

MACKENZIE.

INDUSTRIAL MASTER PLAN

To
City of Tualatin

For
Lam TUX

Dated
July 8, 2024
(Revised October 1, 2024)

Project Number
2240022.00



MACKENZIE
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ATTACHMENTS

- A. Land Use Application Form
- B. Assessor Maps
- C. Vicinity Map
- D. IMP 22-0001 with Proposed Language

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

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



I. PROJECT SUMMARY

Applicant: Lam Research Corporation

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

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

Assessor Site Acreage: 2S122AA00500 – 15.75 acres
2S122AA00800 – 15.03 acres
2S122AB00100 – 27.23 acres (to be 29.52 acres as proposed through concurrent PLA)
2S122BA00100 – 17.94 acres (to be 15.64 acres as proposed through concurrent PLA)
Total: 75.95 acres (not affected by concurrent PLA)

Zoning: Industrial, Manufacturing Park (MP)

Comprehensive Plan: Manufacturing Park (MP)

Adjacent Zoning: Industrial, Manufacturing Park (MP)
Industrial, Light Manufacturing (ML)
Low Density Residential (RL)
Medium-Low Density Residential (RML)
Medium-High Density Residential (RMH)
High Density Residential (RH)

Request: Modification to existing IMP approval to revise specified conditions of approval of IMP 22-0001 (regarding setbacks, height, and parking lot landscaping). This IMP addresses those conditions only, and other standards and conditions of IMP 22-0001 should remain valid.

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II. INTRODUCTION

Description of Request

Under a separate Architectural Review application submittal, Lam Research (Lam) is proposing a new office building (“T”), central utility building (“U”), lab building (“X”), expanded bulk gas yard, and associated parking, circulation, and landscaping. The site has been developed under prior IMPs, the current one being IMP 22-0001. Lam has recently purchased an additional lot (2S122BA00100) adjacent to the existing campus. This IMP request will add the new lot to the campus boundary, as well as request modifications to some prior conditions of approval and alternate standards approved in IMP 22-0001.

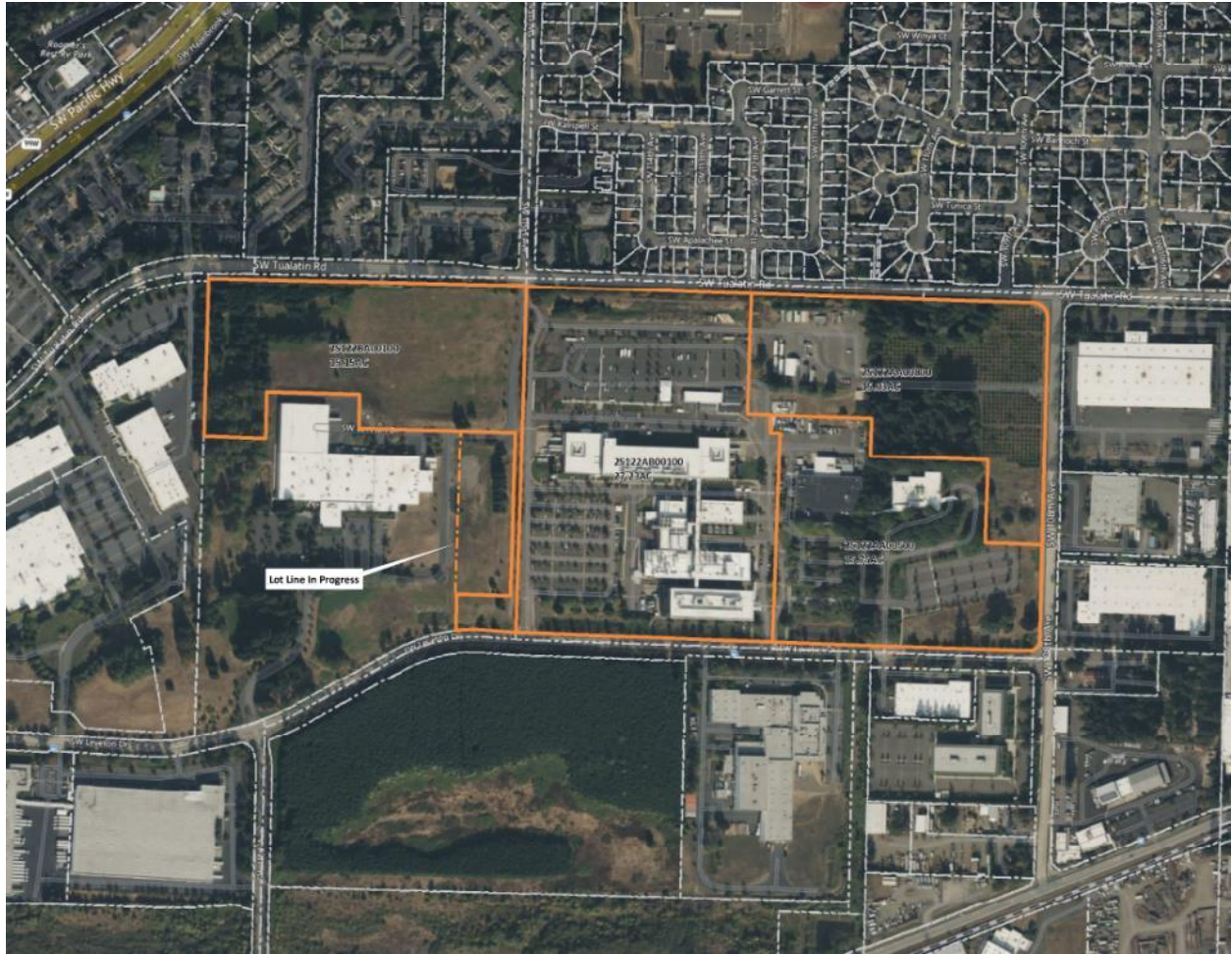
Site and Surrounding Land Use

The site consists of four lots containing several buildings and associated facilities, parking areas, and landscaping. There are three main driveways into the campus from SW Leveton Drive, three driveways on SW 108th Avenue, and one additional driveway entrance from SW Tualatin Road. To the west and south are additional MP-designated lots. On the southeast corner and to the east are Light Manufacturing (ML)-designated lots. To the north, across SW Leveton Drive, there is residential development in the Low Density Residential (RL) Planning District, and in the Medium High Density Residential (RMH) District to the northwest.

Description of Proposed Development

Concurrent Property Line Adjustment and Architectural Review applications are being submitted with this IMP application for three new buildings in the southwestern portion of the campus, as well as new parking and other related site improvements. The proposed new parking includes 127 spaces previously approved under IMP 22-001 for Building G which have not yet been constructed. Those have been removed from the AR that followed that IMP (AR 22-0006) and added to the AR associated with this IMP.

Aerial Image – Project Site



III. IMP APPROVAL CRITERIA

This application addresses the necessary approval standards of the Tualatin Development Code relevant to Industrial Master Plans for industrial development.

Chapter 33 – Applications and Approval Criteria

Section 33.050. – Industrial Master Plans.

(2) *Applicability.*

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

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

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

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

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

Response: The subject site is in the MP zone. The initial IMP for the Lam Research campus was approved in 2001 (IMP 00-01) and in 2022, a new IMP was approved (IMP 22-0001). This application requests modifications to IMP 22-01 including setbacks, building height, and parking lot landscaping standards. It also adds the lot recently purchased by Lam (2S122BA00100), less than 40 acres, to the existing campus boundary. Therefore, Section 33.050 applies to this request.

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

Response: This application and IMP Area includes four lots, all owned by the applicant, Lam Research.

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

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

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

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

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

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

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

Response: This application requests alternatives to the following specific the standards applied to the Lam campus under IMP 22-0001, including setbacks:

Minimum building setback to side and rear yards not adjacent to streets or alleys: The current standard in Table 62-2 is 50'. This request would apply a setback of 0' to side and rear yards under common ownership. The standard at the time of AR submittal would apply for side and rear yards abutting other lots or parcels.

Parking and circulation areas adjacent to a private property line: The current standard in Table 62-2 is a range of 5-25', determined through the Architectural Review (AR) process. This request, which is being submitted concurrently with an AR application, would apply a setback of 0' to lots under common ownership and a 10' setback where abutting other lots.

Refer to Attachment G, IMP 22-0001 with Proposed Language, for the full written language proposed with this IMP. Approval of this IMP application will allow the concurrently submitted AR application to be approved in compliance with the IMP. This requirement is met.

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

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

Response: The current IMP 22-0001 applies the maximum building height established in Table 62-2, which is 70' or up to 85' "if yards adjacent to structures are not less than a distance equal to one and one-half times the height of the structure." This application requests to modify the maximum height standard to allow up to 85' without increasing the required setback; however, no modification is proposed to the maximum height allowed adjacent to residential districts.

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

(v) *Lot dimensions and area;*

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

(B) *For properties in the Regionally Significant Industrial Area (RSIA) of the MBP Zone, lots or parcels may be divided into smaller lots or parcels of*

20,000 sq. ft or larger when the Industrial Master Plan identifies at least one lot or parcel of 100 acres in size or larger and one lot or parcel 50 acres in size or larger in the RSIA; and

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

Response: This request would strike Condition 3.e of IMP 22-0001, which addresses parking lot landscaping in the southwestern parking area only, and instead specify that the current TDC 73C.240 – Industrial Parking Lot Landscaping Requirements (as of the date of this application, adopted under Ordinance 1438-20, 6-22-20) will apply to parking areas anywhere on the site reviewed through the concurrent and any subsequent ARs.

Other than the alternative building height and parking lot landscaping standards, and the setbacks discussed in the response to subsection (4)(b)(i) above, this application requests no changes to the IMP 22-0001 approval with respect to alternate development standards.

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

Response: The existing and proposed development will comply with all provisions of the TDC, except where alternative standards have been approved under IMP 22-01 and this request.

(5) Approval Criteria.

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

Response: The subject property is an existing developed site that is served by adequate public facilities and services. The effect of this IMP is to allow alternative setbacks, building height, and parking lot landscaping standards, as described above. These changes will not affect the availability of public facilities and services. This standard is met.

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

Response: Other developments in the vicinity of the Lam campus include single- and multi-family residential to the north and industrial to the east, west, and south. The proposed new buildings (in a separate AR application) are concentrated in the southwestern portion of the campus and have been designed to be compatible with existing campus development. The existing campus development has been subject to previous IMPs and ARs to ensure compatibility with the character of other developments in the vicinity. By being compatible with the existing development on campus, the new structures will in turn also be compatible with the character of other development in the vicinity. The residential area north of the campus is buffered and screened by a large, landscaped on-site berm south of SW Tualatin Road, which mitigates potential compatibility conflicts. The berm will be extended to the west along the frontage of the new lot being added to the campus. Additionally, the additional development proposal is subject to AR approval, which will further demonstrate compatibility with other development in the vicinity of the campus. This standard is met.

(c) The internal circulation, building location and orientation, street frontage, parking, setbacks, building height, lot size, and access are in accordance with TDC Chapter 62 for

the Manufacturing Park (MP) Zone and TDC Chapter 64 for the Manufacturing Business Park (MBP) Zone unless otherwise approved through the Industrial Master Plan process.

Response: Existing and proposed development will meet the requirements of TDC Chapter 62 except where alternative development standards have been approved through the IMP process. This standard is met.

(6) *Conditions of Approval.*

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

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

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

Response: This IMP does not involve the creation of new lots. This provision is not applicable.

Chapter 62: Manufacturing Park Planning District

Section 62.300. – Development Standards

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

<i>Table 62-2: Section 62.300 Development Standards (Excerpt)</i>				
<i>MP District Standards</i>			<i>IMP 22-0001 Conditions</i>	<i>Proposed IMP Conditions</i>
Minimum Setbacks				
<i>Minimum Setback for Side and Rear Yards not Adjacent to Streets or Alleys, north of SW Leveton Drive</i>	<i>50 feet</i>	<i>No minimum setback if adjacent to railroad right-of-way or spur track.</i>	<i>0 feet from side and rear yards under common ownership.</i> <i>From Lot 2S122BA00100: Subject to Table 62-2 Development Standards in the MP Zone.</i>	<i>0 feet from side and rear yards under common ownership.</i> <i>From other lots: Subject to Table 62-2 Development Standards in the MP Zone.</i>
<i>Parking and Circulation Areas Adjacent to Private Property line</i>	<i>5-25 feet</i>	<i>Determined through Architectural Review process. No minimum setback required adjacent to joint access</i>	<i>0 feet from property lines under common ownership.</i> <i>9.5 feet from Lot 2S122BA00100</i>	<i>0 feet from property lines under common ownership.</i> <i>10 feet from other lots</i>

		<i>approach in accordance with TDC 73C.</i>		
Structure Height				
<i>Maximum Height</i>	<i>70 feet</i>	<i>May be increased to 85 feet if yards adjacent to structure are not less than a distance equal to one and one-half time the height of the structure. Flagpoles may extend to 100 feet.</i>	Subject to Table 62-2 Development Standards in the MP Zone	85'

Response: The table above is an excerpt of Table 62-2, which includes the standards requested for modification through this IMP request. All other standards approved under previous IMPs would continue to apply. Refer to Attachment G, IMP 22-0001 with Proposed Language, for the full text of the proposed IMP. As stated earlier in this report, the proposed modification to the maximum height standard does not apply to the maximum height allowed adjacent to residential districts. Through the IMP process, the existing and proposed development will comply with the applicable development standards of the MP zone.

Not included in this table are the proposed parking lot landscaping standards, which would apply the current standards of TDC Section 73C.240 to the IMP. These standards are discussed in greater detail in the following section of this report.

IV. PREVIOUS MASTER PLAN CONDITIONS OF APPROVAL (IMP 22-01) COMPLIANCE OR CHANGES

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

GENERAL:

1. *If future modifications to this Industrial Master Plan are necessary, a new Industrial Master Plan application must be submitted to the City for review.*

Response: Modifications to IMP 22-0001 are necessary to add a lot recently purchased by Lam (2S122BA00100) to the existing campus, and to provide alternative setback, building height, and parking lot landscaping standards. This application and review satisfy Condition 1. No changes are proposed to this condition.

PUBLIC FACILITIES:

2. *Through the Architectural Review process:*

- a. *Easement declarations must be recorded and/or maintained for cross-access, parking, and utilities (including but not limited to: water, sanitary sewer, storm drainage) that extend across parcels shared under common ownership within the campus, when deemed necessary.*
- b. *Utilities must serve individual parcels within the campus, in accordance with the Public Works Construction Code and TDC 74.610, 74.620, and 74.630.*

Response: Condition 2.a. is not necessary because the City’s other codes require access, parking, and utilities for developments. Future development on the Lam campus will meet standards at the time of submittal except where modified in this IMP; this condition does not appear to be a clear code modification. Condition 2.b. is also not necessary because the codes it references will apply to development. As shown in Attachment D, we propose striking these conditions.

LOCATION, DESIGN, COLOR AND MATERIALS

3. *Development proposed through the Architectural Review process must:*

- a. *Include building material elements consisting of, or complimentary to: masonry, sandstone, architectural metal siding, and window glazing. Color palettes must remain complimentary to earth toned shades.*

Response: This IMP application is being submitted concurrently with an AR application. The proposed development will include or be compatible with the building material elements and color palette required under this condition. No changes are proposed to this condition.

- b. *Meet the modified development standards listed in the table below:*

STANDARD	MODIFIED DEVELOPMENT STANDARDS UNDER IMP 22-0001	Proposed Changes
LOT SIZE		

STANDARD	MODIFIED DEVELOPMENT STANDARDS UNDER IMP 22-0001	Proposed Changes
<i>Minimum Lot Size</i>	<i>15 acres</i>	No change proposed.
MINIMUM SETBACKS		
<i>Minimum Building Setback for Yards Adjacent to SW Leveton Drive</i>	<i>68 feet</i>	No change proposed.
<i>Minimum Building Setback for Yards Adjacent to SW 108th Drive</i>	<i>98 feet</i>	No change proposed.
<i>Minimum Building Setback for Yards Adjacent to SW Tualatin Road</i>	<i>Subject to Table 62-2 Development Standards in the MP Zone</i>	No change proposed.
<i>Minimum Setback for Side and Rear Yards not Adjacent to Streets or Alleys</i>	<i>0 feet from side and rear yards under common ownership From Lot 2S122BA00100: Subject to Table 62-2 Development Standards in the MP Zone</i>	0 feet from side and rear yards under common ownership. From other lots: Subject to Table 62-2 Development Standards in the MP Zone
<i>Parking and Circulation Areas Adjacent to SW Leveton Drive</i>	<i>50 feet</i>	No change proposed.
<i>Parking and Circulation Areas Adjacent to SW 108th Avenue</i>	<i>43 feet</i>	No change proposed.
<i>Parking and Circulation Areas Adjacent to SW Tualatin Road</i>	<i>35 feet</i>	No change proposed.
<i>Parking and Circulation Areas Adjacent to Private Property Line</i>	<i>0 feet from property lines under common ownership 9.5 feet from Lot 2S122BA00100</i>	0 feet from property lines under common ownership. 10 feet from other lots
<i>Fences</i>	<i>Subject to Table 62-2 Development Standards in the MP Zone</i>	No change proposed.
STRUCTURE HEIGHT		
<i>Maximum Height</i>	<i>Subject to Table 62-2 Development Standards in the MP Zone</i>	85' (without increasing setback required)

STANDARD	MODIFIED DEVELOPMENT STANDARDS UNDER IMP 22-0001	Proposed Changes
<i>Maximum Height Adjacent to Residential District</i>	<i>Subject to Table 62-2 Development Standards in the MP Zone</i>	No change proposed.

Response: Proposed changes to the development standards applied through IMP 22-0001 are described in bold text in the above table.

c. Maintain the existing earthen berm and landscaping consisting of deciduous street trees, evergreen trees, and shrubs along the northeast frontage of SW Tualatin Road to the driveway adjacent to 115th Avenue.

Response: No change proposed.

d. Retain the existing stand of trees behind Building A, or integrate into the parking lot design as deemed appropriate.

Response: No change proposed. This condition will continue to be met.

e. Parking lot landscaping for the north-half of the site must follow the standard requirements of TDC Chapter 73C. To accommodate grade changes, an alternative method of parking lot landscaping is acceptable for terraced parking lots proposed for the south-half of the site. These lots must provide a minimum landscape island area of 25 square feet per parking stall and comply with the following:

- i. Landscape separation that is a minimum of five feet in width is required for every twelve continuous spaces in a row;*
- ii. Landscaping strip that is a minimum of ten feet in width must be placed in between rows of facing vehicles;*
- iii. Must be planted with one deciduous shade trees for every four parking spaces, with required trees evenly dispersed throughout the parking lot;*
- iv. Must be planted with groundcover or shrubs; and*
- v. Native plant materials are encouraged.*

Response: Replace Condition 3.e with the following standards, which are the TDC Section 73C.240 Industrial Parking Lot Landscaping Requirements currently in effect as of the date of this application. (These standards would also apply to the 127 parking spaces previously approved for Building G under AR 22-0006).

- (1) *General. Locate landscaping or approved substitute materials in all areas not necessary for vehicular parking and maneuvering.*
- (2) *Clear Zone. Clear zone required for the driver at ends of on-site drive aisles and at driveway entrances, vertically between a maximum of 30 inches and a minimum of eight feet as measured from the ground level.*
 - (a) *Exception: does not apply to parking structures and underground parking.*
- (3) *Perimeter. Minimum five feet in width in all off-street parking and vehicular circulation areas, including loading areas and must comply with the following:*
 - (a) *Deciduous trees located not more than 30 feet apart on average as measured on center;*

- (b) *Shrubs or ground cover, planted so as to achieve 90 percent coverage within three years;*
 - (c) *Plantings which reach a mature height of 30 inches in three years which provide screening of vehicular headlights year round;*
 - (d) *Native trees and shrubs are encouraged; and*
 - (e) *Exception: Not required where off-street parking areas on separate lots are adjacent to one another and connected by vehicular access.*
- (4) *Landscape Island. Minimum 25 square feet per parking stall must be improved with landscape island areas and must comply with the following.*
- (a) *May be lower than the surrounding parking surface to allow them to receive stormwater run-off and function as water quality facilities as well as parking lot landscaping;*
 - (b) *Must be protected from vehicles by curbs, but the curbs may have spaces to allow drainage into the islands;*
 - (c) *Islands must be utilized at aisle ends to protect parked vehicles from moving vehicles and emphasize vehicular circulation patterns;*
 - (d) *Landscape separation required for every eight continuous spaces in a row;*
 - (e) *Must be planted with one deciduous shade trees for every four parking spaces; Required trees must be evenly dispersed throughout the parking lot;*
 - (f) *Must be planted with groundcover or shrubs;*
 - (g) *Native plant materials are encouraged;*
 - (h) *Landscape island areas with trees must be a minimum of five feet in width (from inside of curb to curb);*
 - (i) *Required plant material in landscape islands must achieve 90 percent coverage within three years; and*
 - (j) *Exception: Landscape square footage requirements do not apply to parking structures and underground parking.*
- (5) *Landscaping Along Driveway Access. For lots with 12 or more parking spaces:*
- (a) *Landscape area at least five (5) feet in width on each side of an accessway;*
 - (b) *Landscape area must extend 30 feet back from the property line; and*
 - (c) *Exceptions: does not apply to parking structures and underground parking which must be determined through the Architectural Review process.*

V. CONCLUSION

As demonstrated in the narrative above and referenced attachments, the proposed IMP, which will amend IMP 22-0001 conditions 2, 3.b, and 3.e, meets the relevant approval criteria and warrants approval.