

**From:** [Chris Goodell](#)  
**To:** [Erin Engman](#); [marlid16@frontier.com](mailto:marlid16@frontier.com)  
**Cc:** [Jeff Sublet](#); [Melissa Slotemaker](#); [Steve Koper](#); [Tony Doran](#)  
**Subject:** RE: AR20-0001 LAM building D addition- questions  
**Date:** Thursday, April 2, 2020 3:05:41 PM

---

Erin:

After discussing with the Applicant and Owner, we would like to share the following information:

Construction is estimated to take +/- 4 months and is anticipated to be completed around the first quarter of 2021, but schedule delays may occur due to unexpected impacts. Construction activities are planned to occur within the allowable working windows as allowed by the City of Tualatin. Construction traffic uses a variety of routes including the construction entrance located off of Leveton Drive, near the southwest corner of Lam's property. Air quality throughout construction will be in conformance with DEQ requirements. Dust control measures will occur as necessary. The project is located centrally within the existing campus and relocates and consolidates some production activities from other locations currently on-site. Air quality and noise from typical operational activities will comply with City and Oregon DEQ requirements, as applicable. The building addition is screened by existing buildings and site landscaping. New trees and vegetation are not being added along Tualatin Road. Permanent visual changes from adjacent properties are anticipated to be minimal, especially the views from north from Tualatin Road.

Thanks,

**Chris Goodell, AICP, LEED<sup>AP</sup> - Associate**

**AKS ENGINEERING & FORESTRY, LLC**

P: 503.563.6151 | F: 503.563.6152 | [www.aks-eng.com](http://www.aks-eng.com) | [chrisg@aks-eng.com](mailto:chrisg@aks-eng.com)

---

**From:** Erin Engman <eengman@tualatin.gov>

**Sent:** Friday, March 27, 2020 2:42 PM

**To:** marlid16@frontier.com

**Cc:** Jeff Sublet <jeffs@aks-eng.com>; Melissa Slotemaker <slotemakerm@aks-eng.com>; Chris Goodell <chrisg@aks-eng.com>; Steve Koper <skoper@tualatin.gov>; Tony Doran <TDORAN@tualatin.gov>

**Subject:** RE: AR20-0001 LAM building D addition- questions

**EXTERNAL EMAIL:** This email originated from outside of AKS Engineering & Forestry. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Marius,

Thank you for reaching out regarding the LAM Architectural Review application. I am sharing your comments with the applicant team for their review and comment on questions 2-7.

I'm happy to answer question 1. This Architectural Review application is considered a Type II land

use decision. The Tualatin Development Code requires one neighborhood meeting (32.120), led by the developer prior to application submittal, as well as a city notice to neighboring properties that a land use application has been received (32.220(3)), to satisfy public engagement requirements. Multiple meetings are not required to decide a Type II application.

I hope you are doing well and appreciate your thoughts. Have a good weekend,  
Erin Engman

---

**From:** [marlid16@frontier.com](mailto:marlid16@frontier.com) <[marlid16@frontier.com](mailto:marlid16@frontier.com)>

**Sent:** Friday, March 27, 2020 1:37 PM

**To:** Erin Engman <[eengman@tualatin.gov](mailto:eengman@tualatin.gov)>

**Subject:** AR20-0001 LAM building D addition- questions

Hi Erin,

I live in the Fox Run neighborhood, across Tualatin Rd from LAM property. Unfortunately I was not able to attend the meeting organized in Feb at the Library.

Questions about this project:

1. Why did the city schedule only 1 meeting to review this project?
  - a. Would the city consider scheduling a webinar, since we cannot all be in the same room for a while?
2. How long will the construction project last?
3. What level of noise is it expected to be generated during this project?
  - a. what are the hours and days of operation during construction?
  - b. who will monitor the noise level and how?
  - c. How are the results going to be shared with the public?
  - d. Is construction traffic going to be using Tualatin Rd?
4. How is the air quality monitored during construction phase?
  - a. how will the construction company control the additional dust, trucks exhaust etc?
5. What gases is the new building going to generate once it is functional?
  - a. How is the air quality going to be monitored at the site and by whom?
  - b. How are the results going to be shared with the neighbors and how often?
6. What level of noise is the new building going to generate once operational?
  - a. How is the sound level going to be monitored at the site and by whom?
  - b. How are the results going to be shared with the neighbors and how often?
7. Is LAM planning to add more trees and other vegetation on the berm at Tualatin Rd?

Regards,

Marius Brisan

17850 SW 113th Ave

Tualatin, OR 97062