



CITY OF TUALATIN

Staff Report

TO: Architectural Review Board

THROUGH: Aquilla Hurd-Ravich, Community Development Director

FROM: Keith Leonard, Associate Planner

DATE: September 10, 2025

SUBJECT:

Mackenzie, on behalf of Lam Research Corporation, is requesting approval to construct a multi-phase project consisting of three buildings for office, research laboratory, and utilities, totaling 241,230 square feet, expansion of an existing bulk gas storage yard, and associated landscaping, parking, and public/site improvements on a 75.96 acre site zoned Manufacturing Park (MP).

RECOMMENDATION:

Based on the analysis and findings, as well as the application materials demonstrating compliance with the applicable review criteria, staff respectfully recommend approval of the subject Architectural Review application (AR 24-0002), subject to the recommended conditions of approval in the attached written order.

EXECUTIVE SUMMARY:

- The public hearing has been rescheduled from its original date on April 2, 2025 and a rescheduled hearing date on June 11, 2025, pursuant to ORS 197.763.
- This is a Type III land use case, subject to a quasi-judicial hearing before the Architectural Review Board.
- The subject site comprises four parcels that total 75.96 acres of land in the Manufacturing Park zone, located on SW Leveton Drive, west of 108th Avenue, and south of SW Tualatin Road. The land is occupied by Lam Research Corporation and is improved with seven buildings and associated parking.
- The applicant requests approval to construct a four-story, 120,000 square foot office building, 90,000 square foot lab building, 29,000 central utilities building, 2,230 square foot storage building, one new access drive for trucks off SW Leveton Drive, and parking lot expansions by approximately 544 stalls (including demolition of 468 stalls and relocation/construction of 1,012 stalls). The applicant has also submitted a tree removal permit for 239 trees over 8-inches DBH to construct the improvements.
- The applicant is proposing three construction phases. Phase 1 will construct the office building (Building H) and northern parking lot within the initial 2-years of construction. Phase 2 will construct the lab (Building X), utility building (Building U), storage building (Facilities Storage) 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 (Exhibit A2).
- The SW Tualatin Road existing driveway will remain an emergency access for Lam Research with all employee access being directed to SW 108th Avenue and SW Leveton Drive.

- No study area intersections were found to have a crash rate higher than 1.0 for the five-year crash data from 2019 through 2023, nor were significant patterns found that could be addressed by improvements to the intersections.
- All public street intersections but one are projected to meet City of Tualatin and ODOT mobility standards with the proposed project. The intersection of SW Hazelbrook Road/OR 99W experiences long delays in the PM peak hour for vehicles turning right onto OR 99W, but capacity improvements are not recommended at this location.
- Proposed improvements to the transportation system include (1) coordination of traffic signals to facilitate left turn movements from OR 99W to SW Tualatin Road at their intersections with SW 124th Avenue. This will minimize the queue lengths and delays for southbound left turns on SW 124th Avenue and avoid potential spill back to OR 99W; and (2) Trim vegetation at the site access locations as needed to provide the recommended intersection sight distances.
- The proposed development was granted an Industrial Master Plan through IMP 24-0001 that established appropriate building materials and colors, modified setback standards, modified building height, modified parking lot landscaping standards, and added Tax Lot 2S122BA 00100 (Exhibit D).
- The existing City utilities are adequate to serve the proposed development.
- Public improvements include the following:
 - Half-street right-of-way dedication with street improvements along SW Leveton Drive and SW Tualatin Road, if needed based on existing conditions.
 - Asphalt grind and overlay on SW Tualatin Road adjacent to Lam's lots with proposed development, from SW 108th Avenue to the west end of the property.
 - Necessary public utility easements will be dedicated along SW 108th Avenue, SW Leveton Drive and SW Tualatin Road to accommodate water system meters and vaults and onsite water laterals.
 - Sidewalk will be constructed along the northernmost access to SW 108th Avenue to the main campus and other sidewalks will be reviewed and improved where needed to meet ADA specifications.
 - Existing street lighting will be evaluated for compliance with City standards. Upgrades will be required as needed.
 - Rerouting of an existing public water main serving the JAE Oregon site resulting in conversion of the entire line outside of the public right-of-way to a private water main owned and maintained by JAE.
 - Modification to existing and construction of new stormwater facilities to provide treatment, hydromodification, and detention for all private and public impervious surfaces will be required.
- The City Engineer and an independent consultant have reviewed the traffic study provided by the applicant, found it to be in substantial conformance with Tualatin's Traffic Study Requirements, and agree with its conclusions.
- "ODOT concurs with the findings of the TIA that all ODOT intersections are projected to meet ODOT mobility standards following completion of both phases of the project in 2030" (Exhibit K).
- "Given that this has not been shown to present safety or operation issues for northbound traffic on OR 99W, ODOT concurs that "mitigation is not recommended [at Hazelbrook] because it would encourage vehicles to travel this route from SW Tualatin Road instead of using SW 124th Avenue to access OR 99W northbound."" (Exhibit K).
- "ODOT has noted that "no further analysis of state highway facilities is required" (Exhibit K).

- Numerous public comments (Exhibit F) were received, which express concern over noise impacts and potentially increased traffic affecting the residential properties north of SW Tualatin Road. Most recent traffic comments request that the proposal limit employee access to SW Leveton Road and not SW Tualatin Road or SW 108th Road. The noise complaints are being investigated by the City's Code Compliance Officer. The public comments have been separated into in-favor and against comments and then four groups: comments provided prior to applicant materials being posted on the City's Projects webpage, comments pertaining to the first proposed design deemed complete and the first public hearing notice being sent on December 16, 2024, comments submitted after the updated project design submitted and posted to the City's projects webpage on July 21, 2025 to August 20, 2025 and comments submitted after the Planning Commission's Industrial Master Plan Hearing on August 20, 2025.

OUTCOMES OF DECISION:

Approval of AR 24-0002 will facilitate construction of the proposed development in conformance with the conditions of approval, code requirements and IMP24-0001.

ALTERNATIVES TO RECOMMENDATION:

The Architectural Review Board may:

- Approve AR 24-0002 with amended conditions of approval and direct staff to provide updated Analysis and Findings; or
- Continue the hearing to a later date for further consideration; or
- Deny AR 24-0002 and provide staff with findings supporting this decision

FINANCIAL IMPLICATIONS:

No financial impact is expected.

ATTACHMENTS:

- Attachment A – Presentation
- Attachment B - Analysis and Findings
- Attachment C – Written Order
 - Exhibit A1 - Narrative
 - Exhibit A2 – Plan Set and Elevations
 - Exhibit A3 – Tree Assessment Report
 - Exhibit A4 – Transportation Impact Analysis
 - Exhibit A5 – Preliminary Stormwater Report
 - Exhibit A6 – Supporting Documents
 - Exhibit B – Public Noticing Requirements
 - Exhibit C – Clean Water Services Memorandum
 - Exhibit D – IMP 24-0001 Written Order
 - Exhibit E – Water System Capacity Analysis
 - Exhibit F – Public Comment
 - Exhibit G – Map 8-5 Transit Plan
 - Exhibit H – TDC Figure 73-1 Parking Space Design Standards
 - Exhibit I – TDC Figure 73-2 Vision Clearance Area
 - Exhibit J – Map 8-1 Functional Classification and Traffic Signal Plan
 - Exhibit K – ODOT Lam Review (email dated 7/29/25)