

## MEETING MINUTES

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PROJECT NUMBER: 2240022.00                      ISSUE DATE: June 10, 2024  
PROJECT NAME: Lam TUX - Site

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RECORDED BY: Ian Sisson – Land Use Planner  
TO: FILE  
PRESENT: Neighbors – See sign-in sheets.  
Todd Fosler, Stefanie McEvers, Jennifer Otterness, Frank Quackenbush, Doug Riggs – Lam Research  
Liatt Braun, David Mustonen, Ben Sommer – Jacobs  
Brent Ahrend, Bill Bezio, Aisha Bouziane, Ian Sisson, Suzannah Stanley – Mackenzie

**SUBJECT: Neighborhood Meeting Minutes (June 5, 2024)**

### INFORMATION ITEMS

1. The meeting began at 6:00 PM. Attendees signed in via the provided sign-in sheets as they arrived.
2. Mackenzie (Suzannah Stanley) started presenting at 6:05 PM with introductions of the project team and an outline for the meeting.
3. Lam (Jennifer Otterness) provided an overview of the proposed project. She discussed the history of the campus and its growth and Lam’s efforts to mitigate impacts to residential neighbors, and described the proposed new buildings, uses, and approach to site plan configuration.
4. Mackenzie (Suzannah Stanley) described the design and permitting process including the neighborhood meeting, land use application review and public hearings, and building permit review. She noted Lam anticipates starting construction in the second half of 2025.
5. Jacobs (Liatt Braun) described the intent and process for developing the site plan and architectural design. She noted the design team includes an array of technical experts and will evaluate potential off-site impacts such as noise and vibration.
6. Mackenzie (Aisha Bouziane) described the proposed landscape plan, including the existing berm to remain and be expanded along SW Tualatin Road, pedestrian experience, stormwater plantings, and parking lot landscaping.
7. Jacobs (Ben Sommer) noted outdoor lighting would be designed to meet code requirements and minimize impacts to adjacent properties.
8. Mackenzie (Brent Ahrend) discussed transportation topics including the proposed new signal at the SW Tualatin Road/SW 115th Avenue intersection, access and circulation for trucks and passenger vehicles, and the proposed scope of the traffic impact analysis, which will include studying the impact of shifting trips from SW Leveton Drive to SW Tualatin Road. He noted the City will need to approve the scope prior to Mackenzie beginning the analysis.

9. Lam (Todd Fosler) said Lam intends to be responsive to neighborhood concerns. He said construction of the project is expected to take two years, occurring within the days/hours allowed under City code, and that construction traffic will access the site from the south.

## **ATTENDEE QUESTIONS AND FEEDBACK**

10. An attendee asked for information about the types of gases to be stored in the bulk gas yard, the volumes and pressures of the stored gases, and Lam's methods for detecting leaks and ensuring safety. Lam (Todd Fosler) listed the gases that are used and confirmed there are no toxics. He described that Lam has multiple layers of safety redundancy and complies with all applicable laws and regulations.
11. An attendee asked how the scope of the traffic impact study is determined. He had reviewed a previous study and noticed it did not include intersections with SW Hazelbrook Road. He would like these intersections included in the study for this project. He anticipates traffic issues on SW 115th Avenue north of Tualatin Road, as well as more congestion on Tualatin Road due to the proposed traffic signal and wanted to know how impacts will be mitigated. Mackenzie (Brent Ahrend) confirmed the study will include the intersections identified on the presentation slide and the needs/methods for mitigation will not be known until the analysis is complete.
12. An attendee asked how many new employees would be associated with the proposed expansion. Lam (Jennifer Otterness) confirmed there would be 600 new seats, but not all seats will be filled immediately; Lam is sizing the campus to accommodate growth over time. She also noted there are currently about 1100-1200 seats on campus.
13. An attendee asked if there will be future meetings with the City regarding traffic issues. Mackenzie (Suzannah Stanley) said there will be public hearings for the land use applications, no specific traffic meetings, and that the project team is open to continue discussing topics of concern with neighbors until then.
14. An attendee asked how many parking spaces are currently on campus and how many spaces the proposal would add/remove. Mackenzie (Suzannah Stanley) said the proposal would result in a net increase of about 500 parking spaces.
15. Attendees expressed concern with possible cut-through traffic in the apartments and neighborhoods by vehicles stuck at the new traffic signal, vision clearance at the southwest corner of the SW Tualatin Road/SW 108th Avenue intersection, and tree removal/root damage associated with proposed parking in the northeast corner of the campus.
16. Multiple attendees expressed concerns with shifting Lam employee traffic onto SW Tualatin Road due to traffic issues and suggested it would be more appropriate to restrict employee traffic to SW Leveton Road and SW 108th Avenue.
17. An attendee asked whether the design team considered placing the new buildings on the north side of campus with parking and vehicle access to the south. Mackenzie (Suzannah Stanley) said multiple layouts had been considered, but the thought was that placing the buildings on the north side of campus may be less desirable to neighbors because of the scale and height of the buildings relative to the neighborhood, potentially causing issues with things like solar access and noise.
18. An attendee said they appreciate Lam's contributions to economic development in Tualatin but are frustrated the surrounding transportation infrastructure hasn't kept up with growth. They expect the proposal to have significant traffic impacts and want to have another opportunity to

- meet with the project team and City staff on this topic once the scope of the traffic study is approved and/or when the study is complete.
19. An attendee expressed safety concerns for children with additional traffic in and adjacent to residential areas and wants the design team to reevaluate the proposed vehicle access to campus.
  20. An attendee said the City conducted a study to evaluate signalizing the intersections of SW Tualatin Road with SW 115th Avenue and SW 108th Avenue which concluded the signals would not mitigate traffic issues. They asked the design team to push back if the City requires the signal at 115th.
  21. Attendees expressed concerns with current neighborhood impacts from traffic on SW Tualatin Road, including excessive vibration and odors from exhaust.
  22. Attendees expressed concerns with the proposed new access to the campus at SW 112th Avenue and noted it was not described in the text of the neighborhood meeting notice, which stated the impact to the berm would be at SW 115th Avenue. They questioned why this access point was necessary and said Lam traffic should not be routed to SW Tualatin Road. They also asked whether this would affect the existing crosswalk at this location. Mackenzie (Suzannah Stanley) said the street number mentioned in the text of the notice in regard to the new driveway was an error. Mackenzie (Brent Ahrend) noted the access would be right-in right-out only.
  23. Attendees expressed concern that the residents of the nearby apartment buildings did not receive the neighborhood meeting notice. Mackenzie (Suzannah Stanley) explained that we mailed notices to addresses identified on the list the City generated, and posted signs on the site. The mailing list included the Owner of the apartment complex. In the future we can attempt to identify apartment unit numbers for additional mailings.
  24. An attendee said Lam's traffic should be directed to the south side of campus, which is adjacent to other industrial uses, rather than north, which is adjacent to residential uses. They would like the design team to come up with a solution that doesn't involve access points on SW Tualatin Road.
  25. An attendee asked why there were no City staff present at the neighborhood meeting. Mackenzie (Suzannah Stanley) confirmed staff knew of the meeting.
  26. An attendee asked if the school district was invited to the neighborhood meeting as the proposal may affect bus routes and stops. Mackenzie (Suzannah Stanley) confirmed the middle school is in the mailing buffer, so the district would have been on the mailing list.
  27. An attendee said the proposed site plan has major flaws and there is consensus among the attendees against the access points on SW Tualatin Road. Jacobs (Liatt Braun) said the intent was to spread trips across the campus rather than having them concentrated onto one street.
  28. An attendee asked if there would be another meeting to discuss traffic impacts. Mackenzie (Suzannah Stanley) said the project team will set up a second neighborhood meeting to continue the discussion and to provide further traffic analysis and possible design alternatives, and that we will ask again that the City attend. Mailed notice will be provided to neighbors in advance of the next meeting and we will try to get contact information for the residents of the apartment complex and include them in the mailing if possible.

29. Attendees expressed concerns with the existing safety of the SW Hazelbrook Road/SW 115th Avenue intersection and that the City has not addressed their requests to study it. They expect the current issues to get worse with the proposed Lam expansion.
30. Mackenzie (Brent Ahrend) discussed the process and timing to finalize the scope of the traffic study, collect and analyze information, and develop conclusions and recommendations to mitigate impacts. He described the methods used for traffic counts, confirmed counts have already been taken at the proposed study area intersections, and will request counts for the Hazelbrook Road intersections to occur prior to the end of the school year.
31. An attendee asked if three access points on Leveton Drive and three on SW 108th Avenue could adequately serve the site without needing to use Tualatin Road. Mackenzie (Brent Ahrend) said further analysis would be needed and noted past analysis showed new access points were needed on 108th to serve Building G, which is currently under construction.
32. An attendee asked if the traffic study would consider the maximum potential utilization of the proposed buildings (i.e., employees occupying all available seats). Mackenzie (Brent Ahrend) confirmed it would.
33. An attendee said they believed Lam leases a building northwest of the main campus and asked if employees could use the existing parking on that site and be shuttled to campus as an alternative to the proposed parking and access plan. Lam (Jennifer Otterness) said that building would no longer be used once Building G is complete, so this would not be an option.
34. Attendees agreed the proposed accesses on SW Tualatin Road were problematic and urged the design team to evaluate alternative options. Mackenzie (Suzannah Stanley) confirmed the team has heard and understands the concerns that were raised and will continue to analyze site design and traffic impacts.
35. An attendee said they hear a hissing sound from their home north of SW Tualatin Road and expressed concern the proposed new driveway opening at 112th would increase off-site noise impacts. Lam (Todd Fosler) said the design team includes a noise consultant that will analyze impacts and engineer mitigation solutions including noise-attenuating enclosures around the bulk gas yard and roof-mounted equipment.

## **ADJOURNMENT**

36. Mackenzie (Suzannah Stanley) thanked everyone for their participation and feedback and provided contact information for key members of the project team. She said the team would take the feedback collected during this meeting into consideration and evaluate possible design alternatives for access and circulation. A second neighborhood meeting will be planned to provide an opportunity for further discussion of traffic impacts and other concerns.
37. The meeting was adjourned at approximately 7:40 PM.