

MACKENZIE.

INDUSTRIAL MASTER PLAN

To
City of Tualatin

For
Lam Research Building G
Parking

Dated
August 17, 2022
(Revised November 2, 2022)

Project Number
2220087.00



MACKENZIE
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ATTACHMENTS

- A. IMP Application Form
- B. Certification of Sign Posting – IMP
- C. Assessor’s Maps
- D. Mailing List
- E. Title Report
- F. Vicinity Map
- G. IMP 00-01 with Proposed Language

See attached duplicates of concurrently submitted Architectural Review application for the following:

- 2. Plans
- 3. Title Report
- 7. Documentation of Neighborhood Meeting



I. PROJECT SUMMARY

Applicant: Lam Research Corporation

Owner: Lam Research Corporation
11155 SW Leveton Drive
Tualatin, OR 97062

Site Address: 11155-11361 SW Leveton Drive
(West of SW 108th Avenue between SW Tualatin Road and SW Leveton Drive)

Assessor Site Acreage: 2S122AA00500 – 15.75 acres
2S122AA00800 – 15.03 acres
2S122AB00100 – 27.23 acres
Total: 58.0 acres

Zoning: Industrial, Manufacturing Park (MP)

Comprehensive Plan: Manufacturing Park (MP)

Adjacent Zoning: Industrial, Manufacturing Park (MP)
Industrial, Light Manufacturing (ML)
Low Density Residential (RL)

Request: Modification to existing IMP approval to revise two conditions of approval of IMP 00-01 (regarding setbacks). This IMP addresses those two conditions only, and other standards and conditions of IMP 00-01 should remain valid.

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II. INTRODUCTION

Description of Request

Under a separate Architectural Review application submittal, Lam Research is proposing a new office building and parking lots, consistent with "Phase 1" of the approved Industrial Master Plan for the property (IMP 00-01).

This application requests a modification of conditions of approval 1.a. and 1.b. This IMP addresses these condition only; other standards and conditions of IMP 00-01 are intended to remain valid.

Approval Condition 1.k of the IMP 00-01 approval requires:

If future modifications to an approved Industrial Master Plan are necessary, a new Industrial Master Plan application shall be submitted to the City for review.

Therefore, the proposed IMP is identical to the approved IMP, with the exception of the specific dimensional changes proposed in conditions of approval 1.a. and 1.b. of IMP 00-01.

Site and Surrounding Land Use

The existing site consists of three lots, several buildings, and associated parking. There are three main driveways into the campus off SW Leveton Drive and one additional driveway entrance off Tualatin Road. To the west and south are additional MP-zoned lots. On the southeast corner and to the east are ML-zoned lots (Light Manufacturing). To the north, across SW Tualatin Road, there are existing residences in the Low Density Residential (RL) Planning District and the Medium High Density Residential (RMH) Planning District to the northwest.

Description of Proposed Development

A separate Architectural Review application is being submitted concurrently with this IMP application for a new 120,000 SF 4-story building on the south end of the existing site, east and south of existing buildings. The proposed parking expansion of approximately 578 stalls will be east and northeast of the proposed building. The new building and parking addition will allow Lam to increase its staff by approximately 600 employees. Two new access points will be provided on SW 108th Avenue to provide direct access to the new parking area. The existing east access on SW Leveton Drive is proposed to be converted to a truck-only access with appropriate signage.

Aerial Image – Project Site



III. IMP APPROVAL CRITERIA

Chapter 33 – Applications and Approval Criteria

Section 33.050. – Industrial Master Plans.

(2) *Applicability.*

(a) *An Industrial Master Plan is required for any development in the Manufacturing Business Park (MBP) Zone in a Regionally Significant Industrial Area (RSIA).*

(i) *For properties in the Regionally Significant Industrial Area (RSIA) of the MBP Zone, lots or parcels may be divided into smaller lots or parcels of 20,000 sq. ft or larger when the Industrial Master Plan identifies at least one lot or parcel of 100 acres in size or larger and one lot or parcel 50 acres in size or larger.*

(b) *An Industrial Master Plan is optional for any development in the Manufacturing Park (MP) Zone or Manufacturing Business Park (MBP) Zone. An Industrial Master Plan is required to do any of the following:*

(i) *Modify the requirements for internal circulation, building location and orientation, street frontage, parking, setbacks, building height, or lot size as provided in TDC Chapter 62 for the Manufacturing Park (MP) Zone and TDC Chapter 64 for the Manufacturing Business Park (MBP) Zone; and*

(ii) *Provide for individual parcels of less than 40 acres in the Manufacturing Park Zone. However, the parcels must not be less than 15 acres north of SW Leveton Drive and five acres south of SW Leveton Drive, unless otherwise provided under TDC 62.050(1).*

Response: The subject site is in the MP zone. IMP 00-01 was approved in 2001, effectively modifying modify some development standards and allowing for lots smaller than 40 acres.

This application is in effect limited to requesting a modification to conditions of approval 1.a. and 1.b. of IMP 00-01, generally to align the setbacks of the zone and minimum required parking lot setback along SW Leveton Drive with the 50' minimum standard in the MP District. This chapter is applicable.

(c) *An Industrial Master Plan must be submitted for the entire Industrial Master Plan Area and include all owners of property within the area.*

Response: This application and IMP Area include three lots, all owned by the applicant, Lam Research. This chapter is applicable.

(3) *Procedure Type. Industrial Master Plans must be processed in accordance with the Type III review procedures as specified in Chapter 32.*

Response: This application will be processed as a Type III review. This standard will be met by the City's processing of this application.

(4) *Specific Submittal Requirements. In addition to the general submittal requirements in TDC 32.140 (Application Submittal), the applicant must submit the following additional information and materials:*

(a) *The printed names and signatures of all property owners within the area of the proposed Industrial Master Plan.*

Response: This application and IMP Area includes three lots, all owned by Lam Research; an appropriate corporate official has signed the application form. This standard is met.

(b) *A written statement describing all alternate development standards that may include the following:*

(i) *Setbacks from each lot line to buildings, parking areas and circulation areas. Required setbacks may be exact, or minimum and maximum ranges may be specified. Required setbacks may be greater than or less than those required under TDC 62.060 or TDC 64.060;*

Response: Refer to Attachment G IMP 00-01 with Proposed Language for full written language proposed with this IMP. No alternative dimensions to those allowed by IMP 00-01 and the current standards of the MP district are proposed except abutting SW Leveton Drive and interior lot lines. The proposed plans (duplicate from the separate, concurrent AR submittal) in Attachment 2 show existing and proposed site development as the basis for determining compliance with minimum required setbacks. All setbacks of existing and proposed development comply with the setback requirements of the IMP, with the exception of the proposed parking near the southeast corner of the subject property. At its nearest point, the southeastern parking lot is set back approximately 58' from SW Leveton Drive.

Since the IMP was established, Lam's property lines have been moved, and the existing development no longer conforms to the interior side yard building setbacks of condition 1.a. Additionally, TDC 62.300 currently requires a 50' side and rear yard setback to other properties, which is appropriate instead of the 100' setback stated in the original IMP to the JAE site (lot 2S122BA00100).

Therefore, this IMP requests a modification in condition 1.b. of IMP 00-01 to allow a minimum parking setback of 50' from SW Leveton Drive (matching the MP District standard) instead of the 108' required by that condition, as well as modification of condition 1.a. to state that interior side yard setbacks between lots 1-3 of the Lam campus shall be 0' and side and rear setbacks to other properties (currently only lot 2S122BA00100, to the west) shall be 50'.

Approval of this IMP application will allow the AR application to be approved in compliance with the IMP. This requirement is met.

(ii) *Locations of shared parking and circulation areas and access improvement, including truck maneuvering and loading areas and common public or private infrastructure improvements;*

(iii) *Building heights and placement and massing of buildings with respect to parcel boundaries; and*

(iv) *Location and orientation of building elements such as pedestrian ways or accesses, main entrances and off-street parking or truck loading facilities, including the number of off-street parking spaces and loading docks required.*

(v) *Lot dimensions and area;*

(A) *For properties in the Manufacturing Park (MP) Zone, an individual parcel must not be less than 15 acres north of SW Leveton Drive and five acres south of SW Leveton Drive, unless otherwise provided under TDC 62.050(1).*

(B) *For properties in the Regionally Significant Industrial Area (RSIA) of the MBP Zone, lots or parcels may be divided into smaller lots or parcels of 20,000 sq. ft or larger when the Industrial Master Plan identifies at least*

one lot or parcel of 100 acres in size or larger and one lot or parcel 50 acres in size or larger in the RSIA; and

(vi) Location of required building and parking facility landscaped areas.

Response: Other than the setbacks discussed in the response to subsection (4)(b)(i) above, this application requests no change in the IMP 00-01 approval with respect to alternate development standards. The proposed IMP is consistent with these provisions.

(c) Except as specifically provided in TDC 33.050(1) above, all other provisions of this Code apply within an Industrial Master Plan Area.

Response: As noted above, all setbacks of existing and proposed development comply with the setback requirements of the IMP, except for the new conditions of approval proposed. With approval of this IMP request, the existing and proposed additional development will comply with this requirement.

(5) Approval Criteria.

(a) Public facilities and services, including transportation, existing or planned, for the area affected by the use are capable of supporting the proposed development or will be made capable by the time development is completed.

Response: The subject property is an existing developed site that is served by adequate public facilities and services. The effect of this IMP request is only to reduce the minimum parking lot setback along SW Leveton Drive from 108' to 50' and adjust other setback standards, which will not affect the availability of public facilities and services. This standard is met.

(b) The location, design, size, color and materials of the exterior of all structures for the proposed development and use is compatible with the character of other developments within the same general vicinity.

Response: This IMP request is specific to minimum setbacks and proposes closer alignment with the standards of the MP District, therefore allowing development consistent with others in the District. This standard is met.

(c) The internal circulation, building location and orientation, street frontage, parking, setbacks, building height, lot size, and access are in accordance with TDC Chapter 62 for the Manufacturing Park (MP) Zone and TDC Chapter 64 for the Manufacturing Business Park (MBP) Zone unless otherwise approved through the Industrial Master Plan process.

Response: As shown in the plans in Attachment 2, internal circulation, building location and orientation, street frontage, parking, setbacks, building height, lot size, and access will meet the MP Planning District standards of the current TDC. This criterion is met. The new building and parking area will also meet the conditions of IMP 00-01, with the exception of the parking lot setback along SW Leveton Drive. This IMP application will reduce the required setback from 108' to 50', matching the 50' minimum setback requirement in the MP District standards.

(6) Conditions of Approval.

(a) The Planning Commission may impose, in addition to the regulations and standards expressly specified in this chapter, other conditions found necessary to protect the best interests of the surrounding property or neighborhood or the City as a whole and for compliance with the Metro UGMFP Title IV policies and requirements.

Response: This provision authorizes the Planning Commission to impose conditions; no evidence or response from the applicant is required.

- (b) *An Industrial Master Plan may be approved based on proposed parcel boundaries; in this case development under the Industrial Master Plan must be conditioned on creation of the proposed parcels through the subdivision or partition process or may be the subject of a concurrent land division application. Partition applications associated with an Industrial Master Plan may be approved by City Council in accordance with TDC 36.230(8).*

Response: This IMP does not propose new or modified lot lines. This provision is not applicable.

Chapter 62: Manufacturing Park Planning District

Section 62.300. – Development Standards

Development standards in the MP zone are listed in Table 62-2. Additional standards may apply to some uses and situations, see TDC 62.310.

<i>Table 62-2: Section 62.300 Development Standards (Excerpt)</i>				
<i>MP District Standards</i>			<i>IMP 00-01 Conditions</i>	<i>Proposed IMP Conditions</i>
Setback Requirements				
<i>Minimum Setback for Side and Rear Yards not Adjacent to Streets or Alleys, north of SW Leveton Drive</i>	<i>50 feet</i>	<i>No minimum setback if adjacent to railroad right-of-way or spur track.</i>	Interior: 20' To JAE: 100'	Interior: 0' To other properties (currently JAE): 50'
<i>Parking and Circulation Areas Adjacent to Public Right-of-Way</i>	<i>50 feet</i>	<i>No minimum setback required adjacent to joint access approach in accordance with TDC 73C.</i>	To streets: 108' from Leveton Drive and 43' from 108th Avenue. To JAE: 9.5'	To streets: 50' from Leveton Drive and 43' from 108th Avenue. Interior: 0' To other properties (currently JAE): 9.5'

Response: The southeast parking area is proposed to be a minimum of 58' from SW Leveton Drive, still in excess of the 50' requirement of the MP District and the proposed modification to the IMP (also 50'). As shown in the landscape plans in Attachment 2, this area is proposed to be landscaped with landscape materials similar to those on the rest of the site and will contain a storm pond with dense landscaping. This is appropriate for the district and campus. Refer to Attachment G IMP 00-01 with Proposed Language for full text of proposed IMP and site plan.

Affecting existing and potential future development, this IMP proposes 0' interior setbacks for buildings and parking, as well as 50' (standard for the MP District) and 9.5' (shown in prior IMP) setbacks to JAE.

IV. ORIGINAL MASTER PLAN CONDITIONS OF APPROVAL (IMP 00-01) COMPLIANCE

The following presents the original conditions of approval for the campus’s master plan, with applicable requirements addressed and new language proposed in **bold**.

1. *Alternative Methods*

- a. *To meet the requirements of the TDC, through the Architectural Review process, building setbacks shall not be approved less than 68 feet to SW Leveton Drive and 98 feet to SW 108th Avenue after required dedication of right-of-way, turn lane and intersection improvements. Building setbacks to SW Tualatin Road shall meet the requirements of TDC 62.060(2)(a) and 62.080(2). Interior side yard building setbacks shall be no less than 20 feet, except setbacks to the common property line with JAE shall be no less than 100 feet.*

Response: This condition is proposed to be modified by this IMP application to read as follows:

- a. *To meet the requirements of the TDC, through the Architectural Review process, building setbacks shall not be approved less than 68 feet to SW Leveton Drive and 98 feet to SW 108th Avenue after required dedication of right-of-way, turn lane and intersection improvements. Building setbacks to SW Tualatin Road shall meet the requirements of TDC 62.060(2)(a) and 62.080(2). Interior side yard building setbacks shall be no less than **0** ~~20~~ feet, except setbacks to the common property line with JAE shall be no less than **50** ~~100~~ feet.*

The proposal for interior side and rear building setbacks is appropriate as lots 1-3 are all part of the Lam campus, and setbacks are not necessary as buildings and structures are placed with the campus as a whole in mind. The setback to the JAE lot is consistent with the standards of the MP District.

- b. *To meet the requirements of the TDC, through the Architectural Review process parking/circulation setbacks shall not be approved less than 108 feet to SW Leveton Drive and 43 feet to SW 108th Avenue after required dedication of right-of-way, turn lane and intersection improvements. Interior side yard parking and circulation setbacks shall be as shown on Exhibit 2, Sheet SD-5, dated December 22, 2000.*

Response: This condition is proposed to be modified by this IMP application to read as follows:

- b. *To meet the requirements of the TDC, through the Architectural Review process parking/circulation setbacks shall not be approved less than **50** ~~108~~-feet to SW Leveton Drive and 43 feet to SW 108th Avenue after required dedication of right-of-way, turn lane and intersection improvements. Interior side **and rear** yard parking and circulation setbacks shall be **no less than 0 feet** ~~as shown on Exhibit 2, Sheet SD-5, dated December 22, 2000~~. **Parking and circulation setbacks to adjacent lots (2S122BA00100, currently owned by JAE) shall be no less than 9.5 feet.***

The proposed minimum parking lot setback reduction along SW Leveton Drive, from 108' to 50', matches the applicable minimum 50' requirement in the MP Planning District. The proposal for interior side and rear parking lot setbacks is appropriate as lots 1-3 are all part of the Lam campus and setbacks are not necessary as the parking areas are designed with the campus as a whole in mind. The setback to the JAE lot is consistent with the original master plan but is provided as a number rather than sheet reference.

- c. *As mitigation for a reduced parking and circulation setbacks to SW Tualatin Road an earthen berm with landscaping consisting of deciduous street trees, evergreen trees and shrubs shall be provided along SW Tualatin Road, the large evergreen trees along the roadway shall be retained and the berm and landscaping shall be installed as part of the Phase 1 development. The final design of the berm and landscaping shall be reviewed through the Architectural Review process.*
- d. *Through the Partition and Architectural Review processes shared parking and circulation easements shall be reviewed and evaluated. Where necessary, shared parking and circulation easements shall be established.*
- k. *To meet the requirements of the TDC, through the Architectural Review process final parking areas shall be determined and the stand of trees behind the former Oki manufacturing building shall be retained or integrated into the parking lot design as determined appropriate.*
- f. *To ensure that vehicular access requirements meet the TDC, through the Partition and Architectural Review processes shared site vehicular accesses will need to be reviewed and evaluated. Where necessary, shared site vehicular access easements shall be established.*
- g. *To meet the requirements of the TDC, through the Architectural Review processes loading areas that encroach onto a separate adjoining lot, excluding JAE, will need to be reviewed and evaluated. If encroachments off-site and into parking areas are necessary the Architectural Review process shall determine the appropriateness.*
- k. *Through the Partition and Architectural Review processes shared onsite utilities shall be reviewed and evaluated. Where necessary, easements shall be established.*
- i. *The applicant shall submit a partition application to the City to partition the site into the proposed three individual lots.*
- j. *The applicant's request for an alternative method in parking lot landscaping requirements is acceptable for surface parking proposed for the south-half of the site as depicted in the applicant's proposal (Exhibit 2). Proposed parking lot landscaping for the north-half of the site shall follow the standard requirements of Chapter 73 of the TDC.*
- k. *The applicant shall be required to submit an Architectural Review application meeting the requirements of the TDC and include the alternative methods approved through the Industrial Master Plan. If future modifications to an approved Industrial Master Plan are necessary, a new Industrial Master Plan application shall be submitted to the City for review.*

Response: Alternative Methods conditions 1.a. through 1.k. are met by the existing development (most of which were approved through the Architectural Review, Partition, and building permit applications submitted to City of Tualatin for the campus's development in 2001 and 2002) and will be met by the proposed building and site work. See the AR narrative for a detailed response. The AR application submitted concurrent with this IMP will be required to demonstrate compliance with all of these conditions.

2. *Public Facilities*

- a. *Through the Architectural Review process Novellus shall address the ODOT recommended condition of approval concerning the 99W/124th Avenue intersection contained in Exhibit D.*
- b. *At the time of submittal of Architectural Review applications for each phase of on-site development a traffic analysis report shall be submitted and improvements identified. The traffic analysis report shall be reviewed through the Public Facilities component of the Architectural Review process and conditions applied.*

- c. *Construction of Phases 2-4, when proposed, shall be evaluated through the Architectural Review process on the availability of an adequate City water supply to service the proposed development phase.*
- d. *Through the Architectural Review process the volume and pressure needs for each development phase shall be evaluated. Based on calculations, the water transmission line may be required to be extended to serve the development.*
- e. *Through the Architectural Review process the applicant shall submit evaluations on the downstream sanitary sewer system and the discharge rates and volumes per proposed development phase and participate where required in mitigation measures. Recycling and reuse options shall be considered by the applicant to reduce the discharge rates and volumes. The applicant shall work with the City to develop a program to release the sanitary sewer discharge during off-peak hours.*
- f. *Through the Architectural Review process the adequacy of on-site stormwater detention shall be evaluated and Novell us shall provide supporting documentation and calculations showing adequacy of the storm system. At the time road widening for SW Leveton Drive or SW 108th Avenue is required, Novellus shall submit drawings and calculations for water quality and detention for review and approval as part of the Architectural Review process.*

Response: The Public Facilities conditions (2.a. through 2.f.) are met by the existing development (most of which were approved through the Architectural Review, Partition, and building permit applications submitted to City of Tualatin for the campus's development in 2001 and 2002) and will be met by the proposed building and site work. See the AR narrative for a detailed response. The AR application submitted concurrent with this IMP will be required to demonstrate compliance with all of these conditions.

3. *Location, Design, Color and Materials*

- a. *Through the Architectural Review process, final material colors shall be presented for approval based on the pallet of colors identified in the Industrial Master Plan.*
- b. *Through the Architectural Review process, final building materials shall be presented for approval based on the pallet of materials identified in the Industrial Master Plan.*

Response: These conditions are met by the existing development (most of which were approved through the Architectural Review, Partition, and building permit applications submitted to City of Tualatin for the campus's development in 2001 and 2002) and will be met by the proposed building and site work. See the AR narrative for a detailed response. The AR application submitted concurrent with this IMP will be required to demonstrate compliance with all of these conditions.

V. CONCLUSION

As demonstrated in the narrative above and referenced attachments, the proposed IMP, which will amend IMP 2000-01 conditions 1.a. and 1.b. as previously approved, meets the relevant criteria and warrants approval.