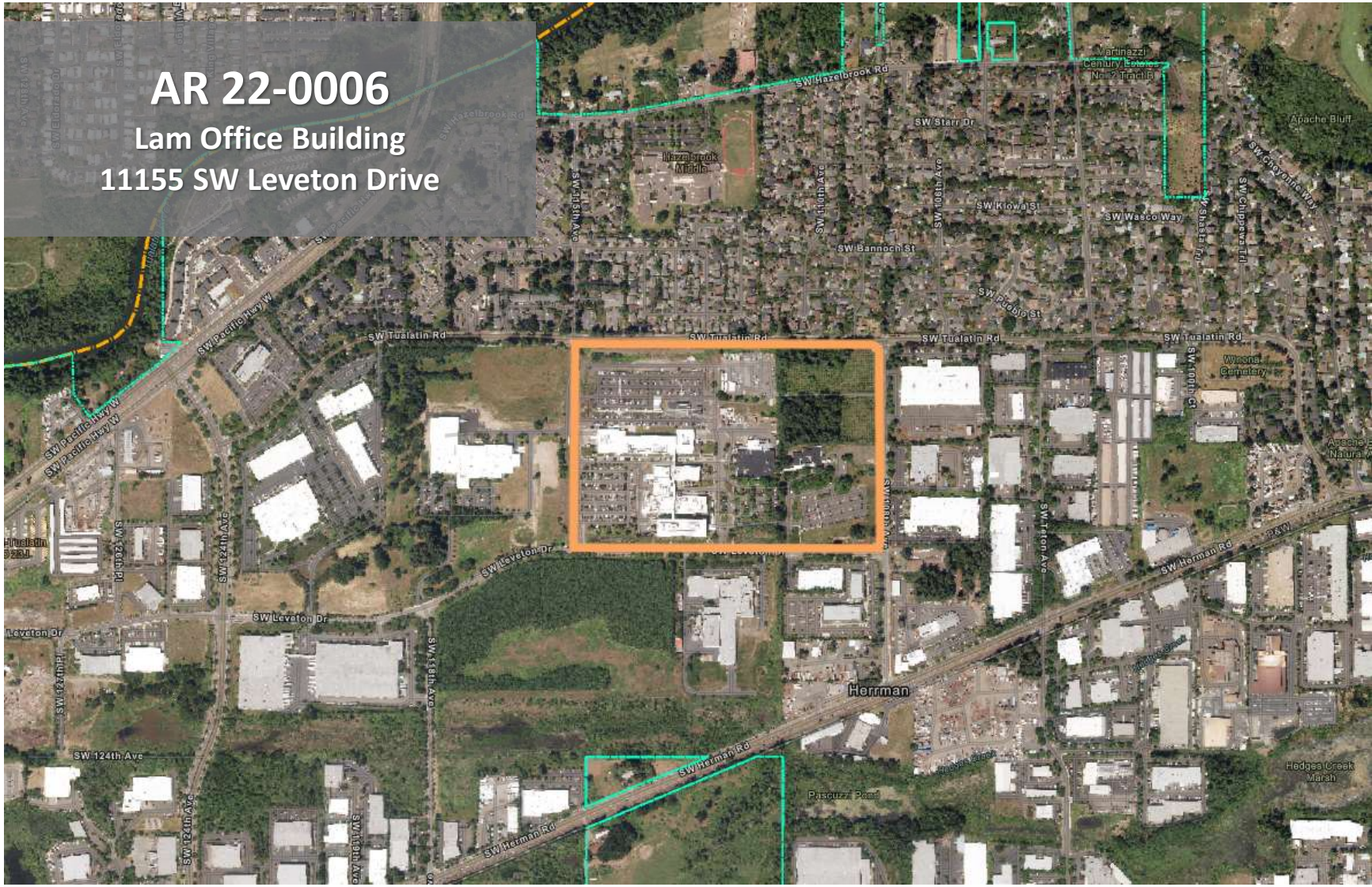


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Lam Office Building
11155 SW Leveton Drive



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Tonight's Presentation

1. Site Background
2. Past Decision: IMP 22-0001
3. Project Overview
4. Applicable Criteria
5. Conclusion



Site Background



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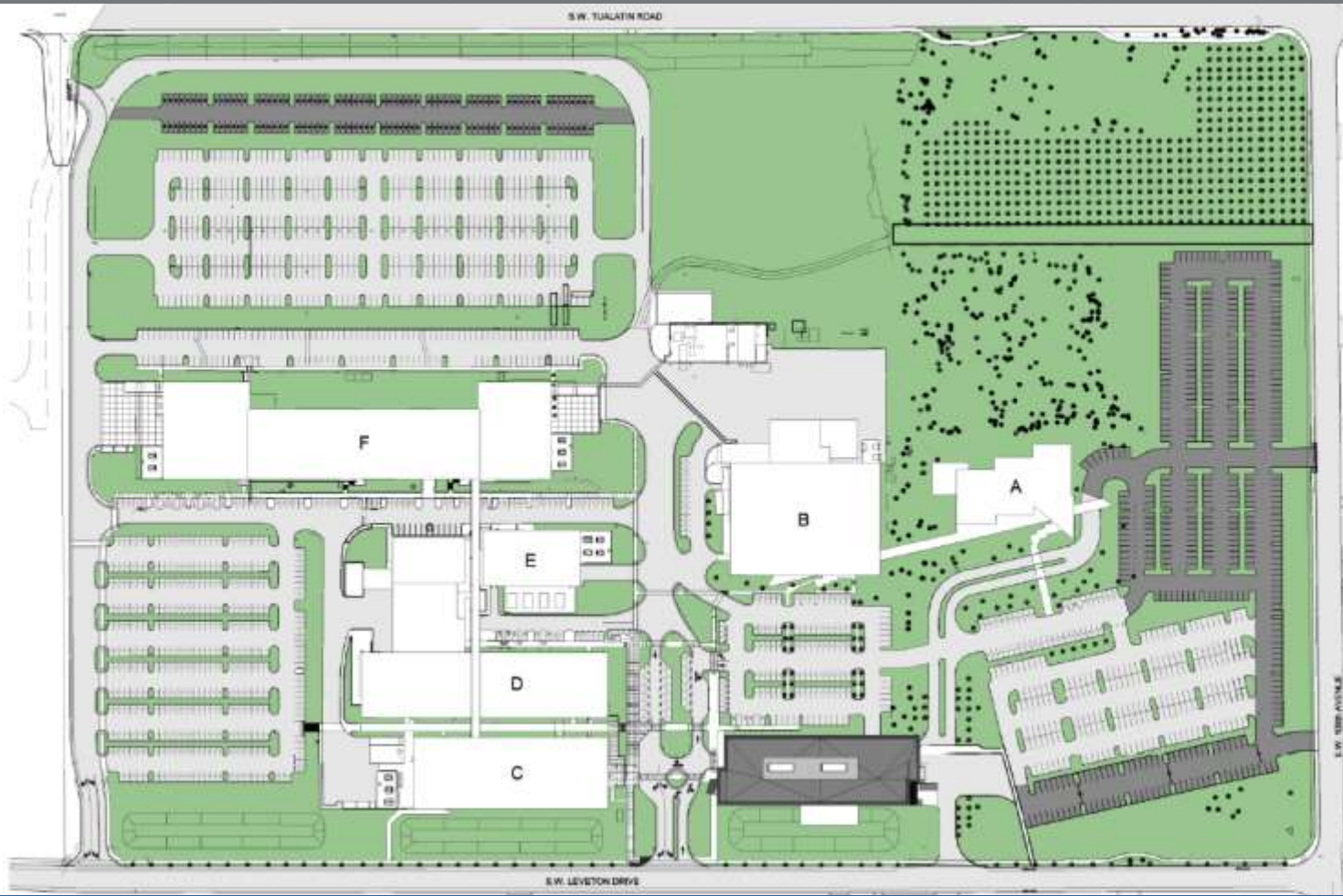
Past Decision

IMP 22-001 Approved:

- Established appropriate building materials and colors;
- Modified setback standards; and
- Modified parking lot landscaping standards for the south half of the site



Project Overview



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Procedures (TDC 32.230)

Type III Architectural Review:

- Application submitted – August 17, 2022
- Forced complete – September 15, 2022
- Notice of Hearing sent – October 28, 2022
- Hearing (original) – November 30, 2022
- Re-notice of Hearing sent – January 5, 2023
- Continued Hearing date – January 25, 2023
- Final decision required – March 14, 2023



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.

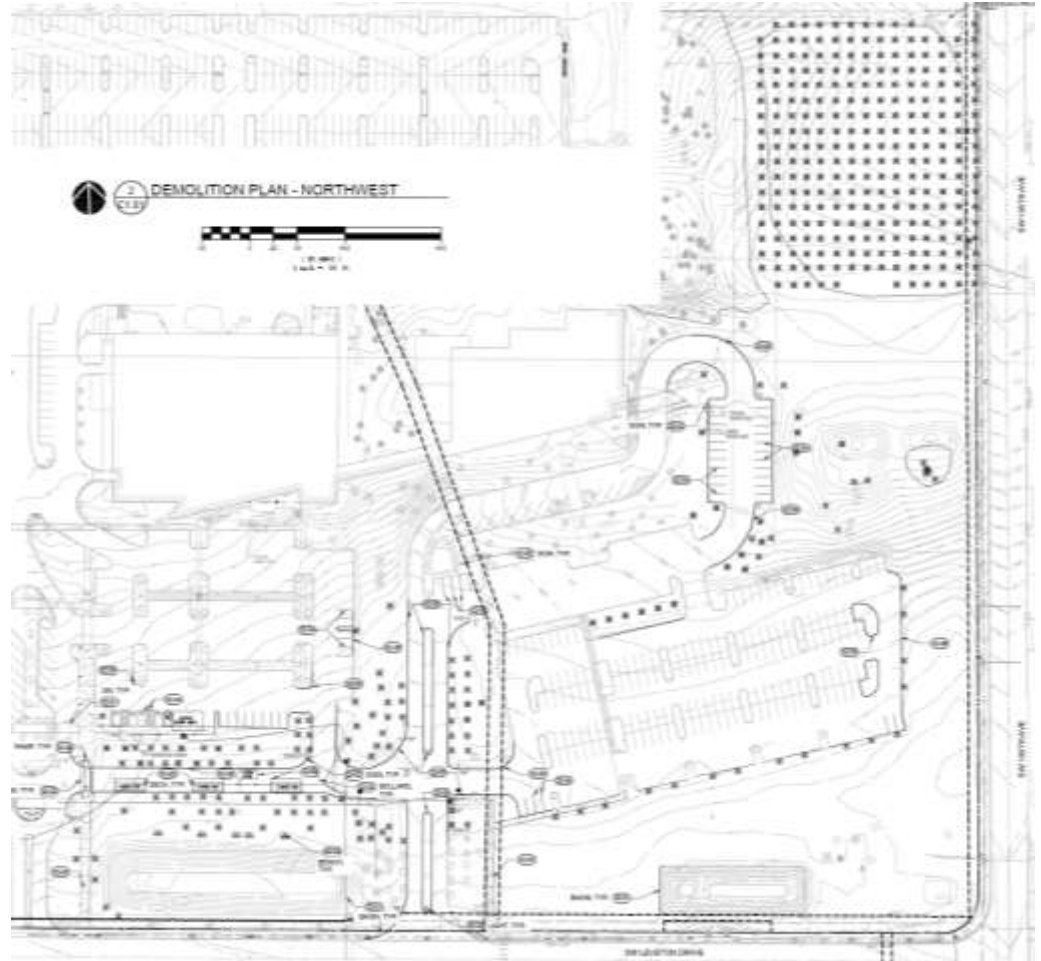


Tree Removal (TDC 33.110)

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 22-0001

The proposal complies with zoning:

- Setbacks
- Building height
- Permitted uses

* IMP 22-0001

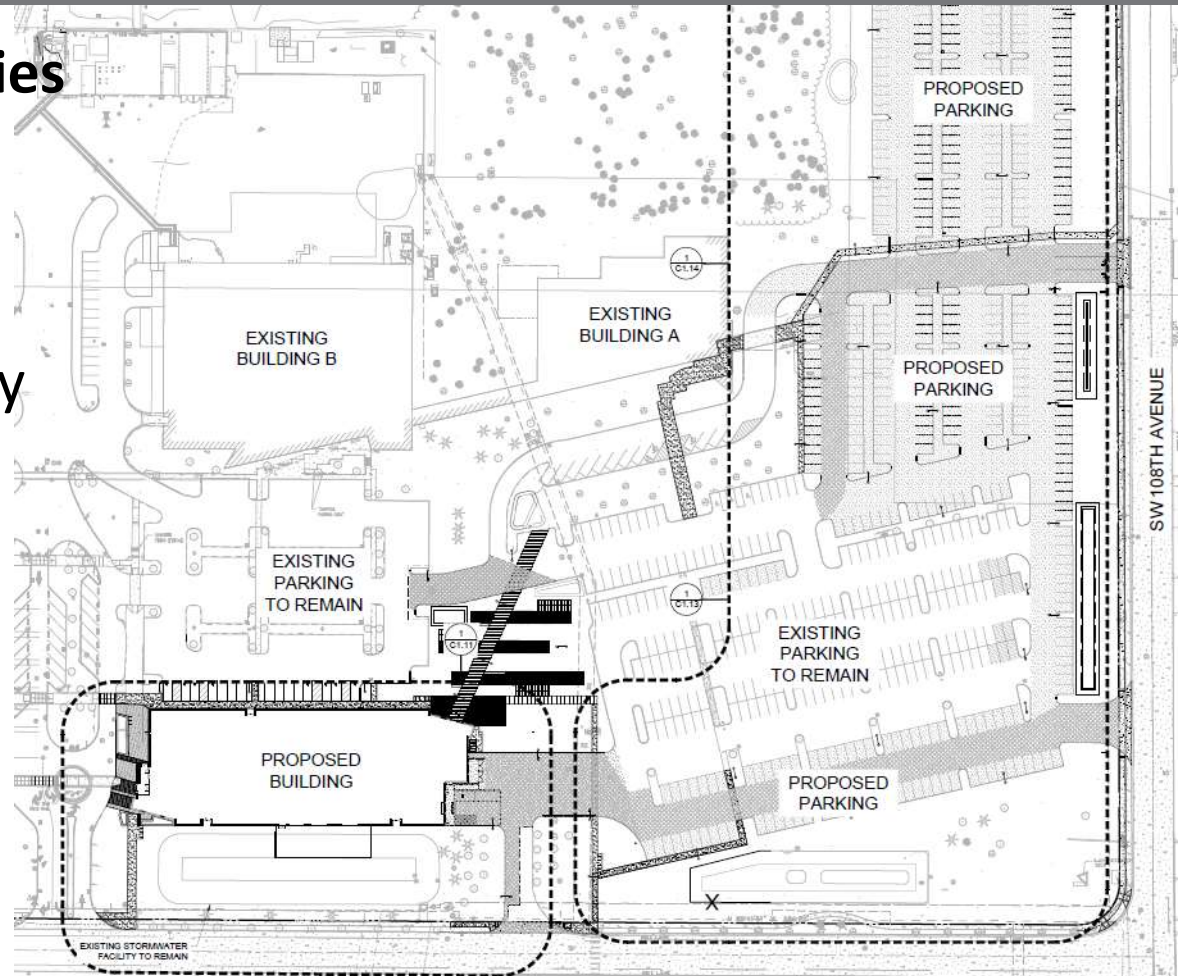
USE CATEGORY	STATUS	
Office	Accessory to a permitted industrial use	
STANDARD	REQUIREMENT	PROPOSAL
Building Setbacks:		
<i>Leveton Drive</i>	68 ft*	89 ft
<i>Side/Rear</i>	0 ft*	56 ft
Parking and Circulation Setbacks:		
<i>Leveton Drive</i>	50 ft	58 ft
<i>108th Avenue</i>	43 ft*	43 ft
<i>Tualatin Road</i>	35 ft*	107 ft
Building Height:	70 ft	67 ft



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)



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Building Design (TDC 73A)



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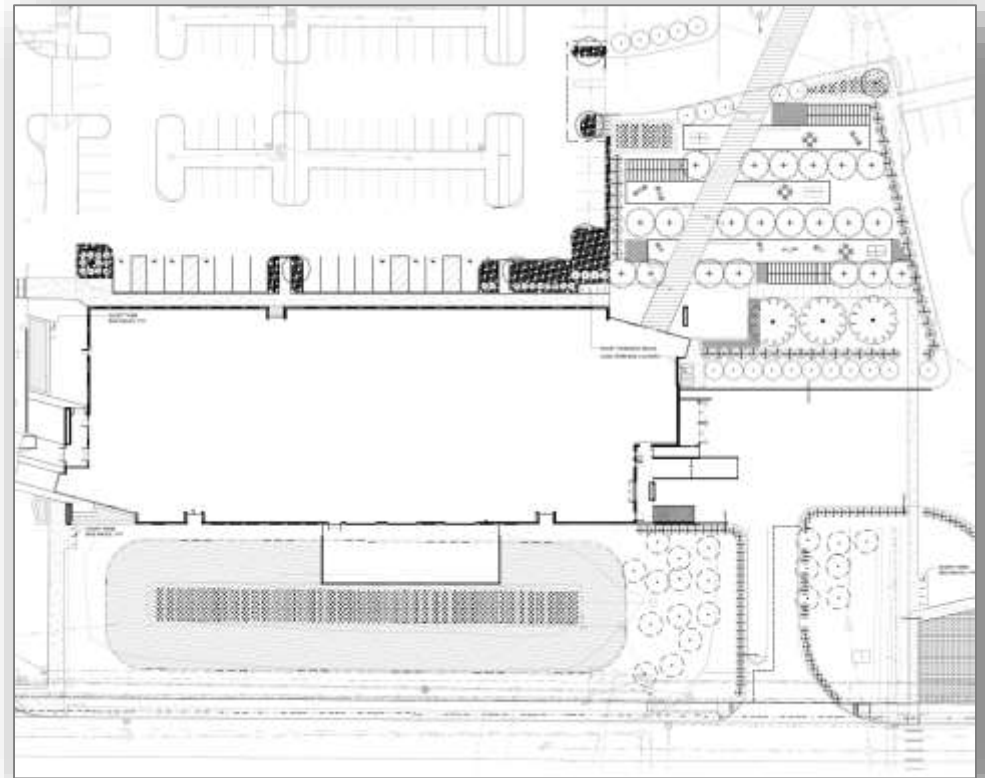
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Landscaping Standards (TDC 73B)

The application demonstrates the proposal complies with requirements for:

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





Parking Standards (TDC 73C)

With conditions the application complies with requirements for:

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

USE	MINIMUM VEHICLE PARKING	BIKE PARKING	COVERED BIKE PARKING
Office supporting manufacturing	1.60 spaces / 1,000 SF of GFA	0.10 spaces / 1,000 GFA	First 5
REQUIRED	192	12	5
PROVIDED	549	12	5



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
- Island separation every 12 stalls for south lots*

* *Under IMP 22-0001*



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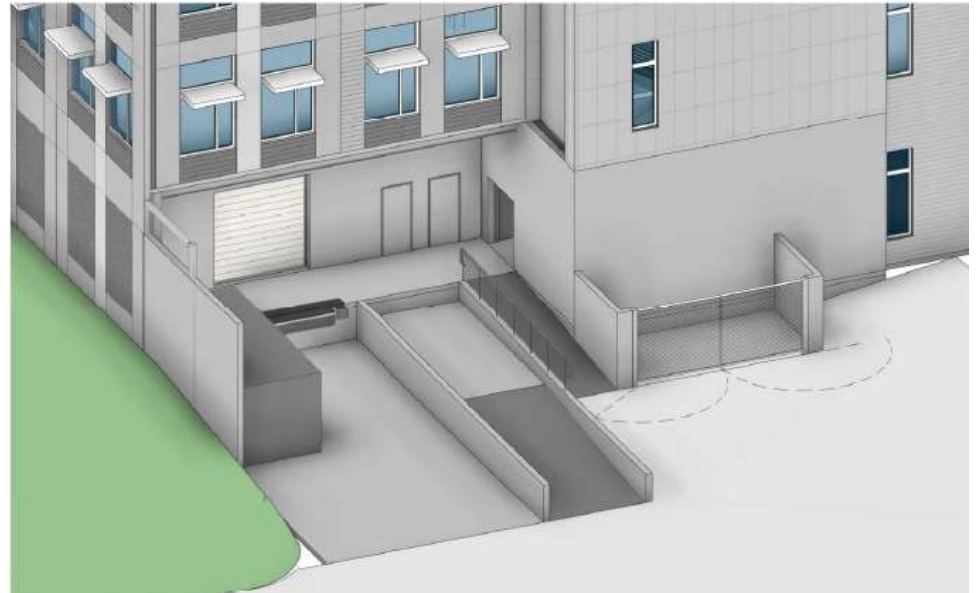
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Loading Standards (TDC 73C)

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

- Three loading facilities: 12 feet x 35 feet; or
- Evidence that adequate loading facilities exist on the same parcel

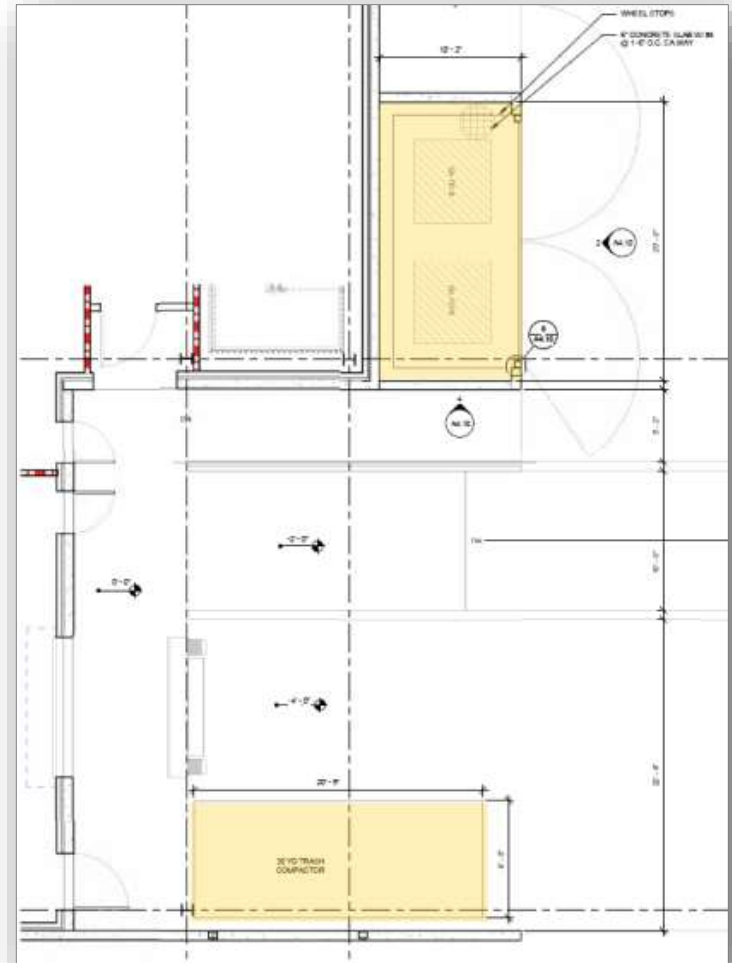




Waste and Recyclables (TDC 73D)

With conditions, the proposal complies with requirements for:

- Minimum Storage Area
- Location
- Screening
- Access



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Public Improvements (TDC 74)

With conditions, the proposal complies with public improvement standards:

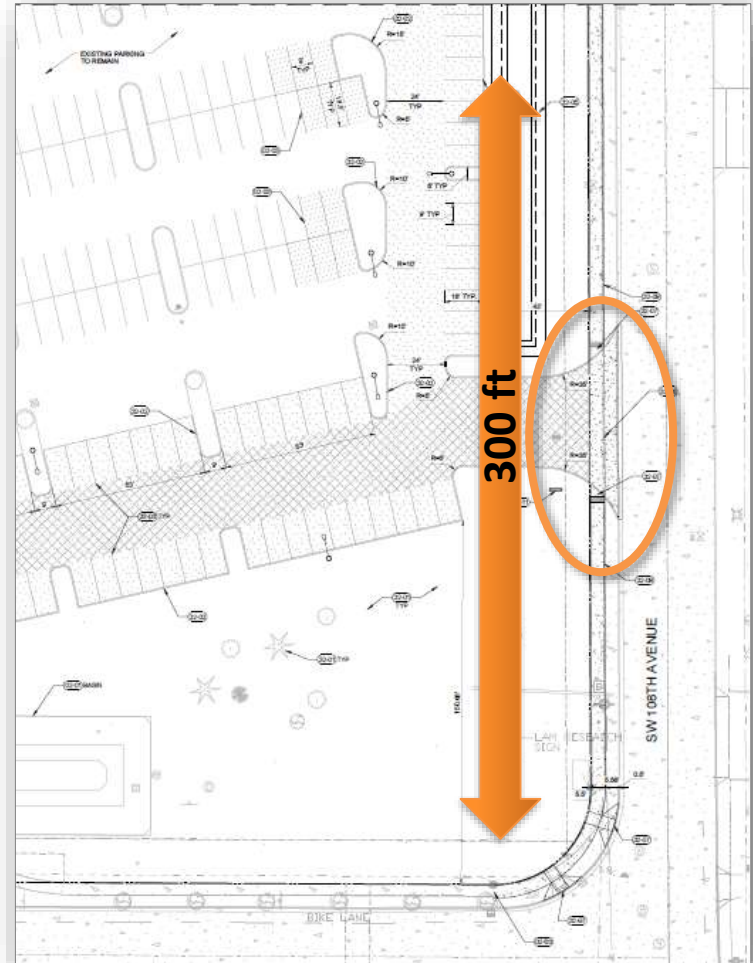
- Right-of-Way and Easement Dedication
- Street Improvements
- Utilities: Water, Sanitary Sewer, Storm Sewer
- Stormwater: Water Quality Detention Facility
- Grading and Erosion Control



Access Management (TDC 75)

With conditions, the proposal complies with access standards:

- Minimum driveway distance from intersection
- Vision Clearance



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Conclusion

- 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 22-0006), as conditioned.
- Questions?