

QUICK Q&A ABOUT THE LAM LAB EXPANSION PROJECT

General

1. *The project looks different than the proposal presented to the neighbors and in earlier submittals to the City. What has changed?*

Following extensive stakeholder feedback and to better align with business needs, Lam modified the site design, removing direct Lam employee access to Tualatin Road while preserving the existing access on Leveton Drive. This revision also prompted several other program changes, including rotating the lab building 90 degrees, relocating the office building to the north of the existing Office Building G, and moving the utility building further southeast.

2. *Why are there two hearing dates? Will different topics be discussed at each hearing?*

Lam is requesting two land use approvals: 1) new/updated Industrial Master Plan (IMP), which has been required for the Lam campus due to lot sizes for many years and includes some alternate development standards such as setbacks, and 2) Architectural Review (AR), which approves the buildings, parking lots, stormwater ponds, etc. (all of the physical changes). Each requires its own hearing.

The IMP hearing is scheduled for 8/20/25 and goes before the Planning Commission. The IMP approves development standards (setbacks, etc.) which will apply to future development at the Lam campus. **No buildings or development (parking, driveways, etc.) will be approved at that hearing. Traffic impacts are not part of the IMP approval or hearing.**

The AR hearing is scheduled for 9/10/25, before the Architectural Review Board. This hearing and application are for the buildings, parking lots, landscaping, driveways, and other physical changes. This application also includes review of the traffic study.

Transportation

3. *Are any new accesses proposed?*

Yes, one new access is proposed on Leveton Drive for trucks only.

4. *Is a new access proposed to Tualatin Road?*

No. An earlier design of the project included an employee access point onto Tualatin Road and, at one point, a new access point onto Tualatin Road farther east, but those have been removed. No changes are proposed to the driveway on Tualatin Road; it is currently used by Lam's neighbor, JAE, and for Lam emergency access only. Lam's agreement with JAE requires continued use of the access on Tualatin Road for JAE.

5. *Is a new access proposed to 108th?*

No. There are currently 3 driveways on 108th. The existing north access on 108th Avenue connects to the rest of the site and has recently not seen many trips, but with a new parking lot located along that drive aisle, some employees using that new parking lot are expected to use it. The City of Tualatin directs that driveways are located on "lower-classified" roadways (e.g., roads that are designated as carrying less traffic). SW 108th Avenue is a lower-classified roadway and appropriate for driveway access.

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6. Will the Lam expansion cause any new traffic issues?

Lam's traffic study found that all intersections will operate within City and ODOT standards with one exception: the right turn from Hazelbrook Rd to OR 99W currently experiences long delays which will increase slightly as time goes on and trips are added. The Lam expansion is expected to add a maximum of 5 "trips" (cars) to this movement in the peak hour of the day.

7. Will Lam add a new traffic signal?

No. Lam is not proposing any new traffic signals nor are any required based on the expected traffic.

8. Will Lam's project add traffic to Tualatin Road?

Lam is focusing its access on Leveton and 108th, but cannot ensure employees or visitors will not use Tualatin Road depending where they are coming from. Some trips to and from Lam currently use Tualatin Road in both directions (east and west of 108th), and it is estimated that 10% of the new project trips would be added to both directions on Tualatin Road. Based upon the trips expected to be created by this project, in the morning peak hour 25 trips will be added to Tualatin Road and in the peak hour of afternoon traffic, 23 trips will be added to Tualatin Road.

Other

9. Will the new development be visible from SW Tualatin Road?

The new buildings will be on the south side the campus and shorter or approximately the same height as the existing buildings. The berm on the northside along Tualatin Road will be extended to the west and landscaping will largely obscure the new parking areas from view.

10. Will it smell or pollute?

Lam facilities operate under an air pollution permit and is in compliance.

11. Will construction be loud?

Noise will occur, but will comply with all DEQ and City of Tualatin noise standards.

12. Will there be light trespass onto my property?

New lighting will be added (the closest to the residential area north of the campus will be in the new north parking lots), but as shown on the photometric plans (sheets C2.11A through C2.11Y), it will not shine or create direct glare on adjacent properties or the street right-of-way.

13. What is the reason for this project?

Link news stories for more info/background:

- [Lam Research Expansion Reflects Decades of Commitment to Tualatin](#) (Tualatin Life, 2025)
- [Governor Kotek Announces Additional Finalized Oregon CHIPS Contracts](#) (Governor's Office Newsroom, 2024)
- [Lam Research Expands Advanced R&D Operations in Oregon to Fuel Semiconductor Innovation](#) (Lam Research, 2023)