



CITY OF TUALATIN Staff Report

TO: Tualatin Planning Commission

THROUGH: Aquilla Hurd-Ravich, AICP, Community Development Director

FROM: Keith Leonard, AICP, Associate Planner

DATE: August 20, 2025

SUBJECT:

Consideration of an Industrial Master Plan (IMP 24-0001) to add tax lot 2S122BA 00100 and amend setbacks, parking lot landscaping, and building height standards memorialized under IMP 22-0001 for a 75.96-acre site zoned Manufacturing Park (MP) at 11155-11361 SW Leveton Drive (Tax Lots: 2S122AA 00500, 00800, 2S122BA 00100 and 2S122AB 00100).

RECOMMENDATION:

Based on staff analysis and findings, as well as the application materials demonstrating compliance with the applicable approval criteria, staff respectfully recommends approval of the subject Industrial Master Plan application (IMP 22-0001) with recommended conditions of approval, provided in the attached written order.

EXECUTIVE SUMMARY:

- The subject proposal is a Type III land use case, subject to a quasi-judicial hearing before the Tualatin Planning Commission.
- The subject site comprises 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 currently occupied by Lam Research Corporation and is improved with seven buildings and associated parking.
- The Industrial Master Plan process is intended to achieve a campus-like setting, while allowing development to occur independently on several smaller parcels within that area. An Industrial Master Plan is optional for any development in the Manufacturing Park (MP) Zone and may be used to modify development standards for internal circulation, building location and orientation, street frontage, parking, setbacks, building height, or lot size.
- The subject site has a previously approved Industrial Master Plan under IMP 22-0001 (Exhibit D) , which includes conditions of approval to: ensure that adequate easement dedications and utilities are in place to serve the overall campus; modify building setbacks; modify parking and circulation setbacks; ensure screening along the northeast frontage of Tualatin Road; retain a stand of trees; and provide alternative parking lot landscaping standards for the south-half of the site.
- The subject proposal requests modification to the conditions of approval granted under Industrial Master Plan (File No. IMP22-0001). These modifications include:
 - Lot Addition to IMP Area:
 - Adding Lot 2S122BA00100 to the existing Lam IMP plan area.

- **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.
- **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.
- **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.
- **Parking Lot Landscaping:**
 - Delete parking lot landscaping requirements modified by IMP 22-0001 and add parking lot standards requirements listed in TDC 73C (vested on July 8, 2024) that also provides standards for parking lot landscaping.
- The Industrial Master Plan application supports a corresponding Architectural Review application (AR 24-0002) to construct a new office building (120,000 square feet), lab (90,000 square feet), central utilities building (29,000 square feet), and storage building (2,230 square feet) on the southern portion of the campus adjacent to SW Leveton Drive. There will be parking areas located on the northern portion of the site with all employee traffic being directed to three existing driveways on SW 108th Avenue and three existing driveways and one new driveway on SW Leveton Drive. The new driveway will be used for truck traffic. Along SW Tualatin Road, the existing landscape berm is proposed to be extended to the west to provide additional screening for the new parking areas. Landscaping is proposed for the site where improvements are proposed, including around buildings and parking areas. The existing bulk gas yard, located south of the northernmost SW 108th Avenue driveway, is proposed for expansion and will require appropriate screening. A total of 544 new parking spaces will be constructed (127 of which were previously approved for Building “G” through AR 22-0006). In addition, associated landscaped and hardscaped areas as well as four new stormwater detention ponds are proposed.

PUBLIC COMMENTS:

Numerous public comments (Exhibit C) were received, which express concern over potential traffic affecting the residential properties north of SW Tualatin Road. On August 12, 2025, there was a change in comment focus regarding noise issues. Both traffic and noise will be reviewed as part of the Architectural Review and not the IMP. The public comments have been separated into three groups (Exhibit C), 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, and comments submitted after the updated project design submitted and posted to the City’s projects webpage on July 21, 2025. These comments request that the proposal limit employee access to Leveton Road and not SW Tualatin Road and SW 108th Road. The purview of an IMP application provides an opportunity to modify requirements for internal circulation; however, an IMP does not grant the authority to consider modifications for driveway approaches requirements or access management standards addressed in TDC Chapter 75. Further, the corresponding development application under AR 24-0002 does not propose new driveway entrances off SW Tualatin Road or SW 108th Avenue.

OUTCOMES OF DECISION:

Approval of IMP 24-0001 as recommended by staff will:

- Addition of tax lot 2S122BA 00100 to the Lam IMP;
- 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;
- Building setbacks for lots not owned by Lam would be determined by TDC Table 62-2 Development Standard in the MP Zone;
- Modify building height to 85 feet, but the building setback would need to be that of the modified Table 62-2. For lots adjacent residential zoning the maximum height would remain 28 feet measured at the required 50-foot or 100-foot setback line as currently required by the Tualatin Development Code;
- Alternate parking lot landscaping design Condition of Approval 3.e. under IMP 22-0001 would be deleted;
- Add TDC 73C Parking Lot Standard, includes parking lot landscaping standards, in effect at the time the application was submitted on July 8, 2024;
- Uphold other modified development standards approved under IMP 22-0001 in a concise and legible fashion; and
- Facilitate review of AR 24-0002 as proposed.

ALTERNATIVES TO RECOMMENDATION:

The Planning Commission may alternately:

- Approve IMP 24-0001 with amended conditions of approval and direct staff to provide updated Analysis and Findings;
- Continue the hearing to a later date for further consideration; or
- Deny IMP 22-0001.

FINANCIAL IMPLICATIONS:

No financial impact is expected.

ATTACHMENTS:

- Attachment A – Presentation
- Attachment B – Analysis and Findings
- Attachment C – Written Order File No. IMP 24-0001
 - Exhibit A1 – Narrative
 - Exhibit A2 – Plan Set and Elevations
 - Exhibit A3 – Supporting Documents
 - Exhibit A4 – Letter requesting retention of Condition of Approval 2 and removal of the request to allow construction of 15,000 SF building as a Type I Minor Architectural Review
- Exhibit B – Public Noticing Requirements
- Exhibit C – Public Comments
- Exhibit D – Planning Commission Written Order File No. IMP 22-0001
- Exhibit E – Email memorandum from City Engineer dated August 5, 2025