DOWNTOWN LOUISVILLE
DEVELOPMENT ACTIVITY
AUGUST, 2026

PROJECT	LOCATION	INVESTMENT (MILLION $)	PRIMARY FUNDING	PROJECTED COMPLETION DATE	PROJECT SIZE	# FLOORS	SUMMARY DESCRIPTION
PROJECTS UNDERWAY							
706 East Broadway	706 E. Broadway	$0.77	PRIVATE	2026	11,220 sf	2	5,610 sf of first floor office space/8 apartments on second floor
Armour Carlysle Lofts	201 E. Main St.	TBA	PRIVATE	2026	44,621 sf	4	20 apartments
Chestnut Street Improvement Project	Chestnut between Floyd to Clay	$6.75	PUBLIC	2027	0.45 mi		Expanded sidewalks/new curb extensions with space for seating/increase in tree canopy
Colt Club Lofts II	209 S. Fifth St.	$0.42	PRIVATE	Late 2026	11,700 sf	4	6 short-term rentals/retail space/speakeasy
Community Care Campus	225 E. Breckinridge St.	$38.30	PUBLIC	2027			includes affordable housing, transitional housing, a family shelter, community center, a medical respite, and headquarters for Volunteers of America
The Envirome Institute	425-429 W. Muhammad Ali Blvd.	$30.00	PRIVATE	2026	138,000 sf	11	office/lab space for environmental research on public health impacts/5,500 sf public garden space
Family Scholar House Modular Campus	716 Marshall St.	$14.50	PRIVATE	Early 2027	66,834 sf	4	48 2-bedroom/12 3-bedroom affordable multifamily apartments/27 surface parking spaces
Harvest 624	624 E. Market St.	TBA	PRIVATE	Mid 2026	10,495 sf	2	7,451 sf restaurant space
Hollyhock Suites on Market	313-315 W. Market St.	$2.00	PRIVATE	TBA	65,620 sf	5	39 short-term rentals/street-level commercial space
Hubbuch & Company	324 W. Main St.	$11.80	PRIVATE	Fall 2027	35,485 sf	5	14 apartments/retail space
Humana Waterside	101 E. Main St.	$10.10	PRIVATE	TBA	150,000 sf	12	upgrades to office space on floors 10-12.
JCTC Commons	W. Broadway	$8.00	PUBLIC	Spring 2026	2 ac		openspace includes cornhole, disc golf, and a mini soccer field
Jefferson County Youth Detention Center	720 W. Jefferson St.	$39.00	PUBLIC	2027	51,200 sf	3	reopen youth detention center
The Kentucky Center for the Performing Arts	501 W. Main St.	$4.00	PUBLIC	Fall 2026			replace the entry plaza steel and concrete
Liminal	1416-1426 Lytle St.	$35.70	PRIVATE	Early 2027	145,125 sf	5	130 apartments/20,000 sf commercial space
Louisville Free Public Library-Main Branch	301 York St.	$8.50	PUBLIC	10/2026	TBA		renovation to reopen 3rd floor & 16,000 sf in historic section/façade improvements/landscaping
Louisville Metro Police Headquarters	601 W. Chestnut St.	$72.00	PUBLIC	TBA	123,950 sf	5	Consolidation of Metro Police offices into new headquarters.
Main Remade	Wenzel Street to 22nd Street	$6.49	PUBLIC	2026	2.88 mi		conversion from one-way to two-way traffic/new paving and striping/added bike lanes/signal improvements/enhanced crosswalks
NuLu Crossing	700 E. Main St.	$255.30	PRIVATE	2027	104,609 sf	8	525 apartments/29,337 sf office space/34,848 retail space/45,500 sf outdoor plaza/587-space garage
Prince Wells Building	540 S. Fourth St.	TBA	PRIVATE	2026	13,415 sf	3	2,884 sf retail space/7 residential units
Sons of the American Revolution Education Ctr. & Museum	809 W. Main St.	$27.00	PRIVATE	2027	10,000 sf	2	three galleries with 17 interactive exhibits and a theater
Trager MicroForest Phase II	501 W. Muhammad Ali Blvd.	TBA	PRIVATE	2026	0.64 acres		Includes additional tree plantings and amenities.
UofL Health Sciences Simulation Ctr. & Collaboration Hub	615 S. Preston St.	$280.00	PUBLIC	Fall 2029	250,000 sf	6	space for inter-professional learning opportunities/research laboratories/classrooms/meeting spaces
The Village at West Jefferson Too!	1225 W. Jefferson St.	$5.10	PRIVATE	TBA	10,500 sf	2	multipurpose space for neighborhood programs

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Waterfront Park Phase IV	1105 Rowan St.	$37.50	PUBLIC	TBA	22 ac		Green space/walking paths
The Zen	620 E. Market St.	$5.40	PRIVATE	2026	45,300 sf	6	9 apartments/7,042 sf for two food & beverage spaces
SUBTOTAL		**$898.63**					

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PROJECTS ANNOUNCED							
113 West Jefferson	113 W. Jefferson St.	$0.20	PRIVATE	5/2026	6,816 sf	1	creates 3 retail bays
614 Ivy	614 E. Market St.	TBA	PRIVATE	TBA	11,422 sf	1	2,622 sf restaurant space in existing building/8,800 sf addition for commercial space
623 West Main Lofts	623 W. Main St.	TBA	PRIVATE	TBA	20,000 sf	4	5 short-term rentals/4,500 sf commercial space
Angel's Envy Distillery	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
Avenue Plaza	420 S. Eighth St.	TBA	PUBLIC	TBA	150,786	17	rehabilitation of 225 apartments
Belvedere	485 W. Main St.	$125.00	PUBLIC	4/2030	5.83 ac		redesigned public plaza/performance pavilion/children's playground/new assessible connection to wharf and Louisville Loop/native landscaping/almost 350 new trees
Binder's Stash Tasting Room	121 S. Clay St.	$2.00	PRIVATE	Early 2026	10,500 sf	1	bourbon tasting experience/full bar/gift shop
Brough Brothers Distillery & Tasting Room	1250 E. River Rd.	$1.16	PRIVATE	TBA	14,600 sf	1	craft distillery/outdoor game yard/event space
Canopy by Hilton	304-310 W. Liberty St.	$74.00	PRIVATE	TBA	164,000	8	150-room hotel
Fiscal Court Building	531 Court Pl.	$28.00	PRIVATE	Late 2027	102,000 sf	10	106 apartments/tenant amenities
Flats on Cabel	200 Cabel St.	TBA	PRIVATE	TBA	TBA	6	200 one and two-bedroom apartments/on-site parking/street-level retail space
Francis Parker School Athletic, Wellness, & STEAM Center	659 S. Third St.	$12.00	PRIVATE	TBA	TBA	2	athletics center/STEAM center/offices/parking
The Grey on Ali	720 W. Muhammad Ali Blvd.	TBA	PRIVATE	TBA	377,826 sf	5	256 apartments/8,197 sf ground floor commercial/38,159 sf in 2 tenant courtyards/246-space parking garage
The Gruv Sports Bar	432-436 W. Market St.	$6.80	PRIVATE	TBA	16,392 sf	4	20 unit Micro-Hotel/1,500 sf speakeasy bar
The Henry Clay	604 S. Third St.	TBA	PRIVATE	TBA	55,724 sf	9	refurbish 33 existing apartments
Hotel Anomalie	615-625 E. Market St.	$86.00	PRIVATE	2027	110,405 sf	4	189 hotel rooms/restaurant/event lawn/outdoor terraces
Humana Building	500 W. Main St.	$700.00	$700.00	2031	525,000 sf	27	dual towers/1,000 hotel rooms/multiple ballrooms/over 100,000 sf of meeting space/multiple food & beverage concepts
J.W. Marriott	401 S. Fourth St.	$185.00	$185.00	Early 2028	429,446 sf	27	418 room hotel/15,056 sf meeting space / 11,700 sf ballroom/954 sf retail
Jacob Street Multi-Family	232 E. Jacob St.	TBA	PRIVATE	TBA	78,320 sf	4	97 apartments/23 surface parking spaces
Louisville Sports Entertainment District	501 E. Main St.	$250.00	PRIVATE	TBA	313,979 sf	4-11	270 apartments, 167-room boutique hotel, 46,940 sf office space, 23,700 sf retail space, two courtyards and two parking garages with 520 spaces
The Louisville Studios at the Gardens	525 W. Muhammad Ali Blvd.	$70.00	PRIVATE	Late 2027	125,000 sf	3	40,000 sf of production studios/sound stages/40,000 sf office space/museum/retail space
Mae Street Village	413 E. Muhammad Ali Blvd.	TBA	PUBLIC	TBA	TBA		demolition and redevelopment of former 684-unit public housing complex
The Miller	431 E. Liberty St.	TBA	PUBLIC	2028	129,000 sf	4	127 senior apartments/5,000 sf open space/22 surface parking spaces

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Motorworks Apartments	410 W. Broadway	$60.00	PRIVATE	2027	221,251 sf	3-4	319 apartments in 11 buildings/75 surface parking spaces/ 10,000 sf clubhouse/2 courtyards
NuLu Marriott Towneplace Suites	901 E. Jefferson St.	$12.00	PRIVATE	2027	66,869 sf	4	128-room hotel/5,218 sf retail space/35-space parking lot
Omni Pickleball & Event Venue	211 W. Muhammad Ali Blvd.	$15.00	PRIVATE	TBA	50,000 sf	2	restaurant/bar/entertainment space/indoor & outdoor pickleball courts/outdoor game yard/flexible event space
One Forty West	140 W. Market St.	$175.00	PRIVATE	TBA		27	300 hotel rooms/11,648 sf of meeting space/restaurant
Rabbit Hole Distillery	711 E. Jefferson St.	$30.00	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
Reimagine 9th Street	Main to Broadway	$24.60	PUBLIC	8/2028	0.64 mi		redesign of 9th Street corridor into a complete street / change Muhammad Ali and Chestnut from one-way to two-way streets from 9th Street west to Shawnee Park
River Road Extension	Seventh Street to 13th Street	$14.70	PUBLIC	TBA	0.68 mi		two-lane road extension connecting Downtown to the Portland neighborood
Seelbach Hilton	500 S. Fourth St.	$81.60	PRIVATE	TBA	30,592 sf	11	56-room tower addition/30,000 sf new meeting space/roof-top bar/refurbish existing hotel rooms and public spaces
Starks Artist Lofts	455 S. Fourth St.	$177.50	PRIVATE	TBA	395,505 sf	14	264 apartments/25,000 sf artist work space and co-working space
Student Success Housing	200 W. Broadway	$63.00	PRIVATE	Fall 2028	253,592 sf	9	309 units for student housing/96-space parking garage
Sunday School Distillery	629 E. Market St.	TBA	PRIVATE	TBA	4,860 sf	1	bourbon attraction/distiller
West End Gin	1301 W. Main St.	$6.70	PRIVATE	Summer 2027	10,000 sf	1	distillery/tasting room/greenhouse/smoking room/retail store/classroom/park space
SUBTOTAL		**$2,200.26**					
TOTAL		**$3,098.89**					