

**LOUISVILLE CENTRAL BUSINESS DISTRICT
DEVELOPMENT ACTIVITY
NOVEMBER, 2021**

PROJECT	LOCATION	INVESTMENT (MILLION \$)	PRIMARY FUNDING	PROJECTED COMPLETION DATE	PROJECT SIZE	# FLOORS	SUMMARY DESCRIPTION
PROJECTS UNDERWAY							
421 West Chestnut (renovation)	421 W. Chestnut St.	TBA	PRIVATE	2021	4,374 sf	3	restaurant/studio space
500 W (renovation)	500 W. Jefferson St.	\$16.00	PRIVATE	2021	TBA	29	modernize lobby/add tenant amenities/improve façade/create rooftop terrace
835 East Main	835 E. Main St.	\$38.00	PRIVATE	4th Q, 2022	204,409 sf	6	137 apartments/10,235 sf restaurant and retail space/111-space parking garage.
Angel's Envy Distillery (expansion)	500 E. Main St.	\$8.20	PRIVATE	Spring, 2022	11,200 sf	2	new tour facilities/bar/gift shop/expanded event space
Beecher Terrace Phase III	400 Roy Wilkins Ave.	TBA	PUBLIC	3/2022	6.06 ac	2-3	23 buildings/185 apartments/150 off-street parking spaces/playground/pool
Brainard Building (renovation)	639 W. Main St.	\$0.75	PRIVATE	2021	15,521 sf	6	7 short-term rental units
Bunkhouse Hotel	730 E. Market St.	\$31.00	PRIVATE	5/2023	72,219 sf	6	122-room hotel/meeting room/6,087 sf restaurant/bar/roof-top terrace
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	2021	111,438 sf	6	128-room hotel/49-space garage
CVS Pharmacy	400 E. Broadway	\$1.51	PRIVATE	2021	9,656 sf	1	retail space/39 parking spaces
The Flats on 5th (renovation)	430 W. Muhammad Ali Blvd.	TBA	PRIVATE	3/2022	273,900 sf	19	modernize 258-unit apartment tower
Flavorman (expansion)	809 S. Eighth St.	\$8.50	PRIVATE	Fall, 2022	30,676 sf	1	30,876 sf addition to existing 20,000 sf manufacturing facility.
Grocers Ice Lofts (renovation)	601 E. Main St.	\$10.50	PRIVATE	late 2021	22,784 sf	4	77 apartments/2,800 sf courtyard/33 parking spaces
Henry M. Greene Apartments (renovation)	1005A W. Jefferson St.	\$17.50	PRIVATE	2021	4.39 ac	3	4.4 acres/22 buildings/125 apartments
Humana Exchange Building (renovation)	150 S. Fifth St.	TBA	PRIVATE	TBA	22,872 sf	2	courtyard improvements/meeting space
Humana Waterside/Clock Tower Buildings (renovation)	101-123 E. Main St.	TBA	PRIVATE	Spring, 2022	113,710 sf	12/5	1st & 2nd floor rebuild of entry lobby, training rooms, market, coffee shop, & cafeteria
Louisville Medical Center Steam Plant (improvements)	235 Abraham Flexner Way	\$20.10	PUBLIC	TBA			Conversion from coal to natural gas/replace 3 boilers/new control & monitoring systems
McDonald's Restaurant (renovation)	207 W. Broadway	TBA	PRIVATE	TBA	934 sf	2	restaurant modernization
Myers Medical Lofts (renovation)	129 E. Broadway	\$6.00	PRIVATE	Spring, 2022	27,276 sf	3	44 efficiency apartments
Noble Funk Brewery (renovation)	922 S. Second St.	\$3.00	PRIVATE	10/2021	28,112 sf	1	micro-brewery/restaurant/coffee shop/community space
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
TownePlace Suites	801 W. Jefferson St.	\$7.00	PRIVATE	11/2021	70,891 sf	5	120-suite hotel
Waterway Protection Tunnel	12th & Rowan	\$200.00	PUBLIC	2022	20,205 lf		20 ft diameter sewage tunnel/20,205 lf/200 ft deep/holds 55 million gallons
SUBTOTAL		\$396.76					

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PROJECTS ANNOUNCED							
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
Artspace (renovaton)	323 W. Broadway	TBA	PRIVATE	TBA	43,400 sf	10	47 apartments
Bridgehaven (expansion)	964 S. First St.	\$4.00	PRIVATE	2021	19,000 sf	2	5,730 sf addition/13,200 sf free-standing building
ChurchKey (renovation)	600 E. Market St.	\$8.00	PRIVATE	TBA	20,000 sf	2	restaurant/event facility
Derby City Gaming Downtown (renovation)	401 W. Market St.	\$6.40	PRIVATE	mid 2023	43,279 sf	2	gaming and entertainment venue
The Derby City Hotel	133 W. Market St.	\$62.90	PRIVATE	TBA	153,500 sf	8	265-room hotel
East Market (NuLu) Safety Project	First St. to Johnson St.	\$10.30	PUBLIC	2024	10 blocks		new wider sidewalks/curb extensions/dedicated bike lane/lighting/street furniture/tree plantings
Grand Lyric Theater	1300 W. Muhammad Ali Blvd.	\$2.00	PRIVATE	TBA	7,985 sf	1	350-seat performing arts facility
Harmony Building (renovation)	425 W. Muhammad Ali Blvd.	TBA	PRIVATE	TBA	57,000 sf	5	19,509 sf office/restaurant space
Hotel Indigo (renovation)	500 W. Broadway	\$54.00	PRIVATE	TBA	167,000 sf	11	195-room hotel
IJW Whiskey Co. LLC (renovation)	104-108 W. Main St.	\$3.70	PRIVATE	TBA	10,700 sf	2	corporate headquarters & distilling experience
Jefferson Educational Center (renovation)	200 W. Broadway	\$20.00	PRIVATE	TBA	128,709 sf	9	52 student apartments/office space
Joe Ley (renovation)	615-625 E. Market St.	\$26.00	PRIVATE	late 2022	80,000 sf	4	106 hotel rooms/retail/restaurant space in three buildings
Joe Ley East (renovation)	629 E. Market St.	\$3.30	PRIVATE	TBA	11,600 sf	2	restaurant/retail space
Kentucky Home Life Building (renovation)	239 S. Fifth St.	TBA	PRIVATE	TBA	164,845 sf	20	hotel/apartments/retail space
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 Medical Center Hotel	201-213 E. Broadway	\$80.00	PRIVATE	TBA	218,250 sf	11	250-room hotel & extended-stay facility/apartments/restaurant
MiniVersity Campus (expansion)	306 S. Roy Wilkins Ave.	\$6.80	PRIVATE	TBA	TBA		child development center expansion/new pediatric health center
NuLu Crossing	700 E. Main St.	\$78.00	PRIVATE	2023	350,301 sf	10	125 apartments/107,000 sf office/77,000 sf retail/415-space garage
NuLu Yard	320 S. Shelby St.	\$20.00	PRIVATE	TBA	163,554 sf	4	190 apartments/30,000 sf office space/15,000 sf retail space/118-space garage
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/30,000 sq.ft. new meeting space/roof-top bar
Starks Building (renovation)	455 S. Fourth St.	TBA	PRIVATE	Spring, 2023	395,505 sf	14	264 apartments/25,000 sf artist work space & coworking space
Tempo by Hilton	710 E. Jefferson St.	TBA	PRIVATE	TBA	93,439 sf	6	130-room hotel/roof-top bar/462-space garage
Waterfront Park Phase IV (expansion)	10th & Rowan	\$35.00	PUBLIC	TBA	22 acres		River Road extension/green space/interactive features
SUBTOTAL		\$602.70					
TOTAL		\$999.46					
Green highlight: located outside CBD							