



NOTICE OF ARCHITECTURAL REVIEW BOARD DECISION

****APPROVAL WITH CONDITIONS****

September 10, 2025

Case #:	AR 24-0002
Project:	Lam Research Corporation Campus
Location:	11155-11361 SW Leveton Drive; Tax Lots: 2S122AA 500 and 800; 2S122AB 100; 2S122BA 100
Representative:	Suzannah Stanley, Mackenzie
Owner:	Lam Research Corporation

I.FINDINGS

- A. The applicant requests approval to construct a four-story, 120,000 square foot office building, 90,000 square foot lab building, 29,000 square foot central utilities building, 2,230 square foot storage building, one new access drive off SW Leveton Drive, and parking lot expansions by approximately 1,012 stalls (including demolition/replacement of 468 stalls and 544 new stalls). The applicant has also submitted a tree removal permit for 239 trees over 8-inches DBH to construct the improvements.
- B. The Architectural Review Board (ARB) conducted a noticed quasi-judicial public hearing on September 10, 2025, in conformance with the laws of the State of Oregon and the City of Tualatin.
- C. The Tualatin Architectural Review Board found that the findings and analysis, the staff presentation, testimony at the public hearing, materials in the record, and discussion on the record, support the approval of and materials in the record address the approval criteria of TDC 33.020 for Architectural Reviews and support the approval of AR 24-0002 with Conditions of Approval.

II.ACTION

Based on the application materials and analysis and findings presented above, staff finds that the applicable criteria have been met relative to AR 24-0002, and therefore recommend approval of this application with the following conditions of approval:

GENERAL:

- 1. This Architectural Review approval expires two years after the date of issuance unless a building, or grading permit submitted in conjunction with a building permit application, has been issued and substantial construction pursuant thereto has taken place and an inspection performed by a member of the Building Division, or an extension is granted under the terms of Section 33.020(10) or most current revision of the TDC. Three construction phases are planned as provided by Section



74.110. Phase 1 will construct the office building, northern parking lot and associated site improvements within the initial 2-years of construction. Phase 2 will construct the lab, utility building, storage building and associated site improvements within the first four years. Phase 3 will expand the bulk gas yard, parking area in the southwestern area of the site and associated site improvements within 6-years.

PRIOR TO ISSUANCE OF EROSION CONTROL, PUBLIC WORKS, AND WATER QUALITY PERMITS:

Submit to the Engineering Division via [eTrakit](#) for review and approval:

- A2. For Phases I, II, and III the applicant must apply for Engineering Erosion Control and applicable Public Works and Water Quality permits:
- a. Apply using [eTrakit](#). With the initial Engineering permit(s) application(s) include:
 - i. One combined set of 22"x34" plans:
 - 1. Using NAVD 1988; and,
 - 2. Attaching one plan set including all applicable Engineering permits to one Engineering permit; and,
 - 3. Adding notes on other Engineering permits stating which application includes the attached plan set; and,
 - ii. Per the [fee schedule](#):
 - 1. Fee payment for an Erosion Control permit ; and,
 - 2. Initial deposit payments and cost estimates for each Water Quality and Public Works permit; and,
 - b. Deliver two 22"x34" hard copies of the combined Engineering permit plan sets to:
City of Tualatin
Attn: Engineering Division c/o Principal Engineer
10699 SW Herman Road
Tualatin, OR 97062
- A3. For each Phase: The applicant must obtain City approval of Final Street Improvement Plans for SW 108th Avenue, SW Leveton Drive, and SW Tualatin Road adjacent to all lots associated with the proposed Phase of development in accordance with applicable sections of Tualatin Development Code (TDC) 74 and 75 and Public Works Construction Code (PWCC) that show:
- a. Plan and profile of public street cross-sections and utilities 100 feet minimum beyond site frontage and further as needed to demonstrate consistent horizontal and vertical alignments or improvements as needed; and,
 - b. The boundaries and nature of private access and all public access and utility easements:
 - i. Existing with recorded document numbers; and,
 - ii. Proposed; and,
 - c. Dedication of:
 - i. Right-of-way:
 - 1. Totalling 37 feet from the platted centerline for SW Leveton Drive and SW Tualatin Road. The City Engineer may approve Public Access Easements to replace portions of the standard required right-of-way dedication in locations where right-of-way dedication where there is a

conflict with minimum setbacks as determined within the Industrial Master Plan (IMP24-0001); and,

2. Any additional necessary to accommodate any final accepted future public stormwater LIDA management or other public improvement; and,
 - ii. Public utility easements:
 1. A minimum of 8-feet-wide adjacent to rights-of-way of SW Leveton Drive and SW Tualatin Road; and,
 2. Required by PGE to:
 - a. Encompass poles and guy wires; and,
 - b. Surround underground vaults; and,
 - c. Access infrastructure; and,
- d. Construction including:
 - i. Full depth reconstruction to the centerline for SW Tualatin Road or as otherwise approved by the City Engineer (such as a full-width 2" grind and inlay of the existing asphalt pavement, and restriping); and,
 - ii. Retrofit or repair of any areas of sidewalk or crosswalk along the subject property frontage that do not meet PROWAG standards; and,
 - iii. Any final accepted future public stormwater LIDA management; and,
- e. Existing remaining driveway approaches and sidewalks:
 - i. Within compliance of ADA/PROWAG standards; or,
 - ii. Proposed maintenance to bring into compliance; and,
- f. All modified and proposed driveways with a width between 32 and 40 feet wide measured at right-of-way or as otherwise approved by the City Engineer to enable safe turning movements; and,
- g. Turning movement diagrams proving all existing and proposed driveways operate without adverse impact to public rights-of-way as determined by the City Engineer with:
 - i. Identification of any driveways privately restricted for specific passenger vehicles or truck use, proposed private signage necessary to control movement, and a circulation plan; and,
 - ii. Onsite signage and maintenance plan for onsite signage as approved by the City Engineer; and,
 - iii. Existing and proposed curb radii able to accommodate associated vehicular movements or propose a radius allowing turning movements for the widest path design vehicle (such as a WB-67 truck), associated curb, and sidewalk ramps consisting of reinforced concrete meeting PROWAG and as approved by the City Engineer; and,
- h. Replacement of concrete doweled panels within SW 108th Avenue and SW Leveton Drive impacted by construction as determined by the City Engineer; and,
- i. Street illumination meeting City standards using equipment from PGE's Option A list:
 - i. Identifying standards are met; or,
 - ii. Show the location of proposed streetlight poles, fixtures, and any streetlight footings and grounding material (may include the ground rod and copper wire)

for the streetlight pole and/or junction box needed to meet the standards and submit:

1. City approved streetlight design layout to the PGE Lighting Design Project Manager; and,
 2. Payment to cover the City's cost per Street Light Rate Schedule 95, Option A; and,
- j. Undergrounding of overhead utilities in accordance with TDC 74.660; and,
- A4. For each Phase : The applicant must obtain City approval of Final Sanitary Sewer System Plans for all lots associated with the proposed Phase of development in accordance with Tualatin Development Code (TDC) 74.620, Tualatin Municipal Code (TMC) 3-2, and Public Works Construction Code (PWCC) that show:
- a. The boundaries of existing private and public sanitary sewer easements with recorded document numbers; and,
 - b. Downstream sanitary sewer capacity calculations assuring adequacy of public mains or including upgrades; and,
 - c. If approved by the City Engineer, a deed restriction enabling future construction of a private sanitary sewer gravity service from TLID 2S122BA00100 crossing one adjacent lot to connect to the public sanitary sewer mains within SW Leveton Drive; and,
 - d. Separate laterals for each new or modified building's or structure's service in accordance with TMC 3-2-060 (3), or as approved by the City Engineer; and,
 - e. Location of the lines, grade, materials, and other details; and,
 - f. Cleanouts adjacent to right-of-way; and,
- A5. For each Phase: The applicant must obtain City approval of Final Water System Plans for all lots associated with the proposed Phase of development in accordance with Tualatin Development Code (TDC) 74.610, Tualatin Municipal Code (TMC) 3-3, and Public Works Construction Code (PWCC) that show:
- a. The boundaries of existing public water easements with recorded document numbers; and,
 - b. Proposed ten-foot-wide public water or utility easements outside existing public easements for all portions of water laterals to and surrounding any meter, reduced pressure backflow prevention, and fire vault by five feet; and,
 - c. Separate laterals to the main with gate valves for each:
 - i. Domestic service for each building or structure served in accordance with TMC 3-3-060; and,
 - ii. Fire protection service and appropriate backflow device for each building or structure served; and,
 - d. Separate, appropriately-sized water meters per domestic lateral located within the planter strip or City Engineer approved alternate location with:
 - i. Reduced Pressure Backflow Assembly (RPBA) for all domestic laterals; and,
 - ii. Irrigation after a domestic meter and RPBA serving the planter strip adjacent to this development; and,

- e. A separate lateral, valve, meter, and RPBA for any proposed public stormwater LIDA; and,
- A6. For Phase I obtain City approval of Plans which show:
- a. The boundaries of existing public water easements with recorded document numbers; and,
 - b. Conversion of the existing 12-inch diameter public water main extending south from SW Tualatin Road right-of-way at the intersection with SW 115th Avenue within a public easement to a privately-owned and maintained line serving fire flow to the JAE Oregon's lot, 11555 SW Leveton Drive, TLID 2S122BA00200 with a fire vault with Double Check Detector Assembly adjacent to SW Tualatin Road right-of-way; and,
 - c. A metered private domestic water service adequately sized to serve JAE Oregon's lot from the 16-inch public water main in SW Tualatin Rd connecting to the existing private lines after JAE Oregon's existing water meters including:
 - i. A gate valve; and,
 - ii. Within the public utility easement adjacent to SW Tualatin Road right-of-way and surrounded by 5-feet of public utility easement a:
 - 1. Meter; and,
 - 2. Reduced Pressure Backflow Assembly (RPBA); and,
 - d. Decommissioning of JAE's two existing 2-inch diameter water meters; and,
 - e. A private water easement over the rerouted and any existing portions of the water line to remain on Lam Research Corporation's lots:
 - i. TLID 2S122BA00100; and,
 - ii. 11355 SW Leveton Drive 2S122AB00100; and,
 - f. Lam Research Corporation's domestic and fire services directly connected to public water mains within adjacent public right-of-ways; and,
 - g. Separate water meters per domestic lateral located within the planter strip or City Engineer approved alternate location with:
 - i. Reduced Pressure Backflow Assembly (RPBA) for all domestic laterals; and,
 - ii. Irrigation after a domestic meter and RPBA serving the planter strip adjacent to this development; and,
 - h. A separate lateral, valve, meter, and RPBA for any proposed public stormwater LIDA; and,
 - i. Submit:
 - i. A copy of a private water easement for the benefit of JAE Oregon's lot, 11555 SW Leveton Drive, TLID 2S122BA00200, for the rerouted and any remaining portions of the water line to remain; and past public right-of-way over Lam Research Corporation's lots:
 - 1. TLID 2S122BA00100; and,
 - 2. 11355 SW Leveton Drive 2S122AB00100; and,
 - ii. Owner signed non-remonstrative agreements enabling the City to process a Vacation of the existing public water easement over:
 - 1. JAE Oregon's lot, 11555 SW Leveton Drive, TLID 2S122BA00200; and,
 - 2. Lam Research Corporation's lots:

- a. TLID 2S122BA00100; and,
- b. 11355 SW Leveton Drive 2S122AB00100; and,

A7. For each Phase : For all lots associated with the proposed Phase of development the applicant must obtain City approval of :

- a. Final Stormwater System Calculations and Plans in accordance with Tualatin Development Code (TDC) 74.630 and 74.650, Tualatin Municipal Code (TMC) 3-5-200 through 3-5-430, Public Works Construction Code (PWCC), and Clean Water Services' (CWS) Design & Construction Standards (D&CS) Chapter 4 stamped by an Oregon registered, professional engineer in accordance with TMC 3-5-390(1) that:
 - i. Addresses runoff from all new and modified private and public impervious areas:
 - 1. Showing:
 - a. Gravity flow five feet from the outside of the established line of the building to the public stormwater system or as otherwise approved by the City Engineer in accordance with CWS D&CS 1.03.39 and 5.09.3(a) (1) and (4); and,
 - b. Private stormwater facilities per lot:
 - i. Connecting directly to public mains in accordance with CWS D&CS 5.09.3; or,
 - ii. If approved by the City Engineer, a deed restriction enabling future construction of a private stormwater gravity service from (No address) TLID 2S122BA00100 crossing one adjacent lot to connect to the public stormwater mains within SW Leveton Drive as approved by the City Engineer; and.
 - c. Public stormwater LIDA within right-of-way or within easements; and,
 - 2. Confirms the capacities of stormwater facilities for quality, quantity, and hydromodification to include new and modified impervious area within:
 - a. Existing and proposed private per lot; and,
 - b. Proposed public addressing right-of-way; and,
 - ii. Provides a downstream analysis and include solutions within final plans:
 - 1. For at least ¼ mile downstream from the release from the private development through the public stormwater system in accordance with CWS D&CS 2.04.2(m.3); and,
 - 2. Including but not limited to observable downstream impacts to structures; and,
 - iii. In accordance with TDC 74.650(2) and CWS D&CS 3.01.2(d), complies with:
 - 1. The submitted Clean Water Services' Service Provider Letter CWS File Number dated June 16, 2024 conditions to obtain a Stormwater Connection Permit Authorization Letter, and

2. Requirements stated within the Clean Water Services' Memorandum dated January 6, 2025; and,
 - iv. Submit:
 1. Financial assurance for construction performance in accordance with TMC 3-390(3), PWCC 102.14.00, and amount per CWS D&CS 2.07 Table 2-1; and,
 2. A copy of the recorded private stormwater facilities agreement in accordance with TMC 3-5-390(4) and CWS D&CS 2.08.2:
 - a. Clarifying the party responsible for maintenance of the constructed portions of stormwater systems and any existing infrastructure; and,
 - b. The agreement must provide reference to all new and existing stormwater treatment, hydromodification, and detention facilities; and,
 - v. For existing private stormwater facilities, the applicant must address deficient facilities and bring them into compliance with the standard(s) under which they were approved.
- A8. For each Phase: The applicant must obtain City approval of Final Erosion Control Plans for all lots associated with the proposed Phase of development in accordance with Tualatin Development Code (TDC) 74.640, Tualatin Municipal Code (TMC) 3-5-050 and 3-5-060, Public Works Construction Code (PWCC), and Clean Water Services' (CWS) Design & Construction Standards (D&CS) Chapters 2 and 6 that minimize the impact of stormwater from the development to adjacent properties; and,
- A9. For Phase I obtain City approval of plans sufficient to:
- a. Amend the existing issued 1200-C associated with AR22-0006; or,
 - b. Obtain a National Pollution Discharge Elimination System (NPDES) 1200-C Construction Erosion Control permit from Oregon DEQ; and,
- A10. For Phases II and III obtain City approval of plans sufficient to:
- a. Amend an actively maintained National Pollution Discharge Elimination System (NPDES) 1200-C Construction Erosion Control permit previously obtained from Oregon DEQ; or,
 - b. Obtain a National Pollution Discharge Elimination System (NPDES) 1200-C Construction Erosion Control permit from Oregon DEQ if the previously obtained 1200-C permit from DEQ expired.

PRIOR TO ISSUANCE OF BUILDING PERMIT:

Submit to [eTrakit](#) for review and approval:

- A11. For each Phase : The applicant must submit copies of recorded documents for all lots associated with the proposed Phase of development in accordance with Public Works Construction Code (PWCC) and Tualatin Development Code (TDC) 74.210, 74.330, 74.350, and 75.040 which show the City Engineer approved:

- a. Dedication of right-of-way for SW Leveton Drive and SW Tualatin Road; and,
- b. Applicable slope easements for SW Tualatin Road; and,
- c. Public utility easements:
 - i. Adjacent to SW Leveton Drive; and,
 - ii. Any additional to:
 - 1. Encompass portions of private system from the public main to and surrounding domestic meters and fire vaults; and,
 - 2. Adequately surround and maintain PGE or other utility infrastructure; and,
- d. Applicable private deed restrictions and access, sanitary sewer, stormwater, and utility easements.

A12. For Phases I, II, and III: The applicant must obtain:

- a. Confirmation of approval from DEQ of an amended active 1200-C NPDES permit or a new permit; and,
- b. Erosion Control and applicable Public Works and Water Quality Permits from the City of Tualatin.

A13. If a Public Utility with a current Franchise agreement or Rights-of-Way License (PWCC 100 definitions) from Tualatin requires an applicant to participate in the process of obtaining a Franchise (PWCC 102.1.3 and 207 Public Utility) Permit, the applicant must perform in accordance with TDC 74.660 and 670, PWCC 207, TMC 03-06.

A14. The applicant shall provide Final Site Plan Set and Final Color Architectural Elevations (in .pdf format), meeting the TDC requirements in effect on July 8, 2024, for each of the three phases of construction that are in substantial conformance to the submitted plans for this Architectural Review and demonstrate:

- a. Trees identified in Tree Assessment Report (Exhibit A3) must be identified on the landscaping and grading plan, consistent with TDC 73B.080(3). Tree protection fencing and other Lam Research – Architectural Review preservation measures recommended by the Arborist should also be specified on the grading plan.
- b. Walkways that are a minimum of 6 feet in width; constructed of asphalt, concrete, pervious concrete, pavers, or grasscrete; and meet ADA standards at time of construction, consistent with TDC 73A.300(1).
- c. All areas not occupied by buildings, parking spaces, driveways, drive aisles, pedestrian areas must be landscaped in compliance with TDC 73B.040.
- d. A final landscaping plan must demonstrate the existing and proposed berm will be maintained with dense plantings including evergreen trees and shrubs that provide a buffer between the RL and MP zoned areas in compliance with TDC 73B.040(1)(d).
- e. A minimum of 386 parking spaces at an applied rate of 1.6 spaces per 1,000 square feet of gross floor area, consistent with TDC 73C.010(2)(a)(iv).
- f. Details to demonstrate that proposed bicycle parking meets the standards of TDC 73C.050(2)(a)-(c), and that a minimum of 24 short-term and 7 long-term bicycle parking spaces are provided, in conformance with TDC 73C.100(1).
- g. A minimum of 15 vanpool or carpool parking spaces, consistent with TDC 73C.100(2).
- h. A minimum of 3 loading facilities that are a no less than 12 feet wide x 35 feet long with an unobstructed height of 14 feet, consistent with TDC 73C.120.

- i. A final landscaping plan must demonstrate compliance with 73C.220 (3).
- j. In accordance with TDC Chapter 73C, a minimum landscape island area of 25 square feet per parking stall is required and parking lot landscaping must comply with the following:
 - i. 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;
 - ii. Landscape separation that is a minimum of five feet in width is required for every eight contiguous parking spaces in a row;
 - iii. Must be protected from vehicles by curbs, but the curbs may have spaces to allow drainage into the islands;
 - iv. Must be planted with one deciduous shade trees for every four parking spaces, with required trees evenly dispersed throughout the parking lot;
 - v. Must be planted with groundcover or shrubs;
 - vi. Native plant materials are encouraged; and
- k. Landscaping plan must demonstrate compliance with required driveway landscaping for the new SW Leveton Drive driveway per 73C.220(5).
- l. Demonstrate that an adequate waste and recyclables management solution is provided in compliance with TDC 73D.040 Waste Assessment Method. These facilities must comply with the location, design, and access standards in TDC 73D.070.
- m. In accordance with TDC 62.210(5)(a) demonstrates that outdoor storage occupying less than ten (10) percent of the total site area, are permitted outright as outdoor uses.

DURING CONSTRUCTION ACTIVITY:

- A15. The applicant must install tree protection fencing consistent with the Tree Assessment Report submitted as Exhibit A3 and Section 73B.080(3). Please contact the Planning Division to schedule an inspection with a minimum of 48 hours' notice. Where site conditions make grading or other similar encroachment upon a preserved tree's drip-line area, such grading or similar encroachment must only be permitted under the direction of a qualified arborist.

**PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR CERTIFICATE OF COMPLETION
FOR EACH PHASE OF DEVELOPMENT:**

Submit to the Engineering Division via [eTrakit](#) for review and approval):

- A16. For all lots associated with the proposed Phase of development the applicant must:
- a. Complete all the private and public improvements as shown on the approved permit plans. All improvements must be constructed and guaranteed as to workmanship and material and also be accepted by the City in accordance with Tualatin Development Code (TDC) 74.120 and 74.140; and,
 - b. Submit an approved final erosion control inspection report to the Engineering division; and,
 - c. Submit pdf as-builts of the Engineering division permits along with maintenance bonds and complete any final fees for public improvements.
- A17. Provide an identification system which clearly locates buildings and their entries for patrons and emergency services, pursuant to TDC 73A.300(4)(d). Building identification approved by TVF&R

must be placed in a position that is plainly legible and visible from the street fronting the property. Numbers must contrast with their background, be a minimum of 4 inches high, and have a minimum stroke width of 1/2 inch.

- A18. Areas impacted by grading and all areas not occupied by buildings, parking spaces, driveways, drive aisles, pedestrian areas, or undisturbed natural areas must be landscaped, pursuant to TDC 73B.040(1)(a).
- A19. The applicant must install required vanpool and carpool signage, pursuant to TDC 73C.010(2)(a)(xi) and bicycle parking signage per MUTCD standards, pursuant to TDC 73C.050(2)(d).
- A20. The applicant must construct proposed buildings and all site improvements as illustrated on the approved Final Site Plan and Final Color Architectural Elevations. The applicant must contact the Planning Division for a site inspection at least 72 hours prior to requesting a certificate of occupancy. This inspection is separate from inspection(s) done by the Building Division.
- A21. The applicant must complete all the private stormwater and public improvements as shown on the approved permit plans. All improvements must also be accepted by the City in accordance with Tualatin Development Code (TDC) 74.120.
- A22. The applicant must submit paper and electronic as-builts of the Engineering permits along with maintenance bonds and any final fees for public and water quality improvements.

PRIOR TO APPLYING FOR A VACATION OF THE PUBLIC WATER EASEMENT WITHIN THIS DEVELOPMENT

- A23. The applicant must obtain a certificate of occupancy and/or completion for Phase I.

THE FOLLOWING ITEMS APPLY TO THE SITE IN AN ON-GOING MANNER:

- A24. All uses must be conducted within a completely enclosed building, except Off-street parking and loading, utility facilities, wireless communication facilities, and outdoor storage occupying less than ten (10) percent of the total site area, are permitted outright as outdoor uses.
- A25. The proposed development must comply with the Environmental Regulations of TDC 63.
- A26. All mechanical and electrical equipment must be screened in accordance with TDC 73A.300(5). Prior to approval of an electrical or mechanical permit, the applicant or property owner must submit scaled elevations illustrating that above-grade or on-grade equipment will be screened by parapet, sight-obscuring fence, landscaping, or other method.
- A27. All sign permits require separate sign permit approval per TDC Chapter 38. This approval does not constitute sign permit approval.
- A28. All site, building exterior, and landscaping improvements approved through the AR process must be continually maintained, so as to remain substantially similar to original approval through the

AR process, except as permitted under TDC 33.020(7) (Modifications to Previously Approved Final Architectural Review Decisions).

- A29. All parking spaces shall be continuously maintained in compliance with the dimensional standards specified in TDC Figure 73-1 (Exhibit H).
- A30. No vehicular parking, hedge, planting, fence, wall structure, or temporary/permanent physical obstruction is permitted between 30 inches and eight feet above the established height of the curb in the vision clearance area specified in TDC Figure 73-2 (Exhibit I).

III. APPEAL

The applicant or any person who submitted written comments or testified orally or in writing at the Tualatin Architectural Review Board hearing and who may be adversely affected by the Commission's decision may file a request for review of the final decision of the Tualatin Planning Commission to the City Council.

The Tualatin Architectural Review Board's decision will be final after 14 calendar days from the mailing of this order, unless a written appeal is received by the **Community Development Department Planning Division at 10699 SW Herman Road, Tualatin, Oregon, before 5:00 p.m., _____, 2025. The appeal must be submitted on the City appeal form with all the information requested provided thereon, signed by the appellant, and include the applicable appeal fee.** The record and appeal forms are available at the Planning Division offices. The appeal forms must include reasons, current appeal fee, and meet the requirements of Section 32.310 of the Tualatin Development Code. The City Council will review and make a decision. The parties will be notified of the Council meeting date.

ADOPTED THIS 10th DAY OF September 2025.

ARCHITECTURAL REVIEW BOARD
CITY OF TUALATIN

BY: _____
Cyndy Hillier, Chair
Architectural Review Board