

TO Central Point Land Use Permits
Review Staff
FROM Steve Bullock, MG2 and Costco
CC

DATE 11.3.15
PROJECT New Costco Warehouse
Central Point
Table Rock & Hamrick
PROJECT NUMBER 14-0393-01

RE Land Use Applications for a new Costco Warehouse in Central Point OR

Project Description

Proposal: Costco is considering buying some property on the southwest corner of the Table Rock Rd and Hamrick Rd intersection that is 18.28 acres in size. Their desire and intent would be to build a new Costco Warehouse (with a footprint of approximately 161,992 sq. ft.) and a Fuel Facility (4 islands) together with all required parking and landscaping. In this case, the parking area will accommodate 783 parking stalls. Currently the subject property is undeveloped industrial land. Surrounding the property is a mix of developed and undeveloped industrial land with distribution and manufacturing facilities. T

Costco Building & Site Design: With over 30 years of building membership warehouses Costco has 686 warehouses worldwide. This experience has allowed Costco to develop a carefully thought out program for constructing new facilities. This program includes: the layout of the warehouse floor plan that most effectively allows for the stocking and merchandising of products; the use of materials that are sustainable, long-lasting and energy efficient; the layout of the site in a manner that provides for their parking and circulation needs; the improvements to adjacent public infrastructure to minimize and mitigate for any impacts they may create; the development of an attractive, functional facility that the entire community views as an asset. The final design solution for each of Costco's 600+ sites follows this program resulting in a unique solution that is tailored to the individual site, its environment and the community it is located in.

Costco Operations: Generally Costco's warehouses are open to the public from 10am-9pm. On the weekends they close a little earlier (5 or 6 pm). To avoid conflicts between their members and stocking the warehouse, deliveries are typically received between 3am and Noon. This minimizes potential conflicts between the large delivery trucks and Costco's members.

The gas station is typically open from 6am – 10pm. Fuel deliveries can happen multiple time per day depending upon the demand.

DATE 11.3.15
PROJECT New Costco Warehouse Central Point
PROJECT NUMBER 14-0393-01

MEMO

Page 2 of 15

DEVELOPMENT CODE COMPLIANCE

The following sections of this narrative identify the applicable sections of the Central Point code and provide a response and drawing reference that describes how our proposed site and building design complies with the City's Development Codes.

Chapter 17.48, M1, INDUSTRIAL DISTRICT

17.48.020 Permitted uses.

The following uses and their accessory uses are permitted in an M1 district, subject to the limitations imposed in Section 17.48.030:

- A. Warehousing;
- B. Storage and wholesaling of prepared or packaged merchandise;
- W. Other uses not listed in this or any other district, if the planning commission finds them to be similar to those listed above and compatible with other permitted uses and with the intent of the M1 district.

Response: Costco is a Wholesale Membership Club which has as their primary focus the sales of prepared or packaged merchandise to their members. City staff has further made us aware of a decision made by the City Council related to Wholesale Membership Clubs in the M-1 zone which allows them subject to a conditional use permit. This decision was appealed and confirmed in the Oregon Courts.

17.48.030 Standards for permitted uses.

All uses within the M1 district shall be subject to the following conditions and standards:

- A. All raw materials, finished products, machinery and equipment, with the exception of automobiles and trucks normally used in the business, shall be stored within an entirely enclosed building or sight obscuring, non-pierced fence not less than six feet in height;

Response: With the exception of the Fuel Facility, Costco's normal operation happens entirely within their warehouse.

- B. The facility shall be in compliance with all applicable state and federal environmental, health and safety regulations;

Response: Costco will obtain all required state and federal permits as well as comply with all health and safety regulations.

- C. In any M1 district directly across a street from any residential (R) district, all outdoor parking, loading or display areas shall be set back at least ten feet from the public right-of-way and this setback area shall be planted with trees appropriate for the neighborhood, ground cover or other landscaping materials that are consistent with the general existing character of the area, or that will establish a landscape theme for other developments to follow. This setback and landscaping requirement shall also apply to M1 lots fronting on any street designated in the comprehensive plan as a major arterial.

DATE 11.3.15
PROJECT New Costco Warehouse Central Point
PROJECT NUMBER 14-0393-01

MEMO

Page 3 of 15

Response: This section does not apply in that there are no residentially zoned properties adjacent to or across the street from the Costco property.

17.48.040 Conditional Uses.

The following uses and their accessory uses may be permitted in an M1 district when authorized in accordance with Chapter 17.76:

- A. Business offices and commercial uses that are compatible with and closely related in their nature of business to permitted uses in the M1 district, or that would be established to serve primarily the uses, employees, or customers of the M1 district;

Response: As mentioned above, the City has determined that a Wholesale Membership Club requires a Conditional Use Permit to operate in an M-1 zone. The last section of this narrative will go over in detail how Costco's proposed project complies with the Conditional Use Permit approval criteria.

17.48.050 Height Regulations.

Maximum height of any building or structure in an M1 district shall be sixty feet.

Response: Costco's warehouse is roughly 38' from finished grade to the highest point on the building, this includes the parapet walls extending above the roof around the perimeter of the building. Light poles in the parking lot are roughly the same height, 35' tall pole on a 2.5' concrete base. See the included elevations and site lighting plan included in the drawing package.

17.48.060 Site Area Requirements.

There are no minimum site area requirements in the M1 district, except as necessary to provide for required parking, loading and yard spaces.

Response: Costco is proposing to build a warehouse having roughly 163,000 sq. ft. For a warehouse of this size Costco has discovered through their experience from building over 600 warehouses that 800 parking stalls (+/-) are needed to effectively handle the volume of members that use their facilities. The size of the property under consideration, about 18.28 acres, is large enough to accommodate these improvements.

17.48.070 Yard Requirements.

The following measurements indicate minimum yard requirements in an M1 district:

- A. Front Yard. The front yard shall be a minimum of twenty feet. (Also see Section 17.48.030(C)).
- B. Side Yard. The side yard shall be a minimum of ten feet except when the side lot line is abutting a lot in any residential (R) district and then the side yard shall be a minimum of twenty feet and shall be increased by one-half foot for each foot by which the building height exceeds twenty feet.

DATE 11.3.15
PROJECT New Costco Warehouse Central Point
PROJECT NUMBER 14-0393-01

MEMO

Page 4 of 15

C. Rear Yard. The rear yard shall be a minimum of ten feet except when the rear lot line is abutting a lot in any residential (R) district and then the rear yard shall be a minimum of twenty feet and shall be increased by one-half foot for each foot by which the building height exceeds twenty feet.

D. Lot Coverage. No requirements.

Response: Costco's proposed site plan (see the drawing package) shows that the site fronts on three roads (Federal Way to the west, Hamrick Rd to the north and Table Rock Rd to the east). Of the three, only Table Rock Rd is a Major Arterial. Our assumption is that all three frontages will require 20' Front Yard Setback. Our internal lot lines, to the south of the warehouse and west of the fuel facility will be side or rear setbacks that are required to be 10'. The warehouse is at least 60' from all property lines and the fuel facility and its ancillary structure are at least 25' from all property lines. The proposed site plan complies with the City's required yards.

17.48.080 Signs.

Signs within the M1 district shall be limited to the following:

1. Permitted signs shall contain not more than one hundred square feet of surface area on any one side, or an aggregate of two hundred square feet of surface on all sides which can be utilized for display purposes;
2. Lighted signs shall be indirectly illuminated and non-flashing;
3. Identification signs shall be permitted within any required setback areas provided it does not extend into or overhang any parking area, sidewalk or other public right-of-way;
4. Signs located within vision clearance areas at intersections of streets shall conform to Section 17.60.110.

Response: Costco is proposing wall mounted signage that is proportional to the size of their building. This results in signage that is larger than the standard identified above. Further discussion of this and rational for approval is included in the Conditional Use portion of this narrative.

All sign illumination will be indirectly illuminated and non-flashing.

No Freestanding Signage is proposed so no sight or other obstructions will be created.

C. Signs in the M1 district shall be permitted and designed according to provisions of Chapter 15.24.

Response: Costco will fully comply with all the requirements of Central Point Municipal Code Chapter 15.24.

Chapter 17.64, OFF-STREET PARKING AND LOADING

17.64.030 Off-Street Loading.

- A. In all districts for each use for which a building is to be erected or structurally altered to the extent of increasing the floor area to equal the minimum floor area required to provide loading space and which will require the receipt or distribution of materials or merchandise by truck or similar vehicle, there shall be provided off-street loading space in accordance with the standards set forth in Table 17.64.01, Off-street Loading Requirements.

TABLE 17.64.01 OFFSTREET LOADING REQUIREMENTS

| Use Categories | Off-Street Loading Berth Requirement (fractions rounded up to the closest whole number) |
|--|---|
| RETAIL, RESTAURANTS, HOSPITALS, AND OTHER GOODS HANDLING | |
| Sq. Ft. of Floor Area | No. of Loading Berths Required |
| Over 100,000 | 3 plus 1 for each additional 80,000 sq. ft. |

- B. A loading berth shall not be less than ten feet wide, thirty-five feet long and have a height clearance of twelve feet. Where the vehicles generally used for loading and unloading exceed these dimensions, the required length of these berths shall be increased.
- C. If loading space has been provided in connection with an existing use or is added to an existing use, the loading space shall not be eliminated if elimination would result in less space than is required to adequately meet the needs of the use.
- D. Off-street parking areas used to fulfill the requirements of this title shall not be counted as required loading spaces and shall not be used for loading and unloading operations, except during periods of the day when not required to meet parking needs.
- E. In no case shall any portion of a street or alley be counted as a part of the required parking or loading space, and such spaces shall be designed and located as to avoid undue interference with the public use of streets or alleys.

Response: Costco provides for all their loading needs on site and will not have any of their deliveries or delivery trucks impact the public use of streets or alleys during their loading or unloading of product. In addition to the 4 dedicated elevated truck docks there are 3 other on-site loading areas for tires and other smaller more local deliveries that can't use the elevated truck dock. This exceeds the 4 loading berths required in Table 17.64.01 (excerpt above).

17.64.040 Off-Street Parking Requirements

All uses shall comply with the number of off-street parking requirements identified in... Table 17.64.02B, Non-Residential Off-Street Parking Requirements. For non-residential uses the off-street parking requirements are presented in terms of both minimum and maximum off-street parking required. The number of off-street parking spaces in Table 17.64.02B, Non-Residential Off-Street Parking, may be reduced in accordance with subsection B of this section, Adjustments to Off-Street Vehicle Parking.

DATE 11.3.15
PROJECT New Costco Warehouse Central Point
PROJECT NUMBER 14-0393-01

TABLE 17.64.02B NON-RESIDENTIAL OFF-STREET PARKING REQUIREMENTS

| Use Categories | Minimum and Maximum Vehicle Parking Requirement (fractions rounded down to the closest whole number) |
|----------------------------------|--|
| GENERAL COMMERCIAL | |
| Retail Stores, Personal Services | 1 space per each 200 square feet of net floor area (excluding storage and other non-sales or non-display areas). |

- A. Calculation of Required Off-street Parking. off-street parking facility requirements set forth in ... Table 17.64.02B, Nonresidential Off-street Parking Requirements, shall be applied as follows:
1. Where the application of the schedule results in a fractional requirement it shall be rounded down to the lowest whole number.
 2. For purposes of this chapter, gross floor area shall not include enclosed or covered areas used for off-street parking or loading, or bicycle facilities.
 3. Where uses or activities subject to differing requirements are located in the same structure or on the same site, or are intended to be served by a common facility, the total parking requirement shall be the sum of the requirements for each use or activity computed separately, except as adjusted through the site plan and architectural review process under the provisions of subsection (B) of this section. The community development director, when issuing a permit(s) for multiple uses on a site, may restrict the hours of operation or place other conditions on the multiple uses so that parking needs do not overlap and may then modify the total parking requirement to be based on the most intense combination of uses at any one time.
 4. Where requirements are established on the basis of seats or person capacity, the building regulations provisions applicable at the time of determination shall be used to define capacity.
 5. Where residential use is conducted together with or accessory to other permitted uses, applicable residential requirements shall apply in addition to other nonresidential requirements.
 6. The parking requirements outlined in ...Table 17.64.02B, Nonresidential Off-street Parking Requirements, include parking for handicapped persons shall be provided pursuant to the requirements of subsection C of this section, Accessible Parking Requirements.

Response: Per table 17.64.02B Costco will be required to provide not less than 670 parking stalls and not more than 670 parking stalls (134,064 sf / 200 sf/stall = 670 parking stalls). As mentioned earlier in this narrative, through Costco's extensive experience building these warehouses around the United States the proposed warehouse will need approximately 800 parking stalls to accommodate the demand. This request will be addressed in more detail both in our Parking Study and the Conditional Use Permit Discussion.

DATE 11.3.15
 PROJECT New Costco Warehouse Central Point
 PROJECT NUMBER 14-0393-01

- B. Adjustments to Non-residential Off-street Vehicle Parking. The off-street parking requirements in Table 17.64.02B, Nonresidential Off-street Parking Requirements, may be reduced, or increased in any commercial (C) or industrial (M) district as follows:
1. Reductions. The maximum off-street parking requirements may be reduced by no more than twenty percent.
 2. Increases. The off-street parking requirements may be increased based on a parking demand analysis prepared by the applicant as part of the site plan and architectural review process. The parking demand analysis shall demonstrate and document justification for the proposed increase.

Response: See our submitted Parking Demand Analysis which describes Costco's need for around 800 parking stalls.

- C. Accessible Parking Requirements. Where parking is provided accessory to a building, accessible parking shall be provided, constructed, striped, signed and maintained as required by ORS 447.233, and Section 1104 of the latest Oregon Structural Specialty Code as set forth in this section.

Response: Costco will meet or exceed Central Points required Accessible Parking Requirements.

- I. Bicycle Parking. Bicycle parking shall be provided in accordance with Table 17.64.04, Bicycle Parking Requirements.

TABLE 17.64.04 BICYCLE PARKING REQUIREMENTS

| Land Use | Minimum Requirement | Minimum Covered |
|--------------|-------------------------------|-----------------|
| Commercial | | |
| Retail Sales | 0.33 spaces per 1,000 sq. ft. | 50% |
| Warehouse | 0.1 space/1,000 sq. ft. | 100% |

Response: The .33 spaces/1,000 sq. ft. results in 57 bike spaces. Due to the nature of their business, Costco has found that bicycle traffic to their warehouses is rather limited. Some employees commute by bicycle, but very few customers do. For that reason, they believe the Central Point's Bicycle Parking for Warehouse standard, which results in 16 bike stalls, the most appropriate for a Costco warehouse. We will address this in the CUP criteria as well if it is determined that this is another deviation from a standard.

Chapter 17.72, SITE PLAN AND ARCHITECTURAL REVIEW

17.72.020 Applicability.

No permit required under Title 15, Buildings and Construction, shall be issued for a major or minor project, as defined in this section, unless an application for site plan and architectural review is submitted and approved, or approved with conditions, as set forth in this chapter.

- B. Major Projects. The following are "major projects" for the purposes of the site plan and architectural review process and are subject to Type 2 procedural requirements as set forth in Chapter 17.05, Applications and Types of Review Procedures:

1. New construction, including private and public projects, that:

DATE 11.3.15
PROJECT New Costco Warehouse Central Point
PROJECT NUMBER 14-0393-01

MEMO

Page 8 of 15

- a. Includes a new building or building addition of five thousand square feet or more;
- b. Includes the construction of a parking lot of ten or more parking spaces; or
- c. Requires one or more variances or conditional use permits and, in the judgment of the director, will have a significant effect upon the aesthetic character of the city or the surrounding area;

Response: The proposed Costco warehouse will be a Major Project and will go through the Site Plan and Architectural Review process.

17.72.040 Site plan and architectural standards.

In approving, conditionally approving, or denying any site plan and architectural review application, the approving authority shall base its decision on compliance with the following standards:

- A. Applicable site plan, landscaping, and architectural design standards as set forth in Chapter 17.75, Design and Development Standards;
- B. City of Central Point Department of Public Works Department Standard Specifications and Uniform Standard Details for Public Works Construction;
- C. Accessibility and sufficiency of firefighting facilities to such a standard as to provide for the reasonable safety of life, limb and property, including, but not limited to, suitable gates, access roads and fire lanes so that all buildings on the premises are accessible to fire apparatus.

Response: Costco will demonstrate compliance with each of these criteria through the drawing package submitted with this application and subsequent construction permit applications.

Chapter 17.75, Design and Development Standards

17.75.031 General connectivity, circulation and access standards.

- A. Streets and Utilities. The public street and utility standards set forth in the City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction shall apply to all development within the city.

Response: Costco will comply with all the public street and utility standards required by the City of Central Point.

- B. Block Standards. The following block standards apply to all development:
 1. Block perimeters shall not exceed two thousand feet measured along the public street right-of-way, or outside edges of access ways, or other acknowledged block boundary as described in subsection (B)(4) of this section.
 2. Block lengths shall not exceed six hundred feet between through streets or pedestrian access ways, measured along street right-of-way, or the pedestrian access way. Block dimensions are measured from right-of-way to right-of-way along street frontages. A block's perimeter is the sum of all sides.
 3. Access ways or private/retail streets may be used to meet the block length or perimeter standards of this section, provided they are designed in accordance with this section and are open to the public at all times.

DATE 11.3.15
PROJECT New Costco Warehouse Central Point
PROJECT NUMBER 14-0393-01

MEMO

Page 9 of 15

4. The standards for block perimeters and lengths may be modified to the minimum extent necessary based on written findings that compliance with the standards are not reasonably practicable or appropriate due to:
 - a. Topographic constraints;
 - b. Existing development patterns on abutting property which preclude the logical connection of streets or access ways;
 - c. Major public facilities abutting the property such as railroads and freeways;
 - d. Traffic safety concerns;
 - e. Functional and operational needs to create large commercial building(s); or
 - f. Protection of significant natural resources.

Response: The surrounding existing roads together with Costco's internal drives comply with these requirements.

- C. Driveway and Property Access Standards. Vehicular access to properties shall be located and constructed in accordance with the standards set forth in the City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction, Section 320.10.30, Driveway and Property Access.

Response: The submitted site plan demonstrates compliance with this requirement.

- D. Pedestrian Circulation. Attractive access routes for pedestrian travel shall be provided through the public sidewalk system, and where necessary supplemented through the use of pedestrian access ways as required to accomplish the following:
 1. Reducing distances between destinations or activity areas such as public sidewalks and building entrances;
 2. Bridging across barriers and obstacles such as fragmented pathway systems, wide streets, heavy vehicular traffic, and changes in level by connecting pedestrian pathways with clearly marked crossings and inviting sidewalk design;
 3. Integrating signage and lighting system which offers interest and safety for pedestrians;
 4. Connecting parking areas and destinations with retail streets or pedestrian access ways identified through use of distinctive paving materials, pavement striping, grade separation, or landscaping.

Response: The submitted site plan and landscape plan demonstrate compliance with this requirement.

17.75.039 Off-Street Parking Design And Development Standards.

- A. Connectivity. Parking lots for new development shall be designed to provide vehicular and pedestrian connections to adjacent sites unless as a result of any of the following such connections are not possible:
 1. Topographic constraints;
 2. Existing development patterns on abutting property which preclude a logical connection;

DATE 11.3.15
PROJECT New Costco Warehouse Central Point
PROJECT NUMBER 14-0393-01

MEMO

Page 10 of 15

3. Traffic safety concerns; or
4. Protection of significant natural resources.

Response: This requirement does not apply to Costco's development in that roads ring the site on three sides and there is no need to provide connections to adjacent sites.

- B. Parking Stall Minimum Dimensions. Standard parking spaces shall conform to the following standards and the dimensions in Figure 17.75.03 and Table 17.75.02.

Response: As demonstrated in the Site Plan, Costco's parking lot complies with these standards.

- C. Access. There shall be adequate provision for ingress and egress to all parking spaces.

Response: There is adequate provision for ingress and egress to all parking spaces and areas.

- D. Driveways. Driveway width shall be measured at the driveway's narrowest point, including the curb cut. The design and construction of driveways shall be as set forth in the Standard Specifications and Public Works Department Standards and Specifications.

Response: Costco will comply or exceed the City's minimum standards.

- E. Improvement of Parking Spaces.

1. When a concrete curb is used as a wheel stop, it may be placed within the parking space up to two feet from the front of a space. In such cases, the area between the wheel stop and landscaping need not be paved, provided it is maintained with appropriate ground cover, or walkway. In no event shall the placement of wheel stops reduce the minimum landscape or walkway width requirements.
2. All areas utilized for off-street parking, access and maneuvering of vehicles shall be paved and striped to the standards of the city of Central Point for all-weather use and shall be adequately drained, including prevention of the flow of runoff water across sidewalks or other pedestrian areas. Required parking areas shall be designed with painted striping or other approved method of delineating the individual spaces, with the exception of lots containing single-family or two-family dwellings.
3. Parking spaces for uses other than one and two family dwellings shall be designed so that no backing movements or other maneuvering within a street or other public right-of-way shall be necessary.
4. Any lighting used to illuminate off-street parking or loading areas shall be so arranged as to reflect the light away from adjacent streets or properties.
5. Service drives shall have a minimum vision clearance area formed by the intersection of the driveway centerline, the street right-of-way line, and a straight line joining the lines through points twenty feet from their intersection.
6. Parking spaces located along the outer boundaries of a parking lot shall be contained by a curb or a bumper rail so placed to prevent a motor vehicle from extending over an adjacent property line, a public street, public sidewalk, or a required landscaping area.
7. Parking, loading, or vehicle maneuvering areas shall not be located within the front yard area or side yard area of a corner lot abutting a street in any residential (R)

DATE 11.3.15
PROJECT New Costco Warehouse Central Point
PROJECT NUMBER 14-0393-01

MEMO

Page 11 of 15

district, nor within any portion of a street setback area that is required to be landscaped in any commercial (C) or industrial (M) district.

Response: Costco's site plan, site lighting plan and landscape plan all demonstrate compliance with these standards.

- F. Limitation on Use of Parking Areas. Required parking areas shall be used exclusively for vehicle parking in conjunction with a permitted use and shall not be reduced or encroached upon in any manner. The parking facilities shall be so designed and maintained as not to constitute a nuisance at any time, and shall be used in such a manner that no hazard to persons or property, or unreasonable impediment to traffic, will result.

Response: Costco agrees with and will comply with this requirement.

- G. Parking/Loading Facility Landscaping and Screening. Parking lot landscaping shall be used to reinforce pedestrian and vehicular circulation, including parking lot entries, pedestrian access ways, and parking aisles. To achieve this objective the following minimum standards shall apply; However, additional landscaping may be recommended during the site plan and architectural review process (Chapter 17.72). All parking lots shall be landscaped in accordance with the following standards:

1. Perimeter and Street Frontage Landscaping Requirements. The perimeter and street frontage for all parking facilities shall be landscaped according to the standards set forth in Table 17.75.03.

Response: Costco's site plan and landscape plan demonstrate compliance with this requirement.

2. Terminal and Interior Islands. For parking lots in excess of ten spaces all rows of parking spaces must provide terminal a minimum of six feet in width to protect parked vehicles, provide visibility, confine traffic to aisles and driveways, and provide a minimum of five feet of space for landscaping. In addition, when ten or more vehicles would be parked side-by-side in an abutting configuration, interior landscaped islands a minimum of eight feet wide must be located within the parking row. For parking lots greater than fifty parking spaces, the location of interior landscape island shall be allowed to be consolidated for planting of large stands of trees to break up the scale of the parking lot. The number of trees required in the interior landscape area shall be dependent upon the location of the parking lot in relation to the building and public right-of-way:
 - a. Where the parking lot is located between the building and the public right-of-way, one tree for every four spaces;
 - b. Where the parking lot is located to the side of the building and partially abuts the public right-of-way, one tree for every six spaces;
 - c. Where the parking lot is located behind the building and is not visible from the public right-of-way, one tree for every eight spaces.

Response: The provided landscape plan demonstrates compliance with these parking lot landscape design criteria.

3. Bio-swales. The use of bioswales within parking lots is encouraged and may be located within landscape areas subject to site plan and architectural review. The tree

DATE 11.3.15
PROJECT New Costco Warehouse Central Point
PROJECT NUMBER 14-0393-01

MEMO

Page 12 of 15

planting standards may be reduced in areas dedicated to bioswales subject to site plan and architectural review.

Response: As shown in our site plan, landscape plan and civil plans large bio-swales are proposed along the northern edge of the site. Costco is not proposing to reduce the tree planting standards in these areas.

H. Bicycle Parking. The amount of bicycle parking shall be provided in accordance with Section 17.64.040 and constructed in accordance with the following standards:

1. Location of Bicycle Parking. Required bicycle parking facilities shall be located onsite in well lighted, secure locations within fifty feet of well used entrances and not farther from the entrance than the closest automobile parking space. Bicycle parking shall have direct access to both the public right-of-way and to a main entrance of the principal use. Bicycle parking may also be provided inside a building in suitable, secure and accessible locations. Bicycle parking for multiple uses (such as in a commercial center) may be clustered in one or several locations.
2. Bicycle Parking Design Standards. All bicycle parking and maneuvering areas shall be constructed to the following minimum design standards:
 - a. Surfacing. Outdoor bicycle parking facilities shall be surfaced in the same manner as a motor vehicle parking area or with a minimum of a three inch thickness of hard surfacing (i.e., asphalt, concrete, pavers or similar material). This surface will be maintained in a smooth, durable and well drained condition.
 - b. Parking Space Dimension Standard. Bicycle parking spaces shall be at least six feet long and two feet wide with minimum overhead clearance of seven feet.
 - c. Lighting. Lighting shall be provided in a bicycle parking area so that all facilities are thoroughly illuminated and visible from adjacent sidewalks or motor vehicle parking lots during all hours of use.
 - d. Aisles. A five-foot aisle for bicycle maneuvering shall be provided and maintained beside or between each row of bicycle parking.
 - e. Signs. Where bicycle parking facilities are not directly visible from the public rights-of-way, entry and directional signs shall be provided to direct bicycles from the public right-of-ways to the bicycle parking facility.

Response: Costco will comply with Central Point's Bicycle standards.

17.75.043 Industrial Building Design Standards.

Reserved. (Ord. 1946 (part), 2011).

Response: Although there are no specific Design Standards in the Industrial zones of Central Point, Costco believes the plans, elevations and perspective drawings submitted demonstrate Costco's commitment to developing a high quality building and site.

DATE 11.3.15
PROJECT New Costco Warehouse Central Point
PROJECT NUMBER 14-0393-01

MEMO

Page 13 of 15

17.76.040 Conditional Use Permit - Findings and Conditions.

The planning commission in granting a conditional use permit shall find as follows:

- A. That the site for the proposed use is adequate in size and shape to accommodate the use and to meet all other development and lot requirements of the subject zoning district and all other provisions of this code;

Response: Costco believes they have demonstrated through the submitted plans and drawings that the proposed 18.25 acres site is adequate in size and shape to accommodate the proposed use and meet all the City's required standards.

- B. That the site has adequate access to a public street or highway and that the street or highway is adequate in size and condition to effectively accommodate the traffic that is expected to be generated by the proposed use;

Response: The submitted Traffic Report indicates that adequate access to public streets will be provided. And the existing streets are or soon will be of adequate size and condition to effectively accommodate the traffic that is projected to be generated by Costco.

- C. That the proposed use will have no significant adverse effect on abutting property or the permitted use thereof. In making this determination, the commission shall consider the proposed location of improvements on the site; Vehicular ingress, egress and internal circulation; setbacks; Height of buildings and structures; Walls and fences; landscaping; Outdoor lighting; And signs;

Response: The submitted plans, elevations, drawings and reports document that there will be no significant adverse effect on abutting properties.

- D. That the establishment, maintenance or operation of the use applied for will comply with local, state and federal health and safety regulations and therefore will not be detrimental to the health, safety or general welfare of persons residing or working in the surrounding neighborhoods and will not be detrimental or injurious to the property and improvements in the neighborhood or to the general welfare of the community based on the review of those factors listed in subsection C of this section;

Response: Costco will with both the construction and operation of their proposed warehouse comply with all local, state and federal health and safety regulations. Therefore, the proposed development will not be detrimental to the health safety or general welfare of persons residing or working in the surrounding neighborhoods.

- E. That any conditions required for approval of the permit are deemed necessary to protect the public health, safety and general welfare and may include:

1. Adjustments to lot size or yard areas as needed to best accommodate the proposed use; provided the lots or yard areas conform to the stated minimum dimensions for the subject zoning district, unless a variance is also granted as provided for in Chapter 17.13,

DATE 11.3.15
PROJECT New Costco Warehouse Central Point
PROJECT NUMBER 14-0393-01

MEMO

Page 14 of 15

Response: Costco does not believe any adjustments to required yards are needed.

2. Increasing street widths, modifications in street designs or addition of street signs or traffic signals to accommodate the traffic generated by the proposed use,

Response: Costco does not believe any modifications are needed to the surrounding roads or the required improvements to those roads.

3. Adjustments to off-street parking requirements in accordance with any unique characteristics of the proposed use,

Response: Central Point's parking requirement for a retail use, stated as a minimum and a maximum, is 1 parking stall for every 200 sf of net floor area. In Costco's case, the net floor area is 134,000 sq. ft. which requires 670 parking stalls. Our current proposal is to provide 783 parking stalls which our Parking Demand Study supports.

4. Regulation of points of vehicular ingress and egress,

Response: Costco believes ingress and egress points should be approved as submitted in the drawing package and no additional regulation should be required.

5. Requiring landscaping, irrigation systems, lighting and a property maintenance program,

Response: Costco believes landscape and irrigation plans should be approved as submitted in the drawing package and no additional regulation should be required.

6. Regulation of signs and their locations,

Response: Costco is proposing building mounted signage that is in excess of the standard permitted by code. For this reason Costco will be submitting a Class C Exception to the signage standard described in CPMC 17.48.080(A)(1).

For background and context, Costco and their design team have designed a sign package that is integrated into the design of the building and is proportioned to match the scale and size of the building. The signs are not too small or too large in comparison to the scale of the building but they are substantially larger than what is allowed as standard in the Industrial zone. The largest signs, which are proposed on three of the four sides, are 381 sf. However, this is in relationship with a wall façade that is over 16,000 sf on the long side and over 10,000 sf on the short side. In other words, the sign covers less than 3.8% of the smallest wall of the warehouse. In total, including the signage on the Fuel Facility which has a 21 sf sign on each side of the fuel canopy, the entire Costco site has 1,455 sf of mounted on their buildings. For additional information see the black and white elevation drawing, DD31-01, for the building

DATE 11.3.15
PROJECT New Costco Warehouse Central Point
PROJECT NUMBER 14-0393-01

MEMO

Page 15 of 15

mounted signs and the specific Fuel Facility sheet, DD41-01, for the gas canopy signage.

7. Requiring fences, berms, walls, landscaping or other devices of organic or artificial composition to eliminate or reduce the effects of noise, vibrations, odors, visual incompatibility or other undesirable effects on surrounding properties,

Response: Costco does not believe any additional measures to control noise, vibrations, odors, visual incompatibility or other undesirable effects are necessary.

8. Regulation of time of operations for certain types of uses if their operations may adversely affect privacy of sleep of persons residing nearby or otherwise conflict with other community or neighborhood functions,

Response: None needed.

9. Establish a time period within which the subject land use must be developed,

Response: None needed.

10. Requirement of a bond or other adequate assurance within a specified period of time,

Response: None needed.

11. Such other conditions that are found to be necessary to protect the public health, safety and general welfare,

Response: None needed.

Conclusion

With the drawings and background information that has been submitted with this application we believe that the proposed Costco development is consistent with the required findings that need to be made to approve this Development Permit application. Please feel free to contact Costco or MulvannyG2 should you have any questions or need further clarification.

Thank you for your time, consideration and assistance in this matter.

Respectfully: Steve Bullock, MG2