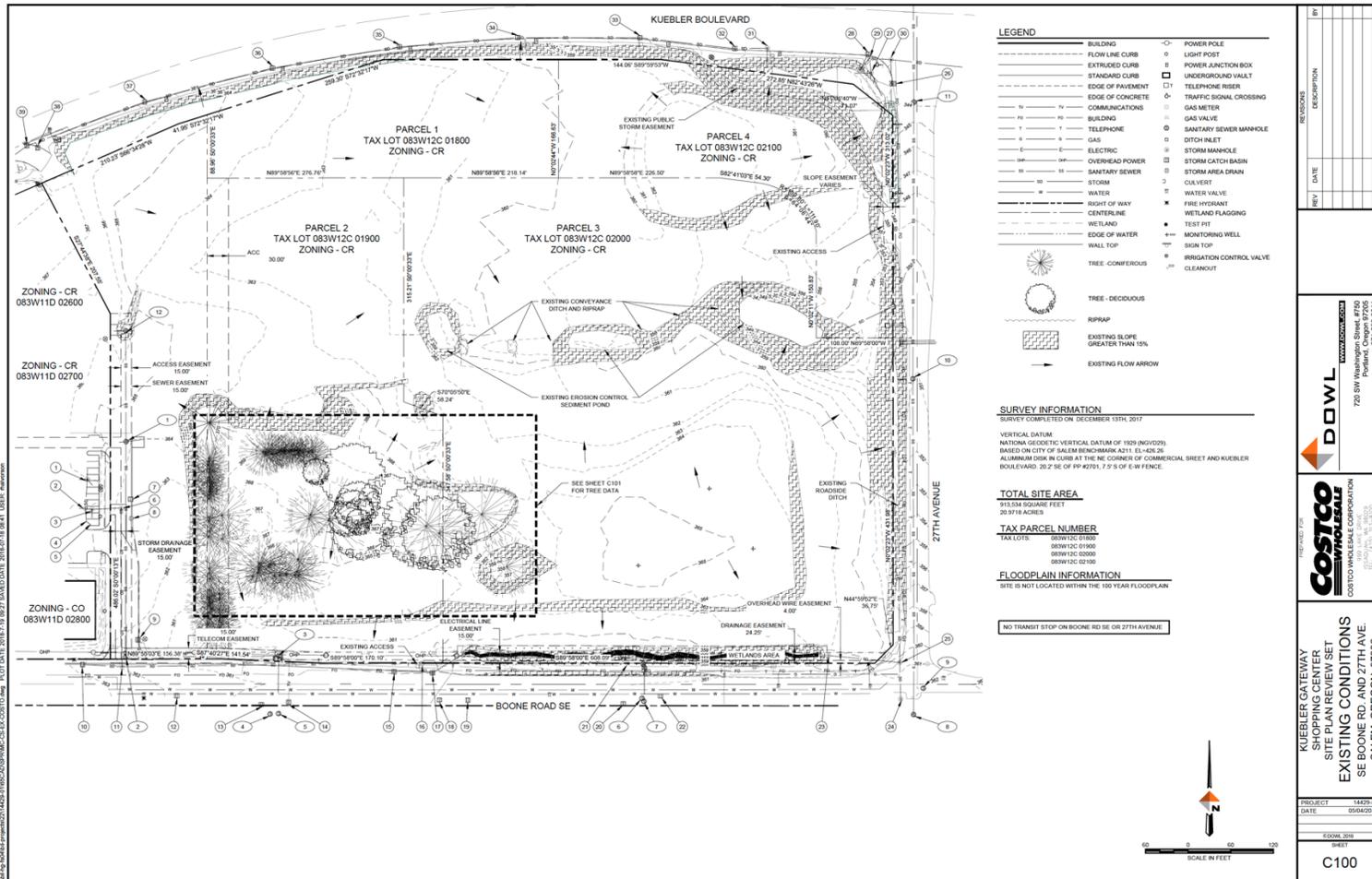


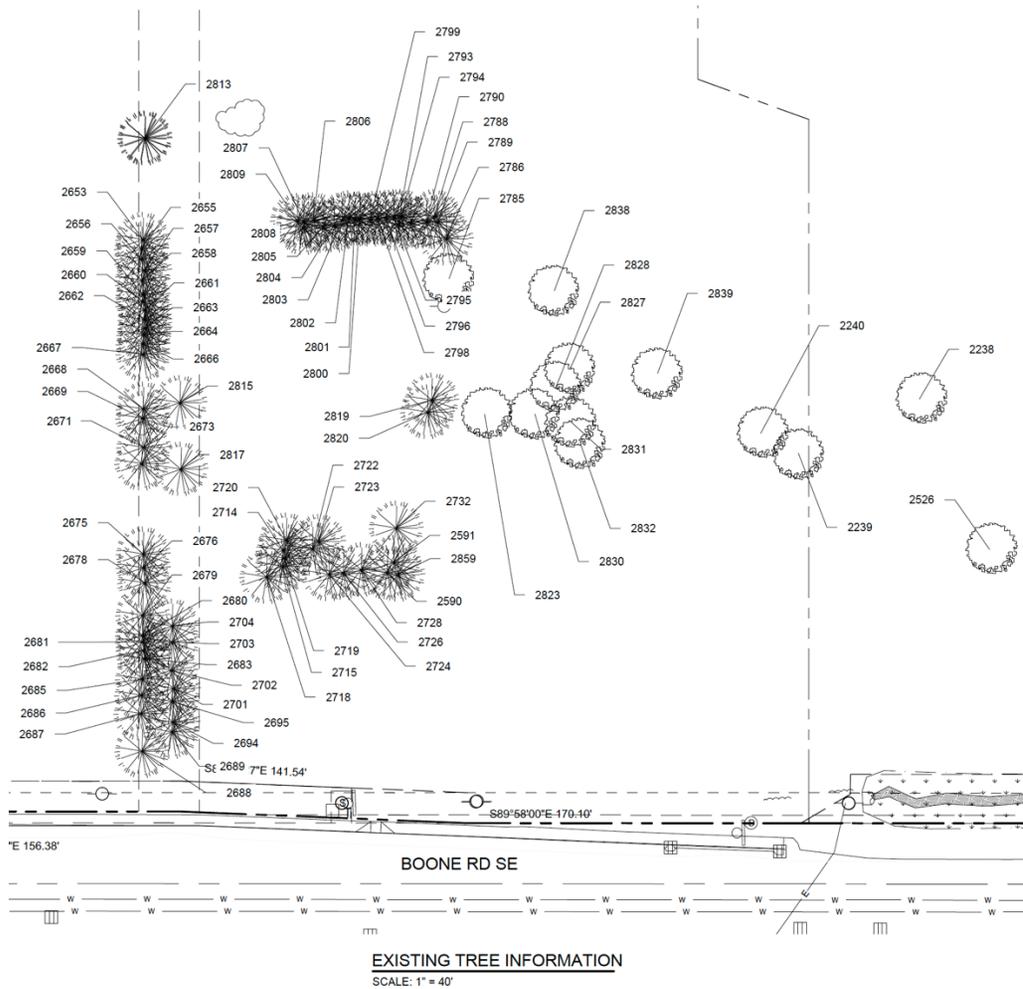
COSTCO SOUTH SALEM: WHITE OAKS PROTECTION: DENY CURRENT SITE PLAN



**THERE IS A GROVE OF WHITE OAK TREES LOCATED OFF BOONE ROAD
THE APPLICANT ILLUSTRATES SIX ALTERNATIVE SITE PLANS TO DEAL WITH THE OAKS AND HOW THE NEW BUILDINGS
COULD THEREFORE BE SITED, VERSUS CONFLICT WITH THE TREES, WHICH WOULD HAVE TO BE CUT DOWN.
UNFORTUNATELY, THE APPLICANT CHOOSES THE WORST SITE PLAN, AND PROPOSES TO REMOVE THE OAKS, AND
SITE THE BIG BOX STORE EXACTLY WHERE THE SIGNIFICANT TREES ARE.**

THE CURRENT SITE PLAN SHOULD BE DENIED SAVE THE WHITE OAKS!

COSTCO SOUTH SALEM: WHITE OAKS PROTECTION: DENY CURRENT SITE PLAN



EXISTING TREE TABLE

POINT NUMBER	TREE TYPE	CALIPER	POINT NUMBER	TREE TYPE	CALIPER
2238	WHITE OAK	34	2723	DOUGLAS-FIR	21
2239	WHITE OAK	34	2724	GRAND FIR	25
2240	WHITE OAK	44	2726	DOUGLAS-FIR	14
2526	WHITE OAK	28	2728	DOUGLAS-FIR	21
2589	DOUGLAS-FIR	24	2732	DOUGLAS-FIR	19
2590	DOUGLAS-FIR	22	2785	ELM	12
2591	DOUGLAS-FIR	16	2786	DOUGLAS-FIR	17
2653	BLACK PINE	15	2788	DOUGLAS-FIR	14
2655	BLACK PINE	12	2789	DOUGLAS-FIR	15
2656	BLACK PINE	19	2790	DOUGLAS-FIR	12
2657	BLACK PINE	16	2791	DOUGLAS-FIR	13
2658	BLACK PINE	12	2793	DOUGLAS-FIR	9
2659	PONDERSONA PINE	15	2794	DOUGLAS-FIR	8
2660	BLACK PINE	14	2795	DOUGLAS-FIR	13
2661	BLACK PINE	12	2796	DOUGLAS-FIR	18
2662	BLACK PINE	16	2798	DOUGLAS-FIR	7
2663	BLACK PINE	8	2799	DOUGLAS-FIR	16
2664	BLACK PINE	10	2800	DOUGLAS-FIR	14
2666	PONDERSONA PINE	18	2801	DOUGLAS-FIR	12
2667	BLACK PINE	13	2802	DOUGLAS-FIR	14
2668	PONDERSONA PINE	10	2803	DOUGLAS-FIR	16
2669	PONDERSONA PINE	14	2804	DOUGLAS-FIR	8
2671	DOUGLAS-FIR	15	2805	DOUGLAS-FIR	16
2673	DOUGLAS-FIR	20	2806	DOUGLAS-FIR	17
2675	DOUGLAS-FIR	24	2807	DOUGLAS-FIR	9
2676	DOUGLAS-FIR	12	2808	DOUGLAS-FIR	21
2678	DOUGLAS-FIR	19	2809	DOUGLAS-FIR	22
2678	DOUGLAS-FIR	19	2813	DOUGLAS-FIR	26
2679	DEAD		2815	LONDON PLANETREE	26
2680	BLACK PINE	7	2817	WESTERN REDCEDER	25
2681	PONDERSONA PINE	12	2819	BLACK PINE	21
2682	DEAD		2820	BLACK PINE	18
2683	PONDERSONA PINE	22	2823	WHITE OAK	51
2685	PONDERSONA PINE	19	2827	WHITE OAK	20
2686	PONDERSONA PINE	13	2828	WHITE OAK	18
2687	PONDERSONA PINE	16	2830	WHITE OAK	17
2688	PONDERSONA PINE	14	2831	WHITE OAK	12
2689	PONDERSONA PINE	21	2832	WHITE OAK	29
2694	BLACK PINE	20	2838	WHITE OAK	30
2695	BLACK PINE	15	2839	WHITE OAK	28
2701	BLACK PINE	16			
2702	BLACK PINE	16			
2703	BLACK PINE	13			
2704	BLACK PINE	17			
2714	PONDERSONA PINE	28			
2715	PONDERSONA PINE	21			
2718	PONDERSONA PINE	6			
2719	PONDERSONA PINE	12			
2720	PONDERSONA PINE	26			
2722	DOUGLAS-FIR	7			

HERE IS THE TREE PLAN AND A SCHEDULE OF EXISTING TREES, TYPES, & CALIPER

COSTCO SOUTH SALEM: WHITE OAKS PROTECTION: DENY CURRENT SITE PLAN



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.



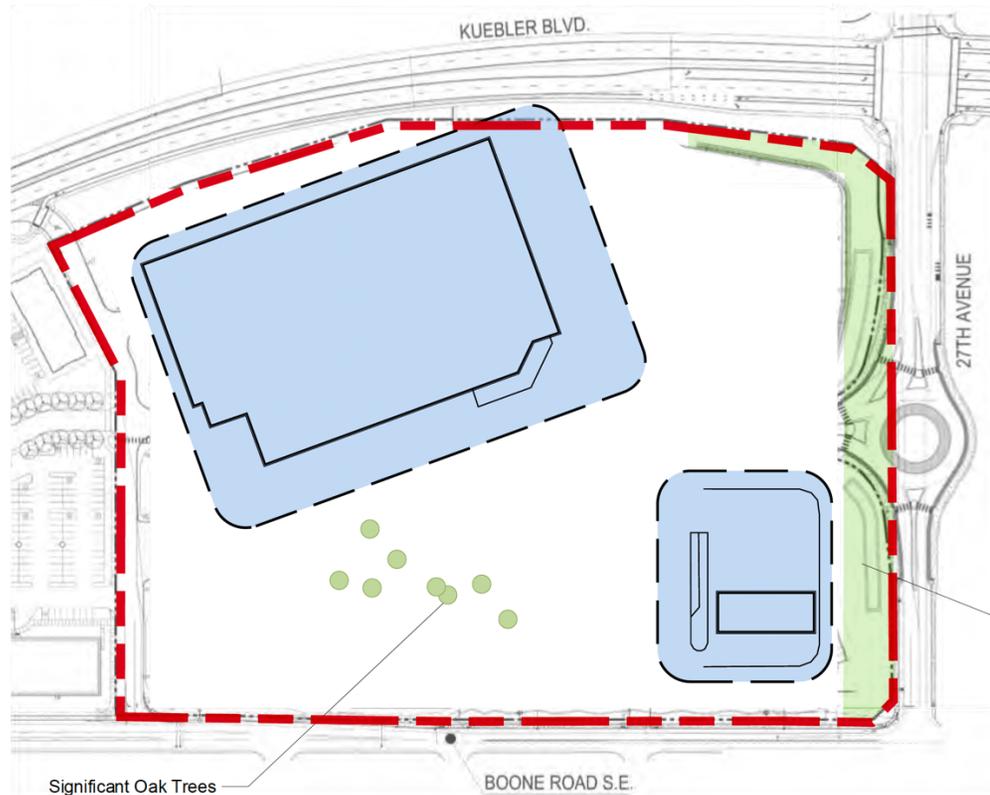
Costco Wholesale
Salem, OR

MG2 Project: 17-0413-01A
Project Manager: S Bullock
Date: August 9, 2018

Site Plan Option for Tree Retention **NE Option**

THIS SITE PLAN, FROM THE APPLICANT, SHOWS HOW THE SIGNIFICANT OAK TREES CAN INDEED BE PROTECTED AND RETAINED, AND THE NEW BUILDINGS ARE SHOWN SITED SO AS TO SAVE THE TREES.

COSTCO SOUTH SALEM: WHITE OAKS PROTECTION: DENY CURRENT SITE PLAN



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



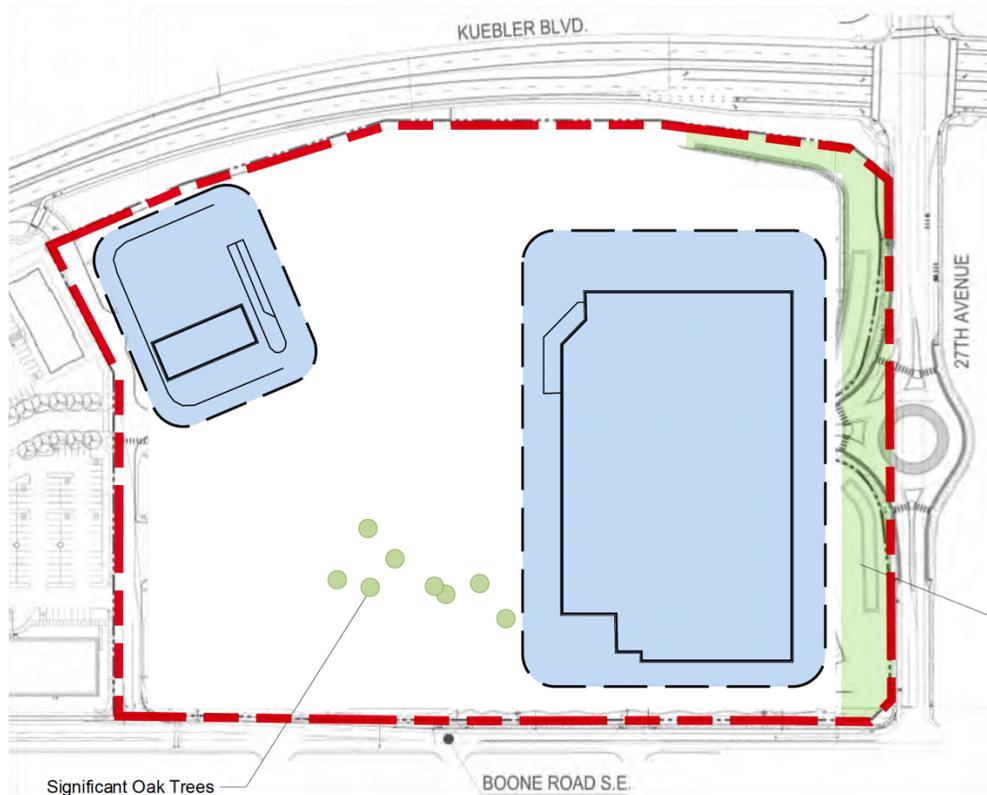
Costco Wholesale
Salem, OR

MG2 Project: 17-0413-01A
Project Manager: S Bullock
Date: August 9, 2018

Site Plan Option for Tree Retention **NW Option**

ANOTHER SITE PLAN, FROM THE APPLICANT, SHOWS HOW THE SIGNIFICANT OAK TREES CAN AGAIN BE PROTECTED AND RETAINED, AND THE NEW BUILDINGS ARE ONCE AGAIN SITED SO AS TO SAVE THE TREES.

COSTCO SOUTH SALEM: WHITE OAKS PROTECTION: DENY CURRENT SITE PLAN



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.

Topo and Access constraints

Significant Oak Trees



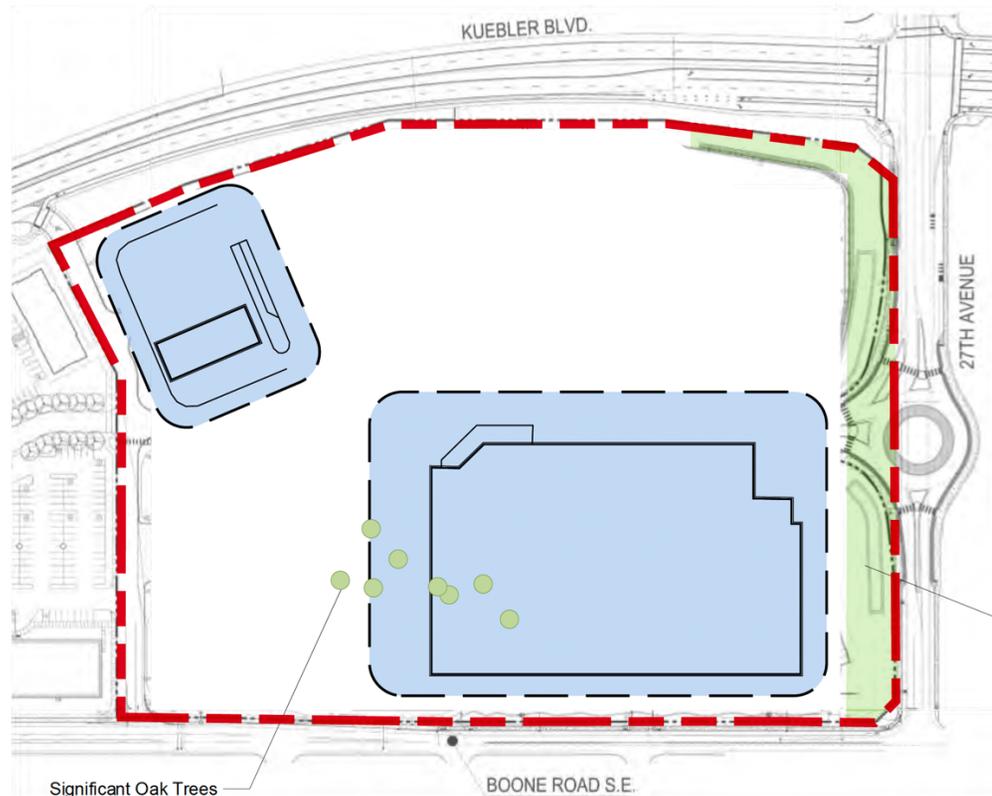
Costco Wholesale
Salem, OR

MG2 Project: 17-0413-01A
Project Manager: S Bullock
Date: August 9, 2018

Site Plan Option for Tree Retention **SE Option 2**

A THIRD ALTERNATIVE SITE PLAN, FROM THE APPLICANT, SHOWS HOW THE SIGNIFICANT OAK TREES CAN BE PROTECTED AND RETAINED, AND THE NEW BUILDINGS ARE ONCE AGAIN SITED SO AS TO SAVE THE TREES.

COSTCO SOUTH SALEM: WHITE OAKS PROTECTION: DENY CURRENT SITE PLAN



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.

Topo and Access constraints



Significant Oak Trees

BOONE ROAD S.E.

MG2

Costco Wholesale
Salem, OR

MG2 Project: 17-0413-01A
Project Manager: S Bullock
Date: August 9, 2018

Site Plan Option for Tree Retention **SE Option 1**

THIS SITE PLAN, FROM THE APPLICANT, SHOWS ALL BUT ONE OF THE SIGNIFICANT OAK TREES REMOVED, BECAUSE THE NEW BUILDINGS ARE UNFORTUNATELY SITED EXACTLY WHERE THE TREES ARE LOCATED.

COSTCO SOUTH SALEM: WHITE OAKS PROTECTION: DENY CURRENT SITE PLAN



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

Topo and Access constraints



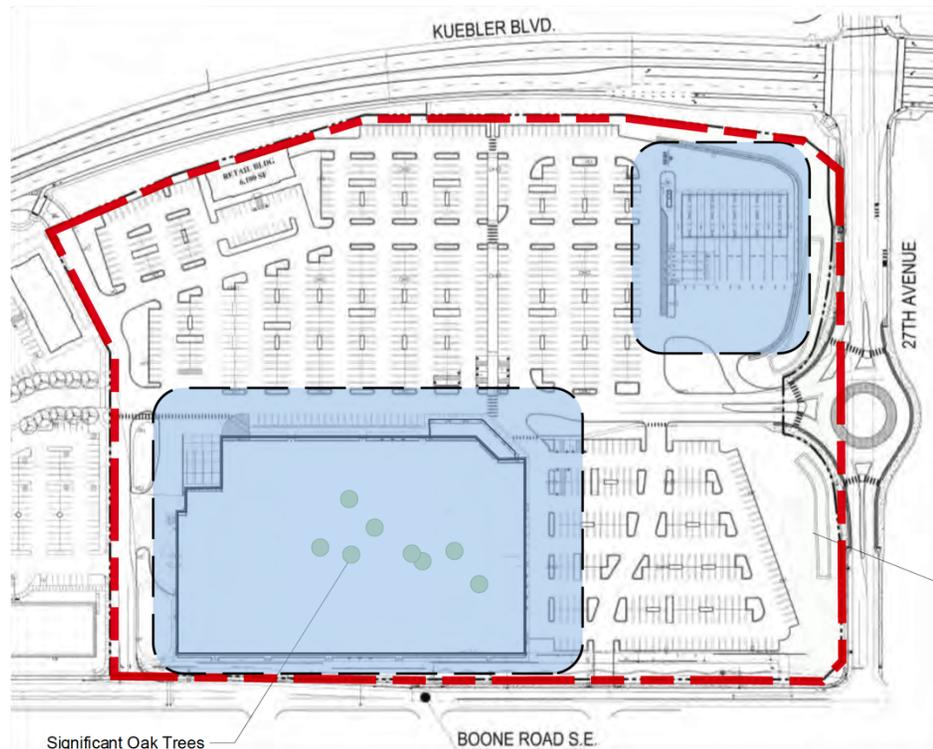
Costco Wholesale
Salem, OR

MG2 Project: 17-0413-01A
Project Manager: S Bullock
Date: August 9, 2018

Site Plan Option for Tree Retention **SW Option**

ANOTHER SITE PLAN, FROM THE APPLICANT, ONCE AGAIN SHOWS ALL BUT TWO OF THE SIGNIFICANT OAK TREES REMOVED, BECAUSE THE NEW BUILDINGS ARE SITED EXACTLY WHERE THE TREES ARE LOCATED

COSTCO SOUTH SALEM: WHITE OAKS PROTECTION: DENY CURRENT SITE PLAN



- 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

MG2 Project: 17-0413-01A
Project Manager: S Bullock
Date: August 9, 2018

Current Site Plan

THE ACTUAL CURRENTLY PROPOSED SITE PLAN, FROM THE APPLICANT, SHOWS HOW THE SIGNIFICANT OAK TREES WOULD ALL BE REMOVED, THE NEW BIG BOX STORE IS SHOWN TO BE SITED EXACTLY WHERE THE GROVE OF OAKS ARE LOCATED. OBVIOUSLY THIS IS NOT THE INTENT OF SALEM'S TREE PROTECTION ORDINANCES.

THEREFORE: THIS CURRENT SITE PLAN SHOULD BE DENIED

ACTION: ONE OF THE ALTERNATIVE SITE PLANS SHOULD BE SELECTED, AND THE APPLICATION RE-SUBMITTED.