

**DOWNTOWN LOUISVILLE
DEVELOPMENT ACTIVITY
DECEMBER, 2023**

PROJECT	LOCATION	INVESTMENT (MILLION \$)	PRIMARY FUNDING	PROJECTED COMPLETION DATE	PROJECT SIZE	# FLOORS	SUMMARY DESCRIPTION
PROJECTS UNDERWAY							
American Red Cross Louisville Area Chapter (renovation)	510 E. Chestnut St.	\$15.00	PRIVATE	TBA	57,000 sf	3	creates collaborative and flexible workspace with modern technology and communications infrastructure
Artspace Lofts (renovaton)	323 W. Broadway	TBA	PRIVATE	2024	30,232 sf	10	47 apartments
Baxter Community Center (renovation)	1125 W. Liberty St.	\$8.98	PUBLIC	Summer, 2024	14,436 sf	3	upgrades to HVAC, electrical, plumbing, new roof, energy efficient windows, & playground equipment
Beecher Terrace Phase IV	1100 Fisk St.	\$24.00	PUBLIC	Fall, 2025	203,493 sf	2-3	7.3 acres/27 buildings/210 multi-family 1-2-3 bedroom garden apartments and 2-3 bedroom townhomes/188 off-street spaces
The Billy Goat (renovation)	600 E. Main St.	TBA	PRIVATE	2024	43,989 sf	3	32 apartments/roof rebuild/gym addition
Buzz Advertising (renovation)	234 E. Main St.	\$0.40	PRIVATE	2023	10,595 sf	3	office space
Canopy by Hilton	133 W. Market St.	\$60.00	PRIVATE	7/2024	123,820 sf	6	168-room hotel/restaurant/roof-top amenities
Catholic Charities of Louisville (renovation)	435 E. Broadway	\$1.70	PRIVATE	2024	33,221 sf	3	office space
Derby City Gaming Downtown (renovation)	140 S. Fourth St.	\$90.00	PRIVATE	12/2023	43,279 sf	2	gaming experience w/500 historic racing machines/several bar options/retail store/200-space garage
Grand Lyric Theater	1300 W. Muhammad Ali Blvd.	\$2.00	PRIVATE	TBA	7,985 sf	1	350-seat performing arts facility
Haymarket Commissary (renovation)	721 E. Main St.	\$0.24	PRIVATE	2023	13,103 sf	1	commercial kitchen/bakery/retail area/restrooms
The Last Refuge/Heaven's Door (renovation)	600 E. Market St.	\$8.00	PRIVATE	Fall, 2023	20,000 sf	2	restaurant/whiskey bar/retail store/event facility
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
Mashup @ Nulu Yard	750 E. Jefferson St.	See Tempo	PRIVATE	Spring, 2025	45,000 sf	4	30,000 sf office space/15,000 sf retail space
Medical Towers South (renovation)	234 E. Gray St.	\$15.00	PRIVATE	2023	83,058 sf	8	new glass façade
The Prestonian Apartments North	715 E. Gray St.	\$114.00	PRIVATE	Summer, 2025	404,391 sf	4	250 apartments/304-space garage/2 courtyards with 24,000 sf.
The Prestonian Apartments South	712 E. Gray St.	See north	PRIVATE	late 2024	99,660 sf	4	93 apartments/6,300 sf open space.
Prince Wells Building (renovation)	540 S. Fourth St.	TBA	PRIVATE	2024	13,415 sf	3	retail space/condominiums
Roshberg Residence	1010 E. Jefferson St.	TBA	PRIVATE	2024	2,225 sf	2	single family residence
Stoddard Spirits (renovation)	121 S. Clay St.	\$0.00	PRIVATE	2024	9,800 sf	1	bourbon lounge with cask storage
Story Louisville (renovation)	828 E. Market St.	\$11.00	PRIVATE	2024	22,000 sf	2	co-working space/huddle and conference rooms/35 private offices
Tempo by Hilton	710 E. Jefferson St.	\$95.00	PRIVATE	Spring, 2024	157,705 sf	6	130-room hotel/roof-top bar/280-space garage
U of L Hospital (expansion)	531 S. Jackson St.	\$144.00	PUBLIC	Summer, 2025	200,000 sf	7	private room beds increase to 360/20 operating rooms/new 24-bed observation unit/new lobby/waiting area
U of L New Vision of Health Campus (renovation)	425-429 W. Muhammad Ali Blvd.	\$30.00	PRIVATE	TBA	133,000 sf	11	office/lab space for environmental research on health impacts
Waterfront Park Phase IV (expansion)	10th & Rowan	\$50.00	PUBLIC	Spring, 2025	22 ac.		Green space/walking paths/expermental learning area
Zyzo Investment Center (expansion)	620 E. Market St.	TBA	PRIVATE	2024	12,863 sf	3	add 2 floors for conference room/office space/apartment; expand 1st floor for restaurant
SUBTOTAL		\$689.42					

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PROJECTS ANNOUNCED							
221 South Shelby	221 S. Shelby St.	\$3.00	PRIVATE	TBA	6,000 sf	2	6 apartments/1,200 sf fitness center
232 East Jacob	232 E. Jacob St.	TBA	PRIVATE	TBA	78,320 sf	4	97 apartments/23 surface parking spaces
5 Iron Golf	836 E. Market St.	TBA	PRIVATE	TBA	9,000 sf	1	golf simulators/outdoor patio and game yard/restaurant
722 West Main	722 W. Main St.	TBA	PRIVATE	Fall, 2024	23,000 sf	4	bourbon experience/17 short-term rentals
Angel's Envy Distillery (expansion)	418 E. Main St.	TBA	PRIVATE	TBA	147,474 sf	3	incoming finished bottles and bottling lines on 1st floor/offices, space for tours, and tasting on 2nd floor/roof-top bar, event spaces, classrooms, a kitchen, and VIP space on the 3rd floor
Aparium Hotel/Joe Ley (renovation)	615-625 E. Market St.	\$27.00	PRIVATE	Early 2025	110,405 sf	4	191 hotel rooms/restaurant/event lawn/outdoor terraces
Bridgehaven (expansion)	964 S. First St.	\$4.00	PRIVATE	TBA	19,000 sf	2	5,730 sf addition/13,200 sf free-standing building
Brown & Williamson Tower (renovation)	401 S. Fourth St.	\$10.00	PRIVATE	TBA	346,213 sf	26	updates to mechanical systems, elevators, lobby, restrooms, fitness center, and tenant lounge
Chestnut Indoor Self Storage	722 E. Chestnut St.	TBA	PRIVATE	TBA	33,825 sf	3	self storage facility
Derby City Lofts	438-440 W. Market St.	\$5.00	PRIVATE	Late 2024	8,600 sf	4	bourbon experience/20 short-term rentals
Dream Hotel	815 W. Main St.	\$100.00	PRIVATE	Early 2025	212,963 sf	9	168-room hotel/10,000 sf event space/restaurants
East Market Street Streetscape improvements	Brook St. to Baxter Ave.	\$14.00	PUBLIC	2024	0.96 miles		new wider sidewalks/curb extensions/dedicated bike lane/lighting/street furniture/tree plantings
Francis Parker School Athletics Facility	659 S. Third St.	\$6.00	PRIVATE	TBA	TBA	2	athletics facility/offices/space for student assemblies
The Gardens (renovation)	525 W. Muhammad Ali Blvd.	\$65.00	PRIVATE	TBA	125,000 sf	3	40,000 sf of production studios/sound stages/40,000 sf office space/museum/retail space
The Grey on Ali	720 W. Muhammad Ali Blvd.	TBA	PRIVATE	TBA	377,826 sf	5	256 apartments/8,197 sf ground floor commercial/2 tenant courtyards/246-space parking garage
JCTC Commons	W. Broadway	\$5.00	PUBLIC	2025	TBA		openspace includes cornhole, disc golf, and a mini soccer field
JCTC Parking Garage	Second & Broadway	\$20.00	PUBLIC	2024	TBA	4	520-space/4-story parking garage/8,000 sf 1st floor retail
JCTC Science Building	S. First St.	\$26.00	PUBLIC	2025	40,000 sf	3	classrooms for academic science programs
Jefferson County Youth Detention Center (renovation)	720 W. Jefferson St.	\$17.10	PUBLIC	TBA	51,200 sf	3	reopen youth detention center
Jefferson Educational Center (renovation)	200 W. Broadway	\$20.00	PRIVATE	TBA	75,130 sf	9	62 student apartments
Kentucky Home Life Building (renovation)	239 S. Fifth St.	\$25.80	PRIVATE	TBA	258,333 sf	20	150 hotel rooms/76 extended-stay rooms/restaurant/event space/live music venue/roof-top deck
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
LG&E Broadway Service Center	820 W. Main St.	\$10.00	PRIVATE	TBA	170,000 sf	3	upgrades to accommodate corporate office relocation
Louisville Community Grocery	400 Finzer St.	\$8.50	PRIVATE	TBA	16,725 sf	1	grocery/retail space
Louisville Free Public Library-Main Branch (renovation)	301 York St.	\$8.50	PUBLIC	2024	TBA		renovation to reopen 3rd floor & 16,000 sf in historic section/façade improvements/landscaping
Louisville Medical Center Hotel	201-213 E. Broadway	\$80.00	PRIVATE	TBA	218,250 sf	11	250-room hotel & extended-stay facility/apartments/restaurant

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Louisville Metro Police Headquarters (renovation)	601 W. Chestnut St.	\$27.00	PUBLIC	TBA	170,792 sf	5	consolidates Metro Polices headquarter operations
Mercer Transportation Training Facility	1201 W. Market St.	TBA	PRIVATE	2024	9,000 sf	1	training facility/drivers' lounge
Motor Works Apartments	728 S. Fourth St.	TBA	PRIVATE	TBA	60,000 sf	4	186 apartments in new building/10,000 sf clubhouse & 15 apartments in adaptive reuse/2 courtyards
NuLu Crossing	700 E. Main St.	\$78.00	PRIVATE	Fall 2025	104,609 sf	8	300 apartments/50,000 sf office space/35,000 retail space/outdoor plaza/570-space garage
Rabbit Hole Distillery (expansion)	711 E. Jefferson St.	TBA	PRIVATE	TBA	78,000 sf	2	expansion of brand home and visitor areas/re-configuration of truck loading dock and operations area/new visitor experiences/gift shop/tasting rooms/bar area/office space
River Road (extension)	Seventh Street to 13th Street	\$14.70	PUBLIC	TBA			two-lane road extension
Russell Neighborhood Park	1327 W. Muhammad Ali Blvd.	\$3.70	PUBLIC	Summer, 2024	5.74 ac.		athletic fields/splash pad/spray ground/walking trail
Seelbach Hilton (expansion/renovation)	500 S. Fourth St.	\$81.60	PRIVATE	TBA	30,592 sf	11	56-troom tower addition/30,000 sf new meeting space/roof-top bar/refurbish existing hotel rooms and public spaces
Sons of the American Revolution Education Ctr. & Museum	809 W. Main St.	\$27.00	PRIVATE	7/2026	TBA	2	three galleries with 17 interactive exhibits and a theater
Starks Artist Lofts (renovation)	455 S. Fourth St.	\$150.00	PRIVATE	TBA	395,505 sf	14	264 apartments/25,000 sf artist work space and co-working space
Sunday School Distillery	629 E. Market St.	TBA	PRIVATE	TBA	15,000 sf	4	bourbon attraction/distiller
The Village at West Jefferson Too! (renovation)	1225 W. Jefferson St.	\$5.10	PRIVATE	TBA	10,500 sf	2	multipurpose space for neighborhood programs
The Yard Apartments	320 S. Shelby St.	\$20.00	PRIVATE	Spring, 2025	163,554 sf	4	190 apartments/118 space garage
SUBTOTAL		\$862.00					
TOTAL		\$1,551.42					