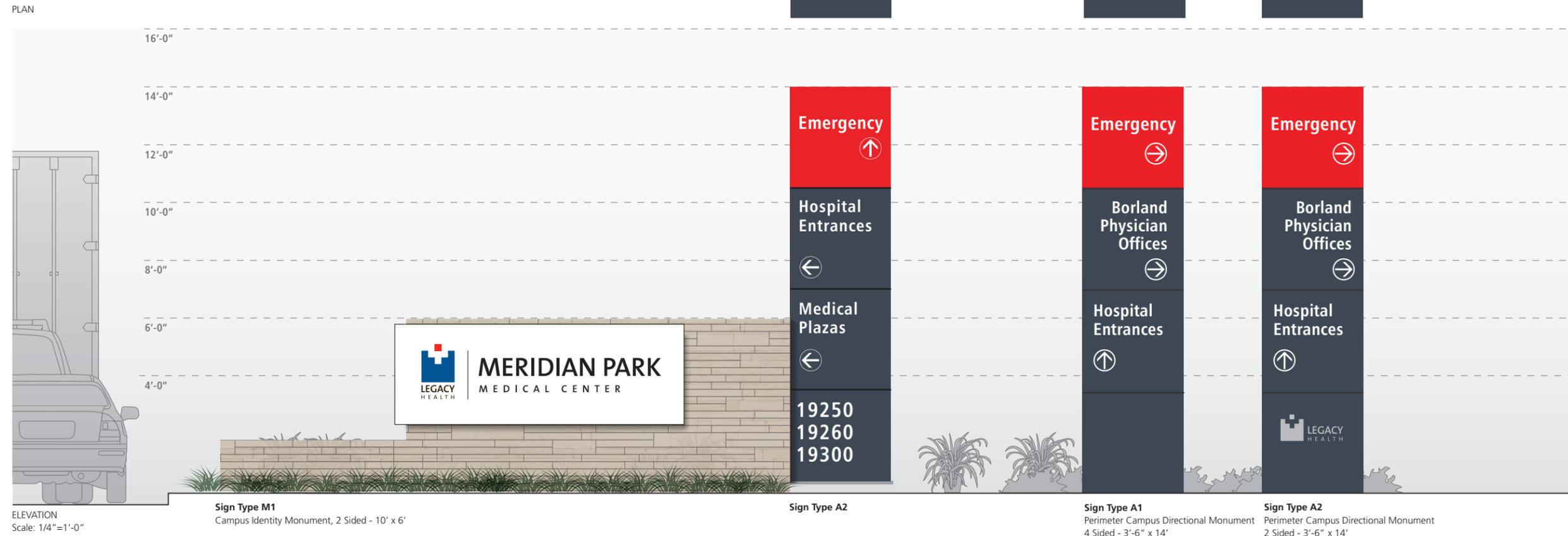
Clear information hierarchy

Wayfinding approach based on routes / destinations

- Emergency
- Hospital
- Medical Offices

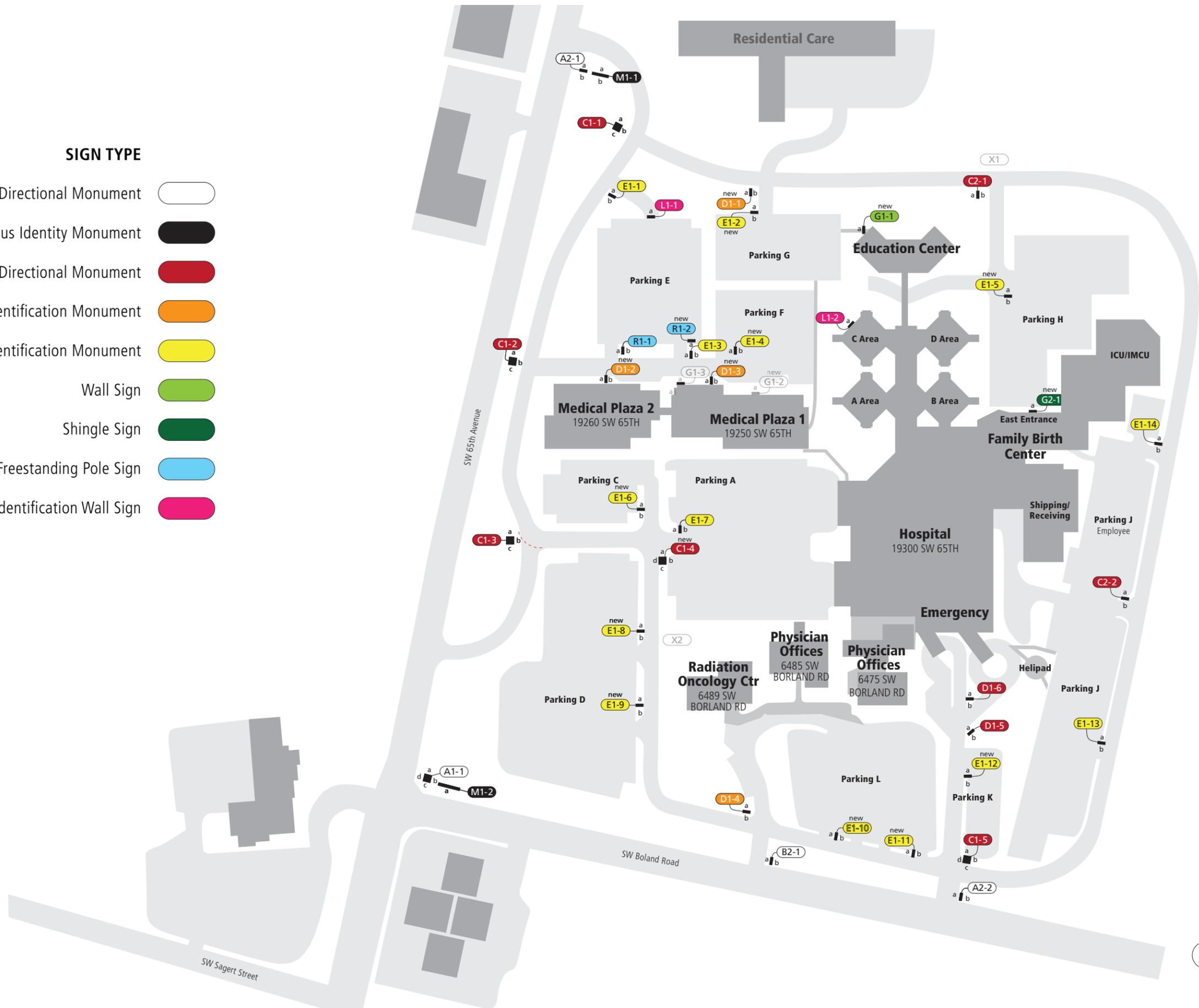
Consistent application of brand elements

New campus name, "Medical Center"



SIGN TYPE

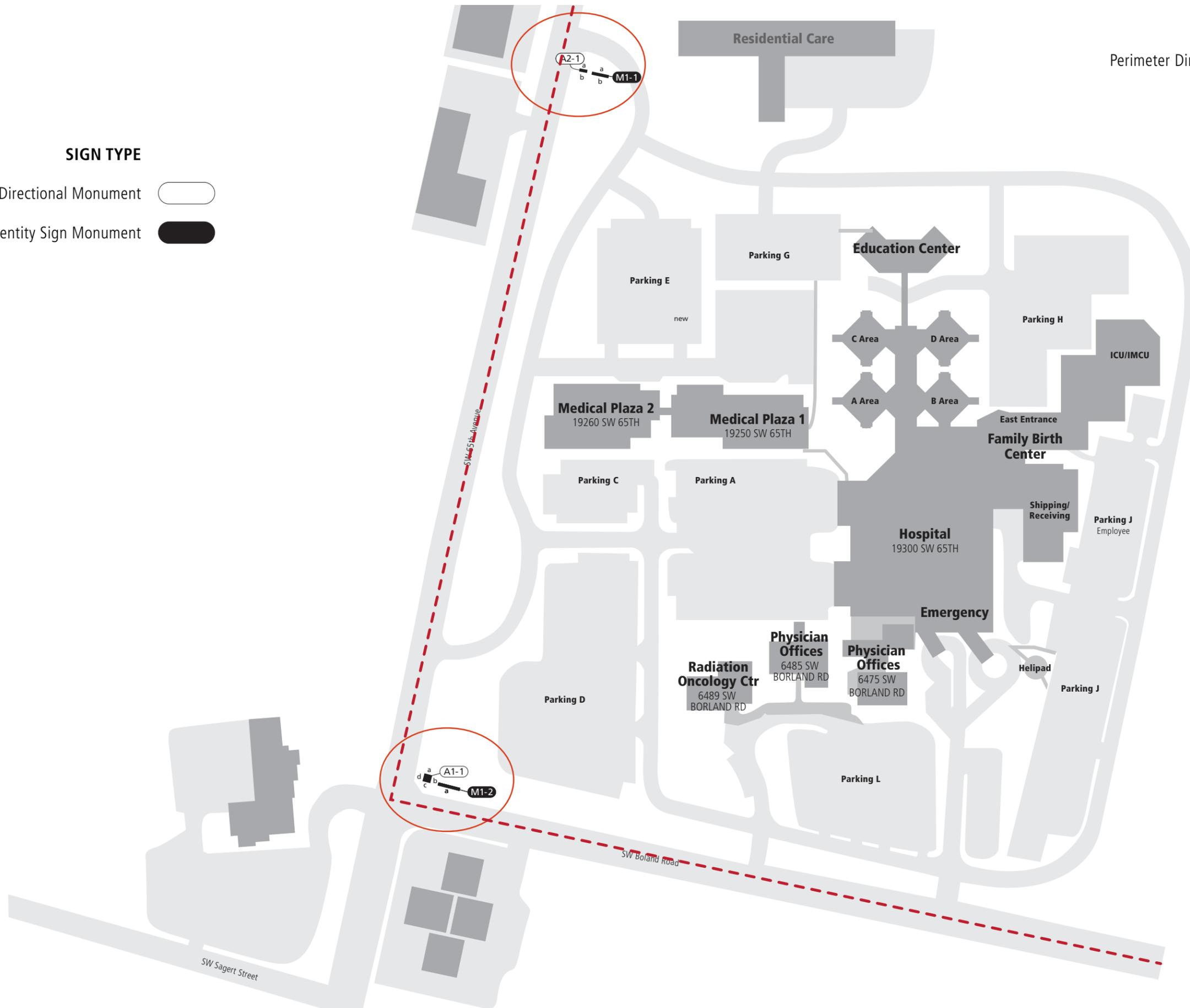
- Perimeter Campus Directional Monument 
- Campus Identity Monument 
- Internal Campus Directional Monument 
- Freestanding Building Identification Monument 
- Freestanding Parking Identification Monument 
- Wall Sign 
- Shingle Sign 
- Freestanding Pole Sign 
- Hospital Identification Wall Sign 



SIGN TYPE

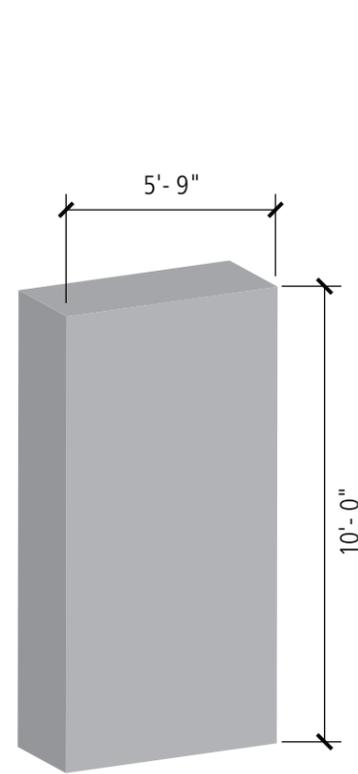
Perimeter Campus Directional Monument 

Campus Identity Sign Monument 

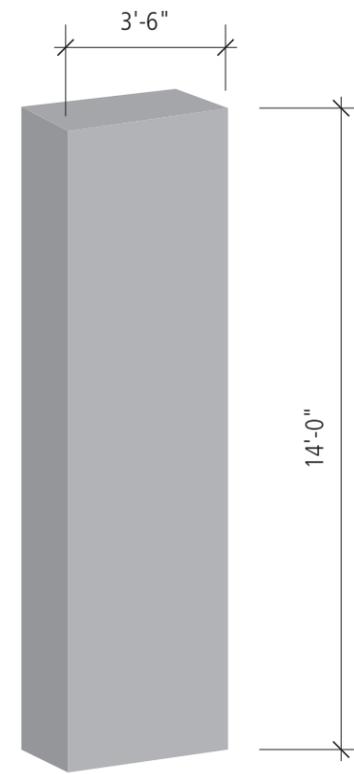




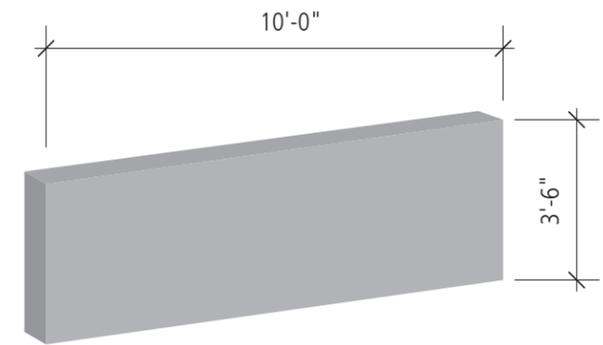
EXISTING



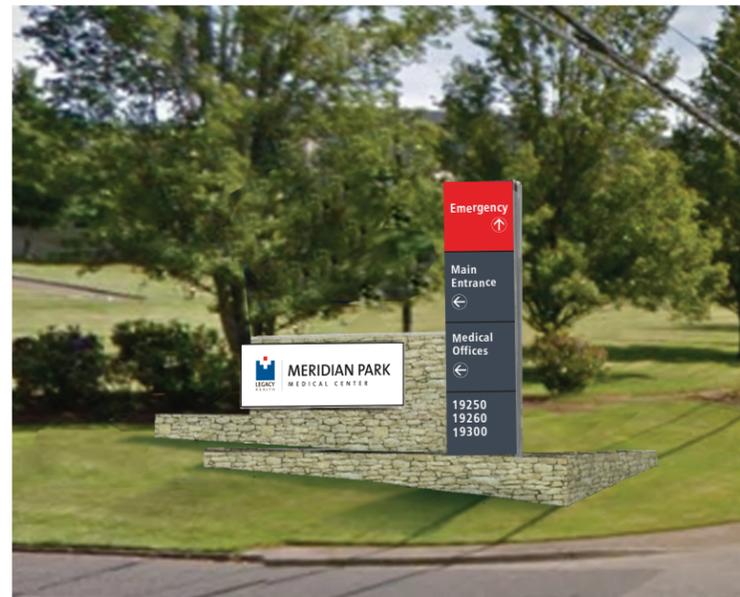
EXISTING
Sign face = 15.75 sf
Number of sign faces - 2



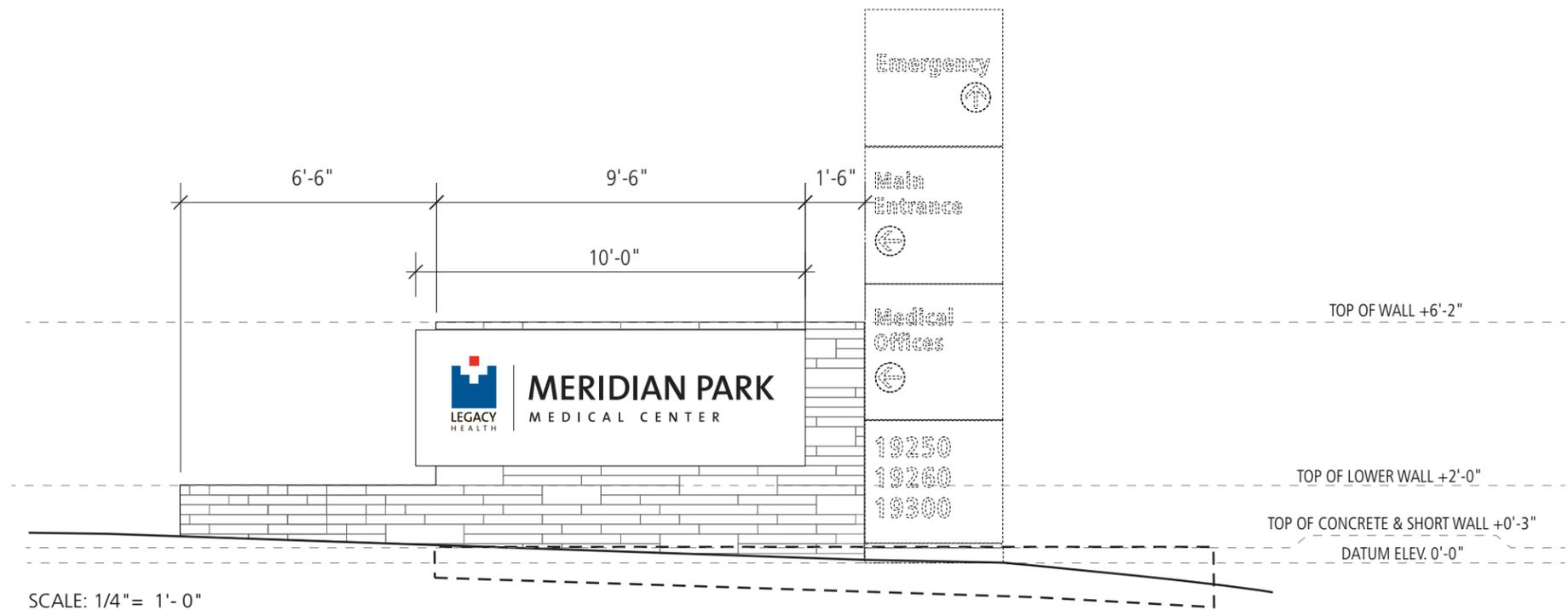
PROPOSED
Sign face = 49 sf
Number of sign faces - 2
Illuminated push-through graphics



PROPOSED
Sign face = 35 sf
Number of sign faces - 2
Illuminated sign cabinet

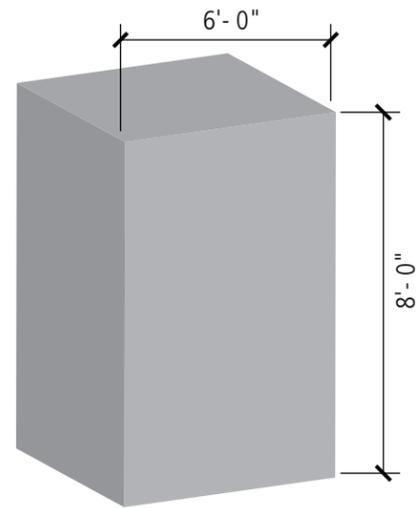


PROPOSED

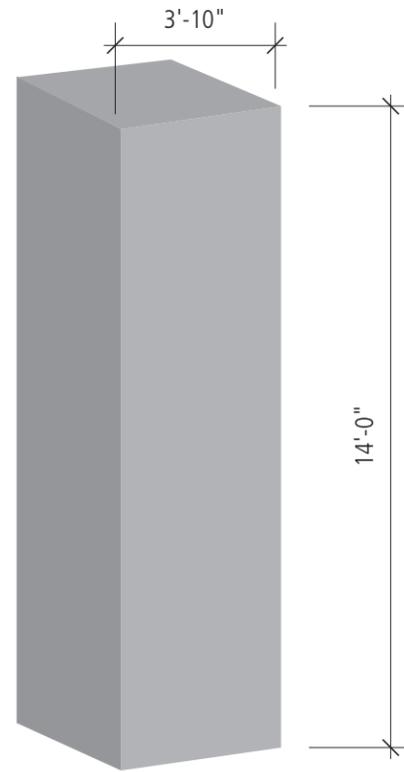




EXISTING

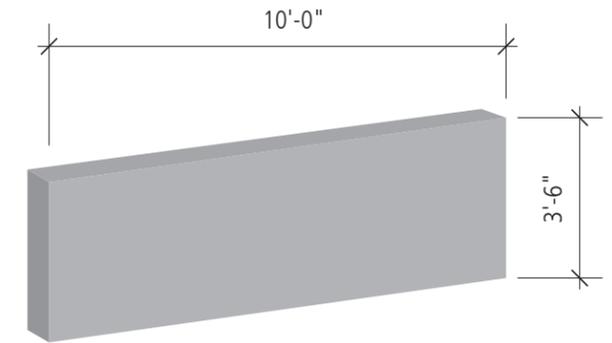


EXISTING
Sign face = 48 sf
Number of sign faces - 4



PROPOSED
Sign face = 49 sf
Number of sign faces - 4
Illuminated push-through graphics

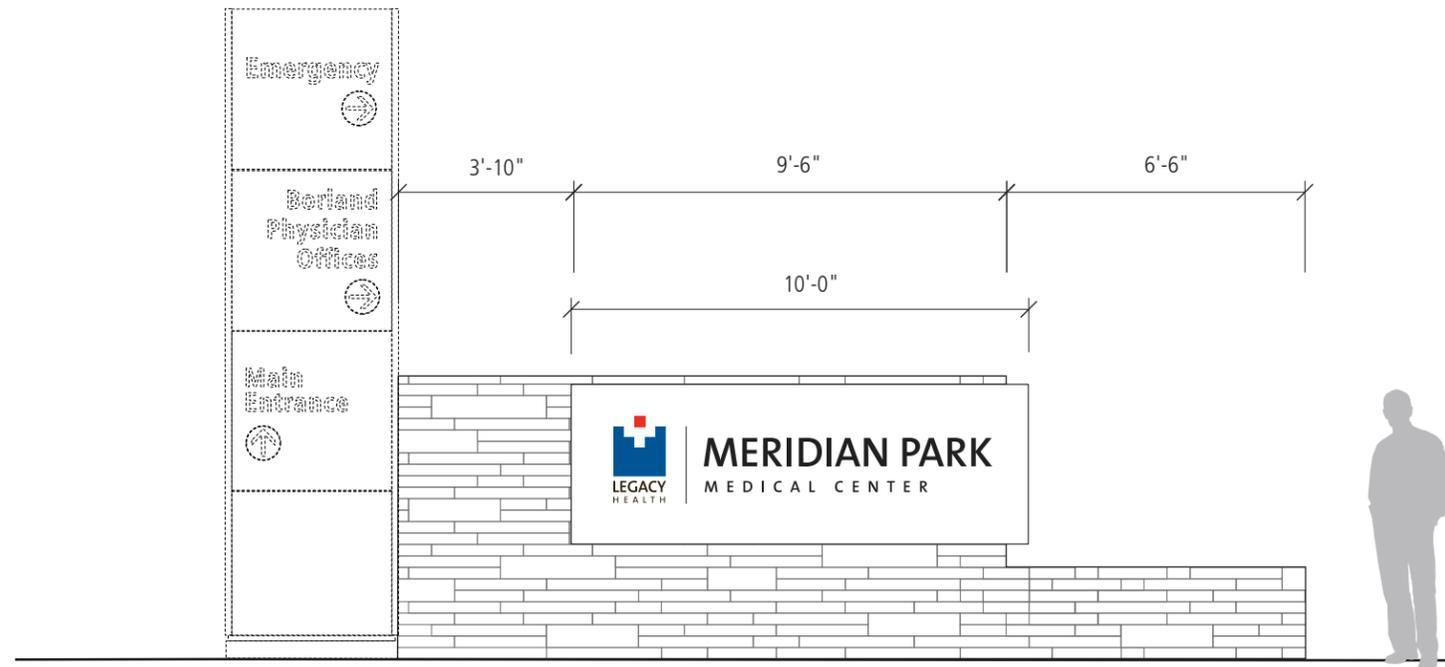
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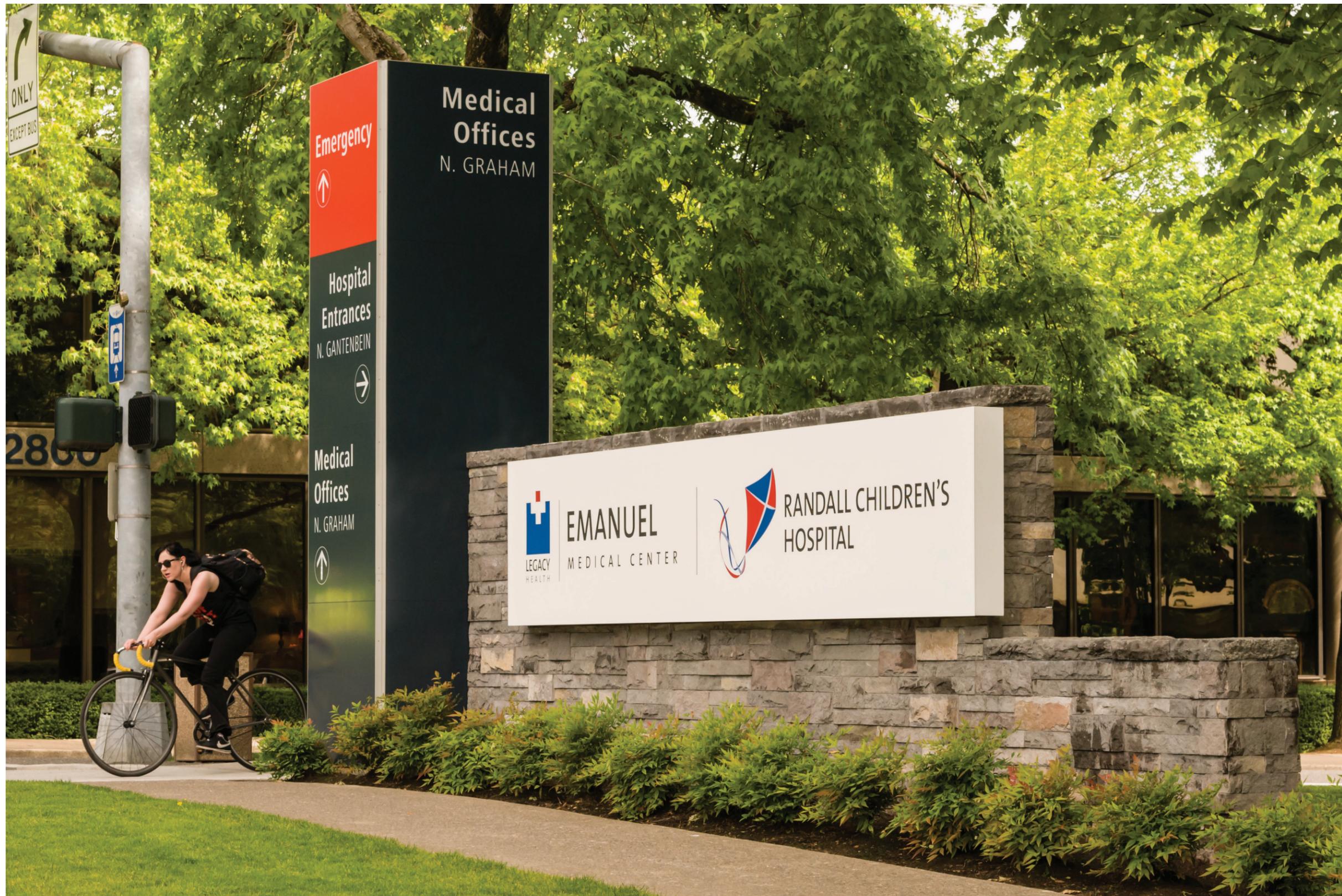
PROPOSED
Sign face = 35 sf
Number of sign faces - 1
Illuminated sign cabinet



PROPOSED



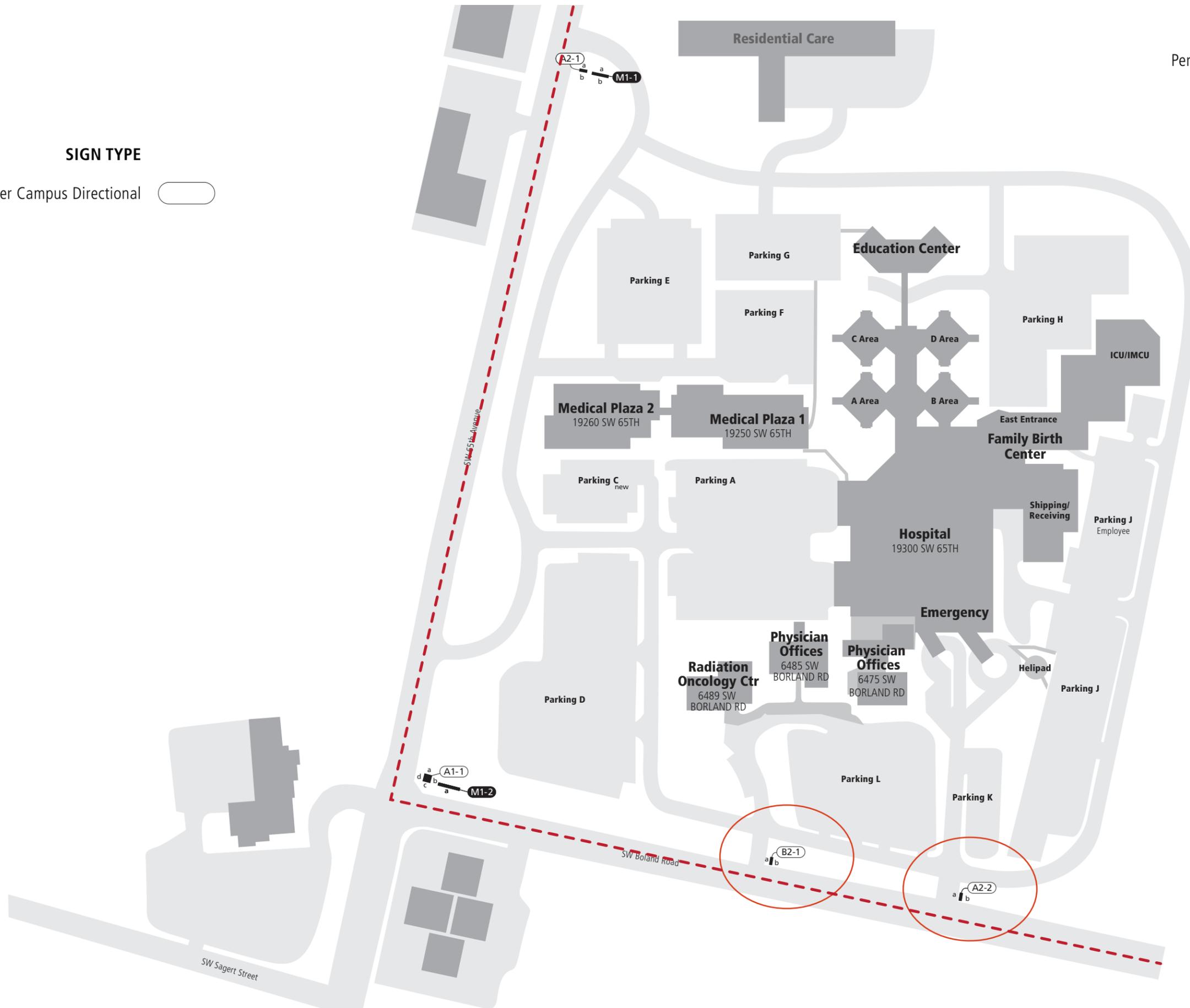
1 ELEVATION C - M1-2 & A1-1
SCALE: 1/4" = 1'-0"



Sign Types A1 and M1; Legacy Emanuel Medical Center

SIGN TYPE

Perimeter Campus Directional 

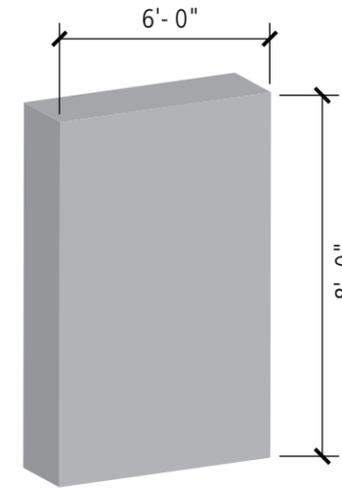




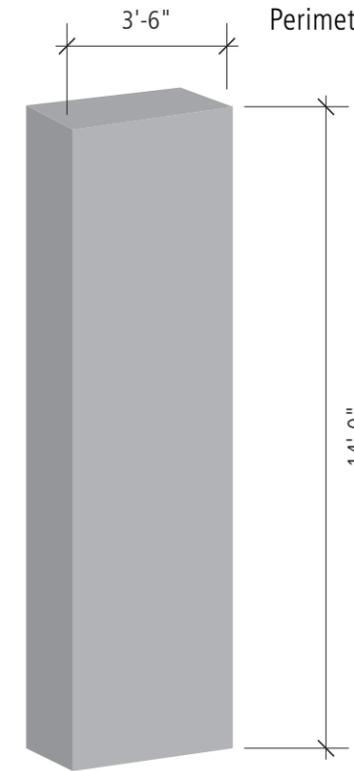
EXISTING



PROPOSED



EXISTING
Sign face = 40 sf
Number of sign faces - 2



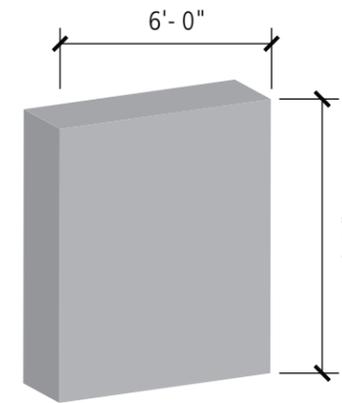
PROPOSED
Sign face = 49 sf
Number of sign faces - 2
Illuminated push-through graphics



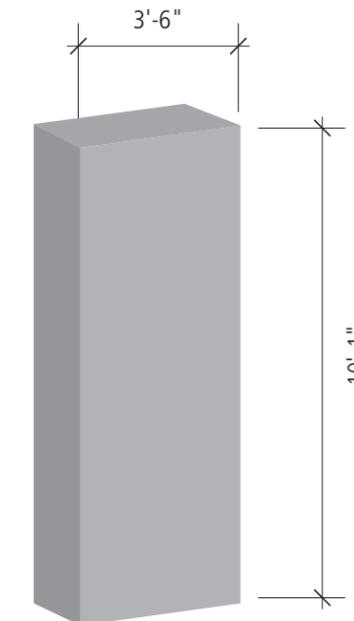
EXISTING



EXISTING



EXISTING
Sign face = 36 sf
Number of sign faces - 2



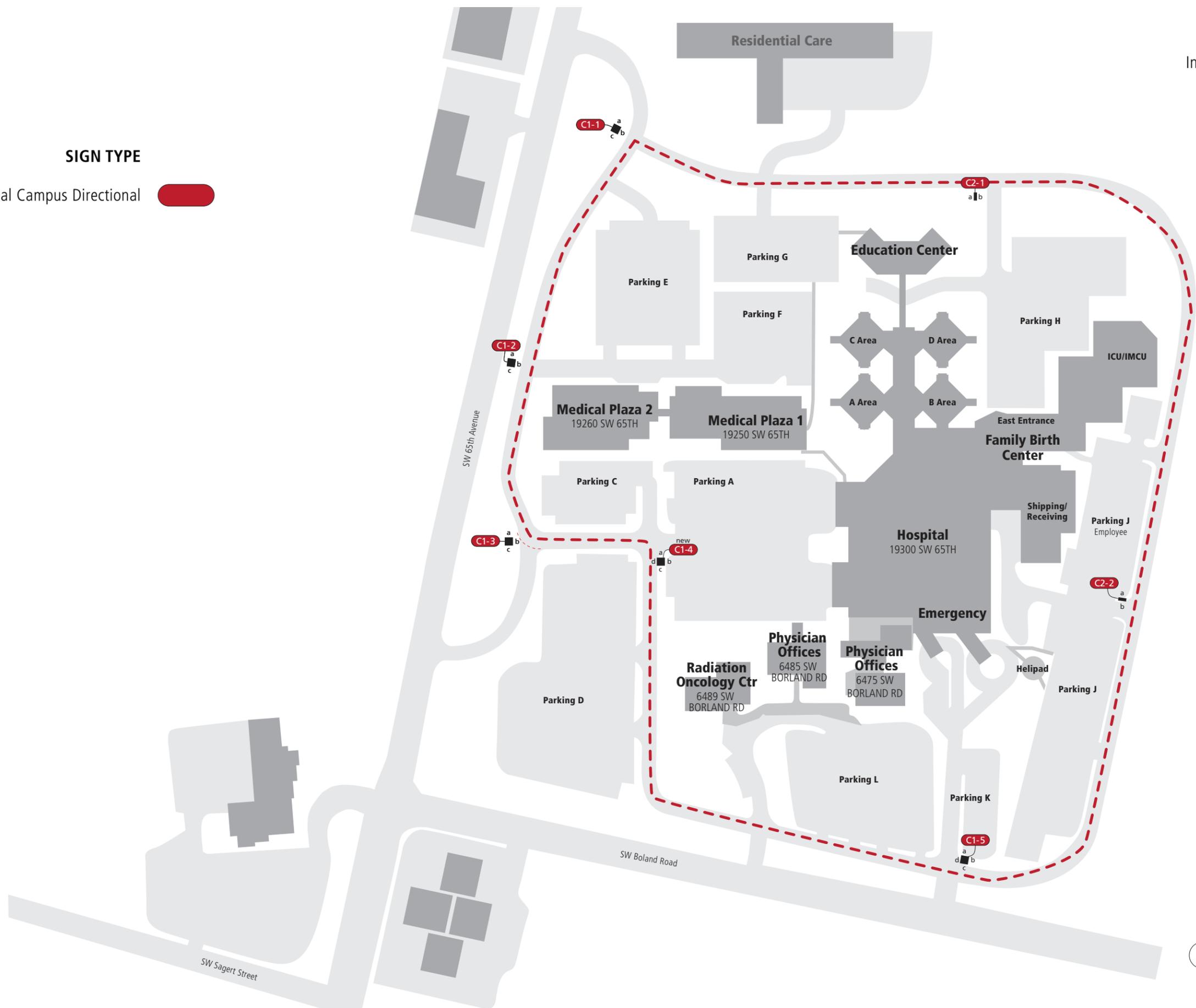
PROPOSED
Sign face = 35.29 sf
Number of sign faces - 2
Illuminated push-through graphics

B2-1



Sign Type B1; Legacy Emanuel Medical Center

SIGN TYPE
Internal Campus Directional 

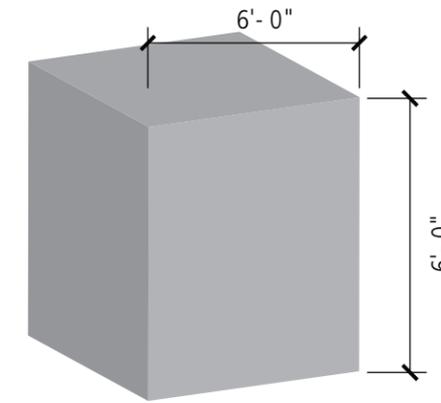




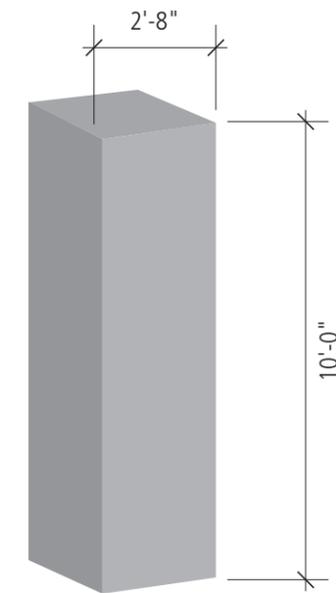
C1-1

EXISTING

PROPOSED



EXISTING
Sign face = 36 sf
Number of sign faces - 3



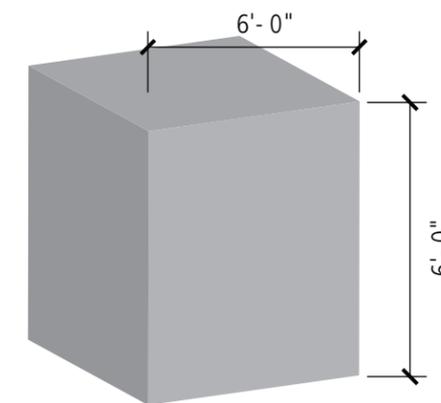
PROPOSED
Sign face = 27 sf
Number of sign faces - 3
Illuminated push-through graphics



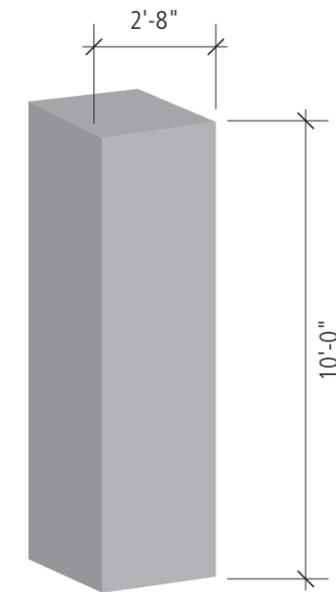
C1-2

EXISTING

PROPOSED



EXISTING
Sign face = 36 sf
Number of sign faces - 3



PROPOSED
Sign face = 27 sf
Number of sign faces - 3
Illuminated push-through graphics



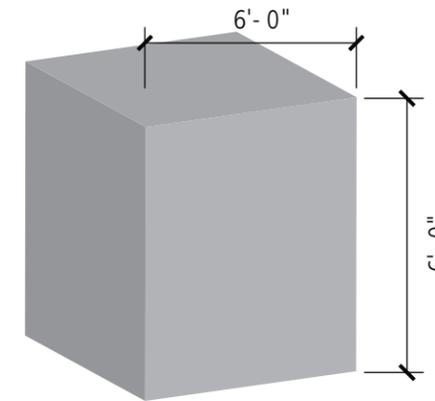
C1-3

EXISTING / PROPOSED

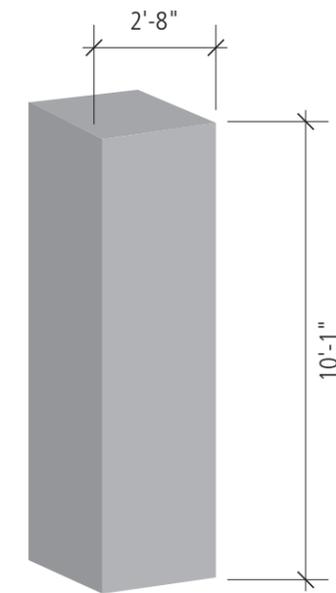


C1-4

EXISTING / PROPOSED



EXISTING
Sign face = 36 sf
Number of sign faces - 3



PROPOSED
Sign face = 27 sf
Number of sign faces - 3
Illuminated push-through graphics

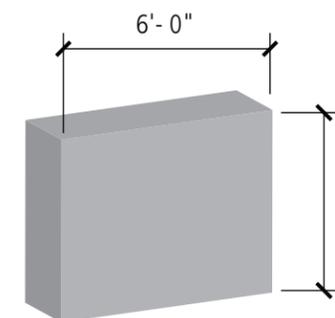


C1-5

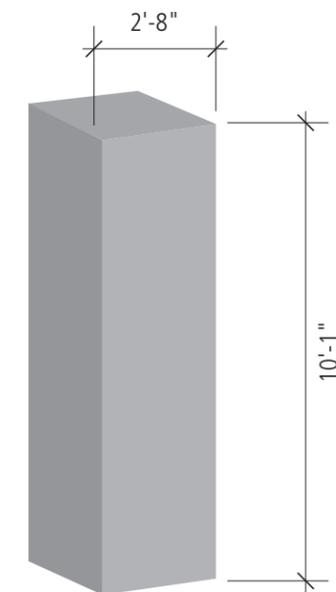
EXISTING



PROPOSED



EXISTING
Sign face = 20 sf
Number of sign faces - 2



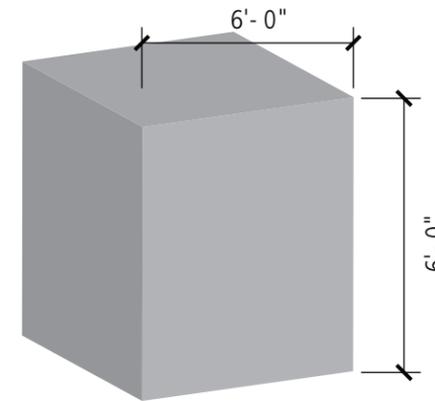
PROPOSED
Sign face = 27 sf
Number of sign faces - 4
Illuminated push-through graphics



C2-1

EXISTING

PROPOSED



EXISTING
Sign face = 36 sf
Number of sign faces - 3

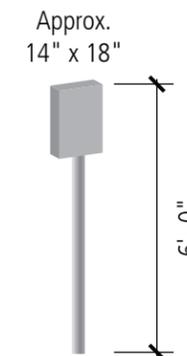


PROPOSED
Sign face = 27 sf
Number of sign faces - 2
Illuminated push-through graphics



C2-2

EXISTING



EXISTING
Sign face = 1.75 sf
Number of sign faces - 1



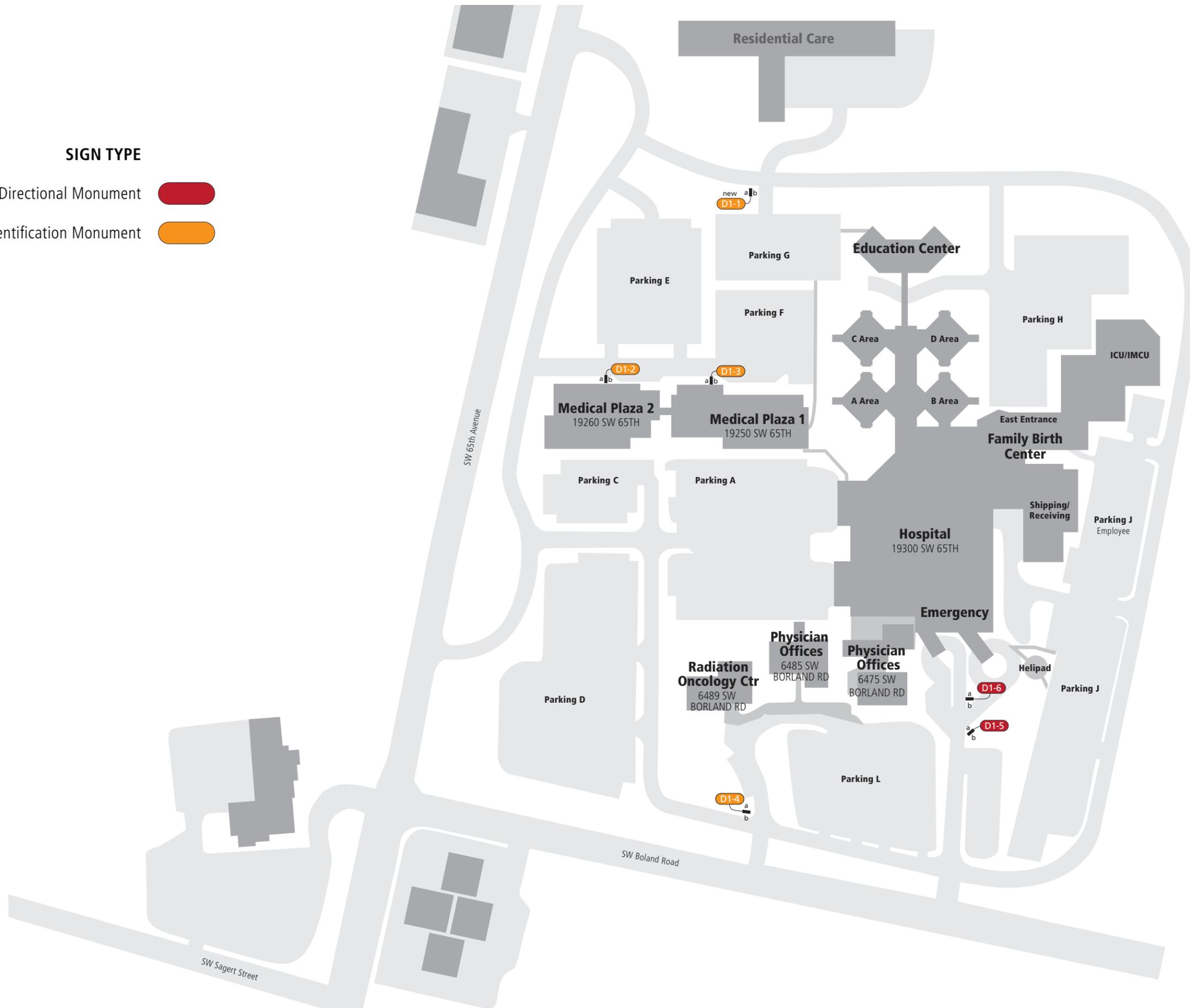
PROPOSED
Sign face = 27 sf
Number of sign faces - 2
Illuminated push-through graphics

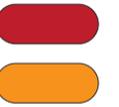


Sign Type C2; Legacy Emanuel Medical Center

SIGN TYPE

- Internal Campus Directional Monument 
- Freestanding Building Identification Monument 



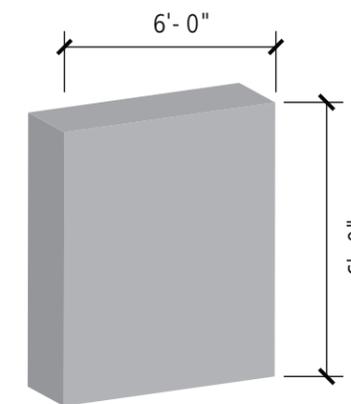


D1-1

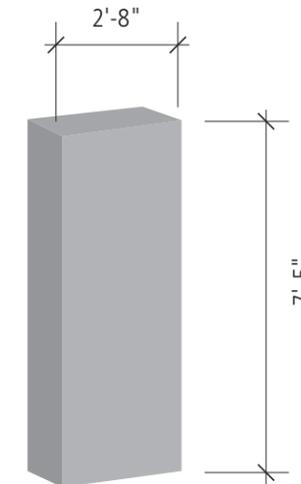
EXISTING



PROPOSED



EXISTING
Sign face = 36 sf
Number of sign faces - 2



PROPOSED
Sign face = 20 sf
Number of sign faces - 2
Illuminated push-through graphics

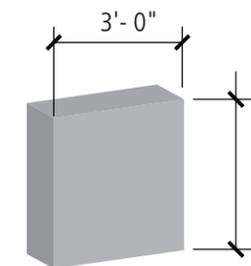


D1-2

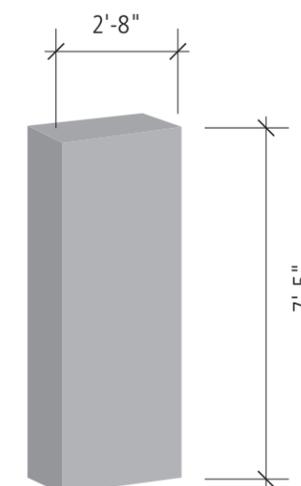
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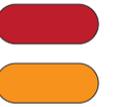
PROPOSED



EXISTING
Sign face = 9 sf
Number of sign faces - 2



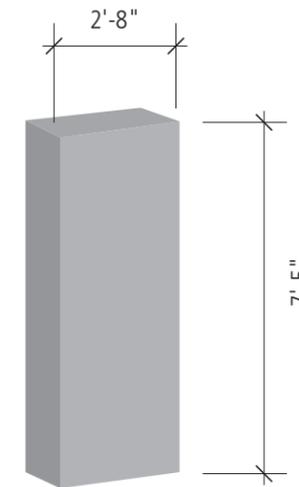
PROPOSED
Sign face = 20 sf
Number of sign faces - 2
Non-illuminated, reflective vinyl graphics



D1-3

NO EXISTING SIGN

PROPOSED



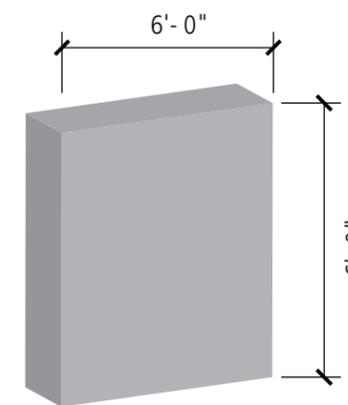
PROPOSED
Sign face = 20 sf
Number of sign faces - 2
Non-illuminated, reflective vinyl graphics



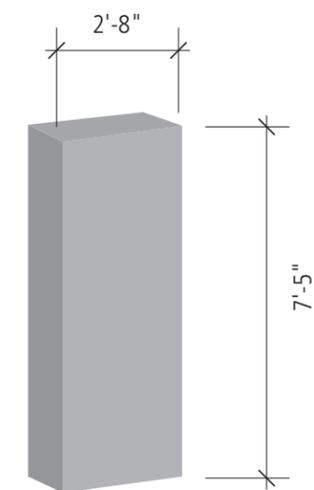
D1-4

EXISTING

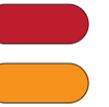
PROPOSED



EXISTING
Sign face = 36 sf
Number of sign faces - 2



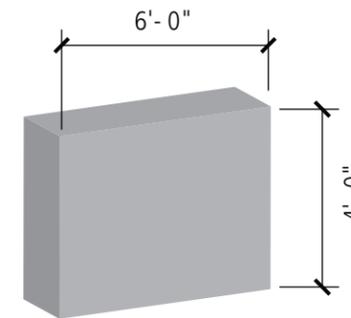
PROPOSED
Sign face = 20 sf
Number of sign faces - 2
Illuminated push-through graphics



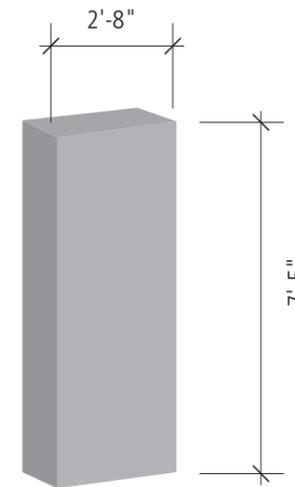
D1-5

EXISTING

PROPOSED



EXISTING
Sign face = 20 sf
Number of sign faces - 2



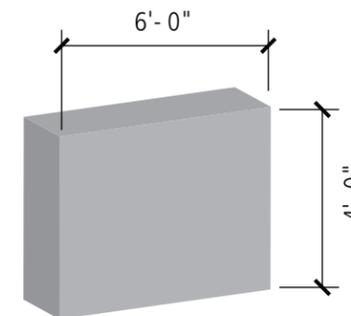
PROPOSED
Sign face = 20 sf
Number of sign faces - 2
Illuminated push-through graphics



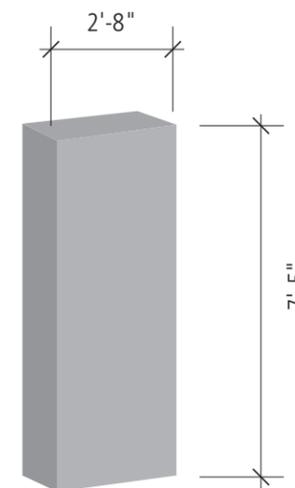
D1-6

EXISTING

PROPOSED



EXISTING
Sign face = 20 sf
Number of sign faces - 2



PROPOSED
Sign face = 20 sf
Number of sign faces - 2
Illuminated push-through graphics



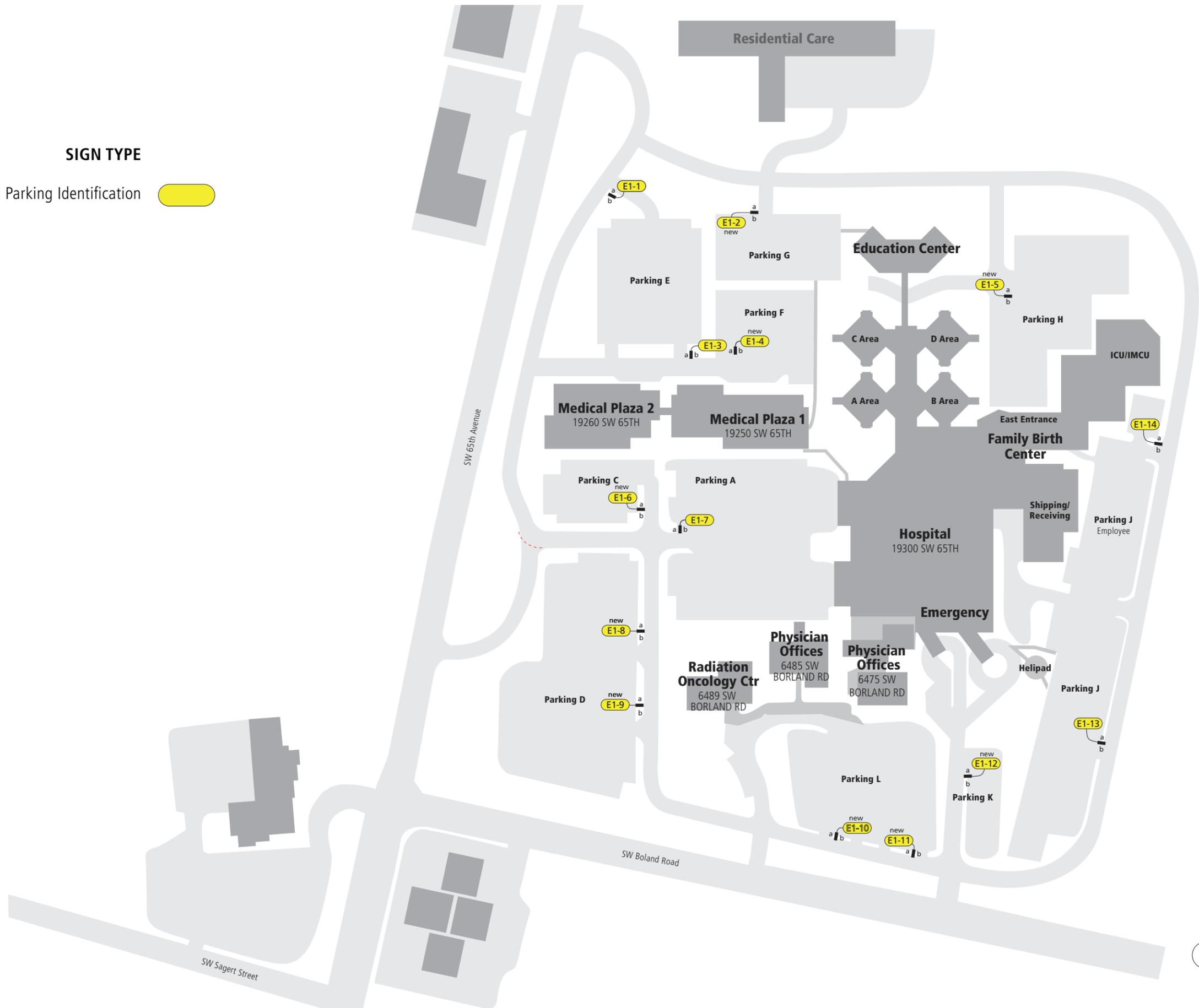
Sign Type D1 Building ID; Legacy Emanuel Medical Center



Sign Type D1 Directional; Legacy Emanuel Medical Center

SIGN TYPE

Freestanding Parking Identification 



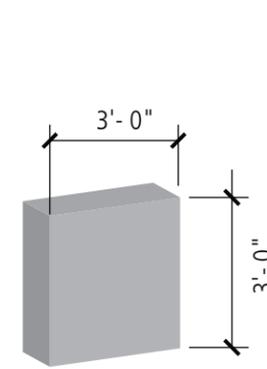


E1-1

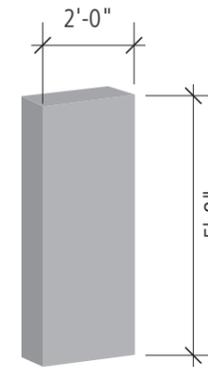
EXISTING / PROPOSED



E1-2



EXISTING
Sign face = 9 sf
Number of sign faces - 2

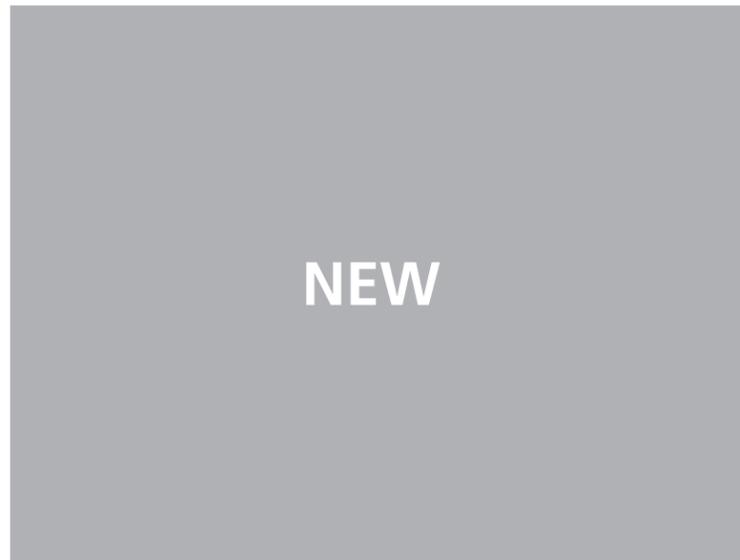


PROPOSED
Sign face = 11.33 sf
Number of sign faces - 2
Non-illuminated, reflective vinyl graphics

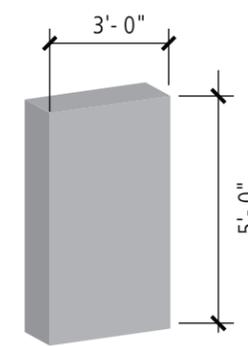


E1-3

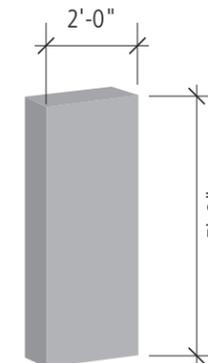
EXISTING / PROPOSED



E1-4 through E1-14



EXISTING
Sign face = 18 sf
Number of sign faces - 2



PROPOSED
Sign face = 11.33 sf
Number of sign faces - 2
Non-illuminated, reflective vinyl graphics



Sign Type E1 Parking ID; Legacy Emanuel Medical Center

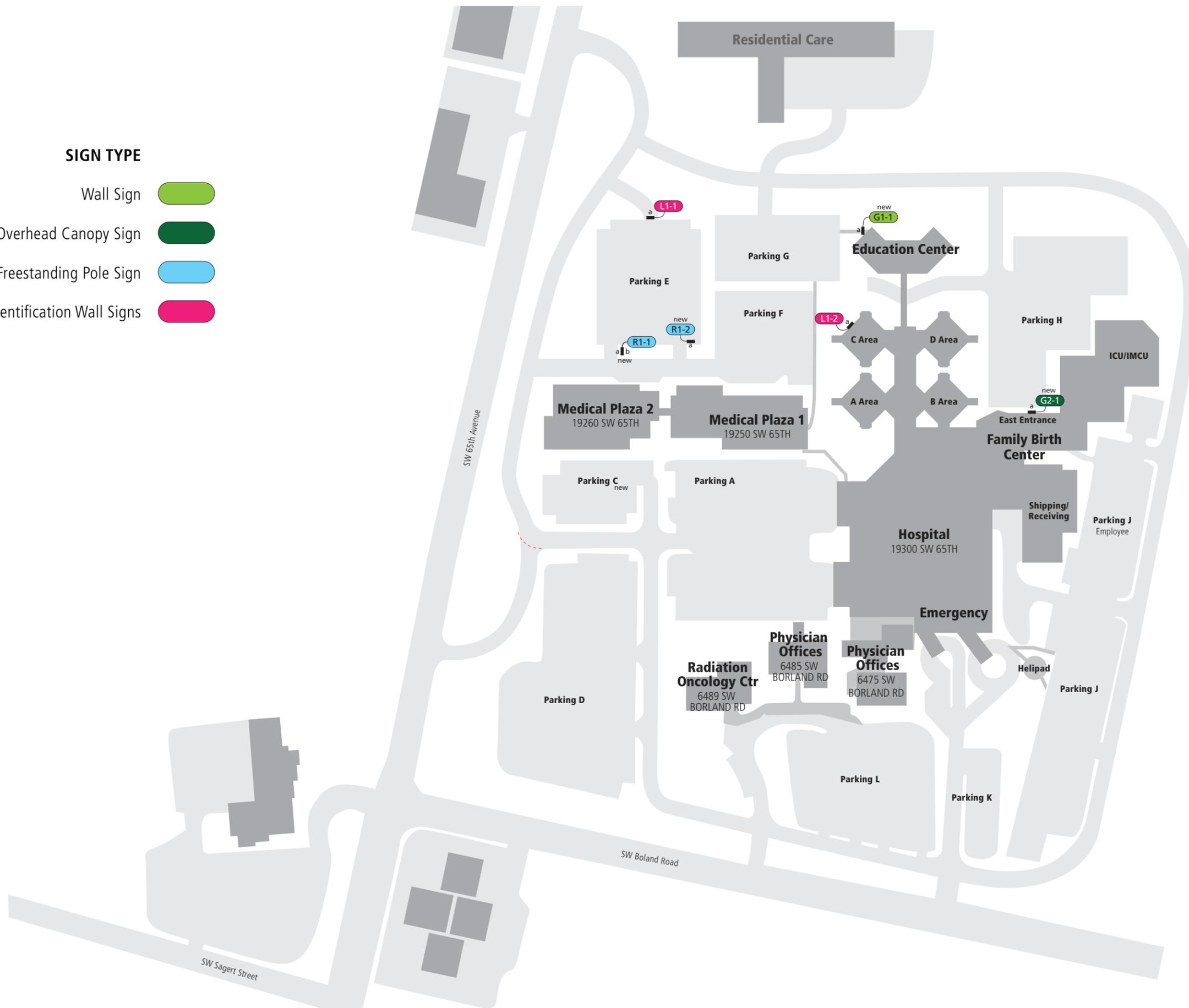
SIGN TYPE

Wall Sign 

Overhead Canopy Sign 

Freestanding Pole Sign 

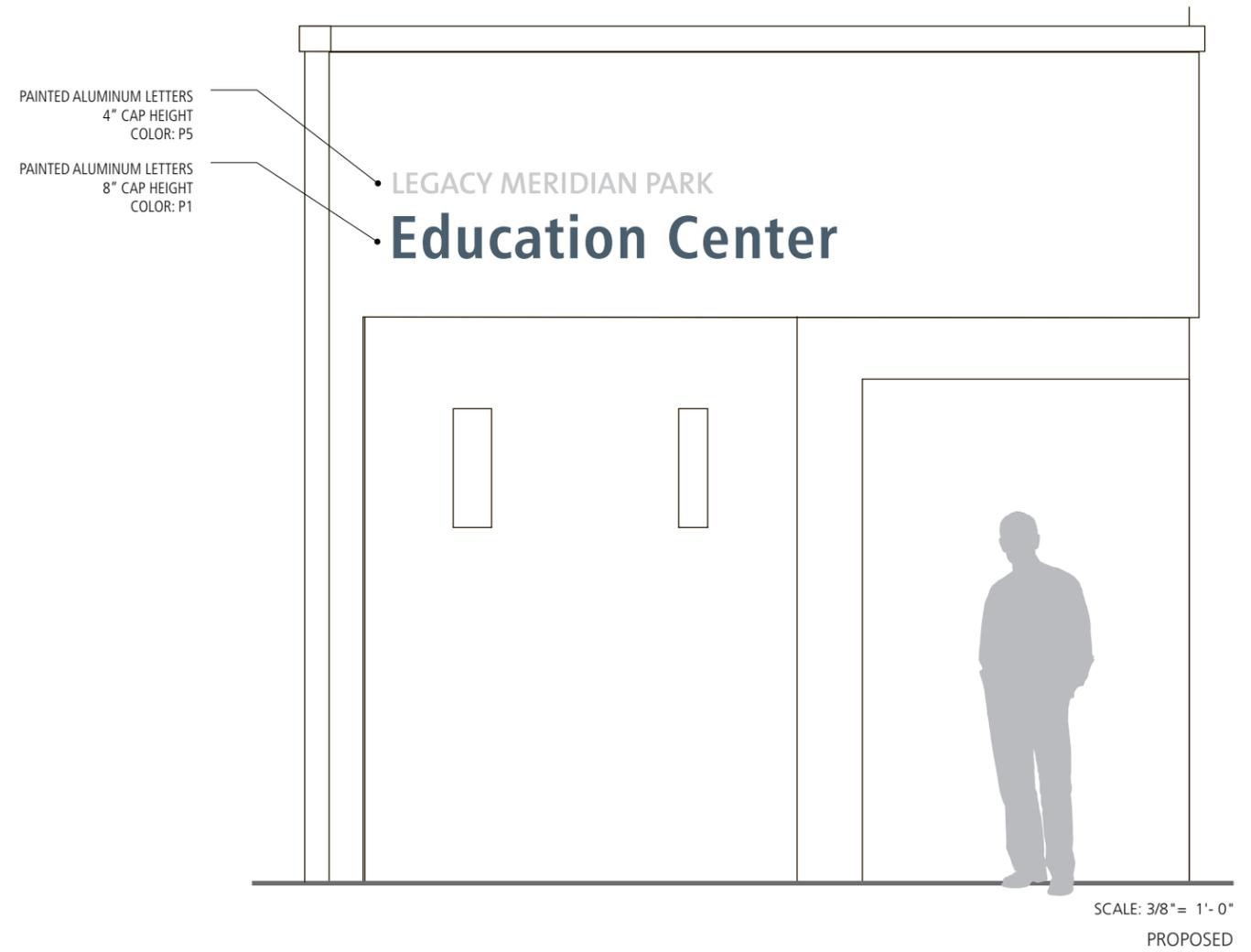
Hospital Identification Wall Signs 





G1-1

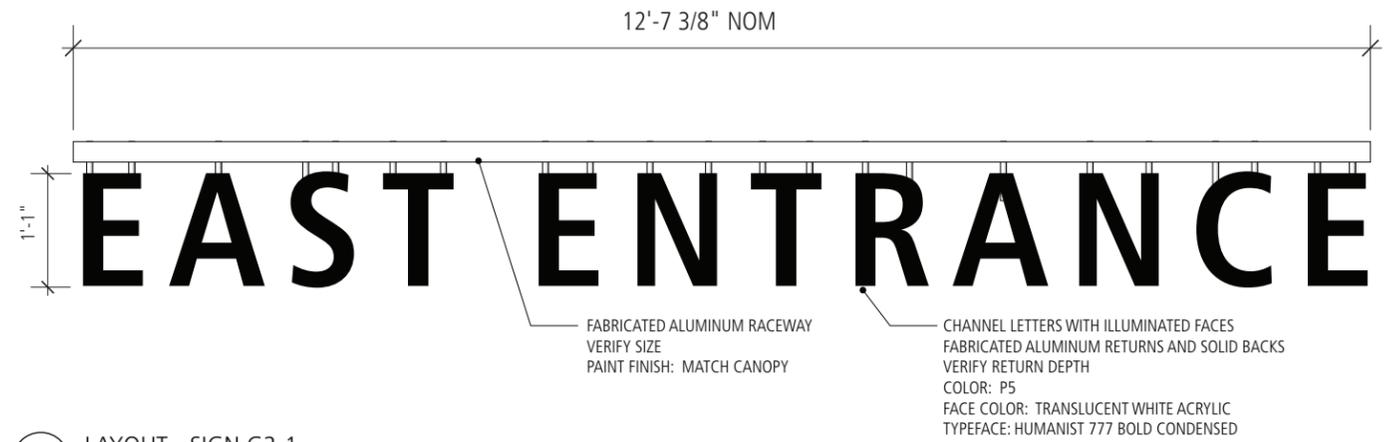
EXISTING



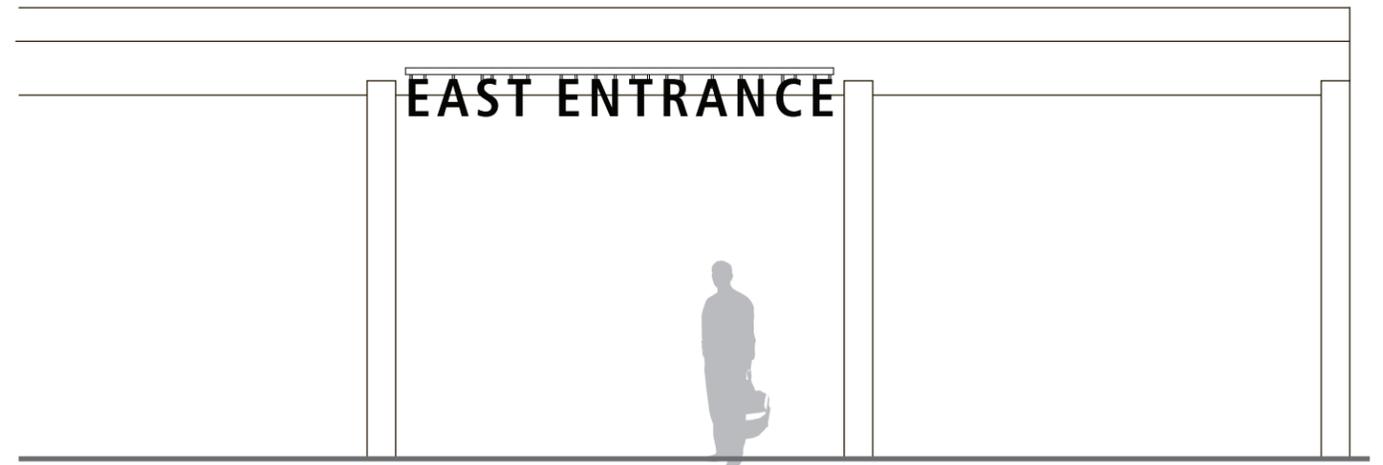


G2-1

EXISTING



1 LAYOUT - SIGN G2-1
SCALE: NTS



2 MOUNTING CONDITIONS - SIGN G2-1
SCALE: NTS

PROPOSED



Rendering of Sign Type G2



Sign Type G2 Overhead Canopy Sign; Legacy Emanuel Medical Center



1 MOUNTING CONDITIONS - SIGN L1-1
NTS



1 MOUNTING CONDITIONS - SIGN L1-2
NTS

REMOVE EXISTING SIGN FACE
REPLACE /REPAIR AS NEEDED

SIGN CONTRACTOR TO PROVIDE SIGN
DIMENSIONS TO GRAPHICS CONSULTANT
PRIOR TO FABRICATION

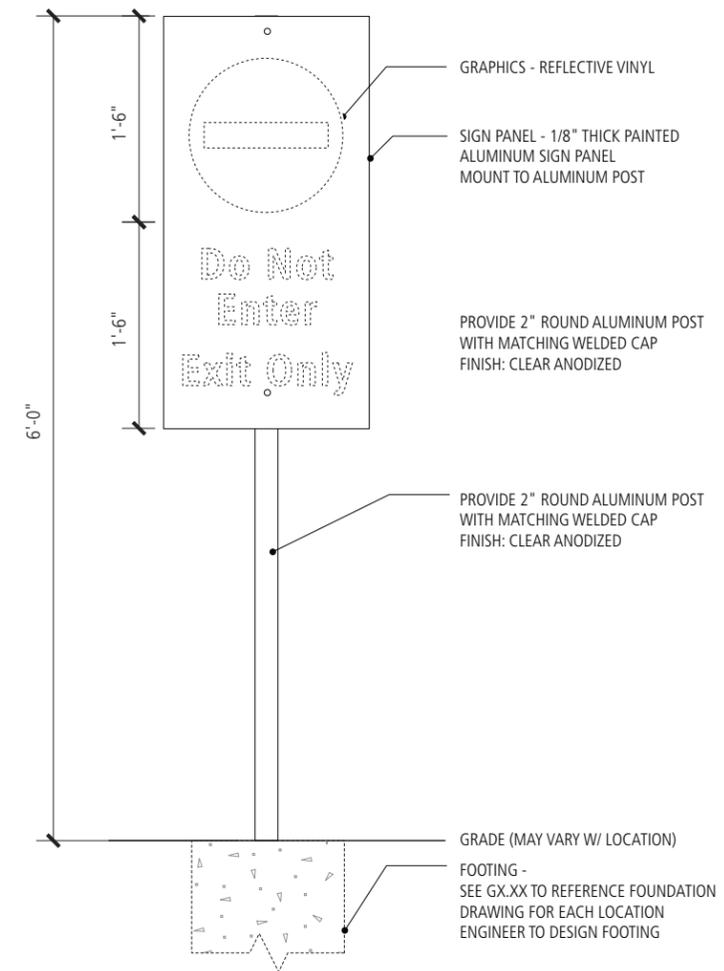
GRAPHICS PROVIDED BY OWNER



3 LAYOUT - SIGN TYPE L1
NTS



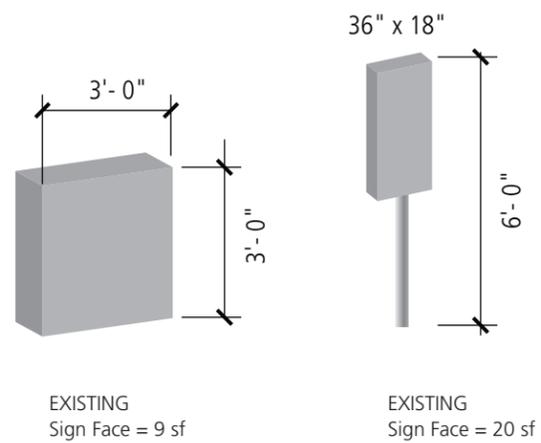
1 INSTALLATION CONDITIONS - SIGN R1-2
NTS"



3 ELEVATION - SIGN TYPE R1
SCALE: 3/4" = 1'-0"



2 INSTALLATION CONDITIONS - SIGN R1-1
NTS"





Example of regulatory signage at Legacy Emanuel

REV 2015-10-30
Date of resubmission

APPLICATION SUBMITTAL | SEPTEMBER 22, 2015

Legacy Meridian Park Medical Center

Mailing List

OWNER

Legacy Health

DESIGN CONSULTANT

Mayer/Reed | mayerreed.com

LAND USE CONSULTANT

Gabriele Development Services

REV 2015-10-30
Date of resubmission

APPLICATION SUBMITTAL | SEPTEMBER 22, 2015

Legacy Meridian Park Medical Center

Plan Text Amendment - City of Tualatin

OWNER

Legacy Health

DESIGN CONSULTANT

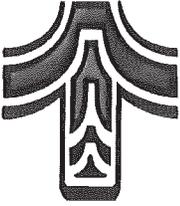
Mayer/Reed | mayerreed.com

LAND USE CONSULTANT

Gabriele Development Services

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City of Tualatin
www.tualatinoregon.gov

REV 2015-10-30
Date of resubmission

APPLICATION FOR PLAN TEXT AMENDMENT

City of Tualatin Community Development Dept - Planning Division
18880 SW Martinazzi Avenue
Tualatin, OR 97062
503-691-3026

Case No.
Fee Rec'd.
Receipt No.
Date Rec'd.
By

PLEASE PRINT IN BLACK INK OR TYPE

Nature of amendment requested Text Amendment For Signage Replacement

State the specific section number(s) of the Code to be amended

Section 38.230 Signs Permitted in the Medical Center (MC) Planning District & Section 31.060 Definitions

As the applicant and person responsible for this application, I, the undersigned hereby acknowledge that I have read the instructions and information sheet and understand the requirements described therein, and state that the information supplied is as complete and detailed as is currently possible, to the best of my knowledge.

Applicant's Signature Bob Ingber

Applicant's Name Bob Ingber Phone 503-692-2196

Applicant's address 19300 S.W 65th Tualatin, OR 97062
(street) (city) (state) (zip)

Applicant is: Owner [checked] Contract Purchaser Developer Agent

Other

If the request is for a specific property: The request is for the Medical Commercial (MC) Zone

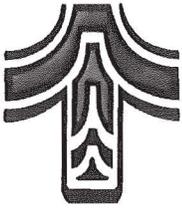
County Clackamas Map # 21 E 19C Tax Lot #(s) 01200, 01300, 01400, 01500, 01600

Owner's Name Legacy Meridian Park Medical Center

Owner's Address 19300 S.W 65th Tualatin, OR 97062
(street) (city) (state) (zip)

Owner recognition of application: Bob Ingber

(signature of owner(s))



City of Tualatin

www.tualatinoregon.gov

APPLICATION FOR PLAN TEXT AMENDMENT

City of Tualatin Community Development Dept – Planning Division
18880 SW Martinazzi Avenue
Tualatin, OR 97062
503-691-3026

Case No. _____
Fee Rec'd. _____
Receipt No. _____
Date Rec'd. _____
By _____

.....
PLEASE PRINT IN BLACK INK OR TYPE
.....

Nature of amendment requested Text Amendment For Signage
Replacement.

State the specific section number(s) of the Code to be amended _____

As the applicant and person responsible for this application, I, the undersigned hereby acknowledge that I have read the instructions and information sheet and understand the requirements described therein, and state that the information supplied is as complete and detailed as is currently possible, to the best of my knowledge.

Applicant's Signature Bob Ingber

Applicant's Name Bob Ingber Phone 503-692-2196

Applicant's address 19300 S.W 65th Tualatin, OR 97062
(street) (city) (state) (zip)

Applicant is: Owner Contract Purchaser _____ Developer _____ Agent _____

Other _____

If the request is for a specific property:

County Clackamas Map # 2-1E-308 Tax Lot #(s) 304-04

Owner's Name Legacy Meridian Park Medical Center

Owner's Address 19300 S.W 65th Tualatin, OR 97062
(street) (city) (state) (zip)

Owner recognition of application: Bob Ingber

(signature of owner(s))

REV 2015-10-30
Date of resubmission

APPLICATION SUBMITTAL | OCTOBER 30, 2015

Legacy Meridian Park Medical Center

Legal Description of Property

Clackamas County Warranty Deed 85-06785 Exhibit A

OWNER

Legacy Health

DESIGN CONSULTANT

Mayer/Reed | mayerreed.com

LAND USE CONSULTANT

Gabriele Development Services

EXHIBIT A

PARCEL I:

A tract of land in the Southwest one-quarter of Section 19, Township 2 South, Range 1 East, Willamette Meridian, being more particularly described as follows:

Commencing at a point on the North line of Borland Road (Market Road No. 4) said point being North $0^{\circ} 14' 37''$ West, 461.54 feet and South $89^{\circ} 36'$ East 767.0 feet from the Southwest corner of said Section 19; thence North $12^{\circ} 06'$ West, 124.88 feet to the point of beginning of the tract to be described; thence South $77^{\circ} 54'$ West, 75.35 feet; thence on a curve to the right 20.15 feet having a radius of 14.0 feet of which the long chord bears North $60^{\circ} 51' 52''$ West, 18.46 feet; thence on a curve to the left 155.76 feet having a radius of 192.05 feet of which the long chord bears North $42^{\circ} 51' 52''$ West, 151.53 feet; thence North $66^{\circ} 06'$ West, 45.0 feet; thence on a curve to the right 130.03 feet having a radius of 59.0 feet of which the long chord bears North $2^{\circ} 37' 48''$ West, 105.27 feet; thence on a curve to the left 151.21 feet having a radius of 283.84 feet of which the long chord bears North $44^{\circ} 54' 45''$ East, 149.42 feet; thence on a curve to the right 20.21 feet having a radius of 24.0 feet of which the long chord bears North $53^{\circ} 46' 33''$ East, 19.62 feet; thence North $77^{\circ} 54'$ East, 43.19 feet; thence South $12^{\circ} 06'$ East, 362.12 feet to the point of beginning.

PARCEL II:

A tract of land in the Southwest one-quarter of Section 19, Township 2 South, Range 1 East, Willamette Meridian, being more particularly described as follows:

The point of beginning being at the intersection of the East line of Meridian Road and the North line of Borland Road (Market Road No. 4) said point beginning being North $0^{\circ} 14' 37''$ West, 461.54 feet and South $89^{\circ} 36'$ East, 20.0 feet from the Southwest corner of said Section 19; thence North $0^{\circ} 14' 37''$ West along the East line of Meridian Road, 450.0 feet; thence South $89^{\circ} 36'$ East and parallel to the North line of Borland Road, 84.56 feet; thence on a curve to the left, 188.60 feet having a radius of 324.52 feet of which the long chord bears South $49^{\circ} 27' 02''$ East, 185.96 feet; thence South $66^{\circ} 06'$ East, 321.40 feet; thence on a curve to the right 193.89 feet having a radius of 167.05 feet of which the long chord bears South $32^{\circ} 51'$ East, 183.18 feet; thence South $0^{\circ} 24'$ West, 48.71 feet to a point on the North line of Borland Road; thence North $89^{\circ} 36'$ West along said North line, 616.84 feet to the point of beginning.

PARCEL III:

A tract of land in the Southwest one-quarter of Section 19, Township 2 South, Range 1 East, Willamette Meridian, being more particularly described as follows:

2

Commencing at a point on the East line of Meridian Road, being North $0^{\circ} 14' 37''$ West, 2183.94 feet and South $89^{\circ} 36'$ East, 20.0 feet from the Southwest corner of said Section 19; said commencing point being on the South line of a tract of land conveyed to A. W. Emmons, et ux, in Book 450, page 580, Deed Records; thence South $89^{\circ} 36'$ East along the South line of the Emmons tract, 343.41 feet to the point of beginning of the tract to be described; thence South $89^{\circ} 36'$ East, along said South line of said Emmons tract, 869.27 feet to the Northwest corner of that tract of land conveyed to George Gruit in Book 583, page 164, Deed Records; thence South $0^{\circ} 50' 50''$ East, along the West line of said Gruit tract, 657.02 feet; thence North $89^{\circ} 36'$ West, 883.57 feet; thence North $0^{\circ} 24'$ East, 656.86 feet to the point of beginning.

PARCEL IV:

A tract of land in the Southwest one-quarter of Section 19, Township 2 South, Range 1 East, Willamette Meridian, being more particularly described as follows:

The point of beginning being a point on the East line of Meridian Road, said point being North $0^{\circ} 14' 37''$ West, 2183.40 feet and South $89^{\circ} 36'$ East, 20.0 feet from the Southwest corner of said Section 19; said point of beginning being on the South line of that tract of land conveyed to A.W. Emmons, et ux, in Book 450, page 580, Deed Records; thence South $89^{\circ} 36'$ East along said South line of Emmons tract, 343.41 feet; thence South $0^{\circ} 24'$ West, 299.98 feet; thence North $89^{\circ} 36'$ West, 340.05 feet to a point on the East line of Meridian Road; thence North $0^{\circ} 14' 37''$ West, along said East line, 300.0 feet to the point of beginning.

PARCEL V:

A tract of land in the Southwest one-quarter of Section 19, Township 2 South, Range 1 East, of the Willamette Meridian, being more particularly described as follows:

Beginning at a point on the West line of Section 19, Township 2 South, Range 1 East, Willamette Meridian, said point being North $0^{\circ} 14' 37''$ West, 441.54 feet from the Southwest corner of said Section 19; thence continuing North $0^{\circ} 14' 37''$ West along the West line of said Section 19, 1742.40 feet to the Southwest corner of that tract of land conveyed to A.W. Emmons, et ux, in Book 450, page 580, Deed Records; thence South $89^{\circ} 36' 00''$ East along the South line of said Emmons tract, 1232.68 feet to the Northwest corner of that tract of land conveyed to George Gruit in Book 538, page 164, Deed Records; thence South $0^{\circ} 50' 50''$ East along the West line of said Gruit tract and the West line of that tract conveyed to George L. Gruit, et ux, in Book 526, page 583, Deed Records, 1742.70 feet to the center line of Market Road No. 4; thence North $89^{\circ} 36' 00''$ West along said center line, 1251.04 feet to the point of beginning.

EXCEPT the West 20.0 feet lying within Meridian Road and the South 20.0 feet in Market Road No. 4.

EXCEPT a tract of land in the Southwest one-quarter of Section 19, Township 2 South, Range 1 East, Willamette Meridian, being more particularly described as follows:

Commencing at a point on the North line of Portland Road (Market Road No. 4) said point being North $0^{\circ} 14' 37''$ West, 461.54 feet and South $89^{\circ} 36'$ East, 767.0 feet from the Southwest corner of said Section 19; thence North $12^{\circ} 06'$ West, 124.88 feet to the point of beginning of the tract to be described; thence South $77^{\circ} 54'$ West, 75.35 feet; thence on a curve to the right, 20.15 feet having a radius of 14.0 feet of which the long chord bears North $60^{\circ} 51' 52''$ West, 18.46 feet; thence on a curve to the left, 155.76 feet having a radius of 192.05 feet of which the long chord bears North $42^{\circ} 51' 52''$ West, 151.53 feet; thence North $66^{\circ} 06'$ West, 45.0 feet; thence on a curve to the right, 130.03 feet having a radius of 59.0 feet of which the long chord bears North $2^{\circ} 57' 48''$ West, 105.27 feet; thence on a curve to the left 151.21 feet having a radius of 283.84 feet of which the long chord bears North $44^{\circ} 54' 45''$ East, 149.42 feet; thence on a curve to the right 20.21 feet having a radius of 24.0 feet of which the long chord bears North $53^{\circ} 46' 33''$ East, 19.62 feet; thence North $77^{\circ} 54'$ East, 43.19 feet; thence South $12^{\circ} 06'$ East, 362.12 feet to the point of beginning.

EXCEPT a tract of land in the Southwest one-quarter of Section 19, Township 2 South, Range 1 East, Willamette Meridian, being more particularly described as follows:

The point of beginning being at the intersection of the East line of Meridian Road and the North line of Portland Road (Market Road No. 4) said point of beginning being North $0^{\circ} 14' 37''$ West, 461.54 feet and South $89^{\circ} 36'$ East, 20.0 feet from the Southwest corner of said Section 19; thence North $0^{\circ} 14' 37''$ West along the East line of Meridian Road, 450.0 feet; thence South $89^{\circ} 36'$ East and parallel to the North line of Portland Road, 84.56 feet; thence on a curve to the left, 188.60 feet having a radius of 324.52 feet of which the long chord bears South $49^{\circ} 27' 02''$ East, 185.96 feet; thence South $66^{\circ} 06'$ East, 321.40 feet; thence on a curve to the right, 193.89 feet having a radius of 167.05 feet of which the long chord bears South $32^{\circ} 51'$ East, 183.18 feet; thence South $0^{\circ} 24'$ West, 48.71 feet to a point on the North line of Portland Road; thence North $89^{\circ} 36'$ West along said North line, 616.84 feet to the point of beginning.

EXCEPT a tract of land in the Southwest one-quarter of Section 19 Township 2 South, Range 1 East, Willamette Meridian, being more particularly described as follows:

Commencing at a point on the East line of Meridian Road, being North $0^{\circ} 14' 37''$ West, 2183.94 feet and South $89^{\circ} 36'$ East, 20.0 feet from the Southwest corner of said Section 19; said commencing point being on the South line of a tract of land conveyed to A.W. Emmons, et ux, in Book 450, page 580, Deed Records; thence South $89^{\circ} 36'$ East along the South line of the Emmons tract, 343.41 feet to the point of beginning of the tract to be described; thence South $89^{\circ} 36'$ East, along said

4

South line of said Emmons tract, 869.27 feet to the Northwest corner of that tract of land conveyed to George Gruit in Book 583, page 164, Deed Records; thence South 0° 50' 50" East, along the West line of said Gruit tract, 657.02 feet; thence North 89° 36' West, 883.57 feet; thence North 0° 24' East, 656.86 feet to the point of beginning.

EXCEPT a tract of land in the Southwest one-quarter of Section 19, Township 2 South, Range 1 East, Willamette Meridian, being more particularly described as follows:

The point of beginning being a point on the East line of Meridian Road, said point being North 0° 14' 37" West, 2183.40 feet and South 89° 36' East, 20.0 feet from the Southwest corner of said Section 19; said point of beginning being on the South line of that tract of land conveyed to A.W. Emmons, et ux, in Book 450, page 580, Deed Records; thence South 89° 36' East along said South line of Emmons tract, 343.41 feet; thence South 0° 24' West, 299.98 feet; thence North 89° 36' West, 340.05 feet to a point on the East line of Meridian Road; thence North 0° 14' 37" West, along said East line, 300.0 feet to the point of beginning.

EXCEPTING FROM Parcels XI and V above that property described in a deed recorded February 6, 1984, Recorder's Fee No. 84-04241, Clackamas County Deed Records.

STATE OF OREGON) ss.
County of Clackamas)

I, Juanita N. Orr, County Clerk, Ex-Officio Recorder of Conveyances of the State of Oregon, for the County of Clackamas, do hereby certify that the instrument of writing was received for recording in the records of said County at

5

1985 FEB 28 PM 3:39



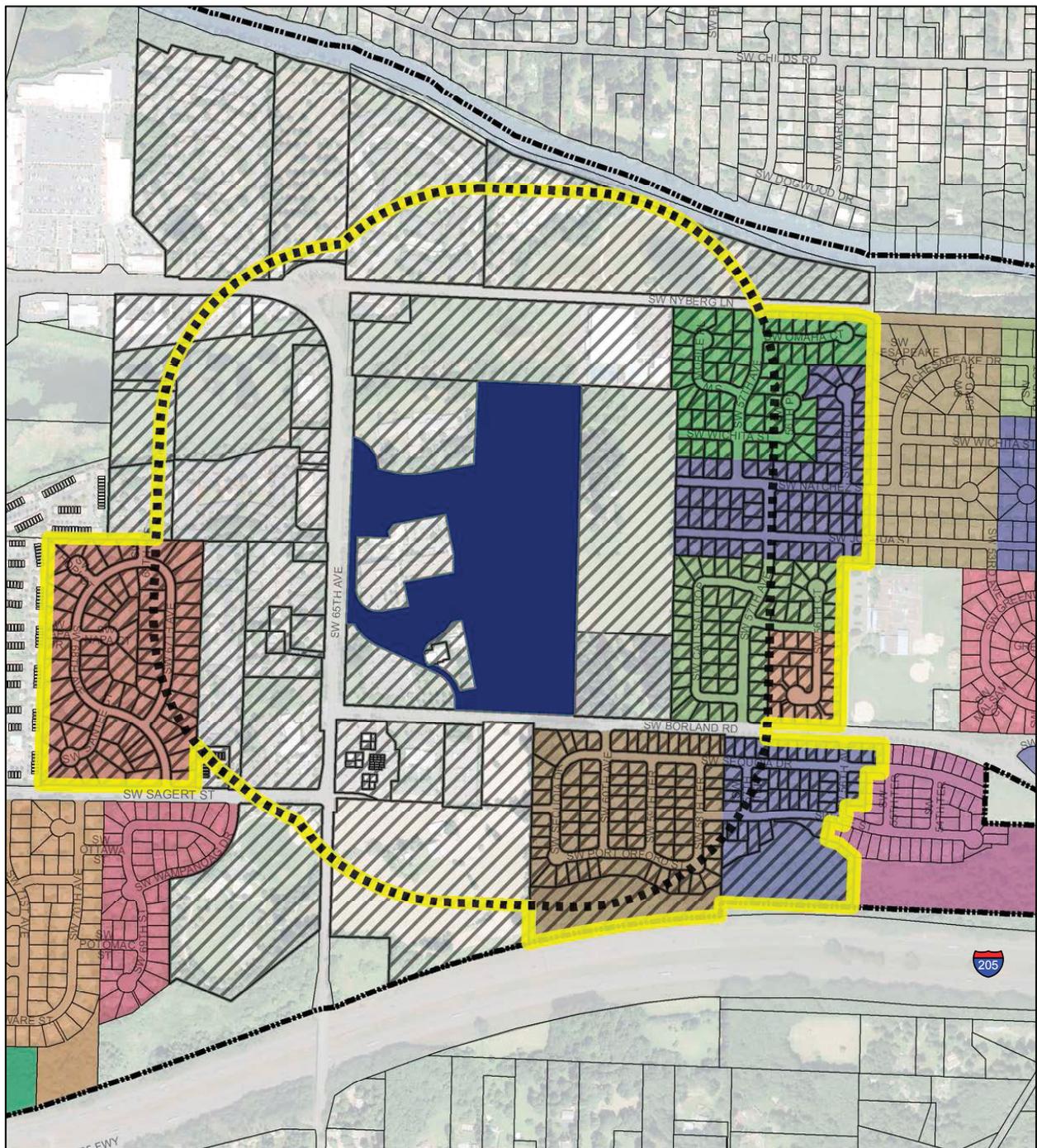
Witness my hand and seal affixed.

Juanita N. Orr

JUANITA N. ORR
County Clerk

Recording Certificate 85 06785
CCP-R4

Mailing List - Legacy Meridian Park Hospital



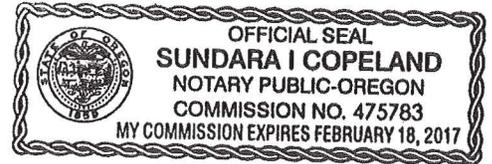
Legend:

- 1000' Buffer
- 1000' Buffer with Subdivisions
- Selected Taxlots
-



MERIDIAN PARK
MEDICAL CENTER

Sundara I Copeland 7/23/15



7/23/15

Legacy Meridian Park Medical Center
19300 SW 65th
Tualatin, Or 97062

RE: New signs on the campus of Legacy Meridian Park Medical Center

Dear Neighbors:

You are cordially invited to attend a meeting on Aug 10th 2015 at (5:00pm) and at Meridian Park Medical Center in the Community Health Education Center. This meeting shall be held to discuss a proposed project located on the campus of Legacy Meridian Park Medical Center, 19300 SW 65th, and Tualatin, OR 97062. The proposal is to amend the text of Section 38.230 Signs Permitted in the Medical Center Planning District in the Tualatin Development Code (TDC).

Legacy plans to replace most of the existing signs on campus. The proposed Plan Text Amendment revises certain sign standards to permit clearer direction to drivers approaching the campus, adds standards for signs that aid visitors and patients to find their way to campus buildings and parking lots, and allows Legacy to clearly identify the campus. At the edge of campus, signs will be slimmer and slightly taller increasing readability of messages while improving vision clearance at intersections. Signs on the interior of campus will be the same as or slightly smaller than the current standards allow.

The purpose of this meeting is to provide a means for the applicant and surrounding property owners to meet, discuss and identify any issues regarding this proposal.

Best Regards,

Allyson Anderson
Chief Administrative Officer
Legacy Meridian Park Medical Center

For questions or concerns, please contact Ashley Stanford Cone, Public & Community Relations at astanfor@lhs.org or 503-692-7592.

(Date)

(Name)

(Address)

(City, State Zip)

RE: (Project name, description, location)

Dear Property Owner:

You are cordially invited to attend a meeting on (this date) at (this time) and at (this location). This meeting shall be held to discuss a proposed project located at (address of property, cross streets). The proposal is to (describe proposal here).

The purpose of this meeting is to provide a means for the applicant and surrounding property owners to meet and discuss this proposal and identify any issues regarding this proposal.

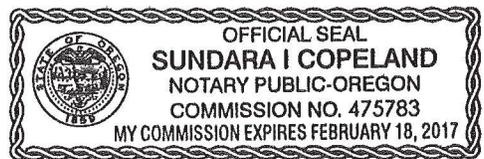
Regards,

[Handwritten Signature] 7/23/15

(Your name)

(Company name)

(Contact phone number and email)



As the applicant for the Legacy Meridian Park

project, I hereby certify that on this day, 7/23/15 notice of the

Neighborhood / Developer meeting was mailed in accordance with the requirements of the

Tualatin Development Code and the Community Development Department - Planning

Division.

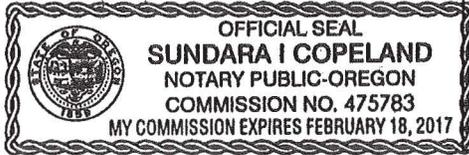
Applicant's Name: Bob Ingber
(PLEASE PRINT)

Applicant's Signature: [Handwritten Signature]

Date: 7/23/15

NEIGHBORHOOD / DEVELOPER MEETING CERTIFICATION OF SIGN POSTING

Sundara I Copeland
7/23/15



NOTICE
NEIGHBORHOOD / DEVELOPER MEETING
8 <u>1/10/2015</u> <u>5:00 p.m.</u>
<u>19300 SW 65th</u>
<u>503-692-7592</u>

18"

24"

In addition to the requirements of TDC 31.064(2) quoted earlier in the packet, the 18" x 24" sign that the applicant provides must display the meeting date, time, and address and a contact phone number. The block around the word "NOTICE" must remain **orange** composed of the **RGB color values Red 254, Green 127, and Blue 0**. Additionally, the potential applicant must provide a flier (or flyer) box on or near the sign and fill the box with brochures reiterating the meeting info and summarizing info about the potential project, including mention of anticipated land use application(s). Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at < www.tualatinoregon.gov/planning/land-use-application-sign-templates >.

As the applicant for the

Legacy Meridian Park project, I

hereby certify that on this day, 7/23/15 sign(s) was/were posted on the

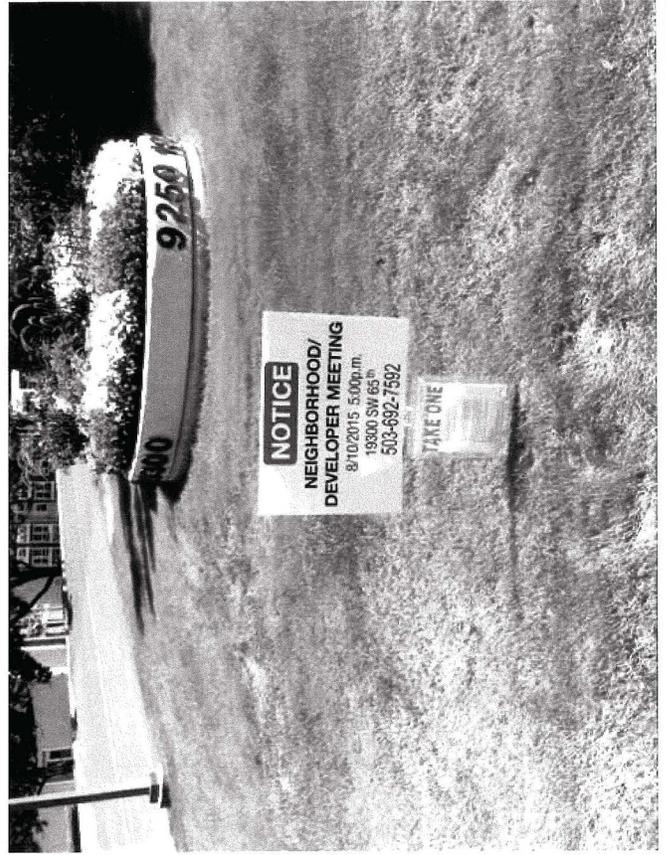
subject property in accordance with the requirements of the Tualatin Development Code

and the Community Development Department - Planning Division.

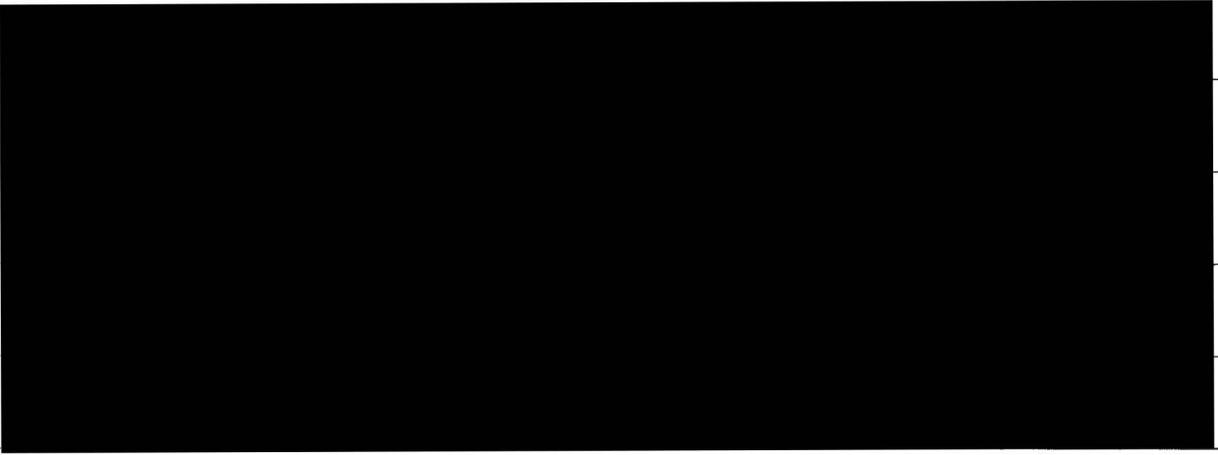
Applicant's Name: Bob Ingber
(PLEASE PRINT)

Applicant's Signature: Bob Ingber

Date: 7/23/15



Community Sign-In Sheet, August 10, 2015

Name	Address
Amanda Sander	
Cindy Hahn n, City of	
MIKE SAUER	
Bob Taylor	



Legacy Meridian Park Medical Center Neighborhood Meeting to Review Proposed Signage Changes for the Campus

Agenda

DATE: Aug 10, 2015

5:00pm – 6:00pm Education Building Room 117

Alex Sonder representing the CIO group and Cindy Hahn from the city planning group arrived at 5pm. We decided to wait till 5:15 to start in case we had any late arriving neighbors.

At 5:15pm Mike Sauer from Mayer/Reed consultants gave a visual presentation on the proposed changes. The only questions that came up were around if the whole campus were considered with the new branding name of Legacy Meridian Park Medical Center. The answer was yes. The changes were well received and no concerns or objections were identified. The presentation lasted till 5:50pm.

The Legacy Tualatin Clinic signage came up that we should be aware that the LTMB is zoned differently, and when we look at replacing the signage for this property we will need to make changes to meet the city code.

Bob Ingber from Meridian Park Medical Center waited till 6:00pm to make sure we didn't miss any late arrivals.

Description of proposal

Legacy proposes to amend the text of Section 38.230 Signs Permitted in the Medical Center Planning District in the Tualatin Development Code (TDC). The amendment will provide sign language that allows for safer, more legible, and clearer wayfinding and identity signs to replace the existing signs on campus. The amendment differentiates perimeter wayfinding signs from campus identity signs, adds sign categories to reflect locations and standards of all internal campus signs, and slightly increases allowed sign height and area of perimeter wayfinding signs. The proposed Plan Amendment text is included in this application submittal with changes to the code section shown in blue italics.

The following narrative describes how the proposed text amendment addresses the applicable approval criteria contained in TDC Section 1.032 Burden of Proof. For ease of reference, the approval criteria are noted in bold italics and use the numbering system contained in the TDC. When appropriate, similar approval criteria are grouped and addressed together.

Section 1.032 Burden of Proof **Approval Criteria**

(1) Granting the amendment is in the public interest.

The Tualatin Development Code (TDC) Chapter 20 Sign Design states that the purpose of regulating sign design is to promote the public health, safety and welfare through a comprehensive system of effective sign Objectives. The proposed text amendment revises certain sign standards to permit clearer direction to drivers approaching the campus, adds standards for signs that aid visitors and patients to find their way to campus buildings and parking lots, and allows Legacy to clearly identify the campus. The sign objectives of the TDC are more specifically addressed in Approval Criteria (3) below.

(2) The public interest is best protected by granting the amendment at this time.

The existing signs on the Meridian Park Campus have reached the end of their useful life. The name of the hospital is being changed to add the words "Medical Center." The existing signs on campus lack a hierarchy of size, form and content which reduces wayfinding clarity, they contain too much information which reduces legibility, and sign nomenclature is inconsistent. As part of a system-wide effort to improve signage and wayfinding information, Legacy has engaged a sign designer to develop a family of sign types that provides readable, clear messages on all of their campuses. Signs, using this typology have already improved wayfinding on Legacy's Emanuel and Salmon Creek campuses. Legacy would like to install these new sign types throughout the Meridian Park campus. The proposed Plan Text Amendment will allow Legacy to install a uniform system of new signs that comply with Tualatin City Code starting at the campus edge and continuing on internal circulation roads to building and parking lot entrances. These signs

will provide current identity and wayfinding information in a clear, consistent form with an appropriate level of detail needed to easily navigate from the edge of the campus to destinations on campus.

(3) *The proposed amendment is in conformity with the applicable objectives of the Tualatin Community Plan.*

The following describes how the proposed text amendment addresses the applicable objectives of TDC Chapter 20 Sign Design.

(1) *Preserve the right of free speech exercised through the use of signs.*

The proposed amendment continues to permit signs in MC zone to impart wayfinding and identity information.

(2) *Protect the public health, safety and welfare.*

(3) *Protect persons and property in rights-of-way from unsafe and dangerous signs that distract, rather than inform, motorists, bicyclists and pedestrians.*

(10) *Ensure the number, height and dimensions of signs allowed adequately identifies a business or use and does not result in sign clutter.*

The proposed amended text allows a family of signs that will appropriately identify the campus, improve the visibility of critical wayfinding information, and provide appropriate levels of detail making it easier for patients, visitors, employees, and the general public to find and safely drive to the needed facility on campus.

The current Plan Text for monument signs is revised to describe sign function and location. The proposed text revises and adds standards and locations for Directional and Identity signs on the perimeter and the interior of campus. How these revisions allow signs that protect the public interest and safely inform motorists, bicyclists and pedestrians without sign clutter is addressed by each sign type below.

Perimeter Campus Directional Monument signs are limited to campus entrances and key decision points along the perimeter of the campus. These signs will clearly distinguish routes to emergency, hospital entrances and medical office buildings. The proposed sign area of these signs is slightly larger and taller than allowed in the current standard, resulting in sign message sizes that can be read at safe speeds. In addition, directional information is placed at a height that can be seen by drivers and not obstructed by landscaping or other vehicles. Finally, the slimmer profile of the signs will allow a wider, less obstructed view for drivers and for pedestrians.

Campus Identity Monument signs are located at campus entrances or campus boundaries and may be paired with Perimeter Campus Directional Monument Signs. The sign area for these types of signs remains the same as the existing code standard. Other standards for campus identity signs remain the same as the current standards for monument signs. These signs clearly establish campus identity and indicate key campus entrances or boundaries.

New additional text is proposed to add standards for freestanding signs internal to campus. The new sign types include Internal Campus Directional Monument Signs, Building Identification Monument Signs, and Parking Identification Monument Signs. These signs are needed to direct drivers within the campus and to indicate when they have arrived at parking and building entrances for their specific destination. These signs continue the form and style established by the perimeter directional monument signs at a smaller scale appropriate to the speeds on internal campus roads. The proposed height and sign area standards comply with the current standards for monument signs and are designed to step down in size and height closer to final destination points. The number of Internal Campus Directional Monument Signs is limited to intersections and 3-way junctions on internal campus roads. Building Identity Monument Signs are limited to one per primary public customer doorway and Parking Identification Monument Signs are limited to one per entry to internal parking lots and parking structures. Having identifiable, easy to read wayfinding signage from the edge of campus to final destinations promotes safe, more predictable traffic flow, and allows drivers, who are sometimes searching for their destination under stress conditions, to pay attention to pedestrians and road conditions.

- (4) ***Protect persons and property from unsafe and dangerous signs due to natural forces, including but not limited to wind, earthquakes, precipitation and floodwaters.***
- (5) ***Protect persons and property from unsafe and dangerous signs due to improper construction, repair and maintenance.***

The proposed amendment leaves in place current regulations for construction, installation, repair and maintenance so that all campus signs will be safe. The proposed amendment allows signs that can be designed to limit damage in the case of natural forces.

- (6) ***Protect and enhance the visual appearance of the City as a place to live, work, recreate, visit and drive through.***
- (7) ***Protect and enhance the quality streetscapes, architecture, landscaping and urban character in Tualatin.***
- (8) ***Protect and enhance property values.***
- (9) ***Protect and enhance the City's economy.***

Legacy is planning to replace most of the existing signs on the Meridian Park campus. Campus Identity Monument signs, placed near public rights of way, will contain Legacy's updated logo and the hospital's revised name: Meridian Park Medical Center. The new sign family will be uniform in design, color, material and typography and will present a visually attractive and consistent transition from public streets to the internal private streets of the campus. The new signs feature high quality, durable materials with sign cabinets of extruded aluminum with a clear anodized finish. Sign faces will be painted aluminum. Sign types noted as internally illuminated will have push through translucent acrylic messages. Sign types noted as non-illuminated will have messages in reflective vinyl applied to sign faces

The proposed text amendment permits new, high quality, visually attractive signs that appropriately identify a major hospital providing a range of health care services to the city's residents. The proposed text amendment also locates and provides standards, based on traffic speed, message size and content, for a family of directional signs sized to impart clear wayfinding information. The new signs allowed by the text amendment will be visually attractive, contribute to a safe, enjoyable driving experience, and support the sign needs one of the city's major employers and health care providers.

(12) Allow only temporary signs on a property with no building.

(15) Regulate the number, height and dimensions of temporary signs.

The text amendment does not address temporary signs.

(13) Allow no new permanent sign, or a change of face on an existing permanent sign, on a property with an unoccupied building.

(14) Allow permanent signs only on buildings, or parts of buildings, that are occupied.

The permanent signs addressed in the amendment are on a campus with occupied buildings.

(11) Allow greater sign heights and dimensions for Major Commercial Centers.

(16) In the manufacturing and institutional planning districts allow permanent freestanding monument signs, but not permanent freestanding pole signs.

(22) Adopt Sign Design standards and a Sign Design Review process for freestanding signs in commercial districts that encourage attractive and creative signage with varied design elements such as proportionally wider sign bases or pylons, a mix of exterior materials that have a relationship to building architecture, use of dimensional lettering and logos with halo or internal lighting and is consistent with the high quality of developments desired in commercial districts.

(24) Create an incentive for improvement of existing freestanding signs and adopt provisions allowing non-conforming freestanding signs in commercial districts to retain non-conforming sign status when structurally altered subject to improved compliance with Sign dimension and Sign Design standards.

The text amendment allows for signs whose height and scale respond to the larger physical contours, landscape features and buildings found on this and other medical campuses. Proposed sign face areas and letter heights allow for clear, legible wayfinding messages that are significantly easier to read than existing signs and more closely follow the legibility guidelines recommended by the United States Sign Council and the International Sign Association. The amendment adds language to reflect existing Hospital Identification Wall signs so that they will be conforming. It also includes standards for pole signs, limited in height to 6 feet, when needed to provide regulatory information for cars or pedestrians.

- (17) *In the residential planning districts sign numbers, heights and dimensions for dwelling units shall be restricted and for conditional uses shall be consistent with the use.*
- (18) *Allow indirect and internal illumination in residential planning districts for conditional uses.*
- (19) *Allow greater sign diversity in the Central Urban Renewal District's Central Design District for uses on properties abutting the City owned promenade around the Lake of the Commons.*
- (21) *Adopt sign regulations for the Mixed Use Commercial Overlay District that are consistent with the type and high quality of developments desired in the District. New sign types to be allowed are wall-mounted plaques and inlaid floor signs.*
- (23) *In Central Commercial and General Commercial planning districts, allow permanent freestanding monument signs on Arterial Streets, and restrict permanent freestanding pole signs to Collector or Local Commercial Street frontages.*

The text being amended applies only to the Medical Center Planning District.

- (20) *The wiring for electrically illuminated freestanding signs shall be underground and for wall signs shall be in the wall or a race.*

The proposed text does not modify the location of wiring.

(4) The following factors were consciously considered:

- ***the various characteristics of the areas in the City;***
The proposed text amendment allows for a family of identity and wayfinding signs appropriate to multiple buildings and destinations found on a medical center campus.
- ***the suitability of the areas for particular land uses and improvements in the areas;***
- ***trends in land improvement and development***
The proposed text amendment supports an existing land use
- ***property values; the needs of economic enterprises and the future development of the area;***
The proposed text amendment supports the hospital's need to provide clear identity and wayfinding information
- ***needed right-of-way and access for and to particular sites in the area;***
- ***natural resources of the City and the protection and conservation of said resources;***
- ***prospective requirements for the development of natural resources in the City;***
The proposed text amendment does not affect right of way or natural resources

- ***and the public need for healthful, safe, aesthetic surroundings and conditions.***

The proposed amendment allows high quality, attractive signs with clear, uncluttered messages needed to find and navigate from public streets to destinations on campus

- ***Proof of change in a neighborhood or area, or a mistake in the Plan Text or Plan Map for the property under consideration are additional relevant factors to consider.***

The proposed text amendment clarifies and adds standards to cover all types of signs needed on a major medical center campus

(5) The criteria in the Tigard-Tualatin School District Facility Plan for school facility capacity have been considered when evaluating applications for a comprehensive plan amendment or for a residential land use regulation amendment. The Tigard-Tualatin School District's School Facility Plan criteria (formula) for new school capacity are:

(6) Granting the amendment is consistent with the applicable State of Oregon Planning Goals and applicable Oregon Administrative Rules, including compliance with the Transportation Planning Rule TPR (OAR 660-012-0060).

(7) Granting the amendment is consistent with the Metropolitan Service District's Urban Growth Management Functional Plan.4

(8) Granting the amendment is consistent with Level of Service F for the p.m. peak hour and E for the one-half hour before and after the p.m. peak hour for the Town Center 2040 Design Type (TDC Map 9-4), and E/E for the rest of the 2040 Design Types in the City's planning area.

The proposed text amendments are limited to clarifying and adding sign standards for an existing planning district.

(9) Granting the amendment is consistent with the objectives and policies regarding potable water, sanitary sewer, and surface water management pursuant to TDC 12.020, water management issues are adequately addressed during development or redevelopment anticipated to follow the granting of a plan amendment.

The proposed text amendment does not change traffic, water, sewer or surface water objectives and policies.

Proposed Plan Amendment Text

Proposed changes to the code are outlined below. Additions to the text are in blue italics, deleted portions of the original copy are struck-through, and unedited text is shown in plain copy.

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

- (1) No sign shall be permitted in the MC Planning District for permitted and conditional uses except the following:
 - (a) *Perimeter Campus Directional* Monument signs are permitted. If used, the following standards apply:
 - (i) Number: One per motor vehicle access to a public street right-of-way with a maximum of ~~four~~ *five* accesses, and no more than one at each motor vehicle access. *Up to three Perimeter Campus Directional Monument Signs may be paired with a Campus Identity Sign; see section (1)(b)(i).*
 - (ii) Number of Sides: No more than three sides per sign. A fourth side may be used if it faces the flow of traffic exiting the site. *Perimeter Campus Directional Monument Signs shall be two or four-sided freestanding monument signs.*
 - (iii) Height Above Grade: No higher than eight feet *fourteen feet*. except the sign at the main/emergency services driveway may be up to 12 feet.
 - (iv) Area: No more than ~~40~~ *52* square feet per sign face. ~~except if the main/emergency services driveway access sign is 12 feet in height, the area may be up to 48 square feet.~~
 - (v) Illumination: Indirect or internal.
 - (vi) Location: *Perimeter Campus* Monument signs *are permitted at motor vehicle accesses and property boundary corners. Signs* permitted at motor vehicle accesses shall be placed within 75 feet of the center-line of the access.
 - (b) *Campus Identity Monument Signs are permitted. If used, the following standards apply:*
 - (i) *Number: Three: May be paired with up to three of five permitted Perimeter Campus Directional Monument Signs.*
 - (ii) *Number of Sides: Campus Identity Monument Signs shall be two-sided freestanding monument signs.*
 - (iii) *Height Above Grade: No higher than seven feet.*
 - (iv) *Area: No more than 40 square feet per sign face.*
 - (v) *Illumination: Indirect or internal.*
 - (c) *Internal Campus Directional Monument Signs are permitted. If used, the following standards apply:*
 - (i) *Number: One per internal campus street intersection or 3-way junction.*
 - (ii) *Number of Sides: Internal Campus Directional Monument Signs shall be two or four-sided freestanding monument signs.*
 - (iii) *Height Above Grade: No higher than ten feet.*
 - (iv) *Area: No more than 30 square feet per sign face.*
 - (v) *Illumination: Indirect or internal.*

- (d) *Building Identification Monument Signs are permitted. If used, the following standards apply:*
 - (i) *Number: One per primary public customer doorway.*
 - (ii) *Number of Sides: Freestanding Building Identification Monument Signs shall be two-sided freestanding monument signs.*
 - (iii) *Height Above Grade: No higher than eight feet.*
 - (iv) *Area: No more than 22 square feet per sign face.*
 - (v) *Illumination: Indirect or internal.*

- (e) *Parking Identification Monument Signs are permitted. If used, the following standards apply:*
 - (i) *Number: One per entry to internal campus parking lots and parking structures. Signs may contain directional information in addition to parking identification.*
 - (ii) *Number of Sides: Freestanding Parking Identification Monument Signs shall be one or two-sided freestanding monument signs.*
 - (iii) *Height Above Grade: No higher than six feet.*
 - (iv) *Area: No more than 12 square feet per sign face.*
 - (v) *Illumination: Indirect or internal.*

- (f) *Overhead Door Signs are permitted. If used, the standards of TDC 38.110 (13) apply.*

- (g) *Overhead Canopy Signs are permitted. If used, the following standards apply:*
 - (i) *Number: One per primary public customer doorway.*
 - (ii) *Number of Sides: No more than one.*
 - (iii) *Location on building: They shall be mounted to the canopy 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.*
 - (iv) *Area: No more than 50 square feet per sign face.*
 - (v) *Illumination: Indirect or internal.*

- (h) *Freestanding Pole Signs are permitted. If used, the standards of TDC 38.110 (2) apply, as do the standards below:*
 - (i) *Height of sign: No higher than seven feet.*
 - (ii) *Area: No more than 5 square feet per sign face.*

- (b) (i) *Wall signs are permitted. If used, the following standards apply:*
 - (i) *Number: Except on walls which face and are within 150 feet of a public right-of-way, except on a wall with a Hospital Identification Wall Sign and except on walls leased or owned by nonmedical uses, one sign per tenant space not to exceed three walls of a building for owned or leased space. No wall signs are permitted on walls which face and are within 150 feet of a public right-of-way, or are leased or owned by nonmedical uses.*
 - (ii) *Number of Sides: No more than one.*
 - (iii) *Height Above Grade: No higher than the height of the sign band on the owned or leased space.*

- (iv) Height of Sign Face: No higher than two feet.
 - (v) Area: No greater than 32 square feet, except shingle signs shall be no greater than 20 square feet.
 - (vi) Illumination: Direct, indirect or internal.
 - (vii) For each owned or leased space, in place of one wall sign, one shingle sign may be erected in accordance with TDC 38.110(4).
- (e) (j) Hospital Identification Wall signs are permitted. If used, the following standards apply:
- (i) Number: *Two*: One for a hospital tower building *and one for an additional building*, located on the north or west elevation of a hospital tower building.
 - (ii) Number of Sides: No more than one.
 - (iii) Height Above Grade: No higher than the height of the sign band. The sign band shall not exceed the height of the top of the windows on the highest floor of the northwest hospital tower building.
 - (iv) Height of Sign Face: No higher than eight feet, provided no letter or number is higher than four feet.
 - (v) Area: No more than 100 square feet.
 - (vi) Illumination: Direct or internal.
- (2) See TDC 38.110(2, 3, 5-16) for additional signage and if used, the standards of TDC 38.110(2, 3, 5-16) apply *except as noted in TDC 38.230*. [Ord. 590-83 §1, 4/11/83; Ord. 960-96 §5, 5/28/96; Ord. 1002-98 §5, 4/27/98; Ord. 1063-01 §2, 2/12/01; Ord. 1063-01, 2/12/01]

Section 31.060 Definitions

The following definitions are offered to supplement 31.060 for consistency with the amended Section 38.230

Campus Identity Monument Sign. A permanent, freestanding monument sign designed and erected to identify a campus located along the street frontage of a property.

Building Identification Monument Sign. A permanent, freestanding monument sign designed and erected to identify a building and its street address.

Parking Identification Monument Sign. A permanent, freestanding monument sign designed and erected to identify a parking lot or structure.

Internal Campus Directional Monument Sign. A permanent, freestanding monument sign designed and erected to guide the circulation of vehicles or pedestrians or both which is on the site.

Perimeter Campus Directional Monument Sign. A permanent, freestanding monument sign designed and erected to guide the circulation of vehicles or pedestrians or both located along the street frontage of a property.