

Jeffboat Redevelopment Luncheon – September 13, 2022

Redevelopment Study Area

The former Jeffboat shipyard is located on the north bank of the Ohio River at 1030 East Market Street in Jeffersonville, Indiana. The 80-acre riverfront property is approximately one-mile in length between Ohio River mileposts 601.5 and 602.5. The redevelopment area is a prominent and highly visible site in the Louisville MSA. The property is in a mixed-use area mostly consisting of commercial and residential uses. The former shipyard is comprised of multiple vacant parcels under common ownership or lease. The blue shaded area of Figure 1, depicts the 3-acre area leased by Old JB. The property is currently vacant and many of the former industrial buildings have been demolished since closure of the shipyard in 2018.



Figure 1: Redevelopment Study Area Map

Redevelopment Planning Process

The OHM-Advisors team of local, regional, and national experts will work collaboratively to develop a plan and implementation strategies to create a unique vision, land use framework, and development strategy with a focus on maximizing value to the landowner and surrounding community. The Jeffboat redevelopment plan will utilize a market-driven approach to establish a vision and methodical framework for redevelopment of the property. The plan will provide details on the type, location, and scale of development that is appropriate and suitable for the riverfront site. The plan will identify and estimate the necessary nearby infrastructure and utility improvements required to support the redevelopment framework established for the site.

Redevelopment Planning Timeline

- Launch Phase – project start (month 1)
- Discovery Phase – site and market analysis (months 1 - 3)
- Imagine Phase – preliminary planning (months 4 – 5)
- Listen Phase – public meeting(s) (months 3-10)
- Final Planning Phase – finalize master plan and exhibits (months 6-8)
- Strategize Phase (month 9)
- Communicate Phase (month 10)

Project Partners

