

WEST LOUISVILLE

LIVE



WORK



PLAY



www.louisvilleky.gov/economicdevelopment





WHY PEOPLE CHOOSE TO LIVE IN WEST LOUISVILLE.

West Louisville offers great neighborhoods with easy access to downtown. Many people choose to live here because of its low cost of living and its many beautiful, historic houses. Two of the city's best riverside parks – Shawnee and Chickasaw – are nearby, and the area offers some of the most walkable and bikeable neighborhoods in the city.

A RENEWED COMMUNITY SPIRIT

Church leaders and businesses are partnering to provide educational and economic opportunities. Volunteer groups and community leaders are creating healthier, livable neighborhoods with plenty of green space, good schools and a strong sense of community.

Existing water, electricity and sewer services currently serve more than 62,000 area residents and businesses. Highway and sidewalk improvements, plus ongoing housing and property renewal projects, add to a solid foundation.

VISIONS OF A VIBRANT FUTURE

Cultural opportunities are being enhanced by several arts centers, schools and youth development programs. Visionary investments are bringing new life and new ideas to the area. Some examples:

- Investors plan to create a \$22 million Portland Artists Row District that will include renovated homes for sale or rent to local artists.
- The Nia Center houses several innovative approaches to improve the area's quality of life. This includes new technology for adult education and GED prep classes.



In addition, an onsite lab performs statewide drug discovery research for the James Graham Brown Cancer Center.

- Habitat for Humanity will spend \$3 million to build new homes and repair existing ones.
- A \$10 million renovation of the historic Parkland School (Family Scholar House) will be home to single-parent students earning their college degrees.
- The University of Louisville and YMCA are partnering to develop a new fitness center.
- A \$2 million federal grant will repair more than 100 homes in the Shawnee neighborhood.
- A developer recently purchased Muhammad Ali's childhood home and plans to restore the house as a museum or boxing club.

When you add the aggressive new developments planned with the existing neighborhood barbecues, concerts, sporting events and other community gatherings, West Louisville becomes a lively and exciting place to call home and do business.



HISTORIC ARCHITECTURE

West Louisville's rich heritage and historic resources also are being strengthened. The area features the second largest sector of shotgun houses. These homes, with a distinct Civil War-era floor plan, are found in many of West Louisville's Portland, Russell and California neighborhoods, and many are being renovated. Local government has incentives to help businesses acquire and renovate historic properties so they can stay in the area and preserve its heritage.

Preserving Valuable Neighborhood Landmarks in West Louisville

Habitat for Humanity Louisville Headquarters (Built in 1924) Habitat for Humanity partnered with Louisville Metro Government to help pay for property acquisition and renovation.

Parkland Scholar House

(Built in 1891) Marian Development Group, LLC revitalized this structure to provide affordable housing and support for single parents earning a college degree.

St. Cecilia School (Built in 1928)

Housing Partnership, Inc. and Catholic Charities teamed up to turn this landmark into housing for low-income seniors.

African American Heritage Center (Trolley Barns)

This former trolley barn at 18th and Muhammad Ali Boulevard is now a center of African American culture, while preserving Louisville's transportation history.

U.S. Marine Hospital

The United States Marine Hospital in the Portland neighborhood dates back to 1852. It first served as a marine hospital and later as a hospital for soldiers and war veterans.





IN WEST LOUISVILLE.

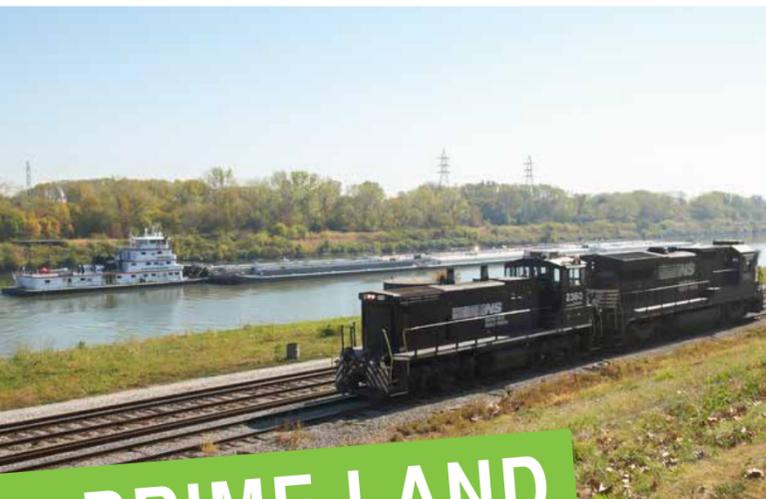
OPEN FOR BUSINESS

West Louisville is the investment destination for commerce, job creation, community building and economic growth. There's prime office space for new businesses with inspiring downtown views, historic architecture, waterfront locations and park-like settings ready for lease at reasonable prices.

Excellent highway, air, water and rail infrastructure provide easy access to customers and makes West Louisville an ideal location for companies dependent on logistics, distribution and time-sensitive business activities. Top performing West Louisville industry clusters generating the area's most jobs are automotive, transportation/logistics and medical devices/health services. Many West Louisville employers also are fast-growing businesses in Louisville and the world.



- Great Northern Building Products, LLC (901 S. 15th Street) manufactures and distributes specialized construction products. It's one of the fastest-growing companies in Louisville.
- America's Finest Filters, Inc. (2910 W. Jefferson Street) makes HVAC equipment and is ranked among the top 100 fastest-growing inner-city businesses in America by CNNMoney.
- Accu-Tec International (1735 W. Burnett Avenue) is the corporate office for this warehousing and distribution company.
- Brown-Forman Corporation (850 Dixie Highway) is one of the largest American-owned companies in the wine and spirits business, and is a longtime West Louisville corporate citizen and community supporter.



PRIME LAND

Marketable retail and commercial sites ready for development

ROOM FOR



LOCATION & LOGISTICS

Mega highway, air, water and rail infrastructure provide easy access to customers.

- Ohio River Ports
- 11 minutes from Airport
- Interstate Highways I-264, I-64, I-65 & I-71
- 3 Major Railway Systems



CLIMATE OF ECONOMIC GROWTH

Louisville Metro and Kentucky state governments partner to create a climate for economic growth with new market tax incentives, infrastructure investments and land acquisition. New businesses investing in West Louisville, or companies in West Louisville wanting to expand, will find easy access to capital and financial resources.

The Louisville Central Community Centers (1300 W. Muhammad Ali Blvd.) leads many new business ventures including the Old Walnut Street Restoration Project, designed to revitalize the commercial heart of West Louisville. The project includes a multi-floor warehouse building with office and atrium space for rent and a ground floor dedicated to attract retail outlets. **Join us in making economic development in West Louisville a strategic priority.**



WEST LOUISVILLE WORKS!



PLAY

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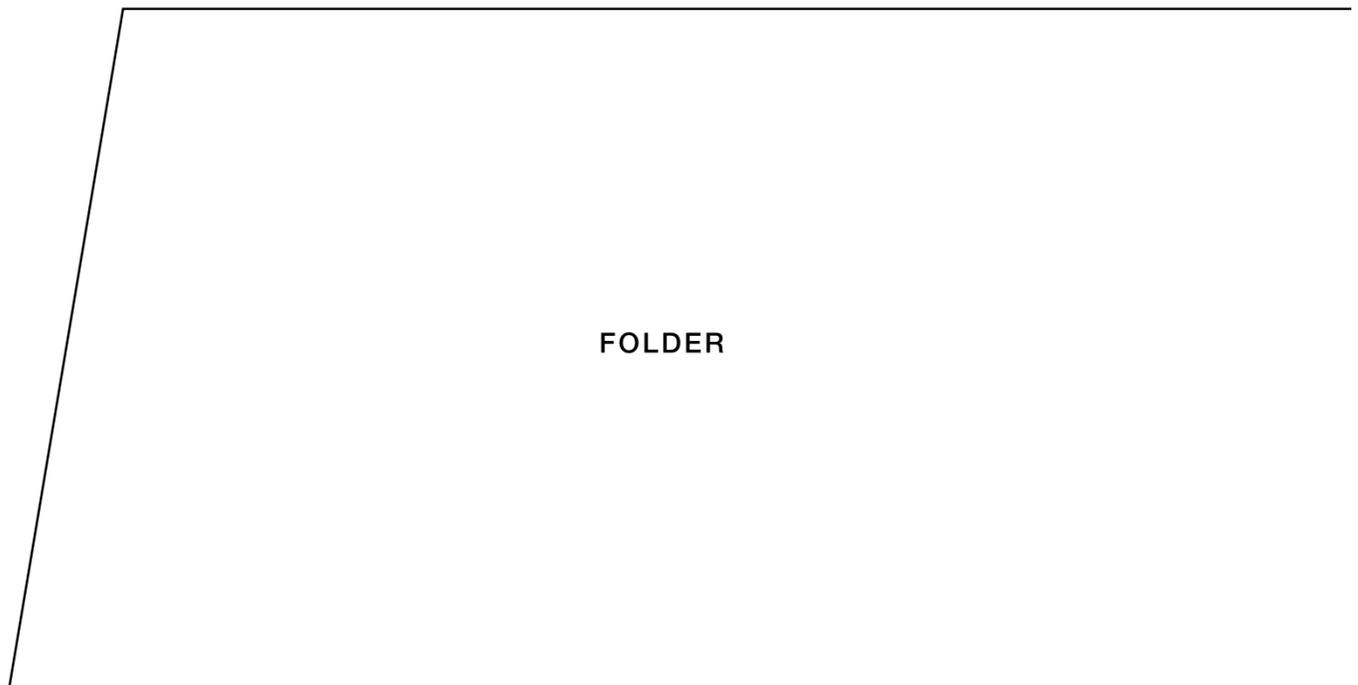
West Louisville offers legendary parks, community events, walkable neighborhoods and much more! Healthy living investments are opening a variety of new lifestyle opportunities for those willing to explore West Louisville's possibilities.

Among new healthy living investments stands the partnership between the University of Louisville and the YMCA to develop a new state-of-the-art \$13 million facility at 18th and Broadway. The West Louisville YMCA plans to open its doors in late 2014 and will promote its core values of honesty, care, respect and responsibility. Amenities include a gymnasium, swimming pool, fitness center, pediatric care, youth development programs and a space for University of Louisville research.



Both Shawnee and Chickasaw Parks offer hundreds of acres to accommodate picnics, sports, quiet reflection, river walks, parades and large public gatherings. Frederick Law Olmsted, "the founder of landscape architecture," designed these parks more than 100 years ago. Shawnee Golf Course, a plush 18-hole public course conditioned with Bermuda tees and fairways, collaborates with the PGA funded First Tee after-school golf program for urban youth.

The future for West Louisville is looking bright as new developments are bringing residents greater access to fitness centers, walking and biking trails, gyms, cultural arts centers, and other recreational and entertainment activities.



FOLDER

WEST LOUISVILLE WORKS!



Greg Fischer
Mayor

Louisville Metro
Council

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Sources: ICIC West Louisville Competitive Assessment & Strategy Project. Creating Jobs, Income and Wealth in the Inner City, November 2001, Louisville/Jefferson County Metro Government Shawnee Neighborhood Revitalization Strategy 2013, Louisville Magazine, Special Issue March 2013 – The West End, Reference USA (2013), <http://www.louisvilleky.gov/MetroParks/parks/shawnee/>, <http://preservationlouisville.org/>