

Lani Hickey

From: Alan Rasmussen <arasmussen@modernbuildingsystems.com>
Sent: Monday, March 21, 2022 9:38 AM
To: Lani Hickey
Cc: landuse.sensa@gmail.com; robosushi@robosushi.com
Subject: Re: 1010 Hawthorne Avenue "Old Costco Location"

Received.

Thank you.

Alan Rasmussen

On Sun, Mar 20, 2022 at 4:38 PM Lani Hickey <lani@rc-grp.com> wrote:

Hello,

I would like to introduce myself, my name is Lani Hickey and I am working with Rhine-Cross Group, LLC as a planner. Our client is working with Costco at their old location at 1010 Hawthorne Avenue SE to turn the existing building into 3+/- new businesses. There will be no change to the structure with the exception of remodeling the interior, exterior wall painting and new branding of the primary entrance. At this time one new retail sales tenant has been identified "At Home" a home goods store. Two other occupants are being looked at, but no commitment has been made.

The building and parking lot will remain the same with the exception of new pedestrian paths as required by the Salem Revised Code (SRC). This portion of the project is just focused on the building and parking lot adjacent to the old Costco main structure. The gas station portion will be removed and a business may occupy that space at a later date, but is not part of this project.

We are reaching out to your Southeast Salem Neighborhood Association and the Southeast Mill Creek Association so you have an the opportunity to let us know if you have any questions, concerns, or comments.

Thank you and have a nice day,

Lani

Lani R. Hickey

Land Use Planner

Rhine-Cross Group, LLC

(541) 591-0211

Lani Hickey

From: Lani Hickey <lanirc-grp.com>
Sent: Monday, March 14, 2022 12:52 PM
To: 'KFitzgerald@cityofsalem.net'
Subject: Determination of Archeological Review for former Costco
Attachments: PRE-AP21-113 Planning Summary Letter.pdf

Hi Kimberli,

A pre-application meeting was held October 14, 2021 (Case Number/AMANDA No. PRE-AP21-113/21-118113-PA attached). On page 4 of the attachment Staff Comments included the need for an Archeological Review. The proposed use of the former Costco building and parking lot will remain Retail Commercial. The building footprint will remain the same, the parking lot will remain the same with the addition of pedestrian paths required under the SRC Code Chapter 800.065.

Per the Staff Comments during the pre-app meeting it was recommended that you be contacted and made aware of this proposal. Please let us know if what, or any archeological requirements may be applicable to re-development of the property.

Property Address: 1010 Hawthorne Avenue SE
Assessor's MTL: 073W3600803

Thank you and if you have any questions please feel free to contact me.

Lani

Lani R. Hickey
Land Use Planner
Rhine-Cross Group, LLC
(541) 591-0211

Lani Hickey

From: Lani Hickey <lan@rc-grp.com>
Sent: Sunday, March 20, 2022 4:38 PM
To: 'arasmussen@modernbuildingsystems.com'; 'landuse.sensa@gmail.com'
Cc: 'robosushi@robosushi.com'
Subject: 1010 Hawthorne Avenue "Old Costco Location"

Hello,

I would like to introduce myself, my name is Lani Hickey and I am working with Rhine-Cross Group, LLC as a planner. Our client is working with Costco at their old location at 1010 Hawthorne Avenue SE to turn the existing building into 3+/- new businesses. There will be no change to the structure with the exception of remodeling the interior, exterior wall painting and new branding of the primary entrance. At this time one new retail sales tenant has been identified "At Home" a home goods store. Two other occupants are being looked at, but no commitment has been made.

The building and parking lot will remain the same with the exception of new pedestrian paths as required by the Salem Revised Code (SRC). This portion of the project is just focused on the building and parking lot adjacent to the old Costco main structure. The gas station portion will be removed and a business may occupy that space at a later date, but is not part of this project.

We are reaching out to your Southeast Salem Neighborhood Association and the Southeast Mill Creek Association so you have an the opportunity to let us know if you have any questions, concerns, or comments.

Thank you and have a nice day,
Lani

*Lani R. Hickey
Land Use Planner
Rhine-Cross Group, LLC
(541) 591-0211*

Lani Hickey

From: Lani Hickey <lanirc-grp.com>
Sent: Sunday, March 20, 2022 3:15 PM
To: "Landuse.sensa@gmail.com"
Cc: 'spriem@hotmail.com'
Subject: 1010 Hawthorne Avenue "Old Costco Location"

Hello,

I would like to introduce myself, my name is Lani Hickey and I am working with Rhine-Cross Group, LLC as a planner. Our client is working with Costco and their old location at 1010 Hawthorne Avenue SE to turn the existing building into 3+/- new businesses. There will be no change to the structure with the exception of remodeling the interior, exterior wall painting and new branding of the primary entrance. At this time one new retail sales tenant has been identified "At Home" a home goods store. Two other occupants are being looked at, but no commitment has been made.

The building and parking lot will remain the same with the exception of new pedestrian paths as required by the Salem Revised Code (SRC). This portion of the project is just focused on the building and parking lot adjacent to the old Costco main structure. The gas station portion will be removed and a business may occupy that space at a later date, but is not part of this project.

We are reaching out to your Southeast Salem Neighborhood Association so you have an the opportunity to let us know if you have any questions, concerns, or comments.

Thank you and have a nice day,
Lani

Lani R. Hickey
Land Use Planner
Rhine-Cross Group, LLC
(541) 591-0211

Lani Hickey

From: Lani Hickey <lanirc-grp.com>
Sent: Monday, March 14, 2022 1:59 PM
To: 'spriem@hotmail.com'
Subject: 1010 Hawthorne Avenue "Old Costco Location"

Hi Shannon,

I would like to introduce myself, my name is Lani Hickey and I am working with Rhine-Cross Group, LLC as a planner. Our client is working with Costco and their old location at 1010 Hawthorne Avenue SE to turn the existing building into 3+/- new businesses. There will be no change to the structure with the exception of remodeling the interior, exterior wall painting and new branding of the primary entrance. At this time one new retail sales tenant has been identified "At Home" a home goods store. Two other occupants are being looked at, but no commitment has been made.

The building and parking lot will remain the same with the exception of new pedestrian paths as required by the Salem Revised Code (SRC). This portion of the project is just focused on the building and parking lot adjacent to the old Costco main structure. The gas station portion will be removed and a business may occupy that space at a later date.

We are reaching out to your Southeast Salem Neighborhood Association so you have an the opportunity to let us know if you have any questions, concerns, or comments.

Thank you and have a nice day,
Lani

Lani R. Hickey
Land Use Planner
Rhine-Cross Group, LLC
(541) 591-0211