

Pace Big Box Retail and Commercial is Massive

Just the big box retail and the commercial development proposed on the Pace Farms Master Plan (790,000 S.F.) constitutes a zone of development that overshadows Auburn's existing commercial shopping areas.

- Equivalent to five (5) Super Wal-Marts.**
- 8 times larger than the USA Factory Outlet Stores**
- 2.6 times larger than the Briggs and Stratton plant**
- 1.3 times larger than Colonial Mall**
- Larger than either of Montgomery Mall or Eastdale Mall in Montgomery.**
- Classified as the largest of a Regional Shopping Center and the smallest of a Super-Regional Shopping Center by the ICSC Shopping Center definitions.**

With as many issues on the community as any major industrial complex this development should be viewed as a Retail Park in the same context as we segregate industry within industrial parks (Industrial Districts).

CDD definition states that... Uses that are so large as to be of regional importance are not permitted by right, because these uses require specialized and different evaluation and have special locational considerations, which may require a separate zoning district appropriate.

In this case a separate zoning district is appropriate and very detailed and extensive evaluations need to be completed prior to consideration.

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Proposed commercial development is 2.6 times larger than Briggs and Stratton

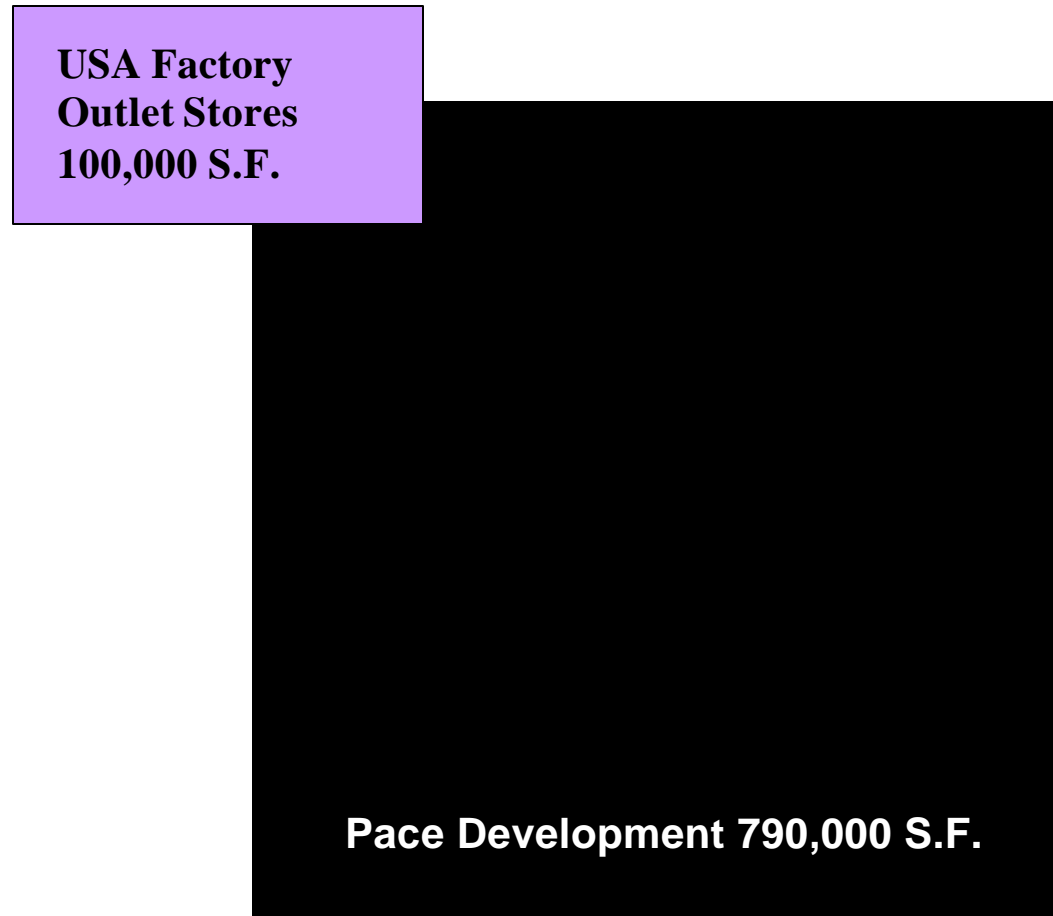


**Briggs and Stratton
305,000 S.F.**

Pace Development 790,000 S.F.

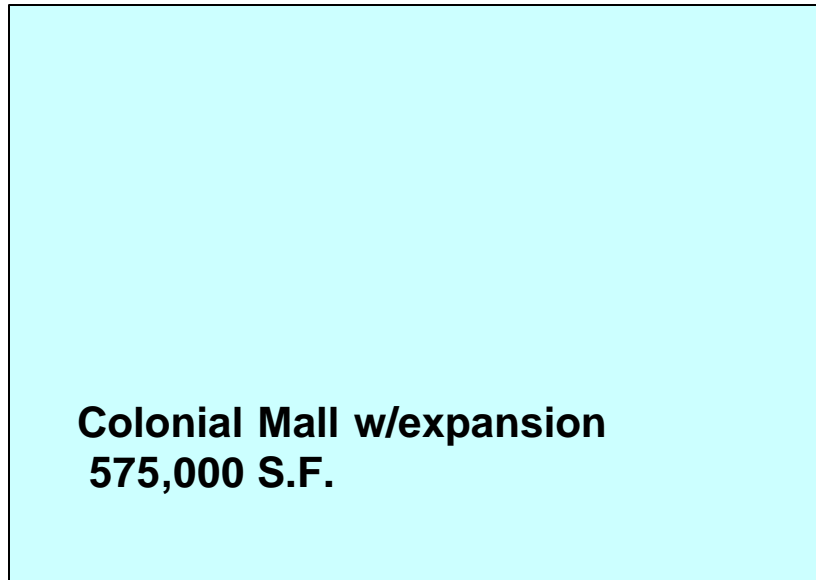
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Proposed commercial development is 8 times larger than USA Factory Outlet Stores



Pace Big Box Retail and Commercial is Massive

Proposed commercial development is 1.3 times larger than newly expanded Colonial Mall



Larger than the 2 Montgomery Malls
Montgomery Mall = 727,000 S.F.
Eastdale Mall = 697,000 S.F.