

November 7, 2025

City of Tualatin  
Tualatin City Council

## **108th North Access and Building G Site Plan**

Dear Mayor Bubenik and City Councilors:

Lam's current physical site does not conform to their currently-approved site plan. The current site has three access points on 108th, but only two of those access points (the two southern-most) are currently approved. Lam appears to be using the northern-most access point as a contractor entrance and an emergency access point, but it does not appear that Lam's prior site plans ever approved this northern-most access on 108th.

In 2022, as part of Lam's Building G land use application (IMP22-0001 and AR22-0006) the City of Tualatin approved two entrances on 108th Ave. A third entrance was not approved.

A reasonable person reading Lam's Building G land use application would conclude that this third entrance on 108th did not exist. According to the approved site plan, this area should be green space or landscaping, but it is currently paved with asphalt and has a sign that reads:

"SKANSKA East Contractor Entrance"

Lam's Narrative for Building G mentioned all of Lam's other entrances, but it did not mention a third entrance on 108th Ave:

"The existing site consists of three lots containing several buildings and associated facilities, parking areas, and landscaping. There are three main driveways into the campus from SW Leveton Drive, and one additional driveway entrance from Tualatin Road. To the west and south are additional MP-designated lots." (Building G - Narrative Page 2)

The Traffic Study for Building G also did not mention a third entrance. It called the two proposed entrances "North" and "South":

"The existing East Access on SW Leveton Drive is proposed to be limited to truck access. To accommodate the additional office trips, two (2) new driveways are proposed on SW 108th Avenue with direct access to the expanded parking area. The North Access is proposed to be aligned opposite the north driveway serving Olympic Controls. The South Access is proposed approximately 445 feet south of the North Access." (Building G - TIA Page 3)

The Building G site plan did not show a third entrance. Lam shaded that area green to represent landscaping.

Lam gave up any claim to this third entrance when they omitted it from their Building G land use application. Lam abandoned this entrance to get two *other* entrances approved and built. Now Lam is trying to add it back without a driveway approach permit.

I request that the City of Tualatin consider Lam's existing third entrance on SW 108th Avenue to be out of compliance.

If Lam wants to continue using this driveway as a contractor entrance and an emergency access point, I'm confident that the community would support that, but any existing allowed use needs to be documented and clarified, specifically that this entrance is not approved for employee traffic. Lam has plenty of other access points, and Leveton Drive has more than enough capacity to serve their campus expansion.

In either case, the northern-most access point on 108th should not be expanded for general employee use. To avoid overloading Tualatin Road and causing employee use of unsafe intersections, Lam's employee traffic should be directed to Leveton Drive.

Thank you for your consideration.

Sincerely,



Brett Hamilton

## Building G. Approved Site Plan

