

A RESOLUTION ADOPTING THE NOVELLUS SYSTEMS, INC.  
INDUSTRIAL MASTER PLAN (IMP-00-01)

WHEREAS upon the application by Scott Scowden of Novellus Systems Inc., applicant, a hearing was held before the City Council of the City of Tualatin on January 22, 2001, for approval of a proposed Industrial Master Plan to identify the sequence of development, infrastructure needs and requirements and building design in conjunction with a multi-phased development of real property described by the Washington County Department of Assessment and Taxation as Tax Account 2S122A, Tax Lot 1900, containing approximately 58-acres, located between SW Leveton Drive, SW 108<sup>th</sup> Avenue and SW Tualatin Road: and

WHEREAS notice of a public hearing was given as required under the Tualatin Community Plan by posting a copy of the notice in two public and conspicuous places within the City, evidenced by the Affidavit of Posting, marked "Exhibit A", which is attached and incorporated by this reference, and by mailing a copy of the notice to property owners located within 300 feet of the property, evidenced by the Affidavit of Mailing, marked "Exhibit B", attached and incorporated by this reference; and

WHEREAS the Council heard and considered the testimony and evidence presented by the City staff and those appearing at the public hearing; and

WHEREAS based upon the evidence and testimony heard and considered by the Council and especially the City staff report, dated January 22, 2001, the Council makes, adopts and enters the following Findings of Fact:

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON, that:

Section 1. Subject to the conditions set forth, the applicant, Scott Scowden on behalf of Novellus Systems, Inc., owner of the subject property, is granted approval of a proposed plan to direct future development in conjunction with a multi-phased development of real property described by the Washington County Department of Assessment and Taxation as Tax Account 2S122A, Tax Lot 1900, containing approximately 58 acres, located between SW Leveton Drive, SW 108<sup>th</sup> Avenue and SW Tualatin Road.

Section 2. As support for this approval the City Council finds as follows:

A. As owner of this property, applicant Novellus Systems, Inc. may develop its property consistent with the planning requirements of the Manufacturing Park Planning District and Architectural Review process without submitting an Industrial Master Plan.

B. It is in the best interest of both the applicant and the City to create a master plan to identify the sequence of development, infrastructure needs and requirements, and building design as part of the development of the 58-acre parcel.

C. The Supplemental Analysis and Findings, dated January 22, 2001, adequately respond to the issues raised by JAE Oregon, Inc. in their letter dated January 19, 2001 and further find the staff report addressed the issues raised in sufficient detail to conclude Items 1, 3, 4, 5 and 6 concerning public facilities were analyzed and found to be in compliance with TDC 37.030(1). The Council also found Item 2 was not applicable to the review criteria in TDC Chapter 37 for an Industrial Master Plan.

D. **ALTERNATIVE DEVELOPMENT STANDARDS**

The City Council must find that the submitted Industrial Master Plan meets the alternative development standards of the Tualatin Development Code (TDC), Industrial Master Plan, 37.020(4) and 37.030, and Manufacturing Park Planning District, TDC Chapter 62. The Council may impose conditions to meet regulations and standards expressly specified in TDC Chapter 37 or other conditions found necessary to protect the best interests of the surrounding property or neighborhood or City as a whole.

**Criterion: TDC 37.020(4)(a) Setbacks from each property 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.**

The City Council agrees with the findings in the Master Plan submittal, section 37.020(2) in Exhibit C and adopts them in support of this criterion. The following additional findings supplement those findings:

Additional right-of-way dedication may be necessary for SW Leveton Drive and SW 108<sup>th</sup> Avenue to provide for left-turn lanes into the Novellus site at five (5) proposed access locations and at the 108<sup>th</sup> Avenue/Leveton Drive intersection. The additional right-of-way would reduce building, parking and circulation setbacks from those stated in Exhibit C. The exact amount of right-of-way

necessary cannot be determined until future traffic analysis work is conducted. The City Council has determined, based on findings in the staff report, dated January 22, 2001, that:

- a. Building setbacks to SW Leveton Drive of 68 feet and SW 108<sup>th</sup> Avenue of 98 feet are acceptable. Interior side yard setbacks of 20 feet are acceptable, and the setback to JAE of 100 feet is acceptable.
- b. Parking and circulation setbacks to SW Leveton Drive of 108 feet, SW 108<sup>th</sup> Avenue of 43 feet, and interior side yard setbacks as shown on Exhibit C, Sheet SD-5, dated December 22, 2000, are acceptable.
- c. Parking and circulation setbacks to SW Tualatin Road of 35 feet are acceptable with mitigation to construct an earthen berm paralleling the roadway with landscaping consisting of street trees, evergreen trees and shrubs.

**Criterion: TDC 37.020(4)(b) Locations of shared parking and circulation areas and access improvement, including truck maneuvering and loading areas and common public or private infrastructure improvements.**

The City Council agrees with the findings in the Master Plan submittal, section 37.020(3) in Exhibit C and adopts them in support of this criterion. The following additional findings supplement those findings:

The City Council has determined, based on findings in the staff report, dated January 22, 2001, that the 58-acre parcel is proposed to be partitioned into three separate parcels. The proposed Master Plan indicates that parking, vehicular access, loading and private infrastructure will be placed on all three parcels. The layout of parking, vehicular access, loading and private infrastructure may require easements.

Furthermore, the stand of trees north of the existing manufacturing building, excluding the filbert orchard, assists in establishing the character of the site. These trees were required to be retained, excluding the filbert orchard, as part of the original Oki Architectural Review (AR-89-24). Continued retention of these trees affects the proposed layout and placement of parking. This stand of trees, excluding the filbert orchard, shall be retained or integrated into the parking lot design where determined appropriate.

**Criterion: TDC 37.020(4)(c) Building heights and placement and massing of buildings with respect to parcel boundaries.**

The City Council agrees with the findings in the Master Plan submittal, section 37.020(4) in Exhibit C and adopts them as support for the criterion. The following additional findings supplement those findings:

The City Council has determined, based on findings in the staff report, dated January 22, 2001, that building setbacks have been reduced or increased as allowed in TDC 37.020(4)(a). The reduced or increased building setbacks, proposed building heights, and massing of buildings are appropriate for this site given they take advantage of site topography and place the taller buildings on the south side of the site adjacent to SW Leveton Drive and SW 108<sup>th</sup> Avenue which are adjacent to existing or future industrial development. The building placement and massing are appropriate with respect to existing and proposed parcel boundaries.

**Criterion: TDC 37.020(4)(d) Location and orientation of building elements such as pedestrian ways or access, main entrances and off-street parking or truck loading facilities, including the number of off-street parking spaces and loading docks required.**

The City Council agrees with the findings in the Master Plan submittal, section 37.020(5) in Exhibit C and adopts them in support of this criterion. The following additional findings supplement those findings:

The City Council has determined, based on findings in the staff report, dated January 22, 2001, that no alternative development standards have been requested and that Novellus Systems, Inc. will comply with requirements of Chapter 73 of the TDC.

**Criterion: TDC 37.020(4)(e) Lot dimensions and area provided that no individual parcel shall 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).**

The City Council agrees with the findings in the Master Plan submittal, section 37.020(6) in Exhibit C and adopts them in support of this criterion. The following additional findings supplement those findings:

The City Council has determined, based on findings in the staff report, dated January 22, 2001, that the proposed lots meet the minimum dimensional requirements of TDC 37.020(4)(e) and 62.050. To partition the site, Novellus Systems, Inc. shall be required to submit a partition application to the City for review.

The Council additionally found that proposed Lots 1 and 2 lots may be consolidated in the future. This consolidation may be necessary to address Oregon Structural Specialty Code requirements.

**Criterion: TDC 37.020(4)(f) Location of required building and parking facility landscape areas.**

The City Council agrees with the findings in the Master Plan submittal, section 37.020(7) in Exhibit C and adopts them in support of this criterion. The following additional findings supplement those findings:

The City Council has determined, based on findings in the staff report, dated January 22, 2001, that no alternative method has been requested for landscaping at a building perimeter (TDC 73.310). Novellus Systems, Inc. has requested an alternative development method for parking lot landscaping. The proposed method is to allow 12 parking spaces in a row rather than the 8 spaces required by TDC 73.360(1-6) and 73.380(3). The City Council has found this alternative method acceptable for surface parking areas located on the south-half of the site where there are topographic changes and where future buildings and structured parking will replace the interim surface parking.

The City Council has also found that surface parking in the north-half of the site must follow the City's requirements for parking lot landscaping and that no alternative method is approved for this area.

**Criterion: TDC 37.020(5) Except as specifically provided in subsection (4) above, all other provisions of this Code shall apply within an Industrial Master Plan Area.**

The City Council has determined, based on findings in the staff report dated January 22, 2001, that no other alternative development methods have been requested. The Council has also found that the applicant will be required to submit an Architectural Review application meeting the requirements of the TDC that shall include the Alternative Development Methods approved in the Industrial Master Plan. Any future modifications to amend the Industrial Master Plan shall be required to submit a new Industrial Master Plan application.

**E. INDUSTRIAL MASTER PLAN CRITERIA**

**Criterion: TDC 37.030(1) 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.**

The City Council agrees with the findings in the Master Plan submittal, section 37.030(1) in Exhibit C and adopts them in support of this criterion. The following additional findings supplement those findings:

The City Council has determined, based on findings in the staff report, dated January 22, 2001, that existing and planned transportation improvements are capable of supporting the proposed development by the time development is completed with conditions of approval. The determination of conditions of approval will be established through the Architectural Review process based on the Industrial Master Plan requirement to submit a traffic analysis report for each phase of development when it is proposed. The Council additionally found that there are specific segments of the transportation system, which need to be addressed based on other traffic work previously conducted in the vicinity of the Novellus project. This information is contained in the staff report.

The City Council has determined, based on findings in the staff report, dated January 22, 2001, that City water supply is 10.8 million gallons per day (mgd) and is adequate to accommodate the Phase 1 development area. The City's water supply may be inadequate to support Phases 2-4 and other development in the City without an additional water source. Final determination on water supply for each phase shall be established through the Architectural Review process. The Council also found that water pressure and volumes for the Novellus development need to be reviewed through the Architectural Review process with the possible requirement to extend the water transmission line to the Novellus site.

The City Council has determined, based on findings in the staff report, dated January 22, 2001, that planned sanitary sewer system upgrades have been identified by the City and the Unified Sewerage Agency. The Council found the existing sanitary sewer system is inadequate to support Phases 1-4 and that system upgrades are necessary. The Council additionally found that Novellus will need to mitigate their impacts on the sewer system based on options identified in the staff report. Final decisions on the types of mitigation will be reviewed through the Architectural Review process.

The City Council has determined, based on findings in the staff report, dated January 22, 2001, that the public storm water system is inadequate to meet detention requirements for run-off from the proposed development and that Novellus will need to detain storm water on site. Final determination on the method of storm water detention shall be reviewed through the Architectural Review process.

**Criterion: TDC 37.030(2) 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.**

The City Council agrees with the findings in the Master Plan submittal, section 37.030(2) in Exhibit C and adopts them in support of this criterion. The following additional findings supplement those findings:

The City Council has determined, based on findings in the staff report, dated January 22, 2001, that the proposed Novellus Master Plan is compatible with other development in the general vicinity based on building locations as depicted in Exhibit C, Attachments E, G and Sheet SD-5; building designs as depicted in Exhibit C, Pages 11-12 and Attachment F; building sizes as depicted in Exhibit C, Attachment E; pallet of building colors that include earth tones; and palette of building materials consisting of masonry such as brick or block, sandstone architectural metal siding and window glazing as described in Exhibit C and as requested by Novellus Systems, Inc. at the January 22, 2001 public hearing.

The City Council also found that final determinations of building colors and materials must be reviewed through the City Architectural Review process.

**TDC 37.030(3) The internal circulation, building location and orientation, street frontage, parking, setbacks, building height, lot size, and access are in accordance with TDC Chapter 62 unless other wise approved through the Industrial Master Plan.**

The City Council agrees with the findings in the Master Plan submittal, section 37.030(2) in Exhibit C and adopts them in support of the criterion. The following additional findings supplement those findings:

The City Council has determined, based on findings in the staff report, dated January 22, 2001, that the proposed internal circulation with the proposed ring road allowing internal circulation between parking areas and public right-of-way access locations; building locations and orientation predominantly on the south half of the site where additional building massing has been identified; street frontage as proposed in the concept for partitioning the 58-acre site into three individual parcels; parking proposed with both surface spaces and structured parking totaling 2,750 spaces; setbacks as identified with modifications through the alternative methods capability in the Industrial Master Plan; building height which in the Novellus proposal will comply with TDC 62.080; lot size as proposed in the concept for partitioning the 58-acre site into three individual parcels; and access that totals six (6) locations de-emphasizing SW Tualatin Road are in accordance with TDC Chapter 62 unless other wise approved through the Industrial Master Plan.

F. **CONDITIONS OF APPROVAL:**

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 108<sup>th</sup> 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.
- 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 108<sup>th</sup> 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.
- 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.
- e. 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.
- h. Through the Partition and Architectural Review processes shared on-site 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.

## 2. Public Facilities

- a. Through the Architectural Review process Novellus shall address the ODOT recommended condition of approval concerning the 99W/124<sup>th</sup> 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 storm water detention shall be evaluated and Novellus shall provide supporting documentation and calculations showing adequacy of the storm system. At the time road widening for SW Leveton Drive or SW 108<sup>th</sup> 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.

3. Location, Design, Color and Materials

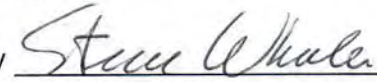
- a. Through the Architectural Review process, final material colors shall be presented for approval based on the palette of colors identified in the Industrial Master Plan.
- b. Through the Architectural Review process, final building materials shall be presented for approval based on the palette of materials identified in the Industrial Master Plan and as requested by Novellus Systems, Inc. at the January 22, 2001 public hearing.

INTRODUCED AND ADOPTED this 22<sup>nd</sup> day of January, 2001

CITY OF TUALATIN, OREGON

By  \_\_\_\_\_  
Mayor

ATTEST:

By  \_\_\_\_\_  
City Recorder

A-1

AFFIDAVIT OF POSTING

STATE OF OREGON                    )  
  ) ss  
COUNTY OF WASHINGTON        )

I, Carol Rutherford, being first duly sworn, depose and say:

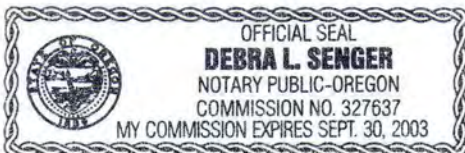
That at the request of Steve Wheeler, City Recorder for the City of Tualatin, Oregon; that I posted two copies of the Notice of Hearing on the 28th day of December, 2000, a copy of which Notice is attached hereto; and that I posted said copies in two public and conspicuous places within the City, to wit:

- 1. U.S. Post Office - Tualatin Branch
- 2. City of Tualatin City Offices

Dated this 28th day of December, 2000.

*Carol Rutherford*  
Signature

Subscribed and sworn to before me this 28th day of December, 2000.



*Debra L. Senger*  
Notary Public for Oregon  
My Commission expires: 9/30/03

RE: IMP-00-01: An application by Novellus Systems, Inc., for Industrial Master Plan approval in the Manufacturing Park (MP) Planning District upon real property described by the Washington County Department of Assessment and Taxation as Tax Account No. 2S1 22A, Tax Lot 1900, generally known as 11155 SW Leveton Drive.



# CITY OF TUALATIN

PO BOX 369  
TUALATIN, OREGON 97062-0369  
(503) 692-2000  
TDD 692-0574

## NOTICE OF HEARING CITY OF TUALATIN, OREGON

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City of Tualatin City Council at 7:30 p.m., Monday, January 22, 2001, at the Council Building, Tualatin City Center, at 18884 SW Martinazzi Avenue, to consider:

IMP-00-01: An application by Novellus Systems, Inc., for Industrial Master Plan approval in the Manufacturing Park (MP) Planning District upon real property described by the Washington County Department of Assessment and Taxation as Tax Account No. 2S1 22A, Tax Lot 1900, generally known as 11155 SW Leveton Drive.

Before approving the Industrial Master Plan application the City Council must find that:

- (1) 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;
- (2) 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;
- (3) The internal circulation, building location and orientation, street frontage, parking, setbacks, building height, lot size and access are in accordance with TDC Chapter 62 unless otherwise approved through the Industrial Master plan process.

All citizens are invited to attend and be heard upon the application. Failure of an issue to be raised in the hearing, in person, or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals (LUBA) based on that issue. The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to the decision maker to respond to the issue precludes an action for damages in circuit court.

Individuals wishing to comment may do so in writing to the Planning Department prior to the hearing and/or present written and/or verbal testimony to the City Council at the hearing. Hearings are commenced with a staff presentation, followed by testimony by proponents, testimony by opponents, and rebuttal. The time of individual testimony may be limited. If a participant requests, before the hearing is closed, the record shall remain open for at least 7 days after the hearing.

Copies of the applications, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost. A copy of the staff report will be available for inspection at the City Library and Planning Department at least seven days prior to the hearing, and will be provided at reasonable cost. For information contact William Harper at 691-3027. This meeting and any materials being considered can be made accessible upon request.

CITY OF TUALATIN, OREGON  
By: Steven Wheeler  
City Recorder

file: IMP-00-01

LOCATED AT: 18880 SW Martinazzi Avenue

# AFFIDAVIT OF MAILING

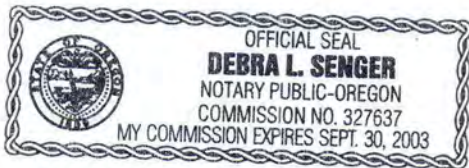
STATE OF OREGON                    )  
  ) SS  
COUNTY OF WASHINGTON        )

I, Carol Rutherford, being first duly sworn, depose and say:

That on the 28th day of December, 2000, I served upon the persons shown on Exhibit "A," attached hereto and by this reference incorporated herein, a copy of the Notice of Hearing marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail at Tualatin, Oregon, with postage fully prepared thereon.

Carol Rutherford

SUBSCRIBED AND SWORN to before me this 28th day of December,  
2000.



Debra L. Senger  
Notary Public for Oregon  
My commission expires: 9/30/03

RE: IMP-00-01 An application by Novellus Systems, Inc., for Industrial Master Plan approval in the Manufacturing Park (MP) Planning District upon real property described by the Washington County Department of Assessment and Taxation as Tax Account No. 2S1 22A, Tax Lot 1900, generally known as 11155 SW Leveton Drive.



# CITY OF TUALATIN

PO BOX 369  
TUALATIN, OREGON 97062-0369  
(503) 692-2000  
TDD 692-0574

## NOTICE OF HEARING CITY OF TUALATIN, OREGON

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City of Tualatin City Council at 7:30 p.m., Monday, January 22, 2001, at the Council Building, Tualatin City Center, at 18884 SW Martinazzi Avenue, to consider:

IMP-00-01: An application by Novellus Systems, Inc., for Industrial Master Plan approval in the Manufacturing Park (MP) Planning District upon real property described by the Washington County Department of Assessment and Taxation as Tax Account No. 2S1 22A, Tax Lot 1900, generally known as 11155 SW Leveton Drive.

Before approving the Industrial Master Plan application the City Council must find that:

- (1) 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;
- (2) 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;
- (3) The internal circulation, building location and orientation, street frontage, parking, setbacks, building height, lot size and access are in accordance with TDC Chapter 62 unless otherwise approved through the Industrial Master plan process.

All citizens are invited to attend and be heard upon the application. Failure of an issue to be raised in the hearing, in person, or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals (LUBA) based on that issue. The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to the decision maker to respond to the issue precludes an action for damages in circuit court.

Individuals wishing to comment may do so in writing to the Planning Department prior to the hearing and/or present written and/or verbal testimony to the City Council at the hearing. Hearings are commenced with a staff presentation, followed by testimony by proponents, testimony by opponents, and rebuttal. The time of individual testimony may be limited. If a participant requests, before the hearing is closed, the record shall remain open for at least 7 days after the hearing.

Copies of the applications, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost. A copy of the staff report will be available for inspection at the City Library and Planning Department at least seven days prior to the hearing, and will be provided at reasonable cost. For information contact William Harper at 691-3027. This meeting and any materials being considered can be made accessible upon request.

CITY OF TUALATIN, OREGON  
By: Steven Wheeler  
City Recorder

file: IMP-00-01

LOCATED AT: 18880 SW Martinazzi Avenue

2S115DD10500  
TAHAN EDWARD C  
11050 SW WINTU CT  
TUALATIN OR 97062

2S115DD10400  
TYSON ARTHUR E & DIANE C  
11030 SW WINTU CT  
TUALATIN OR 97062

2S115DC11500  
MCPHERSON SCOTT K & SUSAN R  
17895 SW 113TH AVE  
TUALATIN OR 97062

2S115DC07900  
GRUBER DELAINE H & JEFFREY S  
17915 SW 112TH AVE  
TUALATIN OR 97062

2S115DD04400  
HANEGAN RICHARD J  
10985 SW TUALATIN RD  
TUALATIN OR 97140

2S115DD13600  
FOILES LESLIE E & VICTORIA A  
10960 SW TUNICA ST  
TUALATIN OR 97062

2S115DC03800  
TAKANO HIROKO  
1-4-11-905 MINAMI MORIMACHI  
KITA-KU OSAKA JA 0

2S115DC11400  
MILLER PETER L & SHERI R  
17915 SW 113TH AVE  
TUALATIN OR 97062

2S115DD02400  
DAVIS C THOMAS & CHRISTINE A  
5611 SOUTHWOOD DR  
LAKE OSWEGO OR 97035

2S115DC10600  
MCCONNELL JAMES & KRISTI L  
17925 SW 114TH  
TUALATIN OR 97062

2S115C002803  
HOFFART HERBERT J  
4632 SW VERMONT ST  
PORTLAND OR 97219

2S115DC10400  
BURBY JASON W &  
MCALISTER, MOLLY G  
17885 SW 114TH AVE  
TUALATIN OR 97062

2S115DC08400  
GINTY MICHAEL & KAVITA  
17880 SW 113TH AVE  
TUALATIN OR 97062

2S115DC06600  
WIRFS JOHN W &  
PETERSEON, CYNTHIA L  
17925 SW 111TH AVE  
TUALATIN OR 97062

2S115DD00600  
HANEGAN MURNICE M  
c/o STEARNS, SANDRA M AND  
HANEGAN, RICHARD J & MICHAEL L  
10985 SW TUALATIN RD  
TUALATIN OR 97062

2S115DD13700  
KING JONATHON W & MARY E MCVAY  
10920 SW TUNICA ST  
TUALATIN OR 97062

2S115DC12300  
EMMETT SUSAN GAIL  
17920 SW 114TH AVE  
TUALATIN OR 97062

2S115DC08000  
GRAY EDWARD R & TERESA A  
11215 SW APALACHEE ST  
TUALATIN OR 97062

2S115DC06700  
BOSKET JOHN A &  
SCHINDLBECK, JULIE L  
11155 SW APALACHEE ST  
TUALATIN OR 97062

2S115DC06800  
MAGSARILI KARL & GENEROSA L  
17950 SW 112TH AVE  
TUALATIN OR 97062

2S115DC02500  
FARMINGTON CENTER TUALATIN  
BY CHAMBERLAIN-WILLIAMS PROPS  
14430 SW FARMINGTON RD  
BEAVERTON OR 97005

2S115DC12200  
CRANSTON DIANNA M &  
CHARLES H R  
17890 SW 114TH AVE  
TUALATIN OR 97062

2S115DD02500  
CLARK DAVE A AND CATHERINE M  
10639 SW PUEBLO CT  
TUALATIN OR 97062

2S115DD13200  
MARTINEZ STEVE & COLLETTE  
17950 SW 109TH AVE  
TUALATIN OR 97062

2S115DC10500  
GILES JASON K & ANN MARIE  
17915 SW 114TH AVE  
TUALATIN OR 97062

2S115DC06900  
ANDERSON DOUGLAS D  
17920 SW 112TH AVE  
TUALATIN OR 97062

2S115DC08100  
MOONEY OWEN RICHARD  
11225 SW APALACHEE ST  
TUALATIN OR 97062

2S115DD04300  
BOWMAN JOHN E/DARLA J  
11045 SW TUALATIN RD  
TUALATIN OR 97062

2S115DD13300  
VANHORN MARK & DIANA L  
17960 SW 109TH AVE  
TUALATIN OR 97062

2S115DC03700  
BAUSCHELT CHARLES  
7510 SW 25TH AVE  
PORTLAND OR 97219

2S115DD13500  
BRUNNER JOSEPH M & JEANNE T  
17975 SW 109TH AVE  
TUALATIN OR 97062

2S115DC03600  
PAKULA JENNIFER LYNN &  
GELFAND, SCOT JEFFREY  
17980 SW 111TH AVE  
TUALATIN OR 97062

2S115DC10900  
MCKERCHER ROBERT P  
11380 SW APALACHEE ST  
TUALATIN OR 97062

2S115DC11100  
GROH MICHAEL T &  
UNIS-GROH, MARY E  
11340 SW APALACHEE ST  
TUALATIN OR 97062

2S115DC11300  
ENDERLIN LINDA C  
11270 APALACHEE ST  
TUALATIN OR 97062

2S115DC03500  
COLEMAN EUAL T & LENDA M  
11100 SW APALACHEE ST  
TUALATIN OR 97062

2S115DC03200  
COOPER BRIAN J  
6175 CORTE PADRE  
PLEASANTON CA 94566

2S115DC03400  
COMPTON DEBRA J  
17595 SW 110TH AVE  
TUALATIN OR 97062

2S122A000100  
HELSEY LIMITED PARTNERSHIP THE  
PO BOX 1569  
TUALATIN OR 97062

2S1220000300  
FUJIMI AMERICA INC  
9949 SW COMMERCE CIRCLE  
WILSONVILLE OR 97070

2S115DD13400  
MOOREHEAD GEORGE W & JANICE M  
17980 SW 109TH AVE  
TUALATIN OR 97062

2S115DC10800  
ODIORNE DANIEL K & TIFFANY L  
11400 SW APALACHEE ST  
TUALATIN OR 97062

2S115DC11000  
MILLER JOANNE  
11360 SW APALACHEE ST  
TUALATIN OR 97062

2S115DD00700  
ADAMS SHEILA D  
10915 SW TUALATIN RD  
TUALATIN OR 97062

2S115DC02900  
OPSAI TODD  
11220 SW APALACHEE ST  
TUALATIN OR 97062

2S115DC03100  
KIRMA VICTOR P & ANNETTE L  
16400 SW NIGHTHAWK DR  
BEAVERTON OR 97007

2S115DD02200  
TAYLOR ROY E AND JANET M  
10655 SW PUEBLO CT  
TUALATIN OR 97062

2S115DD02100  
AIELLO NED P AND KAREN L  
10650 SW PUEBLO CT  
TUALATIN OR 97062

2S122A000200  
JOHNSON BRADLEY R &  
CONNIE LEA  
18500 SW 108TH AVE  
TUALATIN OR 97062

2S122A000300  
DOT INC  
PO BOX 115  
TUALATIN OR 97062

2S115DC10700  
BROWN ADAM J  
17935 SW 114TH AVE  
TUALATIN OR 97062

2S115DD02000  
ROBERTS JULIE A  
10644 SW PUEBLO CT  
TUALATIN OR 97062

2S115DD02300  
DONAUGH ANTHONY M & CHRISTI S  
10651 SW PUEBLO CT  
TUALATIN OR 97062

2S115DC11200  
BOYD RONALD A &  
THERESA M  
11320 SW APALACHEE ST  
TUALATIN OR 97062

2S115DC03000  
FITZGIBBON WILLIAM J & SACHA  
11200 SW APALACHEE ST  
TUALATIN OR 97062

2S115DD00800  
FRITZ CRAIG E  
10835 SW TUALATIN RD  
TUALATIN OR 97062

2S115DC03300  
MANTHE KIMBERLEE ANN  
11150 SW APALACHEE ST  
TUALATIN OR 97062

2S122B000200  
JAE OREGON INC  
BY MARK E FOSTER  
9615 SW ALLEN BLVD #103  
BEAVERTON OR 97005

2S122A000201  
JOHNSON BRADLEY R & CONNIE LEA  
32113 SA PALMER RD  
MOLALLA OR 97038

2S1220000400  
FUJIMI AMERICA INC  
9949 SW COMMERCE CIRCLE  
WILSONVILLE OR 97070



2S1220000800  
TUALATIN CITY OF  
PO BOX 369  
TUALATIN OR 97062

2S122A001500  
TOFLE USA INC  
10850 SW LEVETON DR  
TUALATIN OR 97062

GROUP MACKENZIE  
PO BOX 69039  
PORTLAND OR 97201-0039

**AR 00-30**  
**NOVELLUS**

2S122A001600  
TOFLE CO INC  
BY TAKAO MATSUDA  
PO BOX 1169  
TUALATIN OR 97062

2S115DC 8300  
MATRIX DEV CORP  
6900 SW HAINES RD  
PLAZA 2, SUITE 200  
TIGARD OR 97223

SCOTT SCOWDEN  
NOVELLUS SYSTEMS INC  
4000 N FIRST ST MIS 305  
SAN JOSE CA 95134

2S122A000400  
TUALATIN CITY OF  
PO BOX 369  
TUALATIN OR 97062

~~2S122A 1900  
OKI AMERICA  
11155 SW LEVETON DR  
TUALATIN OR 97062~~

LOU OGDEN  
21040 SW 90TH AVE  
TUALATIN OR 97062

CHRIS BERGSTROM  
9270 SW IBACH COURT  
TUALATIN OR 97062

KATHERINE FORREST  
19217 SW CHESAPEAKE DR  
TUALATIN OR 97062

HELEN CAIN  
10175 SW ALSEA  
TUALATIN OR 97062

STEVE CHRISMAN  
21430 SW 92<sup>ND</sup> AVE  
TUALATIN OR 97062

SUE LAMB  
22380 SW GRAHAMS FERRY RD  
TUALATIN OR 97062

TONY WELLER  
11490 SW ROBERTS CT  
TUALATIN OR 97062

TOM HARRY  
LAND DEVELOPMENT DIVISION  
DEPT OF LAND USE & TRANS.  
155 N FIRST STE 350  
HILLSBORO OR 97124

ED MILLER, PERMIT SPECIALIST  
ODOT DISTRICT 2A  
5440 SW WESTGATE DR, STE 350  
PORTLAND OR 97221-2414

SONYA KAZEN  
ODOT REGION 1  
123 NW FLANDERS ST.  
PORTLAND OR 97209-4037

RON HUDSON  
TIGARD/TUALATIN SCHOOL DIST.  
6960 SW SANDBURG ST  
TIGARD OR 97223-8039

KIM KNOX  
TRI-MET  
4012 SE 17<sup>TH</sup> AVE.  
PORTLAND OR 97202

CITY ATTORNEY  
BRENDA BRADEN

CITY MANAGER  
STEVE WHEELER

CITY ENGINEER  
MIKE MCKILLIP

WILL HARPER  
ASSOCIATE PLANNER

DREW DEBOIS  
TUALATIN VALLEY FIRE & RESCUE  
PO BOX 4755  
BEAVERTON OR 97076

JOANNE STETZEL  
BUILDING OFFICIAL

JIM JACKS  
PLANNING DIRECTOR

ASSISANT PLANNER

DOUG RUX  
ECONOMIC DEV DIRECTOR

~~Foxhill Neighborhood Assn.  
Elizabeth Conner  
5777 Calusa Loop  
TUALATIN OR 97062~~

Hazelbrook Neighborhood Assn.  
Robert Bosak  
10605 SW Hazelbrook Road  
TUALATIN OR 97062

~~Hedges Creek Neighborhood Assn.  
Dave Zimmerman  
21685 SW Hedges Drive  
TUALATIN OR 97062~~

~~Tualatin Assn of Neighbors I  
Ginni Snodgrass  
9203 SW Cree  
TUALATIN OR 97062~~

CUP & VAR labels (12-00)

Exhibit A - Page 4 of 4



# Oregon

John A. Kitzhaber, M.D., Governor

## Department of Transportation

Region 1  
123 NW Flanders  
Portland, OR 97209-4037  
(503) 731-8200  
FAX (503) 731-8259

January 5, 2001

FILE CODE:  
PLA9-1-2A -91  
Proposal Number: 931

Will Harper, Associate Planner  
City of Tualatin  
Planning Department  
18880 SW Martinazzi Avenue  
Tualatin, OR 970627092

**CITY OF TUALATIN  
RECEIVED**

**JAN 08 2001**

**ECONOMIC DEVELOPMENT**

**Subject: IMP-00-01 Novellus Industrial Complex**  
Pacific Highway, 99 W and SW 124th Avenue

Dear Mr. Harper:

We have reviewed the applicant's traffic analysis for Phase 1 that includes 482,000 square feet of the ultimate, 1.3 million square-foot high-tech industrial park. We have no objections to the proposal provided that as a condition of approval the striping of the left-turn lane at the southbound approach of the 99W and 124<sup>th</sup> Avenue intersection is extended. The existing striping extends 350 feet in length and 525 feet of storage is needed as mitigation to accommodate the first phase of development.

### Recommended Condition of Approval

*Prior to issuance of the Phase 1 primary building permit the applicant shall obtain an ODOT permit and extend the left-turn lanes at the 99W southbound approach of the 99W and 124<sup>th</sup> Avenue intersection to achieve 525 feet of left turn storage.*

### Findings

The proposal impacts Pacific Highway, 99W an ODOT facility. According to the Oregon Highway Plan (1999)<sup>1</sup> 99W is classified as a *Statewide Urban* highway. The mobility standard is 0.99 volume to capacity (v/c). ODOT has permitting authority for this facility<sup>2</sup> and an interest in ensuring that the traffic impacts are mitigated to provide a safe and efficient facility. The need for the

<sup>1</sup> The 1999 Oregon Highway Plan is an element of the Oregon Transportation Plan, which was adopted by the Oregon Transportation Commission on March 18, 1999.

<sup>2</sup> Oregon Administrative Rule (OAR) 734-051, see the following web site for the rule's exact language:  
[http://arcweb.sos.state.or.us/rules/OARS\\_700/OAR\\_734/734\\_051.html](http://arcweb.sos.state.or.us/rules/OARS_700/OAR_734/734_051.html)



ODOT Response

2  
January 5, 2001

additional left-turn storage is based on an analysis conducted by Chi Mai, ODOT traffic analyst. Please refer to her attached memorandum dated January 3, 2000.

ODOT Permit Information

The applicant may contact ODOT District 2A at 503-229-5002 for information about the ODOT permit required for the striping.

Thank you for coordinating with ODOT on this land use application. Please provide us with a copy of the decision. If you have any questions regarding the above comments, I can be reached at 503-731-8206.

Sincerely,



Gail Curtis, AICP  
Senior Land Use Planner

Attachment: Chi Mai's 1/3/01 Memorandum

cc: Chi Mai, ODOT  
Joel McCarrol, District 2A



# Oregon

John A. Kitzhaber, M.D., Governor

Department of Transportation

Region 1  
123 NW Flanders  
Portland, OR 97209-4037  
(503) 731-8200  
FAX (503) 731-8259

DATE: January 3, 2001

TO: Gail Curtis, Senior Land-Use Planner

FROM: Chi Mai, Transportation Analyst

SUBJECT: Novellus Phase 1 (Tualatin)

FILE CODE:

I have reviewed the traffic impact study conducted by Group MacKenzie in December 2000 for the subject development. The site is a 58-acre parcel bordered by Tualatin Road, 108th Avenue, Leveton Drive, and a private road. The first phase of the development is the expansion of up to 489,000 sqft total of manufacturing and research and development offices, which includes existing buildings. The buildout year is expected to be early 2002.

The facility of concern to ODOT is Highway 99W. This is a 4-lane section highway with a Statewide level of importance and a mobility standard of  $v/c=0.99$ . The traffic impact study analyzes existing traffic, year 2002 base traffic (2% background growth plus in-process traffic) and year 2002 total traffic. 15% of site traffic is expected to travel to/from 99W north and 15% is expected to travel to/from 99W south. Therefore, 30% of site traffic is expected to travel through the intersection of 99W/124th Ave.

Based on intersection capacity analysis as outlined the traffic study, the intersection of 99W/124th Ave is operating well for existing traffic conditions and is expected to operate well (i.e.  $v/c$  performance will be below ODOT  $v/c$  standard) for year 2002 base traffic and year 2002 total traffic.

The traffic study outlined queuing analysis but it did not look at the intersection of 99W/124th Ave. Base on ODOT's analysis, the queuing length for each of the dual left-turn lanes on 99W southbound approach is expected to be approximately 525', exceeding the existing striped length of 350'. Therefore, it is recommended that the City require the applicant to extend the dual left-turn striping to a total length of 550'.

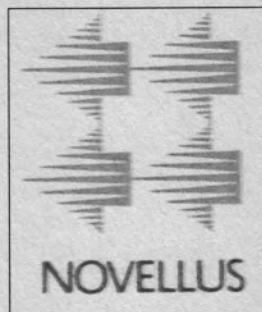
Please contact me at (503) 731-8542 if you have any questions.

Novellus.doc  
CM/cm



Request for approval  
of an  
**INDUSTRIAL MASTER PLAN  
AND  
LAND DIVISION (PARTITION)**

**For  
NOVELLUS SYSTEMS INC.**



**January 4, 2001**

**Project # 2000321**

**Prepared by:**

G R O U P  
**MACKENZIE**

**P.O. Box 69039  
Portland, OR 97201-0039**

**Prepared for:**

**Novellus Systems, Inc.  
4000 North 1<sup>st</sup> - M/S 305  
San Jose, CA 95134**

Exhibit C

## TABLE OF CONTENTS

|      |  |    |
|------|--|----|
| I.   | Introduction .....   | 1  |
| II.  | Land Use Reviews .....   | 3  |
| III. | Project Description .....  | 4  |
| IV.  | Industrial Master Plan Submittal Requirements (Chapter 37) ..... | 6  |
| V.   | Manufacturing Park Planning District (Chapter 62) .....          | 14 |
| VI.  | Subdivisions and Partitions (Chapter 36) .....                   | 20 |
| VII. | Summary .....  | 21 |

**Exhibits:**

1. Addendum to Industrial Master Plan
2. Parking lot landscape deviation request

**Attachments:**

- A. Industrial Master Plan application
- B. Partition application
- C. Vicinity Map
- D. Aerial Photo
- E. Site Plan (11 x 17)
- F. Site Perspective (11 x 17)
- G. Site Axonometrics
- H. Site Sections
- I. Partition Map
- J. Concept Site Utility Plan - Storm
- K. Concept Site Utility Plan - Water
- L. Concept Site Utility Plan - Sewer
- M. Legal Description
- N. Adjacent Property Owner's List
- O. Preliminary Traffic Analysis
- P. Wetland Determination Letter
- Q. USA Service Provider Letter

## I. INTRODUCTION

This narrative supports the application for an Industrial Master Plan on 58 acres Manufacturing Park (MP) Planning District designated of industrial land owned by Novellus Systems, Inc based in San Jose, California. The subject site is located north of Leveton Drive and south of Tualatin Road, west of 108<sup>th</sup> Avenue and directly east of JAE Oregon (see Attachment C). Novellus manufactures equipment that produce semiconductors for computers. More specifically, the equipment manufactured includes chemical vapor deposition (CVD), physical vapor deposition (PVD) and copper electrofill systems that allow for increased durability and speed in semiconductors that run computer systems. Novellus's need for additional industrial land and manufacturing space has led them to locate in the City of Tualatin.

The subject property was partitioned in 1989 (City file # MIP-89-03) creating the 58 acre parcel. The site currently has two buildings, previously developed and owned by OKI Semiconductor, that were approved by the city in 1989 (AR-89-24). During OKI's ownership one building was utilized for manufacturing and the other building was utilized for office space. Access is currently located via Leveton Drive, and parking areas are located mostly to the south of the existing buildings (with the exception of some parking and loading areas north of the western manufacturing building). The remainder of the eastern half of this site comprises landscaped areas and vacant areas north and south of the existing buildings. The vacant areas include fields with mixed coniferous and deciduous trees. An existing filbert orchard exists on the northeast corner of the site along with a stand of mixed firs and deciduous trees north of the office building and several very large Douglas fir trees along the northern property line. The western portion of the site is comprised of mostly an open grassy field with sparse trees. Generally the entire site has rolling topography increasing in elevation from south to north with periodic increases and decreases in elevation (see Attachment H).

The entire site, with the exception of the northern property line, is surrounded by industrially zoned land including Light Manufacturing (ML) to the east, ML and MP to the south and MP to the west. Existing development south of Leveton Drive consists of Fujimi America Inc. and Tofle USA, JAE Oregon is located just west of the site and Johnson Bradley, Helser Limited Partnership, Dot Inc. and Crystal Lite Manufacturing are located just east of the site across 108<sup>th</sup> Avenue. All of the adjacent properties, with the exception of one of the Fujimi parcels, have existing development. A residential area exists north of Tualatin Road from the subject site and includes single-family residential and an assisted living/Alzheimer care facility.

The existing manufacturing facility has a minor addition under construction onto the northern portion of the building, and a small expansion of the parking/loading area. The existing office building is currently being used as a training facility for employees and minor office uses. Novellus plans to utilize the existing manufacturing building, and remodel and expand the existing office building for use as a manufacturing building in the later phases of this development.



This proposal is requesting approval of an Industrial Master Plan (IMP) Land Division (minor partition). Although submittal of the Industrial Master Plan is optional in the Manufacturing Park Planning District, receiving review and approval of an industrial master plan allows for partitioning the site into minimum 15 acre parcels, and incorporates a broader review of development of a large acreage site. Additionally, this Industrial Master Plan is focused on designing the site to allow for convenient pedestrian connections between buildings, and efficient on-site vehicular circulation. Landscaping will be focused on the areas surrounding the buildings and outdoor areas that employees frequent such as entry ways and paths between buildings. The concept is to orient the buildings in a manner that allows employees a view to the outside and to allow visitors/customers views into the interior work areas.

## II. LAND USE REVIEWS

Land Use Reviews requested for this project include:

1. Industrial Master Plan
2. Land Division (Minor Partition)
3. Architectural Review (Phase I);

Novellus is requesting that the Partition be reviewed simultaneously with the Industrial Master Plan (IMP) and will include partitioning the 58-acre site into three smaller parcels of approximately 23.139, 15.386, and 19.562 acres each (see Attachment I). In conjunction with this proposal, Novellus will also be requesting Phase I Architectural Review approval. The Phase I Architectural Review will be submitted at a later date once the IMP is approved. The IMP shows development proposed for Phase I and planned for full build out and specifically shows which buildings are planned to be constructed at each phase. Additionally, Novellus is in the process of obtaining a grading/site utility permit for on-site grading activities and on-site private utilities.

### III. PROJECT DESCRIPTION

This proposal includes the ultimate development of 1,365,000 square feet of buildings and 2,550 parking spaces to support manufacturing, research and development, site services, training facilities, offices and mechanical equipment facilities. The project is currently broken into 4 phases with building area and parking proposed for each phase as follows:

| Phases       | Building Area        | Parking              | Site Area       | Est. Employees |
|--------------|----------------------|----------------------|-----------------|----------------|
| Phase 1      | 535,000 sf           | 850 spaces           | 23.139 acres    | 1,000          |
| Phase 2      | 160,000 sf           | 265 spaces           | 15.386 acres    | TBD            |
| Phase 3      | 230,000 sf           | 515 spaces           | 19.562 acres    | TBD            |
| Phase 4      | 440,000 sf           | 920 spaces           | See Phase III   | TBD            |
| <b>TOTAL</b> | <b>1,440,000 sf*</b> | <b>2,750 spaces*</b> | <b>58 acres</b> | <b>5,000</b>   |

\*includes 75,000 square feet of existing manufacturing space and 200 existing parking spaces

Novellus proposes to utilize the two existing buildings on site, previously owned by OKI Semiconductor. The existing manufacturing building will continue to be used for manufacturing purposes, and the office building will be replaced in the future to accommodate manufacturing space. Existing parking consists of 200 parking spaces south of the existing buildings. Existing access via Leveton Drive will be maintained along with construction of additional access points via both Leveton Drive and 108<sup>th</sup> Avenue. No additional access points are proposed on Tualatin Road. The existing driveway shared with JAE will be utilized for limited on-site access, but will not connect to Leveton Drive, and will be de-emphasized for use as a public access.

Phase I will include the first portion of the manufacturing, site services, training facility, research and development/applications, engineer offices and mechanical building totaling 535,000 square feet. Full occupancy of this phase of the project is expected by April of 2002. Partial occupancy is expected January of 2002.

Novellus Systems has indicated from the beginning of the project that they want to create a project with a "campus style" that provides a quality working environment is also compatible with the existing surrounding residential and industrial development. The proposed site layout accomplishes that goal by providing significant buffering and by designing the buildings in a manner that reduces impacts to adjacent properties (See Attachment E). For example, the shipping and receiving areas are centralized and oriented in an east/west direction within the site reducing visual and noise impacts to the north and south. Particularly shipping areas are located along the main entry way for easy truck access from the south or east reducing potential truck traffic from the north. Additionally, all manufacturing activities will be conducted indoors further reducing impacts to adjacent properties. Surface parking is interspersed around the buildings along with structured parking between buildings at convenient locations for

employees promoting connectivity between the parking areas and buildings. Landscaping will be located within the building/parking setbacks and interspersed throughout the site with focus particularly on the northern property line and at areas within the site used heavily by employees such as entryways and break areas (see Attachment G).

The IMP emphasizes the main entrance on site that includes access to future structured parking, bridges connecting the manufacturing buildings with Site Services and Research and Development, and access through to the northern portion of the parcel. This main entrance will be lined with prominent landscaping and landscape accents at the entrances of each building. Pathways between the buildings and parking areas will also be landscaped to promote use of outdoor areas.

Surface parking areas will be situated on the perimeter of the building areas. Structured parking will be located immediately adjacent to the site services/training, R & D/engineering, and the manufacturing buildings as those areas are central entrances to the main work areas on site. The majority of the truck activity will be entering the site from Leveton Drive and/or 108th Avenue due to the location of the loading areas.

#### IV. INDUSTRIAL MASTER PLAN (CHAPTER 37)

As indicated above, Novellus Systems Inc. is requesting approval of an Industrial Master Plan (IMP) for the project. An IMP is intended to “achieve a campus-like setting within an Industrial Master Plan Area, while allowing development to occur on a number of smaller parcels within the area. The following excerpts from Chapter 37 indicate that the project proposal meets the intent of Chapter 37, meets the technical requirements for application submittal and also meets the criteria for City Council approval. Furthermore, the IMP process is intended to address the broader more conceptual issues, including modification of setbacks, related to large lot development prior to applying for Architectural Review. By applying for the Industrial Master Plan approval, the minimum lot size may be partitioned to no less than 15 acres rather than the standard 40 acre minimum lot size in the Manufacturing Park Planning District.

##### 37.010 - Purpose

The Tualatin City Council may approve an Industrial Master Plan within the Manufacturing Park Planning District that sets particular standards for development within the Industrial Master Plan Area defined by such plan, in accordance with the Tualatin Community Plan and the Leveton Tax Increment Plan. Such approved plans are intended to achieve a campus-like setting within an Industrial Master Plan Area, while allowing development to occur independently on a number of smaller parcels within that area. It is the intent of this chapter to provide procedures and criteria for the submission and review of such Industrial Master Plan applications.

*Finding: The proposed site layout shows a campus-like setting while allowing the buildings to be located in an efficient manner for the type of use proposed. Individual parcels are proposed within this Industrial Master Plan creating parcels of not less than 15 acres in order to comply with 62.050 code requirements which state minimum lot size. These proposed lot lines are configured to allow for phased development within Novellus and also to potentially allow for individual users at a future date.*

*A centralized entrance off of Leveton Drive will be the focal point of this Industrial Campus. This entrance will be flanked by landscape features on either side and will include a landscaped circular drive at the Site Services/Training and R & D/Engineering building entrances (see Attachment F). This driveway will provide vehicle access to the main entrances of the buildings for employees or visitors and a convenient turn around for access to structured parking and surface parking areas. Each of the proposed buildings are located on site to promote operations while at the same time, clusters the buildings with the existing structures allowing additional space for campus style features such as ample employee parking, on-site circulation, extensive landscaping and outdoor areas.*

*The on-site circulation is proposed to include a looped drive beginning south of the proposed Phase I manufacturing building and south of the existing manufacturing building. The driveway will loop north around the outer edges of the site which allows trucks to access the shipping and receiving areas without having to drive through the individual parking areas on-site which reduces the amount of vehicular conflicts. Passenger vehicles will also utilize the outer drive for access to the individual parking areas as necessary (see Attachment E).*

### 37.020 - Application Requirements

- (1) A request for an Industrial Master Plan. . . shall be initiated by the owner or owners of all properties within the Industrial Master Plan area. . . The applicant shall discuss the proposed use and site plans with the Planning Director and City Engineer in a pre-application conference. . . . Following the pre-application conference, the applicant may submit a written application addressing applicable review criteria

*Finding: This Industrial Master Plan submittal is consistent with the above criterion. The proposed project achieves a campus-like setting based on the layout of the proposed buildings, extensive landscaping and screening and orienting the buildings to allow increased natural light and outdoor visibility for employees and visitors to the facility. The project proposal incorporates a partition into the Industrial Master Plan, dividing the 58 acre parcel into 3 smaller parcels of 23.139, 15.386, and 19.562 acres each (see Attachment I).*

*A pre-application conference was held with the City of Tualatin on October 30, 2000 that discussed the preliminary site plan and code requirements for this project. The property owner discussed the proposed use and preliminary site plans extensively with the City of Tualatin staff prior to submitting this application.*

- (2) An Industrial Master Plan. . . . shall 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. . . .

*Finding: This Industrial Master Plan is submitted in conjunction with a Partition application creating the three parcels of 23.139, 15.386, and 19.562 acres each. The lot configurations shown are based on the Phased Development of this project. The largest lot includes all the development proposed for Phase I activity which includes the first portion of the manufacturing building, site services, training facility, engineer's offices, mechanical building, and Research and Development/Applications. The additional 2 lots will incorporate the remaining Phase II-IV developments.*

- (3) In addition, . . . the following information shall be included in the application or on accompanying drawings:

*Finding: All of the specific site plan requirements identified in Chapter 37 and also within the IMP application packet have been shown on the site plans and/or included within the application packet.*

#### 37.020 - Application Requirements

- (1) An Industrial Master Plan may specify, for the entire Industrial Master Plan Area as a whole or for each individual parcel therein, the following alternate development standards which shall supersede conflicting provisions otherwise applicable:
- (2) 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.

*Finding: Attachment E shows the setbacks from the lot lines to building and parking areas. Setbacks will meet the setback requirements of Chapter 62 (MP district) with the exception of three setbacks. The building setback to the south is proposed at 80 feet instead of the 100 setback established in the MP district. The parking and circulation area setback on the northern property line is proposed at 35 feet instead of 50 feet. The northern interior line will be setback 20 feet from the existing manufacturing buildings. All additional setbacks are outlined in 62.060.*

- (3) Locations of shared parking and circulation areas and access improvement, including truck maneuvering and loading areas and common public or private infrastructure improvements.

*Finding: Surface and structured parking will be utilized by employees on site as shown on Attachment E. A total of three parking structures will be constructed, each accommodating 500 vehicles. These structures will be constructed in Phases II thru IV. These structures will be located as shown on Attachment E, between the proposed manufacturing building and the future R&D/Applications building, between the existing manufacturing building and future office building and east of the existing manufacturing building. See Exhibit 1.*

*An outer looped driveway will be constructed on the north half of the site to allow trucks access to the shipping and receiving areas. Additionally passenger vehicles will be able to utilize the outer looped driveway to access the individual parking areas through out the site. Phase I surface parking will be located between the proposed manufacturing building and the R&D/Applications building and between the Site Services building and the existing manufacturing building. Surface parking is also proposed where each future parking structure is shown as well as the future office buildings and future R&D/Applications building. Temporary surface parking will be*

*established north of each subsequent manufacturing phase and will be removed/relocated as each manufacturing phase is developed. Access improvements will be constructed on 108<sup>th</sup> Avenue and Leveton Drive to provide adequate access to the site. See Attachment O for a preliminary analysis of traffic impacts and Attachments J, K, L for conceptual utility improvements.*

- (4) Building heights and placement and massing of buildings with respect to parcel boundaries.

*Finding: The proposed buildings are generally oriented towards the central portion of the site. The height of the buildings range from 21 to 70 feet on site. The manufacturing buildings proposed on site will be 53 feet including the basement area. The total height of the buildings above ground will be 35 feet. The manufacturing buildings are located no closer than 139 feet from the northern property. The R & D and Site Services buildings are located no closer than 80 feet from the southern property line. Buildings are located no closer than 80 feet from the eastern property line and no closer than 100 feet from the western property line. The northern interior lot lines will be located no closer than 20 feet to the existing manufacturing buildings.*

- (5) 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.

*Finding: The main entrance will be located off of Leveton Drive with secondary access points off of 108<sup>th</sup> Avenue and Leveton Drive. Minimum parking requirements for a total of 1,440,000 square feet is 2,304 spaces. The parking proposed is 2,750 spaces and meets the minimum requirements. No maximum requirements are listed for manufacturing uses. Loading docks are proposed at each manufacturing building and meets the minimum requirements.*

*The site is designed to allow access from the ground and through the sky bridges proposed between the Site Services, R&D/Applications, and Manufacturing buildings. Pedestrian access points will be located at the main entrances of each building and at access points from both Leveton Drive and 108<sup>th</sup> Street. A jogging trail will also be located along the eastern property line and will connect with the sidewalks running east/west on both Tualatin Road and Leveton Drive. Clearly labeled walkways will be located from the parking areas to the building entrances as well. Also, walkways between each building will allow employees and visitors to walk through the landscaped areas proposed between the buildings. See Exhibit 1.*



- (6) Lot dimensions and area provided that no individual parcel shall 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).

*Finding: Three parcels are proposed at 23.139, 15.386, and 19.562 acres and meet the minimum lot size requirements.*

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

*Finding: Attachment F shows the proposed landscaped areas for the buildings and parking facilities. The proposed project will meet the 20% landscape requirement. In addition, Novellus is requesting that the parking lot landscape standard of one landscape island per every eight stalls be modified to one landscape island per every 12 stalls. In order to mitigate for this requested deviation, Novellus is proposing to place a landscape strip between the facing vehicles the entire length of the parking area. This will provide approximately 71 square feet of landscaping per stall instead of 25 square feet. This requested deviation is only proposed on the southern portion of the lot in order to allow terracing due to the natural slope of the site. See Exhibit 2.*

*In addition, Novellus has made a concerted effort to preserve the existing grove of trees north of the existing manufacturing building. Also re-seeding of the graded areas will be conducted between the phases of development.*

#### 37.030 - Criteria For Review

The City Council shall approve an Industrial Master Plan, after a hearing conducted pursuant to TDC 32.040, provided that the applicant demonstrates that the following criteria are met:

- (1) 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.

*Finding: The entire site is serviced by existing public facilities. Two 12 inch water line stubs are located approximately 400 feet east of JAE and 650 feet west of 108<sup>th</sup> Avenue on Tualatin Road. A 16 inch water line also exists in both Tualatin Road and 108<sup>th</sup> Avenue. A 12 inch water line also exists in Leveton Road which will be used for connection to the site (see Attachment K). A 30-inch storm sewer pipe crosses under Leveton and extends south into a ditch that drains into wetlands south of the site. On site detention will be provided and will be located on either side of the main entrance off of Leveton Drive (see Attachment J). An 8-inch sewer line exists in Leveton Road as well as an 8-inch stub out near the OKI site. These facilities appear to be adequate for the proposed uses on site (see Attachment L).*

*The attached preliminary traffic analysis reviews general on-site circulation and access spacing based on the proposed project. Preliminary discussions with the City staff indicated that up to two additional access points may be allowed off of 108<sup>th</sup> Avenue and three access points on Leveton Drive. One limited access point would be allowed at the existing access shared with JAE off of Tualatin Road. These additional access points would allow for adequate access to the site for employees and for truck traffic. Truck traffic will be encouraged to use Leveton Drive or 108<sup>th</sup> street for access as the site layout provides convenient accesses to the manufacturing areas from Leveton Drive and 108<sup>th</sup> Avenue (see Attachment O).*

*The nearest bus stops are located on Pacific Highway which are between 1/4 of a mile to 1/2 mile from the site.*

- (2) 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.

*Finding: The proposed project has been designed to be compatible with existing surrounding development. The subject site is surrounded on three sides (south, east and west) by existing industrial developments and vacant industrially zoned land to the southwest (Fujimi). This existing industrial development is characterized by large-scale manufacturing buildings with associated buildings and parking areas and are generally similar in nature to the proposed project. Due to the similar nature of development to the south and east, Novellus is proposing to locate the buildings approximately 80 feet from the southern and eastern exterior property lines. This will also provide more area within the interior of the site for adequate circulation and building sizes and ensure adequate buffering on the north (see Attachment E). This southern setback may be further reduced in the later phases of development if a left turn lane is needed onto the site from Leveton Drive.*

*In order to promote compatibility with the residential area to the north of the site, the 100-foot building setback will be maintained as well as creating an earth berm that is approximately 4 feet tall to be planted with heavy vegetation. The outer looped driveway (see Attachment E) will be located no closer than 35 feet from the property line and will be screened by the earth berm as well. The buildings will be designed to utilize the natural grade changes to further screen them from residential development to the north. The maximum building height for the structures adjacent to the residential development to the north will be 35 feet at 139 feet (see Attachment H). Existing vegetation will be utilized along the northwest property line and the earth berm will be integrated with the existing vegetation.*

*The location of the buildings and the sizes of the buildings are all shown on Attachment G. The proposed buildings and parking areas meet the setbacks from the western and eastern property line and will not exceed the maximum*

*height limit of 70 feet. The parking structures proposed will not exceed 5 stories and will be approximately the same height as the buildings surrounding them.*

*The buildings have been oriented on site with the primary density in an east/west orientation. The site design will take advantage of the north/south light with large open windows looking out into atriums which include an approximately 40-foot-wide landscaping area between manufacturing buildings (see Attachment E). A masonry element, such as stone or brick, will be utilized for the base of the buildings. The skin is proposed to be a glass curtain wall or flat off-white metal siding. The windows will be green-tinted and non-reflective with a clear anodized trim. A light shelf will be located on the upper portion of the windows and will extend out approximately 20" to provide shade on the majority of the lower portion of the window and to allow light to be reflected up into the building for natural lighting. The pedestrian skybridges will be composed of steel and glass to match the buildings. The roofs are anticipated to be metal and will be painted to complement the exterior walls. Decorative lights will be used at the entry ways of each building with low levels of illumination. Ground mounted signs are proposed at the southeast corner of the site and along 108<sup>th</sup> at the entrances. A monument sign will be located at the main entrance off of Leveton Drive.*

- (3) The internal circulation, building location and orientation, street frontage, parking, setbacks, building height, lot size and access are in accordance with TDC Chapter 62 unless otherwise approved through the Industrial Master Plan process.

*Finding: The primary access points will be located on Leveton Drive. Secondary accesses will be Leveton Drive, 108<sup>th</sup> Avenue and the existing shared access on Tualatin Road. The northern interior of the site will have a looped driveway for easy access into the specific parking areas for each building. Shipping and receiving areas will be located on either side of the manufacturing building for easy central truck access. Attachment E shows the proposed building locations, sizes along with parking areas and street frontage. Attachment H indicates the building heights and setbacks. Refer to Section V below for further details as well.*

*Novellus is proposing to comply with the 100 foot minimum setback requirement from the northern property line and are proposing a 35 foot setback from the outer looped driveway to the northern property line. The 28 foot height limit at the 100 foot setback will be met, and increases in height beyond that point will meet the 45-degree increase to a potential 70 foot maximum as required by 62.080(2) (see Attachment H). In addition, Novellus is proposing to create an earthen berm along the northern property line to further screen the proposed development from residential areas to the north.*

*The existing mature fir trees lining the northern property line, are proposed to be retained for screening purposes and will be incorporated into the adjacent earthen berm. Attachment H depicts the visual impacts of the earth berm and landscaping proposed.*

*Novellus is proposing to comply with the 50-foot building setback from the western property line. Novellus is proposing an 80-foot building setback from the southern and eastern property line, with potential for a further reduction if a left turn lane is eventually needed on Leveton Drive. The building heights from the south will comply with the maximum height requirement as shown on Attachment H.*

*As stated above, lot size will be at least 15 acres in order to meet the minimum lot size requirements for this zoning designation. The current 58 acre parcel is proposed to be divided into three parcels of 23.139, 15.386 and 19.562 acres each (see Attachment I). The lots are proposed to be divided in accordance with the phased development. The first phase of development will encompass the largest lot with subsequent phases including the remainder of the development.*

## V. MANUFACTURING PARK PLANNING DISTRICT (Chapter 62)

Novellus' proposed project is located within the Manufacturing Park Planning District (MP) which is outlined in Chapter 62 of Tualatin's Development Code. The intent of the MP District is to allow for larger scale industrial development and promoting planned developments specifically for modern and/or specialized manufacturing. The Novellus project promotes that goal and is discussed in detail below.

### 62.010 - Purpose

The purpose of this district is to provide an environment exclusively for and conducive to the development and protection of modern, large-scale specialized manufacturing and related uses and research facilities. Such permitted uses shall not cause objectionable noise, smoke, odor, dust, noxious gases, vibration, glare, heat, fire hazard or other wastes emanating from the property. The district is to provide for an aesthetically attractive working environment with park or campus like grounds, attractive buildings, ample employee parking and other amenities appropriate to an employee oriented activity. It also is to protect existing and future sites for such uses by maintaining large lot configurations or a cohesive planned development design and limiting uses to those that are of a nature so as to not conflict with other industrial uses or surrounding residential areas. It also is intended to provide for a limited amount of commercial uses designed exclusively for the employees of the primary uses and is intended to allow the retail sale of products manufactured, assembled, packaged or wholesaled on the site provided the building area used for such retail selling is no more than 5% of the gross floor area of the building not to exceed 1,500 square feet.

*Finding: The proposed use will be a modern specialized manufacturing use with related research and development facilities. The production of equipment used to make semiconductors along with research and engineering for continued improvement to the equipment satisfies the above criterion for the intent of the zoning designation. Furthermore, the activity on site does not produce or emit objectionable noise other than noise related to normal manufacturing activity such as truck deliveries and operation of standard equipment. All production activity, with the exception of loading and unloading of equipment, will occur within the buildings. By reviewing the entire 58 acre site, surrounding uses including public facilities can be addressed along with ensuring compatibility with adjacent existing uses.*

*The buildings are situated on site to allow for convenient employee and product movement between work areas as well as ample parking on the exterior of the site. The buildings are oriented to allow for utilization of existing topography.*

62.020 - Permitted Uses.

No building, structure or land shall be used in this district except for the following uses:

- (5) Manufacture, assembling and packaging of electronic equipment, instruments and devices.
- (5) Research offices and laboratories.
- (6) Testing offices and laboratories.
- (13) Offices when part of a manufacturing use as listed in (1) through (12), above.

*Finding: As stated above, all of the multiple uses proposed by Novellus on site are included in the permitted uses for this zoning designation. Novellus assembles and makes the equipment used in the semiconductor manufacturing process. In conjunction with their production of this equipment they also have related research and development activities and testing areas to test the products. Also offices for employees are proposed in two of the buildings.*

62.050 - Lot Size.

- (1) North of SW Leveton Drive (including its westerly extension to the western edge of the Planning District) the minimum lot area shall be 40 acres, except the minimum lot area may be reduced to 15 acres pursuant to an approved industrial master plan as provided under TDC Chapter 37. . . .

*Finding: This application proposes three lots of 23.139, 15.386 and 19.562 acres each which meet the above requirement, as Novellus is requesting Industrial Master Plan approval for development of this industrial campus (see Attachment I).*

- (2) The average lot width shall be 250 feet.

*Finding: The average lot width is approximately 1000-1200 feet which is well above the 250 foot average.*

- (3) The minimum lot width at the street shall be 250 feet.

*Finding: The minimum lot width at the street is well above the 250 foot requirement. The minimum lot width is approximately 600 feet.*

- (4) For flag lots. . .

*Finding: Not applicable.*

- (5) The minimum lot width at the street shall be 50 feet on a cul-de-sac bulb.

*Finding: Not applicable.*

- (6) Lots or remnant areas created by the location of public streets. . . .

*Finding: Not applicable.*

- (7) No minimum lot size, width or frontage requirement shall apply to wetland conservation lots.

*Finding: Not applicable.*

62.060 - Setback Requirements.

- (1) Industrial Planned Development Properties subject to an Industrial Master Plan approved by the Tualatin City Council in accordance with the Leveton Tax Increment Plan, as amended, shall be subject to setback requirements as contained in the Industrial master Plan. Where no setback requirement is specified in an Industrial Master Plan, TDC 62.060(2)(3) shall apply.

*Finding: The proposed building and parking setbacks will be as specified on the site plan and below with the exception of parking and circulation areas to the north, exterior building setbacks to the south and east and the northern interior lot line setback. The parking setbacks to the north are proposed at 35 feet. The building setbacks to the south and east are 80 feet and the northern interior lot line will be 20 feet.*

- (2) Yards adjacent to Streets or Alleys.
- (a) Except as otherwise provided in TDC Chapter 37. . . . The minimum building setback for parcels north of SW Leveton Drive is 100 feet.
- (b) Except as otherwise provided in TDC Chapter 37, the minimum setback to any parking or circulation area is 50 feet.

*Finding: The buildings are located on site to meet the 100 foot setback requirement as shown on the submitted site plan with the exception of the southern and eastern buildings which are proposed to be located at 80 feet. Although (b) above, indicates a 50 foot setback requirement for parking and circulation areas, this submittal includes a request to reduce that setback on the northern property line to approximately 35 feet through the Industrial Master Plan process. In order to minimize encroachment within the suggested 50 foot setback, an earth berm is proposed at approximately 4 feet in height and will be constructed along the entire north property line and be incorporated into the existing vegetation already located along the northern property line. The earth berm will be heavily planted with vegetation to further reduce visual impacts of the project to the north.*

(3) Side and Rear Yards Not Adjacent to Streets or Alleys.

- (a) . . . . The minimum setback for parcels north of Leveton Drive is 50 feet.

*Finding: The western property line is the only property line not adjacent to a street or alley. The buildings are proposed to meet this 50 foot setback and are represented on the site plan (see Attachment E). The northern interior lot line will be placed approximately 20 feet from the existing manufacturing building. See Exhibit 1.*

- (b) Except as otherwise provided in TDC Chapter 37, all parking and circulation areas shall be set back a minimum of 5 to 25 feet from the property line, as determined through the Architectural Review process. However no setback is required from lot lines lying within ingress and egress areas shared by two or more abutting properties in accordance with TDC 73.400(2).
- (c) No spur rail track shall be permitted within 200 feet of an adjacent residential district.
- (d) No setbacks are required at points where side or rear property lines abut a railroad right-of-way or track.

*Finding: The outer looped driveway is proposed to be no less than 10 feet from the western property line as shown on the site plan which meets the above requirement.*

- (4) No fence shall be constructed within 50 feet of a public right-of-way.

*Finding: No fencing is proposed on-site.*

- (5) Setbacks for a wireless communication facility shall be established . . .

*Finding: Not applicable.*

62.080 - Structure height

- (1) Except as provided in TDC 62.080(2) or (3), no structure shall exceed a height of 70 feet, except for flagpoles . . .

*Finding: No portion of any structure is proposed to exceed 70 feet in height.*

- (2) Height Adjacent to a Residential District. Except as otherwise provided in TDC Chapter 37, where a property line, street or alley separates MP land from land within a residential district, a building, . . . shall not be greater than 28 feet in height at the required 50 foot or 100 foot setback line. No building or structure, including flagpoles,



shall extend above a plane beginning at 28 feet in height at the required 50 foot or 100 foot setback line and extending away from and above the setback line at a slope of 45 degrees, subject always to the maximum height limitation in TDC 62.080(1)

*Finding: The only portion of the property adjacent to a residential district is the northern portion. Phase I construction will mainly be limited to the southern half of the property which is not subject to this requirement. However for future Phases 2-4 no portion of any structure is proposed to exceed these height limits. See Attachment H showing approximate building elevations.*

(3) Wireless Communication Support Structure.

*Finding: Not applicable.*

62.090 - Access.

Except as otherwise provided in TDC Chapter 37 and as provided below, no lot shall be created without provision for access to the public right-of-way in accordance with TDC 73.400 and TDC Chapter 75. Such access may be provided by lot frontage on a public street, or via permanent access easement over one or more adjoining properties, creating uninterrupted vehicle and pedestrian access between the subject lot and the public right of way

*Finding: All proposed lots will have frontage on one of the 3 public streets surrounding the subject property: 108<sup>th</sup> Avenue, Leveton Drive, or Tualatin Road.*

62.100 - Off-street parking and loading.

Except as otherwise provided under TDC Chapter 37, refer to Chapter 73.

*Finding: Proposed off-street parking and loading will meet the minimum requirements of 73.070-73.400. No parking maximums exist for manufacturing uses therefore, the minimum 1.60/1,000 parking ratio will be met along with minimum requirements for loading berths. In addition, all parking and loading areas are located in a manner consistent with Chapter 73 requirements.*

62.110 - Environmental Standards

Except as otherwise provided under TDC Chapter 37, refer to Chapter 63.

*Finding: Noise and Air Quality will meet the Oregon Department of Environmental Quality standards as required in this Chapter. The proposed uses are conducted indoors with the exception of loading and unloading activity. No activity on-site will exceed standards for noise, air quality or vibration. The earth berm proposed on the northern property line will minimize any resulting noise from the site, along visual buffering provided with extensive landscaping. Additionally, the buildings are located to meet or exceed the*

*minimum setback requirements. Parking and employee traffic utilizing the looped driveway will minimize traffic utilizing Tualatin Road. The majority of truck traffic will be using 108<sup>th</sup> Avenue and Leveton Drive, as access to the shipping and receiving areas is more accessible at those points (see Attachment E).*

*An emergency generator will be located on-site for situations when power is unavailable to the site. Generators usually produce some noise but this on-site generator will be very limited in use. and will be centralized on the site.*

#### 62.120 - Community Design Standards

Except as otherwise provided under TDC Chapter 37, refer to Chapter 73.

*Finding: Structure design, landscaping and parking will all comply with the Community Design Standards of Chapter 73 and will be specifically addressed during the Architectural Review process.*

#### 62.130 - Landscape Standards.

Except as otherwise provided under TDC Chapter 37, refer to Chapter 73.

*Finding: Proposed landscaping will meet the 20% landscape requirement for approved Industrial Master Plans. Furthermore, landscaping will meet or exceed the requirements of 73.230 thru 73.310, 73.320, 73.340, 73.360 - 73.410. Landscaping will be designed around the perimeters of buildings at 5 feet in depth and around the perimeter of parking areas and circulation areas at a depth of 10 feet. Landscaped areas within parking lots will meet the minimum 25 square feet per parking stall and will be dispersed throughout the parking areas. Entrances to parking areas will be landscaped and overall landscaping will exceed the minimum requirements for the entire site with landscape emphasis at the centralized entrance and along the property lines with specific emphasis on the northern property line. See Exhibit 2.*

VI. SUBDIVISIONS AND PARTITIONS (CHAPTER 36)

This Industrial Master Plan submittal includes an application for a Partition that is consistent with TDC Chapter 36 and the minimum lot size requirements of TDC Chapter 62 (see V below). The attached partition plan shows the intended lot configuration based on the code requirements of TDC 36.220.

36.210 - Approval Required.

- (6) No land may be partitioned except in accordance with this Chapter. . . .

*Finding: The partition plan complies with Chapter 36 requirements for partitioning of parcels. It also complies with the minimum standards set forth in Chapter 37 - Industrial Master plan and Chapter 62 - Manufacturing Park Planning District. The minimum requirements for Chapters 37 and 62 are set forth in this submittal.*

36.220 - Application and filing fee.

- (1) The applicant shall prepare and submit a City of Tualatin Development Application, available from the City Engineer.  
(2) The application shall contain:

*Finding: A development application was obtained from the City and is included as Attachment B with this submittal. All of the specific site plan requirements have been shown on the partition plan and included within the application packet.*

## VII. SUMMARY

In summary, the Industrial Master Plan and Partition application for the development of an industrial campus for Novellus Systems Inc. including manufacturing, research and development, site services, engineering and mechanical equipment buildings, meets the applicable review criteria and should be approved as shown on the attached plans.

G R O U P

**MACKENZIE**

December 22, 2000

City of Tualatin  
Attn. Doug Rux  
18880 Martinazzi Avenue  
Tualatin, OR 97062

RE: Addendum to Industrial Master Plan submitted on 11/29/00  
Group Mackenzie Project #000321

Dear Doug:

At your request, we are submitting an addendum to the Industrial Master Plan which will specify deviations from the TDC standards and will include revisions from the original submittal on 11/29/00. Specific items that were requested to be clarified include:

1. Pedestrian Access
2. Parking stalls within parking structures proposed in later phases
3. Deviations from standards in the Tualatin Development Code (i.e. landscaping, setbacks)
4. Areas to be re-seeded once grading activity is completed
5. Whether the grove of trees will be preserved

Items that have been revised:

1. Minor partition boundaries and lot sizes
2. Number of parking structures
3. Surface parking locations
4. Central Utility Building location
5. Electrical service and location
6. Utility locations

The revised attachments are labeled identically to the original attachments and replace them. The attachments are:

- Attachment E - Conceptual Site Master Plan
- Attachment G - Conceptual Site Master Plan (Axonometric)
- Attachment H - Site Section
- Attachment I - Site Phase Master Plan (Partition)
- Attachment J - Storm Water Conceptual Master Plan
- Attachment K - Waterline Master Plan
- Attachment L - Sanitary Sewer Conceptual Master Plan

**Clarification Items:**

1. Pedestrian Access - The City has indicated that an important aspect of the Industrial Master Plan is to clearly state pedestrian access and connectivity between the buildings and off-site in order to allow employees and visitors convenient access among buildings

0690 SW Bancroft St / PO Box 69039 Portland, OR 97201-0039

Tel: 503.224.9560 Fax: 503.228.1285  
Net: info@grpmack.com

**Group  
Mackenzie,  
Incorporated**

Architecture  
Interior Design  
Land Use Planning

**Group  
Mackenzie  
Engineering,  
Incorporated**

Civil/Structural  
Engineering

Transportation  
Planning

The tradition of  
Mackenzie  
Engineering and  
Mackenzie/Sallo  
continues.

and onto the site. Currently, the site is designed to allow access from the ground and through the sky bridges proposed between the Site Services, R&D/Applications, and Manufacturing buildings. Pedestrian access points will be located at the main entrances of each building and at access points from both Leveton Drive and 108<sup>th</sup> Street. A jogging trail will also be located along the eastern property line and will connect with the sidewalks running east/west on both Tualatin Road and Leveton Drive. Clearly labeled walkways will be located from the parking areas to the building entrances as well. Also, walkways between each building will allow employees and visitors to walk through the landscaped areas proposed between the buildings.

2. Parking Stalls within the Proposed Parking Structure - The City requested clarification on the number of parking stalls within the proposed parking structures. A revision to the site plan shown on the revised Attachment E eliminates parking structures from Phase I development. The future parking structures will be designed to accommodate 500 cars and will be five stories.
3. Deviations from the Tualatin Development code standards - The City requested that the deviations being requested through the Industrial Master Plan process be specifically outlined in order to ensure that all deviations are reviewed. All deviations being requested through the Industrial Master Plan process include:
  - a. Property Line Setbacks - Novellus has proposed reduced property line setbacks for the buildings on the south and east sides of the development as well as on the north interior lot line. The south and east building setbacks have been proposed to be 80 feet and the northern interior line will be approximately 20 feet from the existing building and its new addition. In addition, Novellus is proposing a parking and circulation area setback reduction to the northern property line to 35 feet instead of 50 feet.
  - b. Landscaping - Novellus has proposed to meet the 20% overall landscaping requirement instead of the standard 25% requirement. In addition Novellus is requesting that the parking lot landscape standard of one landscape island per every eight parking stalls be modified to one landscape island per every 12 stalls. However, in addition, Novellus is proposing to place a landscape strip between the facing vehicles the entire length of the parking area. This deviation will actually allow 71 square feet of landscaping per stall rather than the standard 25 square foot requirement.
4. Re-seeding of graded areas - The City requested that it be clarified whether the entire graded areas will be re-seeded. Novellus is proposing to re-seed all disturbed areas with native grasses between phases of development to reduce surface run-off.
5. Preservation of the grove of trees - The grove of trees north of the existing manufacturing area is shown on all of the site plans including the revised site plans attached. It is Novellus's intent to protect and preserve that area. As the site plans show, development has been planned carefully around that grove of trees. In future phases the filbert orchard will be mostly removed for parking purposes as shown on the site plan.

Doug Rux  
Group Mackenzie Project #000321  
December 22, 2000  
Page 3

6. Color Specifications - The City requested additional information on color and materials to be used for the buildings. The base of the buildings will be either mojave (light brown) 12" norman brick or 18" x 18" or 24" x 24" light brown sandstone squares. The sandstone would have a rough textured appearance while the brick option would be a smooth finish. This "base" will project out from the upper siding approximately 2". The upper siding is proposed to be either flat or ribbed white metal siding with a baked enamel finish. The siding used will provide a flat continuous streamliner-like impression across the long east-west building lengths. A high quality material will be selected to assure a flat surface with no visible warping as well as a long life/low maintenance finish. The windows will be green-tinted and non-reflective with a clear anodized trim (silver in appearance). A light shelf will be located on the upper portion of the windows and will extend out approximately 20" to provide shade on the majority of the lower portion of the window and to allow light to be reflected up into the building for natural lighting. The shelf will be white and all trim will be painted white to match the metal siding. The intent of the architecture and color patterns proposed is to minimize the appearance of the structures, since this is a fairly large-scale development, by providing a strong linear design across the buildings and across the entire length of the site.

The pedestrian bridges will be made of steel painted white to match the metal siding and will have the same green tinted windows as the buildings.

#### **Revision Items**

1. Minor Partition Boundaries and lot sizes - Changes to the lot lines are shown on Attachment I and are as follows:  
Tract 1 - 19.56 acres  
Tract 2 - 23.14 acres (Phase I)  
Tract 3 - 15.34 acres
2. Number and location of parking structures - Novellus is proposing three parking structures, each designed for approximately 500 vehicles. However, no parking structures are proposed for Phase I as initially shown on the site plan. Also, instead of the two parking structures south of the proposed manufacturing building, there will only be one parking structure and it will be the westernmost structure. The additional two parking structures will be located between the existing Manufacturing building and Site Services building and east of the existing Manufacturing building as shown on the revised site plan (Attachment E).
3. Surface parking locations - For Phase I, surface parking is now shown between the R&D/Applications building and the Manufacturing building and between the Site Services building and the existing Manufacturing building. Temporary surface parking will be established north of each subsequent manufacturing phase and will be removed/relocated as each manufacturing phase is developed. Surface parking is also proposed where each future parking structure is shown as well as the future office buildings and future R&D/Applications building. Total parking for Phase I is now 850 parking stalls and overall parking with three parking structures will be 2700 spaces.

Doug Rux  
Group Mackenzie Project #000321  
December 22, 2000  
Page 4

4. Central Utility Building location - The Central Utility building has moved to a more centralized location between the proposed manufacturing building and the R&D/Applications building as shown on Attachment E and Attachment G. This will reduce visibility from the neighboring residential area.
5. Electrical service area and location - The previous Cub location will now be reserved for a possible future primary electrical service supply area. It is not known at this time whether an electrical service supply area will be needed, even for full build-out, however, the area should be identified for providing this electrical service until a final decision is made.
6. Utility locations - The concepts shown for the stormwater and sanitary lines have not changed, however, the amount of sanitary/sewer waste has increased and Group Mackenzie is working with the City to resolve this issue.

The above narrative describes the revisions and clarifies questions raised by the City on the Industrial Master Plan submittal. The revised attachments should help to visually explain the above items as well. Please accept this addendum to the Industrial Master Plan and let us know if you have any further questions.

Thank you.

Sincerely,



Kari R. Fagerness  
Planner

Attachments

c: Eric Tan, Scott Scowden - Novellus  
Ken Maheu - Westwood Swinerton



0690 SW Bancroft Street / PO Box 69039 • Portland, OR 97201  
Tel: 503.224.9560 • Net: info@grpmack.com • Fax: 503.228.1285

Company: City of Tualatin

Project Number: 2000321

Attention: Doug Rux

Project Name: Novellus

Fax: 691-2798

Date: 12-15-00

From: Kari Fagerness

Description: Modification to IMP

TOTAL # of pages  
(Including this cover sheet):

3

**NOTE:** If you did not receive all pages, please call our Records Department at 503/224-9560. To send faxes, use 503/228-1285.

Comments:

Doug,

Attached is our request for modification.

Let me know if you have any questions.

Thanks.

Kari

■ c: by FAX to:

FAX #:

**CONFIDENTIALITY NOTICE:** The information contained in this facsimile transmission is confidential and is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, this serves as notification that any reading, disclosure, copying, distribution, or the taking of any action in reliance on the contents of this communication is strictly prohibited. If this transmission was received in error, immediately notify us at 503/224-9560 to arrange for return of the original facsimile.

**Internal Use Only** (below this line)

**FAX INSTRUCTIONS** PLEASE NOTE THAT AN ORIGINAL OF THE FAXED INFORMATION WILL NOT BE SENT TO RECIPIENT(S) UNLESS SPECIFIC INSTRUCTIONS ARE GIVEN BELOW:

IN-HOUSE COPIES  Send in-house copies to: TF, TCW, RJM

**DISTRIBUTION** (Please select only one):

- To SENDER for further action. (NOTE: Sender responsible to ensure adequate file copies are made of all information).
- To FILE after faxing.
- Copy for SENDER; Original to FILE (NOTE: All attachments to the cover sheet will also go to file).
- Copy for FILE; Original to SENDER.
- To WORD PROCESSING (ONLY if document sent originated in Word Processing).

**OTHER INSTRUCTIONS** (Only if none of the above choices work):

---



---



---



---



---

G R O U P

**MACKENZIE**

December 15, 2000

City of Tualatin  
Attention: Doug Rux  
18880 S.W. Martinazzi Avenue  
Tualatin, Oregon 97062-7092

Re: Request for Modification to Parking Lot Landscape Standards Through the Industrial Master Plan Process – Novellus Master Plan Submittal  
Group Mackenzie Project #000321

Dear Mr. Rux:

As preliminarily discussed with you, Group Mackenzie, on behalf of Novellus Systems, is formally requesting a modification to the Industrial Master Plan, to utilize an alternative parking lot landscape design. The original application did not specifically address the need for an alternative landscape design that could be allowed through the Industrial Master Plan standards. Section 37.030 (3) states:

“The internal circulation, building location and orientation, street frontage, parking, setbacks, building height, lot size and access are in accordance with TDC Chapter 62, unless otherwise approved through the Industrial Master Plan process.”

The standard requirements in section 73.360 and 73.380 for landscape areas within parking lots that apply to this request for modification are 1) 25 square feet of landscaping per parking space, and 2) landscape separation every 8 parking spaces. The request for modification would still meet the 1) standard, but the 2) standard would be adjusted to every 12 spaces. However, an additional strip of landscaping would be placed between the rows of facing vehicles, providing an additional landscape separation between the facing rows of cars.

This request is justified, as the site has a natural grade change, which makes placing the parking lots at the same grade throughout the site very difficult. To accommodate site topography and reduce the amount of site grading that would need to be accomplished, we are proposing to terrace the parking lots utilizing the landscape separation between the facing rows of vehicles. This additional landscape separation, as well as the landscape separation between every 12 parking spaces, would still meet the landscape planting standards of 1 tree per 4 parking stalls. If this option is utilized, the square footage of landscaped area per stall would be approximately 71 square feet, instead of the standard requirement of 25 square feet.

This request is made in order to have the option of utilizing this type of landscape design on the southern portion of the site. Please accept and review this request for modification, and feel free to call us at 503.224.9560, if you have any questions regarding this request.

Thank you.

Sincerely,



Kari R. Fagermess

KRF/wp

Attachment

c: Scott Scowden – Novellus

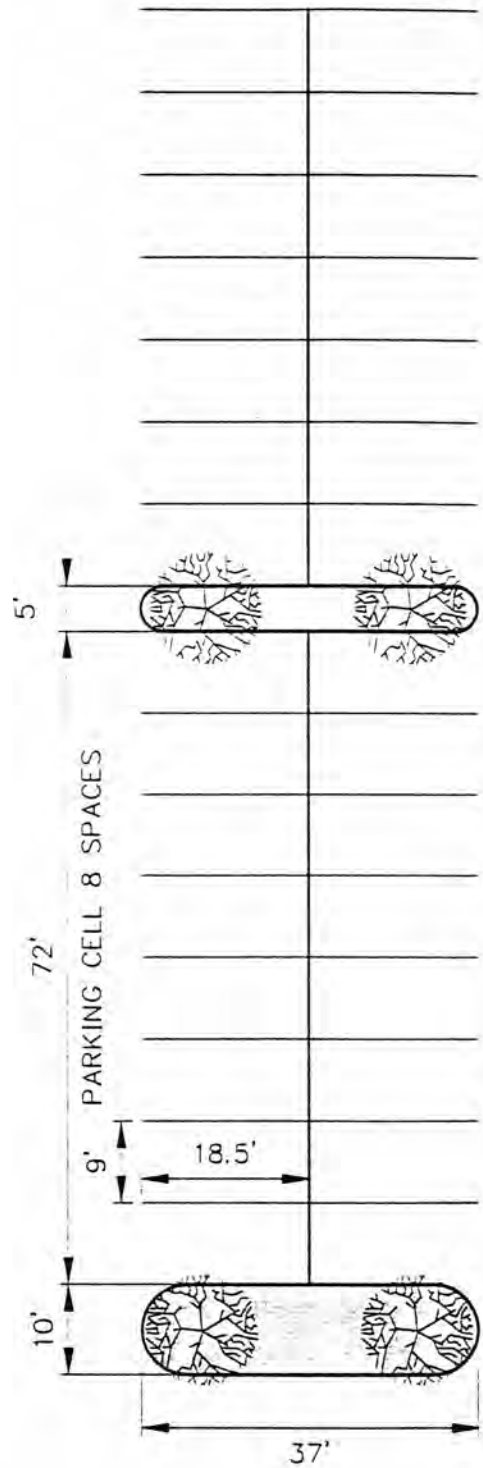
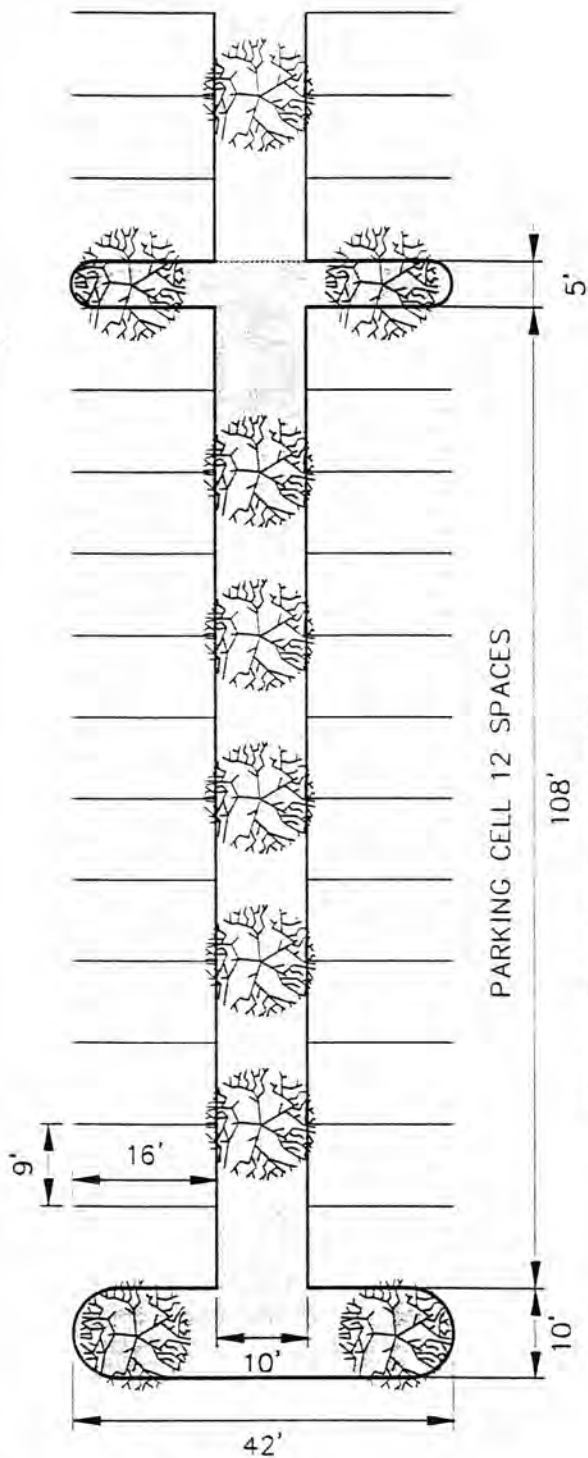
0690 SW Bancroft St / PO Box 89039 Portland, OR 97201-0039

Tel: 503.224.9560 Fax: 503.228.1285  
E-mail: info@grpmack.com

Group  
Mackenzie,  
Incorporated  
Architecture  
Interior Design  
Land Use Planning

Group  
Mackenzie  
Engineering,  
Incorporated  
Civil/Structural  
Engineering  
Transportation  
Planning

The tradition of  
Mackenzie  
Engineering and  
Mackenzie Starr  
continues.



PARKING DATA TABLE:

PROPOSED STALLS PER CELL = 24  
 PROPOSED LANDSCAPE AREA PER STALL = 71.25 S.F.  
 PROPOSED TREES PER CELL = 9

STANDARD STALLS PER CELL = 16  
 STANDARD LANDSCAPE AREA PER STALL = 27 S.F.  
 STANDARD TREES PER CELL = 4

APPLICATION FOR INDUSTRIAL MASTER PLAN

Tualatin Planning Department  
18880 S.W. Martinazzi Avenue  
P.O. Box 369  
Tualatin, OR 97062  
692-2000


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

PLEASE PRINT IN INK OR TYPE

Code Section 62 Planning District MP

Owner's Name Novellus Systems Inc. Phone 408/943-9700

Owner's Address 4000 North 1st Street M/S 305 San Jose, CA 95134  
(Street) (City) (State) (ZIP)

Owner recognition of application:   
\_\_\_\_\_  
\_\_\_\_\_  
Signature of Owner(s)

Applicant's Name Novellus c/o Group Mackenzie

Applicant's Address P.O. Box 69039 Portland OR 97201-0039  
(Street) (City) (State) (ZIP)

Applicant is: Owner  Contract Purchaser \_\_\_\_\_ Developer \_\_\_\_\_ Agent \_\_\_\_\_  
Other \_\_\_\_\_

Contact Person's Name Tom Wright or Kari Fagerness for Group Mackenzie

Contact Person's Address P.O. Box 69039 Portland OR 97201-0039  
(Street) (City) (State) (ZIP)

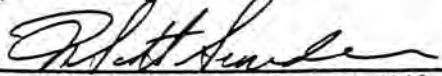
Assessor's Map Number T2S, R1W, Sect 22 Tax Lot Number(s) 1900

Address of Property 11155 S.W. Leveton Drive Lot Area 58 acres

Existing Buildings (Number and Type) 1 - Manufacturing; 1 - office (vacant)

Current Use Office building is vacant. Manufacturing building is being used.  
Remainder of parcel is vacant.

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

Name  Date 11/21/02 Phone 408/943-9700  
Address 4000 North 1st Street M/S 305, San Jose, CA 95134



CITY OF TUALATIN  
 PO Box 369, Tualatin, OR 97062-0369  
 Phone: (503) 692-2000 Fax: (503) 692-5421

## DEVELOPMENT APPLICATION

|   |  |
|---|--|
| Site Address: 11155 S.W. Leveton Drive  | Planning District: MP  |
| Tax Map Number(s): T2S, R1W, Section 22   |  |
| Tax Lot Number(s): 1900   |  |
| Owners' Name: Novellus Systems Inc.   |  |
| Address: 4000 North 1st Street M/S 305<br>San Jose, CA 95134  |  |
| Phone Number: 408/943-9700  | Fax Number: 408/324-3943   |
| Signature: <i>[Signature]</i>   | Date: 11/21/02   |
| Signature:  | Date:  |
| Applicant's Name: Novellus Systems Inc.   |  |
| Company & Address: 4000 North 1st Street M/S 305<br>San Jose, CA 95134  |  |
| Phone Number: 408/943-9700  | Fax Number: 408/324-3943   |
| Signature: <i>[Signature]</i>   | Date: 11/21/02   |
| Consultant's Name: Group Mackenzie  |  |
| Company & Address: P.O. Box 69039<br>Portland, OR 97201-0039  |  |
| Phone Number: 503/224-9560  | Fax Number: 503/228-1285   |
| Direct Communication to: <input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Consultant             |  |
| Application for: <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Partition <input type="checkbox"/> Property Line Adjustment |  |
| Existing Use: manufacturing/office  | Proposed Use: manufacturing, office, R&D applications, site services |
| Total Acreage: 58   | No. of Lots/Parcels: 3   |
| Average Lot/Parcel Width: 1,000 feet  | Average Lot/Parcel Area: 19 acres                                    |
| Subdivision Name (if applicable): N/A   |  |
| Receipt Number:   | Fee: \$  |
| Job Number:   | By:  |

dev app.rev 9/97





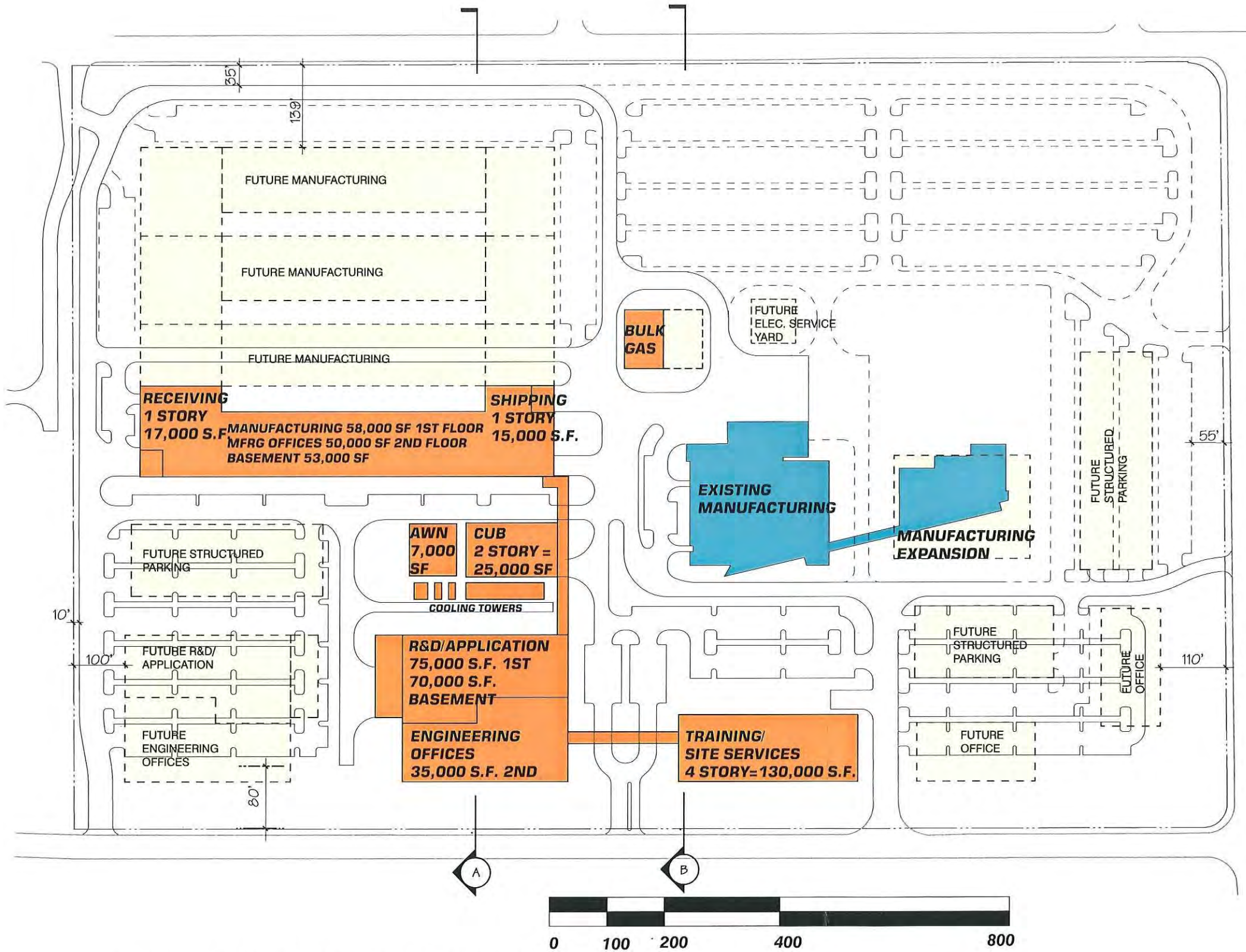
Attachment D

# Aerial Photo

GROUP

**MACKENZIE**





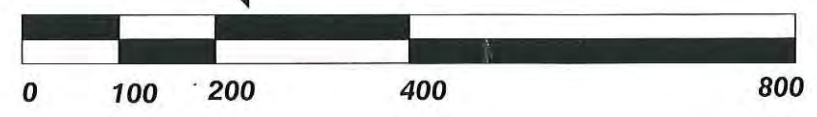
- EXISTING BUILDINGS**
- PHASE I CONSTRUCTION**
- FUTURE BUILDINGS**

**SQUARE FEET:**

|               |                     |
|---------------|---------------------|
| EXISTING      | 75,000 SF           |
| PHASE ONE     | 535,000 SF          |
| FUTURE PHASES | 905,500 SF          |
| <b>TOTAL</b>  | <b>1,440,000 SF</b> |

**PARKING:**

|               |                  |
|---------------|------------------|
| EXISTING      | 200 CARS         |
| PHASE ONE     | 850 CARS         |
| FUTURE PHASES | 1700 CARS        |
| <b>TOTAL</b>  | <b>2750 CARS</b> |



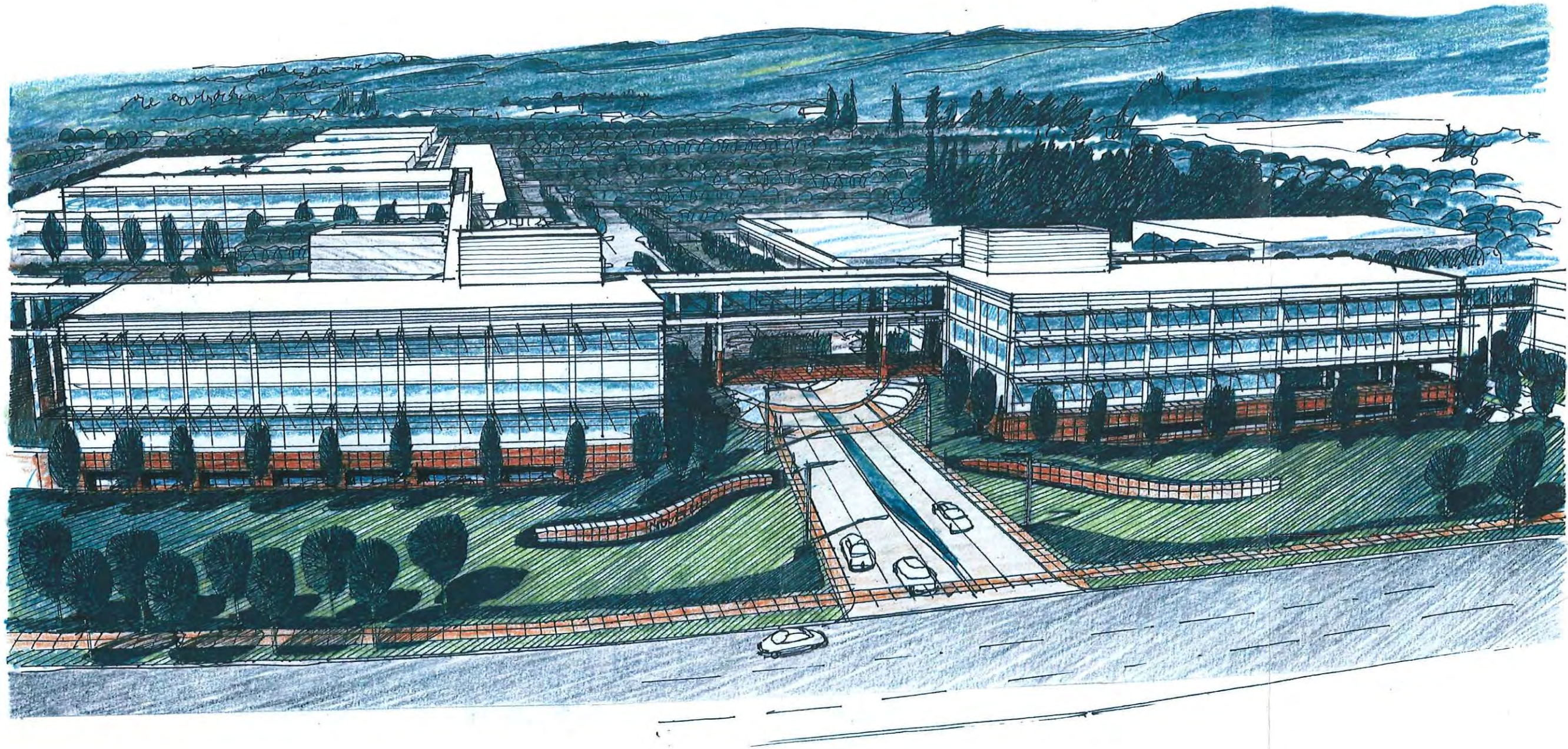
# NOVELLUS MASTERPLAN

CONCEPTUAL SITE MASTERPLAN  
TUALATIN, OREGON

DATE: 01.04.01  
2000321

GROUP  
**MACKENZIE**





# NOVELLUS MASTERPLAN

PERSPECTIVE LOOKING NORTH

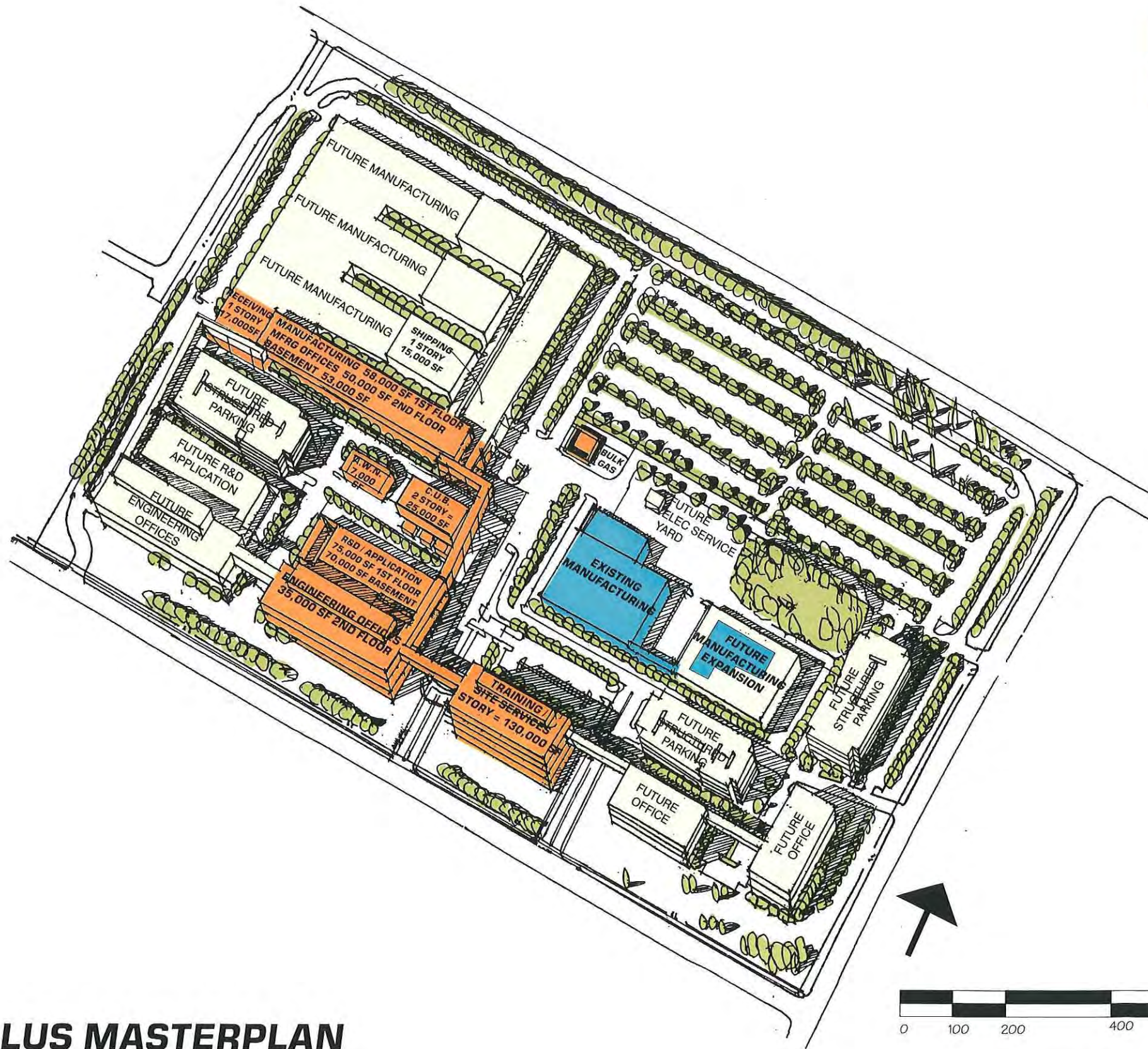
TUALATIN, OREGON

DATE: 01.04.01  
2000321

GROUP

MACKENZIE

ATTACHMENT F



- EXISTING BUILDINGS
- PHASE I CONSTRUCTION
- FUTURE BUILDINGS

**SQUARE FEET:**

|               |                     |
|---------------|---------------------|
| EXISTING      | 75,000 SF           |
| PHASE ONE     | 535,000 SF          |
| FUTURE PHASES | 905,000 SF          |
| <b>TOTAL</b>  | <b>1,440,000 SF</b> |

**PARKING:**

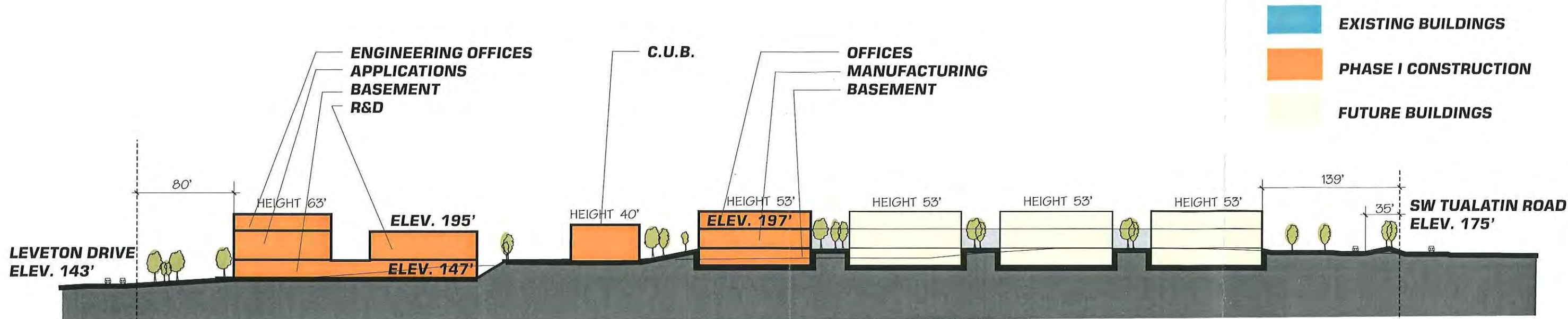
|               |                  |
|---------------|------------------|
| EXISTING      | 200 CARS         |
| PHASE ONE     | 850 CARS         |
| FUTURE PHASES | 1700 CARS        |
| <b>TOTAL</b>  | <b>2750 CARS</b> |

# NOVELLUS MASTERPLAN

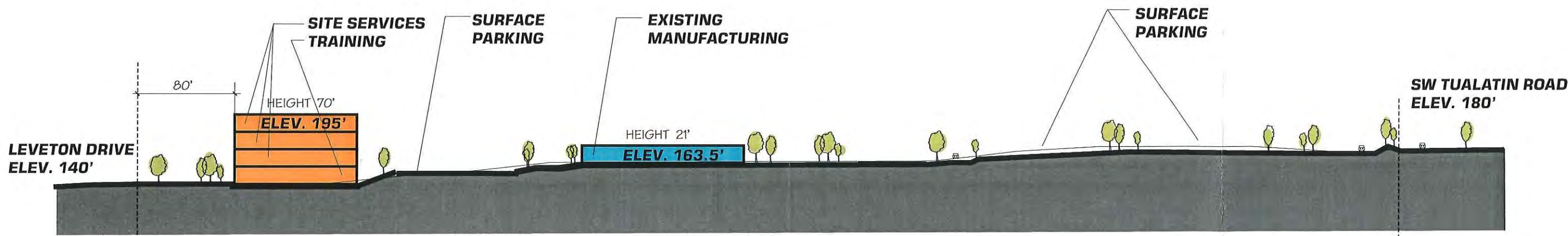
CONCEPTUAL SITE MASTERPLAN  
TUALATIN, OREGON

DATE: 01.04.01  
2000321

GROUP  
**MACKENZIE**



**SECTION A**



**SECTION B**

- EXISTING BUILDINGS
- PHASE I CONSTRUCTION
- FUTURE BUILDINGS

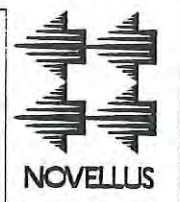
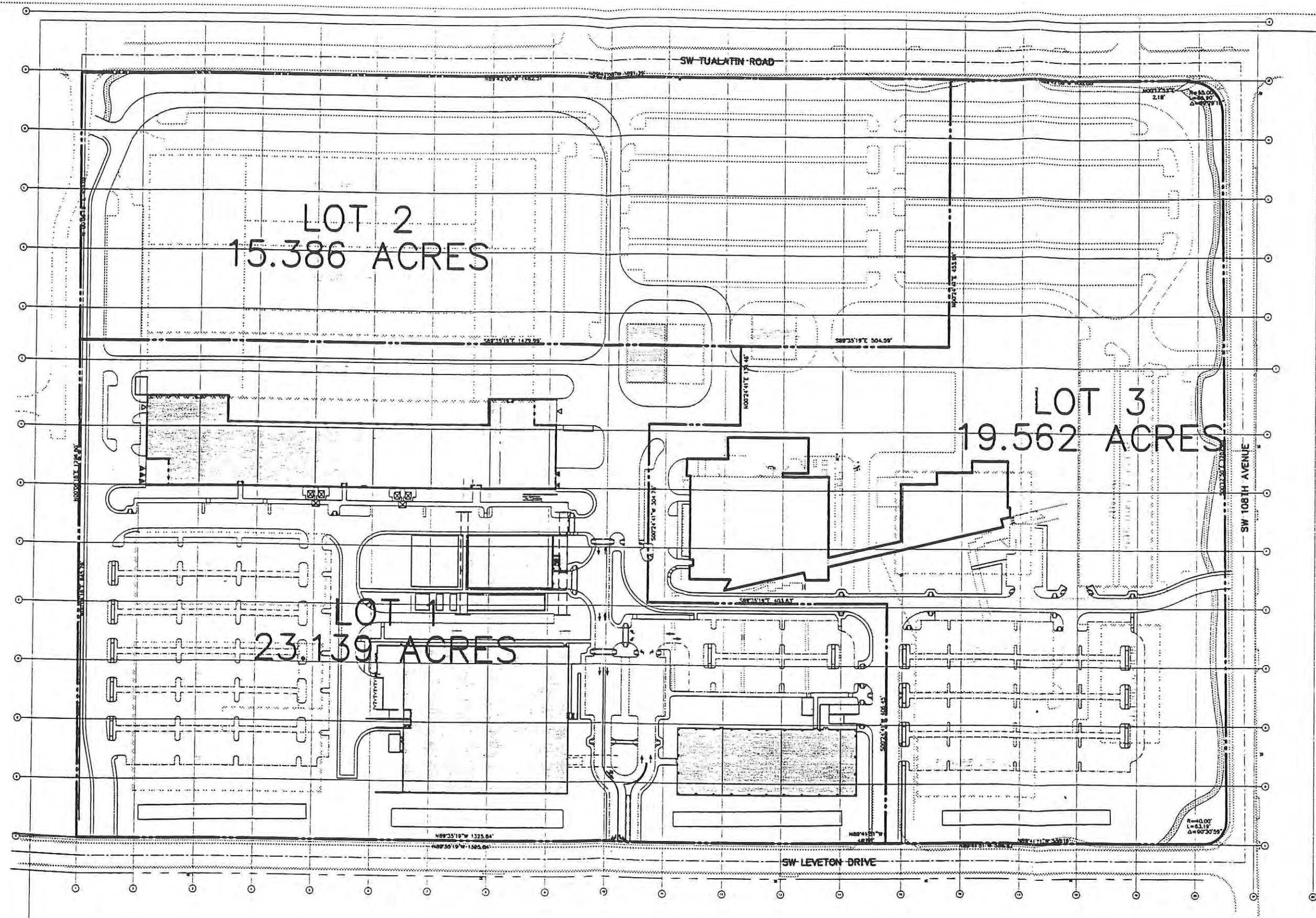
**NOVELLUS MASTERPLAN**

**SITE SECTIONS**  
TUALATIN, OREGON



DATE: 01.04.01  
2000321

GROUP  
**MACKENZIE**



Project  
**NOVELLUS  
 TUALATIN FACILITY**

Tualatin, Oregon

Architects, Structural Engineer  
 Civil Engineer  
**Group Mchanize**  
 0690 SW Bancroft Street  
 Portland, Oregon 97201  
 Phone: (503)224-6560  
 FAX: (503)228-1785  
 Group Mchanize Consultants

Landscape Architect  
**Greenworks PC**  
 Phone: (503)222-5812  
 AK: (503)222-2283

Safety & Health Consultant  
**Miller Safety**  
 Phone: (503)243-1040  
 FAX: (503)243-1470

Design Builder  
**Westwood Ballbar**  
 3030 SW Moody Avenue  
 Suite 250  
 Portland, Oregon 97201  
 Phone: (503)222-2000  
 FAX: (503)478-2800  
 Westwood Consultants

Mechanical Engineer  
**Southern Industries**  
 Phone: (503)424-6538  
 FAX: (503)490-0767

Mechanical Consultant  
**KINELICS**  
 Phone: (503)224-5200  
 FAX: (503)224-6521

Electrical Engineer  
**Oregon Electric**  
 Phone: (503)234-9900  
 FAX: (503)231-3587

Electrical Consultant  
**QuMac International**  
 Phone: (503)227-5200  
 FAX: (503)274-7674



© GROUP MCHANIZE 2000  
 ALL RIGHTS RESERVED  
 THESE DRAWINGS ARE THE PROPERTY OF  
 GROUP MCHANIZE AND ARE NOT TO BE  
 USED OR REPRODUCED IN ANY MANNER  
 WITHOUT PRIOR WRITTEN PERMISSION.

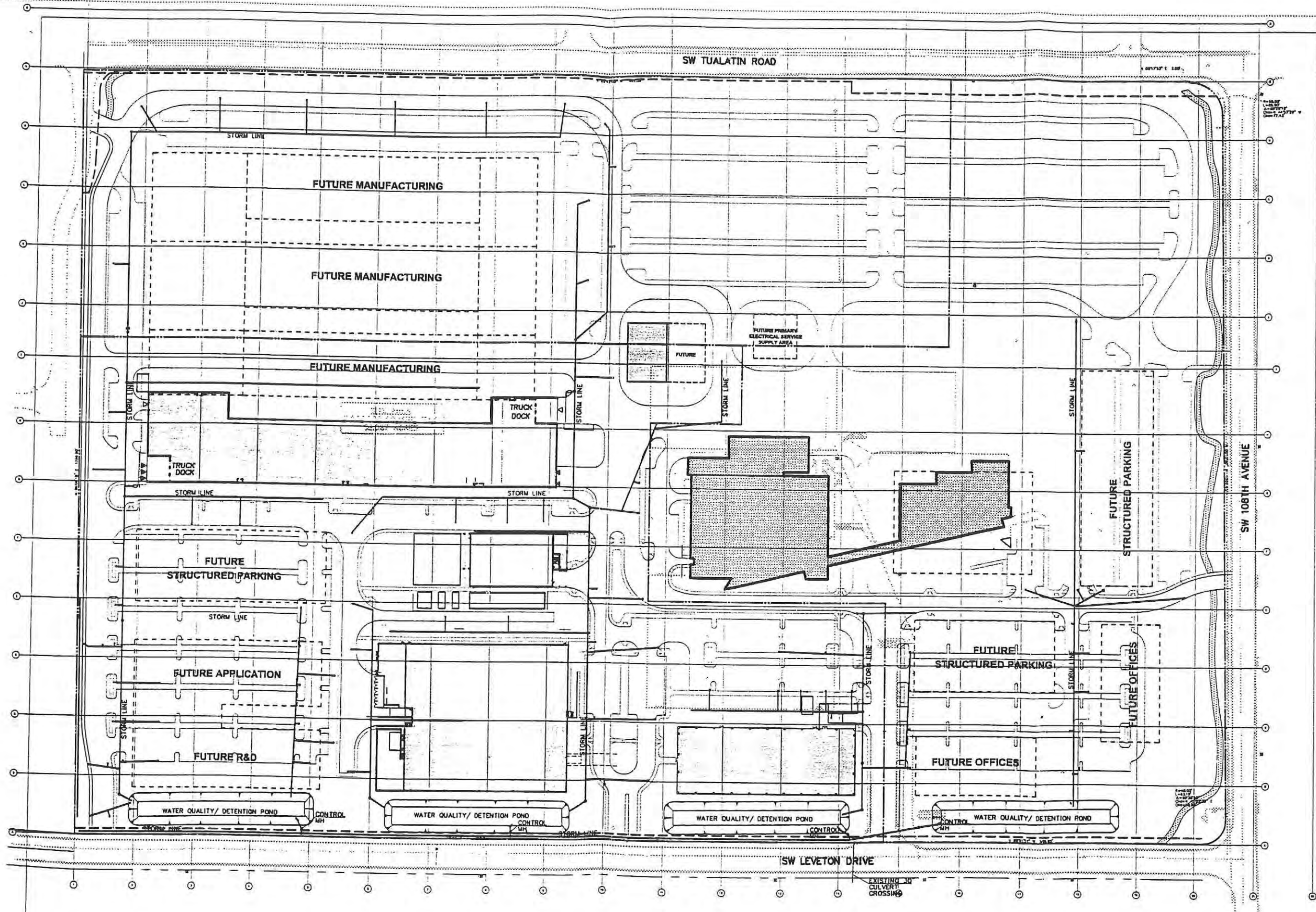
REVISIONS:

| NO. | DATE | REVISION | DATE |
|-----|------|----------|------|
|     |      |          |      |
|     |      |          |      |
|     |      |          |      |
|     |      |          |      |

SHEET TITLE:  
**SITE PHASE  
 MASTER PLAN**

FIRST ISSUED:  
 LAST ISSUED:  
 DRAWN BY:  
 CHECKED BY:

DATE: 12/21/01  
 SHEET: **SD-5**  
 PROJECT: 000321



Project  
**NOVELLUS TUALATIN FACILITY**

Tualatin, Oregon

Architectural, Structural Engineer  
Civil Engineer  
**Group Mechanical**  
0890 SW Bancroft Street  
Portland, Oregon 97201  
Phone: (503)224-9560  
FAX: (503)228-1285

Group Mechanical Consultants  
Landscape Architect  
**Greenworks PC**  
Phone: (503)222-5612  
FAX: (503)222-2283  
Safety & Health Consultant  
**Miller Safety**  
Phone: (503)243-1040  
FAX: (503)243-1470

Design Builder  
**Westwood Behavioral**  
3030 SW Moody Avenue  
Suite 250  
Portland, Oregon 97201  
Phone: (503)222-1000  
FAX: (503)478-2600

Westwood Consultants  
Mechanical Engineer  
**Southern Industries**  
Phone: (503)424-8638  
FAX: (503)490-0787  
Mechanical Consultant  
**Kinetics**  
Phone: (503)224-5200  
FAX: (503)224-8521

Electrical Engineer  
**Oregon Electric**  
Phone: (503)234-9900  
FAX: (503)231-3587

Electrical Consultant  
**Glumac International**  
Phone: (503)227-5280  
FAX: (503)274-7674



© GROUP MECHANICAL 2000  
ALL RIGHTS RESERVED  
THESE DRAWINGS ARE THE PROPERTY OF  
GROUP MECHANICAL AND ARE NOT TO BE  
USED OR REPRODUCED IN ANY MANNER  
WITHOUT PRIOR WRITTEN PERMISSION

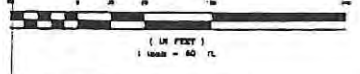
REVISIONS:

| NO. | DATE | REVISION | BY | DATE |
|-----|------|----------|----|------|
|     |      |          |    |      |
|     |      |          |    |      |
|     |      |          |    |      |
|     |      |          |    |      |

SHEET TITLE:  
**STORM WATER CONCEPTUAL MASTER PLAN**



GRAPHIC SCALE

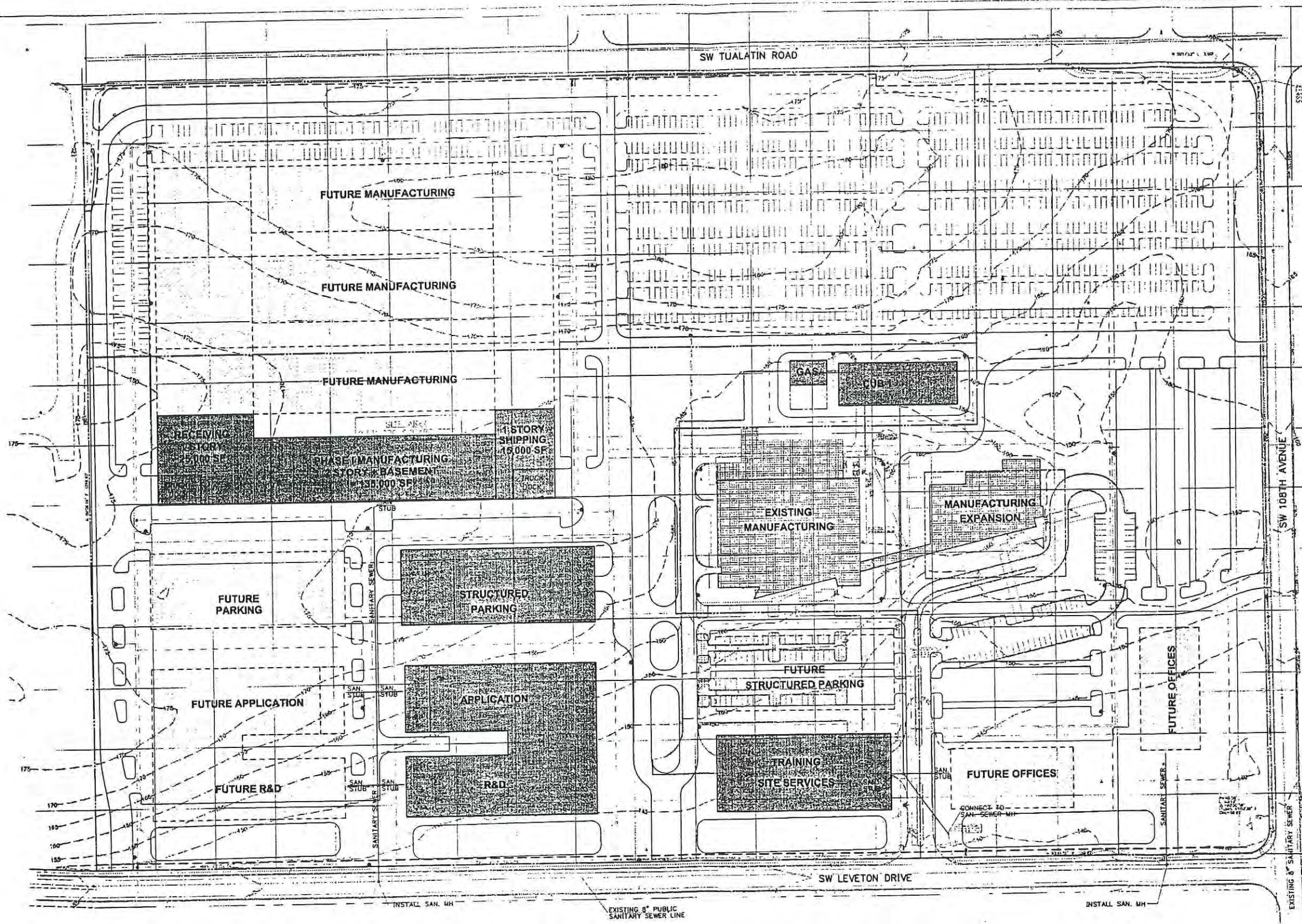


FIRST ISSUED:  
LAST ISSUED:  
DRAWN BY:  
CHECKED BY:

DATE: 12/22/00

SHEET **SD-4**

0003215



6 R D I P  
**MACKENZIE**  
 Architecture  
 Civil Engineering  
 Structural Engineering  
 Transportation Planning  
 and Use Planning  
 2400 SW 10th St. / 10th & SW  
 Portland, OR 97205  
 Phone: (503) 222-2000  
 Fax: (503) 222-2000

A NEW CAMPUS FOR  
**NOVELLUS**  
 BALDINGIA  
 Portland, Oregon

Project  
**NOVELLUS**  
 MASTER PLAN

Buyer  
 3030 SW Moody  
 Portland, Oregon  
 Phone: (503) 222-2000  
 FAX: (503) 478-2500

Mechanical/Electrical  
**INTERFACE ENGINEERING, INC.**  
 8242 SE Lone Road  
 Milwaukie, Oregon 97222-2138  
 Phone: (503) 659-6394  
 FAX: (503) 659-9029

Landscape Architect  
**GREENWORKS, P.C.**  
 800 NW 6th Avenue  
 Portland, Oregon 97209  
 Phone: (503) 222-5812  
 FAX: (503) 222-2283

© 2004 MACKENZIE & CO. P.C.  
 ALL RIGHTS RESERVED.  
 THIS DRAWING AND THE PROPERTY OF  
 MACKENZIE & CO. P.C. IS NOT TO BE  
 REPRODUCED OR TRANSMITTED IN ANY  
 MANNER WITHOUT THE WRITTEN  
 PERMISSION OF MACKENZIE & CO. P.C.

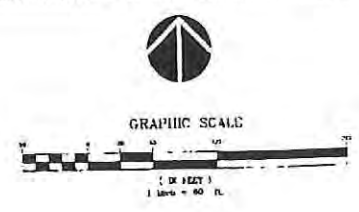
REVISIONS:

| NO. | DATE | REVISION | BY | DATE |
|-----|------|----------|----|------|
|     |      |          |    |      |
|     |      |          |    |      |
|     |      |          |    |      |
|     |      |          |    |      |

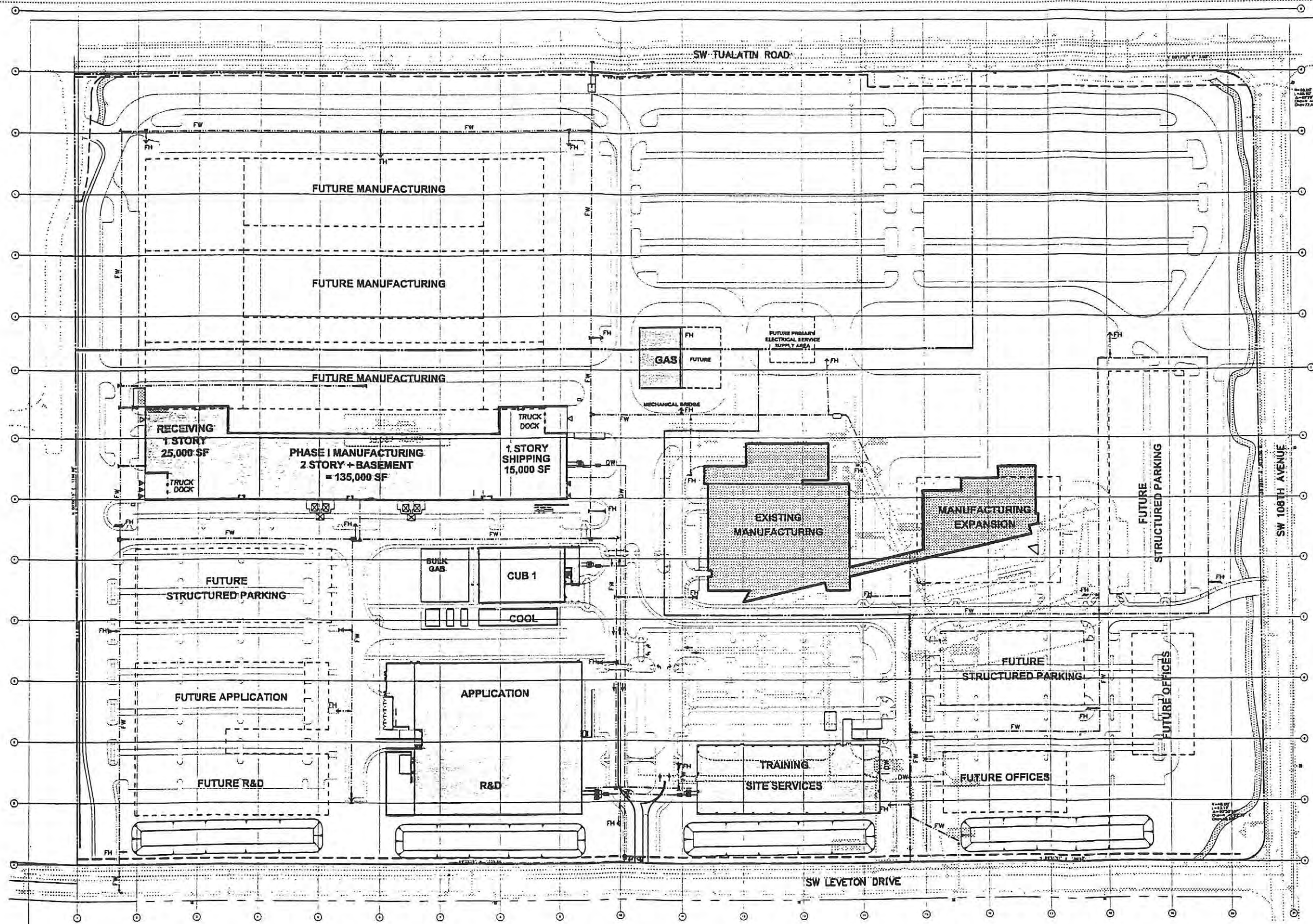
SHEET TITLE:  
**SANITARY SEWER  
 CONCEPTUAL  
 MASTER PLAN**

FIRST ISSUED:  
 LAST ISSUED:  
 DRAWN BY:  
 CHECKED BY:  
 SHEET

**SD-3**  
 OF  
 JOB NO. 000321



PRELIMINARY ONLY



Project  
**NOVELLUS TUALATIN FACILITY**

Tualatin, Oregon

Architectural, Structural Engineer  
Civil Engineer  
Group Mechanical  
6500 SW Bancroft Street  
Portland, Oregon 97201  
Phone: (503)224-9580  
Fax: (503)226-1285  
Group Mechanical Consultants

Landscaping Architect  
Greenworks PC  
Phone: (503)222-5812  
Fax: (503)222-2283  
Safety & Health Consultant  
Miller Safety  
Phone: (503)243-1040  
Fax: (503)243-1470

Design Builder  
Westwood Construction  
3030 SW Moody Avenue  
Suite 250  
Portland, Oregon 97201  
Phone: (503)222-2000  
Fax: (503)478-2600  
Westwood Consultants

Mechanical Engineer  
Southern Industries  
Phone: (503)424-6628  
Fax: (503)490-0787  
Mechanical Consultant  
Kinetics  
Phone: (503)224-5200  
Fax: (503)224-8521

Electrical Engineer  
Oregon Electric  
Phone: (503)224-9800  
Fax: (503)231-3587

Electrical Consultant  
Gurmac International  
Phone: (503)227-5280  
Fax: (503)274-7674



GROUP MADELINE 2008  
ALL RIGHTS RESERVED  
THESE DRAWINGS ARE THE PROPERTY OF  
GROUP MADELINE AND ARE NOT TO BE  
USED OR REPRODUCED IN ANY MANNER  
WITHOUT PRIOR WRITTEN PERMISSION

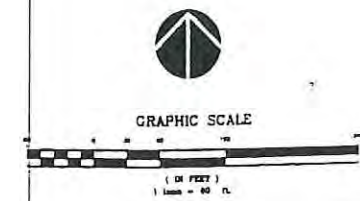
REVISIONS:  
DATE REVISION BY FOR  
DRAWING DATE  
SHEET

SHEET TITLE:  
**WATERLINE MASTER PLAN**

FIRST ISSUED:  
LAST ISSUED:  
DRAWN BY:  
CHECKED BY:

SHEET  
**SD-2**

000321



Deed

89-32858

Washington County

JUL 20 1989

FR 25-

STATUTORY WARRANTY DEED

CITY OF TUALATIN, a municipal corporation of the State of Oregon, Grantor, conveys and warrants to OKI AMERICA, INC., a Delaware corporation, Grantee, the real property described in Exhibit A, attached hereto, free of encumbrances except as specifically set forth in said Exhibit A.

This Deed is given pursuant to a Real Property Purchase, Sale and Development Agreement dated June 14, 1989 (the "Agreement"), in partial fulfillment of the covenants of the Agreement for the purpose of carrying out the Leveton Tax Increment Plan (the "Plan") under ORS Chapter 457, which Plan was approved by the governing body of the City of Tualatin by Ordinance No. 674-85 on August 12, 1985, as amended. It is intended that the delivery of this Deed shall not effect a merger of the provisions of the Agreement which are intended by the terms of the Agreement to continue after the delivery of this Deed.

Grantor herein reserves the right, at Grantor's sole expense, to remove the house now located on the property herein conveyed within thirty (30) days following the date of recording of this Deed. If Grantor fails to remove the house within such time, the house shall be deemed abandoned and Grantee may deal with the house as it determines in its sole discretion and all rights of Grantor with respect to the house shall cease. Notwithstanding Grantor's reservation described above, Grantor warrants the property herein conveyed to be free and clear of any agricultural leases or rights to harvest crops, whether or not of record.

The true consideration for this conveyance is \$3,457,085.37.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Until a change is requested, all tax statements shall be sent to the following address: Oki America, Inc., 3 University Plaza, Sixth Floor, Hackensack, New Jersey 07601

RECORDED BY 308588

1-5



DATED this 19<sup>th</sup> day of July, 1989.

CITY OF TUALATIN, a municipal  
corporation of the State of Oregon

BY Stephen A. Rhodes  
City Manager

STATE OF OREGON

County of Multnomah

)  
) ss.  
)

The foregoing instrument was acknowledged and sworn or  
affirmed to before me this 19 day of July, 1989, by  
Stephen A. Rhodes, the City Manager of the City of Tualatin, a  
municipal corporation of the State of Oregon, on behalf of the  
corporation.



M. La.oka Eelen  
Notary Public for Oregon  
My Commission Expires: 10/1/92

2

JUL 20 1989

EXHIBIT A

**SUBJECT TO:**

1. 1989-90 real property taxes, a lien not yet payable;
2. Statutory powers and assessments of Unified Sewerage Agency. There are no assessments currently due and payable.
3. Rights of the public in and to that portion of the Property lying within the limits of roads, streets and highways.
4. Effect of Ordinance No. 674-85 adopting the Leveton Tax Increment Plan and Amending the Tualatin Development Code, filed August 12, 1985 and recorded September 24, 1985 as Recorder's Fee No. 85037690, as amended by instrument recorded September 24, 1985 as Recorder's Fee No. 85037691, and Ordinance No. 777-89, adopted June 26, 1989, amending the Leveton Tax Increment Plan and Ordinance No. 778-89, adopted on July 12, 1989, incorporating said June 26, 1989 amendments into the Tualatin Community Plan.
5. Trust Deed for the benefit of The Bank of Tokyo Trust Company as agent for itself and agent for the Bank of Tokyo, Ltd., Portland Branch, dated March 28, 1989 and recorded March 28, 1989 as Recorder's Fee No. 89-15178, which Trust Deed affects only the easement appurtenant to the property described in Exhibit A-1.
6. Cross Easement Agreement between First Interstate Bank of Oregon, N.A., as personal representative of the Estate of William Leveton, and JAE Oregon, Inc., an Oregon corporation, dated May 1, 1989 and recorded May 5, 1989 as Recorder's Fee No. 89-20417.
7. Slope and utility easement in favor of the City of Tualatin recorded June 9, 1989 as Recorder's Fee No. 89-26084.

JUL 20 1983

EXHIBIT A - PROPERTY DESCRIPTION

Exhibit A-1

A parcel of land in the Northeast Quarter of Section 22, Township 2 South, Range 1 West of the Willamette Meridian, said parcel of land being Tax Lots 1700, 1800, and that portion of Tax Lot 100 shown as Parcel No. 3 on Washington County Survey No. CS 23293. Said combined parcel of land more particularly described as follows:

Commencing at a 2" brass disc marking the North Quarter corner of said Section 22, said point also being on the centerline of SW Tualatin Road; thence, S 00°03'39" N 30.00 feet to an iron rod at the South Right of Way of said SW Tualatin Road, said point being the True Point of Beginning; thence continuing S 00°03'39" W 1296.97 feet along the East line of that parcel of land shown as Parcel 2 on Washington County Survey No. 23036 to an iron rod; thence S 89°37'48" E 1325.76 feet to an iron rod at the West line of "Glenmorag Park," a subdivision; thence, S 89°44'20" E 639.18 feet along the South line of the north 10 feet of Lot 10 of said "Glenmorag Park" to an iron rod at the West line of SW 108th Avenue; thence, N 00°15'19" W 669.85 feet along said West Right of Way to the Northeast corner of Lot 6 of said "Glenmorag Park" from which a 1" iron pipe bears N 25°51'51" W 0.93 feet; thence, N 89°44'30" W 639.31 feet along the North line of said Lot 6 to the Northwest corner of said Lot 6; thence, N 00°15'58" W 629.83 feet along the West line of said "Glenmorag Park" to an iron rod at the South Right of Way of SW Tualatin Road; thence, N 89°44'37" W 1318.29 feet along said South Right of Way of SW Tualatin Road; thence, continuing along said South Right of Way S 89°40'12" W 0.05 feet to the True Point of Beginning together with a nonexclusive easement for road purposes described as follows:

Commencing at a 2-inch brass disc marking the North quarter corner of Section 22, Township 2 South, Range 1 West of the Willamette Meridian; thence South 00°03'39" W 30.00 feet along the quarter section line of said Section 22 to the Point of Beginning on the South Right of Way line of SW Tualatin Road; thence S 00°03'39" W 207.50 feet along said quarter section line; thence N 89°56'21" W 10.78 feet to a non-tangent curve to the right having a radius of 172.50 feet through a central angle of 21°14'34", the long chord of which bears N 10°33'38" W 63.59 feet; thence N 3°15'10" W 95.16 feet; thence N 00°03'39" E 14.57 feet to a tangent curve to the left having a radius of 35.00 feet through a central angle of 90°23'26", the long chord of which bears N 45°08'05" W 49.67 feet to a point on the South Right of Way line of SW Tualatin Road; thence N 89°40'12" E 63.24 feet to the Point of Beginning.

4

Exhibit A-2

A parcel of land in the Northeast Quarter of Section 22, Township 2 South, Range 1 West of the Willamette Meridian, said parcel of land is described as Lots 3, 4, and 5 of "Glenmorag Park", a subdivision, in Warranty Deed to Joseph G. Chamberlain and recorded in Book 392, Page 8, Deed Records of Washington County, Oregon. Said parcel of real property is more particularly described by the following Bearings and Distances type description;

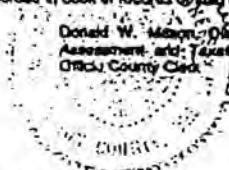
Commencing at the Northeast corner of the above referenced Section 22 thence, N 89°44'37" W 1318.86 feet along the North line of said Section 22, said line also being the centerline of S.W. Tualatin Road; thence, S 00°15'58" E 30.00 feet to the True Point of Beginning as marked by an iron rod on the south Right-of-Way line of S.W. Tualatin Road; thence, continuing S 00°15'58" E 629.83 feet along the West line of "Glenmorag Park" to the South line of Lot 5 of said subdivision; thence, S 89°44'30" E 627.31 feet along said South line to the West Right-of-Way line of S.W. 108th Avenue; thence, N 00°15'19" W 573.34 feet along said West Right-of-Way to a tangent curve to the left having a radius of 55.00 feet through a central angle of 89°29'18" the long chord of which bears N 44°59'58" W 77.43 feet; thence, N 00°15'23" E 2.00 feet to the South Right-of-Way of S.W. Tualatin Road; thence, N 89°44'37" W 572.93 feet along said South Right-of-Way to the True Point of Beginning.

Contains an area of 394,379.3 sq. ft., more or less.

STATE OF OREGON }  
County of Washington } SS

I, Donald W. Mason, Director of Assessment and Taxation and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.

Donald W. Mason, Director of  
Assessment and Taxation, Ex-  
Officio County Clerk



5

Doc : 89032858  
Rect: 14103 31.00  
07/20/1989 10:23:06AM

2S115DD10500  
TAHAN EDWARD C  
11050 SW WINTU CT  
TUALATIN OR 97062

2S115C002803  
HOFFART HERBERT J  
4632 SW VERMONT ST  
PORTLAND OR 97219

2S115DC02500  
FARMINGTON CENTER TUALATIN  
BY CHAMBERLAIN-WILLIAMS  
PROPERTIES  
14430 SW FARMINGTON RD  
BEAVERTON OR 97005

2S115DD10400  
TYSON ARTHUR E & DIANE C  
11030 SW WINTU CT  
TUALATIN OR 97062

2S115DC10400  
BURBY JASON W &  
MCALISTER, MOLLY G  
17885 SW 114TH AVE  
TUALATIN OR 97062

2S115DC12200  
CRANSTON DIANNA M &  
CHARLES H R  
17890 SW 114TH AVE  
TUALATIN OR 97062

2S115DC11500  
MCPHERSON SCOTT K & SUSAN R  
17895 SW 113TH AVE  
TUALATIN OR 97062

2S115DC08400  
GINTY MICHAEL & KAVITA  
17880 SW 113TH AVE  
TUALATIN OR 97062

2S115DD02500  
CLARK DAVE A AND CATHERINE M  
10639 SW PUEBLO CT  
TUALATIN OR 97062

2S115DC07900  
GRUBER DELAINE H & JEFFREY S  
17915 SW 112TH AVE  
TUALATIN OR 97062

2S115DC06600  
WIRFS JOHN W &  
PETERSEON, CYNTHIA L  
17925 SW 111TH AVE  
TUALATIN OR 97062

2S115DD13200  
MARTINEZ STEVE & COLLETTE  
17950 SW 109TH AVE  
TUALATIN OR 97062

2S115DD04400  
HANEGAN RICHARD J  
10985 SW TUALATIN RD  
TUALATIN OR 97140

2S115DD00600  
HANEGAN MURNICE M  
c/o STEARNS, SANDRA M AND  
HANEGAN, RICHARD J & MICHAEL L  
10985 SW TUALATIN RD  
TUALATIN OR 97062

2S115DC10500  
GILES JASON K & ANN MARIE  
17915 SW 114TH AVE  
TUALATIN OR 97062

2S115DD13600  
FOILES LESLIE E & VICTORIA A  
10960 SW TUNICA ST  
TUALATIN OR 97062

2S115DD13700  
KING JONATHON W & MARY E  
MCVAY  
10920 SW TUNICA ST  
TUALATIN OR 97062

2S115DC06900  
ANDERSON DOUGLAS D  
17920 SW 112TH AVE  
TUALATIN OR 97062

2S115DC03800  
TAKANO HIROKO  
1-4-11-905 MINAMI MORIMACHI  
KITA-KU OSAKA JA 0

2S115DC12300  
EMMETT SUSAN GAIL  
17920 SW 114TH AVE  
TUALATIN OR 97062

2S115DC08100  
MOONEY OWEN RICHARD  
11225 SW APALACHEE ST  
TUALATIN OR 97062

2S115DC11400  
MILLER PETER L & SHERI R  
17915 SW 113TH AVE  
TUALATIN OR 97062

2S115DC08000  
GRAY EDWARD R & TERESA A  
11215 SW APALACHEE ST  
TUALATIN OR 97062

2S115DD04300  
BOWMAN JOHN E/DARLA J  
11045 SW TUALATIN RD  
TUALATIN OR 97062

2S115DD02400  
DAVIS C THOMAS & CHRISTINE A  
5611 SOUTHWOOD DR  
LAKE OSWEGO OR 97035

2S115DC06700  
BOSKET JOHN A &  
SCHINDLBECK, JULIE L  
11155 SW APALACHEE ST  
TUALATIN OR 97062

2S115DD13300  
VANHORN MARK & DIANA L  
17960 SW 109TH AVE  
TUALATIN OR 97062

2S115DC10600  
MCCONNELL JAMES & KRISTI L  
17925 SW 114TH  
TUALATIN OR 97062

2S115DC06800  
MAGSARILI KARL & GENEROSA L  
17950 SW 112TH AVE  
TUALATIN OR 97062

2S115DC03700  
BAUSCHELT CHARLES  
7510 SW 25TH AVE  
PORTLAND OR 97219

2S115DC8300  
Matrix Development Corp.  
6900 S.W. Haines Rd.  
Plaza 2, Suite 200  
Tigard, OR 97223

BRUNNER JOSEPH M & JEANNE  
T  
17975 SW 109TH AVE  
TUALATIN OR 97062

MOOREHEAD GEORGE W &  
JANICE M  
17980 SW 109TH AVE  
TUALATIN OR 97062

BROWN ADAM J  
17935 SW 114TH AVE  
TUALATIN OR 97062

PAKULA JENNIFER LYNN &  
GELFAND, SCOT JEFFREY  
17980 SW 111TH AVE  
TUALATIN OR 97062

ODIORNE DANIEL K & TIFFANY  
L  
11400 SW APALACHEE ST  
TUALATIN OR 97062

ROBERTS JULIE A  
10644 SW PUEBLO CT  
TUALATIN OR 97062

MCKERCHER ROBERT P  
11380 SW APALACHEE ST  
TUALATIN OR 97062

MILLER JOANNE  
11360 SW APALACHEE ST  
TUALATIN OR 97062

DONAUGH ANTHONY M &  
CHRISTI S  
10651 SW PUEBLO CT  
TUALATIN OR 97062

GROH MICHAEL T &  
UNIS-GROH, MARY E  
11340 SW APALACHEE ST  
TUALATIN OR 97062

ADAMS SHEILA D  
10915 SW TUALATIN RD  
TUALATIN OR 97062

BOYD RONALD A &  
THERESA M  
11320 SW APALACHEE ST  
TUALATIN OR 97062

ENDERLIN LINDA C  
11270 APALACHEE ST  
TUALATIN OR 97062

OPSAL TODD  
11220 SW APALACHEE ST  
TUALATIN OR 97062

FITZGIBBON WILLIAM J &  
SACHA  
11200 SW APALACHEE ST  
TUALATIN OR 97062

COLEMAN EUAL T & LENDA M  
11100 SW APALACHEE ST  
TUALATIN OR 97062

KIRMA VICTOR P & ANNETTE L  
16400 SW NIGHTHAWK DR  
BEAVERTON OR 97007

FRITZ CRAIG E  
10835 SW TUALATIN RD  
TUALATIN OR 97062

COOPER BRIAN J  
6175 CORTE PADRE  
PLEASANTON CA 94566

TAYLOR ROY E AND JANET M  
10655 SW PUEBLO CT  
TUALATIN OR 97062

MANTHE KIMBERLEE ANN  
11150 SW APALACHEE ST  
TUALATIN OR 97062

COMPTON DEBRA J  
17595 SW 110TH AVE  
TUALATIN OR 97062

AIELLO NED P AND KAREN L  
10650 SW PUEBLO CT  
TUALATIN OR 97062

IAE OREGON INC  
BY MARK E FOSTER  
9615 SW ALLEN BLYVD #103  
BEAVERTON OR 97005

HELSEER LIMITED  
PARTNERSHIP THE  
PO BOX 1569  
TUALATIN OR 97062

JOHNSON BRADLEY R &  
CONNIE LEA  
18500 SW 108TH AVE  
TUALATIN OR 97062

JOHNSON BRADLEY R &  
CONNIE LEA  
32113 SA PALMER RD  
MOLALLA OR 97038

FUJIMI AMERICA INC  
9949 SW COMMERCE CIRCLE  
WILSONVILLE OR 97070

DOT INC  
PO BOX 115  
TUALATIN OR 97062

FUJIMI AMERICA INC  
9949 SW COMMERCE CIRCLE  
WILSONVILLE OR 97070



JALATIN CITY OF  
PO BOX 369  
JALATIN OR 97062

TOFLE CO INC  
BY TAKAO MATSUDA  
PO BOX 1169  
TUALATIN OR 97062

TUALATIN CITY OF  
PO BOX 369  
TUALATIN OR 97062

OFLE USA INC  
10850 SW LEVETON DR  
JALATIN OR 97062

G R O U P

**MACKENZIE**

November 28, 2000

City of Tualatin  
Attention: Doug Rux  
18880 S.W. Martinazzi Avenue  
Tualatin, OR 97062-7092

Re: Novellus Manufacturing and Warehouse Facilities  
*Master Plan On-Site Circulation and Traffic Analysis*  
Group Mackenzie Project #000321

Dear Mr. Rux:

Group Mackenzie has completed a review of the Novellus Master Plan for the proposed Tualatin site. The Master Plan includes a phased development of office, manufacturing and warehouse facilities. A detailed traffic study reviewing the off-site impact of each phase of development will be provided with the Architectural Review for that particular phase. The purpose of this review is to address the general on-site circulation, access locations and safety.

Proposed Development

The site is located between Tualatin Road and Leveton Road on the west side of SW 108th Avenue. Currently, the site is occupied by a 64,000 sf manufacturing facility. It is currently estimated that the Master Plan proposes additional development for a total of 1,322,500 SF.

Access Spacing

The Master Plan proposes two accesses to SW 108th Avenue, three accesses to Leveton Road and a limited access to the private road accessing Tualatin Road opposite SW 115th Avenue. SW 108th Avenue and Leveton Road are classified by the City of Tualatin as Collector roadways which require driveways to be spaced 150 feet from public intersections and 40 feet from other driveways.

A curb cut exists from the site to SW 108th Avenue approximately 135 feet south of Tualatin Road opposite an existing commercial driveway. This curb cut will not be used with the proposed Master Plan. The north access to SW 108th Avenue is planned 450 feet south of Tualatin Road, across from an access to Helsner Industries.

The south access to SW 108th Avenue is proposed approximately 425 feet north of Leveton Road, across from an existing access. An access for Crystal Lite Inc. is located approximately 100 feet to the south.

The east access to Leveton Road is the existing driveway for the site, approximately 575 feet west of SW 108th Avenue, opposite an access for Tofle development. It currently provides one

Attachment O

0690 SW Bancroft St / PO Box 69039 Portland, OR 97201-0039

Tel: 503.224.9560 Net: info@grpmack.com Fax: 503.228.1285

Group  
Mackenzie,  
Incorporated

Architecture  
Interior Design  
Land Use Planning

Group  
Mackenzie  
Engineering,  
Incorporated

Civil/Structural  
Engineering

Transportation  
Planning

The tradition of  
Mackenzie  
Engineering and  
Mackenzie/Saito  
continues.

ingress and one egress lane separated by a raised median. A seldom used gravel driveway for Fujimi is located 125 feet to the west.

The main access for the site is proposed to Leveton Road approximately 375 feet west of the existing access. The main access for Fujimi is located approximately 200 feet further to the west on the south side of the road. Since a continuous left turn lane is not consistent with the classification of Leveton Road, left turn conflicts are not anticipated between vehicles turning into the accesses.

The west access to SW Leveton Road is located approximately 850 feet west of the proposed main access, near the west property line. At this location, the Fujimi access is 625 feet to the east.

A sixth access is proposed at the west property line to the private access road for JAE Oregon Inc. This access may be gated to prevent cut-through traffic, and would provide an alternative emergency vehicle access to Tualatin Road, if needed.

#### Sight Distance

AASHTO standards require intersection sight distances to be a minimum of ten times the posted speed limit or 85th percentile speed, whichever is highest. A speed study was not conducted in this area. Leveton Road is posted at 35 mph which requires 350 feet of sight distance. SW 108th Avenue does not have a posted speed. Observation of traffic on the roadway indicated an average speed of 35 mph. The table below presents the available sight distance to the public roadway system at each of the proposed accesses.

| Sight Distance Availability (feet) |                        |                        |
|------------------------------------|------------------------|------------------------|
| Access                             | Distance to north/west | Distance to south/east |
| north access to SW 108th Avenue    | 450                    | >1000                  |
| south access to SW 108th Avenue    | 575                    | >1000                  |
| east access to Leveton Road        | 1500                   | 600                    |
| main access to Leveton Road        | 1150                   | 950                    |
| west access to Leveton Road        | 425                    | 1900                   |

Sight distance from all accesses equals or exceeds the minimum requirement.

#### Internal Circulation

Trucks will be able to access the site from both accesses to SW 108th Avenue and from the west access to Leveton Road. These access points provide relatively direct routes from the public roadway to the manufacturing plants in the northwest corner of the site.

Parking areas on the south and east portions of the site have multiple access points to SW 108th Avenue and Leveton Road within close proximity. A primary access is not planned to Tualatin

Doug Rux  
Project #000321  
November 29, 2000  
Page 3

Road, thus, a ring road is provided along the north and west sides of the site to more effectively distribute vehicles parked in lots on the north and west of the site to the accesses to SW 108th Avenue and Leveton Road.

The main access provides a throat length of approximately 250 feet before splitting into a one-way circulation pattern through the visitor parking. This access will be used primarily by visitors and vehicles parking in the two parking structures adjacent to the main drive aisle.

Conclusions/Recommendations

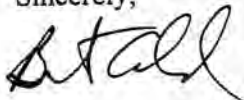
The proposed access points exceed City spacing standards for Collector roadways and have sufficient sight distance in both directions. Where possible, all proposed access points align opposite existing accesses.

Based on the conceptual site plan, Group Mackenzie recommends the following items:

- Landscaping along the site frontage within the vision triangles should be maintained to keep the required sight distance at each access.
- All access points should provide separate left and right turn lanes for vehicles turning out of the site onto the public roadway system and a single inbound lane.
- The main access to Leveton Road and the north access to SW 108th Avenue should provide a minimum of 200 feet of storage for vehicles turning out of the site.
- The access points should be reviewed with the application for each phase of development for operational capacity, need for signal and turn lane warrants, and queue lengths.

If you have any questions, or need any further information, please feel free to contact me or Elizabeth Busby at 503-224-9560.

Sincerely,

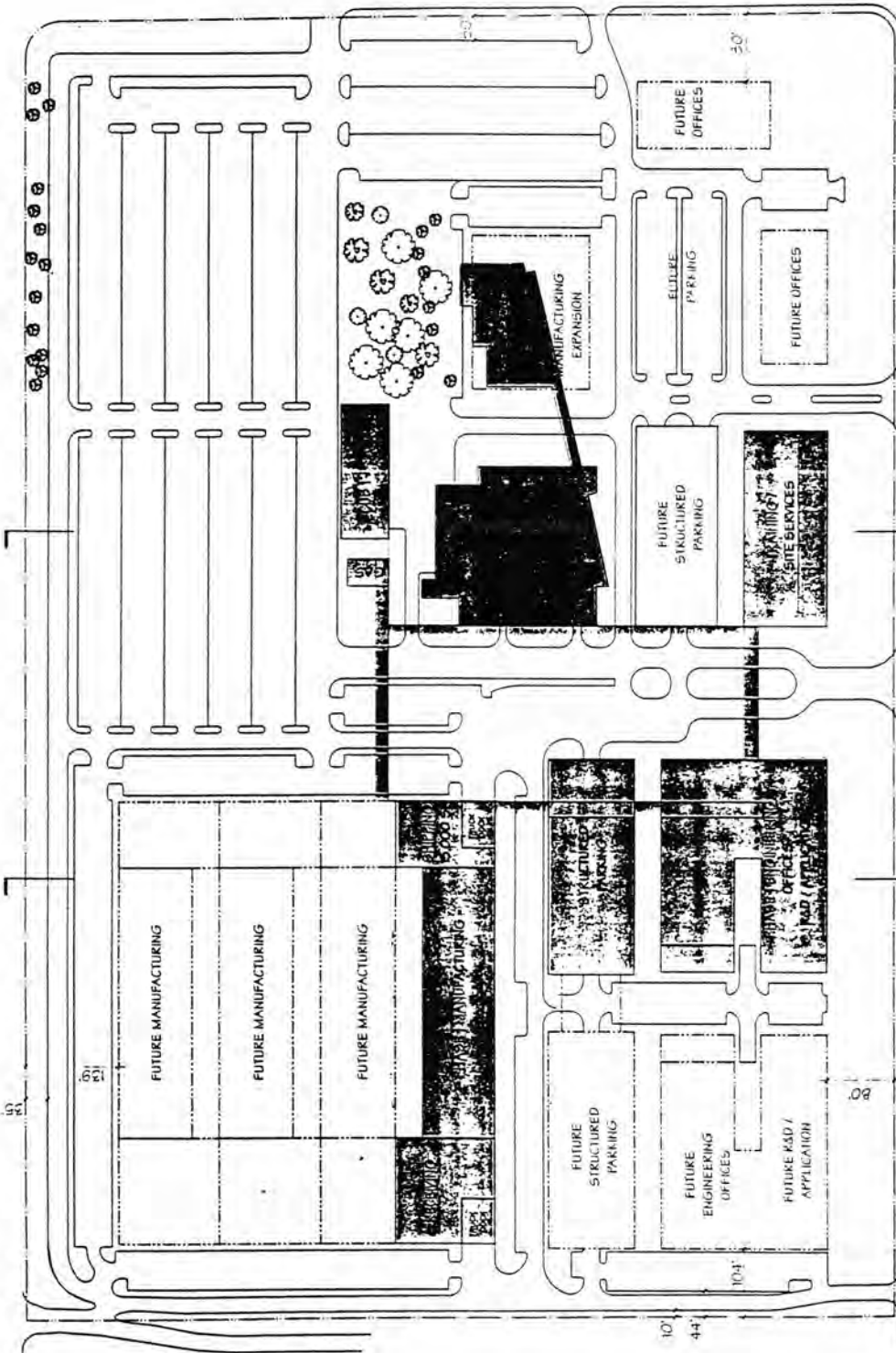





Brent Ahrend, P.E.  
Traffic Engineer

EHB:BTB/wp

c: Scott Scowden - Novellus  
Tamio Fukuyama, Rich Mitchell - Group Mackenzie





-  EXISTING BUILDINGS
-  PHASE I CONSTRUCTION
-  FUTURE BUILDINGS

DATE: 11.29.00<sup>6</sup> R.G.R.D.U.P

2000321.00

**MACKENZIE**



NOVELLUS

# NOVELLUS MASTERPLAN

CONCEPTUAL SITE MASTER PLAN SCALE: 1" = 100'

TW/KRP

NOVELLUS  
P41



# PACIFIC HABITAT SERVICES, INC.

9450 SW Commerce Circle, Suite 180 • PO Box 2870  
Wilsonville, Oregon 97070

(800) 871-9333 • (503) 570-0800 • Fax (503) 570-0855

January 13, 2000

Randy McFarland  
Novellus Systems, Inc.  
4000 North 1<sup>st</sup> Street, M/S 305  
San Jose, CA 95134

|                   |                 |         |                 |            |   |
|-------------------|-----------------|---------|-----------------|------------|---|
| Post-it® Fax Note | 7871            | Date    | 10/6/00         | # of pages | 7 |
| To                | Group MacKenzie | From    | Patricia Turner |            |   |
| Co/Dept.          | Tom Wright      | Co.     |                 |            |   |
| Phone #           |                 | Phone # | 570-0800        |            |   |
| Fax #             |                 | Fax #   |                 |            |   |

**Re: Wetland reconnaissance on an approximately 58-acre industrial site located on Leveton Drive in Tualatin, Oregon (Township 2 South, Range 1 West, Section 22). PHS Project No.: 2098**

Mr. McFarland:

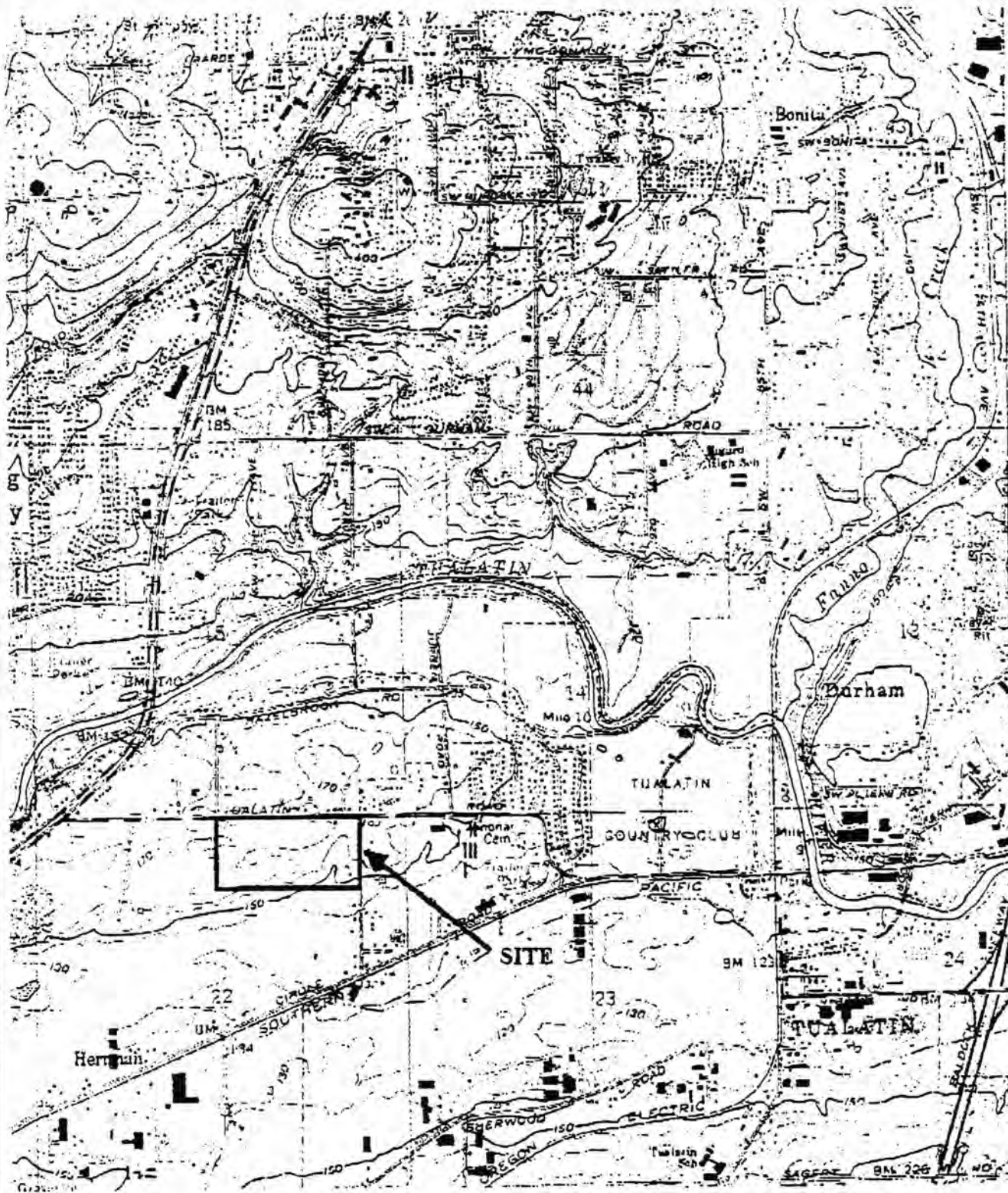
Pacific Habitat Services, Inc. (PHS) conducted a wetland determination for the approximately 58-acre site in Tualatin, Oregon. The site is located north of Herman Road, south of SW Tualatin Road, west of SW 180<sup>th</sup> Avenue, and on the north side of Leveton Drive. The generalized location is shown in Figure 1.

The site is a former manufacturing site and is partially developed, with existing buildings and parking areas in the eastern half of the property. Undeveloped areas of the site include agricultural fields, a small hazelnut orchard, landscaped areas and a small forested area behind the existing building. The site is zoned Manufacturing Light (ML) and Manufacturing Park (MP).

Based on our site reconnaissance and wetland determination of December 22, 1999, and January 12, 2000, there are no areas of potentially jurisdictional wetland located on the site.

### Wetland Definition and Criteria

Wetlands and water resources in Oregon are regulated by the Oregon Division of State Lands (DSL) under the Removal-Fill Law (ORS 196.800-196.990) and by the U.S. Army Corps of Engineers (COE) through Section 404 of the Clean Water Act. Wetlands are defined as "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions" (DSL, 1995).



1/12/00

2098

Location and general topography for the proposed development site on Leveton Road, Tualatin, Oregon (USGS, Beaverton quadrangle, 7.5 minute series, 1961, photorevised 1984).

FIGURE 1



Randy McFarland  
Novellus Systems, Inc.  
Page 2  
January 13, 2000

The primary source document for wetland delineations within Oregon is the *Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1* (Environmental Laboratory 1987) which is recognized by both DSL and COE.

### Project Methodology

Prior to beginning field work, available information was reviewed in order to ascertain where potential wetland may exist on-site, and to facilitate the gathering of data. This review included the U.S.G.S. topographic quadrangle, the Soil Conservation Service soil series maps, the list of Oregon hydric soils by County, and the U.S. Fish and Wildlife Service (USFWS) *National Wetlands Inventory* (NWI) map and the City of Tualatin's Natural Resource Inventory and Local Wetlands Inventory.

Observations of hydrology, soils, and vegetation, were made using the "Routine On-site" delineation method as defined in the 1987 manual. One-foot diameter soil pits were excavated up to a depth of 18 inches in selected locations. The soil profiles were examined for hydric soil and wetland hydrology field indicators.

### Site Characteristics

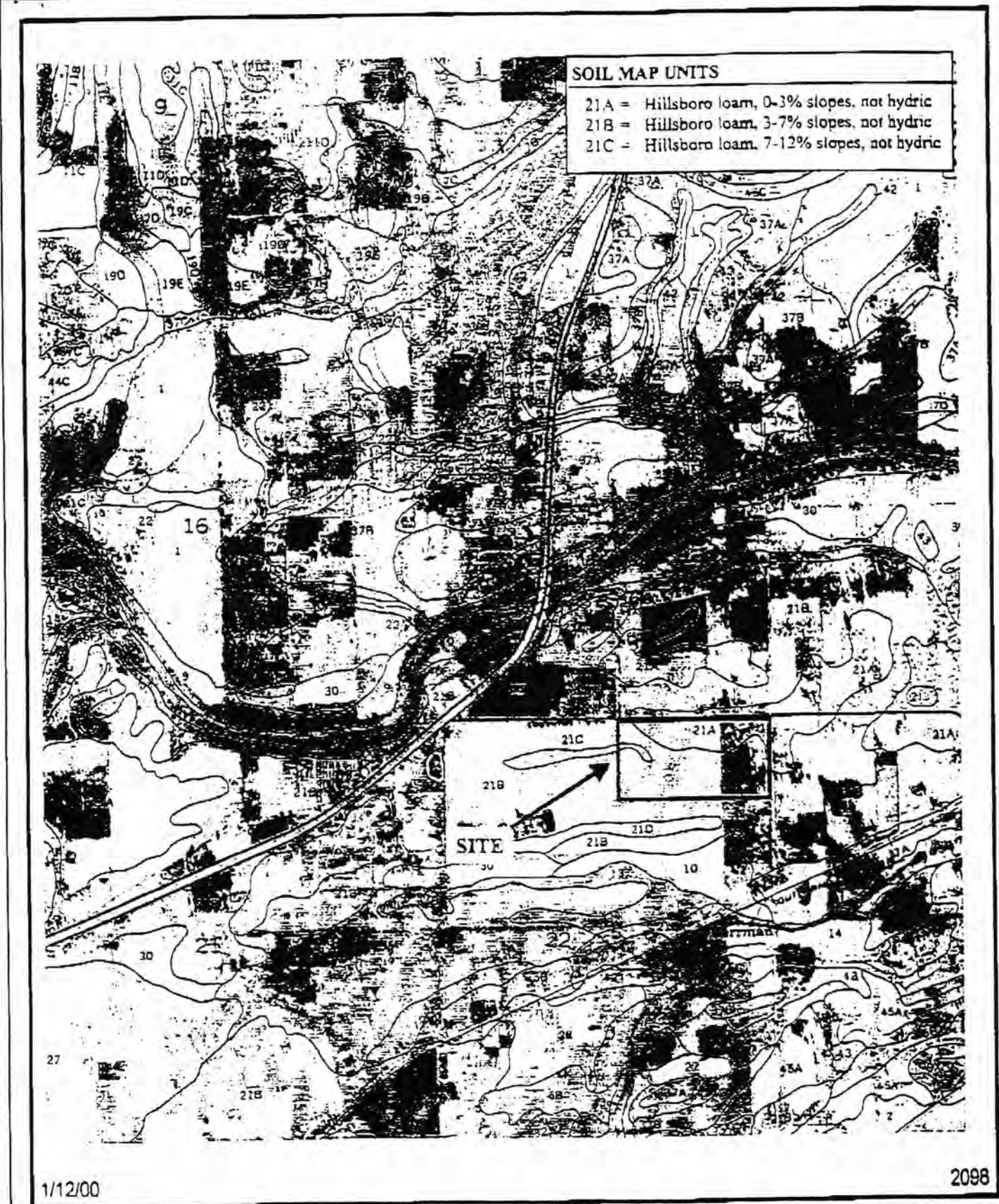
The site has gently rolling topography, with a south facing slope and a broad swale in the middle of the property. Soils mapped on the site are Hillsboro loam, 0 to 12 % slopes (Figure 2). This soil is well drained soil and is not considered hydric. Hydrology on the site is primarily precipitation. There were no indications of ponding or saturation on the site.

Vegetation is a combination of agricultural field species, a hazelnut orchard, landscaped areas, and a small forested area. Species include Douglas fir (*Pseudotsuga menziesii*), Himalayan blackberry (*Rubus discolor*), thimbleberry (*Rubus parviflorus*), Oregon grape (*Berberis aquifolium*, *B. nervosa*), salal (*Gaultheria shallon*), and ivy (*Hedera helix*) in the forested area. The agricultural contains oats (*Avena* sp.), Queen Anne's lace (*Daucus carota*), spotted cat's ear (*Hypochaeris radicata*), common dandelion (*Taraxacum officinale*), Canada thistle (*Cirsium arvense*), and wild radish (*Raphanus sativus*). Other areas of the site are mowed grass and ornamental trees and shrubs.

### Natural Resource Inventories

The U.S. Fish and Wildlife Service, as part of the National Wetlands Inventory (NWI) program, has not mapped wetlands on the site (Figure 3). This was confirmed by the wetland determination.





**SOIL MAP UNITS**

- 21A = Hillsboro loam, 0-3% slopes, not hydric
- 21B = Hillsboro loam, 3-7% slopes, not hydric
- 21C = Hillsboro loam, 7-12% slopes, not hydric

1/12/00

2098

Soil series for the proposed development site on Leveton Road, Tualatin, Oregon (USDA, SCS, Soil Survey of Washington County, Oregon, 1982).

**FIGURE**  
**2**





Randy McFarland  
Novellus Systems, Inc.  
Page 3  
January 13, 2000

The 1995 Local Wetlands Inventory for the City of Tualatin does not map any wetlands on the site; the Natural Resource Inventory for the City maps the small forested area (Figure 4). The forested area is not considered a Significant Natural Resource by the City and is therefore not protected under City ordinances.

### Conclusions

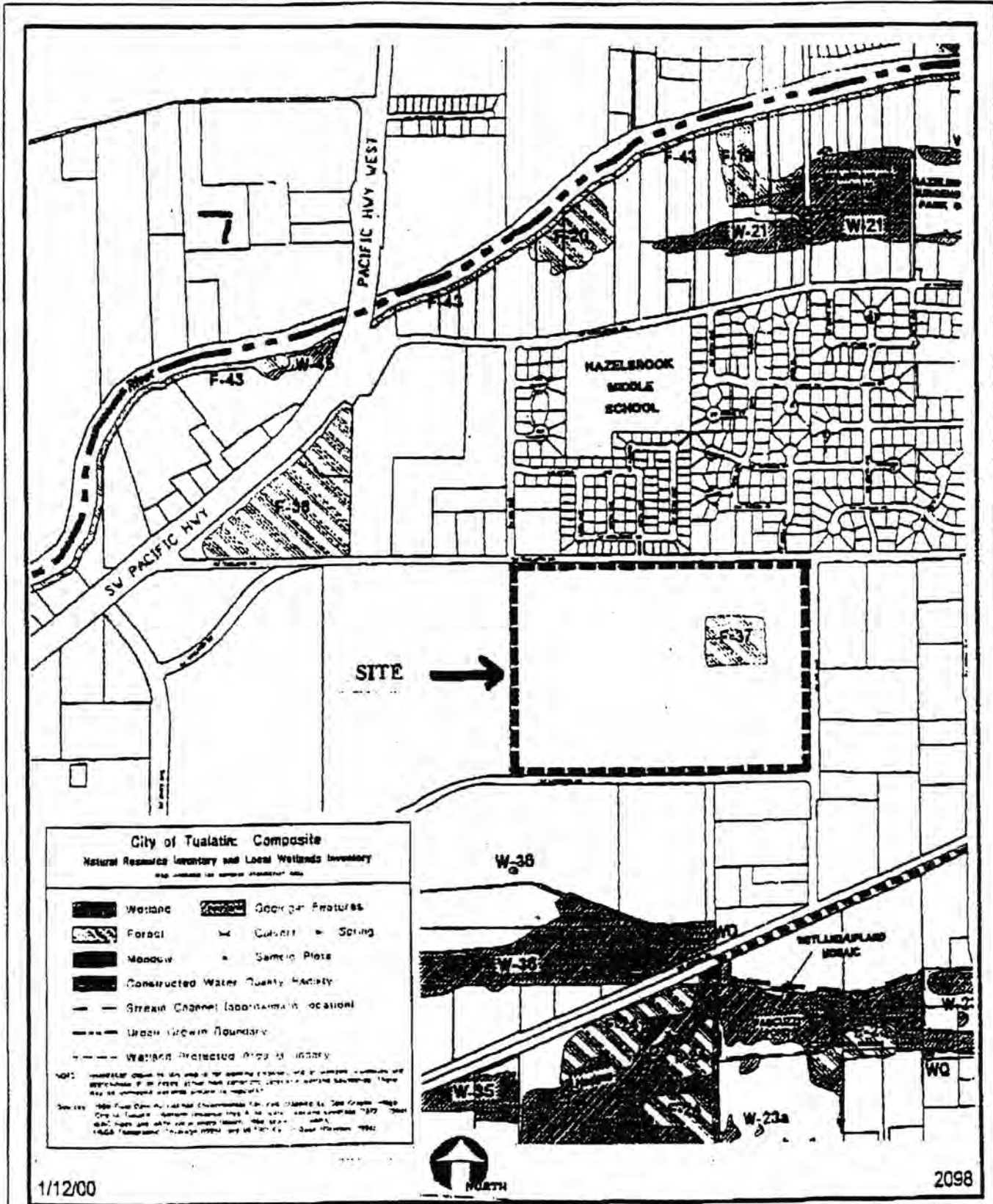
Based on the wetland determination the site does not meet the criteria for jurisdictional wetlands. The entire site is considered upland.

I hope this information is helpful to you and your project. Please let me know if you need anything else.

Sincerely,



Patricia A. Farrell  
Wetland Scientist



Natural Resource Inventory and Local Wetlands Inventory information for the proposed development site on Leveton Road, Tualatin, Oregon (map by Geo Graphic Image, City of Tualatin, 1995).

FIGURE  
4





United Sewerage Agency  
of Washington County

Sensitive Area Pre-Screening Site Assessment

File Number 705

KRF

|                   |   |         |   |
|-------------------|---|---------|---|
| Jurisdiction      | <u>City of Tualatin</u>                     | Date    | <u>11-10-00</u>                             |
| Map & Tax Lot     | <u>T251 RLW Sect 22 #1900</u>               | Owner   | <u>NOVILLUS</u>                             |
| Site Address      | <u>SW Corner of Tualatin Rd &amp; 108th</u> | Contact | <u>Group Mackenzie-Kari Fogemess</u>        |
| Proposed Activity | <u>industrial/commercial development</u>    | Address | <u>P.O. Box 69039<br/>Portland OR 97201</u> |
|                   | <u>251 22A 1900</u>                         | Phone   | <u>503-224-9560</u>                         |
|                   |   | Fax     | <u>503-228-1285</u>                         |

Y N NA

Y N NA

USA Composite Map  
Map # 251 WD

Stormwater Infrastructure maps  
QS # 4918

Locally adopted studies or maps  
Specify \_\_\_\_\_

Other  
Specify \_\_\_\_\_

Based on a review of the above information and the requirements of USA Design and Construction Standards Resolution and Order 00-7:

Sensitive areas potentially exist on site or within 200' of the site. THE APPLICANT MUST PERFORM A SITE CERTIFICATION PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER OR STORMWATER CONNECTION PERMIT. If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.

Sensitive areas do not appear to exist on site or within 200' of the site. This pre-screening site assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered on your property. NO FURTHER SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED. THIS FORM WILL SERVE AS AUTHORIZATION TO ISSUE A STORMWATER CONNECTION PERMIT.

The proposed activity does not meet the definition of development. NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.

Comments:

Reviewed By: [Signature] Date: 11/13/00

Returned to Applicant

Mail  Fax \_\_\_\_\_ Counter \_\_\_\_\_  
Date 11/13/00 By [Signature]



# UNIFIED SEWERAGE AGENCY OF WASHINGTON COUNTY

## Stormwater Site Assessment and Alternatives Analysis Review Fees

**Stormwater Site Assessment and Alternatives Analysis Review Fees shall be charged for customers requiring a service provider letter or site certification concurrence in accordance with the Agency's current Design and Construction Standards (R & O 00-7).**

**a. Basic Site Certification Concurrence Fee - \$25.00**

The basic site certification concurrence fee will be charged for properties where there is no sensitive area or vegetated corridor on or adjacent to the site or for properties on which the proposed development has no negative impact to the sensitive area or corridor.

**b. Allowed Use Site Certification Concurrence Fee - \$50.00**

The allowed use site certification concurrence fee will be charged for properties on which the proposed development is an allowed use as defined in Section 3.02.4.b.1.a-g of the Agency's Design and Construction Standards, and which has an impact to the sensitive area or vegetated corridor on site.

**c. Corridor Averaging/Reduction Site Certification Concurrence Fee - \$150.00**

The corridor averaging/reduction site certification concurrence fee will be charged for properties on which corridor averaging or corridor reduction is requested.

**d. Tier 1 Alternatives Analysis Review Fee - \$500.00**

The Tier 1 Alternatives Analysis Review Fee will be charged for development requesting a Tier 1 encroachment as defined in USA's Design and Construction Standards.

**e. Tier 2 Alternatives Analysis Review Fee - \$750.00**

The Tier 2 Alternatives Analysis Review Fee will be charged for development requesting a Tier 2 encroachment as defined in USA's Design and Construction Standards.

