

# Convention center site proposed

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## Arena included in Kentucky 54 project

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Messenger-Inquirer

Gulfstream Commercial Services, the company developing shopping centers along Kentucky 54, is proposing that the city build an arena and convention center in Gateway Commons, a 185-acre mixed-use development it is planning on undeveloped land between Kentucky 54 and Pleasant Valley Road.



**Gateway Commons, a development off Kentucky 54 that would include a convention center, arena and hotel, is shown in this drawing. Illustration from Gulfstream Commercial Services**

The project, which would border the south side of the planned four-lane extension of the U.S. 60 bypass, is reported to be worth more than \$200 million.

Plans show it behind Highland Elementary School and Wal-Mart.

Gateway Commons would be slightly southwest of the planned \$500 million Owensboro Mercy Health System complex that is slated to open in late 2011.

Brad Anderson, managing partner in the company, said Monday that he could not discuss any of Gulfstream's plans.

However, information was posted on the company's Web site over the weekend and removed Monday after a reporter inquired about it.

The Web site showed a high-rise hotel with a convention center directly behind it and an arena behind the convention center.

A walkway connects the two in the drawing.

The plans show a condominium subdivision with more than 100 units, a large apartment complex and a medical/professional office complex.

The section nearest the Ford Expressway extension features a shopping center with a theater, two big box stores and space for some three dozen smaller stores.

More than a dozen other commercial buildings are shown throughout the development.

Gulfstream is also developing Woodlands Plaza, the shopping center anchored by Kohl's, and Highland Pointe, the 85-acre development at Kentucky 54 and the Ford Expressway, where Culver's Frozen Custard & ButterBurger recently opened.

The city accepted proposals last week for a tax increment financing district, which would redirect state and local taxes on new development in the district over the next 20 to 30 years to pay for public improvements, such as an arena.

David Hocker & Associates was planning to propose a \$200 million-plus development on U.S. 431 south of the Martin Luther King Jr. Loop that would include a hotel, convention center and arena.

But that development was shelved earlier this month.

That left Gateway Commons as the only "signature" TIF -- worth more than \$200 million -- being proposed.

But the Downtown Development Corp. is proposing a smaller TIF -- \$20 million or more -- downtown.

Plans for that TIF have not been released or posted on a Web site.