

ATTACHMENT 1

**LAND USE
APPLICATION FORM**



Land Use Application

Project Information		
Project Title: Lam TUB - Building B Addition		
Brief Description: Add 3,900 SF of new building area to the north side of Building B, along with an enclosed scrubber pad.		
Estimated Construction Value:		
Property Information		
Address: 11155 SW Leveton Drive		
Assessor's Map/Tax Lot Number: 2S122AA00500		
Applicant/Primary Contact		
Name: Ian Sisson	Company Name: Mackenzie	
Address: 1515 SE Water Avenue, Suite 100		
City: Portland	State: OR	ZIP: 97214
Phone: 971-346-3725	Email: isisson@mcknze.com	
<i>As the person responsible for this application, I hereby acknowledge that I have read this application and state that the information in and included with this application in its entirety is correct. I agree to comply with all applicable City and County ordinances and State laws regarding building construction and land use.</i>		
Primary Contact's Signature:		Date: 3-13-2026
Property Owner		
Name: Jennifer Otterness Majid		
Address: 11155 SW Leveton Dr		
City: Tualatin	State: OR	ZIP: 97062
Phone:	Email: Jennifer.Otterness@LamResearch.com	
<i>Letter of authorization is required if not signed by owner.</i>		
Property Owner's Signature:		Date: 3/18/26

LAND USE APPLICATION TYPE:

- | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Annexation (ANN)
<input checked="" type="checkbox"/> Architectural Review (AR)
<input type="checkbox"/> Architectural Review—Single Family (ARSF)
<input type="checkbox"/> Architectural Review—ADU (ARADU) | <input type="checkbox"/> Conditional Use (CUP)
<input type="checkbox"/> Historic Landmark (HIST)
<input type="checkbox"/> Industrial Master Plan (IMP)
<input type="checkbox"/> Plan Map Amendment (PMA)
<input type="checkbox"/> Plan Text Amendment (PTA)
<input type="checkbox"/> Tree Removal Permit (TCP) | <input type="checkbox"/> Minor Architectural Review (MAR)
<input type="checkbox"/> Minor Variance (MVAR)
<input type="checkbox"/> Sign (SIGN)
<input type="checkbox"/> Sign Variance (SVAR)
<input type="checkbox"/> Variance (VAR)
<input type="checkbox"/> Other _____ |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Office Use		
Case No:	Date Received:	Received by:
Fee:	Receipt No:	



MACKENZIE.

ARCHITECTURAL REVIEW – TYPE II

To
City of Tualatin

For
Lam TUB – Building B Addition

Dated
March 24, 2026

Project Number
2240285.00



MACKENZIE
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ATTACHMENTS

- 1. Land Use Application Form
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- 3. Title Report
- 4. Service Provider Letter (CWS)
- 5. Service Provider Letter (TVF&R)
- 6. Documentation of Neighborhood Meeting
- 7. Stormwater Memo



I. PROJECT SUMMARY

Applicant:	Lam Research Corporation
Owner:	Lam Research Corporation 11155 SW Leveton Drive Tualatin, OR 97062
Site Address:	11155-11361 SW Leveton Drive (West of SW 108th Avenue between SW Tualatin Road and SW Leveton Drive)
Assessor Site Acreage:	2S122AA00500 – 15.75 acres (location of proposed development) 2S122AA00800 – 15.03 acres 2S122AB00100 – 27.23 acres 2S122BA00100 – 17.95 acres Total: 75.96 acres
Zoning:	Manufacturing Park (MP)
Comprehensive Plan:	Manufacturing Park (MP)
Adjacent Zoning:	Manufacturing Park (MP) Light Manufacturing (ML) Low Density Residential (RL) Medium-Low Density Residential (RML) Medium-High Density Residential (RMH) High Density Residential (RH)
Request:	Approval of Type II Architectural Review for an approximately 3,900 square foot (SF) addition to an existing lab building (“Building B”) on the Lam Research Campus
Project Contact:	Ian Sisson, Land Use Planner Mackenzie 1515 SE Water Avenue, Suite 100 Portland, OR 97214 971-346-3725 isisson@mcknze.com

II. INTRODUCTION

Description of Request

The applicant is requesting approval of Type II Architectural Review for an approximately 3,900 SF addition to an existing lab building (Building B) on the Lam Research Campus, located in the Leveton Industrial District and the Manufacturing Park (MP) Planning District.

Site and Surrounding Land Use

The Lam campus consists of four lots containing several existing buildings and associated facilities, parking areas, and landscaping. Access to the site is provided via four existing and planned driveways on SW Leveton Drive, three existing driveways on SW 108th Avenue, and one gated access for emergency vehicles at SW Tualatin Road. To the west and south of the campus there are additional MP-designated lots. On the southeast corner and to the east are Light Manufacturing (ML)-designated lots. To the north, across SW Leveton Drive, there is residential development in the Low Density Residential (RL) Planning District, and in the Medium High Density Residential (RMH) District to the northwest.

The Industrial Master Plan (IMP) for the Lam campus was last updated in 2025 (IMP 24-0001) to add a new lot and modify certain development standards. A proposal to add a new office building, lab, and central utility building, was also approved in 2025 (AR 24-0002). This proposal does not request any modifications to either of these recent approvals.

Description of Proposed Development

The proposed development would add approximately 3,900 SF of building area to the north side of Building B, along with an enclosed scrubber pad on the east side of the proposed building addition.

The architectural design and materials used for the proposed addition will be consistent with the Lam campus, but visibility from public rights-of-way will be obscured by distance, topography, and existing buildings and landscaping. The development will require seven existing parking spaces to be removed but does not affect compliance with minimum parking requirements identified in Lam's IMP. Existing underground utilities will need to be rerouted outside of the new building footprint.

The proposed development will not generate any new vehicle or truck trips on surrounding streets because the new building area will be used by current Lam employees and served by existing truck traffic. Noise associated with new mechanical equipment will be localized to the equipment and will meet applicable City of Tualatin and DEQ standards. The proposal will not increase waste/recycling volumes or require modifications to existing collection facilities.



Aerial Image – Project Site

III. ARCHITECTURAL REVIEW APPROVAL CRITERIA

This application addresses the necessary approval standards of the Tualatin Development Code relevant to Architectural Review for industrial development. As described in the following narrative, the proposal meets the standards of TDC *Chapter 62: Manufacturing Park Planning District (MP)*, *Chapter 63: Industrial Use and Utilities and Manufacturing Zones – Environmental Regulations*, *Chapter 73: Community Design Standards*, *Chapter 74: Public Improvement Requirements*, and specific standards that have been established in the Industrial Master Plan for the Lam Research campus.

Chapter 32 - Procedures

Section 32.120. – Neighborhood/Developer Meetings.

- (1) *Purpose. The purpose of this meeting is to provide a means for the applicant and surrounding property owners to meet to review a development proposal and identify issues regarding the proposal so they can be considered prior to the application submittal. The meeting is intended to allow the developer and neighbors to share information and concerns regarding the project. The applicant may consider whether to incorporate solutions to these issues prior to application submittal.*
- (2) *When Mandatory. Neighborhood/developer meetings are mandatory for all land use actions identified in Table 32-1 as requiring a neighborhood/developer meeting. An applicant may voluntarily conduct a neighborhood/developer meeting even if it is not required and may conduct more than one neighborhood/developer meeting at their election.*
- (3) *Timing. A neighborhood/developer meeting must be held after a pre-application meeting with City staff, but before submittal of an application.*
- (4) *Time and Location. Required neighborhood/developer meetings must be held within the city limits of the City of Tualatin at the following times:*
 - (a) *If scheduled on a weekday, the meeting must begin no earlier than 6:00 p.m.*
 - (b) *If scheduled on a weekend, the meeting must begin between 10:00 a.m. and 6:00 p.m.*
- (5) *Notice Requirements.*
 - (a) *The applicant must provide notice of the meeting at least 14 calendar days and no more than 28 calendar days before the meeting. The notice must be by first class mail providing the date, time, and location of the meeting, as well as a brief description of the proposal and its location. The applicant must keep a copy of the notice to be submitted with their land use application.*
 - (b) *The applicant must mail notice of a neighborhood/developer meeting to the following persons:*
 - (i) *All property owners within 1,000 feet measured from the boundaries of the subject property;*
 - (ii) *All property owners within a platted residential subdivision that is located within 1,000 feet of the boundaries of the subject property. The notice area includes the entire subdivision and not just those lots within 1,000 feet. If the residential subdivision is one of two or more individually platted phases sharing a single subdivision name, the notice area need not include the additional phases; and*
 - (iii) *All designated representatives of recognized Citizen Involvement Organizations as established in TMC Chapter 11-9.*
 - (c) *The City will provide the applicant with labels for mailing for a fee.*
 - (d) *Failure of a property owner to receive notice does not invalidate the neighborhood/developer meeting proceedings.*

- (6) *Neighborhood/Developer Sign Posting Requirements.* The applicant must provide and post on the subject property, at least 14 calendar days before the meeting. The sign must conform to the design and placement standards established by the City for signs notifying the public of land use actions in TDC 32.150.
- (7) *Neighborhood/Developer Meeting Requirements.* The applicant must have a sign-in sheet for all attendees to provide their name, address, telephone number, and email address and keep a copy of the sign-in sheet to provide with their land use application. The applicant must prepare meeting notes identifying the persons attending, those commenting and the substance of the comments expressed, and the major points that were discussed. The applicant must keep a copy of the meeting notes for submittal with their land use application.

Response: A Neighborhood/Developer Meeting was held at The Community at Marquis in Tualatin at 7:00 PM on Wednesday, March 18, 2026. The required meeting notice signs were posted on the subject site on March 3, 2026. Mailed notice was provided to surrounding property owners, and all Tualatin Citizen Involvement Organizations (CIOs), using a mailing list prepared by City staff, on March 4, 2026. A sign-in sheet was provided at the meeting for attendees to provide their contact information. Four community members, including two Tualatin CIO representatives, attended the meeting. The project team presented the proposal and answered questions about project details, Lam's research and development processes, and the mechanical equipment necessary to operate its cleanroom labs for semiconductor research and development. Meeting notes were recorded to document the substance of the meeting and neighbor comments. All documentation of the Neighborhood/Developer Meeting can be found in Attachment 6, demonstrating the requirements of this section have been met.

Section 32.130. – Initiation of Applications.

- (1) *Type I, Type II, Type III, and Type IV-A Applications.* Type I, Type II, Type III, and Type IV-A applications may be submitted by one or more of the following persons:
- (a) *The owner of the subject property;*
 - (b) *The contract purchaser of the subject property, when the application is accompanied by proof of the purchaser's status as such and by the seller's written consent;*
 - (c) *A lessee in possession of the property, when the application is accompanied by the owners' written consent; or*
 - (d) *The agent of any of the foregoing, when the application is duly authorized in writing by a person authorized to submit an application by paragraphs (a), (b) or (c) of this subsection, and accompanied by proof of the agent's authority.*
- (2) *Type IV-A or B Applications.* Type IV-A or B applications may be initiated by the City.

Response: This Type II application has been submitted by Lam Research Corporation. The application form has been signed by Lam's Director of Facilities, Jennifer Otterness Majid. This standard is met.

Section 32.150. – Sign Posting.

- (1) *When Signs Posted.* Signs in conformance with these standards must be posted as follows:
- (a) *Signs providing notice of an upcoming neighborhood/developer meeting must be posted prior to a required neighborhood/developer meeting in accordance with Section 32.120(6); and*
 - (b) *Signs providing notice of a pending land use application must be posted after land use application has been submitted for Type II, III and IV-A applications.*
- (2) *Sign Design Requirements.* The applicant must provide and post a sign(s) that conforms to the following standards:
- (a) *Waterproof sign materials;*

- (b) Sign face must be no less than 18 inches by 24 inches (18" x 24"); and
- (c) Sign text must be at least two inch font.
- (3) *On-site Placement.* The applicant must place one sign on their property along each public street frontage of the subject property. (Example: If a property adjoins four public streets, the applicant must place a sign at each of those public street frontages for a total of four signs.) The applicant cannot place the sign within public right-of-way.
- (4) *Removal.* If a sign providing notice of a pending land use application disappears prior to the final decision date of the subject land use application, the applicant must replace the sign within 40-eight (48) hours of discovery of the disappearance or of receipt of notice from the City of its disappearance, whichever occurs first. The applicant must remove the sign no later than 14 days after:
 - (a) The meeting date, in the case of signs providing notice of an upcoming neighborhood/developer meeting; or
 - (b) The City makes a final decision on the subject land use application, in the case of signs providing notice of a pending land use application.

Response: The required signs providing notice of the Neighborhood/Developer Meeting for this application were posted on the subject site's street frontages in accordance with these requirements on March 3, 2026. The signs were removed within 14 days after the meeting. A Certification of Sign Posting is included in Attachment 6. Signs providing notice of the pending land use application will be posted as required above. This standard is met.

Section 32.220. – Type II Procedure (Administrative Review with Notice).

Type II decisions are made by the City Manager with public notice and an opportunity for review and comment. The local appeal body for each application type is specified in Table 32-1. Type II decisions include limited land use decisions under ORS 197.195.

- (1) *Submittal Requirements.* Type II applications must include the submittal information required by TDC 32.140(1).
- (2) *Determination of Completeness.* After receiving an application for filing, the City Manager will review the application will for completeness in accordance with TDC 32.160.
- (3) *Written Notice of Application and Opportunity to Comment.* Once the application has been deemed complete, the City must mail notice of a pending Type II decision to the following individuals and agencies no fewer than 14 days before making the Type II decision to allow interested people and agencies the opportunity to submit written comments on the application before the City issues the decision.
 - (a) *Recipients:*
 - (i) The applicant and, the owners of the subject property;
 - (ii) All property owners within 1,000 feet measured from the boundaries of the subject property;
 - (iii) All property owners within a platted residential subdivision that is located within 1,000 feet of the boundaries of the subject property. The notice area includes the entire subdivision and not just those lots within 1,000 feet. If the residential subdivision is one of two or more individually platted phases sharing a single subdivision name, the notice area need not include the additional phases;
 - (iv) All designated representatives of recognized Citizen Involvement Organizations as established in TMC Chapter 11-9;
 - (v) Any person who submits a written request to receive a notice;
 - (vi) Any governmental agency that is entitled to notice under an intergovernmental agreement entered into with the City and any other affected agencies, including

but not limited to: school districts; fire district; where the project either adjoins or directly affects a state highway, the Oregon Department of Transportation; and where the project site would access a County road or otherwise be subject to review by the County, then the County; and Clean Water Services; Tri Met; and, ODOT Rail Division and the railroad company if a railroad-highway grade crossing provides or will provide the only access to the subject property. The failure of another agency to respond with written comments on a pending application does not invalidate an action or permit approval made by the City under this Code;

(viii) Utility companies (as applicable); and,

(b) The mailed notice of pending Type II Decision, at a minimum, must contain all of the following information:

(i) The names of the applicant(s), any representative(s) thereof, and the owner(s) of the subject property;

(ii) The street address if assigned, if no street address has been assigned then Township, Range, Section, Tax Lot or Tax Lot ID;

(iii) The proposed site plan;

(iv) Statement noting if a railroad-highway grade crossing provides or will provide the only access to the subject property;

(v) The type of application and a concise description of the nature of the land use action;

(vi) A list of the approval criteria by TDC section for the decision and other ordinances or regulations that apply to the application at issue;

(vii) Brief summary of the local decision making process for the land use decision being made;

(viii) The date, place and time where comments are due and that comments are due no later than 5:00 p.m. on the 14th calendar day after the notice was mailed;

(ix) A statement indicating that issues which may provide the basis for an appeal to the Oregon Land Use Board of Appeals must be raised in writing prior to the expiration of the comment period and with sufficient specificity to enable the applicant and local appeal body to respond to the issue;

(x) Statement that after the comment period closes, the City will issue its decision and the decision will be mailed to the applicant, property owner, anyone who submitted written comments on the application, and to anyone else is otherwise legally entitled to notice;

(xi) A statement that comments received after the close of the public comment period will not be considered;

(xii) The name of a City representative to contact and the telephone number where additional information may be obtained; and

(xiii) Statement that the application and all documents and evidence submitted by the applicant are available for review and that copies can be obtained at a reasonable cost from the City.

(c) Failure of a person or agency identified in TDC 32.220(3)(a) to receive the notice required in TDC 32.220(3)(b) does not invalidate any proceeding in connection with the application provided the City can demonstrate by affidavit that notice was given in accordance with this section.

(d) Written comments must be received by the City no later than 5:00 p.m. on the 14th calendar day after the notice was mailed in order for comments to be considered.

- (4) *Decision. At the conclusion of the comment period, the City Manager must review the comments received and approve, approve with conditions, or deny the application. The decision must be in writing and include a statement that:*
 - (a) *Explains the criteria and standards considered relevant to the decision;*
 - (b) *States the facts relied upon in issuing the decision; and*
 - (c) *Explains the justification for the decision based on the criteria, standards and facts set forth.*
- (5) *Notice of Type II Decision. Notice of the decision must be provided to the property owner, applicant, and any person who submitted written comments in accordance with TDC 32.220(3)(d). If approval is granted to remove a Heritage Tree, a copy of the decision must be sent to the chairman of the Tualatin Park Advisory Committee. The Type II Notice of Decision must contain all of the following information:*
 - (a) *A description of the applicant's proposal and the City's decision on the proposal, which may be a summary, provided it references the specifics of the proposal and conditions of approval in the public record;*
 - (b) *The address or other geographic description of the property proposed for development, including a map of the property in relation to the surrounding area;*
 - (c) *A statement a statement that the complete case file, including findings, conclusions, and conditions of approval, if any, is available for review and how copies can be obtained;*
 - (d) *The date the decision becomes final, unless an appeal is submitted; and*
 - (e) *A statement that all person entitled to notice of the decision may appeal the decision in accordance with TDC 32.310.*
- (6) *Appeal of a Type II Decision. Appeals may be made in accordance with TDC 32.310.*
- (7) *Effective Date of Type II Decision. A Type II Decision becomes effective 14 days after the City mails the Notice of Decision, unless an Appeal is submitted pursuant to TDC 32.310 or unless the conditions of approval specify otherwise.*

Response: This section defines the City’s requirements for a Type II application review procedure, notice, decision, and appeal process. This matter will be reviewed administratively by staff, which will issue a decision that can be appealed to the City Council by any party with standing. The applicant acknowledges understanding of the procedural requirements for a Type II review.

Chapter 33 - Applications and Approval Criteria

Section 33.020. - Architectural Review.

- (2) *Applicability.*
 - (a) *The following types of development are subject to Architectural Review:*
 - (i) *Any exterior modifications to improved or unimproved real property;*
 - (ii) *Any remodeling that changes the exterior appearance of a building;*
 - (iii) *Any site alteration which alters the topography, appearance or function of the site; and*
 - (iv) *Any change in occupancy from single family use to commercial or industrial use.*
 - (b) *Examples of development subject to Architectural Review, include but are not limited to the following:*
 - (i) *New buildings, condominiums, townhouse, single family dwellings, or manufactured dwelling park;*
 - (ii) *Construction, installation, or alteration of a building or other structure;*
 - (iii) *Landscape improvements;*
 - (iv) *New, improved, or expanded parking lots;*

- (v) *New, or alterations to, above ground public utility facilities, pump stations, pressure reading stations, water reservoirs, electrical substations, and natural gas pumping stations;*
- (vi) *New wireless communication facilities, and new attached wireless communication;*
- (vii) *Installation of decorative lighting; and*
- (viii) *Exterior painting, awnings, or murals.*

Response: The proposal includes an approximately 3,900 SF addition to an existing building (Building B), a new enclosed scrubber pad, and modifications to underground utilities around the footprint of the proposed addition. See project description for details. Therefore, the proposal is subject to Architectural Review.

(3) *Types of Architectural Review Applications—Procedure Type.*

- (f) *General Development. All development applications, (except Single Family Dwelling, duplex, townhouse, triplex, quadplex, or cottage cluster, Clear and Objective and Large Commercial, Industrial, and Multifamily Development) are subject to Type II Review.*

Response: The proposed project fits within the “general development” category and requires a Type II review procedure.

(4) *Application Materials. The application must be on forms provided by the City. In addition to the application materials required by TDC 32.140 (Application Submittal), the following application materials are also required:*

- (a) *The project name and the names, addresses, and telephone numbers of the architect, landscape architect, and engineer on the project;*
- (b) *Existing conditions plan, site plan, grading plan, utility plan, landscape plan, and lighting plan all drawn to scale;*
- (c) *A street plan showing all existing streets, proposed streets (public and private), and accessways on the subject property and extending 1,000 feet in all directions from the site, including location, centerline, right-of-way and pavement width, approximate radius of curves and approximate grades of proposed streets;*
- (d) *A building materials plan that includes a written description and image representation of facade, windows, trim, and roofing materials, colors, and textures;*
- (e) *Title report; and*
- (f) *A Service Provider Letter from Clean Water Services.*

Response: All required application materials described above are attached and submitted with this narrative. This standard is met.

(5) *Approval Criteria.*

- (c) *General Development. Applications for General Development must comply with the applicable standards and objectives in TDC Chapter 73A through 73G.*

Response: As described in the applicant’s responses in this narrative, the proposed development complies with the applicable standards of TDC Chapter 73A through 73G. The applicable approval criteria are met.

(6) *Conditions of Approval.*

- (a) *Architectural Review decisions may include conditions of approval that apply restrictions and conditions that:*
 - (i) *Implement identified public facilities and services needed to serve the proposed development;*
 - (ii) *Implement identified public facilities and services needed to be altered or increased attributable to the impacts of the proposed development; and*

- (iii) *Implement the requirements of the Tualatin Development Code.*
- (b) *Types of conditions of approval that may be imposed include, but are not limited to:*
 - (i) *Development Schedule. A reasonable time schedule placed on construction activities associated with the proposed development, or portion of the development.*
 - (ii) *Dedications, Reservation. Dedication or reservation of land, or the granting of an easement for park, open space, rights-of-way, bicycle or pedestrian paths, Greenway, Natural Area, Other Natural Area, riverbank, the conveyance of title or easements to the City or a non-profit conservation organization, or a homeowners' association.*
 - (iii) *Construction and Maintenance Guarantees. Security from the property owners in such an amount that will assure compliance with approval granted.*
 - (iv) *Plan Modifications. Changes in the design or intensity of the proposed development, or in proposed construction methods or practices, necessary to assure compliance with this chapter.*
 - (v) *Other Approvals. Evaluation, inspections or approval by other agencies, jurisdictions, public utilities, or consultants, may be required for all or any part of the proposed development.*
 - (vi) *Access Limitation. The number, location and design of street accesses to a proposed development may be limited or specified where necessary to maintain the capacity of streets to carry traffic safely, provided that sufficient access to the development is maintained.*

Response: These provisions authorize the City to impose conditions of approval on Architectural Review approvals where required to ensure compliance with approval standards and require no evidence submittal or response from the applicant.

- (7) *Modifications to Previously Approved Final Architectural Review Decisions. An applicant who wishes to modify a previously approved final Architectural Review decision may utilize one of the following procedures: ...*

Response: This application does not request modifications to any previously approved Architectural Review decisions and does not qualify for Minor Architectural Review (MAR). As noted above, the proposed development requires Type II Architectural Review.

- (8) *Effective Date. The effective date of an Architectural Review decision or Minor Architectural Review decision is the date the notice of decision is mailed.*
- (9) *Permit Expiration. Architectural Review decisions (including Minor Architectural Review decisions) expire two years from the effective date unless the applicant has received a building, or grading permit submitted in conjunction with a building permit application, substantial construction has occurred pursuant to the building permit, and an inspection has been performed by a member of the Building Division.*

Response: These provisions govern the validity period of AR approval and require no evidence or response from the applicant.

- (10) *Extension of Permit Expiration...*

Response: This request is not an application for an extension. These provisions may become applicable if the applicant needs to request an extension following approval.

Chapter 62: Manufacturing Park Planning District

Section 62.200. - Use Categories.

- (1) *Use Categories.* Table 62-1 lists use categories Permitted Outright (P) or Conditionally Permitted (C) in the MP zone. Use categories may also be designated as Limited (L) and subject to the limitations listed in Table 62-1 and restrictions identified in TDC 62.210. Limitations may restrict the specific type of use, location, size, or other characteristics of the use category. Use categories which are not listed are prohibited within the zone, except for uses which are found by the City Manager or appointee to be of a similar character and to meet the purpose of this zone, as provided in TDC 31.070.
- (2) *Overlay Zones.* Additional uses may be allowed in a particular overlay zone. See the overlay zone Chapters for additional uses.

Table 62-1: Use Categories in the MP Zone (Excerpt)		
Use Category	Status	Limitations and Code References
Industrial Use Categories		
Light Manufacturing	P (L)	<p>Permitted uses limited to:</p> <ul style="list-style-type: none"> ▪ Manufacture or assembly of electronic or optical instruments, equipment, devices; musical instruments; toys; and sporting goods. ▪ Production of textiles or apparel; ▪ Printing, publishing, and lithography shops; and ▪ Research and development laboratories. <p>Primary processing of organic materials, such as tanning of leather, is prohibited.</p>

Response: The proposed development is an addition to an existing research and development laboratory building within a large manufacturing campus site. Use of the building will continue to be accessory to the primary use of the property for a permitted Manufacturing Planning (MP) District use (i.e., *Light Manufacturing*: “Manufacture or assembly of electronic or optical instruments, equipment, devices”).

Section 62.300. - Development Standards.

Development standards in the MP zone are listed in Table 62-2. Additional standards may apply to some uses and situations, see TDC 62.310.

Table 62-2: Section 62.300 Development Standards				
MP District Standards		IMP Conditions	Proposed	
Setback Requirements				
Minimum Building setback for Yards Adjacent to Streets or Alleys,	100'	68' from Leveton Drive and 98' from 108th Avenue.	Over 600' from Leveton Drive, over 650' from 108th Avenue, and over 550' from SW Tualatin Road. This standard is met.	

North of SW Leveton Drive				
Minimum Setback for Side and Rear Yards not Adjacent to Streets or Alleys, north of SW Leveton Drive	50'	No minimum setback if adjacent to railroad right-of-way or spur track.	0 feet from side and rear yards under common ownership. From other lots: Subject to Table 62-2 Development Standards in the MP Zone.	Over 1,400' from west side yard. This standard is met.
Parking and Circulation Areas Adjacent to Public Right-of-Way	50'	No minimum setback required adjacent to joint access approach in accordance with TDC 73C.	108' from Leveton Drive and 43' from 108th Avenue.	No proposed parking or circulation areas. This standard does not apply.
Parking and Circulation Areas Adjacent to Private Property Line	5-25'	Determined through Architectural Review Process. No minimum setback required adjacent to joint access approach in accordance with TDC 73C.	0 feet from property lines under common ownership. 10 feet from other lots.	No proposed parking or circulation areas. This standard does not apply.
Fences	50'	From public right-of-way.	50'	No proposed fences. This standard does not apply.
Structure Height				
Maximum Height	70'	May be increased to 85 feet if yards adjacent to structure are not less than a distance equal to one and one-half times the height of the structure.	85'	The height of the proposed building addition will be 30'10". This standard is met.
Maximum Height Adjacent to Residential District	28'	Measured at the required 50-foot or 100-foot setback line, includes flagpoles. The building height may extend above 28 feet on a plane beginning at the 50-foot or 100-foot	28'	No structures are proposed within 100' of a property line adjacent to a residential district. This standard is met.

		<i>setback line at a slope of 45 degrees extending away from the setback line.</i>		
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Response: As shown in the table above, all standards from Table 62-2 (Development Standards) are met or do not apply. The proposed development will comply with all applicable standards.

Section 62.310. - Additional Development Standards.

(1) *Industrial Master Plan. Minimum lot size, setbacks, maximum height, and other development standards may be modified by submittal of an Industrial Master Plan application. See TDC 33.050.*

Response: The proposed development has been designed to comply with applicable standards, including alternative standards that have been previously adopted as part of Lam’s IMP, as shown above.

(2) *Spur Rail Tracks. Spur rail tracks are not permitted within 200 feet of an adjacent residential district.*

Response: No spur rail tracks are present on the site or proposed. This standard does not apply.

(3) *Wetland Conservation Lots. Minimum lot size, width, or frontage requirement do not apply to wetland conservation lots.*

Response: The site is not a Wetland Conservation Lot. This standard does not apply.

Chapter 63: Industrial Uses and Utilities and Manufacturing Zones – Environmental Regulations

The environmental regulations in this chapter apply to development in Tualatin but are not listed as approval criteria for Architectural Review in TDC 33.020.5.c. The regulations are addressed below to demonstrate that the proposed development can feasibly comply once it is constructed and operational.

Section 63.051. - Noise.

All uses and development must comply with the Oregon State Department of Environmental Quality standards relating to noise and the City of Tualatin noise ordinance in, TMC 6-14.

Response: The proposed development includes mechanical equipment similar to existing equipment found throughout the campus, but at a smaller scale. Noise will be localized to the equipment and will comply with all applicable Oregon Department of Environmental Quality (DEQ) and City of Tualatin noise standards. While the Lam campus has previously been the subject of noise complaints, no violations of the applicable noise limits have been identified through the code compliance process, which involved noise measurements being taken by code compliance staff at multiple locations in the residential area to the north of the Lam campus. Based on those measurements and finding no violations, the code compliance investigation was closed. New mechanical equipment associated with the proposed development is not expected to generate substantial noise and is being designed such that the total campus noise levels will continue to comply with DEQ and City of Tualatin noise standards. This noise regulation is not listed as an approval criterion for Architectural Review; however, based on this analysis, it will be feasible for the proposed development to comply with this regulation once it is constructed and operational.

Section 63.052. - Vibration.

- (1) *Restrictions. All uses and development must not cause or permit ground vibration into the property of another person that exceeds the limits set forth below in this section. (Shortened for brevity)*

Response: The proposed new development will not cause or permit ground vibration as described and measured in this section. This standard is met.

Section 63.053. - Air Quality.

- (1) *Restrictions. All uses and development must comply with the most recent air quality standards adopted by the Oregon Department of Environmental Quality. Plans of construction and operations must comply with the recommendations and regulations of the State Department of Environmental Quality. ...*

Response: Any equipment associated with this project that may produce emissions will be selected and designed to comply with the most recent air quality standards adopted by DEQ. Additionally, no equipment or operations requiring a DEQ air quality permit are required as part of this project. This standard is met.

Section 63.054. - Odors.

All uses and development must not emit odors in such quantities as to create a nuisance condition at any point beyond the subject property line of the emitting use.

Response: The proposed development is not anticipated to create nuisance odors because all exhaust air from the lab will be scrubbed and filtered. This standard is met.

Section 63.055. - Heat and Glare.

- (1) *All uses and development must conduct all operations producing heat or glare entirely within an enclosed building.*
- (2) *All uses and development may utilize exterior lighting, but the exterior lighting must be screened, baffled or directed away from residential planning districts.*

Response: Any operations producing heat and glare will be conducted within an enclosed building, and all exterior lighting will be directed away from residential planning districts. See outdoor lighting information on sheet A.3 in Attachment 2. This standard is met.

Section 63.056. - Storage and Stored Materials.

- (1) *All uses and development must store all materials, including wastes, in a manner that will not attract or aid the propagation of insects or rodents, or in any other way create a health or safety hazard.*
- (2) *All uses and development that utilize open storage that would otherwise be visible at the property line must conceal it from view at the abutting property line by a sight obscuring fence not less than six feet high and not accessible to the general public to protect public safety.*

Response: All materials, including wastes, will continue to be stored appropriately and will be screened from public view. This standard is met.

Section 63.057. - Liquid or Solid Waste Materials.

All uses and development are prohibited from disposing waste onto the site or into adjacent drainage ditches, creeks or other natural waterways in violation of State of Oregon DEQ standards, Clean Water Services Standards, City Standards, or in a manner that causes harm to wildlife.

Response: No waste will be disposed onto the site or in any way that violates local, state, or federal regulations. This standard is met.

Section 63.058. - Dangerous Substances.

All uses and development are prohibited from the storage, transfer, or processing of hazardous, toxic, or radioactive waste.

Response: No storage, transfer, or processing of hazardous, toxic, or radioactive waste is proposed as part of the proposed development. This standard is met.

Chapter 73A: Site Design Standards

Section 73A.110. - General Design Standards

The following standards are the minimum requirements for nonresidential development in all zones, except the Mixed-Use Commercial (MUC) and Basalt Creek Employment (BCE) zones, which have separate standards:

(1) *Walkways. Development must provide walkways as follows:*

- (a) *Walkways must have a minimum width of;*
 - (i) *Six feet for commercial and institutional uses; and*
 - (ii) *Five feet for industrial uses.*

Response: No new walkways are provided or required because the proposed building addition does not include a primary building entrance or parking areas (see responses to 73A.110 (1)(d) and (e)). Doors are provided on the east elevation and north elevation, but their use will be limited to serving the adjacent loading area and enclosed scrubber pad, not as primary building entrances. See sheets A.2 and A.3 in Attachment 2. These standards do not apply.

(b) *Walkways must be constructed of asphalt, concrete, pervious concrete, pavers, or grasscrete;*

Response: As described above, no walkways are proposed or required. This standard does not apply.

(c) *Walkways must meet ADA standards applicable at time of construction or alteration;*

Response: As described above, no walkways are proposed or required. This standard does not apply.

(d) *Walkways must be provided between the main building entrances and other on-site buildings, accessways, and sidewalks along the public right-of-way;*

Response: The exterior doors on the proposed building are to serve the adjacent loading area and scrubber pad, not used as entrances for employees or the public. The main building entrance to Building B is located on the south side of the building and is connected to other onsite buildings and sidewalks along the public right-of-way. See sheet A.1 in Attachment 2. The proposed building addition does not include any new main entries to Building B or affect the existing walkway

system. This standard will continue to be met for Building B by existing walkways and does not require installation of new walkways.

(e) *Walkways through parking areas must be visibly raised and of a different appearance than the adjacent paved vehicular areas;*

Response: No walkways through parking areas are proposed or required. This standard does not apply.

(f) *Bikeways must be provided that link building entrances and bike facilities on the site with adjoining public right-of-way and accessways; and*

Response: As described above, the exterior doors on the proposed building are to serve the adjacent loading area and scrubber pad, not used as entrances for employees or the public, and the paved areas around the proposed building addition are not designed or intended for bicycle use. The entrance to Building B will remain on the south side of the building and will continue to connect to existing bicycle and pedestrian facilities. This standard is met.

(g) *Outdoor Recreation Access Routes must be provided between the development's walkway and bikeway circulation system and parks, bikeways and greenways where a bike or pedestrian path is designated.*

Response: No parks, bikeways, or greenways about the property. This standard does not apply.

(2) *Accessways.*

(a) *When Required. Accessways are required to be constructed when a multi-family development is adjacent to any of the following:*

(i) *Residential property;*

(ii) *Commercial property;*

(iii) *Areas intended for public use, such as schools and parks; and*

(iv) *Collector or arterial streets where transit stops or bike lanes are provided or designated.*

Response: The proposal is not for a multifamily development. This standard does not apply.

(3) *Drive-up Uses. Drive-up uses must comply with the following:*

(a) *Must provide a minimum stacking area clear of the public right-of-way and parking lot aisles from the window serving the vehicles as follows:*

(i) *Banks—each lane must be 100 feet long;*

(ii) *Restaurants—each lane must be 160 feet long; and*

(iii) *Other uses—each lane must be between 80 and 160 feet long, as determined by the City.*

Response: No drive-up uses are proposed. This standard does not apply.

(4) *Safety and Security. Development must provide safety and security features as follows:*

(a) *Locate windows and provide lighting in a manner that enables tenants, employees, and police to watch over pedestrian, parking, and loading areas;*

Response: No pedestrian or parking areas are proposed as part of this development. The door adjacent to the loading area includes a window, as shown on sheet A.3 in Attachment 2. Security will be further ensured via cameras located throughout the Lam campus. This standard is met.

(b) *Locate windows and interior lighting to enable surveillance of interior activity from the public right-of-way;*

Response: The proposed building addition and interior activity will not be visible from public rights-of-way because of its location near the center of the campus and the surrounding campus development, mature trees and landscaping, topography, and distance between the proposal and public rights-of-way, as shown in the photos below and on sheet A.1 in Attachment 2. Security will be ensured via cameras located throughout the Lam campus. This standard is met.

(c) *Locate, orient, and select exterior lighting to facilitate surveillance of on-site activities from the public right-of-way without shining into public rights-of-way or fish and wildlife habitat areas;*

Response: New exterior lighting will be located and oriented in accordance with this standard. See sheet A.3 in Attachment 2. This standard is met.

(d) *Provide an identification system which clearly locates buildings and their entries for patrons and emergency services; and*

Response: No changes are required or proposed to the existing identification system on the Lam campus. This standard does not apply.

(e) *Above ground sewer or water pumping stations, pressure reading stations, water reservoirs, electrical substations, and above ground natural gas pumping stations must provide a minimum six foot tall security fence or wall.*

Response: No new above ground sewer or water pumping stations, pressure reading stations, water reservoirs, electrical substations, or above ground natural gas pumping stations are proposed. This standard does not apply.

(5) *Service, Delivery, and Screening. Commercial development must provide service, delivery, and screening features as follows:*

(a) *Above grade and on-grade electrical and mechanical equipment such as transformers, heat pumps and air conditioners must be screened with sight obscuring fences, walls or landscaping;*

Response: Proposed new above grade and roof-mounted mechanical and electrical equipment will be screened from public view by distance, topography, existing building walls, dense evergreen vegetation and mature landscaping, and the berm along SW Tualatin Road. Stacks and ducts are not themselves considered to be mechanical equipment and therefore do not require screening. Refer to sheets A.1 through A.3 in Attachment 2, and the photos below, which demonstrate the area of proposed development is not visible from adjacent public rights-of-way. This standard is met.



View toward project area from SW Tualatin Road (approximate project area outlined in red)



View toward project area from SW 108th Avenue (approximate project area circled in red)

(b) *Outdoor storage must be screened with a sight obscuring fence, wall, berm or dense evergreen landscaping; and*

Response: No new outdoor storage areas are proposed as part of this application. This standard does not apply.

(c) *Above ground pumping stations, pressure reading stations, water reservoirs; electrical substations, and above ground natural gas pumping stations must be screened with sight-obscuring fences or walls and landscaping.*

Response: No new above-ground pumping stations, pressure reading stations, water reservoirs, electrical substations, or above ground natural gas pumping stations are proposed as part of this application. This standard does not apply.

(6) *Adjacent to Transit. Development adjacent to transit must comply with the following:*

(a) *Development on a transit street illustrated on Comprehensive Plan Map 8-5 must provide either a transit stop pad on-site, or an on-site or public sidewalk connection to a transit stop along the subject property's frontage on the transit street.*

Response: SW Leveton Drive and SW 108th Avenue are identified as transit streets on Comprehensive Plan Map 8-5 along the Lam campus frontages. There is a Tualatin Shuttle (Blue Line) stop across the street from the main driveway entrance on SW Leveton Drive, with connecting public sidewalks which surround the Lam campus and connect to the existing on-campus walkway system and main building entrances as described above. There is no other plan in place for additional transit along the site’s frontages. This standard is met by existing development.

(b) *Development abutting major transit stops as illustrated on Comprehensive Plan Map 8-5 must:*

- (i) *Locate any portion of a building within 20 feet of the major transit stop or provide a pedestrian plaza at the transit stop;*
- (ii) *Provide a reasonably direct pedestrian connection between the major transit stop and a building entrance on the site;*
- (iii) *Provide a transit passenger landing pad accessible to disabled persons;*
- (iv) *Provide an easement or dedication for a passenger shelter as determined by the City; and*
- (v) *Provide lighting at the major transit stop.*

Response: The proposed development does not abut any major transit stops. This standard does not apply.

Chapter 73B: Landscaping Standards

Section 73B.020. - Landscape Area Standards Minimum Areas by Use and Zone.

The following are the minimum areas required to be landscaped for each use and zone: (excerpt)

<i>Table 73B-1: Required Minimum Landscape Area (Excerpt)</i>		
<i>Zone</i>	<i>Minimum Area Requirement*</i>	<i>Minimum Area Requirement with dedication for a fish and wildlife habitat*</i>
<i>(5) IN, CN, CO/MR, MC and MP zones— All uses</i>	<i>25 percent of the total area to be developed</i>	<i>22.5 percent of the total area to be developed</i>

Response: The proposed project is within an area that is entirely paved and does not affect landscape area. Therefore, the campus will continue to comply with the minimum 25% area requirement. See Sheets C1.01 and C1.10 in Attachment 2. This standard is met.

Section 73B.040. - Additional Minimum Landscaping Requirements for Nonresidential Uses.

(1) *General. In addition to requirements in TDC 73B.020, nonresidential uses, except those located in the Mixed-Use Commercial (MUC) zone which has its own standards, must comply with the following:*

(a) *All areas not occupied by buildings, parking spaces, driveways, drive aisles, pedestrian areas, or undisturbed natural areas must be landscaped.*

(i) *This standard does not apply to areas subject to the Hedges Creek Wetlands Mitigation Agreement.*

Response: The proposed development area is entirely occupied by buildings, drive aisles, and pedestrian areas. Therefore, no new landscaping is required or proposed. See Sheets C1.01 and C1.10 in Attachment 2. This standard is met.

(b) *Minimum 5-foot-wide landscaped area must be located along all building perimeters viewable by the general public from parking lots or the public right-of-way, but the following may be used instead of the 5-foot-wide landscaped area requirement:*

(i) *Pedestrian amenities such as landscaped plazas and arcades; and*

(ii) *Areas developed with pavers, bricks, or other surfaces, for exclusive pedestrian use and contain pedestrian amenities, such as benches, tables with umbrellas, children's play areas, shade trees, canopies.*

(c) *Five-foot wide landscaped area requirement does not apply to:*

(i) *Loading areas;*

(ii) *Bicycle parking areas;*

(iii) *Pedestrian egress/ingress locations; and*

(iv) *Where the distance along a wall between two vehicle or pedestrian access openings (such as entry doors, garage doors, carports and pedestrian corridors) is less than eight feet.*

Response: The perimeter of the proposed building addition is not viewable by the general public from parking lots or public rights-of-way. The location on the north side of Building B is not adjacent to public parking areas and is screened from public rights-of-way by distance, topography, existing buildings, and dense vegetation and mature landscaping. Refer to the site plan on sheet A.1 in Attachment 2. Therefore, no perimeter landscaping is required around the proposed addition. This standard is met.

(d) *Development that abuts an RL or MP Zone must have landscaping approved through Architectural Review and must provide and perpetually maintain dense, evergreen landscaped buffers between allowed uses and the adjacent RL and MP zones.*

Response: The subject property abuts MP-zoned land to the east, west, and south and has street frontages on the northern, southern, and eastern boundaries of the campus. There is RL-zoned property to the north of the Lam property, on the opposite side of SW Tualatin Road, so the RL-zoned property is adjacent to the site but does not abut it. The proposal does not affect the existing landscaping, which includes dense evergreen buffers, and no new landscaping is proposed. Therefore, the proposed development does not require buffering from RL or MP zoned areas and this standard does not apply.

(2) *Wetland Buffer. Wetland buffer areas up to 50 feet in width may be counted toward the required percentage of site landscaping, subject to the following:...*

Response: No wetland buffers exist on the site. This standard does not apply.

Section 73B.060. - Minimum Landscaping Standards for All Zones

The following are minimum standards for landscaping for all zones.

Table 73B-2: Minimum Landscape Standards	
(1) Required Landscape Areas	<ul style="list-style-type: none"> • <i>Must be designed, constructed, installed, and maintained so that within three years the ground must be covered by living grass or other plant materials.</i> • <i>The foliage crown of trees cannot be used to meet this requirement.</i> • <i>A maximum of ten percent of the landscaped area may be covered with un-vegetated areas of bark chips, rock or stone.</i> • <i>Must be installed in accordance with the provisions of the American National Standards Institute ANSI A300 (Part 1) (Latest Edition).</i> • <i>Must be controlled by pruning, trimming, or otherwise so that:</i> <ul style="list-style-type: none"> ○ <i>It will not interfere with designated pedestrian or vehicular access; and</i> ○ <i>It will not constitute a traffic hazard because of reduced visibility.</i>
Response:	The proposed development does not trigger requirements for new landscape areas, and none is included as part of this application. This standard does not apply.
(2) Fences	<ul style="list-style-type: none"> • <i>Landscape plans that include fences must integrate any fencing into the plan to guide wild animals toward animal crossings under, over, or around transportation corridors.</i>
Response:	No landscape fencing is proposed as part of this application. This standard does not apply.
(3) Tree Preservation	<ul style="list-style-type: none"> • <i>Trees and other plant materials to be retained must be identified on the landscape plan and grading plan.</i> • <i>During construction:</i> <ul style="list-style-type: none"> ○ <i>Must provide above and below ground protection for existing trees and plant materials identified to remain;</i> ○ <i>Trees and plant materials identified for preservation must be protected by chain link or other sturdy fencing placed around the tree at the drip line;</i> ○ <i>If it is necessary to fence within the drip line, such fencing must be specified by a qualified arborist;</i> ○ <i>Top soil storage and construction material storage must not be located within the drip line of trees designated to be preserved;</i> ○ <i>Where site conditions make necessary a grading, building, paving, trenching, boring, digging, or other similar encroachment upon a preserved tree's drip-line area, such grading, paving, trenching, boring, digging, or similar encroachment must only be permitted under the direction of a qualified arborist. Such direction must assure that the health needs of trees within the preserved area can be met; and</i> ○ <i>Tree root ends must not remain exposed.</i>

	<ul style="list-style-type: none"> • <i>Landscaping under preserved trees must be compatible with the retention and health of the preserved tree.</i> • <i>When it is necessary for a preserved tree to be removed in accordance with TDC 33.110 (Tree Removal Permit) the landscaped area surrounding the tree or trees must be maintained and replanted with trees that relate to the present landscape plan, or if there is no landscape plan, then trees that are complementary with existing, landscape materials. Native trees are encouraged.</i> • <i>100 percent of the area preserved under any tree or group of trees (Except for impervious surface areas) retained in the landscape plan must apply directly to the percentage of landscaping required for a development</i>
Response:	No trees will be affected by the proposed development. This standard does not apply.
(4) Grading	<ul style="list-style-type: none"> • <i>After completion of site grading, top-soil is to be restored to exposed cut and fill areas to provide a suitable base for seeding and planting.</i> • <i>All planting areas must be graded to provide positive drainage.</i> • <i>Soil, water, plant materials, mulch, or other materials must not be allowed to wash across roadways or walkways.</i> • <i>Impervious surface drainage must be directed away from pedestrian walkways, dwelling units, buildings, outdoor private and shared areas and landscape areas except where the landscape area is a water quality facility.</i>
Response:	All graded areas will be paved. Drainage from impervious areas will be routed to new and/or existing catch basins. See sheets C1.10, C1.20, and C1.30. This standard is met.
(5) Irrigation	<ul style="list-style-type: none"> • <i>Landscaped areas must be irrigated with an automatic underground or drip irrigation system.</i>
Response:	No new landscaped areas are proposed or required as part of this application. This standard does not apply.
(6) Re-vegetation in Un-landscaped Areas	<ul style="list-style-type: none"> • <i>Vegetation must be replanted in all areas where vegetation has been removed or damaged in areas not affected by the landscaping requirements and that are not to be occupied by structures or other improvements.</i> • <i>Plant materials must be watered at intervals sufficient to ensure survival and growth for a minimum of two growing seasons.</i> • <i>The use of native plant materials is encouraged to reduce irrigation and maintenance demands.</i> • <i>Disturbed soils should be amended to an original or higher level of porosity to regain infiltration and stormwater storage capacity.</i>
Response:	The proposed development will not remove any existing vegetation, so no revegetation is required. This standard does not apply.

Section 73B.070. - Minimum Standards Trees and Plants

The following minimum standards apply to the types of landscaping required to be installed for all zones...

Response: As discussed above, no new landscaping is required or proposed. Therefore, this standard does not apply.

Chapter 73C: Parking Standards

Section 73C.010. - Off-Street Parking and Loading Purpose and Applicability

- (1) *Purpose. The purpose of the off-street parking and loading area standards are to promote functional and safe parking areas that are:*
 - (a) *Limited in scale;*
 - (b) *Designed to minimize conflicts with active transportation modes;*
 - (c) *Designed to mitigate heat island effects or generate sustainable power.*
- (2) *Applicability. The off-street parking and loading provisions of this chapter apply to all new development and modifications to existing development, including changes of use, unless otherwise stated in this chapter.*

Response: This proposal includes new development and modifications to existing development. Therefore, this section is applicable.

Section 73C.030. – Parking Lot Design Requirements

All development where new parking is provided, must comply with the following: ...

Response: New parking is not provided as part of this proposal. Additionally, existing parking lot design, surface materials, circulation, lighting, and screening will not be impacted. Therefore, this section does not apply.

Section 73C.040. – Off-Street Vehicle and Bicycle Parking Quantity Requirements

- (1) *Parking Table. Table 73C-1 lists the maximum permitted vehicle and minimum required bicycle parking requirements listed for land use types.*

Response: Vehicle parking requirements are regulated by Lam’s IMP, which requires 1.6 spaces per 1,000 SF of gross floor area. With the proposed addition to Building B, total gross floor area on the campus will be approximately 811,630 SF, which requires a total of 1,299 spaces. To accommodate the proposed development, seven existing vehicle parking spaces on the north side of Building B will be removed. As shown below, after the removal of those spaces, total parking (existing and approved through AR24-0002) will continue to exceed the minimum requirement.

	Existing and Approved Development	Proposed	Total
Gross Floor Area	807,730 SF	3,900 SF	811,630 SF
Parking Spaces	2,298	-7	2,291 spaces

Bicycle parking at the Manufacturing ratio requires 0.10 spaces per 1,000 SF of floor area with at least 30% being long-term spaces. Based on the total floor area of 811,630 SF, this would require the campus to have a total of 82 spaces, including at least 25 long-term spaces.

No new bicycle parking spaces are provided or required as part of this proposal. However, as approved through AR 24-0002, the campus will provide 100 long term and 82 short term bicycle parking spaces, which exceeds the required 25 long term and 81 short term spaces based on the standards listed in Table 73C-1. This standard is met.

Section 73C.080. - Off-Street Loading Facilities Minimum Requirements

(1) *The minimum number of off-street loading berths for commercial, industrial, and institutional uses is as follows:*

<i>Use</i>	<i>Square Feet of Floor Area</i>	<i>Number of Berths</i>	<i>Dimensions of Berth</i>	<i>Unobstructed Clearance of Berth</i>
Industrial	<i>Less than 5,000</i>	<i>0</i>	<i>0</i>	<i>0</i>
	<i>5,000—25,000</i>	<i>1</i>	<i>12 feet × 60 feet</i>	<i>14 feet</i>
	<i>25,000—60,000</i>	<i>2</i>	<i>12 feet × 60 feet</i>	<i>14 feet</i>
	<i>60,000 and over</i>	<i>3</i>	<i>12 feet × 60 feet</i>	<i>14 feet</i>

Response: The existing site development includes numerous existing buildings and loading dock facilities, such that the property already complies with the minimum three loading berth requirement for industrial facilities exceeding 60,000 SF. Additionally, the proposed building addition includes one loading berth. Dimensions for this berth will be at least 12' x 60' with a minimum 14' of vertical clearance, as shown on sheets A.1 through A.3 in Attachment 2. This standard is met.

(2) *Loading berths must not use the public right-of-way as part of the required off-street loading area.*

Response: The proposed loading berth does not use public right of way. This standard is met.

(3) *Required loading areas must be screened from public view, public streets, and adjacent properties by means of sight-obscuring landscaping, walls or other means, as approved through the Architectural Review process.*

Response: The location of the proposed loading area is not visible from public areas or adjacent properties because of distance, topography, existing buildings, and dense vegetation and mature landscaping. This standard is met.

(4) *Required loading facilities must be installed prior to final building inspection and must be permanently maintained as a condition of use.*

Response: The proposed loading facility is not required but is shown on sheet A.3 in Attachment 2 and will be installed prior to final building inspection and will be permanently maintained. This standard is met.

(5) *The off-street loading facilities must in all cases be on the same lot or parcel as the structure they are intended to serve.*

Response: The proposed loading facility is integral to the building. This standard is met.

- (6) *A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading children must be located on the site of a school or child day care center having a capacity greater than 25 students.*

Response: The site does not have or propose a school or childcare center. This standard does not apply.

Chapter 73D: Waste and Recyclables Management Standards

Section 73D.010. – Applicability and Objectives

- (1) *Applicability. The requirements of this Chapter apply to all new or expanded:*
- (a) *Common wall residential developments containing five or more units;*
 - (b) *Commercial developments;*
 - (c) *Industrial developments; and*
 - (d) *Institutional developments.*
- (2) *Objectives. Mixed solid waste and source separated recyclable storage areas should be designed to the maximum extent practicable to:*
- (a) *Screen elements such as garbage and recycling containers from view;*
 - (b) *Ensure storage areas are centrally located and easy to use;*
 - (c) *Meet dimensional and access requirements for haulers;*
 - (d) *Designed to mitigate the visual impacts of storage areas;*
 - (e) *Provide adequate storage for mixed solid waste and source separated recyclables; and*
 - (f) *Improve the efficiency of collection of mixed solid waste and source separated recyclables.*

Response: The proposed development would expand the footprint of an existing research and development lab that needs more space to operate tools. This section applies because the proposal would expand existing industrial development; however, as described below, the proposal is not expected to increase volumes of waste/recycling materials and does not require any modification of existing collection facilities used at Building B.

Section 73D.020. - Design Methods

An applicant required to provide mixed solid waste and source separated recyclables storage areas must comply with one of following methods:

- (1) *The minimum standards method in TDSC 73D.030;*
- (2) *The waste assessment method in TDC 73D.040;*
- (3) *The comprehensive recycling plan method in TDC 73D.050; or*
- (4) *The franchised hauler review method in TDC 73D.060.*

Response: The proposed new building will comply with the Waste Assessment Method of 73D.040 as discussed below. This standard is met.

Section 73D.040. - Waste Assessment Method

This method tailors the storage area size to a waste assessment and management program for the specific user of a new or expanded building. It is most appropriate when the specific use of a building is known and the type and volume of mixed solid waste to be generated can be estimated.

- (1) *A waste assessment form must be obtained from the City Manager. The form must be used to estimate the volumes of both mixed solid waste and source separated recyclables generated.*
- (2) *Techniques such as a compactor or cardboard baler may be implemented to minimize the square footage of the storage area.*

- (3) *The plans must identify the size and location of interior, or exterior storage area(s) or both, specialized equipment to be used, and collection schedule required to accommodate the volumes of waste projected in the waste assessment.*
- (4) *The application must demonstrate that the mixed solid waste and source separated recyclable volumes expected to be generated can be stored in less space than required by the Minimum Standards Method. If the application does not demonstrate that the waste assessment method requires less space, the minimum standards method will be required.*

Response: The Waste Assessment Method is appropriate because the proposed development is an expansion of an existing industrial building for a specific user. However, the expansion is very small, will not add employees, and is not expected to generate additional waste. No new waste enclosures or modifications to existing waste enclosures are needed so the location, design, and access standards listed in TDC 73D.070 do not apply to this proposal. A waste assessment form was not available as of the date of this narrative. The applicant will coordinate with staff to obtain the form and demonstrate the proposed amount of waste storage is adequate if needed. This standard is met.

Section 73D.070. - Location, Design and Access Standards

Response: As discussed above, no new waste enclosures or modifications to existing waste enclosures are needed so the location, design, and access standards listed in TDC 73D.070 do not apply to this proposal.

Chapter 74: Public and Private Transportation Facilities and Utilities

The standards listed in this chapter apply to development in Tualatin but are not listed as approval criteria for Architectural Review in TDC 33.020.5.c. However, the standards are addressed below to demonstrate the project will be able to comply with applicable sections.

Section 74.020. - Applicability.

- (1) *Unless otherwise provided, construction, reconstruction or repair of public and private transportation facilities and utilities must comply with the provisions of this chapter. No development may occur and no land use application may be approved unless the public and private facilities related to development comply with the requirements established in this chapter and adequate public facilities are available. Applicants may be required to dedicate land and build required improvements only when the required exaction is directly related to and roughly proportional to the impact of the development.*
- (2) *Development must also comply with the applicable requirements of the Tualatin Municipal Code, Tualatin Public Works Construction Code, and Clean Water Services Design and Construction Standards.*
- (3) *Adjustments to the provisions in this chapter related to transportation facility and utility improvements shall be requested as an exception in conjunction with an Architectural Review, Subdivision, Partition, or Driveway Approach Permit application consistent with the requirements of 74.040. Adjustment to the provisions in this chapter requested under 74.040 may also be requested as a separate application through a Type II procedure.*

Response: The proposed development will reroute existing private storm and sanitary lines around the footprint of the proposed building addition. A new fire water connection is also proposed to serve the addition. See Sheet C1.30 in Attachment 2. Therefore, certain standards in Chapter 74 apply to this request.

Section 74.030. – Street Standards.

Response: No street improvements are required or proposed as part of this application. This section does not apply.

Section 74.040. – Exceptions.

Response: No exceptions are requested as part of this application. This section does not apply.

Section 74.050. – Traffic Study.

(1) *A traffic study must be provided with an application for development or when any of the following is proposed:*

- (a) *A plan amendment;*
- (b) *An increase in average daily site traffic volume generation of more than 100 trips;*
- (c) *An increase in peak hour site traffic volume generation of more than 20 trips;*
- (d) *An increase in site traffic that results in queuing within the public right-of-way; or*
- (e) *An increase in site traffic where the location of an existing or proposed access driveway does not meet minimum sight distance requirements or is located on a street that is designated as restricted in TDC 75.*

Response: This proposal does not include any of the items listed above or contained in Tualatin’s traffic study guidelines. No new trips will be generated as part of the proposed building addition because it will be used by existing employees and served by existing truck traffic. Therefore, a traffic study is not required as part of this request.

Section 74.060. – Private Streets.

Response: No private streets are required or proposed as part of this application. This section does not apply.

Section 74.070. – Public Alleys.

Response: No public alleys are required or proposed as part of this application. This section does not apply.

Section 74.080. – Easements.

(1) *Easements shall be required for the following:*

- (a) *Greenways, natural areas, and bikeway and pedestrian paths;*
- (b) *Slope areas necessary to support street improvements, accessways, or utility improvements;*
- (c) *Public utilities, such as water, sanitary sewer, storm drainage, electric lines, cable, and gas;*
- (d) *Watercourse or drainage way areas that traverse development; and*
- (e) *Public improvement maintenance.*

Response: This proposal does not include any of the items listed above. This section does not apply.

Section 74.090. – Bikeways and Pedestrian Paths.

Response: No bikeways or pedestrian paths are required or proposed as part of this application. This section does not apply.

Section 74.100. – Mid-Block Accessways.

Response: No mid-block accessways are required or proposed as part of this application. This section does not apply.

Section 74.110. – Utilities.

(1) *Water Service. Water lines must be installed to serve each property in accordance with City codes and standards.*

- (a) *The developer must obtain City approval of water line construction prior to construction.*

- (b) *If there are undeveloped properties adjacent to the subject site, public water lines must be extended by the applicant to the common boundary line of these properties. The lines must be sized to provide service to future development, in accordance with the Water System Plan (Comprehensive Plan Map 9-1).*
- (c) *As set forth in the Water System Plan (Comprehensive Plan Map 9-1), the City has three water service levels. All development applicants must be required to connect the proposed development site to the service level in which the development site is located. If the development site is located on a boundary line between two service levels the applicant must connect to the service level with the higher reservoir elevation. The applicant may also be required to install or provide pressure reducing valves to supply appropriate water pressure to the properties in the proposed development site.*

Response: No new public water lines or connections to the public water system are proposed as part of this application. A new fire water connection to an existing onsite private line is proposed, as shown on Sheet C1.30 in Attachment 2. The proposed fire water connection will require an Underground Fire Line Permit, which will demonstrate system capacity is adequate and that the final design complies with all applicable standards and prior to construction. This standard is met.

- (2) *Sanitary Sewer Service. Sanitary sewer lines must be installed to serve each property in accordance with City codes and standards.*
 - (a) *Sanitary sewer construction plans and calculations must be submitted to the City Manager for review and approval prior to construction.*
 - (b) *If there are undeveloped properties adjacent to the proposed development site which can be served by the gravity sewer system on the proposed development site, the applicant must extend public sanitary sewer lines to the common boundary line with these properties. The lines must be sized to convey flows to include all future development from all up-stream areas that can be expected to drain through the lines on the site, in accordance with the Sewer System Master Plan (Comprehensive Plan Map 9-2).*

Response: No new public sanitary sewer lines or connections to the public sanitary sewer system are proposed as part of this application. Existing onsite private sanitary sewer lines will be rerouted around the footprint of the proposed building addition, as shown on Sheet C1.30 in Attachment 2. Engineering permits will be required for this work, which will demonstrate system capacity is adequate and that the final design complies with all applicable standards and prior to construction. This standard is met.

- (3) *Storm Drainage System. Storm drainage lines must be installed to serve each property in accordance with City codes and standards.*
 - (a) *Storm drainage construction plans and calculations must be submitted to the City Manager for review and approval prior to construction.*
 - (b) *The storm drainage calculations must confirm that adequate capacity exists to serve the site. The discharge from the development must be analyzed in accordance with the Tualatin Municipal Code and Public Works Construction Code.*
 - (c) *If there are undeveloped properties adjacent to the proposed development site which can be served by the storm drainage system on the proposed development site, the applicant must extend storm drainage lines to the common boundary line with these properties. The lines must be sized to convey expected flows to include all future development from all up stream areas that will drain through the lines on the site, in accordance with Storm System Master Plan (Comprehensive Plan Map 9-3).*

Response: No new public storm lines or connections to the public storm drainage system are proposed as part of this application. Existing onsite private storm lines will be rerouted around the footprint of the proposed building addition, as shown on Sheet C1.30 in Attachment 2, and as described in the attached

Stormwater Memo (Attachment 7). A Water Quality permit will be required for this work, and the campus-wide stormwater report will be updated, which will demonstrate system capacity is adequate and that the final design complies with all applicable standards and prior to construction. This standard is met.

- (4) *Grading. Development sites must be graded to minimize the impact of storm water runoff onto adjacent properties and to allow adjacent properties to drain as they did before the new development.*
- (a) *A development applicant must submit a grading plan showing that all lots in all portions of the development will be served by gravity drainage from the building crawl spaces; and that this development will not affect the drainage on adjacent properties.*
- (b) *The City Manager may require the applicant to remove all excess material from the development site.*

Response: As shown on Sheets C1.20 and C1.30 of Attachment 2, the proposed grading will direct stormwater runoff to existing and/or proposed catch basins and will not impact adjacent properties. This standard is met.

- (5) *Water Quality, Storm Water Detention, and Erosion Control. The applicant must comply with the water quality, storm water detention and erosion control requirements in the Tualatin Municipal Code, Public Works Construction Code, and Clean Water Services standards, including:*
- (a) *The applicant must construct a permanent on-site water quality facility and storm water detention facility.*
- (i) *For subdivision and partition applications, the applicant must submit stormwater construction plans and calculations in compliance with the Tualatin Municipal Code and obtain a Stormwater Connection Permit from Clean Water Services and must construct the improvements prior to approval of the final plat.*
- (ii) *For all other development applications, the applicant must submit stormwater construction plans and calculations in compliance with the Tualatin Municipal Code and obtain a Stormwater Connection Permit from Clean Water Services prior to issuance of any building permit and must construct the stormwater infrastructure prior to issuance of a Certificate of Occupancy or release of a Construction Improvement Bond.*
- (b) *For on-site private and regional non-residential public facilities, the applicant must submit a stormwater facility agreement, which will include an operation and maintenance plan provided by the City, for the water quality facility for the City's review and approval. The applicant must submit an erosion control plan prior to issuance of a Public Works Permit. No construction or disturbance of the site is allowed until the erosion control plan is approved by the City and the required measures are in place and approved by the City.*

Response: As described in the attached Stormwater Memo (Attachment 7), the proposed development will comply with applicable stormwater management standards. For erosion control, the proposed development will be incorporated into the campus-wide DEQ 1200-C permit, which will address erosion prevention and sediment control prior to issuance of City of Tualatin engineering and/or building permits. This standard is met.

- (6) *Undergrounding of Utilities.*
- (a) *All utility lines including, but not limited to, those required for gas, electric, communication, lighting and cable television services and related facilities must be placed underground. Surface-mounted transformers, surface-mounted connection boxes and meter cabinets may be placed above ground. Temporary utility service facilities, high capacity electric and communication feeder lines, and utility transmission lines operating*

at 50,000 volts or above may be placed above ground. The applicant must make all necessary arrangements with all utility companies to provide the underground services. The City reserves the right to approve the location of all surface mounted transformers.

- (b) Existing overhead utilities may not be upgraded to serve any proposed development. If existing overhead utilities are not adequate to serve the proposed development, the applicant must, at their own expense, provide an underground system. The applicant must be responsible for obtaining any off-site deeds and/or easements necessary to provide utility service to this site; the deeds and/or easements must be submitted to the City Manager for acceptance by the City prior to issuance of the Public Works Permit.*

Response: All utility lines associated with the proposed development will be placed underground. This standard is met.

Section 74.120. – Street Lights.

Response: No street lights are required or proposed as part of this application. This section does not apply.

Section 74.130. – Street Names.

Response: No street naming is required or proposed as part of this application. This section does not apply.

Section 74.140. – Street Signs.

Response: No street signs are required or proposed as part of this application. This section does not apply.

Section 74.150. – Street Trees.

Response: No street trees are required or proposed as part of this application. This section does not apply.

Section 74.160. – Installation of Improvements.

- (1) Public Improvements. Except as specially provided, all public improvements must be installed at the expense of the applicant. ...*

Response: No public improvements are required or proposed as part of this application. This standard does not apply.

- (2) Private Improvements. All private improvements must be installed at the expense of the applicant. The property owner must retain maintenance responsibilities over all private improvements.*

Response: All private improvements will be installed at the expense of the applicant, which will retain maintenance responsibilities for those improvements. This standard is met.

- (3) Construction of Improvements and Phasing.*

- (a) All public and private improvements required under this chapter must be completed and accepted by the City prior to the issuance of a Certificate of Occupancy or release of a Construction Improvement Bond; or, for subdivision and partition applications, in accordance with the requirements of the Subdivision regulations.*

Response: No public improvements are required or proposed as part of this application. Applicant acknowledges private improvements must be completed and accepted by the City prior to issuance of a Certificate of Occupancy. This standard is met.

- (b) The applicant may build the development in phases. If the development is to be phased the applicant must submit a phasing plan to the City Manager for approval with the development application. The timing and extent or scope of public improvements and the*

conditions of development must be determined by the City Council on subdivision applications and by the City Manager on other development applications.

Response: Phased development is not proposed as part of this application. This standard does not apply.

Chapter 75: Access Management

The standards in this chapter apply to development in Tualatin but are not listed as approval criteria for Architectural Review in TDC 33.020.5.c. However, the standards are addressed below to demonstrate the project will be able to comply with applicable sections.

Section 75.010. – Purpose and Applicability.

- (1) *Purpose. The purpose of this chapter is to establish standards and regulations for the development of a safe and efficient transportation system that provides access to properties, while limiting conflicts between driveway access, street intersections, and turning movements.*
- (2) *Applicability. The provisions of this chapter apply when lots are created, consolidated, or modified through a land division, lot line adjustment, lot consolidation, or street vacation; and to all new development and modifications to existing development, including changes of use.*

Response: This proposal does not include the creation, consolidation, or division of lots, lot line adjustments, or street vacations. The proposed development will be served by existing and/or previously approved campus access drives does not include any modifications to those accesses. Therefore, this chapter does not apply.

IV. CONCLUSION

As demonstrated in the narrative above and referenced attachments, this AR application meets the relevant criteria and warrants approval.

ATTACHMENT 1

**LAND USE
APPLICATION FORM**

ATTACHMENT 2
PLANS

ATTACHMENT 3
TITLE REPORT

ATTACHMENT 4
**SERVICE PROVIDER
LETTER (CWS)**

ATTACHMENT 5
**SERVICE PROVIDER
LETTER (TVF&R)**

ATTACHMENT 6
**DOCUMENTATION
OF NEIGHBORHOOD
MEETING**

MEETING MINUTES

PROJECT NUMBER: 2240285.00 ISSUE DATE: March 24, 2026
PROJECT NAME: Lam TUB – Building B Addition

RECORDED BY: Ian Sisson, Land Use Planner, and Suzannah Stanley, Land Use Planner
TO: FILE
PRESENT: Kate Pinamonti – Riverpark CIO
 Danny O’Neal – Byrom CIO
 Riley Bartel, Brett Hamilton – Tualatin residents
 Todd Fosler, Chad Oyler – Lam Research (Lam)
 Rob Kirkman, Ian Sisson, Suzannah Stanley – Mackenzie

SUBJECT: Neighborhood/Developer Meeting Minutes (March 18, 2026)

INTRODUCTION

The Neighborhood/Developer Meeting was hosted by the applicant at The Community at Marquis Tualatin from 7:00 PM – 8:00 PM on Wednesday, March 18, 2026. The meeting began with an open house format where attendees were able to review large format prints of project drawings and discuss and ask questions of the applicant team. Following the open house portion of the meeting, the applicant team provided a formal presentation of the proposed project, then took questions and discussed project details with attendees. Four members of the public attended the meeting.

OPEN HOUSE

Below is a summary of topics discussed during the open house portion of the event:

1. Resident (Riley Bartel) asked about the proposed scrubber pad and if it’s loud. He hears noise from his house. Mackenzie (Suzannah Stanley) said it is not expected to generate any noticeable increase in noise at the property lines.
2. Resident (Riley Bartel) asked if any trees will be removed as part of this project. Mackenzie (Ian Sisson) confirmed no tree removal is proposed.
3. Byrom CIO (Danny O’Neal) asked what the primary use of the expansion will be. Mackenzie (Ian Sisson) confirmed it’s an expansion of a research and development (R&D) lab. Lam has run out of space in Building B and is adding some tools that they don’t currently have room for. There won’t be changes in how they operate; they just need more space.
4. Byrom CIO (Danny O’Neal) asked if there will be additional HVAC equipment. Mackenzie (Rob Kirkman) said the building air will be conditioned. There will be some small air handlers on the roof to facilitate the scrubber.
5. An attendee asked if there is a scrubber on Building B now and if it will be moved. The team said yes. Mackenzie (Rob Kirkman) showed where the existing scrubbers are. Resident (Brett Hamilton) asked if it would be on the roof. Mackenzie (Rob Kirkman) said it will be at grade and showed where the equipment will be on the elevation drawings and noted that the building will be made of IMP (insulated metal panels) for energy efficiency.

6. Riverpark CIO (Kate Pinamonti) asked what the scrubber does. Lam (Chad Oyler) said it cleans the air coming out of the lab. Mackenzie (Ian Sisson) said in these lab buildings they can only have particles of a certain size because of how sensitive the tools and processes are, and the scrubber helps keep the air clean. Lam (Chad Oyler) clarified there is an intake filter that cleans the incoming air and Lam (Todd Fosler) added that the intake is constantly bringing air in and the scrubber is constantly pushing air out.
7. Byrom CIO (Danny O’Neal) asked what kind of lab this will be. Lam (Todd Fosler) said it’s an R&D lab for supporting chip assembly. As more devices are moving toward AI things are getting smaller, this requires new assembly technology for the chips; this lab supports that.
8. Lam (Chad Oyler) explained that Lam makes equipment and tools that are used to make chips. Byrom CIO (Danny O’Neal) asked if CHIPS Act funding helped Lam. Lam (Chad Oyler) said no; the federal CHIPS Act funds chip manufacturing, and Lam makes tools that make chips, so did not get federal CHIPS Act funding for TUX or other projects. Lam (Todd Fosler) added that Lam did get some State funding. Lam (Chad Oyler) said most of the chips made throughout the world have benefited from Lam’s technology.
9. Resident (Brett Hamilton) asked how the Building B lab is different from the TUX lab. Lam (Chad Oyler) said this lab supports a technology called packaging, which is the end of an assembly line for a chip, while the TUX and Building F labs focus on other chip making processes.
10. Resident (Brett Hamilton) asked if this is research to make the tools and equipment, not the chips themselves. Lam (Chad Oyler) said yes but added that Lam uses these labs to test the efficacy of their tools using the same or similar processes used in the actual manufacture of chips.
11. Lam (Todd Fosler) specified that the large lab in TUX is the wafer manufacturing (bare silicon wafer inside the factory) and that Lam’s tools touch that wafer hundreds of times. The wafers come out of that lab finished. Building B labs deal with packaging the chips from the various components. Having these processes within separate buildings mimics the process used by manufacturing companies, where components are created in one location and then assembled elsewhere.

PRESENTATION AND Q&A

Below is a summary of topics discussed during the presentation portion of the event:

1. Mackenzie (Ian Sisson) provided a presentation explaining the purpose of the Neighborhood/Developer Meeting, project overview, and summary of the Type II Architectural Review process and applicable criteria, then asked if there were questions from attendees.
2. Riverpark CIO (Kate Pinamonti) asked if the grove of trees at the northeast corner of the site are part of Lam’s campus. Mackenzie confirmed they are and showed a map of the campus boundaries.
3. Byrom CIO (Danny O’Neal) asked if employment will remain the same. Lam and Mackenzie confirmed.
4. Riverpark CIO (Kate Pinamonti) asked who owns the building to the west of the Lam campus. Mackenzie said this building is JAE.
5. Resident (Brett Hamilton) asked if the noise signatures and levels will be the same as existing. Lam (Chad Oyler) said this equipment will not produce the type of hissing sound generated by the gas

- plant but would be similar to the equipment used in other existing labs, but much smaller, about 1/3 the size and likely not discernable off site.
6. Byrom CIO (Danny O'Neal) asked if the proposed equipment will be quieter than existing equipment. Lam (Todd Fosler) said it won't be noisier and noted the primary sources of noise reaching residential areas are located on the west side of the campus.
 7. Resident (Brett Hamilton) asked how tall the building will be. Mackenzie (Rob Kirkman) said about 31', a little taller than the existing Building B, and confirmed there is a partial parapet on the building.
 8. Riverpark CIO (Kate Pinamonti) asked what the next step in the process is. Mackenzie (Ian Sisson) explained the expected land use timeline for Type II Architectural Review. Riverpark CIO (Kate Pinamonti) asked about the public notice process. Mackenzie (Ian Sisson) explained the notice requirements.
 9. Resident (Brett Hamilton) said it looks like there is an existing building where the expansion is planned. Lam (Chad Oyler) said that area is mostly unused equipment. Lam (Todd Fosler) added they will also finish taking out some existing concrete that remains.
 10. Resident (Brett Hamilton) asked why this project wasn't part of TUX. Lam (Todd Fosler) said these projects are part of separate programs at Lam and not part of the same planning efforts. The need for this project emerged separately from the need for TUX (production vs. R&D).
 11. Resident (Brett Hamilton) read a question from another community member who was not able to attend, wondering about increasing manufacturing production. Lam (Chad Oyler) clarified this project is for R&D, not manufacturing.
 12. Resident (Brett Hamilton) added another question from the absent community member about how Lam is mitigating noise impacts from the proposed scrubber. Lam (Todd Fosler) noted the scrubber location is behind the tree line and is a relatively quiet piece of equipment. Noise does come from the fans, but the proposed fans are 1/3 the size of others on campus and not expected to generate noise that is discernable off-site.
 13. Byrom CIO (Danny O'Neal) asked about operating hours for the lab and associated equipment. Lam (Todd Fosler) said they will run 24/7. For efficiency and maintenance reasons, it is better for the fans to run constantly rather than turning them on and off. Also, there are always sets of three fans, generally with two operating at a time, so each fan operates at a lower load and the third is available for backup in case another goes out or needs maintenance.
 14. Resident (Brett Hamilton) asked how many rooftop fan units exist across the campus. Lam (Chad Oyler) said there are currently five sets and noted again that the proposed set of fans is about 1/3 the size of the existing sets, and if measured by air movement, might be about 10% of one of the other sets.
 15. Resident (Brett Hamilton) asked about gases used in this lab and if they are all inert, and if there are any new ones in this building. Lam (Todd Fosler) said this project will not introduce any new gases.
 16. Resident (Brett Hamilton) asked what the scrubbers are scrubbing out of the air. Lam (Todd Fosler) said they remove chemicals that are used in the chipmaking process. Resident (Brett Hamilton) asked if this referred to R&D or manufacturing processes. Lam (Chad Oyler) clarified this is for

- R&D purposes, which includes testing how the tools function in the manufacturing processes used by Lam’s customers that do chip production.
17. Resident (Brett Hamilton) asked why Lam must operate at night if they aren’t manufacturing chips. Lam (Chad Oyler) said R&D is 24/7 and added that it takes significant time and planning to shut their equipment down and restart it, so it’s much simpler and more efficient to keep them running at a low level all the time.
 18. Resident (Brett Hamilton) asked where the intake air comes from. Lam (Todd Fosler) said the air intakes are on the roof. Lam (Chad Oyler) added the equipment that runs those air intakes are inside. They suck from intakes mounted on the roof, but the fans are inside. Resident (Brett Hamilton) asked how much vent stack there is above the fan. Lam (Todd Fosler) clarified that the fans are separate from the stacks, not integral. Lam (Todd Fosler) added that air must be exchanged five times per hour in the lab space as it is a cleanroom.
 19. Resident (Brett Hamilton) asked how many scrubber/fan sets will be on campus after TUX is complete. Lam (Todd Fosler) said TUX will add three sets.
 20. Mackenzie (Suzannah Stanley) shared information from the project team’s noise consultant, noting that the TUX project will add 0dBA-3dBA at the edges of campus. The increase will be on the west side of campus. Resident (Brett Hamilton) asked about the 50.0dBA measurement shown in the TUX modeling and what atmospheric conditions were assumed. Lam (Chad Oyler) said the modeling uses an international standard, ISO 9613, which considers “moderate worst-case scenario” for atmospheric conditions. Mackenzie (Ian Sisson) noted that noise sources are additive, but add logarithmically – for example, two 40dBA sources add to 43dBA, not 80dBA.
 21. Lam (Chad Oyler) said that Lam will ensure compliance with applicable noise limits. Resident (Brett Hamilton) asked what the noticeable change will be. Lam (Chad Oyler) said no noticeable change is expected.
 22. Resident (Brett Hamilton) asked if Lam has done anything to reduce or mitigate off-site noise impacts, other than planting trees. Lam (Chad Oyler) confirmed Lam has moved some nighttime operations to daytime and eliminated use of delivery truck backup horns and beepers during night operations where possible. Resident (Brett Hamilton) asked about the 24/7 mechanical rooftop noise that carries the furthest. Lam (Todd Fosler) said there have not been specific steps taken to mitigate that, but Lam is looking at mitigation options for those and other sources. Mackenzie (Ian Sisson) added that the plans for TUX include a lot of new trees that will soon be planted. Resident (Brett Hamilton) noted that some of the noise sources will be 80’ high so the trees likely won’t do much in our lifetimes.
 23. Mackenzie and Lam thanked attendees for their participation and provided contact information for any follow-up questions.

Every effort has been made to accurately record this meeting. If any errors or omissions are noted, please provide written response within five days of receipt.

ATTACHMENT 7
**STORMWATER
MEMO**