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Costco in Asheville

Jobs

- Costco is frequently ranked as one of the best employers in the US.
- 225–250 new jobs to start, up to 400
- 23 hours/week qualifies an employee for Costco's benefits package.
    - Each employee is guaranteed a minimum of 24 hours/week if they want it.
- Costco’s wages cause increases in surrounding businesses’ wages.

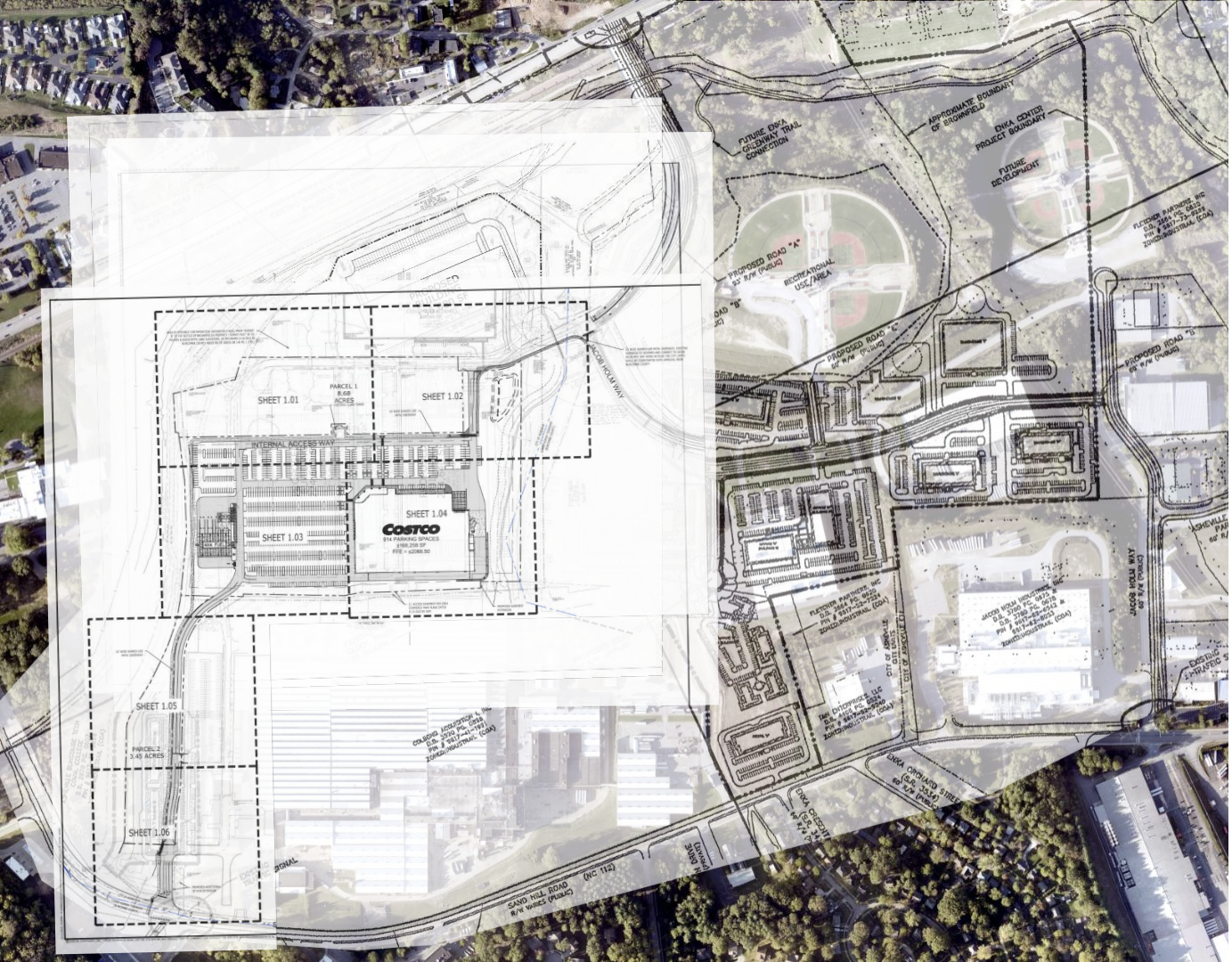
Costco in Asheville
Local and Regional Spending

- Costco has ~19,000 members within a 45-minute drive of the site.
- In FY 2025, $20.5 million was spent by Asheville-area members at Costco's Greenville and Spartanburg locations (75 minutes away by car).
- Shoppers from elsewhere will come to Asheville.
    - Spillover effect for other businesses in the community.
- Asheville members' spending (and sales tax) stays local.
    - At maturity, the location is projected to generate $250 million in retail sales annually (taxed at 2.25%).

Costco in Asheville

The Enka Site

- Costco has been trying to develop in Asheville for 20+ years!
- Site Needs: Large area, flat, accessible via interstate, cost effective
- The Enka Site
  - Empty since BASF buildings were demolished in 2007
  - Enka Commerce Park Phase I building remains essentially vacant
  - Bridge to Nowhere* designed for retail, not industrial
  - Difficult to work with



Costco in Asheville

Site Timeline

- **2007** BASF buildings demolished
- **2009** Land rezoned from “I” to “CI”
- **2010** Proposed Big Box-style district
- **2021** Proposed single warehouse
- **2023** Three spec. Warehouses (one completed)
- **2024** (GIS)
- **2026** Costco

Costco in Asheville

The Costco Effect

- 225 – 250 new, good jobs (to start)
- Increased sales tax revenue
- Upward pressure on wages for Asheville's workers
- Downward pressure on, e.g., gas prices
- Increased visitors for Asheville's businesses
- Huge investment in Asheville without requiring government incentives
    - Compare to a combined ~$31m incentives for Haakon and New Belgium


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VICINITY MAP

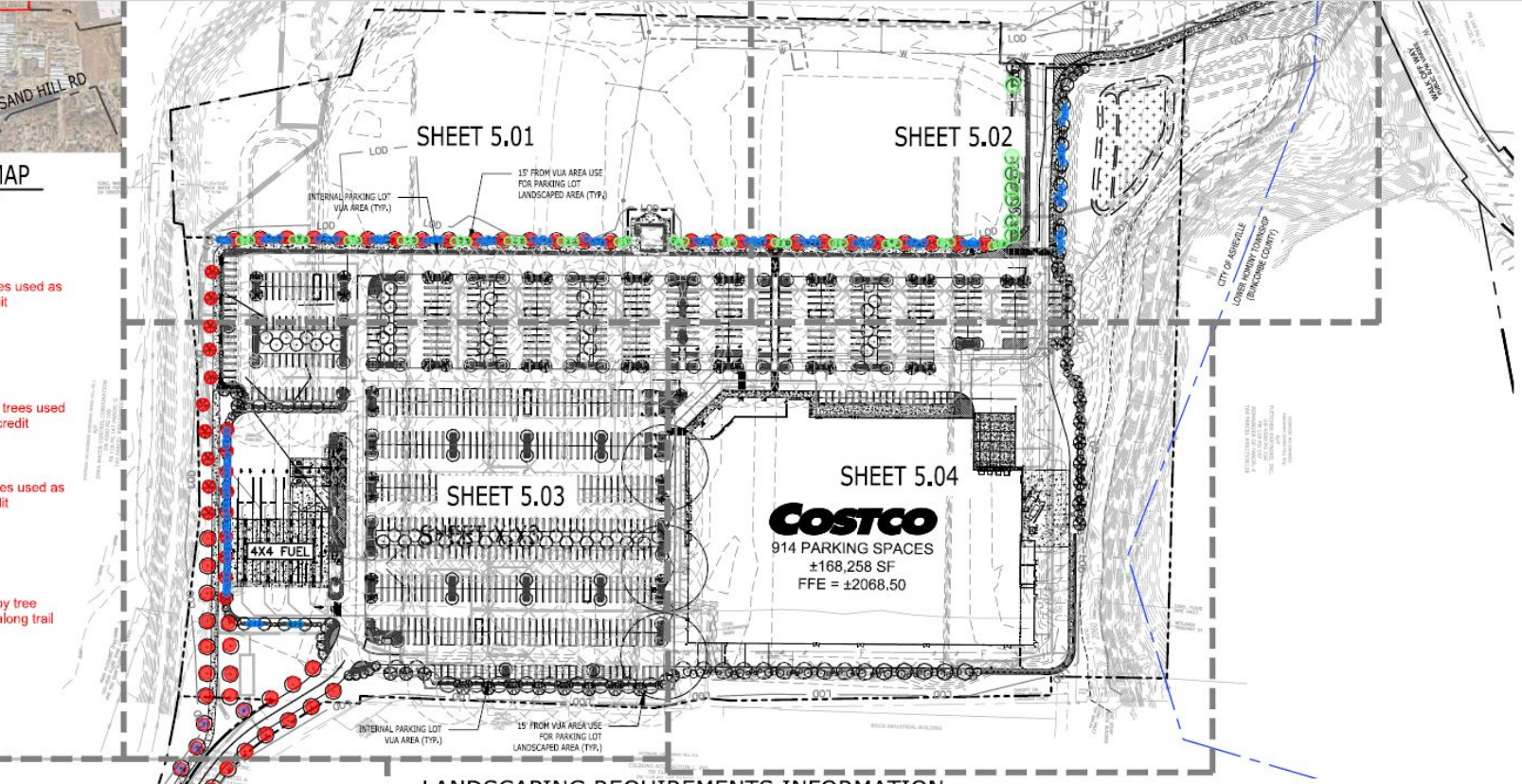
SCALE: 1"=1000'

90 Excess large trees used as tree canopy credit
- 21-QB
- 13-QF
- 37-QR
- 10-QV
- 9-ZS

52 Excess medium trees used as tree canopy credit
- 7-AR
- 45-PS

126 Excess small trees used as tree canopy credit
- 16-PP
- 88-JV
- 16-IN
- 6-IA

28 Additional canopy tree planted off-site along trail



LANDSCAPING REQUIREMENTS INFORMATION

LOCATION: ASHEVILLE, NORTH CAROLINA

ZONE: COMMERCIAL EXPANSION DISTRICT (COM EXP)

USE: RETAIL (PERMITTED USE)

ITEM	REQUIREMENTS	PROPOSED	VARIANCE
PROPERTY LINE BUFFER SEC 7-11-3.(d).(1).	PROJECT SITE IS NOT DEVELOPED ADJACENT TO RS AND RM ZONE, NO PROPERTY LINE BUFFER REQUIRED.	NO PROPERTY LINE BUFFER PROPOSED.	NO
STREET BUFFER SEC 7-11-3.(d).(2).	VEHICULAR USE AREAS GREATER THAN 4,000 SQ. FT. THAT ARE LOCATED WITHIN 50 FT. OF THE EDGE OF A STREET MUST BE BUFFERED FROM THE STREET. ONE EVERGREEN OR DECIDUOUS SHRUB PLANTED FOR EVERY FIVE LINEAR FEET OF BUFFER REQ. SPECIES SELECTED MUST ACHIEVE A MINIMUM OF THREE FT. IN HEIGHT AT MATURITY.	NO PARKING LOT LOCATED WITHIN 50 FT. OF THE EDGE OF A STREET, NO STREET BUFFER PROPOSED.	NO
STREET TREE SEC 7-11-3.(d).(3).	STREET TREES ARE REQUIRED FOR ALL NEW DEVELOPMENT. ONE LARGE MATURING TREE (GREATER THAN 35 FT. IN HEIGHT AT MATURITY) FOR EVERY 40 LINEAR FEET OF PROPERTY ABUTTING A STREET. TREES SHALL BE PLACED IN A PLANTING STRIP THE	VARIANCE GRANTED, NO STREET TREES PROPOSED WITHIN INTERNAL ACCESS DRIVE.	NO

	QB	
	QF	
	QR	
	QV	
	ZS	
MEDIUM TREE		
	AR	
	MG	
	PS	
SMALL TREE		
	AG	
	CC	
	IN	
	IA	
	JV	
	LI	
	PP	
DECIDUOUS SHRUBS		
	CAR	
	CSF	
	HQM	
	IVS	
	SBA	
EVERGREEN SHRUBS		
	ICC	
	IGS	
	IMB	
	TMD	
GROUNDCOVER SHR		
	HB	
	RAG	
ORNAMENTAL GRASS		
	CAK	
	PBL	
SYMBOL	CODE	
PERENNIALS		