

CURRENT & FUTURE DEVELOPMENT PROJECTS IN BOURBON CITY

Current Development

ANGEL'S ENVY DISTILLERY EXPANSION

An \$8.2 million dollar expansion to the Louisville-based craft distiller will add more than 13,000 square feet as well as a new event space and bar, larger retail space and several new tasting rooms. It will increase guest capacity by 64,000. The five new tasting rooms will offer educational bourbon tastings, event space, and full catering kitchen to be used for pairing dinners and private events. A designated room for the Angel's Envy "Bottle Your Own" experience will allow guests to fill their own bottles of distillery-exclusives. Construction is underway and is expected to be completed Spring 2022. Additionally, the club level at Cardinal Stadium will undergo a renovation and name change to Angel's Envy Bourbon Club, which will include a redesigned event venue in the 18,-000 square feet footprint.

PARISTOWN

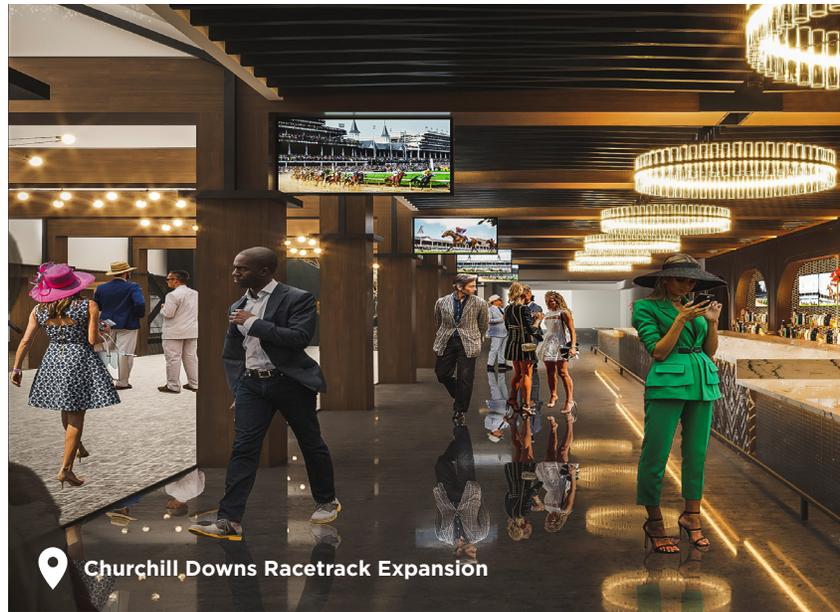
An expansion will commence on this \$28 million-dollar mixed-use development, which opened in 2019 and sits only two miles from the center of downtown. This arts & culture hub is anchored by The Café (a relocated longstanding breakfast and lunch spot), Louisville Stoneware (handcrafted pottery since 1815), Old Forester Paristown Hall, a 28,000 square foot performing arts venue which sits alongside Christy's Garden, a multi-use greenspace and outdoor venue. The next construction phase will include The Village Market, a modern food hall and bar driven by several local restaurants.

WATERFRONT PARK PHASE IV

A \$35 million-dollar conceptual project, aiming to expand Waterfront Park west of 10th Street will provide a continuation of open space along the Ohio River and the prospect for new experiences and activities for those living in the Portland and West Louisville neighborhoods. The RiverWalk from the downtown wharf to and alongside Phase IV will be improved to provide a vital pedestrian/bicycle east-west connection and a continuum of the Waterfront Park experience. The Phase IV site is rich in history and opportunity, which is reflected in the plan. The first three phases of Waterfront Park total 85-acres and is an invaluable community asset.

WATERFRONT BOTANICAL GARDENS

Situated in the Butchertown neighborhood and just steps from Louisville's Waterfront Park, this blooming 23-acre, \$60 million dollar project has completely revitalized what was once a previous landfill into a flourishing community garden. The early phase encompassed the first building on the site, The Graeser Family Education Center - with large, flexible space able to host a range of activities. This phase also features expansion of the plaza surrounding the center, a fountain and creek pathway with waterfall stream along with a 6,000 square foot classroom building. Additional phases include adding a Japanese Garden and creek overlook along with a visitor's center, children's garden and conservatory.



Churchill Downs Racetrack Expansion



Waterfront Park Phase IV



Waterfront Botanical Gardens



Derby City Gaming Downtown



Norton Healthcare Sports & Learning Center

Coming Soon

CHURCHILL DOWNS RACETRACK EXPANSION

The legendary racetrack has three capital investments planned to transform key areas, including a renovated grandstand area along the famed track's homestretch along with a new interior premium hospitality space in the first-floor concourse which is scheduled for a Kentucky Derby 2022 completion. The new Turn 1 Experience will add a hospitality venue with premium seating alongside a reserved viewing terrace, while the Paddock Area will undergo a re-design to enhance the flow of the famous plaza and upgrade the front entrance experience. These projects are slated to be complete in time for the Running of the Roses in 2023 and 2024, respectively.

DERBY CITY GAMING DOWNTOWN

Churchill Downs Inc. is opening a \$6.4 million dollar, 43,000-square-foot entertainment venue - situated just diagonal to the downtown convention center which will offer 500 historical racing machines as well as a fresh-air gaming area. Additionally, three unique bar concepts will be housed on-site, including a main-level sports bar with a stage for music and live entertainment, a premium bourbon library and an elegant wine and charcuterie lounge. A retail and merchandise store will be located at street level where guests can shop for Kentucky Derby-themed merchandise year-round. Construction will begin later this year with an anticipated opening date in early 2023.

LOUISVILLE SLUGGER HITTING SCIENCE CENTER

Norton Healthcare's new Sports Health Performance & Wellness Center will host a Louisville Slugger initiative which uses technology to pair baseball players with bats that match their swing style. This center will be a hub for exercise scientists and athletes. The hitting center analyzes baseball player data including swing and reaction time to pair them with bats based on their hitting style. This includes barrel size, handle style, length, weight distribution and type of wood. The hitting center will welcome professional and amateur players and regular baseball fans. Construction on the project began in mid-September and the facility is expected to open in January 2022.



Lynn Family Stadium

HISTORIC LOCUST GROVE, WHERE LOUISVILLE BEGINS

This 1792 Georgian mansion tells the story of William and Lucy Clark Croghan, Lucy's brother General George Rogers Clark and the stories of the enslaved that all lived at this historic home. Recent improvements to the grounds include an outdoor pavilion for rental space as well as new and expanded educational programs and events. Changes to the visitors center include a renovated lobby with space for temporary exhibitions, creation of an indoor/outdoor classroom and redesigning the museum store and admissions desk. Improvements to the 55-acre grounds will include more accessible paths between the outbuildings, reconfiguring the entrance and improving parking.

Sports and Event Venues: NORTON HEALTHCARE SPORTS & LEARNING CENTER

A \$53 million-dollar, 24-acre multi-sport complex equipped to host a variety of local, regional and national track meets, volleyball games, concerts, and other events. The facility features 90,000 square feet of space with a 4,000 seat, 200-meter banked indoor track, and a 400-meter outdoor track. The indoor track's hydraulic floor can be lowered to provide space to add a stage and floor seating to host entertainment and other large events. In addition, the center has a 4-lane mini-bowling alley, an interactive rock-climbing wall and a multi-purpose space perfect for educational programming. ASM Global is managing the facility. The company also manages and books national entertainers for the KFC Yum! Center and Lynn Family Stadium.

LYNN FAMILY STADIUM

The largest soccer-specific stadium in the region with 11,600 seats for a capacity of 15,304 utilizing the standing supporter section, expandable to 20,000 for concerts and large events. The \$65 million state-of-the-art stadium is home to both Louisville City Football Club, a new National Women's League Soccer team (Racing Louisville) and is expected to host entertaining acts. The stadium has been the site of international and national soccer tournaments including The Women's Cup and the November 2021 NWSL Championship game. The stadium is in the city's unique Butchertown neighborhood which has gone through a renaissance with the addition of chic boutiques, the city's first brandy distillery and popular eateries. Plans are underway for an addition of a commercial district with hotel, restaurant, retail and office space.

TOPGOLF

Groundbreaking has commenced on this popular entertainment attraction which will attract both locals and visitors to the 65,000 square foot facility. The three-story building will cost nearly \$19 million and will have the capacity to host close to 1,440 people, with options for food and drink service during player games. Currently the closest Topgolf locations to Louisville are in Nashville, Tennessee; Fishers, Indiana; and West Chester Township, Ohio.

SKYBOX AT LOUISVILLE SLUGGER MUSEUM & FACTORY

Located in the heart of downtown at one of Louisville's most iconic attractions, this new event space is located on the third floor of the popular "Big Bat building" with views of West Main Street and the downtown skyline. The 5,000 square feet of space can host up to 280 seated guests and offers flexible floor plans. The building dates back to 1881, contains the original brick and is on the National Register for Historic Places. Previously, the space held the Hillerich and Bradsby Co. offices, the former well-known owners of Slugger Museum and Bat Factory.

