

Pros:

- 1 Costco quiet side adjacent to neighborhood, screening much of the parking, loading and fuel facility operations.
- 2 Fuel Facility located as far as possible from residential neighborhood.
- 3 Costco improvements oriented towards Kuebler, the more commercial street.
- 4 The Costco development aligns and integrates with the adjacent development to the west.
- 5 Site layout allows for most convenient accessibility away from residential street to the south.

Cons:

- 1 All oak trees removed.



Costco Wholesale

Salem, OR

Current Site Plan

MG2 Project: 17-0413-01A

Project Manager: S Bullock

Date: August 9, 2018



Pros:

- 1 Oak trees might be able to be retained but will reduce the number of parking stalls.
- 2 The Costco development integrates with the adjacent development to the west.

Cons:

- 1 Site access from 27th Ave roundabout impacted - conflicts with Costco Receiving Area.
- 2 Site access encourages use of residential street to the south.
- 3 Costco building mass does not act as noise buffer to neighborhood.
- 4 Back of warehouse oriented toward commercial street - screening entry from view.
- 5 Fuel facility directly adjacent to residential neighborhood.
- 6 Costco Receiving area directly oriented toward residential.
- 7 Warehouse siting creates inefficient parking layout - reducing stall count.

Topo and Access constraints

Significant Oak Trees



Costco Wholesale

Salem, OR

MG2 Project: 17-0413-01A

Project Manager: S Bullock

Date: August 9, 2018

Site Plan Option for Tree Retention

NE Option



Pros:

- 1 Oak trees might be able to be retained but will reduce the number of parking stalls.
- 2 The Costco development integrates with the adjacent development to the west.
- 3 Site layout allows for most access to avoid residential street to the south. However, since the store faces south, a fair number of trips will likely access from the south.

Cons:

- 1 Warehouse Receiving area directly oriented toward residential neighborhood.
- 2 Sound and light impacts from the parking lot, fuel facility and loading dock on the adjacent residential neighborhood.
- 3 Costco building mass does not act as noise buffer to neighborhood.
- 4 Back of warehouse oriented toward commercial street – screening entry from view.
- 5 Fuel Facility directly adjacent to residential neighborhood.
- 6 The Costco development somewhat turns away from the adjacent development to the west.
- 7 Left turn into fuel facility congested
- 8 Warehouse siting creates inefficient parking layout – reducing stall count.

Topo and Access constraints



Significant Oak Trees



Costco Wholesale

Salem, OR

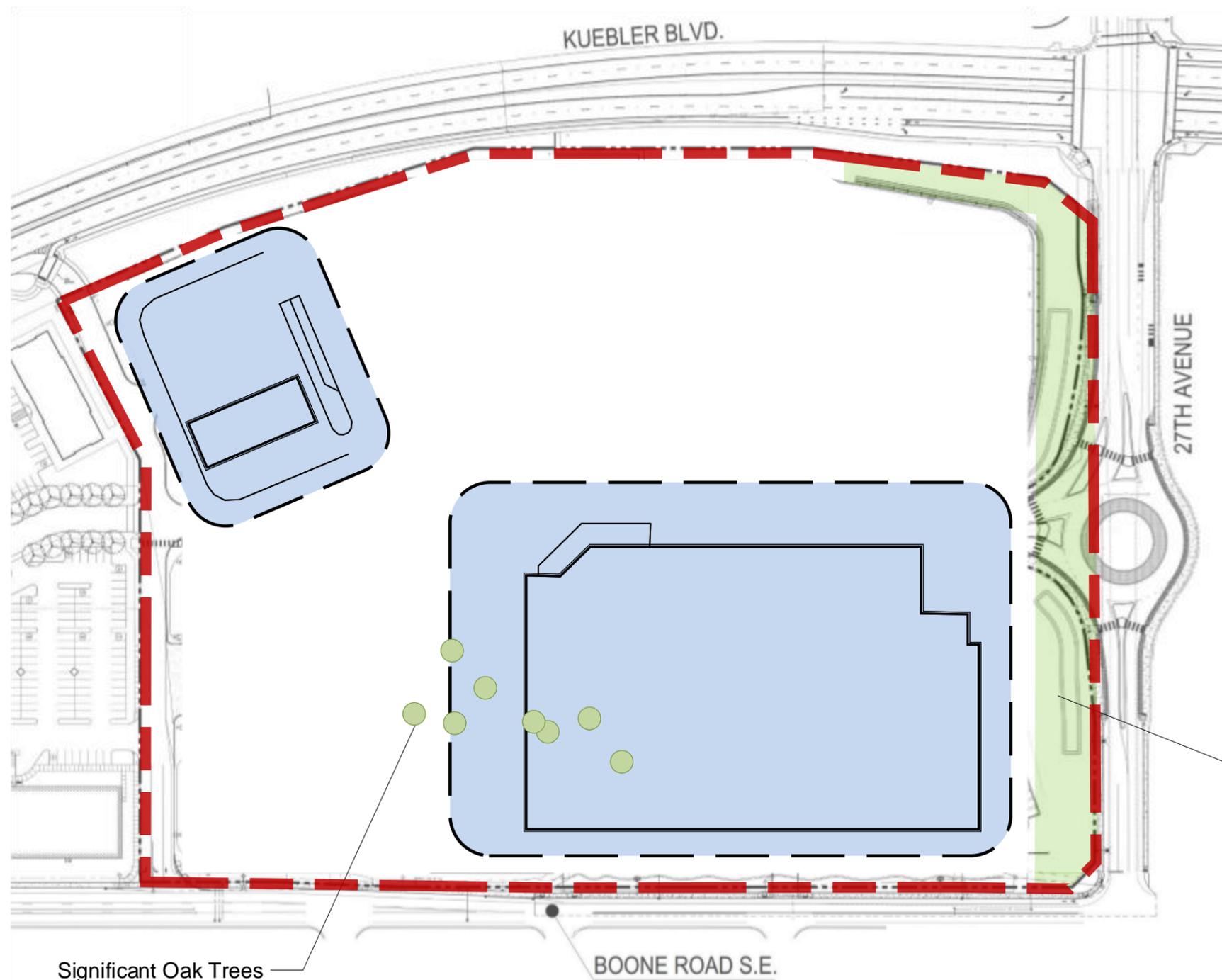
MG2 Project: 17-0413-01A

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Site Plan Option for Tree Retention

NW Option

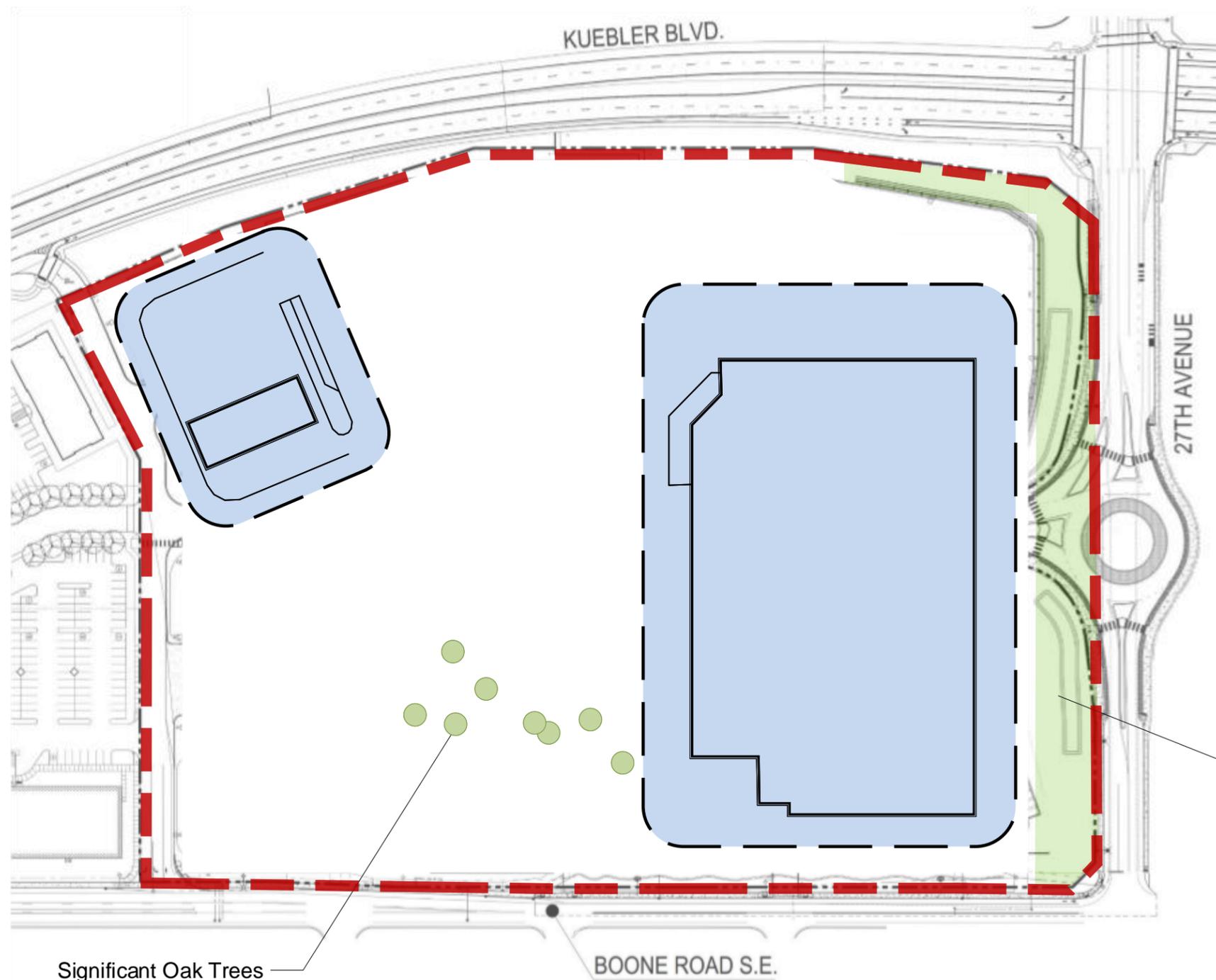


Pros:

- 1 Costco quiet side adjacent to residential, screening much of the parking, loading and fuel facility operations.
- 2 Fuel facility located on Kuebler Blvd.
- 3 Costco improvements oriented towards Kuebler, the more commercial street.
- 4 Some Oak trees may be able to be retained.

Cons:

- 1 Site access from 27th Ave. roundabout impacted – conflicts with Costco Receiving Area.
- 2 Loading docks are no longer screened from 27th.
- 3 Connection to development to the west lost.
- 4 Warehouse siting creates inefficient parking layout-reducing stall-count.
- 5 Tree retention impacts parking.
- 6 Fuel Facility operations oriented toward residential.



Pros:

- 1 Oak trees might be able to be retained. Some will have to be removed to accommodate the loading dock.
- 2 Fuel facility located on Kuebler Blvd.
- 3 Costco entry more prominently faces Kuebler.
- 4 Costco improvements oriented towards Kuebler, the more commercial street.

Cons:

- 1 Site access from 27th Ave. roundabout lost.
- 2 Primary site access will be from residential street to the south.
- 3 Costco building mass does not act as noise buffer to neighborhood.
- 4 Loading docks directly adjacent to residential.
- 5 Fuel Facility operations oriented toward residential.
- 6 Connection with the development to the west is lost.
- 7 Primary parking area adjacent to existing residential
- 8 Warehouse siting creates inefficient parking layout-reducing stall count.
- 9 Tree retention impacts parking.



Costco Wholesale

Salem, OR

MG2 Project: 17-0413-01A

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Pros:

- 1 Fuel Facility located on Kuebler Blvd. - furthest from residential.
- 2 Costco improvements oriented towards Kuebler, the more commercial street.
- 3 Costco entry more prominently faces Kuebler.

Cons:

- 1 Site access encourages use of residential street to the south.
- 2 Oak trees will have to be removed to accommodate the loading dock operations.
- 3 No connection with development to the west.
- 4 Limited access from internal drive to the west of the warehouse.
- 5 Loading docks and parking will be impacted by tree retention.
- 6 Loading docks directly adjacent to residential to the south.
- 7 Costco building mass does not act as noise buffer to neighborhood.
- 8 Primary parking area adjacent to existing residential

Significant Oak Trees

Topo and Access constraints



Costco Wholesale

Salem, OR

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Site Plan Option for Tree Retention

SW Option