

**LOUISVILLE CENTRAL BUSINESS DISTRICT  
DEVELOPMENT ACTIVITY  
DECEMBER, 2020**

PROJECT	LOCATION	INVESTMENT (MILLION \$)	PRIMARY FUNDING	PROJECTED COMPLETION DATE	PROJECT SIZE	# FLOORS	SUMMARY DESCRIPTION
<b>PROJECTS UNDERWAY</b>							
101-105 West Market (renovation)	101-105 W. Market St.	TBA	PRIVATE	Late 2020	15,076 sf	4	retail space
121-123 South Seventh (renovation)	121-123 S. Seventh St.	TBA	PRIVATE	early 2021	7,962 sf	4	2,200 sf restaurant/3,214 sf office space/3 apartments
421 West Chestnut (renovation)	421 W. Chestnut St.	TBA	PRIVATE	Late 2020	4,374 sf	3	retail/office space
500 West Jefferson (renovation)	500 W. Jefferson St.	\$16.00	PRIVATE	2021	TBA	29	new elevators/lobby/tenant lounge/conference center/fitness ctr
Beecher Terrace Lifelong Wellness Building	450 Roy Wilkins Ave.	\$16.30	PUBLIC	Fall, 2020	111,857 sf	4	117 senior housing units
Beecher Terrace Phase II	Jefferson/Liberty/10th/11th	TBA	PUBLIC	Late 2021	3.24 ac	2-3	15 buildings/108 apartments/80 off-street parking spaces
Brainard Building (renovation)	639 W. Main St.	\$0.75	PRIVATE	2021	15,521 sf	6	short-term rentals
Buzz Advertising (renovation)	234 E. Main St.	\$0.40	PRIVATE	2021	10,595 sf	3	office space
Cambria Hotel & Suites	120 S. Floyd St.	\$27.00	PRIVATE	Late 2020	111,438 sf	6	128 rooms/49 parking spaces
ChurchKey	600 E. Market St.	\$8.00	PRIVATE	Late 2020	20,000 sf	2	restaurants/event space
The Flats on Fifth	430 W. Muhammad Ali Blvd.	TBA	PRIVATE	TBA	273,900 sf	19	modernize 274-unit apartment tower
The Friary (renovation)	501 E. Liberty St.	\$3.64	PRIVATE	Late 2020	32,000 sf	3	29 studio & 1-bedroom apartments
Galt House Hotel & Suites (renovation)	141 N. Fourth St.	\$80.00	PRIVATE	10/2020	1,300,000 sf	25	makeover of guest rooms, meeting rooms, and restaurants/3 new dining concepts
The Gateway to NuLu (renovation)	552 E. Market St.	\$18.80	PRIVATE	Late 2020	75,010 sf	4	15,856 sf addition/new elevator and stair tower
Grady Hotel (renovation)	601 W. Main St.	\$8.70	PRIVATE	Late 2020	32,733 sf	6	51-room boutique hotel
Grand Lyric Theater	1300 W. Muhammad Ali Blvd.	\$2.00	PRIVATE	TBA	7,985 sf	1	350-seat performing arts facility
Grocers Ice Lofts (renovation)	601 E. Main St.	\$10.50	PRIVATE	2020	22,784 sf	4	77 apartments/33 parking spaces
Harmony Building (renovation)	425 W. Muhammad Ali Blvd.	\$1.30	PRIVATE	TBA	57,000 sf	5	office/restaurant space
Henry M. Green Apartments (renovation)	1005A W. Jefferson St.	\$17.50	PRIVATE	2020	4.39 ac	3	125 apartments in 22 buildings
Holiday Inn	101 W. Muhammad Ali Blvd.	\$5.10	PRIVATE	9/2020	45,672 sf	5	91 room hotel/restaurant
Hughes Lofts (renovation)	209 E. Main St.	\$4.70	PUBLIC	3/2021	85,219 sf	5	25,500 sf office/9,998 sf retail/12,500 sf private club/44-sp. garage
IJW Whiskey Co. (renovation)	104-108 W. Main St.	\$3.70	PRIVATE	2021	10,700 sf	2	office/distilling experience
Noble Funk Brewery (renovation)	922 S. Second St.	\$2.45	PRIVATE	2021	28,112 sf	1	micro-brewery/restaurant
Norton Children's Hospital (renovation)	231 E. Chestnut St.	\$78.30	PRIVATE	9/2021	40,000 sf	3	neonatal intensive care unit/intermediate care nursery/cardiac intensive care unit/Just for Kids critical care center
Norton Healthcare Pavilion (renovation)	315 E. Broadway	\$6.45	PRIVATE	9/2021	18,200 sf	1	transitional care unit with 38 skilled nursing beds
Philanthropic Center (renovation)	429 W. Muhammad Ali Blvd.	TBA	PRIVATE	2020	63,000 sf	11	office space
Shippingport Brewing	1217 W. Main St.	\$0.50	PRIVATE	2021	1,824 sf	1	micro brewery/tap room
TownePlace Suites	801 W. Jefferson St.	\$7.00	PRIVATE	Late 2020	70,891 sf	5	121-room hotel
The Village @ West Jefferson	1225 W. Jefferson St.	\$7.00	PRIVATE	Early 2021	31,796 sf	2	11,906 sf retail/9,925 sf office
Waterway Protection Tunnel	12th & Rowan	\$200.00	PUBLIC	Late 2020	13,800 lf		21 ft diameter sewage tunnel/13,800 lf/200 ft deep/holds 37 million gallons
<b>SUBTOTAL</b>		<b>\$526.09</b>					

**LOUISVILLE CENTRAL BUSINESS DISTRICT  
DEVELOPMENT ACTIVITY  
DECEMBER, 2020**

PROJECT	LOCATION	INVESTMENT (MILLION \$)	PRIMARY FUNDING	PROJECTED COMPLETION DATE	PROJECT SIZE	# FLOORS	SUMMARY DESCRIPTION
<b>PROJECTS ANNOUNCED</b>							
422 E-Main	422 E. Main St.	\$80.00	PRIVATE	TBA	656,000 sf	8	343 apartments/11,360 sf retail/3 interior courtyards totaling 11,600 sf/518 garage spaces
700 East Main	700 E. Main St.	TBA	PRIVATE	TBA	330,926 sf	7	301 apartments/4,486 sf restaurant/480-space garage
835 East Main	835 E. Main St.	\$50.00	PRIVATE	Early 2022	140,000 sf	6	78 apartments/21,500 sf multi-tenant food hall and retail/9,600 sf office/175-space parking garage.
Angel's Envy Distillery (expansion)	500 E. Main St.	\$6.10	PRIVATE	TBA	11,200 sf	2	new tour facilities/bar/gift shop/expanded event space
Beecher Terrace Phase III	400 Roy Wilkins Ave.	TBA	PUBLIC	2021	6.06 ac	2-3	23 buildings/185 apartments/150 off-street parking spaces /playground/pool
Bridgehaven (expansion)	964 S. First St.	\$4.00	PRIVATE	2021	19,000 sf	2	5,730 sf addition/13,200 sf free-standing building
CVS Pharmacy	400 E. Broadway	TBA	PRIVATE	2021	9,656 sf	1	retail space/39 parking spaces
Compass Hotel by Margaritaville	522 S. Fourth St.	TBA	PRIVATE	TBA	TBA	7	150-room hotel
East Market (NuLu) Safety Project	First to Baxter	\$11.50	PUBLIC	TBA	10 blocks		new sidewalks/lighting/street furniture/tree plantings/curb extensions/alley upgrades
Flavorman (expansion)	809 S. Eighth St.	TBA	PRIVATE	TBA	34,167 sf	1	34,167 sf addition to existing 20,000 sf manufacturing facility
Hotel Indigo (renovation)	500 W. Broadway	\$50.00	PRIVATE	TBA	167,000 sf	11	195-room hotel
Hyatt Place/Hyatt House	133 W. Market St.	\$62.90	PRIVATE	TBA	153,500 sf	8	265-room hotel
Jefferson Educational Center (renovation)	200 W. Broadway	\$20.00	PRIVATE	TBA	128,709 sf	9	52 student apartments/office space for JCTC/7,000 sf retail
Joe Ley (renovation)	615 E. Market St.	\$19.90	PRIVATE	TBA	20,000 sf	3	restaurant/retail space
Joe Ley East (renovation)	629 E. Market St.	\$3.30	PRIVATE	TBA	11,600 sf	2	restaurant/retail space
Kentucky Medical Center Hotel	201-213 E. Broadway	\$80.00	PRIVATE	TBA	218,000 sf	11	250-room hotel & extended-stay facility/apartments/restaurant
Landmark Building (renovation)	304-310 W. Liberty St.	TBA	PRIVATE	TBA	133,700 sf	7	144-room boutique hotel/4,200 sf meeting space/restaurant/micro-distillery/roof-top terrace
Louisville College of Dentistry (renovation)	129 E. Broadway	\$6.00	PRIVATE	2021	27,276 sf	3	30 efficiency apartments
Louisville Medical Center Steam Plant (improvements)	235 Abraham Flexner Way	\$20.10	PUBLIC	TBA			Conversion from coal to natural gas/replace 3 boilers
MiniVersity Campus (expansion)	306 S. Roy Wilkins Ave.	\$6.80	PRIVATE	2021	TBA		child development center expansion/new pediatric health center
NuLu House	625 E. Market St.	\$13.90	PRIVATE	TBA	65,000 sf	5	80-room boutique hotel
NuLu Yard	314 S. Shellby St.	TBA	PRIVATE	2021	70,000 sf	5	190 apartments/15,000 sf food hall/30,000 sf co-working space/5-story, 290 space garage
Phoenix Houses	multiple locations	\$1.30	PRIVATE	mid 2021	1,550 sf ea	2	5 multi-site 3-bedroom, 2.5 bath single-family homes
The Prestonian Apartments	709/710 E. Gray St.	TBA	PRIVATE	TBA	413,132 sf	4	two sites/344 apartments/304-space garage/2 courtyards with 24,000 sf/6,300 sf open space.
River Road (extension)	Seventh Street to 13th Street	\$14.70	PUBLIC	2022			two-lane road extension
St. Francis School Athletics Facility	659 S. Third St.	\$6.00	PRIVATE	TBA	TBA	2	athletics facility/offices/space for student assemblies
Seelbach Hilton (expansion/renovation)	500 S. Fourth St.	\$81.60	PRIVATE	TBA	30,592 sf	11	11-story tower addition/56 rooms/meeting space/roof-top bar
Tempo by Hilton	710 E. Jefferson St.	TBA	PRIVATE	2021	TBA	6	130-room hotel/roof-top bar
Waterfront Park Phase IV (expansion)	10th & Rowan	\$35.00	PUBLIC	TBA	22 acres		River Road extension/green space/interactive features

**LOUISVILLE CENTRAL BUSINESS DISTRICT  
DEVELOPMENT ACTIVITY  
DECEMBER, 2020**

PROJECT	LOCATION	INVESTMENT (MILLION \$)	PRIMARY FUNDING	PROJECTED COMPLETION DATE	PROJECT SIZE	# FLOORS	SUMMARY DESCRIPTION
<b>SUBTOTAL</b>		<b>\$573.10</b>					

**LOUISVILLE CENTRAL BUSINESS DISTRICT  
DEVELOPMENT ACTIVITY  
DECEMBER, 2020**

PROJECT	LOCATION	INVESTMENT (MILLION \$)	PRIMARY FUNDING	PROJECTED COMPLETION DATE	PROJECT SIZE	# FLOORS	SUMMARY DESCRIPTION
<b>TOTAL</b>		<b>\$1,099.19</b>					
Green highlight: located outside CBD							