



11155-11361 SW Leventon Dr. Lam Research Expansion

Architectural Review
(AR 24-0002)

September 10, 2025

Tonight's Presentation



- 1.Site Background
- 2.Past Decision: IMP 24-0001
- 3.Project Overview
- 4.Applicable Criteria
- 5.Conclusion



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Site Background



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Past Decision



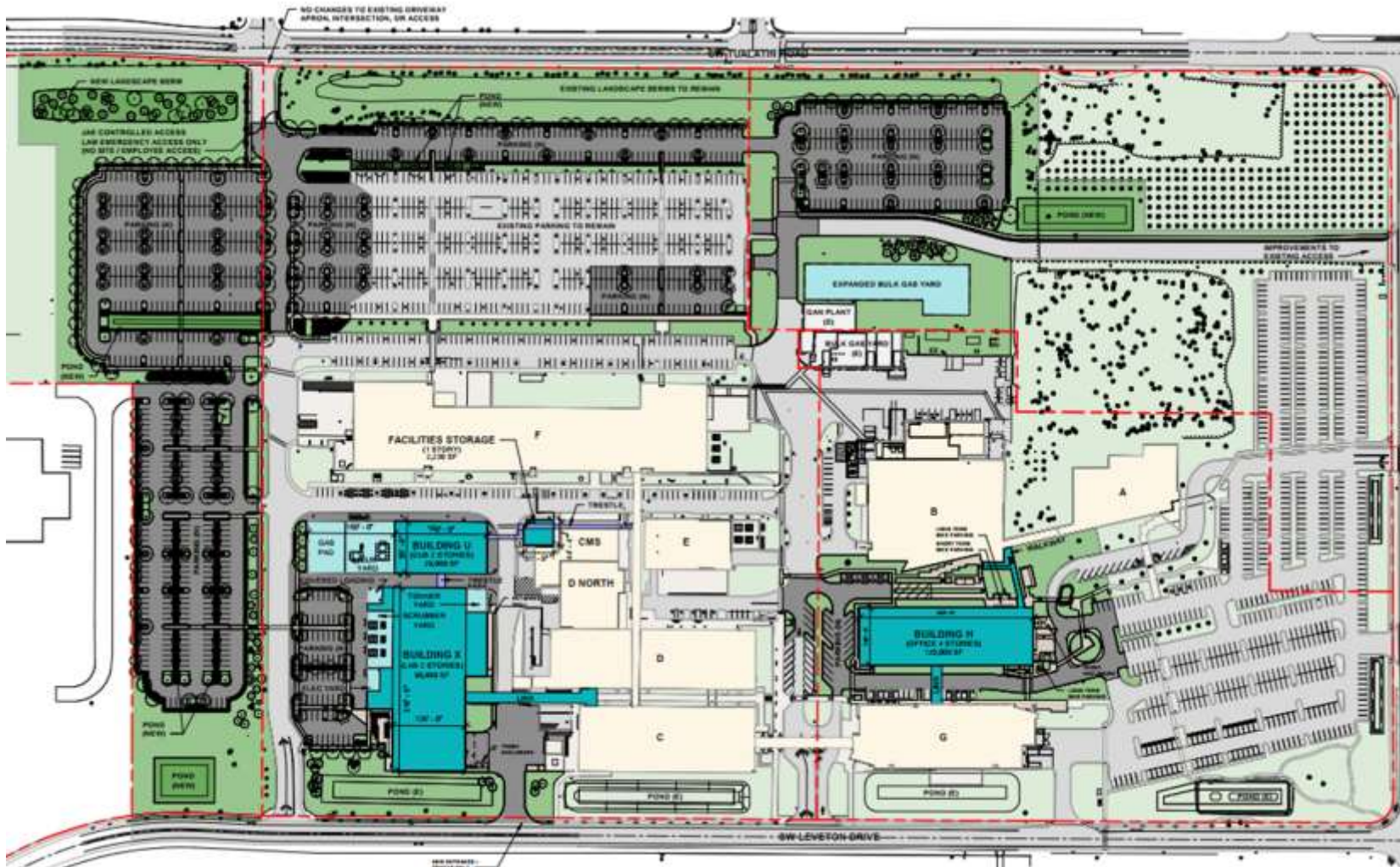
IMP 24-0001 Approved:

- Added Tax Map/Lot 2S122BA00100;
- Established appropriate building materials and colors;
- Modified building setback standards;
- Modified parking and circulation standards;
- Modified maximum building height; and
- Removed alternate parking lot landscaping standards and replaced these with Chapter 73C standards in effect on July 8, 2024.



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Project Overview



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Procedures (TDC 32.230)

Type III Architectural Review:

- Application submitted on **July 8, 2024**
- Deemed incomplete on **July 24, 2024**
- Deemed complete on **December 16, 2024**
- 1st Notice of Hearing sent **December 16, 2024**
- 2nd Notice of Hearing sent **March 12, 2025**
- 3rd Notice of Hearing sent **May 16, 2025**
- Applicant asked to delay hearing twice to prepare updated materials
- Updated materials submitted on **July 21, 2025**
- Planning Commission IMP 24-0001 approval on **August 20, 2025**
- Architectural Review Board (ARB) Public Hearing **September 10, 2025**



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Architectural Review (TDC 33.020)



Architectural Review for Large Commercial Developments:

Approval criteria listed in Chapter 73A through 73G, including:

- Site Design Standards
- Landscaping Standards
- Parking Standards
- Waste & Recyclable Management Standards

Conditions of Approval: may implement identified public facilities and services needed to serve the proposed development through Chapters 74 and 75.



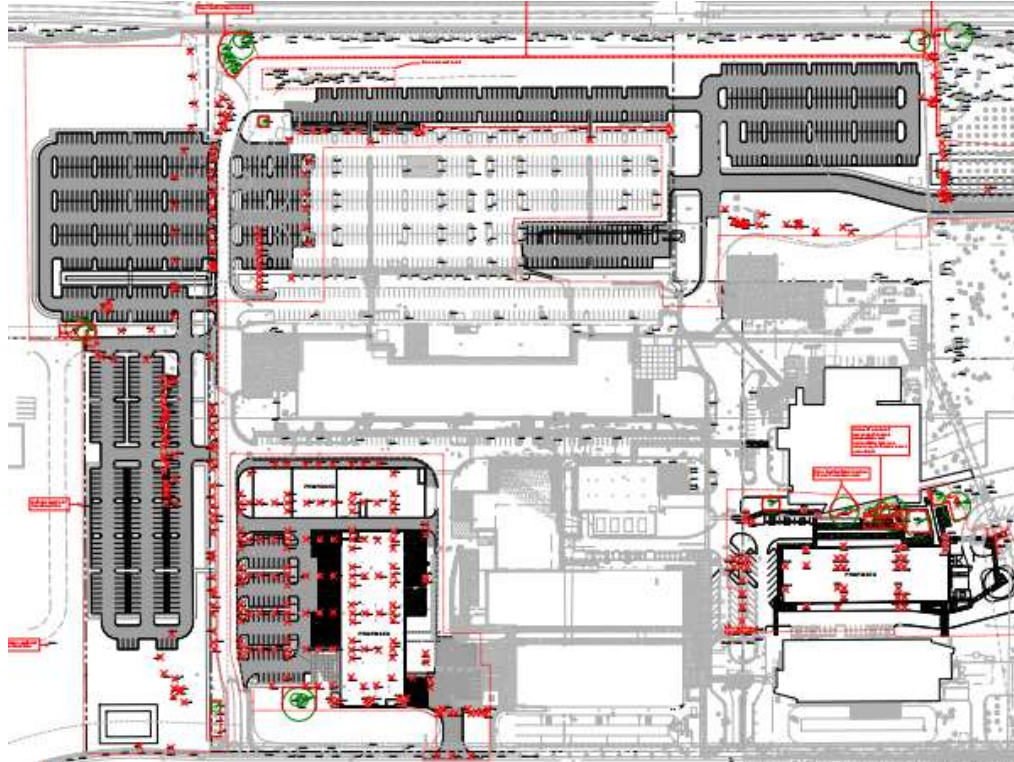
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Tree Removal (TDC 33.110)

The application includes tree removal:

Approval Criteria

- The tree is diseased
- The tree is a hazard
- Necessary to remove tree to construct proposed improvements



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MP Zone (TDC 62) & IMP 24-0001

- The proposal complies with zoning:
- Setbacks
- Building height
- Permitted uses

• *IMP 24-0001

USE CATEGORY	STATUS	
Office Laboratory	Accessory to a permitted industrial use Permitted Industrial Use	
STANDARD	REQUIREMENT	PROPOSAL
Building Setbacks:		
Leveton Drive	68 ft	77 ft
Side/Rear	0 ft*	108 th > 500 ft West > 300 ft Tualatin > 500 ft
Parking, Circulation Setbacks & Building Height:		
Leveton Drive	50 ft	120 ft
108 th Avenue	43 ft	> 500 ft
Tualatin Road	35 ft	59 ft
JAE (west)	10* ft	10 ft
Building Height	85 ft*	85 ft



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Phased Construction



Three Phased Construction

- Phase 1 will construct the office building and northern parking lot within the initial 2-years of construction.
- Phase 2 will construct the lab, utility building, storage building within the first four years.
- Phase 3 will expand the bulk gas yard and parking area in the southwestern area of the site with construction starting within 6-years.

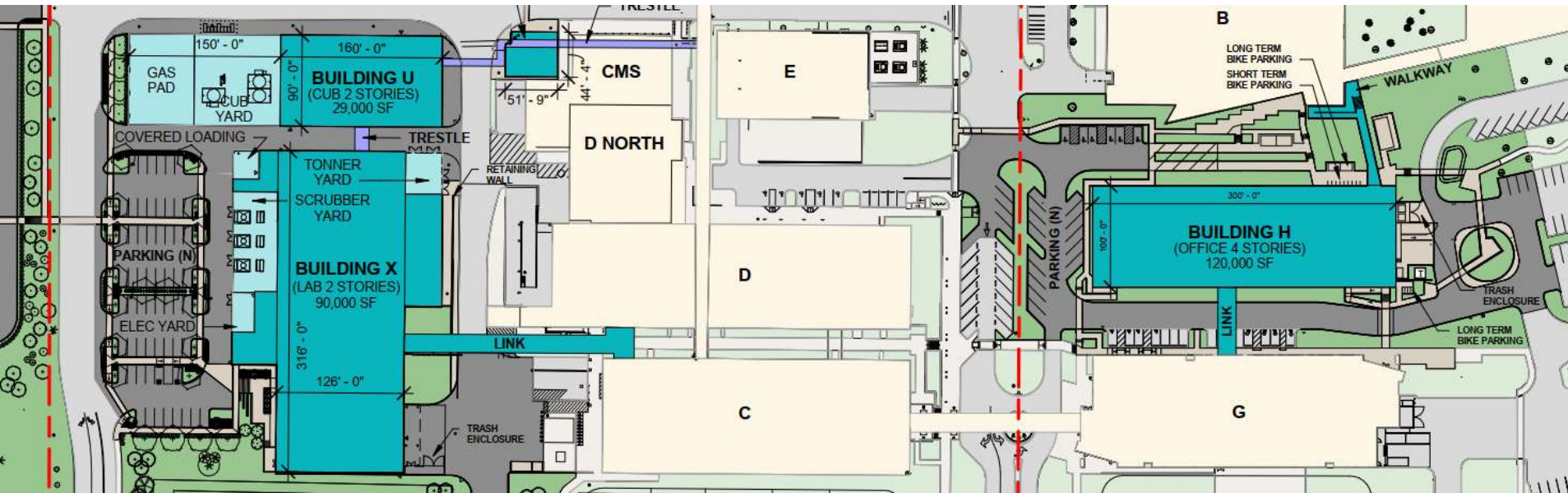


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Site Design (TDC 73A)

The proposal complies with requirements for:

- Walkways
- Safety and Security
- Service, Delivery, and Screening



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Building Design (TDC 73A)

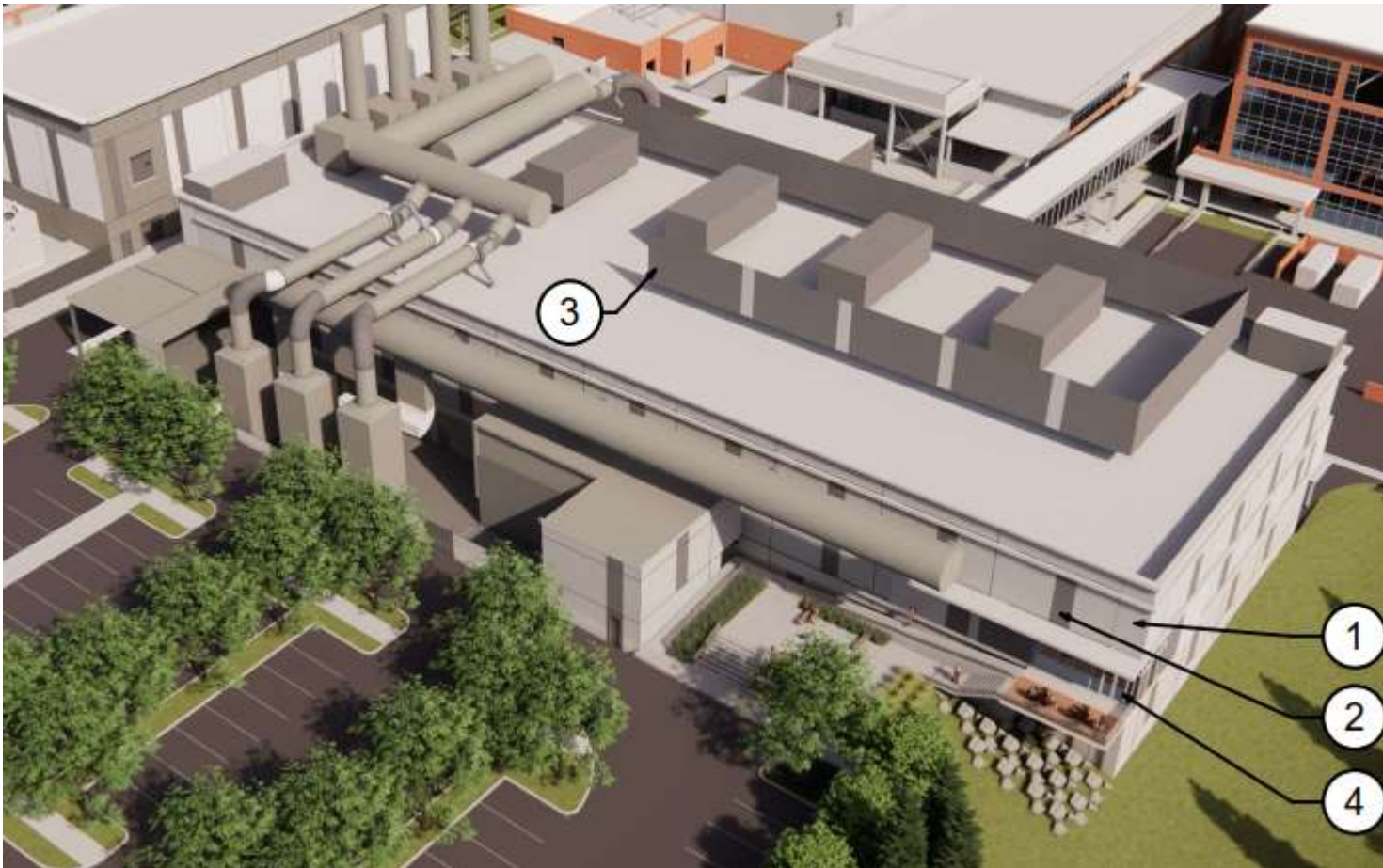
Office Building



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Building Design (TDC 73A)

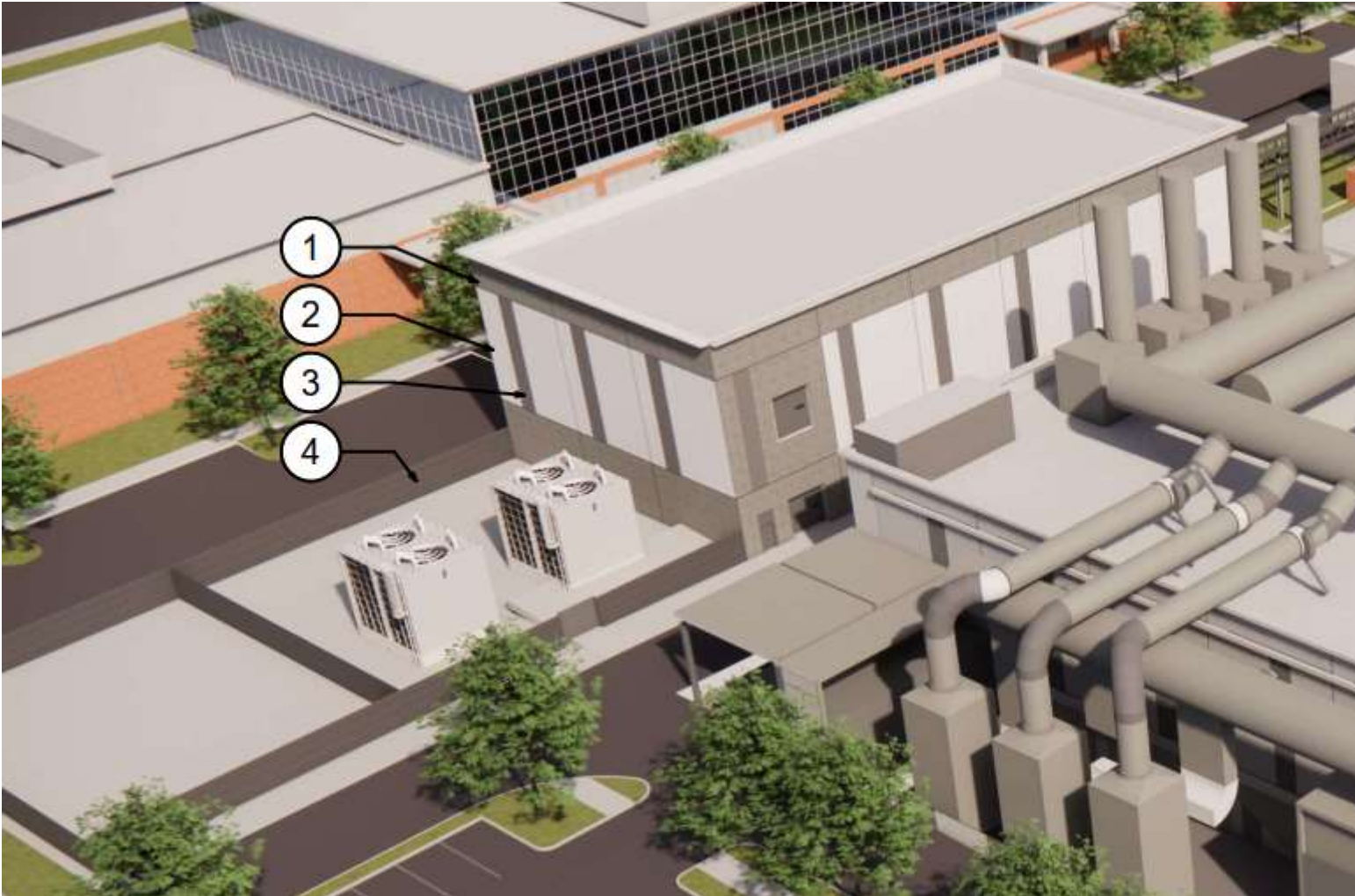
- Lab Building



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Building Design (TDC 73A)

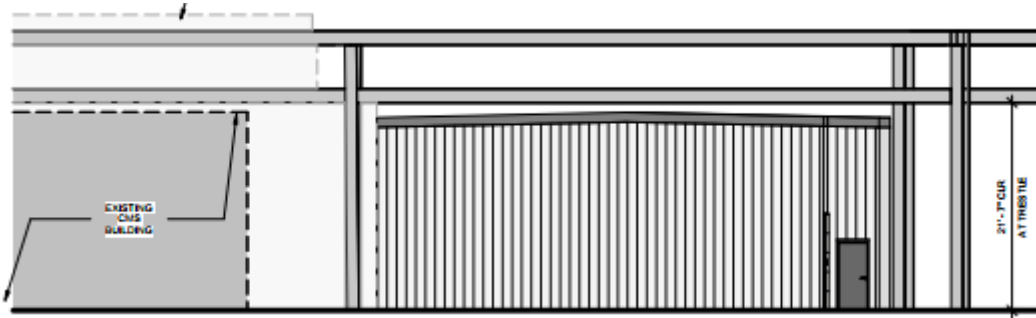
- Utility Building



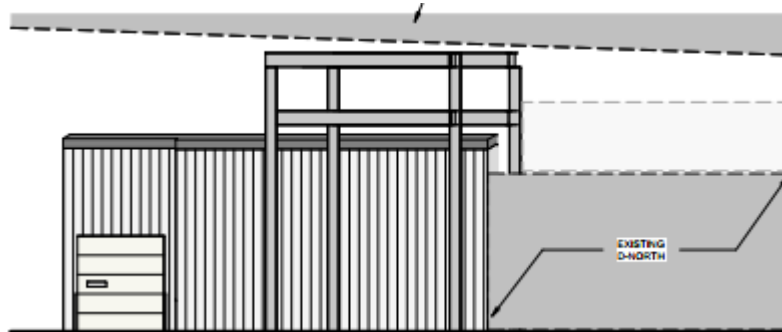
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Building Design (TDC 73A)

- Storage Building



North Facade



West Facade



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Building Design (TDC 73A)

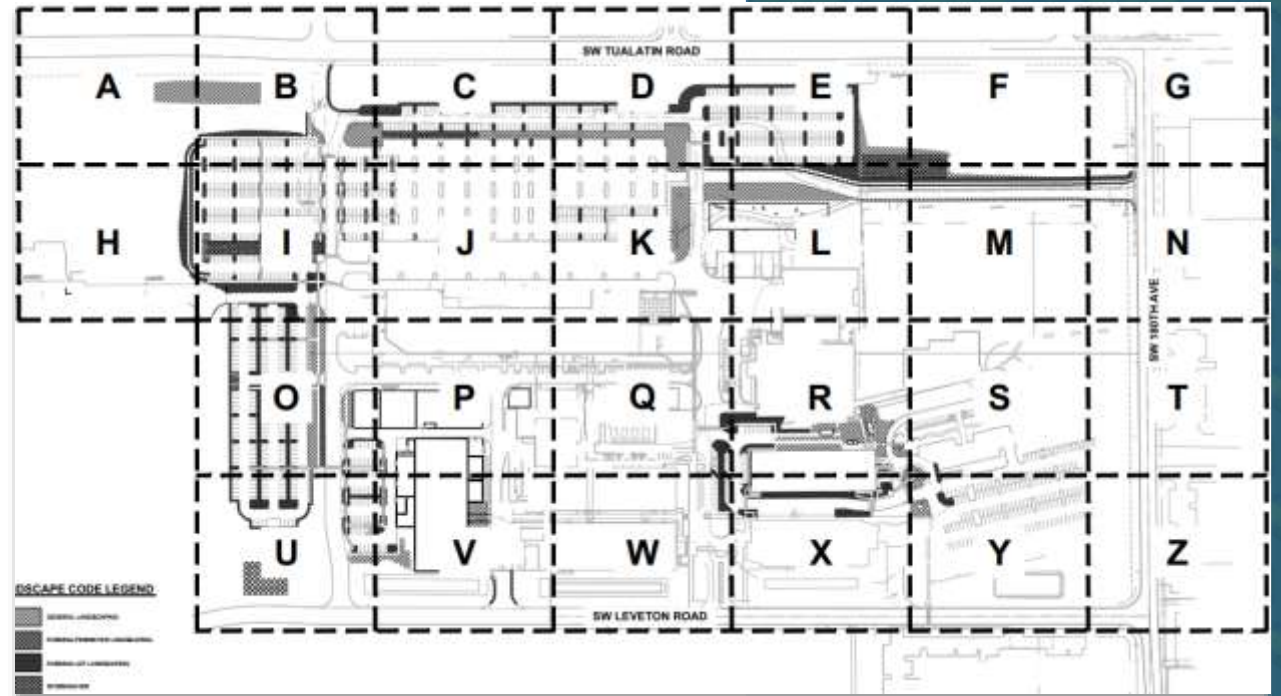


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Landscaping Standards (73B)

The application demonstrates the proposal complies with requirements for:

- 25% of development area
- Building perimeter
- Tree preservation/ revegetation
- Minimum standards for plantings
- Irrigation



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Parking Standards (TDC 73C)

With conditions the application complies with requirements for:

- Minimum stall requirements
- Vanpool / Carpool
- Bike parking
- Dimensional Requirements

USE	MINIMUM VEHICLE PARKING	BIKE PARKING	COVERED BIKE PARKING
Office/Lab/Utilities /Storage	1.60 / 1000 SF of GFA	0.10 spaces / 1,000 SF GFA	First 5
Required	386	24	7
Provided	1,012 (net 544)	53	35

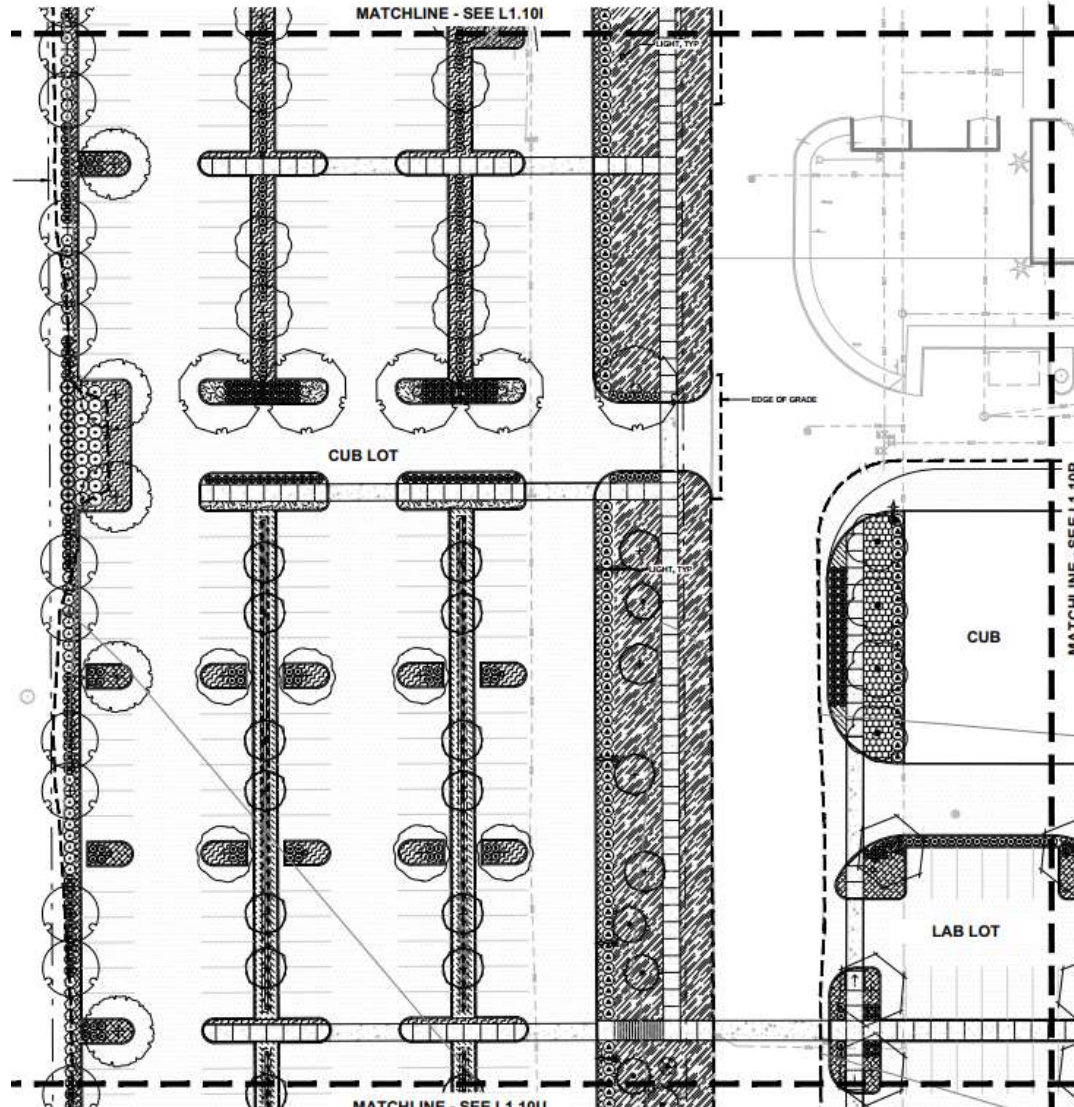


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Parking Lot Landscaping (TDC 73C)

With conditions the application complies with requirements for:

- Minimum landscape square footage
- Island separation every 8 stalls for north lots



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Loading Standards (TDC 73C)

With conditions, the proposal complies with TDC 73C.120(1):

- Three required loading facilities: 12 feet x 35 feet; or
- Four Provided
 - 1 Office Building
 - 2 Utility Building
 - 1 Lab Building
- Evidence that adequate loading facilities exist on the same parcel

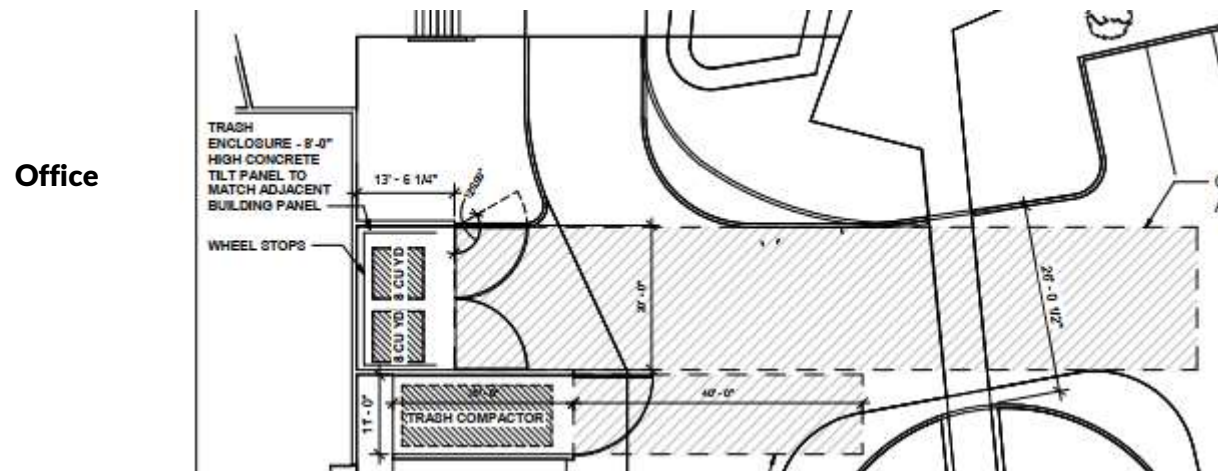
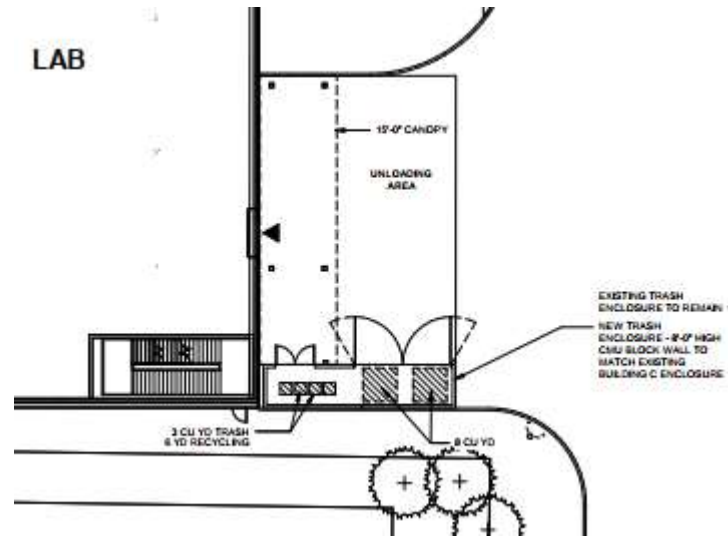


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Waste and Recycling (TDC 73D)

With conditions, the proposal complies with requirements for:

- Waste Assessment Method
- Location
- Screening
- Access



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Public Improvements (TDC 74)



With conditions, the proposal complies with public improvement standards:

- Right-of-Way and Easement Dedication
- Street Improvements
- Utilities: Water, Sanitary Sewer, Storm Sewer
- Stormwater: Water Quality Detention Facility
- Grading and Erosion Control



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Access Management (TDC 75)



With conditions, the proposal complies with access standards:

- Minimum driveway distance from intersection
- Vision Clearance



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Public Comments



- We received numerous public comments that have been provided to the ARB for their review.



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Recommendation



- The findings demonstrate that the proposal meets the applicable criteria of the Tualatin Development Code with the recommended Conditions of Approval.
- Therefore, staff respectfully recommends approval of the subject Architectural Review application (AR 24-0001), as conditioned.
- Questions?





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