

City of Tualatin, Oregon  
COUNCIL AGENDA STATEMENT

Meeting Date January 22, 2001

Agenda Item No. \_\_\_\_\_

**Item Title**

PUBLIC HEARING: TO GRANT APPROVAL OF A PARTITION FOR NOVELLUS SYSTEMS, INC.  
(TAX MAP 2S1 22A, TAX LOT 1900)

**Prepared by**

Michael A. McKillip, City Engineer *mak/kh*

**Department**

Engineering/Building

**Explanation**

This is a quasi-judicial public hearing.

Group Mackenzie submitted a partition application for Novellus System, Inc. on November 29, 2000. The site location is 11155 SW Leveton Drive, Tax Lot 1900, Map 2S1 22A, which is generally west of and adjacent to SW 108<sup>th</sup> Avenue, south of and adjacent to SW Tualatin Road, and north of and adjacent to SW Leveton Drive. The proposed parcel sizes range from 15 acres, parcel 2, to 23 acres, parcel 1 with an average parcel size of 19 acres. The applicant is proposing to construct all public facilities necessary to support this development. This partition was submitted in conjunction with the Industrial Master Plan (IMP) application.

The partition application was deemed complete December 14, 2000. The 120<sup>th</sup> day will be April 13, 2001.

**Special Issues**

The Manufacturing Park (MP) planning district minimum lot size is 40 acres. The approval of the Industrial Master Plan (IMP) will allow the minimum lot size to be reduced to 15 acres. Therefore, this partition is pursuant to the approval of the Industrial Master Plan (IMP) application for Novellus Systems, Inc.

**Financial Statement**

Applicant has paid application fee to offset cost of processing application.

Account No. ---

**Recommendation**

The City Engineer recommends that the Council adopt attached Resolution approving the partition of Novellus Systems Inc. with conditions. *SW*

**Board/Commission Recommendation**

N/A

**Attachments** (Listed Below)

1. Staff Report (with attachments)
2. Resolution

Approved By Tualatin City Council

Date 1-22-01

Recording Secretary *M. Smith*



# CITY OF TUALATIN

PO BOX 369  
TUALATIN, OREGON 97062-0369  
(503) 692-2000  
TDD 692-0574

January 22, 2001

City Council  
City of Tualatin

Members of the Council:

**PUBLIC HEARING: TO GRANT APPROVAL OF A PARTITION FOR  
NOVELLUS SYSTEMS, INC. (TAX MAP 2S1 22A, TAX LOT 1900)**

This staff report recommends approval of a 3-lot partition for Novellus Systems Inc. with conditions of approval as outlined in the staff report.

This 3-lot partition, for Novellus Systems, Inc., is pursuant to the approval of the Industrial Master Plan (IMP) application, which allows the 58-acre parcel, as shown in Exhibit A, to be partitioned into 15-acre lots.

On November 29, 2000, the Engineering Division received a development application to partition Tax Lot 1900, Map 2S1 22A, into three (3) parcels as indicated in Exhibit B and Exhibit C.

The existing parcel contains 58 acres, and will be partitioned into: Parcel 1, which is to be 23.14 acres; Parcel 2, which will be 15.39 acres; and Parcel 3, at 19.56 acres.

Attached to this report are:

- Exhibit A: Vicinity Map
- Exhibit B: Partition Application and Narrative dated January 4, 2001
- Exhibit C: Plan dated December 22, 2000

## **BACKGROUND**

The development application was submitted on November 29, 2000. The subject property consists of Tax Lot 1900, Map 2S1 22A. The site location is 11155 SW Leveton Drive, which is generally west of and adjacent to SW 108<sup>th</sup> Avenue, south of and adjacent to SW Tualatin Road, and north of and adjacent to SW Leveton Drive. The property owner is Novellus Systems, Inc. This partition was submitted in conjunction with the Industrial Master Plan (IMP) application.

**STAFF REPORT**

1. **TDC 31.060 defines "partition land" to mean "to divide land into two or three parcels of land within a calendar year, as set forth in ORS 92.010.**

The proposed partition plat divides the subject parcel into three (3) parcels. Therefore, the requirement for a partition is met.

The subject property is located within the Manufacturing Park (MP) Planning District, which is described in Chapter 62 of the TDC and in the Leveton Tax Increment District. This partition is subject to Chapter 37 of the TDC.

2. **Public Improvements.**

- A. **Transportation**

**74.210 The width of streets, in feet, shall not be less than the width required to accommodate a street improvement needed to mitigate the impact of a proposed development. In cases where a street is required to be improved according to the standards of the TDC, the width of the right of way shall not be less than the minimum indicated in the TDC Chapter 11, Transportation Plan.**

This site is located south of and adjacent to SW Tualatin Road, west of and adjacent to SW 108<sup>th</sup> Avenue, and north of and adjacent to SW Leveton Drive. These roads have been constructed to City street standards Cb & t and Cb respectively. Through the Architectural Review Process specific conditions of development may be addressed to mitigate development impacts on the total site.

The requirement is met.

- B. **Water**

**74.610 (1) Water lines shall be installed to serve each property in accordance with the Public Works Construction Code. Water line construction plans shall be submitted to the City Engineer for review and approval prior to construction.**

Currently, the proposed development site has a potential of being served by multiple waterlines within the immediate vicinity. These waterlines are as follows:

- a. A 12" diameter water line extends through a public easement, from SW Leveton Drive, to a point north and east of the existing Novellus building.
- b. A 12" diameter water line extending through a public easement, from SW Tualatin Road, along the east property line, on the JAE property, to a point south of the JAE east driveway.

- c. Two (2) 12" diameter water line laterals were also constructed as a part of the recent Tualatin Road improvements. One water line is located at approximately STA 26+00 Rt. to a point south of the sidewalk along SW Tualatin Road. The other water line is located at approximately STA 35+20 Rt. to a point south of the sidewalk along SW Tualatin Road.

Analysis of the water consumption, for the proposed development, is being performed to determine the adequacy of the water system. The adequacy of the water system for the proposed development will be addressed in the Architectural Review Decision. Any improvements required to serve the site will be made by the developer.

The applicant shall provide documentation and calculations showing that adequate water pressure is available to the site by existing or enhanced means, prior to the issuance of a Building Permit.

**74.160 (3) As set forth in TDC Chapter 12, Water Service, the City has three water service levels. All development applicants shall be required to connect the proposed development site to the service level in which the development site is located.**

This site is located within service level "A". The proposed connections are shown, on the submitted drawings, to connect to the existing "A" level water lines that are adjacent to the property.

The requirement is met.

**C. Sanitary Sewer**

**74.630 (1) Sanitary sewer lines shall be installed to serve each property in accordance with the Public Works Construction Code. Sanitary sewer construction plans and calculations shall be submitted to the City Engineer for review and approval prior to construction.**

There are two (2) existing 8" diameter sanitary sewer laterals located at the southern corners of the subject property, one on the southeast corner and one on the southwest corner. Both of these systems flow to the south, one flows into SW 108<sup>th</sup> Avenue, to SW Herman Road, and the other flows down SW Leveton Drive to SW 118<sup>th</sup> Avenue. These 8" diameter systems terminate at an existing 15" diameter line, which conveys the effluent easterly to an 18" diameter line, then to a 21", a 27", and then a 36" diameter line. Analysis of the sanitary sewer system capacities is currently under way. It may be determined, by the results of the analysis being performed, that substantial off-site improvements may be necessary to accommodate the flows generated by the proposed development. The adequacy of the sanitary sewer system, for the

proposed development, will be addressed in the Architectural Review Decision.

The applicant shall provide appropriate methods of handling flows generated, along with supporting documentation and calculations showing the adequacy of the sanitary sewer system, for review and approval, prior to issuance of a Building Permit.

D. Storm Drainage

**74.630 (1) Storm drainage lines shall be installed to serve each property in accordance with City standards. Storm drainage construction plans and calculations shall be submitted to the City Engineer for review and approval prior to construction.**

Currently, the storm drainage generated by the proposed development site flows to the south and east and drains to an existing 30" diameter culvert, west of the existing Novellus driveway on SW Leveton Drive. From the existing culvert the storm water is conveyed to a stilling pond, south of Leveton Drive, then southward along the east property line of Fujimi America Inc., via ditch ("East Ditch"), to a detention facility north of SW Herman Road, which is all within a public tract.

Prior to the issuance of a Building Permit, the applicant shall provide supporting documentation and calculations showing the adequacy of the storm drainage system.

3. **Lot Size. TDC 62.050(1) states that the minimum lot area, north of Leveton Drive, shall be 40 acres, except the minimum lot area may be reduced to 15 acres pursuant to an approved industrial master plan as provided under TDC Chapter 37.** This partition has been submitted along with the Industrial Master Plan application (IMP), and pursuant to the IMP approval the minimum lot size for this 58-acre parcel shall be 15 acres. On the plans, Parcel 1 is shown to be 23.14 acres, Parcel 2 is shown to be 15.39 acres, and Parcel 3 is shown to be 19.56 acres. Therefore, all lots will meet the minimum size requirement.
4. **Lot Width. TDC 62.050(2) states that the minimum average lot width shall be 250 feet.** The submitted drawings show that Parcel 1 has a minimum average lot width of 717 feet, Parcel 2 has a minimum average lot width of 1480 feet, and Parcel 3 has a minimum average lot width of 667 feet. Therefore, the minimum average lot width requirement is met.

5. **Access.** TDC 73.400(2) states that owners of two or more parcels may jointly utilize an ingress and egress provided that satisfactory legal evidence is presented to the City Attorney in the form of easements, etc. The applicant has indicated, in the narrative, that there will **NOT** be any additional access points on SW Tualatin Road. The applicant, however, will keep the joint access easement over a portion of the JAE property, to the west, for an access point to the newly created north parcel 2. The submitted plans indicate that there will be multiple ingress and egress routes over the proposed newly created lots. These routes also include connectivity through the various parking facilities within the proposed development.

The applicant shall enter into and record a joint access easement over the three (3) proposed lots, prior to the approval of the Final Plat.

6. **Building Setbacks.** The TDC 37.020 (4) states "An Industrial Master Plan may specify, for the Industrial Master plan Area as a whole or for each individual parcel therein, the following alternate development standards which shall supersede conflicting provisions otherwise applicable."

The proposed alternate setbacks for Parcel 1, Parcel 2, and Parcel 3, as described in the Industrial Master Plan are as follows:

Parcel #	Location	Proposed Minimum Front Yard Setbacks per IMP	Proposed Interior Side/Rear Yard Setbacks per IMP
1	SW Leveton Drive	68'	20'-115'
2	SW Tualatin Road	139'	20'-115'

Setbacks for individual development on Parcel 1, parcel 2, and any new building/structure proposed on parcel 3 will be evaluated in the Architectural Review process.

Parcel 3 Existing Building	Required Minimum per Master Plan	Proposed per Partition	Requirements Met
Front Setback	98'	108'	Yes
Side Setback	20'-115'	20'	Yes
Rear Setback	20'-115'	60'	Yes

The requirement is met.

A-2

**RECOMMENDATION**

Based on the findings presented, the City Engineer recommends that the partition of Novellus Systems Inc. be approved along with the attached resolution prepared for Council adoption, which contains the following conditions:

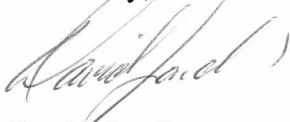
**PRIOR TO APPROVAL OF THE FINAL PLAT:**

1. The applicant shall enter into joint access easements over the three (3) proposed lots.
2. The applicant shall submit a partition plat to the Engineering Division within 24 months of the date of the final decision.

**PRIOR TO ISSUANCE OF BUILDING PERMITS:**

1. The applicant shall provide documentation and calculations showing that adequate water is available to the site by existing or enhanced means.
2. The applicant shall provide appropriate methods of handling flows generated, along with supporting documentation and calculations showing the adequacy of the sanitary sewer system.
3. The applicant shall provide supporting documentation and calculations showing the adequacy of the storm drainage system.

Sincerely,



**David Jardin**  
**Engineering Associate**

Approved By Tualatin City Council

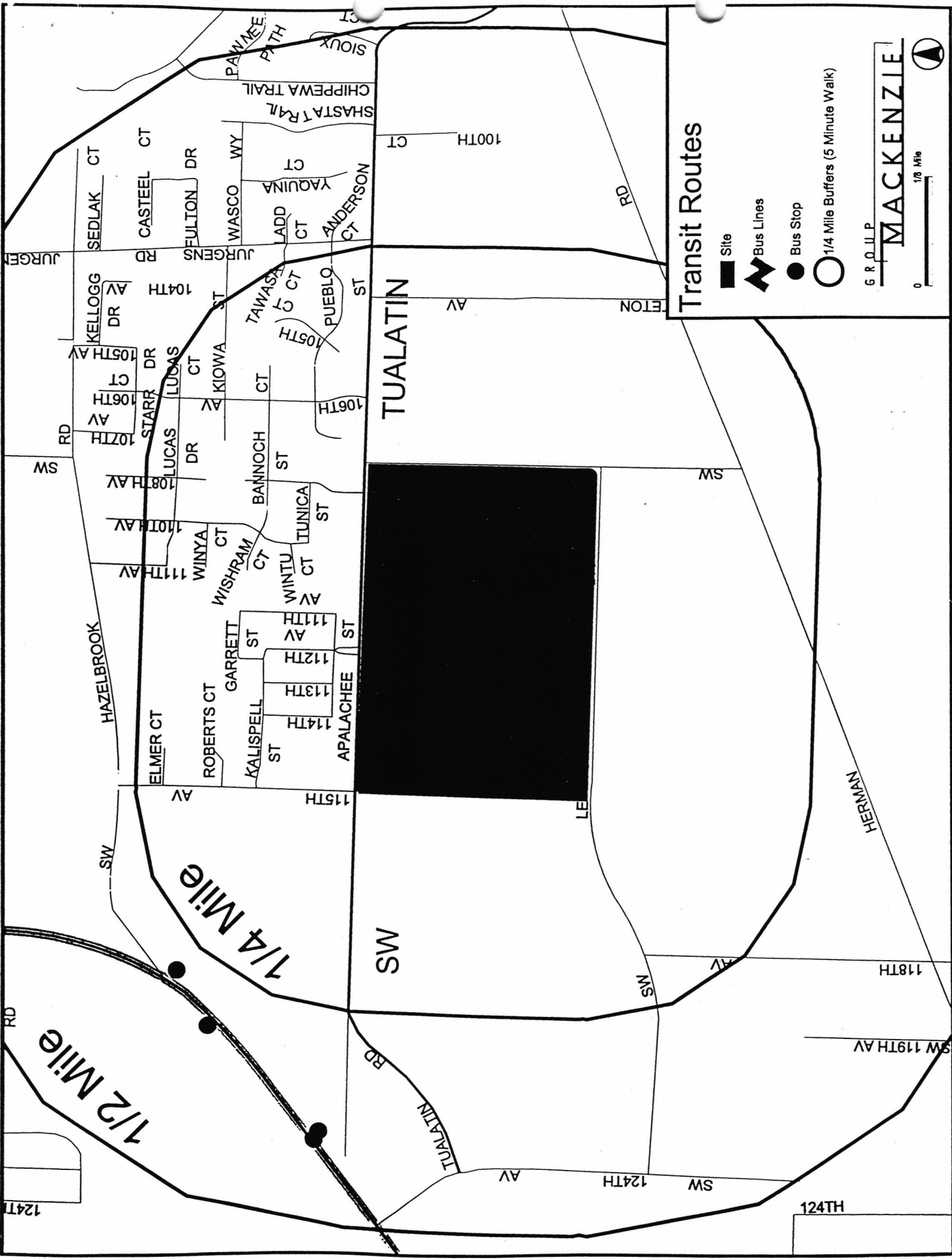
Date 1-22-01

Recording Secretary MSM

PAR 00-04

cc: Novellus Systems Inc., Scott Scowden  
Group Mackenzie, Kari Fagerness  
City of Tualatin Project File

Enc: Exhibit A – Vicinity Map  
Exhibit B – Partition Application and Narrative dated January 4, 2001  
Exhibit C – Partition Plans dated December 22, 2000 (Sheets SD-2 through SD-5)



**Transit Routes**

- Site
- ➔ Bus Lines
- Bus Stop
- 1/4 Mile Buffers (5 Minute Walk)

G.R.O.I.P.  
**MACKENZIE**  
 0 1/8 Mile





**CITY OF TUALATIN**  
 PO Box 369, Tualatin, OR 97062-0369  
 Phone: (503) 692-2000 Fax: (503) 692-5421

## DEVELOPMENT APPLICATION

Site Address: 11155 S.W. Leveton Drive		Planning District: MP
Tax Map Number(s): T2S, R1W, Section 22		
Tax Lot Number(s): 1900		
Owners' Name: Novellus Systems Inc.		
Address: 4000 North 1st Street M/S 305 San Jose, CA 95134		
Phone Number: 408/943-9700	Fax Number: 408/324-3943	
Signature: <i>[Signature]</i>	Date: 11/21/00	
Signature:	Date:	
Applicant's Name: Novellus Systems Inc.		
Company & Address: 4000 North 1st Street M/S 305 San Jose, CA 95134		
Phone Number: 408/943-9700	Fax Number: 408/324-3943	
Signature: <i>[Signature]</i>	Date: 11/21/00	
Consultant's Name: Group Mackenzie		
Company & Address: P.O. Box 69039 Portland, OR 97201-0039		
Phone Number: 503/224-9560	Fax Number: 503/228-1285	
Direct Communication to: <input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Consultant		
Application for: <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Partition <input type="checkbox"/> Property Line Adjustment		
Existing Use: manufacturing/office	Proposed Use: manufacturing, office, R&D applications, site services	
Total Acreage: 58	No. of Lots/Parcels: 3	
Average Lot/Parcel Width: 1,000 feet	Average Lot/Parcel Area: 19 acres	
Subdivision Name (if applicable): N/A		
Receipt Number: 2722	Fee: \$ 300.00	Date: 11/29/00
Job Number: PAR 00-04	By: D. JARDIN	

dev app.rev 9/97

**ATTACHMENT B**

## I. INTRODUCTION

This narrative supports the application for an Industrial Master Plan on 58 acres Manufacturing Park (MP) Planning District designated of industrial land owned by Novellus Systems, Inc based in San Jose, California. The subject site is located north of Leveton Drive and south of Tualatin Road, west of 108<sup>th</sup> Avenue and directly east of JAE Oregon (see Attachment C). Novellus manufactures equipment that produce semiconductors for computers. More specifically, the equipment manufactured includes chemical vapor deposition (CVD), physical vapor deposition (PVD) and copper electrofill systems that allow for increased durability and speed in semiconductors that run computer systems. Novellus's need for additional industrial land and manufacturing space has led them to locate in the City of Tualatin.

The subject property was partitioned in 1989 (City file # MIP-89-03) creating the 58 acre parcel. The site currently has two buildings, previously developed and owned by OKI Semiconductor, that were approved by the city in 1989 (AR-89-24). During OKI's ownership one building was utilized for manufacturing and the other building was utilized for office space. Access is currently located via Leveton Drive, and parking areas are located mostly to the south of the existing buildings (with the exception of some parking and loading areas north of the western manufacturing building). The remainder of the eastern half of this site comprises landscaped areas and vacant areas north and south of the existing buildings. The vacant areas include fields with mixed coniferous and deciduous trees. An existing filbert orchard exists on the northeast corner of the site along with a stand of mixed firs and deciduous trees north of the office building and several very large Douglas fir trees along the northern property line. The western portion of the site is comprised of mostly an open grassy field with sparse trees. Generally the entire site has rolling topography increasing in elevation from south to north with periodic increases and decreases in elevation (see Attachment H).

The entire site, with the exception of the northern property line, is surrounded by industrially zoned land including Light Manufacturing (ML) to the east, ML and MP to the south and MP to the west. Existing development south of Leveton Drive consists of Fujimi America Inc. and Tofle USA, JAE Oregon is located just west of the site and Johnson Bradley, Helser Limited Partnership, Dot Inc. and Crystal Lite Manufacturing are located just east of the site across 108<sup>th</sup> Avenue. All of the adjacent properties, with the exception of one of the Fujimi parcels, have existing development. A residential area exists north of Tualatin Road from the subject site and includes single-family residential and an assisted living/Alzheimer care facility.

The existing manufacturing facility has a minor addition under construction onto the northern portion of the building, and a small expansion of the parking/loading area. The existing office building is currently being used as a training facility for employees and minor office uses. Novellus plans to utilize the existing manufacturing building, and remodel and expand the existing office building for use as a manufacturing building in the later phases of this development.

This proposal is requesting approval of an Industrial Master Plan (IMP) Land Division (minor partition). Although submittal of the Industrial Master Plan is optional in the Manufacturing Park Planning District, receiving review and approval of an industrial master plan allows for partitioning the site into minimum 15 acre parcels, and incorporates a broader review of development of a large acreage site. Additionally, this Industrial Master Plan is focused on designing the site to allow for convenient pedestrian connections between buildings, and efficient on-site vehicular circulation. Landscaping will be focused on the areas surrounding the buildings and outdoor areas that employees frequent such as entry ways and paths between buildings. The concept is to orient the buildings in a manner that allows employees a view to the outside and to allow visitors/customers views into the interior work areas.

## II. LAND USE REVIEWS

Land Use Reviews requested for this project include:

1. Industrial Master Plan
2. Land Division (Minor Partition)
3. Architectural Review (Phase I);

Novellus is requesting that the Partition be reviewed simultaneously with the Industrial Master Plan (IMP) and will include partitioning the 58-acre site into three smaller parcels of approximately 23.139, 15.386, and 19.562 acres each (see Attachment I). In conjunction with this proposal, Novellus will also be requesting Phase I Architectural Review approval. The Phase I Architectural Review will be submitted at a later date once the IMP is approved. The IMP shows development proposed for Phase I and planned for full build out and specifically shows which buildings are planned to be constructed at each phase. Additionally, Novellus is in the process of obtaining a grading/site utility permit for on-site grading activities and on-site private utilities.

### III. PROJECT DESCRIPTION

This proposal includes the ultimate development of 1,365,000 square feet of buildings and 2,550 parking spaces to support manufacturing, research and development, site services, training facilities, offices and mechanical equipment facilities. The project is currently broken into 4 phases with building area and parking proposed for each phase as follows:

Phases	Building Area	Parking	Site Area	Est. Employees
Phase 1	535,000 sf	850 spaces	23.139 acres	1,000
Phase 2	160,000 sf	265 spaces	15.386 acres	TBD
Phase 3	230,000 sf	515 spaces	19.562 acres	TBD
Phase 4	440,000 sf	920 spaces	See Phase III	TBD
<b>TOTAL</b>	<b>1,440,000 sf*</b>	<b>2,750 spaces*</b>	<b>58 acres</b>	<b>5,000</b>

\*includes 75,000 square feet of existing manufacturing space and 200 existing parking spaces

Novellus proposes to utilize the two existing buildings on site, previously owned by OKI Semiconductor. The existing manufacturing building will continue to be used for manufacturing purposes, and the office building will be replaced in the future to accommodate manufacturing space. Existing parking consists of 200 parking spaces south of the existing buildings. Existing access via Leveton Drive will be maintained along with construction of additional access points via both Leveton Drive and 108<sup>th</sup> Avenue. No additional access points are proposed on Tualatin Road. The existing driveway shared with JAE will be utilized for limited on-site access, but will not connect to Leveton Drive, and will be de-emphasized for use as a public access.

Phase I will include the first portion of the manufacturing, site services, training facility, research and development/applications, engineer offices and mechanical building totaling 535,000 square feet. Full occupancy of this phase of the project is expected by April of 2002. Partial occupancy is expected January of 2002.

Novellus Systems has indicated from the beginning of the project that they want to create a project with a "campus style" that provides a quality working environment is also compatible with the existing surrounding residential and industrial development. The proposed site layout accomplishes that goal by providing significant buffering and by designing the buildings in a manner that reduces impacts to adjacent properties (See Attachment E). For example, the shipping and receiving areas are centralized and oriented in an east/west direction within the site reducing visual and noise impacts to the north and south. Particularly shipping areas are located along the main entry way for easy truck access from the south or east reducing potential truck traffic from the north. Additionally, all manufacturing activities will be conducted indoors further reducing impacts to adjacent properties. Surface parking is interspersed around the buildings along with structured parking between buildings at convenient locations for

employees promoting connectivity between the parking areas and buildings. Landscaping will be located within the building/parking setbacks and interspersed throughout the site with focus particularly on the northern property line and at areas within the site used heavily by employees such as entryways and break areas (see Attachment G).

The IMP emphasizes the main entrance on site that includes access to future structured parking, bridges connecting the manufacturing buildings with Site Services and Research and Development, and access through to the northern portion of the parcel. This main entrance will be lined with prominent landscaping and landscape accents at the entrances of each building. Pathways between the buildings and parking areas will also be landscaped to promote use of outdoor areas.

Surface parking areas will be situated on the perimeter of the building areas. Structured parking will be located immediately adjacent to the site services/training, R & D/engineering, and the manufacturing buildings as those areas are central entrances to the main work areas on site. The majority of the truck activity will be entering the site from Leveton Drive and/or 108th Avenue due to the location of the loading areas.