

THE WAY FORWARD

Center to be 'premier' shopping, entertainment venue

By Bill Robinson
Register News Writer

An average of more than 100,000 vehicles crossed under Barnes Mill Road on Interstate 75 each day of 2004 and about 42,500 on Barnes Mill Road crossed over I-75 the same year, according to data collected by the Kentucky Transportation Cabinet.

Carolina Holdings Inc., a Greenville, S.C., developer believes that volume of traffic is enough to support a 120-acre commercial development along Barnes Mill Road between I-75 and Goggins Lane.

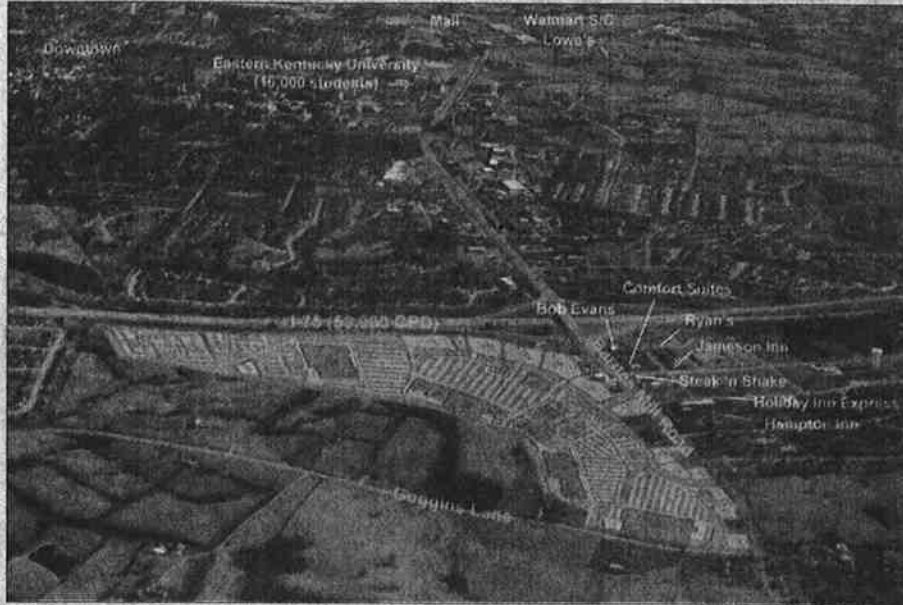
CHI's plans, which are posted on its Web site, choldings.com, call for two "big box" anchors and four "major" retail stores, along with a large bookstore and a cinema complex.

In early March plans for a Meijer store in one of the big box locations and a JCPenney store in one of the major retail slots were reviewed by the Richmond Planning Commission's technical advisory committee.

The cinema and bookstore would be on two sides of a pedestrian area, or "town centre," which also would be bordered by four intermediate sized retailers and several small shops, all with outdoor entrances.

Restaurants and numeral small retailers would be interspersed throughout the development, according to a diagram on CHI's Web site, choldings.com.

The plans envision office



buildings and hotels near the development's northern tip.

"We intend for Richmond Centre to be premier shopping destination for people across south Central Kentucky," CHI partner Britt Goodson told Richmond planners in February.

Richmond Centre could draw shoppers from an area that extends from Lancaster to the west, across to Beattyville in the east, down to Barbourville and Corbin. Many shoppers in this "trade polygon" currently drive to Lexington's Hamburg Place, a

popular retail center to which Richmond Centre frequently has been compared. By making Richmond Centre their destination, instead of Hamburg Place, shoppers could save an hour in driving time, Goodson said.

The CHI Web site lists the trade area's 2006 population as 216,000. The 86,000 households in the area averaged \$41,000 in income. The number of households increased by nearly 25 percent from 1990 to 2000.

In 2006, 56,600 people lived within 10 miles of the

Richmond Centre location. Household income average almost \$51,000. The number of household in the 10-mile radius jumped by more than 40 percent between 1990 and 2000.

The planning commission approved a preliminary plat for the giant complex on Feb. 28. Annexation and rezoning of property for Richmond Centre was approved by Richmond City Commission in late 2006.

Additional approvals were pending from the Kentucky Transportation Cabinet and

the U.S. Army Corps of Engineers. CHI needs the Corps' approval because it plans to divert a stream for the project. About 15 million cubic feet of rock will be moved in the process.

The five-lane section of Barnes Mill Road CHI will be extended to Frankie Drive, the entrance to the Deacon Hills subdivision, across from the secondary entrance to the complex, Goodson said. The main entrance to Richmond Centre will be opposite Amberly Way. There will be two smaller entry/exit points

on Goggins Lane.

There will be two small entrances to the complex, from Goggins Lane at 318 feet and 1,418 feet from Barnes Mill Road.

Without regulatory or construction delays, stores could begin opening in Richmond Centre as early as October 2008, Goodson has said.

In addition to Meijer and JCPenney, negotiations with several nationally known retailers to lease property in Richmond Centre are "well along," Goodson said.

National chains go through "extensive internal approval" processes before signing contracts and making public announcement of store locations, he said.

The developer, founded in 1986, has several large retail and office complexes in the Carolinas, Georgia, Florida, Tennessee and Alabama.

Tenants in a recent CHI development, Providence Marketplace between Nashville and Lebanon, Tenn., include Target, Belk, Old Navy, Books-A-Million, Dicks sporting goods, TJ Maxx, Staples, Homegoods and Jo Ann's Fabrics.

Barnes & Noble, Kroger, JCPenney, CVS Pharmacy and Office Max can be found in other CHI developments.

Crosland Inc. of Charlotte, N.C., is in charge of leasing properties for Richmond Centre. More details can be obtained from that firm's Web site: crosland.com.

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