

March 4, 2026

Dear Property Owner, Tenant, or Resident:

You are invited to attend a meeting to review a small proposed building addition to Building B, in the center of the Lam Research campus. The meeting will be held in person at:

The Community at Marquis Tualatin  
19805 SW Boones Ferry Road  
Tualatin, OR 97062  
**Wednesday, March 18 at 7:00 PM**

The Lam Research campus is located at 11155 SW Leveton Drive in Tualatin. The proposal would add approximately 3,900 square feet (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 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 Industrial Master Plan (IMP).

The proposed addition 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 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). The subject proposal does not request any modifications to either of these recent approvals.

A preliminary site plan and building elevations are enclosed in Attachment A.

The March 18, 2026, meeting will allow the project team to share the development proposal with interested neighbors. You will have the opportunity to review preliminary plans and identify topics of interest or issues the design team should consider.

Please contact me (Ian Sisson, 971-346-3725 or [isisson@mcknze.com](mailto:isisson@mcknze.com)) if you have questions regarding the land use review process for this project. For questions about Lam's ESG goals or campus operations, please contact [Todd.Fosler@lamresearch.com](mailto:Todd.Fosler@lamresearch.com), Project Manager, or [Chad.Oyler@lamresearch.com](mailto:Chad.Oyler@lamresearch.com), ESG and Environmental Health & Safety.

March 4, 2026

Page 2

Sincerely,



Ian Sisson  
Land Use Planner

Enclosure(s): Attachment A – Preliminary Site Plan and Building Elevations

REFERENCE ONLY UNLESS STAMP IS PLACED (PLACE STAMP HERE)

MACKENZIE 2008  
ALL RIGHTS RESERVED  
THESE DRAWINGS ARE THE PROPERTY OF MACKENZIE AND ARE NOT TO BE USED OR REPRODUCED IN ANY MANNER, WITHOUT THE WRITTEN PERMISSION

REVISION SCHEDULE

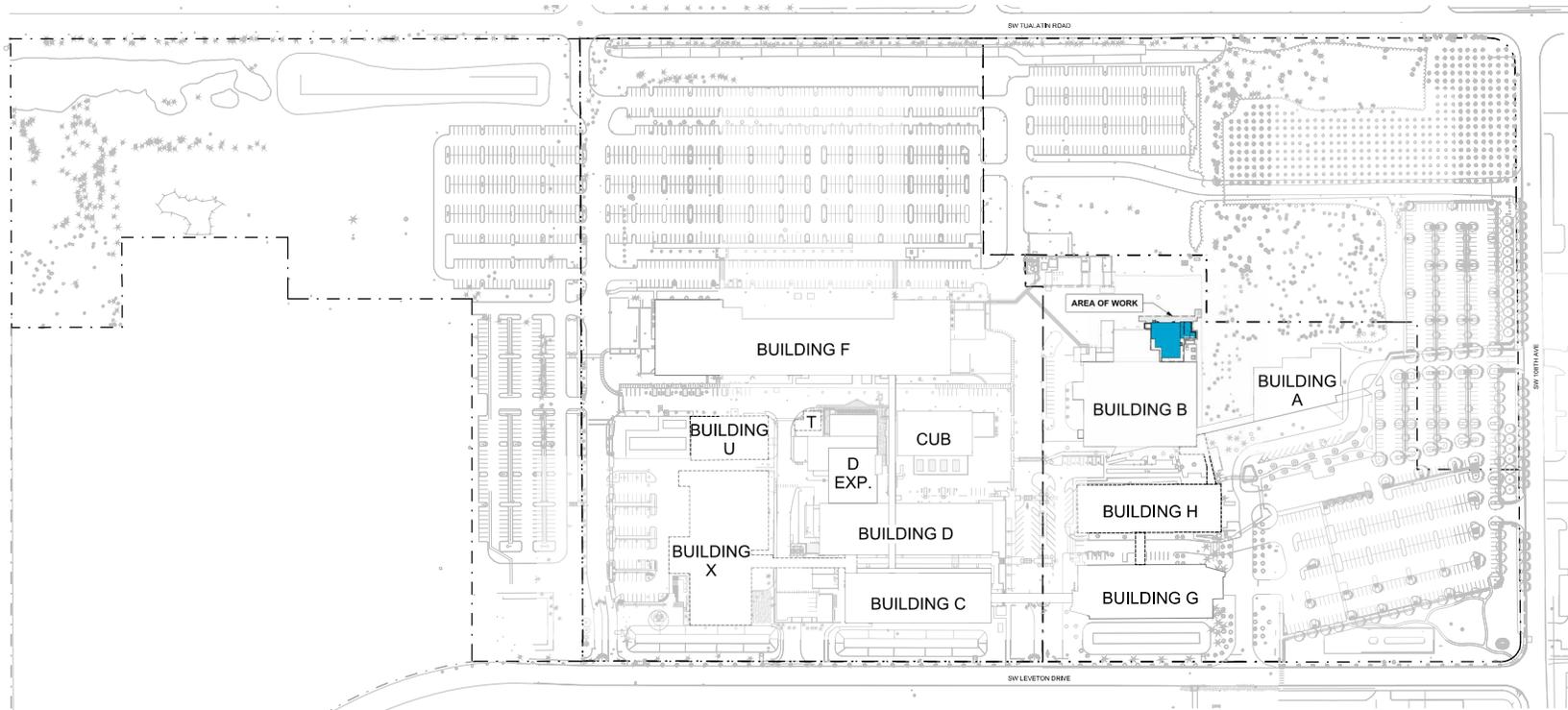
Drawn	Revised By	Issue Date

SHEET TITLE  
**CAMPUS PLAN**

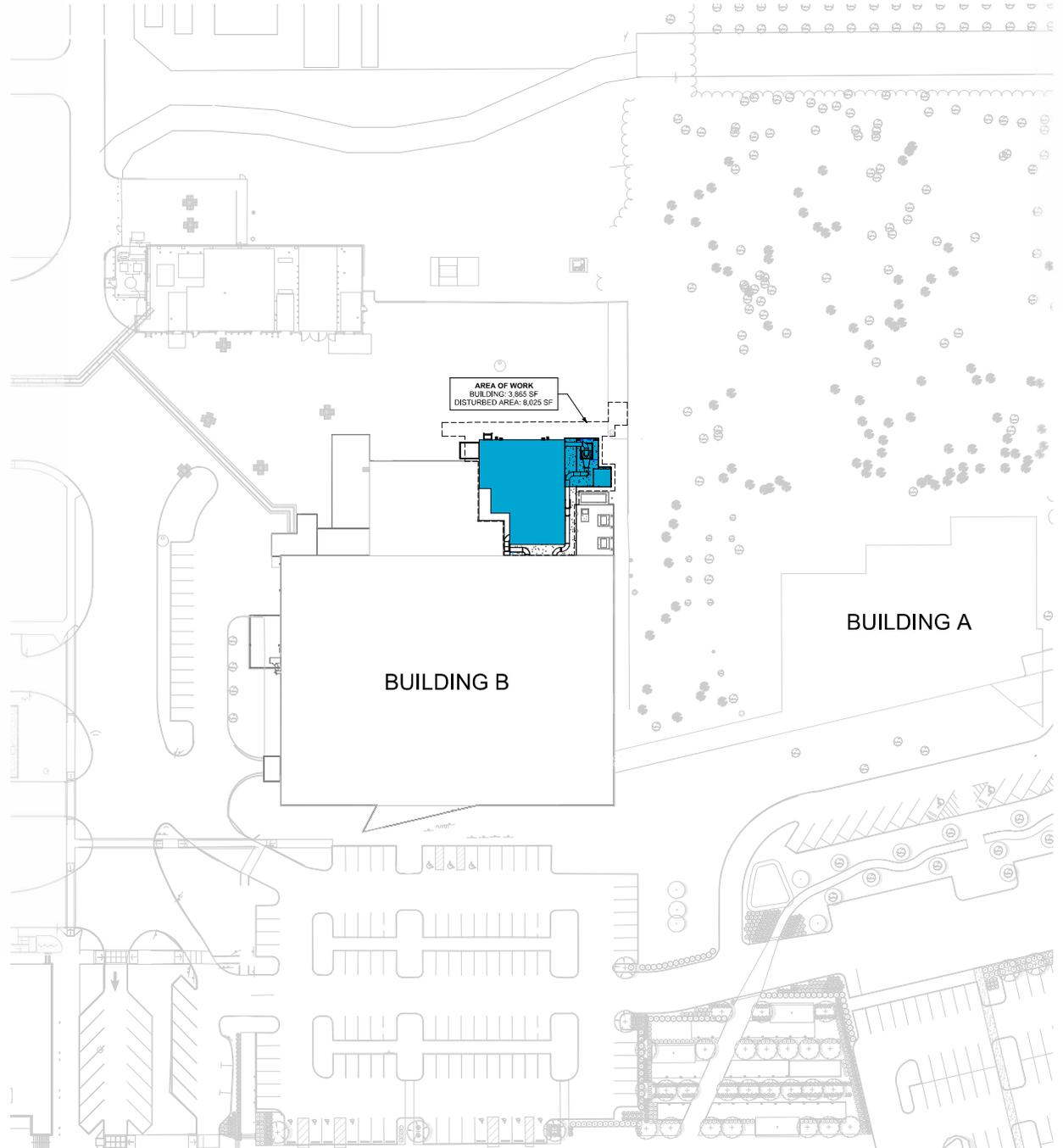
SHEET

**A.1**

JOB NO. **2240285.00**



-  CAMPUS PLAN
-  AREA OF WORK
-  IN PROGRESS BUILDINGS
-  EXISTING BUILDINGS
-  TAX LOT LINE



1 SITE PLAN  
A.2

REFERENCE  
ONLY UNLESS  
STAMP IS  
PLACED  
(PLACE STAMP  
HERE)

© MACKENZIE 2018  
ALL RIGHTS RESERVED  
THESE DRAWINGS ARE THE PROPERTY OF  
MACKENZIE AND ARE NOT TO BE USED  
OR REPRODUCED IN ANY MANNER  
WITHOUT THE WRITTEN PERMISSION

REVISION SCHEDULE

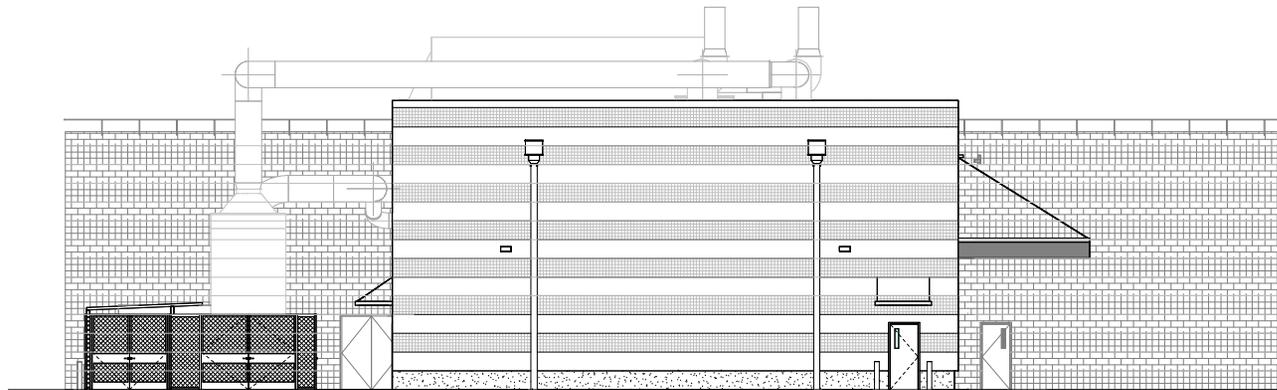
Drawn	Revised By	Issue Date

SHEET TITLE  
**SITE PLAN &  
IMAGERY**

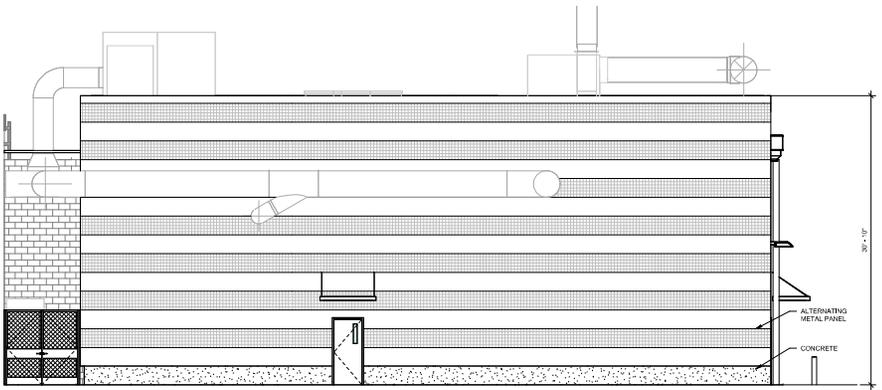
SHEET

**A.2**

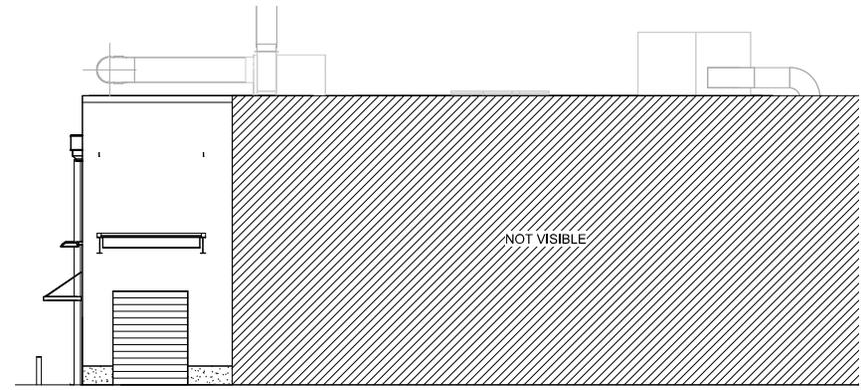
JOB NO. **2240285.00**



1 NORTH ELEVATION



2 EAST ELEVATION



3 WEST ELEVATION

REFERENCE ONLY UNLESS STAMP IS PLACED (PLACE STAMP HERE)

© MACKENZIE 2018  
ALL RIGHTS RESERVED.  
THESE DRAWINGS ARE THE PROPERTY OF MACKENZIE AND ARE NOT TO BE USED OR REPRODUCED IN ANY MANNER, WITHOUT THE WRITTEN PERMISSION.

REVISION SCHEDULE

Drawn	Issued As	Issue Date

SHEET TITLE  
**EXTERIOR ELEVATIONS**

SHEET

**A.3**

JOB NO. **2240285.00**