



TO: Architectural Review Board

THROUGH: Steve Koper, AICP, Assistant Community Development Director

FROM: Erin Engman, Senior Planner

DATE: January 25, 2023

SUBJECT:

Consideration of an Architectural Review application (AR 22-0006) requesting approval of a 120,000 square foot office building development on a 58 acre campus in the Manufacturing Park (MP) zone at 11155 SW Leveton Drive. (Tax Lots: 2S122AA 00500, 00800 and 2S122AB 00100).

RECOMMENDATION:

Based on the analysis and findings, as well as the application materials demonstrating compliance with the applicable review criteria, staff respectfully recommends approval of the subject Architectural Review application (AR 22-0006), subject to the recommended conditions of approval in the attached written order.

EXECUTIVE SUMMARY:

- The public hearing has been continued from its original date on November 30, 2022, pursuant to ORS 197.763.
- This is a Type III land use case, subject to a quasi-judicial hearing before the Architectural Review Board.
- The subject site is comprised of three parcels that total 58 acres of land in the Manufacturing Park zone, located on SW Leveton Drive, west of 108th Avenue, and south of SW Tualatin Road. The land is occupied by Lam Research Corporation and is improved with five buildings and associated parking.
- The applicant requests approval to construct a four-story, 120,000 square foot office building, two new access drives off of SW 108th, and parking lot expansions by approximately 549 stalls. The applicant has also submitted a tree removal permit for 80 trees to construct the improvements.
- The proposed development was granted an industrial master plan through IMP 22-0001 that established appropriate building materials and colors, modified setback standards, and modified parking lot landscaping standards for the south half of the site (Exhibit D).
- There are existing City utilities that will adequately serve the site. Staff recommends conditions that require a combination of dedication of right-of-way and easements for SW 108th and SW Leveton Drive to meet City standards.
- Three public comments were received (Exhibit F). Two inquired about the existing street trees and screening along SW Tualatin Road. The subject application is not seeking to modify any site frontage along SW Tualatin Road. One address traffic concerns on SW 115th Avenue.

OUTCOMES OF DECISION:

Approval of AR 22-0006 will facilitate construction of the proposed development.

ALTERNATIVES TO RECOMMENDATION:

The Architectural Review Board may alternatively:

- Approve AR 22-0006 with amended conditions of approval and direct staff to provide updated Analysis and Findings;
 - Continue the hearing to a later date for further consideration; or
 - Deny AR 22-0006.
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ATTACHMENTS:

- Attachment A – Presentation
- Attachment B - Analysis and Findings
 - Exhibit A1 - Narrative
 - Exhibit A2 – Plan Set and Elevations
 - Exhibit A3 – Tree Assessment Report
 - Exhibit A4 – Transportation Impact Analysis
 - Exhibit A5 – Preliminary Stormwater Report
 - Exhibit A6 – Supporting Documents
 - Exhibit B – Public Noticing Requirements
 - Exhibit C – Clean Water Services Memorandum
 - Exhibit D – IMP 22-0001 Written Order
 - Exhibit E – Water System Capacity Analysis
 - Exhibit F – Public Comment
 - Exhibit G – Map 8-5 Transit Plan
 - Exhibit H – TDC Figure 73-1
 - Exhibit I – TDC Figure 73-2
 - Exhibit J – Map 8-1
 - Exhibit K – Figure 74-2b
 - Exhibit L - Figure 74-2d
- Attachment C - Written Order