



# 11155-11361 SW Leventon Dr. Lam Research Expansion

Industrial Master Plan  
(IMP 24-0001)

August 20, 2025

# Site Background



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# Procedures (TDC 32.230)



## Type III Industrial Plan Review:

- Application submitted on **July 8, 2024**
- Deemed incomplete on **July 24, 2024**
- Deemed complete on **December 16, 2024**
- 1<sup>st</sup> Notice of Hearing sent **December 16, 2024**
- 2<sup>nd</sup> Notice of Hearing sent **March 12, 2025**
- 3<sup>rd</sup> Notice of Hearing sent **May 16, 2025**
- Applicant asked to delay hearing twice to prepare updated materials
- Updated materials submitted on **July 21, 2024**
- Public Hearing **August 20, 2025**



# Industrial Master Plan



## What is an IMP application?

- Applicable to this IMP Application - TDC 32 Procedures, 33.050 Industrial Master Plan & 62 Manufacturing Park
- 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



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## Requested Modifications

The proposal includes requests included in the authority granted by the Industrial Master Plan provisions found in TDC 33.050.

- Addition of Lot 2S122BA00100
- Building setback
- Parking and Circulation Areas
- Building Height
- Parking Lot Landscaping (TDC 73C.240 Parking Lot Standards in effect at time of application submittal on July 8, 2024)



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Addition of Tax Lot 2S122BA00100 to the existing Lam IMP plan area.



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# Building Setbacks



- Retain modified interior side and rear yard setbacks for yards under common ownership at 0 feet (IMP 22-0001). Other side and rear yard setbacks not adjacent to streets will be subject to development standards in the MP zone under this proposal. Building Code requirements will still be applicable.



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# *Parking and Circulation Setbacks*



- Retain modified parking and circulation setback for yards under common ownership at 0 feet (IMP 22-0001). Setbacks for other yards adjacent to private property are proposed at 10 feet under this proposal.



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# Building Height



- Maximum building height would be increased from 70 feet to 85 feet under this proposal. For lots adjacent to a residential district, the maximum height would remain as required in the MP zone.



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# Parking Lot Landscaping



- Delete Condition of Approval 3.e. addressing alternate parking lot landscaping design to accommodate grade changes (IMP 22-0001).
- Add parking lot landscaping requirements listed in TDC 73C.240. These standards are consistent with TDC 73C.210(1)-(5) in the TDC at the time the application was submitted on July 8, 2024.
- Staff Supported



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# *Industrial Master Plan*



## Supports AR 24-0002

- 120,000 SF Office Building
- 90,000 SF Lab Building
- 29,000 SF Utility Building (CUB on site plan)
- 2,230 SF Storage Building
- Expanded bulk gas storage
- New truck delivery driveway on SW Leveton Dr.
- New parking areas and circulation
- New landscaping



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## 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. Private 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: **in accordance with TDC 74.330, and TDC 75.040 (2 & 3).**
  - 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.



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## 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.



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# Public Comments



- We received numerous public comments that primarily address items that are more appropriately considered as part of the Architectural Review process and not the IMP.
- IMPs can 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.



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## 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 24-0001 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 22- 0001; and
- Facilitate review of AR 24-0002 as proposed



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# 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. Private 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: **in accordance with TDC 74.330, and TDC 75.040 (2 & 3).**
  - 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:



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Standard	Modified Per IMP 24-0001
Minimum Lot Size	15 acres
Minimum Building Setback for Yards Adjacent to SW Leveton Drive	68 feet
Minimum Building Setback for Yards Adjacent to SW 108th Drive	98 feet
Minimum Building Setback for Yards Adjacent to SW Tualatin Road	Subject to Table 62-2 Development Standards in the MP Zone
Minimum Setback for Side and Rear Yards not Adjacent to Streets or Alleys	<p>0 feet from side and rear yards under common ownership</p> <p><b><u>From other lots: Subject to Table 62-2 Development Standards in the MP Zone</u></b></p> <p><del>50 feet From Lot 2S122BA00100 (currently owned by JAE Oregon Inc.);</del>  <del>Subject to Table 62-2 Development Standards in the MP Zone</del></p>



# Conditions of Approval



Standard	Modified Per IMP 24-0001
Parking and Circulation Areas Adjacent to SW Leveton Drive	50 feet
Parking and Circulation Areas Adjacent to SW 108 <sup>th</sup> Avenue	43 feet
Parking and Circulation Areas Adjacent to SW Tualatin Road	35 feet
Parking and Circulation Areas Adjacent to Private Property Line	0 feet from property lines under common ownership <b><u>10 feet from other lots</u></b> 9.5 feet from Lot 2S122BA00100 (currently owned by JAE Oregon Inc.)
Fences	Subject to Table 62-2 Development Standards in the MP Zone



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Standard	Modified Per IMP 24-0001
Maximum Height	<p><u>85 feet</u> <del>70 feet</del></p> <p><del>May be increased to 85 feet if yards adjacent to structure are not less than a distance equal to one and one-half times the height of the structure.</del></p> <p><del>Flagpoles may extend to 100 feet.</del></p>
Maximum Height Adjacent to Residential District	<p>28 feet</p> <p>Measured at the 100-foot setback line, includes flagpoles. The building height may extend above 28 feet on a plane beginning at the 50-foot or 100-foot setback line at a slope of 45 degrees extending away from the setback line.</p>



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- c. Maintain the existing earthen berm and existing 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 Native plant materials are encouraged.~~
  - v. ~~Native plant materials are encouraged.~~



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## 4. Parking Lot Landscaping:

- (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.



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- (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.



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- (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.



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# TPC ACTION



The Planning Commission is asked to make a decision on IMP 24-0001. The TPC may issue:

- *Approval either as proposed or with modifications;*
- *Denial; or*
- *Continue the hearing to a later date for further consideration. However, this is not advisable given that all decisions and appeals must be completed by December 16, 2025, and timing could be difficult to meet required deadlines.*



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