



SOUTHPOINTE COMMONS

Louisville, Kentucky

DESIGN PATTERN BOOK PHASE I UPDATE

(February 14, 2022)

A Planned Retail Development by



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1.1 History

Fern Creek is located about 12 miles from Downtown Louisville and the first inhabitants of the Fern Creek, Kentucky area were Native Americans. While they were here, they used a trail that was created by the large number of buffalo living in the Ohio Valley. The bison would travel from the falls, on the Ohio River, to the extensive salt licks along the lower Salt River, packing the earth as they moved. This made a “natural” highway that was also traveled by early settlers, and later became known as Bardstown Pike.

Named for the abundance of ferns growing along the banks of a stream located twelve miles south of Louisville, Fern Creek was established along Bardstown Pike in the late 1700’s.

The town was first known as Stringtown on the Pike, because the settler’s homes and buildings were “strung out” along the road. This area of the county has always had an abundance of water, from both springs and creeks, and, with a “road” running north and south through the farming community, allowing easy access to Louisville and her ready markets for all types of agricultural products, Fern Creek steadily grew

The earliest road through the area, Stage Road, connected Louisville to Bardstown, Kentucky. This eventually became the Louisville and Bardstown Turnpike and finally, Bardstown Road.

Both Union and Confederate armies passed through the area during the American Civil War. An interurban railway line was connected in 1908 and the Jefferson County Fairgrounds were located in the area just off Bardstown Road from 1900 to 1928. There is still a "Fairgrounds Road" at that location.

The area was agricultural for much of its history, but has seen dramatic development as a suburb of Louisville since the 1990s.

FERN CREEK LORE & LEGACY 200 YEARS
Written and Compiled by The Fern Creek Woman's Club, 1976

1.2 Location

Located at the southeast corner of the intersection of Bardstown Road (US 150) and the Gene Snyder Expressway (I-265), SouthPointe Commons is centrally located within the core of the Fern Creek area.

To the north of the Gene Snyder is a very dense commercial zone that includes a Walmart Supercenter, Kroger and numerous other commercial facilities.

To the south is an amalgamation of residential neighborhoods, local retail and big box department store.

Being a convenient Metro Area suburb, the Fern Creek area has experienced dramatic growth over the past fifteen years resulting in the need for more retail and services to support the area population.

In fact, two recent studies, the Retail Market Study and the Floyds Fork Study both recommend significant retail development at the SouthPointe Commons location.



(Rendering-Not Actual Development)

1.3 SouthPointe Commons—Phase I

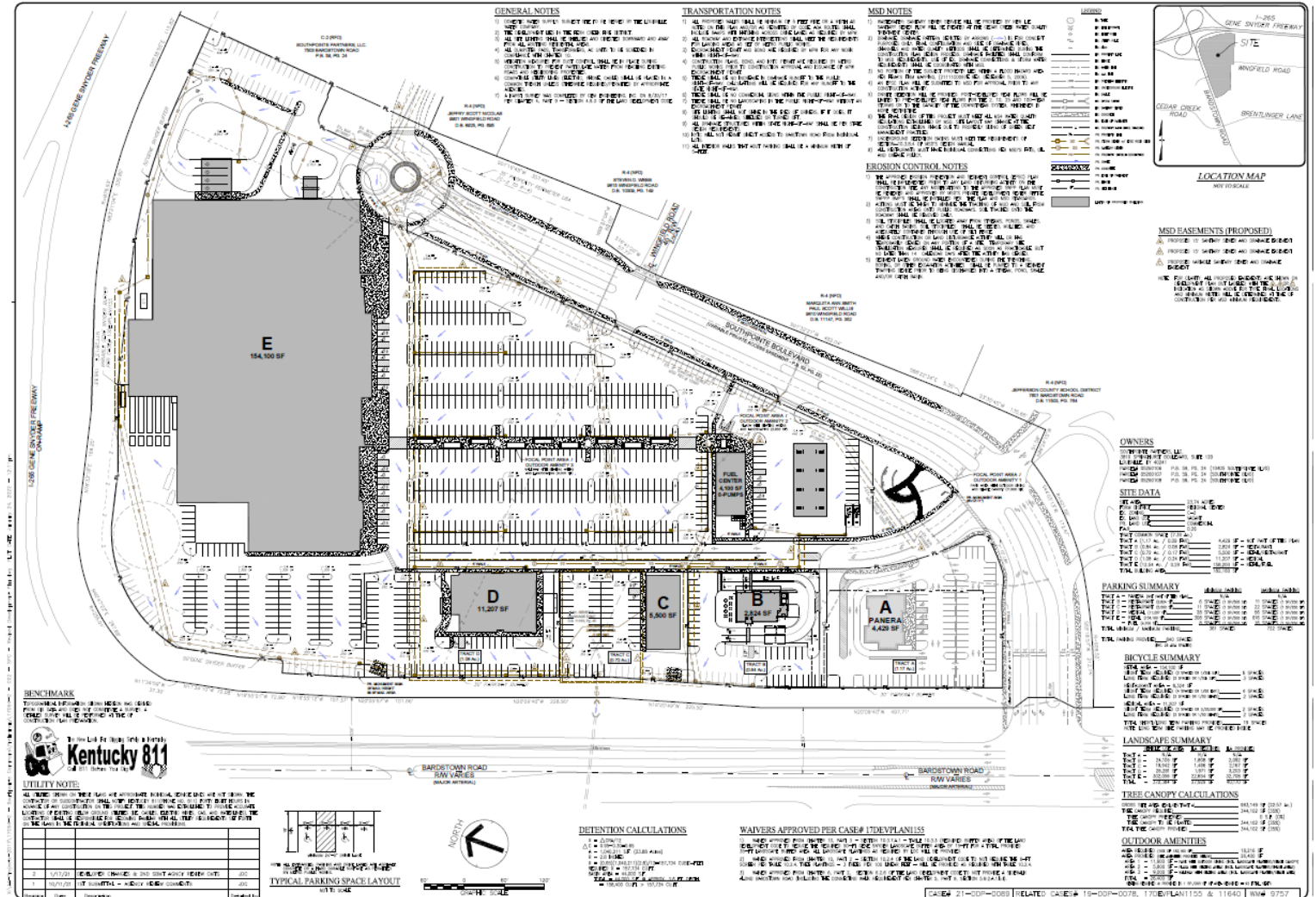
SouthPointe Commons, featuring major grocery/department store and casual sit-down restaurants which will be a unique retail experience in the Fern Creek suburb of Louisville, Kentucky.

A 48-acre site located at the intersection of the Gene Snyder Expressway (US 265) and Bardstown Road (US 31E/150) in the heart of the Fern Creek retail area, SouthPointe Commons is a planned 363,000 square foot open-air retail center featuring smart-growth.

Ultimately, SouthPointe Commons will achieve a unique ambiance through a complement of grocery store, restaurants, multi-family and possibly office in an open-air format connected with tree-lined streets.

SouthPointe Commons will be a destination that will allow people who are time constrained to pull up and shop while others with more time can park, stroll and make a day of it.

SouthPointe Commons will be the premier area development that will serve the growing needs and high expectations of the Fern Creek area.

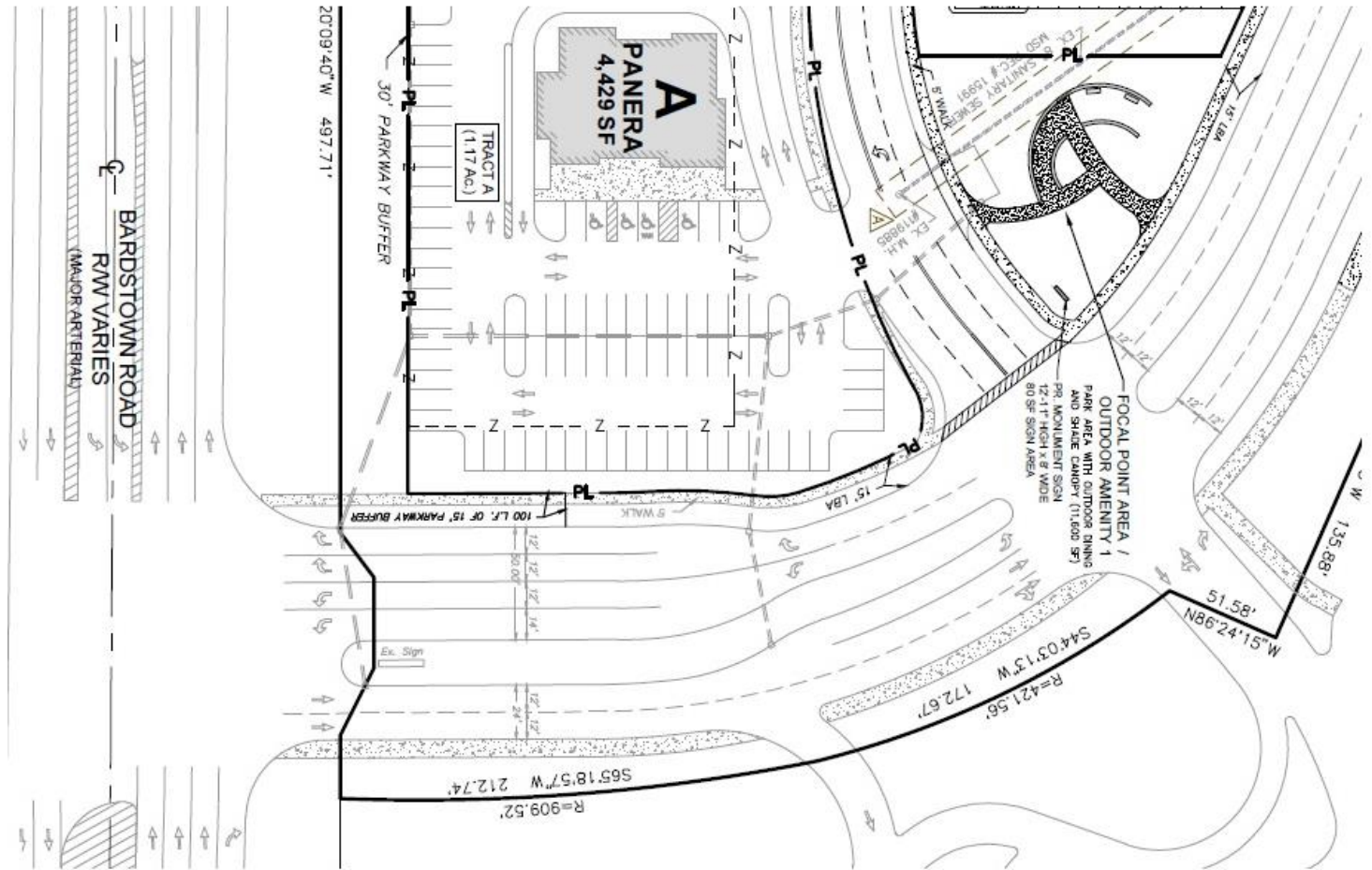


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2.1 Entrance

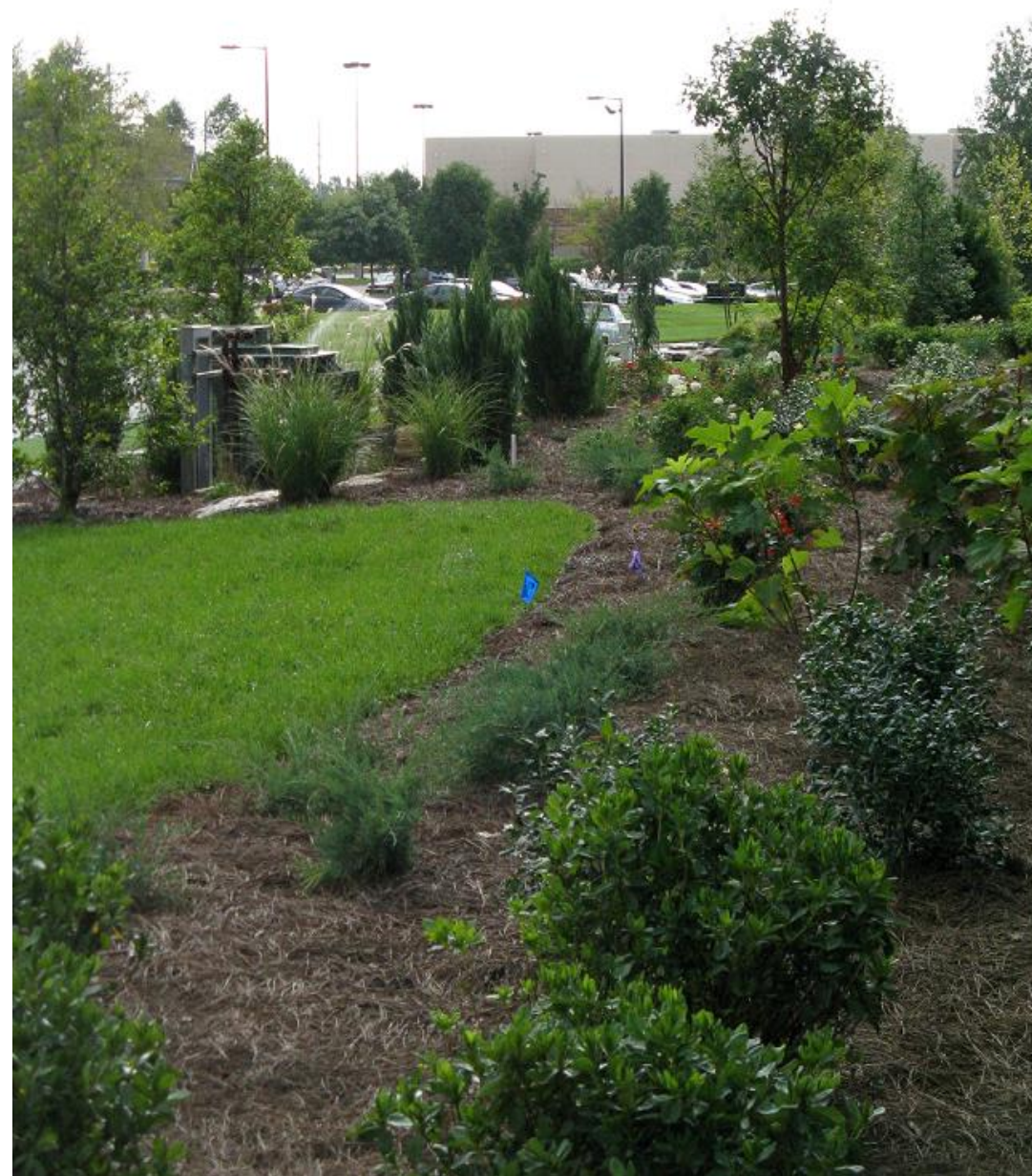
The SouthPointe Commons entrance will feature a new six-lane signalized intersection at the realigned location of SouthPointe Boulevard (Wingfield Road) and Bardstown Road.

The intersection will include two southbound turning lanes from Bardstown Road onto SouthPointe Boulevard and a dedicated northbound turning lane from Bardstown Road onto SouthPointe Boulevard.



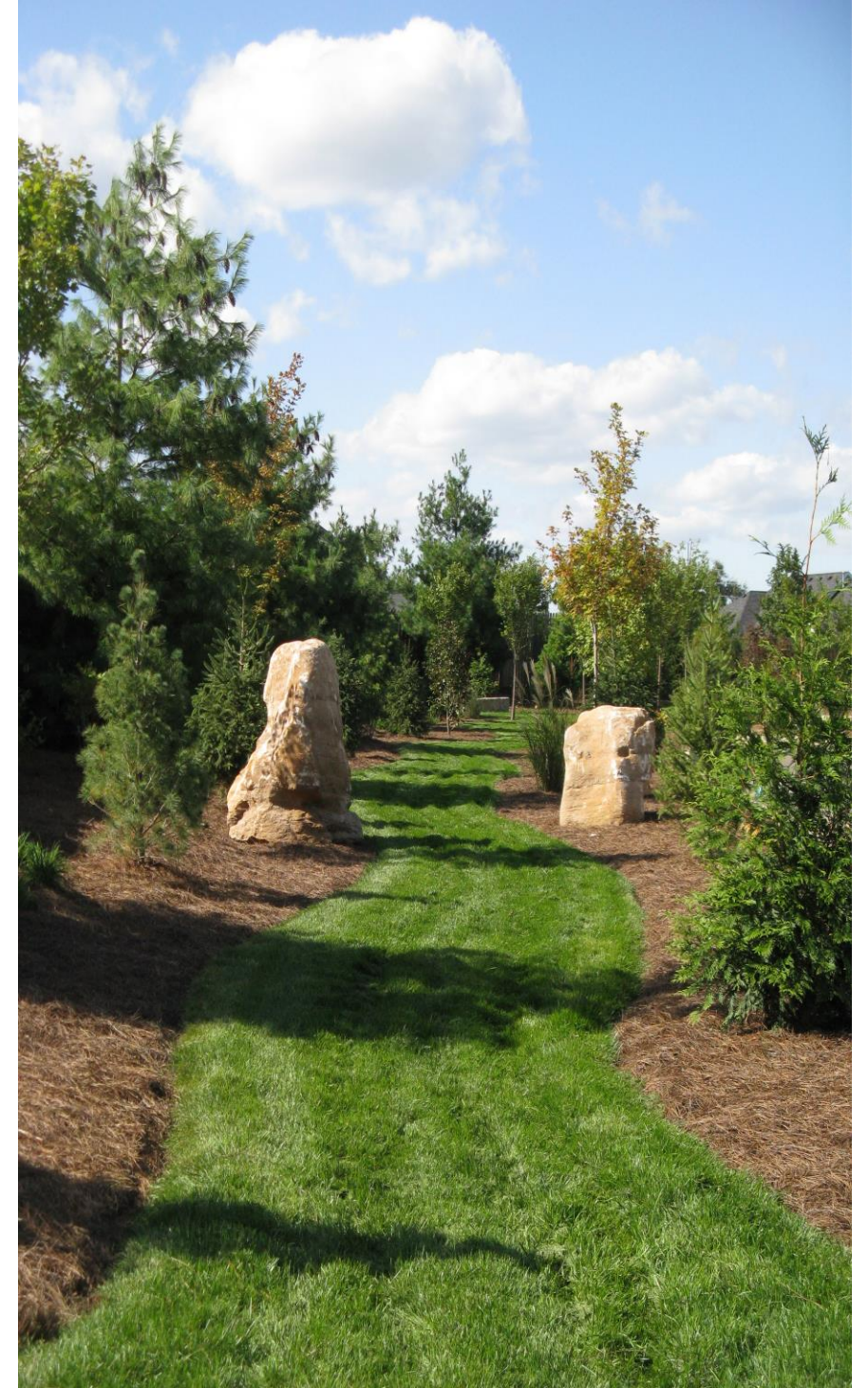
2.2 Landscaping

With more than 85 different potential species of flowers, plants, trees and grasses integrated into a stunning landscape design, SouthPointe Commons will far exceed the design standards set by the Louisville Metro Land Development Code in every aspect. The following are examples of the many species that are considered for integration into a unique environmental site design:



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Oaks	Red Maple	Clump Serviceberry
Lacebark Elms	Zelcova	Single Stem Serviceberry
Hedge Maple	Chestnut Tree	Oklahoma Redbud
River Birch	Willow Oak	Forest Pansy Redbud
Bald Cypress	American Holly	Chaste Tree
Dawn Redwood	Norway Spruce	Dogwood
Brandywine Maple	Green Giant Arborvitae	Winterking Hawthorne
Black Gum	Emerald Green Arborvitae	Clump Winterberry Holly
Crimson King Maple	White Pine	Winterberry Holly
Northern Red Oak	Black Pine	Sweet Bay Magnolia
Locust Tree	Blue Spruce	Jane Magnolia
Gingko	Hemlock	Little Gem Magnolia
Sweet Gum	Shrub Form Blue Spruce	Clump Form Crabapple
Paperbark Maple	Blue Point Juniper	Sargent Crab
Gold Lace Juniper	Annabelle Hydrangea	Viburnum
Limelight Hydrangeas	Crimson Pigmy Barberry	PJM Rhododendron
Ivy	Homerun Rose	Azalea- assorted colors and sizes
White Knockout Rose	Yellow Knockout Rose	Pink Knockout Rose
Black Lace	Spirea	Dwarf Korean Lilac



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Pink Rose Weigelia	Wisteria Vine	Clematis
Oak Leaf Hydrangea	Forsythia	Misc. Weigelia
Little Henry Itea	Oregon Grape Holly	Cotoneaster
Green Mountain Boxwood	Taxus Yew	Blue Point Juniper
China Girl Holly	Blue Prince Holly	Gray Owl Juniper
Firepower Nandina	Skip Laurel	Blue Star Juniper
Procumbens Nana	Angelica Juniper	Endless Summer Hydrangeas
Spacata	Assorted Daylily	Variigated lirioppe
Big Blue lirioppe	Native Grasses	Native Flowers
		Blueberries



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It should be noted that the selection of plant species is only one small step in designing a truly stunning natural habitat.

Working closely with local landscape contractors, the in-

house professionals at Barrister Commercial Group integrate native grasses and flowers with trees, bushes and local rock into a design that provides a truly natural “habitat” feel and setting.



- Trees shall be a diverse group of large species and smaller decorative species. The large species are to create a canopy that provides shade, as well as greatly reducing ambient noise around the site. The smaller species along with shrubbery and other plantings provide screening and cover at the pedestrian level.
- Green space around the perimeter of the site shall be planted as necessary to form a buffer zone between it and the surrounding neighborhoods and the expressway.
- Integral planting in the surface parking lots will break down the perceived scale of the lots and provide shade cover and screening.



2.3 Multi-Use & Pedestrian Pathways

As noted, a pedestrian path travels throughout SouthPointe Commons.

The path is intended to connect the pedestrian to any area in the development, and to allow for ease of movement throughout the site and to adjoining neighborhoods and schools. In addition, it should be noted that:

- Sidewalk activity is to be encouraged to create an atmosphere that draws people in to shop, browse, stroll, or dine.
- Trees and other plantings should have a strong presence. Large species trees should be considered at intervals that create an interweaving canopy.
- Trees generally provide reasonable protection from the elements, and shade and coolness when it is hot. They also provide a visible and psychological transition between the sidewalk and the street.
- Sidewalk benches, bike racks, and lamp posts of some type should be considered at regular intervals. A multitude of sidewalk amenities create a people friendly environment that can accommodate a variety of activities.
- Whenever feasible, cafes, coffee shops, and other retail stores could spill out onto the sidewalks. This creates an obstacle for people walking, which slows the pace down and promotes window shopping.

2.4 Focal Points & Pedestrian Pathways

SouthPointe Commons will include:

- Pedestrian linkage throughout the development
- Multi-use pathways
- Pedestrian friendly focal points
- Neighborhood linkage
- School linkage

2.5 Design, Architectural, Buildings & Streetscapes



ARCHITECTURAL VARIETY:

- Varied parapet elevations
- Cornices add interesting lines
- Awnings vary the building “texture”
- Variety of exterior materials

BUILDINGS:

- The facades of the buildings are to be designed to a uniform quality but appear as though they were built over time, with no particular style required.
- Acceptable materials shall include: brick, stone, stucco, dryvit, wood, standing seam cooper and metal storefront systems, and/ or as approved by the developer.
- Decorative lighting is also encouraged to be integrated throughout the development.





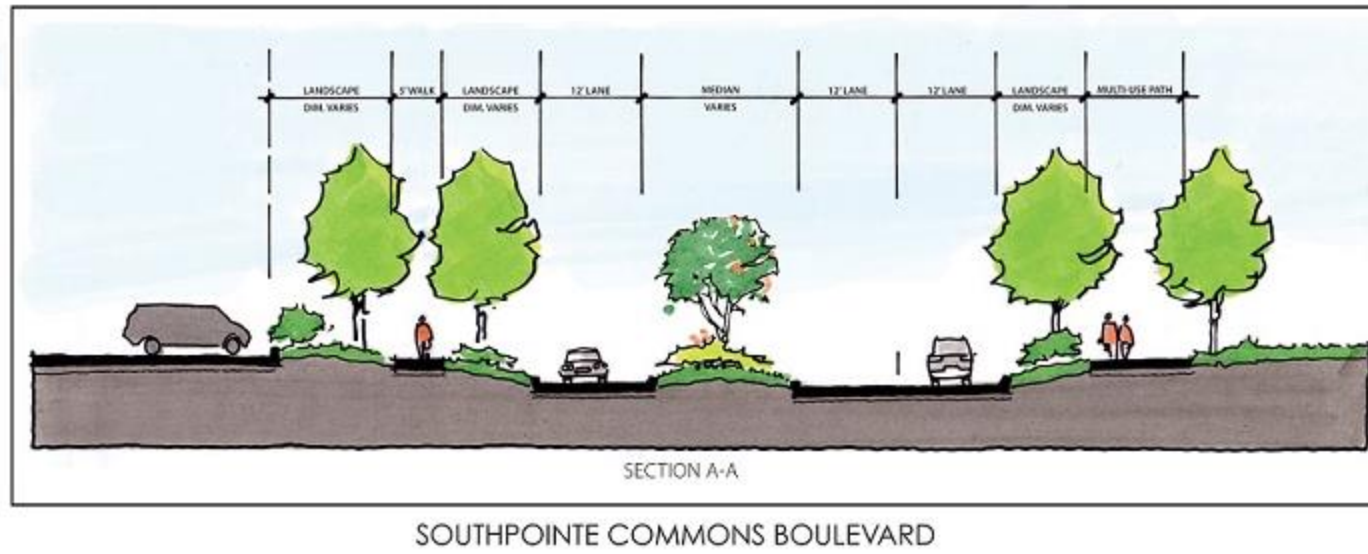
DESIGN CONCEPTS:

- The streetscape shall be one that promotes pedestrian linkage and allows for easy access throughout the site. Traffic is to be encouraged through the development, but at a reduced speed.
- Mixed use of paving and strong presence of pedestrian activity to slow traffic down is encouraged.
- Use of pavers at crosswalks and at intersections, and cobbles or stamped concrete at the main plaza area is encouraged, but not required. The texture of these materials will help reduce traffic speed.
- Encourage on street parking (helps create activity on the sidewalk).
- Shielded and cut-off parking lot lighting in accordance with local codes.



SouthPointe Commons - A Planned Retail Development

2.6 Cross-Section



2.7 Views



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2.8 Lighting, Screening, Bike Racks & Receptacles

Sidewalk benches, bike racks, trash receptacles, screening and lamp posts of some type should be considered at regular intervals and provide integration throughout the development.



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COMMONS

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