

From: [Erin Engman](#)
To: [Margo Strength](#)
Cc: [Suzannah Stanley](#); [Mike Rueter](#)
Subject: RE: LAM Research setback standards
Date: Tuesday, November 8, 2022 8:47:00 AM

Hi Margo-

Thanks for reaching out with your question regarding the Lam application. I've copied the applicants to this email in case they wish to comment on your question, but I can provide some clarity.

Their application is not looking to amend setbacks along SW Tualatin Road or impact the trees along its frontage. And as part of the hearing, I will recommend that our Planning Commission include a condition on their approval that requires the earthen berm and landscape coverage to be retained along their frontage on SW Tualatin Road.

Rather the applicant is looking to amend the setbacks listed below:

- Building Setbacks:
 - Interior side and rear yard setback: Reduced from 20 feet to 0 feet.
 - Side yard setback to JAE (property to west): Reduced from 100 feet to 50 feet.
- Parking and Circulation Setbacks:
 - Adjacent to Leveton Drive: Reduced from 108 feet to 50 feet.
 - Interior to site: Plan sheet reference to 0 feet
 - Side yard setback to JAE (property to west): Plan sheet reference to 9.5 feet

More information is contained in their document:

https://www.tualatinoregon.gov/sites/default/files/fileattachments/planning/project/55418/exhibit_a1_-_narrative.pdf

Please let me know if you have any other questions and have a good day,

Erin Engman

Senior Planner

City of Tualatin | Planning Division

503.691.3024 | www.tualatinoregon.gov

From: Margo Strength <dgrahms@comcast.net>

Sent: Sunday, November 6, 2022 10:04 PM

To: Erin Engman <engman@tualatin.gov>

Subject: LAM Research setback standards

Erin,

I live in a development of homes across the street from the LAM Research building in Tualatin. I am concerned about LAM Research requesting an amendment to setback standards. Does this mean that the beautiful trees along Tualatin Rd will be cut down? They provide a nice camouflage of LAM's office buildings and many people enjoying walking the meandering sidewalks next to the trees. It would be a shame to see them cut down. Hopefully they won't be, so I thought I would ask.

Thank you,
Margo Strength

From: [Erin Engman](#)
To: [Chris Hein](#)
Cc: [Suzannah Stanley](#); [Mike Rueter](#)
Subject: RE: Lam Research Office Building
Date: Monday, November 14, 2022 10:24:00 AM
Attachments: [image003.png](#)
[image004.png](#)

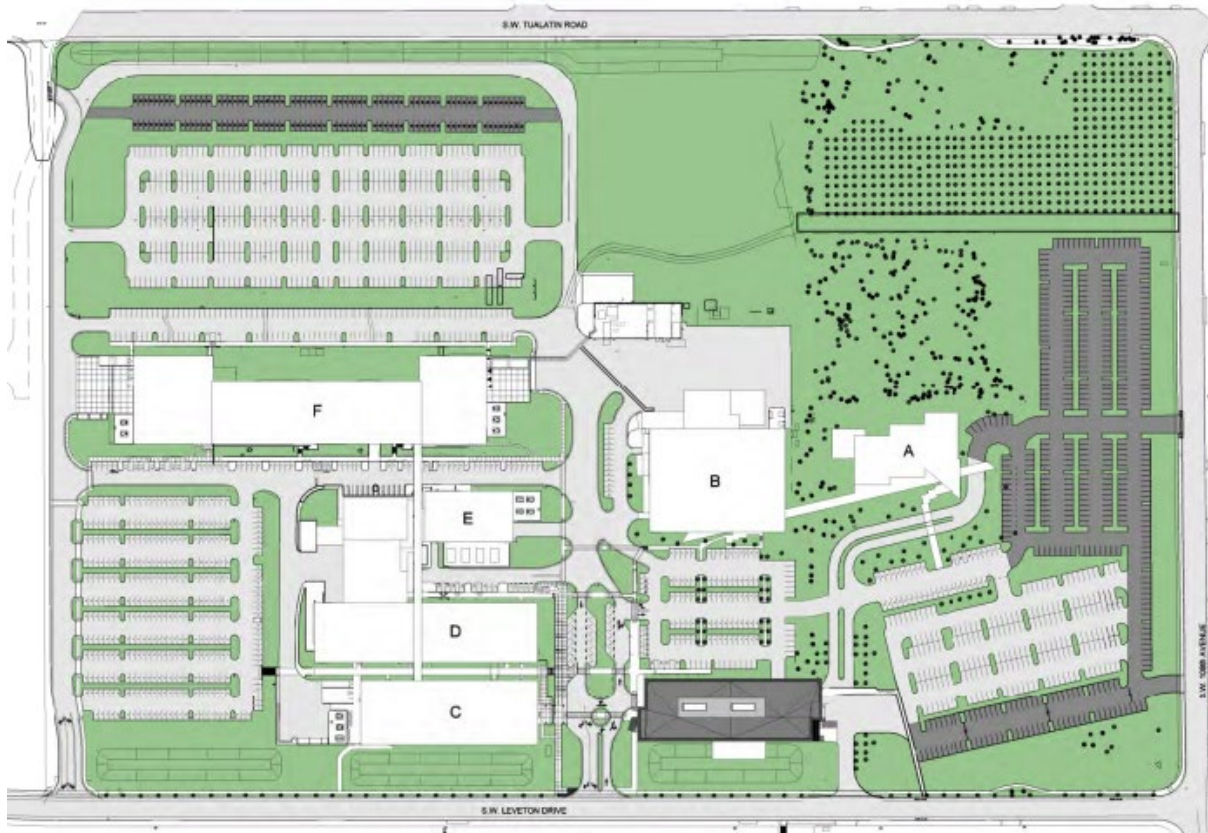
Hi Chris-

Thanks for reaching out with your question regarding the Lam application. I've copied the applicants to this email in case they wish to comment on your question, but I can provide some clarity.

The new office building is proposed on the south end of the site, toward SW Leveton Drive as shown in the site plan below. The proposed improvements are shown in dark grey.

And to provide additional clarification, their application is not looking to amend setbacks along SW Tualatin Road or impact the trees along its frontage. Rather the applicant is looking to amend the setbacks listed below:

- Building Setbacks:
 - Interior side and rear yard setback: Reduced from 20 feet to 0 feet.
 - Side yard setback to JAE (property to west): Reduced from 100 feet to 50 feet.
- Parking and Circulation Setbacks:
 - Adjacent to Leveton Drive: Reduced from 108 feet to 50 feet.
 - Interior to site: Plan sheet reference to 0 feet
 - Side yard setback to JAE (property to west): Plan sheet reference to 9.5 feet



Please let me know if you have any other questions and have a good day,

Erin Engman

Senior Planner
City of Tualatin | Planning Division
503.691.3024 | www.tualatinoregon.gov

From: Chris Hein <ChrisH@osf.com>
Sent: Friday, November 11, 2022 11:11 AM
To: Erin Engman <eengman@tualatin.gov>
Subject: Lam Research Office Building

Hi Erin,

I live off 109th and Tualatin Rd. across from the Lam Campus
I received a hearing/ notice card about Lam wanting to change the setbacks to build a four story 120,000 office building.
My question is where on the campus are they wanting to locate this?

As you know now there currently is a nice buffer between Lam and Tualatin Road.

Thanks for the information.

Chris



Chris Hein
VP Food & Beverage
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PO Box 3207
Tualatin, OR. 97062
January 10, 2023

Erin Engman
City of Tualatin, Senior Planner

Dear Ms. Engman,

I live on the corner of 115th Avenue and Hazelbrook Road in Tualatin. 115th Avenue is an extremely busy residential street in front of my home. My concern is that traffic issues on 115th Avenue will worsen if a four-story, 120,000 square-foot office building is built by Lam Research which could employ 600 additional employees.

Drivers on 115th Avenue and on Hazelbrook Road use these streets for several reasons:

1. A route to/from Hazelbrook Middle School
2. Local access to homes, businesses, and townhomes/apartments
3. To avoid driving up to Tualatin Road to 124th to gain access onto Highway 99 in a northeasterly direction.

School children wait for the bus in front of my home on the corner and students walk to/from Hazelbrook Middle School along 115th. At the very least, speed bumps and a lowered speed limit on 115th Avenue should be considered.

Sincerely,



Joan E. Hamilton