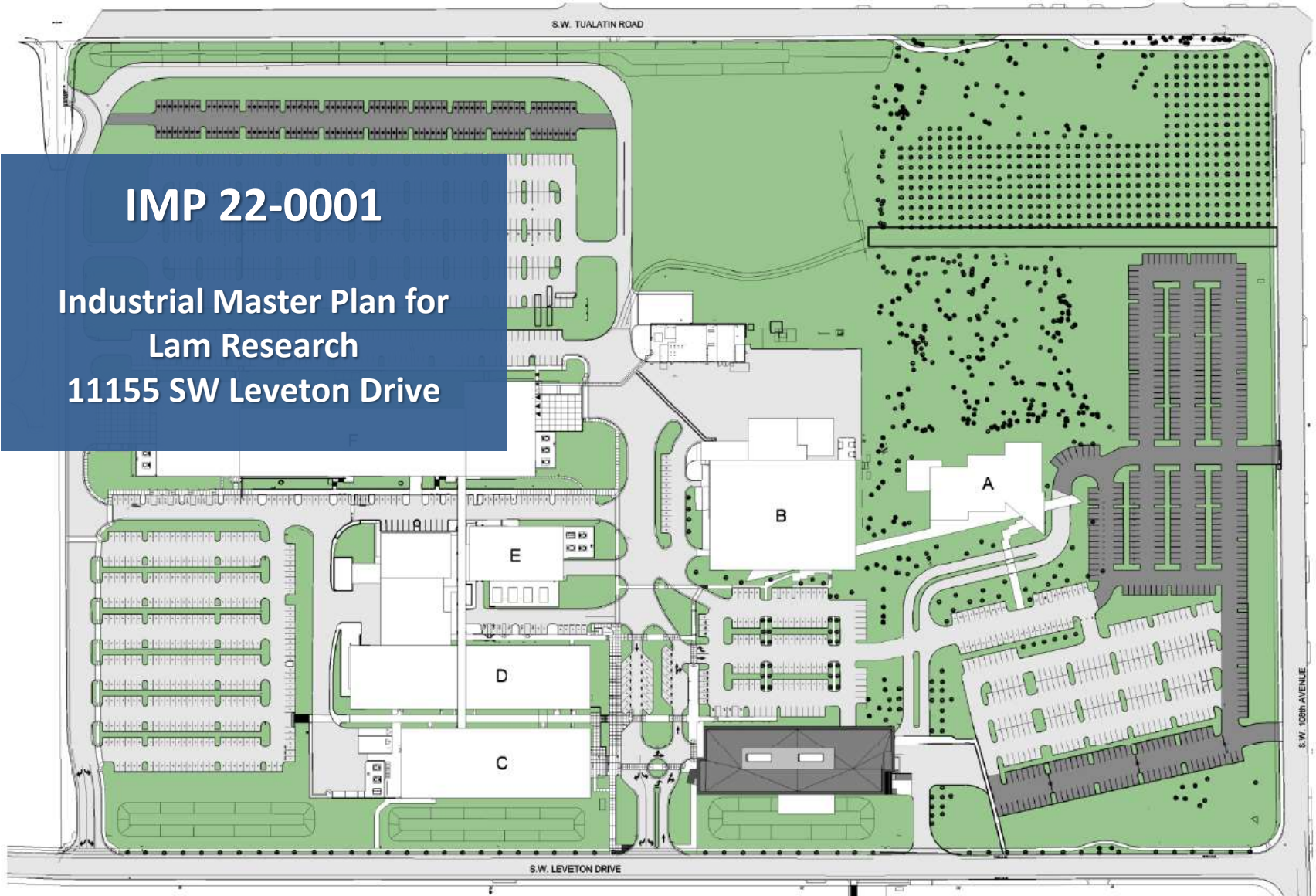


IMP 22-0001

Industrial Master Plan for
Lam Research
11155 SW Leveton Drive

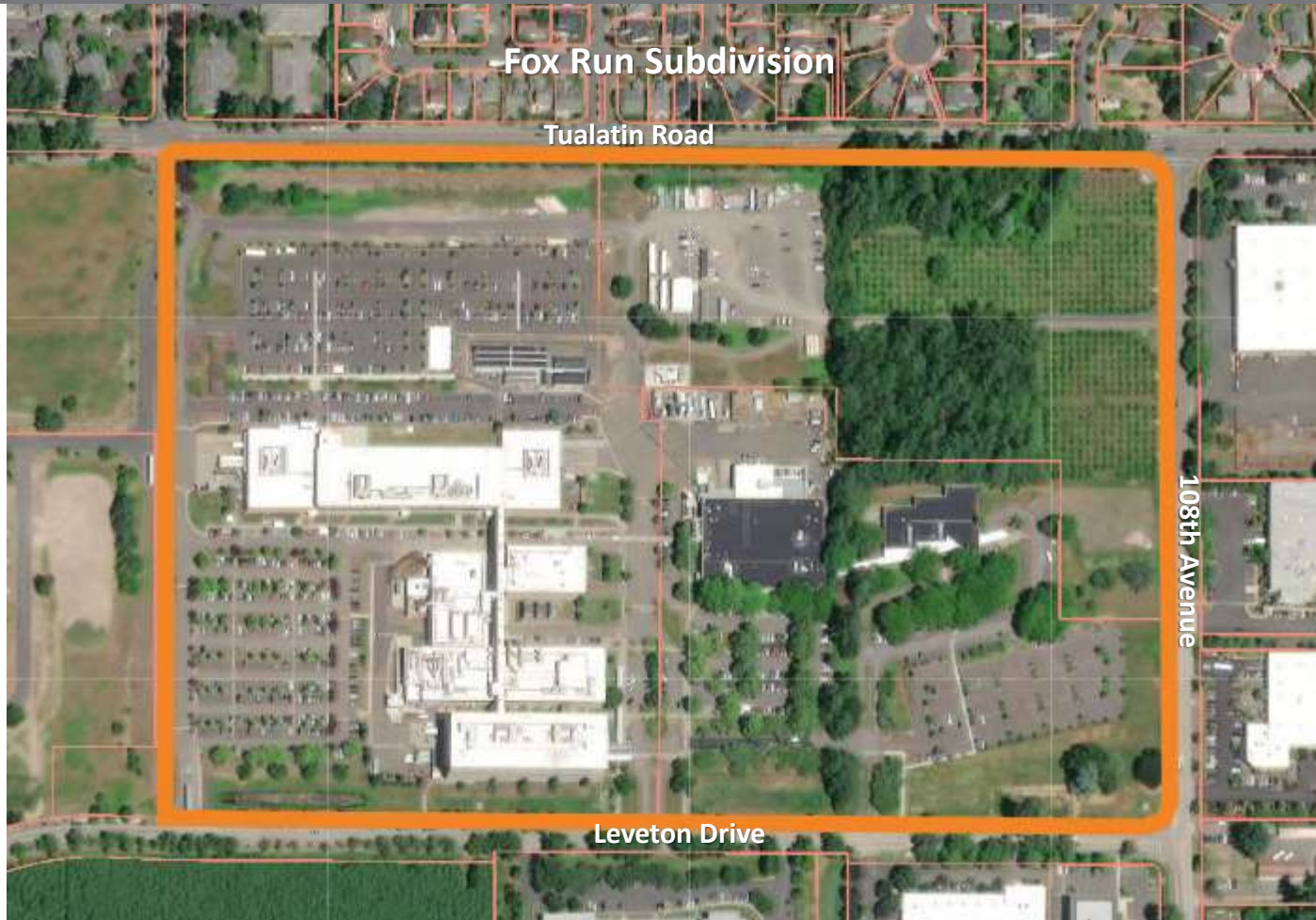


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November 17, 2022



SITE BACKGROUND



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INDUSTRIAL MASTER PLAN

What is an IMP application?

- Optional for development in the Manufacturing Park Zone
- Achieve campus-like setting, while allowing independent development on smaller parcels
- May be used to modify development standards:
 - Setbacks
 - Building height
 - Lot size
 - Parking
 - Internal circulation
 - Building location & orientation
 - Street frontage



INDUSTRIAL MASTER PLAN

Previously approved Industrial Master Plan 00-01

- Adopted by Resolution 3805-01
- Included conditions of approval to:
 - (1) Establish modified development standards;
 - (2) Recognize that public facilities are reviewed under AR process, and
 - (3) Establish building material & colors



INDUSTRIAL MASTER PLAN

Modify IMP 00-01: Conditions of Approval 1.a. & 1.b

- a. To meet the requirements of the TDC, through the Architectural Review process, building setbacks shall not be approved less than 68 feet to SW Leveton Drive and 98 feet to SW 108th Avenue after required dedication of right-of-way, turn lane and intersection improvements. Building setbacks to SW Tualatin Road shall meet the requirements of TDC 62.060(2)(a) and 62.080(2). Interior side yard building setbacks shall be no less than 20 feet, except setbacks to the common property line with μ AE 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 108th Avenue after required dedication of right-of-way, turn lane and intersection improvements. Interior side yard parking and circulation setbacks shall be as shown on Exhibit 2, Sheet SD-5, dated December 22, 2000.



INDUSTRIAL MASTER PLAN

BUILDING SETBACK	IMP 00-01	IMP 22-0001
Interior side/ rear yard	20 ft	0 ft
Side yard to JAE (property to west)	100 ft	50 ft
PARKING & CIRCULATION SETBACK		
Adjacent to Leveton Drive	108 ft	50 ft
Interior to site	Sheet SD-5	0 ft
Side yard to JAE (property to west)	Sheet SD-5	9.5 ft



INDUSTRIAL MASTER PLAN

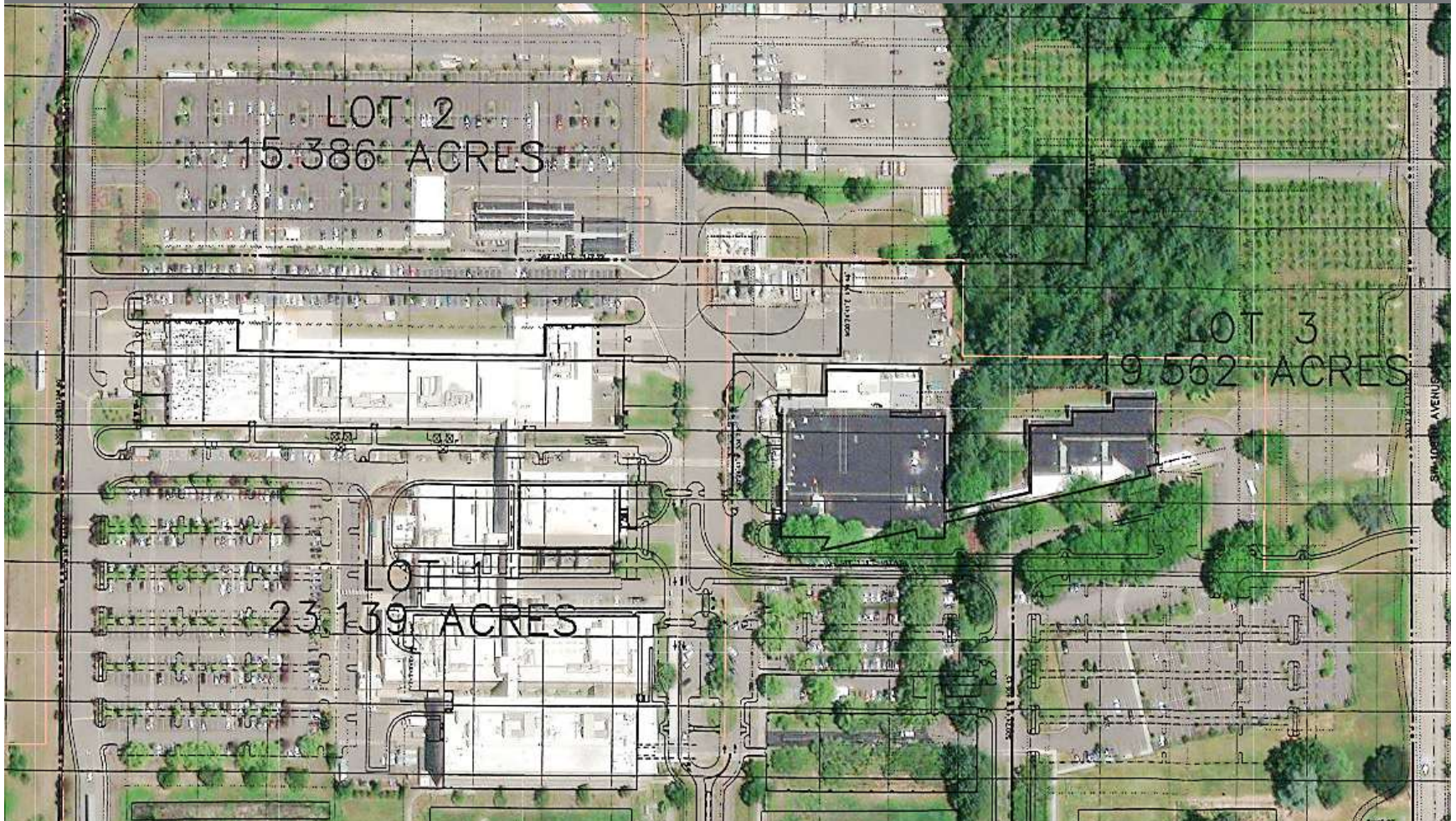


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INDUSTRIAL MASTER PLAN



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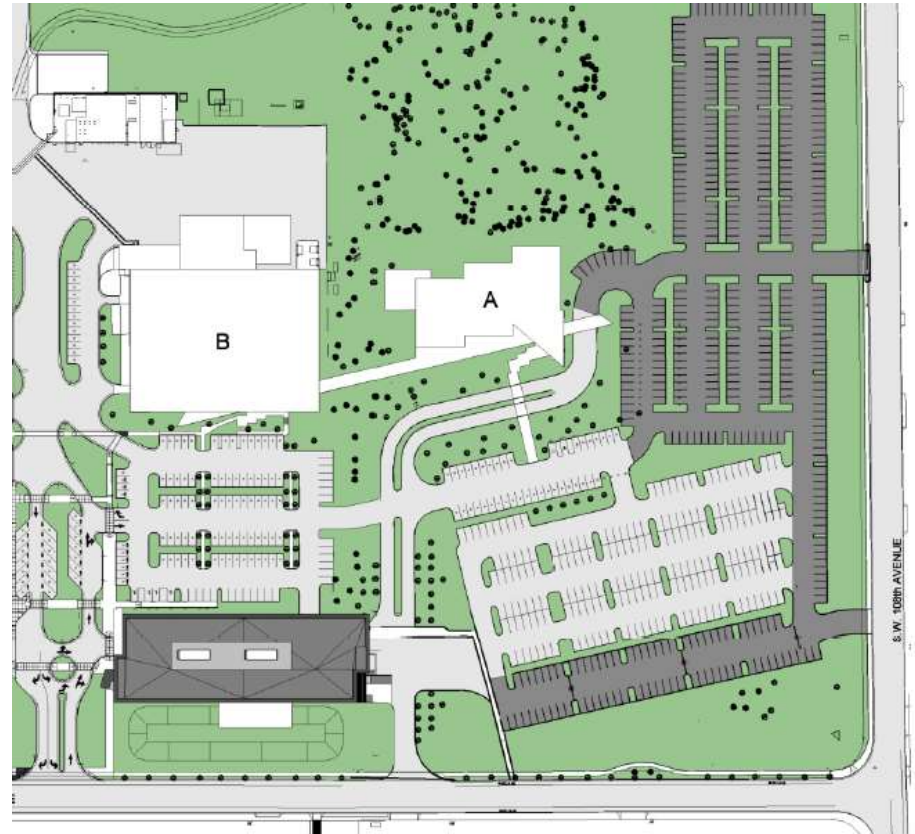


INDUSTRIAL MASTER PLAN

Supports AR 22-0006

To construct:

- 120,000 SF office building
- Two access drives off of 108th Ave
- Parking lot expansion



IMP 22-0001
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INDUSTRIAL MASTER PLAN

TDC 33.050 (5) Approval Criteria

- 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.

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.



INDUSTRIAL MASTER PLAN

TDC 33.050 (5) Approval Criteria

- 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.



IMP 22-0001
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TUALATIN PLANNING COMMISSION
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INDUSTRIAL MASTER PLAN

TDC 33.050 (5) Approval Criteria

- 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, unless otherwise approved through the Industrial Master Plan process.



RECOMMENDATION

Approval of IMP 22-0001 with conditions will:

- Support applicant request to bring certain building and parking & circulation setbacks back to conformance with MP standards;
- Uphold modified development standards under IMP 00-01; and
- Facilitate review of AR 22-0006 as proposed



CONDITIONS OF APPROVAL

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.

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.

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



CONDITIONS OF APPROVAL

STANDARD	IMP REQUIREMENT
Minimum Lot Size	15 acres
Minimum Building Setback for SW Leveton Drive	68 feet
Minimum Building Setback for SW 108th Drive	98 feet
Minimum Building Setback for SW Tualatin Road	Subject to Table 62-2 Development Standards in the MP Zone
Minimum Setback for Side /Rear Yards not Adjacent to Streets	0 feet side / rear yards under common ownership From JAE Oregon Inc: Subject to Table 62-2
Parking & Circulation Areas Adjacent to SW Leveton Drive	50 feet



CONDITIONS OF APPROVAL

STANDARD	IMP REQUIREMENT
Parking & Circulation Areas Adjacent to SW 108 th Avenue	43 feet
Parking & Circulation Areas Adjacent to SW Tualatin Road	35 feet
Parking & Circulation Areas Adjacent to Private Property Line	0 feet property lines under common ownership 9.5 feet from JAE Oregon Inc.
Fences	Subject to Table 62-2 Development Standards in the MP Zone
Maximum Structure Height	Subject to Table 62-2 Development Standards in the MP Zone

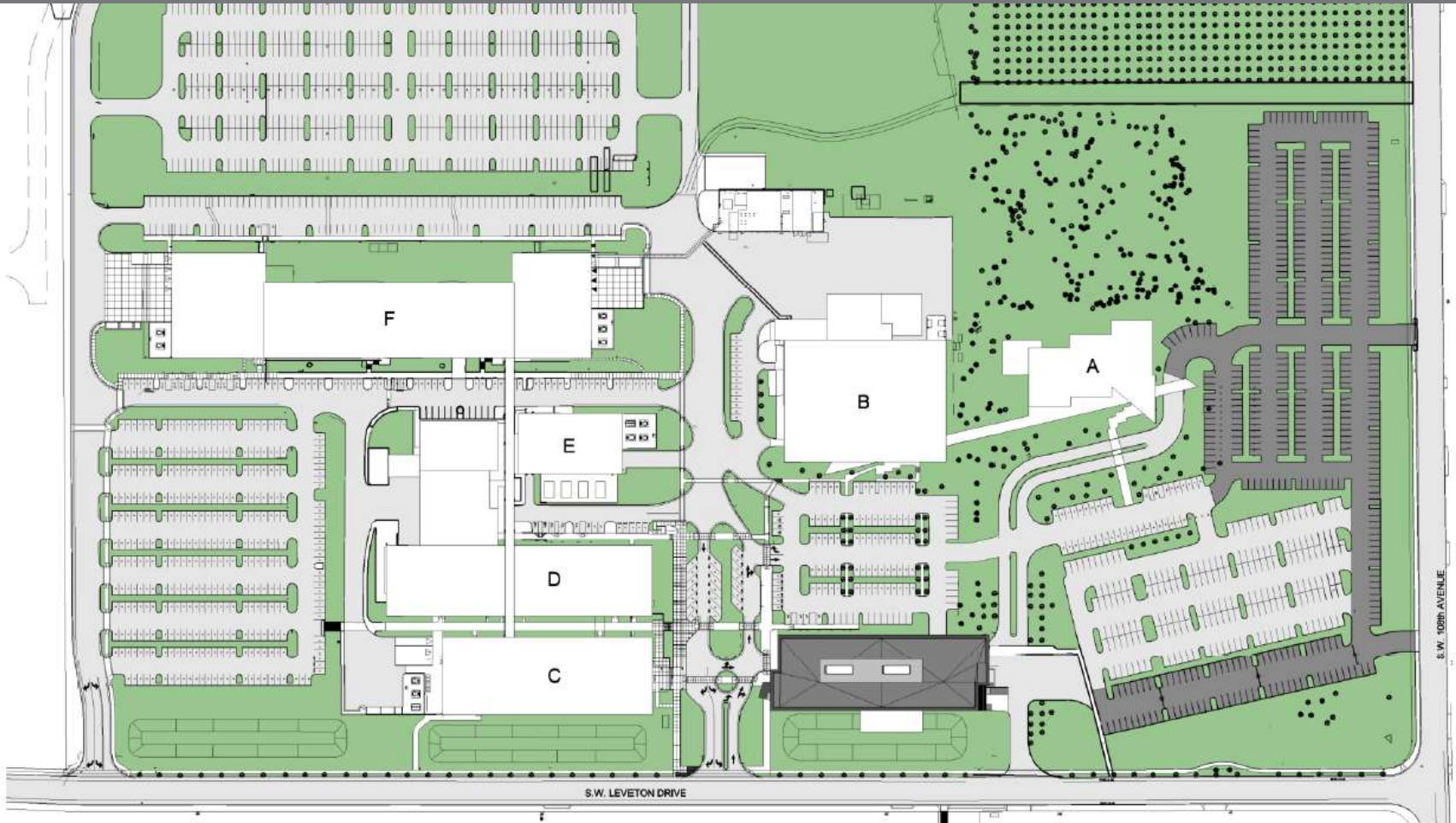


CONDITIONS OF APPROVAL

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



QUESTIONS FOR STAFF?



IMP 22-0001
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November 17, 2022