

From: Ford, Will F
Sent: Tuesday, February 12, 2019 5:08 PM
To: St. Germain, Dante
Subject: 19zone1011

https://www.bizjournals.com/louisville/news/2019/02/12/heres-whats-proposed-for-the-hurstbourne-parkway.html?iana=hpmvp_lou_news_headline

Here's what's proposed for the Hurstbourne Parkway Walmart site

The vacant Walmart Supercenter space on South Hurstbourne Parkway could be repurposed as an entertainment venue.

The store, at 1915 S. Hurstbourne Parkway in Town Fair Center, closed last year. The center's owner, Cincinnati-based [Phillips Edison & Co. Inc.](#), is seeking to rezone the entire shopping center from C-1 to the higher density C-2 commercial zoning district as it attempts to repurpose the Walmart into a new commercial use.

The filing states that possible tenants could include a trampoline park or an indoor fun park, but it does not divulge any specifics. A site plan submitted with the rezoning application shows the indoor athletic facility would exceed 108,000 square feet, and the rest of the store — about 20,000 square feet — would be set aside for restaurant uses.

PECO, a real estate investment trust that owns grocery-anchored shopping centers across the U.S., is in the process of scheduling a neighborhood meeting on the proposal. I have reached out to the company for more information, and this story could be updated.

The roughly 128,000-square-foot Walmart Supercenter closed last year [as part of a trio of local Walmart closings](#). The store employed about 200 people. The other stores that closed were Walmart Neighborhood Marketplaces at 201 Blankenbaker Parkway and 3101 Poplar Level Road.

Town Fair Center has more than 234,000 square feet and several national retailers as tenants, including Michaels and Staples.

According to its website, PECO also owns the Central Station shopping center in Louisville, which counts The Kroger Co., Planet Fitness and Starbucks as major tenants. Elsewhere in Kentucky, it owns Meadowthorpe Manor Shoppes in Lexington and Jackson Village shopping center in Jackson.

A scan of PECO's properties nationally on [the company's website](#) shows most of its shopping centers house a grocery store. With the departure of Walmart, Town Fair does not have a grocery store. It was not clear whether PECO is well-versed in incorporating entertainment venues into its shopping centers.

If the project ends up taking place, it would follow a recent trend of turning big-box retail spaces into entertainment uses. Round1 Bowling & Amusement [opened in November](#) in a former Macy's store in Jefferson Mall, and Dave & Buster's [opened in former retail space](#) at Mall St. Matthews.

Meanwhile, Topgolf is trying to repurpose the vacant Sears space at Oxmoor Center. The project has received city approvals but has been appealed in court by neighbors.

Will Ford
Office of the Mayor
Special Assistant
502-574-4289 (Office)
502-618-7124 (Mobile)
will.ford@louisvilleky.gov
www.louisvilleky.gov



[Click to Login](#)

SUPPORT US

FREE NEWSLETTER

Indoor fun park proposed near Stonybrook

By [CAITLIN BOWLING](#) | February 13, 2019 11:10 am



Townfair Center | Screenshot from Phillip Edison and Co. website

Another vacant big-box store locally may follow a national redevelopment trend, according to a preliminary application submitted to Louisville Metro Planning & Design Services.

The Cincinnati-based real estate investment firm Phillips Edison and Co. wants to rezone a former Walmart Supercenter in **Townfair Center** from C-1 to C-2 to allow for an entertainment tenant, such as a trampoline park or other indoor fun park. The plans, which are in the earliest stage of the formal rezoning process, show a proposed 108,020-square-foot indoor athletic facility and a proposed 20,000-square-foot restaurant.

Insider reached out to Phillips Edison for comment, but a representative for the company said they had no additional details to provide at this time.

The Townfair Center is located at the intersection of Hurstbourne and Bunsen parkways and includes tenants Michaels, Staples, Tuesday Morning, Petco and others. It was last renovated in 1994 and was purchased by the current owner Phillips Edison in 2014 for \$24.3 million.

Nationally, major retailers are filing for bankruptcy protection and closing hundreds of U.S. locations, and others are focusing more on internet sales, leaving gigantic holes in malls and shopping centers.

Owners of those retail centers have had to **alter their tactics** for pulling in tenants (and consumers) by splitting up big-box storefront into smaller spaces with multiple tenants or, in some cases, trying to attract an entertainment tenant that can fill the space, which can be tens of thousands of square feet or more than 100,000 square feet.

In 2017, entertainment-type businesses occupied 18 percent of space at malls, according to a mall owner General Growth Properties, and that number was expected to grow.

Locally, Dave & Buster's recently opened a 40,000-square-foot restaurant and entertainment complex in Mall St. Matthews **filling a second-floor space** that was occupied by Forever 21. Part of the former Dillard's on Dixie Highway is now a 40,000-square-foot **Altitude Trampoline Park** with a foam pit, dodgeball courts and more.

Topgolf, along with a few restaurants, also is looking to replace a vacant Sears anchor at Oxmoor Center; however, that development is currently involved in two lawsuits.

CAITLIN BOWLING



Louisville native Caitlin Bowling has covered the local restaurant and retail scene since 2014. After graduating from the Ohio University's E.W. Scripps School of Journalism, Caitlin got her start at a newspaper in the mountains of North Carolina where she won multiple state awards for her reporting. Since returning to Louisville, she's written for Business First and Insider Louisville, winning awards for health and business reporting and becoming a go-to source for business news. In addition to restaurants and retail business, Caitlin covers real estate, economic development and tourism. Email Caitlin at caitlin.bowling@insiderlouisville.com.

Corporate Supporters

Feel like local journalism is essential? [Click here](#) to add your business to our growing list of corporate supporters.



**Institute for
Nonprofit News**

Copyright © 2019 Insider Media Group, Inc., All Rights Reserved.

