



Park Hill Industrial Corridor Implementation Strategy

Goal:

Develop a master plan to redefine a 1,400-acre industrial area near Louisville's city center to stimulate job creation.

History:

Once one of Louisville's centers of industry, Park Hill has followed the trends of post-industrial cities throughout the U.S. over the last 30 years. The area includes several former manufacturing plants and closed industrial facilities, including the former American Standard, Philip Morris, Reynolds Metals and Rhodia SA properties.

Some legacy industry remains, including Brown-Forman, Heaven Hill Distilleries, and Sud-Chemie, and recent business-attraction efforts have brought investment from companies such as Pro-Liquitech, Great Northern Manufacturing and Consumer's Choice Coffee.

The Area:

The Park Hill industrial corridor is roughly bounded by Broadway to the north, California neighborhood to the west, Algonquin Parkway to the south, and portions of Old Louisville and the University of Louisville campus to the east.

Opportunities:

- Only large "infill" industrial development available in Louisville
- Nearby workforce available
- Access to major air, rail, highway transportation
- "Catalyst" sites
- Potential to support 550,000 to 850,000 sq. ft. new office and industrial space
- Potential to support 52,000 to 78,000 sq. ft. of new retail space
- Potential to generate 1,700 to 2,700 jobs for the community
- Potential to generate \$336 million economic impact annually

Who's Involved:

- Louisville Metro Government
- Consultant Team, headed by EDAW Inc.
- Redefining Brownfields Study Group
- Private developers already investing in area
- University of Louisville
- Developer Advisory Panel
- Park Hill Advisory Committee, appointed by Mayor Abramson
 - Neville Blakemore, Great Northern Manufacturing
 - Bruce Blue, Freedom Metals
 - Michael Brooks, California Neighborhood Coalition
 - Ralph Fitzpatrick, University of Louisville
 - Carla Hines, California Neighborhood Coalition
 - The Rev. James Hook, Mt. Hermon Baptist Church
 - Dorothy Miles, neighborhood resident
 - Richard Power, Sud-Chemie Inc.
 - Trevor Smith, Brown-Forman
 - Marty Snyder, Pro-Liquitech
 - Leonard Watkins, former Louisville Metro Councilmember

Summary:

There is tremendous development potential in Park Hill despite many challenges resulting from past disinvestment and employment loss. Located near downtown, the Old Louisville neighborhood, the University of Louisville, and regional transportation infrastructure, the Park Hill area has many assets and opportunities – including a strong legacy of established industries and underutilized properties that offer immediate and affordable development potential.

The Implementation Strategy will build upon the recommendations of recent economic and transportation studies and integrate the input of West Louisville and other stakeholders to provide a specific road map for repositioning Park Hill as a key component of the competitive regional economy. The strategy will take advantage of current trends to address practical infrastructure improvements, redevelopment and infill development opportunities, and the contemporary amenities needed to create a thriving employment center – one that attracts new businesses and connects new jobs with a ready work force.

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