

City of Louisville Development Review Fiscal Analysis Information Sheet
Commercial

	Office	Industrial	Retail	Notes/Source
Square Footage	1,720,000	1,380,000	15,000	<i>Proposed GDP Amendment</i>
Market Value Per Square Foot	\$425	\$195	\$185	<i>Per D.A. Davidson and Piper Sandler Underwriting and Market Report</i>
Construction Value Per Square Foot	\$350	\$110	\$140	
Sales Per Square Foot	N/A	N/A	\$350.00	<i>EPS</i>
Buildout Timeline	12 Years	10 Years	7 Years	<i>EPS</i>
Employees Per Square Foot	1 / 300	1 / 800	1 / 500	<i>EPS</i>
Trip Generation	ITE Equation: EXP(0.97LN x +2.5)	ITE Equation: EXP(0.52LN x +4.45)	37.75	<i>EPS</i>
Trip Adjustment Factor				
Non-SOV	12%	12%	12%	<i>Fox Tuttle</i>
Internal Capture	3%	3%	75%	<i>Fox Tuttle Mobility Study January 2021</i>