

# MACKENZIE.

July 12, 2024

Dear Neighbor:

This letter is a follow-up from the neighborhood/developer meeting held on June 5, 2024, regarding Lam Research's campus expansion project. At this community meeting we reviewed preliminary plans and neighbors had an opportunity to ask questions and share feedback, primarily regarding traffic concerns.

Following neighborhood feedback the design team has conducted further traffic analysis and has submitted the Architectural Review and Industrial Master Plan applications to the City. City, stakeholder, and community feedback was incorporated, and the following revisions have been made. Once the City has provided comments on the application and the review period is complete, we will provide you with an additional progress update.

## REVISED PLANS, AS OF JULY 8, 2024

1. Additions to the traffic impact study: Effects on the intersections of SW Hazelbrook with SW 115th and Highway 99W, including obtaining new traffic count data to support the analysis (which occurred on June 12, 2024).
2. The new driveway proposed for SW Tualatin Road near the SW 112th Avenue intersection has been removed from the application submittal. New proposal preserves the berm and trees along SW Tualatin Road.
3. Based on traffic analysis and forthcoming City review, the design team will continue to evaluate potential improvement requirements to the SW Tualatin Road-115th Avenue intersection.

## NEXT STEPS

The initial Architectural Review and Industrial Master Plan applications were submitted to the City on July 8, 2024. The City is now reviewing the application and we will continue to have discussions with them throughout their review. We will share a progress update with you once the City review is complete.

After the City determines the applications to be complete, the City will schedule public hearings to review the proposal, which will require additional sign postings and mailing of public notice to surrounding neighbors. There will be two public hearings: one for Architectural Review and one for the Industrial Master Plan.

## PROJECT OVERVIEW

The Lam Research campus is located at 11155 SW Leveton Drive in Tualatin. The proposal would add three new buildings on the south (SE Leveton Road) side of the campus and expand parking on the north (SW Tualatin Road) side of the campus. The project will require Architectural Review and an updated Industrial Master Plan, both of which are "Type III" land use reviews by the City of Tualatin, including one public hearing for each application. The project will be designed to meet Tualatin Development Code standards, such that no variance requests are anticipated.

Following land use approval, the project team will proceed to submit for building permits in phases, beginning with site grading and utilities, followed by construction of building foundations and walls, and then final build-out. Construction is anticipated to begin in the third quarter of 2025 and be completed by the second quarter of 2027.



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Lam is Oregon's largest semiconductor equipment company, with a strong presence in the state for more than 20 years. Lam is excited to be able to expand its Tualatin campus, providing more jobs and revenue to the community and capitalizing on the rich semiconductor talent in the area, which is one of the leading hubs for chipmaking and technology innovation in the United States. This project (aka "TUX") will add a new laboratory building, offices, and utilities hub to the Lam campus:

- Offices and Engineering Building ("T"): 164,000 square feet (SF)
- Central Utility Building ("U"): 55,000 SF
- Laboratory/Research and Development Building ("X"): 205,000 SF (over two phases)

The TUX design is aligned with [Lam's Environmental, Social, and Governance \(ESG\) goals](#)<sup>1</sup>. Sustainability targets for TUX include Net Zero and LEED certification.

Please contact me (Suzannah Stanley, 971-346-3808 or [sstanley@mcknze.com](mailto:sstanley@mcknze.com)) if you have questions regarding the land use review process for this project. For questions about Lam's Environmental, Social, and Governance (ESG) goals or campus operations, please contact [Todd.Fosler@lamresearch.com](mailto:Todd.Fosler@lamresearch.com), Project Manager, or [Chad.Oyler@lamresearch.com](mailto:Chad.Oyler@lamresearch.com), ESG and Environmental Health & Safety.

We appreciate your participation and the comments we received at the last meeting.

Sincerely,



Suzannah Stanley  
Land Use Planner

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<sup>1</sup> <https://www.lamresearch.com/company/environmental-social-and-governance/>