

**Exhibit O**  
**Applicant Presentation**

**City Council:**  
**Costco Commercial Center Project**

# COSTCO WHOLESALE



## COSTCO TEAM

Urban Planning Partners - Planning

Kimley-Horn - Civil

MG2 - Architect

Burke, Williams & Sorensen - Land Use Counsel

# COSTCO AS COMMUNITY MEMBER

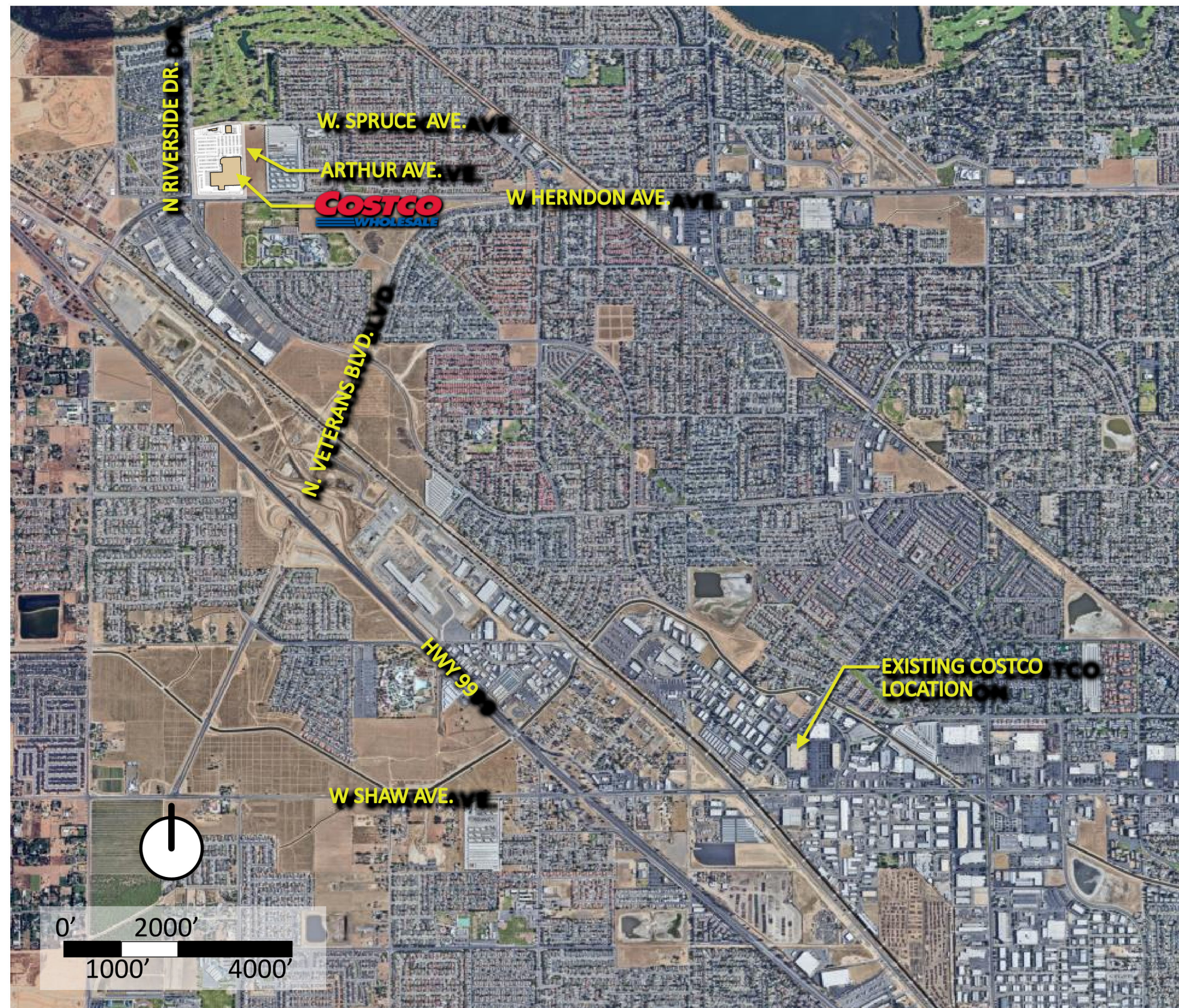


- Over 60% of Fresno Households are Costco Members
- Costco is involved in many local philanthropies
  - Poverello House
  - Valley Children's Hospital
  - Holy Cross Ministries (Catholic Diocese)
  - Fresno Central SDA (Seventh Day Adventist)
  - Bowe's Animal Shelter
- Costco is a large contributor of sales tax revenue for the City of Fresno



# SITE SELECTION & CONTEXT

- 2018 Consultation with City Planning and Public Works on proposed location
- Existing Shaw location opened in 1985 - Current lease expires 2025
- Proposed location is within City of Fresno limits
- 2 miles NW from Shaw location to serve existing member demographics
- Existing General Plan and commercial zoning to accommodate all Costco uses except car wash
- Proximity to Veteran's Blvd interchange





# NEW COSTCO FEATURES

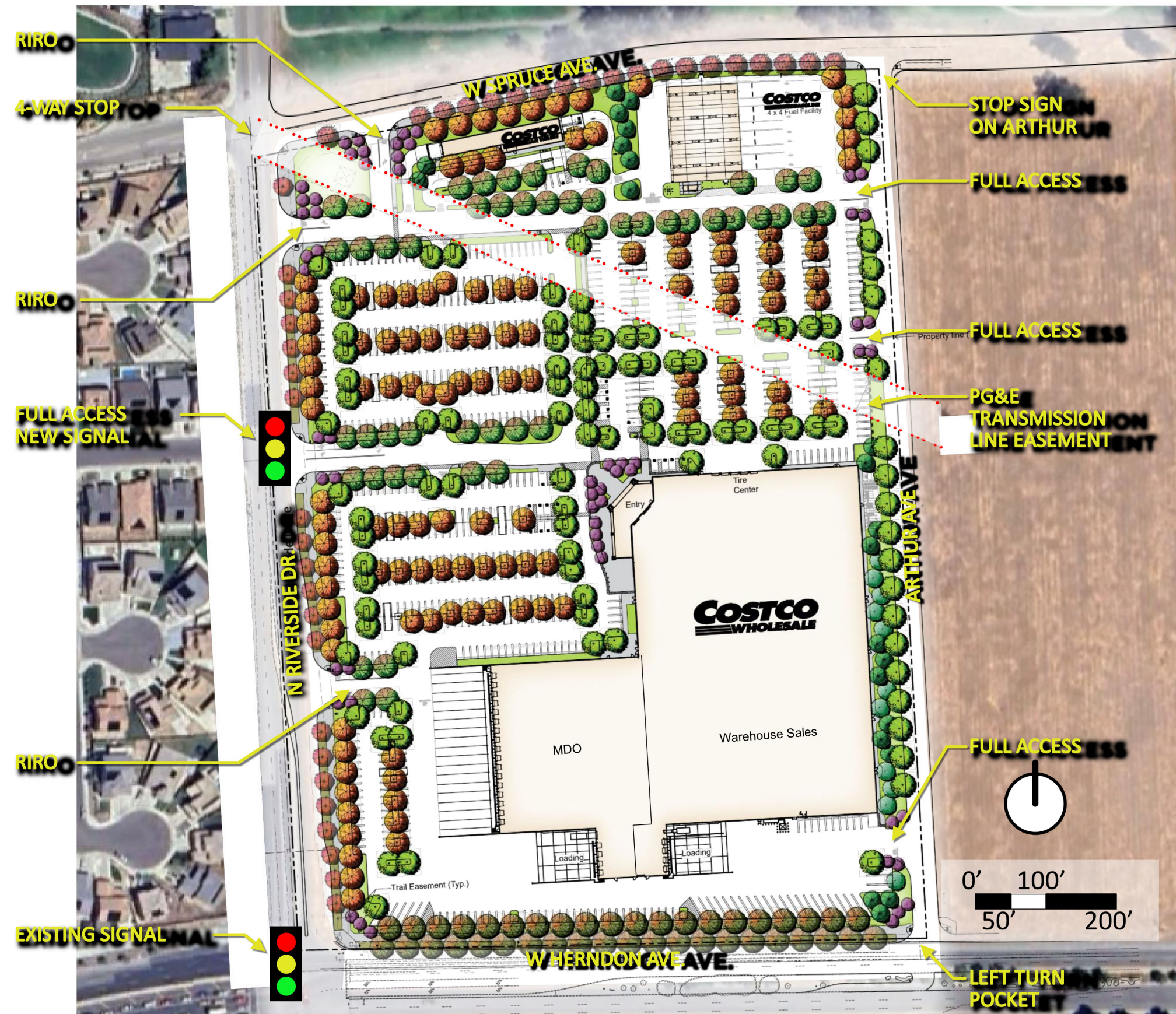


- Square footage at Shaw location is limited due to shopping center size
- New warehouse will utilize Costco's latest construction and material technology
- New warehouse will provide products, services and experience our members request and are available at other Costco stores
  - Tire sales & installation
  - Pharmacy
  - Optical & hearing services
  - General grocery
  - Food service & preparation
  - Alcohol sales for off-site consumption
  - Bakery
  - Deli
- Integrated Market Delivery Operations (MDO)
- New fuel facility with 32 fueling positions - larger than existing Shaw location with 12 fueling positions which will remain open
- New car wash



# OFFSITE WORK

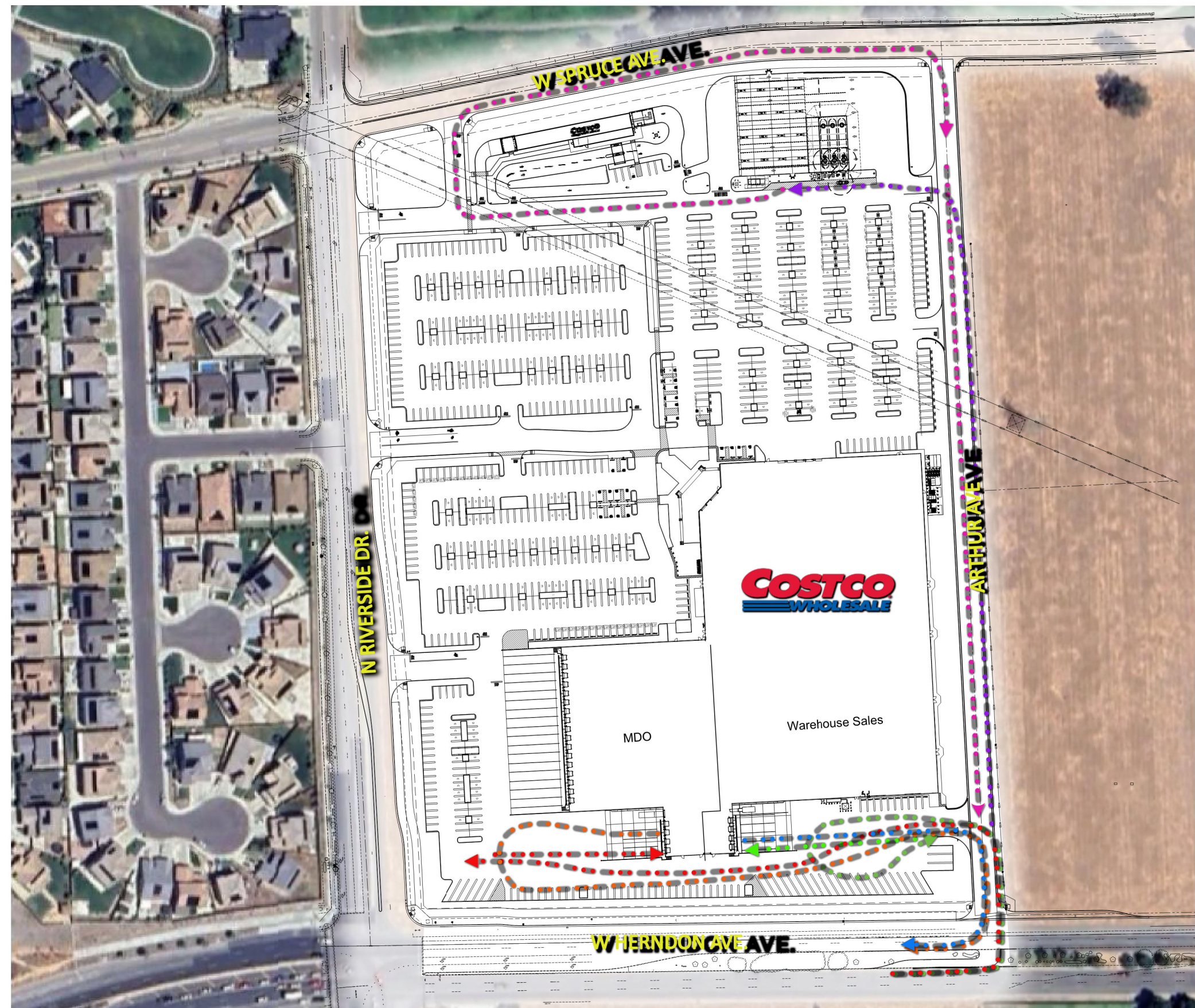
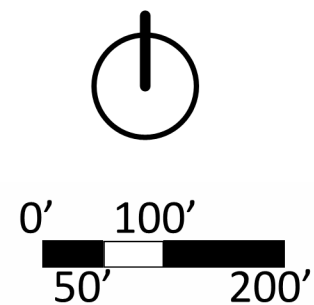
- New traffic signal at W Fir Ave. And N Riverside Dr.
- Upgrades to existing signal at N Riverside Dr. And W Herndon Ave.
- New left turn pocket at Arthur from EB W Herndon Ave.
- Construction of Arthur Ave.
- Construction of W Spruce Ave connection.
- Expand NB lanes on N. Riverside Dr.
- Underground overhead power lines on W Herndon Ave.
- Underground overhead power lines on Arthur Ave.
- Trail extension along W Herndon Ave and N Riverside Dr.





# TRUCK ROUTING

- .....▶ MDO - Entrance
- .....▶ MDO - Exit
- .....▶ Warehouse - Entrance
- .....▶ Warehouse - Exit
- .....▶ Fuel - Entrance
- .....▶ Fuel - Exit





# PLANNING PROCESS

- Site selection in 2018
- Project application submitted in March 2021
- Ongoing community engagement
  - Two (2) community meetings (2021-2022)
  - Stakeholder and Small Group Meetings (2022-2024):
    - Residents - Neighborhood meeting (February 2, 2024)
    - Forgotten Fresno
    - School District
    - Riverside Golf Course
    - Member Outreach
- Draft EIR review period July 11 - August 28, 2023
- Final EIR / RTC released February 9, 2024
- Planning Commission recommendation for approval  
February 21, 2024
- City Council March 7, 2024

2018

2021

2022

2023

2024



# THANK YOU!





# QUEUE MANAGEMENT

- Car at fueling position
- Anticipated 95<sup>th</sup> percentile peak hour queue (30 vehicles)
- Additional storage within fuel area (14 vehicles)

