

**Pace Regional Shopping Center
Proposed Shell-Toomer Parkway Development**

Analysis of the Magnitude of Parking Problems

An analysis of the Pace Farms Preliminary Master Plan was made to determine the order of magnitude of the parking problems that will develop.

Point 1

The development calls for commercial space far in excess of 500,000 square feet which by Auburn zoning definitions classifies the location as a new Regional Shopping Center. The regional shopping center is to be located in the heart of one of Auburn's unique areas made up by high levels of recreational, greenspace, and large lot residential use. It is like forcing a "square peg in a round hole."

Point 2

This type of development in its proposed location is the defining moment when Auburn spills over into urban sprawl. Auburn has done a good job of planning for growth and development and has a number of planning documents to guide citizens and commissions (Auburn 2020, Auburn Comprehensive Land-Use Plan, and the Village Growth Plan). None of these documents reference the demand and need of a new regional shopping center. New commercial development should be consistent with the Auburn planning for future development.

Point 3

The magnitude of the proposed development is very large. The master plan shows 23 residential units, 60 town house units, 3 large apartment complexes with some 37 units, and some 22 commercial buildings with 2 or 3 that mimic the size of a Super Wal-Mart.

The complex will allow for as many as 5,707 parking spaces for automobiles. The attached sheet provides an inventory of the parking spaces by residential, high-density residential and commercial uses. There will be some 22 separate parking lots for commercial space alone. Picture in your mind new residents (mostly students) going back and fourth to their apartments multiple times each day (1,000 cars 4 to 8 trips a day), 3 to 4 turnovers in the commercial parking lots each day (5,000 cars 6 to 8 trips a day), the service trucks (tractor trailer) for the commercial and the garbage for the residential... all on top of the current Auburn-Tuskegee and Auburn South Industrial Park traffic.....every day will be a "game day" in South Auburn.

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Analysis of Magnitude of Parking Problems

	Units	Parking/Cars
	<u>Residential</u>	
Residential	23	105
Total Residential	<u>23</u>	<u>105</u>

	<u>High-Density Residential</u>	
Town Houses	60	296
Apartment Complex 1	22	302
Apartment Complex 2	8	139
Apartment Complex 3	7	185
Total High-Density	<u>97</u>	<u>922</u>

	<u>Commercial</u>	
Parking Lot #1	1	112
Parking Lot #2	1	96
Parking Lot #3	1	125
Parking Lot #4	1	93
Parking Lot #5	1	131
Parking Lot #6	1	71
Parking Lot #7	1	405
Parking Lot #8	1	323
Parking Lot #9	1	785
Parking Lot #10	1	147
Parking Lot #11	1	100
Parking Lot #12	1	100
Parking Lot #13	1	365
Parking Lot #14	1	182
Parking Lot #15	1	182
Parking Lot #16	1	166
Parking Lot #17	1	276
Parking Lot #18	1	220
Parking Lot #19	1	188
Parking Lot #20	1	268
Parking Lot #21	1	230
Parking Lot #22	1	115
Total Commercial	<u>22</u>	<u>4680</u>

Total Residential	23	105
Total High-Density	97	922
Total Commercial	<u>22</u>	<u>4680</u>
Grand Total	142	5707

Note: CDD zoning allows for occupancy in the CDD limited to five (5) unrelated individuals, except as otherwise provided by standards for Institutional and Special Residential Uses. One can expect the residential units planned on the east side of the proposed development with smaller lots to attract student housing with 5 unrelated occupants and their vehicles.