3/19/2026

Neighborhood Developer Meeting 3/18 Meeting Summary

Dear Neighbors,

The meeting last night at The Community at Marquis was informative, respectful, and cordial. I was planning to film the event for those who could not attend, but Mackenzie requested that we not record, so this summary is based on memory and limited notes.

Building B is used as a research and development lab for Lam's microchip packaging and assembly products. This is a separate business activity from the wafer manufacturing tools that make up the majority of Lam's business. It is typical industry practice to locate these two activities in separate buildings in order to prevent cross-contamination.

The purpose of the proposed expansion of Building B is to provide more equipment space for Lam's packaging and assembly lab. The expansion of Building B is on a separate timetable and schedule from the TUX project, so this expansion was not included in the TUX proposal. If approved, the construction activities for Building B expansion would start next year, 2027.

The additional scrubber and scrubber pad for Building B would be located at ground level, but the exhaust fans and exhaust fan stacks for this scrubber unit would be located on the roof of the building. The proposed scrubber unit would be roughly 1/3 the size of the other 5 existing units at Lam, and it would generate roughly 10% as much sound as a typical scrubber unit.

The environmental acoustical modeling that Lam provided as part of the TUX proposal was created using ISO 9613 methods. The model did not include the Building B addition. The added scrubber at Building B will be closer to the neighborhood than the other scrubbers on campus, but Lam claims that the increased roof-top fan noise from this project will be minimal.

Lam's staff were very helpful in explaining how Lam's business activities relate to their various buildings on campus, both existing and proposed. Lam makes equipment to produce microchips, and although Lam does not sell microchips, in order to develop their products, Lam's research and development labs produce incidental quantities of microchips during testing and development. Lam basically has all of the components of a microchip fab (fabrication plant) on campus in order to validate their designs and develop new fab tools. Building F is where Lam's manufacturing activities occur.

Although the majority of Lam's R&D activities take place during the day, the reason that Lam generates so much noise at night is due to the time, expense, and complexity associated with startup and shutdown of their air handling equipment. The air system is

optimized for continuous operation, and the process of shutting it down takes days of planning and coordination. It is not practical to turn the fans off at night.

The typical air-handler and scrubber units at Lam include three roof-top fans each. Any one of these fans has adequate capacity (at full-speed) to run the scrubber, but in order to reduce equipment wear and noise, Lam typically runs two fans simultaneously at a lower duty load, with the third fan available as a backup. This allows the operator to perform maintenance on one fan while still maintaining redundancy of the other two, without interrupting operations.

Despite receiving noise complaints for more than 3 years, other than planting trees, Lam has not taken any steps to reduce or mitigate rooftop noise. The trees that Lam has planted are not tall enough to reach the height of the roof where this noise originates, and these trees will not be tall and/or dense enough to provide meaningful noise mitigation for decades. Lam is looking at other ways to mitigate rooftop noise.

Present at the meeting:

from Lam Research
Todd Fosler, Director of Facilities
Chad Oyler, Director of Environmental Health & Safety

from Mackenzie
Ian Sisson, Land Use Planner
Suzannah Stanley, Land Use Planner
Robert Kirkman, Architect

Kate Pinamonti, Riverpark CIO President
Danny O'Neal, Byrom CIO Land Use Officer
Brett Hamilton and one other community member

Thank you to Lam and Mackenzie for hosting this meeting. Thanks to all who attended. A number of community members expressed a desire to join but could not make the meeting due to scheduling conflicts and travel.