

APPENDIX D: IMMINENT DEVELOPMENT

Extensive efforts were made to coordinate with KYTC Highway Districts to collect information on large-scale imminent land developments that are adjacent to the SWIPP Network (e.g., roughly within a 3-mile buffer) and may have impacts. The Project Team justified the collected land development information by conducting additional review and assessment of available online resources and using professional judgment. Only the developments that were under construction or had solid plans (e.g., announced or published construction plans) were included for analysis.

Table D.1 provides details of the imminent development.

Table D.1 – Imminent Development Data

KYTC District	Development Name	Original Information of Development (from KYTC District)	Include in Model?	Anticipated Growth	Notes
D1	BGB Trucking Inc expanding west	BGB Trucking Inc is expanding their lot to the west. It's along I69 at exit 71 in Lyon Co.	NO	N/A	No direct impact on socioeconomic growth
D2	N/A	No major development adjacent to Interstates or Parkways	NO	N/A	
D3	Buc-ee's in Smith's Grove	Groundbreaking imminent. Planned opening Sept. 2022. 700+ vehicle/hour in the peak hour. Primarily impact Exit 38.	YES	2030 & 2045: 100 retail jobs.	
D3	Transpark	Crown Cork & Seal (Can-maker, opened 2021); Ball Corp. (manufacturers of recyclable metal beverage and food containers, under construction); Fruehauf (trailer-maker, recently announced plan); Two other prospects are in the works as the Transpark expands east with recent rezoning. Conservative estimates are 500 employees ; long term could be >1000 employees .	YES	2030: 500 total jobs. 2045: 1,000 total jobs.	Assume a full build-out in 2045
D4	Glendale Site - Ford Plant	From Ford's announcement: Ford Motor Company plans to add 5,000 new jobs to KY with battery manufacturing complex in Glendale, KY. The campus is projected to open in 2025.	YES	2030 & 2045: 5,000 non-retail jobs.	
D5	Southpointe Development	Regional Retail Center - Site plan dated 8/30/21 includes: 4,000 sf Panera restaurant; 2,824 sf restaurant with drive-thru; 4,000 sf restaurant no drive-thru, 11,207 sf medical; 103,005 sf retail with 400 sf gas; 6,400 sf retail/restaurant; 19,209 sf grocery store; 2,000 sf bank with drive-thru. Local news: 363,000-square-foot retail and lifestyle center. Brings 560 permanent jobs .	YES	2030 (Interpolated): 237 total jobs. 2045: 560 total jobs.	Assume a full build-out in 2045
D5	Riverport Phase 5	Based on local news: PACCAR Parts under construction, bringing 80 jobs . Tofu producer that will also come into this place with 109 jobs .	YES	2030 & 2045: 189 non-retail jobs.	
D5	I-65 @ KY 841 (UPS LRAA Renaissance Business Park)	Industrial: 322,800 sq-ft warehouse; 324,012 sq-ft warehouse, 412,160 sq-ft warehouse.	YES	2030 (Interpolated): 154 non-retail jobs. 2045: 365 non-retail jobs.	Assume a full build-out in 2045

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KYTC District	Development Name	Original Information of Development (from KYTC District)	Include in Model?	Anticipated Growth	Notes
D5	I-265/KY 3084 (Old Henry Rd) commercial and residential developments	Commercial: Bluegrass Harley-Davidson (45,000 sq-ft); Grocery Store (54,000 sq-ft); Medical: Medical Office Building (11,000 sq-ft); Residential: The Ivy apartments (274 units, opened in 2020); Phase II Apartments (307 units); Office: The West at Old Henry (73,000 sq-ft).	YES	2030: 274 Household growth. 2045: 307+274 Household growth.	The growth is already covered by the original v8_KYSTMV19 data
D5	I-264/US 42 (new Veterans Hospital)	910,115 sq-ft hospital (104 beds).	YES	2030 & 2045: 612 retail jobs.	
D5	I-65/KY3538 (Alpha Way) – Velocity 65 Trade Center	Industrial: 300 Acre Modern Bulk Distribution Park. 5 warehouses totaling nearly 3.4 million sq-ft; Commercial: 10 lots totaling 29.47 acres.	Partially	2030 (Interpolated): 326 non-retail jobs. 2045: 771 non-retail jobs.	The growth is already covered by the original v8_KYSTMV19 data
D5	I-65/KY 245 interchange – industrial and commercial	Industrial: Bourbon Logistics Center Building 1 - occupied in Q3 2020 by McKesson, with 1,200 workers; Bourbon Logistics Center Building 2 - 426,622 SF; Bourbon Logistics Center Building 3 - 1,505,094 SF; Industrial/Commercial: Clermont Distillery (22 jobs); upgraded distillery, new restaurant (5000 sq ft), visitor/retail center at Jim Beam American Stillhouse.	YES	2030: 1,200 non-retail & 48 retail jobs. 2045: 1,866 non-retail & 48 retail jobs.	
D5	Oldham Reserve Business Park	61,000 sq-ft Trilogy Health Care facility (6.77 acres, 125 jobs).	YES	2030 & 2045: 125 retail jobs.	
D6	CVG Site #7	Industrial: 255 acres with 2.2 million sq-ft warehouses.	YES	2030 (Interpolated): 321 non-retail jobs. 2045: 758 non-retail jobs.	Assume a full build-out in 2045
D6	Aero Pkwy Development	Industrial: 1 million sq-ft warehouse; Residential: 240 apartments.	NO	N/A	The growth is already covered by the original v8_KYSTMV19 data
D6	Aerospace Development	Industrial: 68,000 sq-ft manufacturing.	NO	N/A	The growth is already covered by the original v8_KYSTMV19 data
D6	Logistics One	Industrial: 540,000 sq-ft warehouse.	NO	N/A	The growth is already covered by the original v8_KYSTMV19 data

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KYTC District	Development Name	Original Information of Development (from KYTC District)	Include in Model?	Anticipated Growth	Notes
D6	VanTrust Development	Industrial: 260,000 sq-ft warehouse.	NO	N/A	The growth is already covered by the original v8_KYSTMV19 data
D6	Marydale Business Park	270 acres undeveloped land.	NO	N/A	No solid plan
D6	Ignite Academy	Institutional: 180,000 sq-ft high school (1000 students, ~50 staff).	NO	N/A	Already opened in 2019
D6	Toyota Headquarters	200,000 sq-ft office building.	NO	N/A	No solid plan or occupants
D6	Erlanger Commerce Center	Industrial: Building 1 (779,720 sq-ft warehouse), Building 2 (301,050 sq-ft warehouse), Building 3 (575,000 sq-ft warehouse). Includes Coca-Cola Bottling Co. Consolidated.	YES	2030 & 2045: 1,000 non-retail jobs.	1,000 non-retail growth in 2030 and 2045
D7	Realignment of KY 52	Connect travelers from the Lancaster and Danville area to I-75 Exit 83 (Duncannon Rd) interchange.	NO	N/A	No direct impact on socioeconomic data
D7	Madison County Regional Airport Upgrade	\$1 million investment to upgrade wastewater and sewage infrastructure.	NO	N/A	No direct impact on socioeconomic growth
D7	New Buc-ee's in Madison County	53,000 square feet of convenience store + gas stations, with more than 100 fueling stations. Brings roughly 200 full time jobs.	NO	N/A	The growth is already covered by the original v8_KYSTMV19 data
D7	New Baptist Hamburg Healthcare Complex	New healthcare campus. Expected to bring roughly 700 jobs.	YES	2030 & 2045: 700 retail jobs.	
D7	Meadowcrest	New development for the 85-acre property, including a continuing care facility, office buildings, hotel, bank, pharmacy, restaurants, and multi-family residential.	NO	N/A	The growth is already covered by the original v8_KYSTMV19 data
D7	Fayette County Public School new elementary and middle school	47 acres of land. The new middle school has been designed for 1,200 students.	YES	2030 & 2045: 102 retail jobs.	
D7	Planned single family and dense residential between I-75 Exits 108 & 110	No detailed info available.	NO	N/A	The growth is already covered by the original v8_KYSTMV19 data

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KYTC District	Development Name	Original Information of Development (from KYTC District)	Include in Model?	Anticipated Growth	Notes
D7	I-75 Exits 125, 126, & 127 - Yancey Griffith project	Additional residential single family. Possibly 450 single family homes, zoning change applied for 122 acres of land.	YES	2030 (Interpolated): 190 Household growth. 2045: 450 Household growth.	Assume a full build-out in 2045
D7	New townhouse in Pleasant Valley	Up to 170 townhouses.	NO	N/A	The growth is already covered by the original v8_KYSTMV19 data
D7	I-64 Exit 65 - Active development of an industrial park	<ol style="list-style-type: none"> 1. Lakeshore Learning Materials expansion: 83 more acres, add 100 jobs, for a total of 340, also expected to provide around 150 seasonal jobs. 2. Woodford Reserve Barrel warehouse: 21 warehouses in total, approximately 92 acres of land. 3. Pepper Distillery: 17,800-square-foot warehouse. 4. Unknown future barrel warehouse: 43 acres of land. No definitive plan - Do not consider. 5. Unknown light industry: 25-acre of land. No definitive plan - Do not consider. 6. White Dog: 55,000 sq. ft. warehouses, and Event Center to include offices, room for a restaurant and bar, and tourism activities. 7. Journey Church (Church & Daycare) - up to 70 Retail employees. 8. May Demolition (demolition company) - up to 50 Service employees. 9. CSI Automotive (Makes robotics for the auto industry) - up to 40 non-retail employees. 10. Dever Gold Carts (sells and rents golf cart fleets) - up to 30 Retail employees. 11. Crown Stair (Manufacture for stairs) - approximately 165,000 square-foot land, Non-retail. 12. Creech Services (Horse-much processing facility) - 8 to 10 Non-retail employees. 13. Barnhill Chimney (Facility to manufacture chimney caps) - up to 30 non-retail employees. 14. Tobacco Rose (installs silt fences for construction projects) - up to 7 Service employees. 15. Imperial Asphalt - up to 7 Service employees. 	YES	2030 (Interpolated): 391 non-retail; 42 retail; 27 service jobs. 2045: 923 non-retail; 100 retail; 64 service jobs.	Assume a full build-out in 2045

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KYTC District	Development Name	Original Information of Development (from KYTC District)	Include in Model?	Anticipated Growth	Notes
D7	KY Bluegrass Experience Resort	Facility with 472 overnight accommodations, a restaurant with 265 seats, a self-serve restaurant that can hold 135 people, a 400-seat amphitheater and several other amenities. At least 20 employees and up to 100 in the summer.	YES	2030 & 2045: 20 retail jobs.	
D7	Industrial park north of I-64 on Caswell Lane	No definitive plans.	NO	NA	No solid plan
D8	Area 1 - Cumberland Expressway at US 127	4-5 small fast-food restaurants or businesses. Approx. 4 acres of land. No clear number of jobs.	NO	NA	The growth is already covered by the original v8_KYSTMV19 data
D8	Area 2 - Cumberland Expy at US 127	Approx. 20 acres of land. Prior to pandemic, developer was proposing brand hotel and sit-down restaurant. Since pandemic, there has been no activity on this area. No other info available.	NO	NA	No solid plan or available info
D8	Area 3 - French Valley Rd south of Russell Springs	Davis Gate & Wire Manufacturing, Inc new factory: 50,000-100,000 sq ft, and approximately 50 employees (non-retail). Undisclosed entity: approximately 50 employees .	YES	2030 (Interpolated): 30 non-retail; 10 retail; 2 service jobs. 2045: 71 non-retail; 23 retail; 6 service jobs.	Assume a full build-out in 2045
D8	Area 4 - US 127 at KY 76 north of Russell Springs	Neat Industry new factory. Approximately 75 jobs .	YES	2030 & 2045: 75 Non-retail jobs.	
D9	Land owned by Rowan County School Board	D9 assume 500 students + staff.	YES	2030 & 2045: 33 retail jobs.	
D9	Residential Development	200 additional single-family homes, and 100 apartment units could possibly be constructed.	YES	2030 (Interpolated): 126 Household growth. 2045: 300 Household growth.	Assume a full build-out in 2045
D9	APP Harvest	A 60-acre greenhouse facility, 410 to 430 employees - PARTIALLY IN OPERATION. Additional 16-30 acres facilities - currently IN CONSTRUCTION. Employee unknown.	YES	2030 (Interpolated): 252 non-retail jobs. 2045: 595 non-retail jobs.	Assume a full build-out in 2045

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KYTC District	Development Name	Original Information of Development (from KYTC District)	Include in Model?	Anticipated Growth	Notes
D9	Exit 133 Development	<ol style="list-style-type: none"> Gateway Area Development District: exist in 2019. GO TO Solutions: exist in 2019. Family Dollar Distribution Center: exist in 2019. Hamilton Inc. Heiner's/Sara Lee Distribution Center: exist in 2019. Kentucky Fire Commission: exist in 2019. God's Pantry Food Bank: exist in 2019. Maysville Community and Technical College: exist in 2019. CWD Building 35,000 sq ft (leased from MMRC): opened in 2019 Independent Stave Company Commonwealth Cooperage: Plan to have 250 employees - under construction in 2019 open by 2021. Rajant Corporation: 48,320 sq ft, 27 employees (they just moved in from their old location) - moved in after 2020. 	Partially	2030 & 2045: 250 non-retail jobs; 27 service jobs.	#1 through #8 already opened in 2019
D10	N/A	N/A	NO	N/A	
D11	New commercial development	10-acre of commercial development. Owner has the option to buy addition acreage (up to 40 acres) adjacent to the property	YES	2030: 216 retail jobs. 2045: 510 retail jobs.	Assume a full build-out in 2045
D12	Flatwoods Road trailhead	A trail system with easy access to US 23 that will go all the way to the Breaks Interstate Park. No info about potential HH or Emp increase. Do not consider.	NO	N/A	No direct impact on socioeconomic growth
D12	Big Sandy Regional Airport – Apple Orchard addition	No info about the area of the new addition - do not consider	NO	N/A	