



Louisville-Jefferson County Metro Government

OFFICE OF PLANNING

METRO DEVELOPMENT CENTER 444 SOUTH 5th STREET SUITE 300

LOUISVILLE, KENTUCKY 40202

Phone: (502) 574-6230 Website: louisvilleky.gov/government/planning-design

Overlay Permit Application

Case Number: 26-OVERLAY-0016

Submittal Date: 04/27/2026

Intake Staff: Victoria Nugent

Application Information

Primary Address: 401 S 4TH ST, LOUISVILLE, KY 40202

Primary Parcel Id: 014L00010000

Project Description: The project will renovate the existing office tower into a 414 room hotel. An addition will be constructed above the east side of the site with vehicle/guest drop off under a proposed ballroom.

Project Name: JW Marriott

GENERAL INFORMATION

Acres	1.094
Dwelling Units	0
Land Use General	Commercial
Land Use Specific	Hotel / Motel
New Building Square Feet	16609
Number of Meeting Notification Postcards	12
Overlay Review District	Downtown
Project Cost	30000000.00
PVA Assessed Value	9000000.00
Rooms	414

GIS INFORMATION

Council District	4
Current Subdivision Name	LOUISVILLE GALLERIA
Fire Protection District	LOUISVILLE #2
Form District	DOWNTOWN

Historic Preservation District	NONE
Historic Site	NO
Municipality	LOUISVILLE
National Register District	NONE
Overlay District	DOWNTOWN OVERLAY (DDRO)
Plan Certain	NONE
Plat Book - Page	34-081
System Development District	NO
Zoning Code	(C3)

Owner Information

Name: LOUISVILLE TOWER PROPERTIES LLC
Address: 3500 DEPAUW BLVD STE 2060, INDIANAPOLIS, IN 46268-6104

Contact Information

Type: Designer / Contractor
Name: Douglas Sellers
Address: 608 S. 3rd Street
Louisville KY 40202
Phone: 5025846271
Email: doug.sellers@swlinc.com

Owner Certification Statement

Application Submitted By: Douglas Sellers

hereby certify that I am the owner of property subject of this application, or that I am authorized to submit this application on behalf of the owner(s) of the property. I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

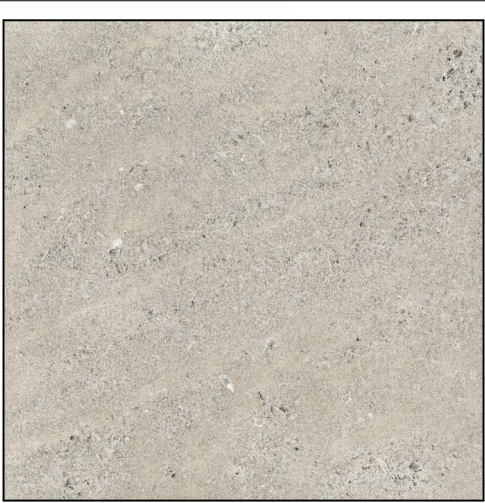
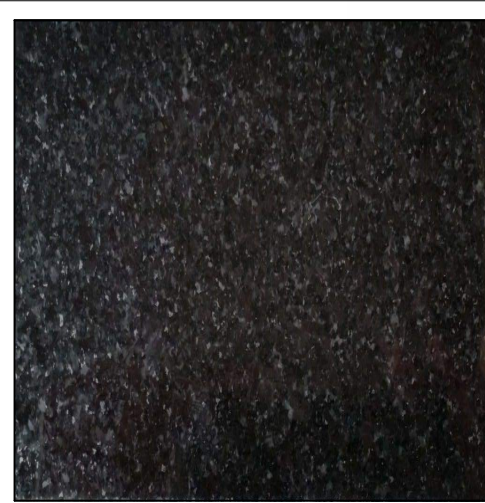



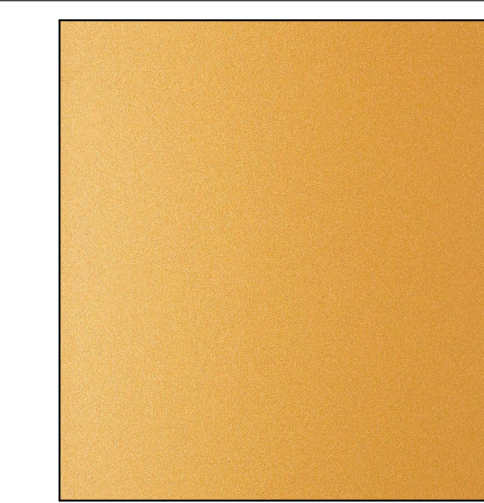




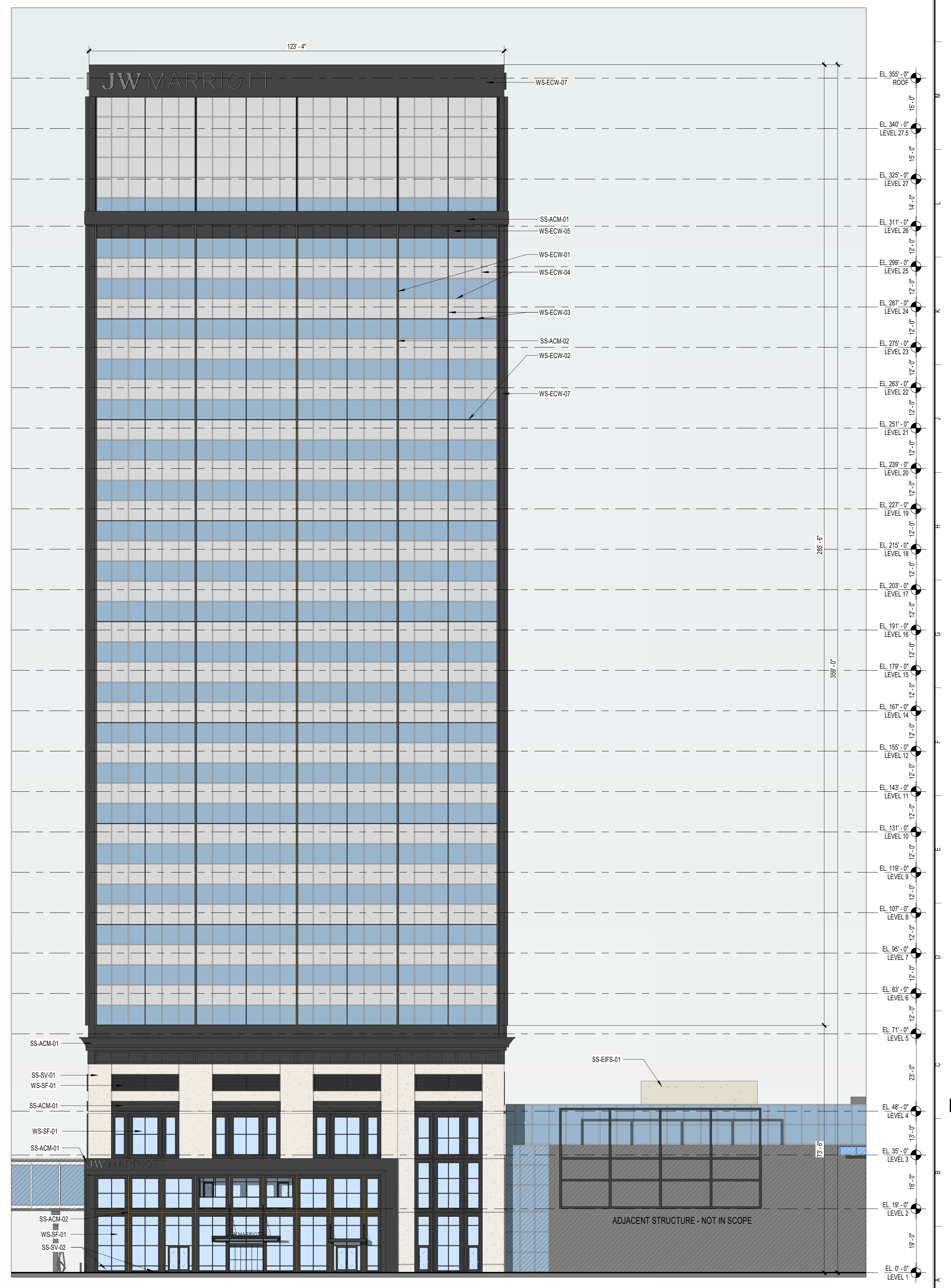
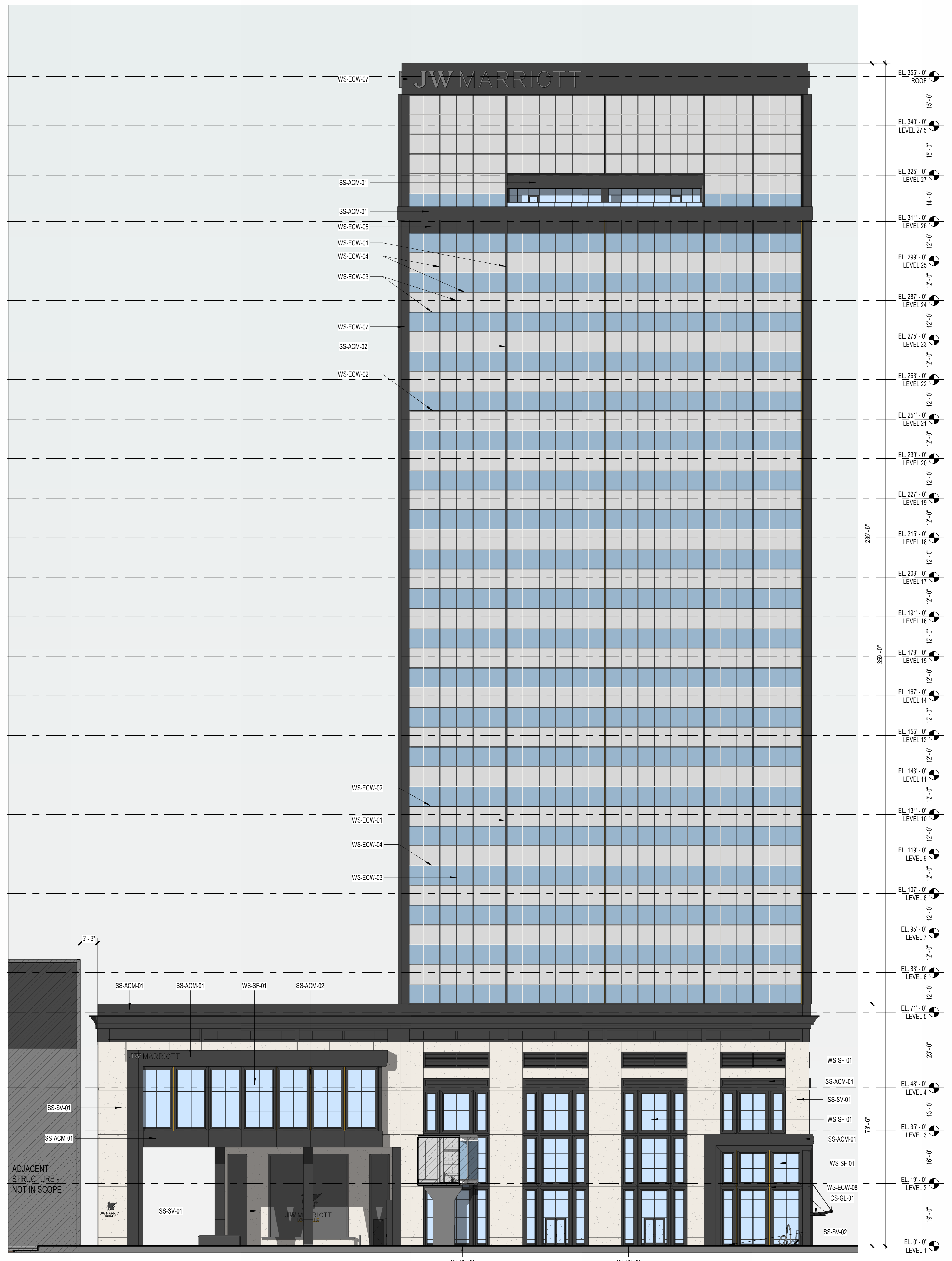


SCOPE DOCUMENTS

The Contract Documents issued for Design Development are intended to be at that level of development and as such, may be neither complete nor coordinated. The Contractor is responsible for complete and coordinated pricing and execution of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work of delegated designs, systems, assemblies, components and materials shall comply with national, state and local code requirements. The Contractor shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES		
No.	Drawing Issue Description	Date
	PLANNING SUBMISSION	04/27/2026

							
SS-SV-01 (ALTERNATE: PRECAST CONCRETE)	SS-SV-02	SS-EIFS-01	SS-ACM-01 WS-CW-01 WS-SF-01 WS-ECW-01	WS-ECW-02 WS-ECW-03 WS-ECW-05 WS-ECW-07	WS-ECW-04	SS-ACM-02	WS-SF-01 WS-ECW



PROJECT NUMBER: 20250030 PROJECT NAME: JW MARRIOTT LOUISVILLE
 SHEET NUMBER: A4.41 - NORTH & WEST ELEVATIONS - MATERIAL PALETTE
 Autodesk Docs://20250030 - JW Marriott Louisville/20250030_v25_Louisville-JW Marriott_ARCH.rvt
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JW MARRIOTT LOUISVILLE

401 S 4TH ST
 LOUISVILLE, KY 40202

Louisville Landmark Hotel, LLC

NORTH & WEST ELEVATIONS - MATERIAL PALETTE

MIKE LINKER Principal-in-Charge	20250030 Project No.
BRANDON LENK Project Manager	04/27/26 Date
JASON ALBERS Project Architect	
Staff Architect	

A4.41

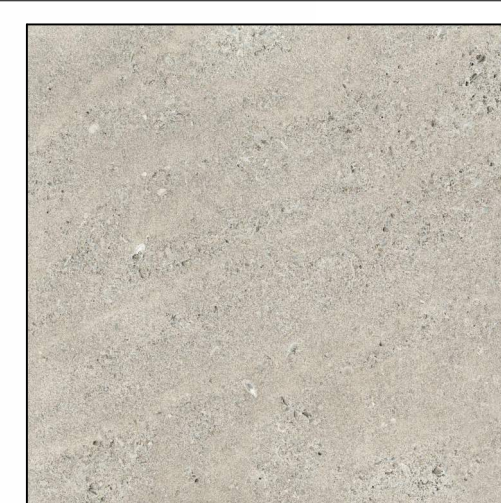


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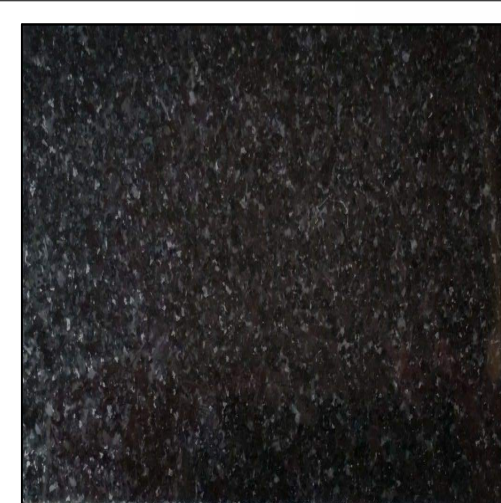
ISSUANCES

No.	Drawing Issue Description	Date
PLANNING SUBMISSION		04/27/2026



INDIANA LIMESTONE - "RUSTIC GRAY"

SS-SV-01
(ALTERNATE, PRECAST CONCRETE)



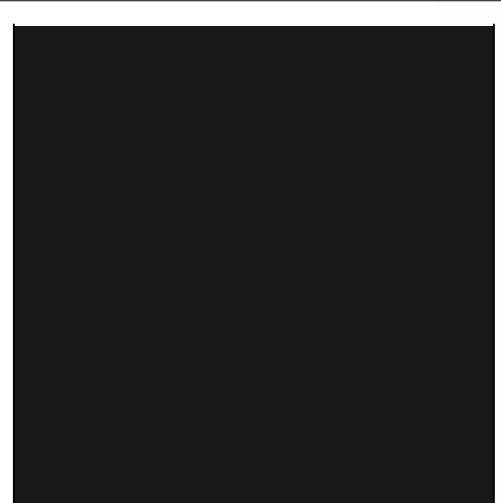
GRANITE - "ABSOLUTE BLACK GRANITE"

SS-SV-02



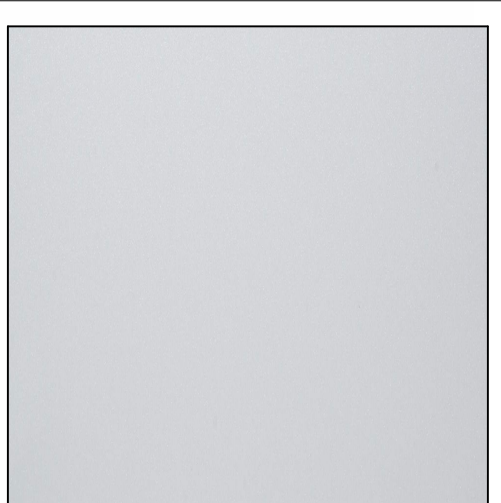
EIFS - OFF-WHITE

SS-EIFS-01



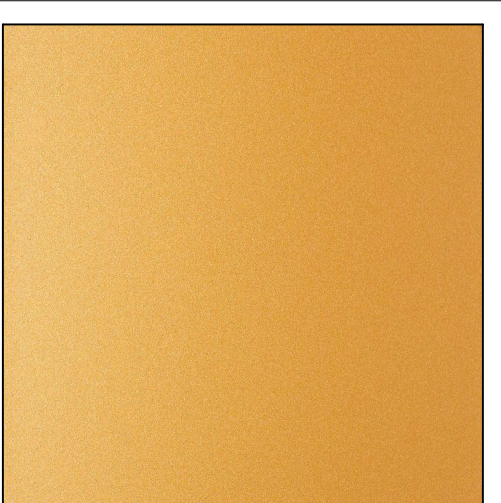
METAL - "TRI-CORN BLACK"

SS-ACM-01
WS-CW-01
WS-SF-01
WS-ECW-01
WS-ECW-02
WS-ECW-03
WS-ECW-04
WS-ECW-05
WS-ECW-06
WS-ECW-07



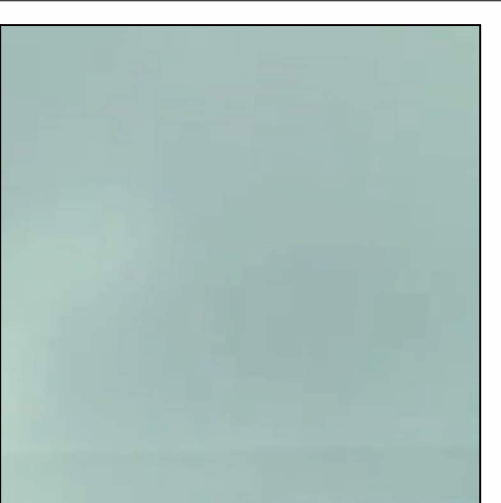
METAL - "MARKET PEARL WHITE MICA"

WS-ECW-04



METAL - "COLORADO GOLD METALLIC"

SS-ACM-02



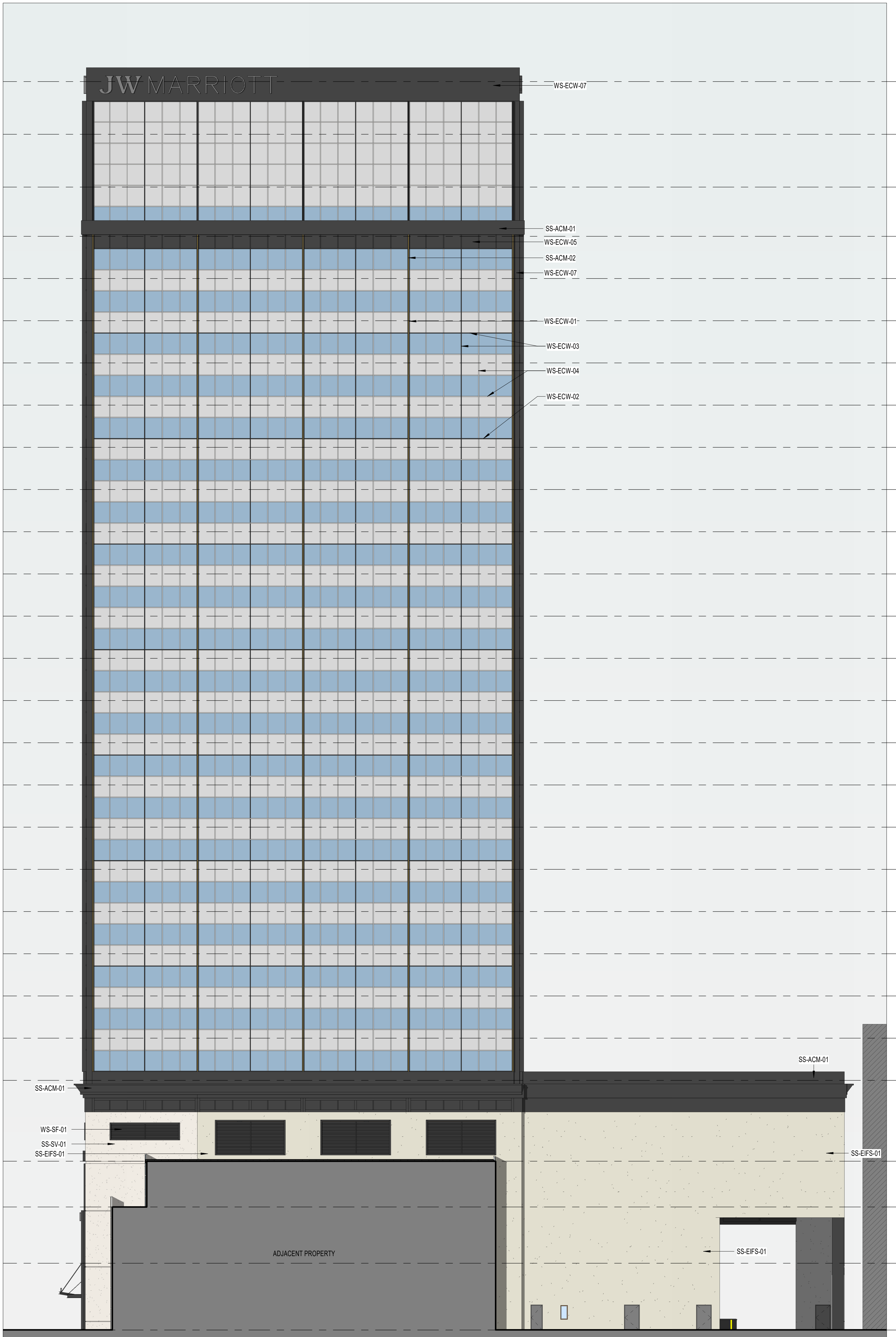
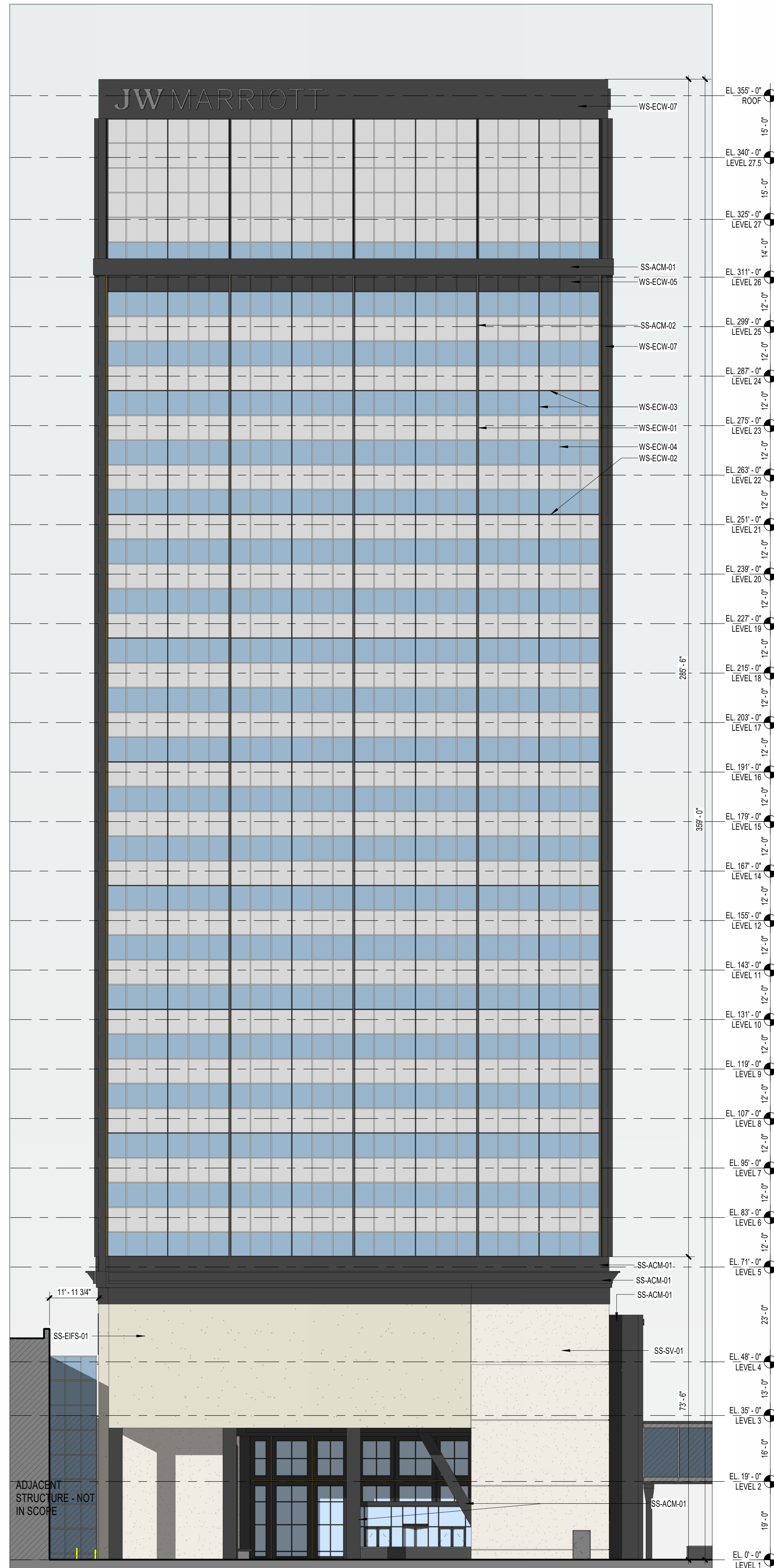
GLAZING - GUARDIAN SUNGUARD SNX 62/27

WS-SF-01



GLAZING - EXISTING CURTAIN WALL

WS-ECW



3 EAST ELEVATION - PORTE COCHERE - MATERIALS
SCALE: 1/16" = 1'-0"

2 EAST ELEVATION - MATERIALS
SCALE: 1/16" = 1'-0"

1 SOUTH ELEVATION - MATERIALS
SCALE: 1/16" = 1'-0"

JW MARRIOTT LOUISVILLE

401 S 4TH ST
LOUISVILLE, KY 40202
Louisville Landmark Hotel, LLC

SOUTH & EAST ELEVATIONS - MATERIAL PALETTE

MIKE LINKER Principal-in-Charge	20250030 Project No.
BRANDON LENK Project Manager	04/27/26 Date
JASON ALBERS Project Architect	
Staff Architect	

A4.42

PROJECT NUMBER: 20250030 PROJECT NAME: JW MARRIOTT LOUISVILLE
SHEET NUMBER: A4.42 - SOUTH & EAST ELEVATIONS - MATERIAL PALETTE
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THE CENTER FOR CONNECTIVE ARCHITECTURE

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SCOPE DOCUMENTS

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JW MARRIOTT LOUISVILLE

401 S 4TH ST
LOUISVILLE, KY 40202

Louisville Landmark Hotel, LLC

3D RENDERING - NE AERIAL



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MIKE LINKER	20250030
Principal-in-Charge	Project No.
BRANDON LENK	04/27/26
Project Manager	Date
JASON ALBERS	
Project Architect	
Staff Architect	

A4.43

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20250030 PROJECT NAME: JW MARRIOTT LOUISVILLE
SHEET NUMBER: A4.43 3D RENDERING - NE AERIAL
Autodesk Docs/20250030 - JW Marriott Louisville/20250030_V25_Louisville-JW Marriott_ARCH.rvt
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	PLANNING SUBMISSION	04/27/2026



PROJECT NUMBER: 20250030 PROJECT NAME: JW MARRIOTT LOUISVILLE
 SHEET NUMBER: A4.44 3D RENDERING - NW AERIAL
 Autodesk Docs://20250030 - JW Marriott Louisville/20250030_V25_Louisville-JW Marriott_ARCH.rvt
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 LOUISVILLE, KY 40202
 Louisville Landmark Hotel, LLC



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3D RENDERING - NW AERIAL

MIKE LINKER	20250030
Principal-in-Charge	Project No.
BRANDON LENK	04/27/26
Project Manager	Date
JASON ALBERS	
Project Architect	
Staff Architect	

A4.44

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3D RENDERING - NW STREET VIEW

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PROJECT NUMBER: 20250030 PROJECT NAME: JW MARRIOTT LOUISVILLE
 SHEET NUMBER: A4.45 - 3D RENDERING - NW STREET VIEW
 Autodesk Docs://20250030 - JW Marriott Louisville/20250030_v25_Louisville-JW Marriott_ARCH.rvt
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MIKE LINKER	20250030
Principal-in-Charge	Project No.
BRANDON LENK	04/27/26
Project Manager	Date
JASON ALBERS	
Project Architect	
Staff Architect	

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PROJECT NUMBER: 20250030 PROJECT NAME: JW MARRIOTT LOUISVILLE
SHEET NUMBER: A4.46 - 3D RENDERING - ENTRY
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JW MARRIOTT LOUISVILLE

401 S 4TH ST
LOUISVILLE, KY 40202

Louisville Landmark Hotel, LLC

3D RENDERING - ENTRY



MIKE LINKER	20250030
Principal-in-Charge	Project No.
BRANDON LENK	04/27/26
Project Manager	Date
JASON ALBERS	
Project Architect	
Staff Architect	
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3D RENDERING - PORTE COCHERE

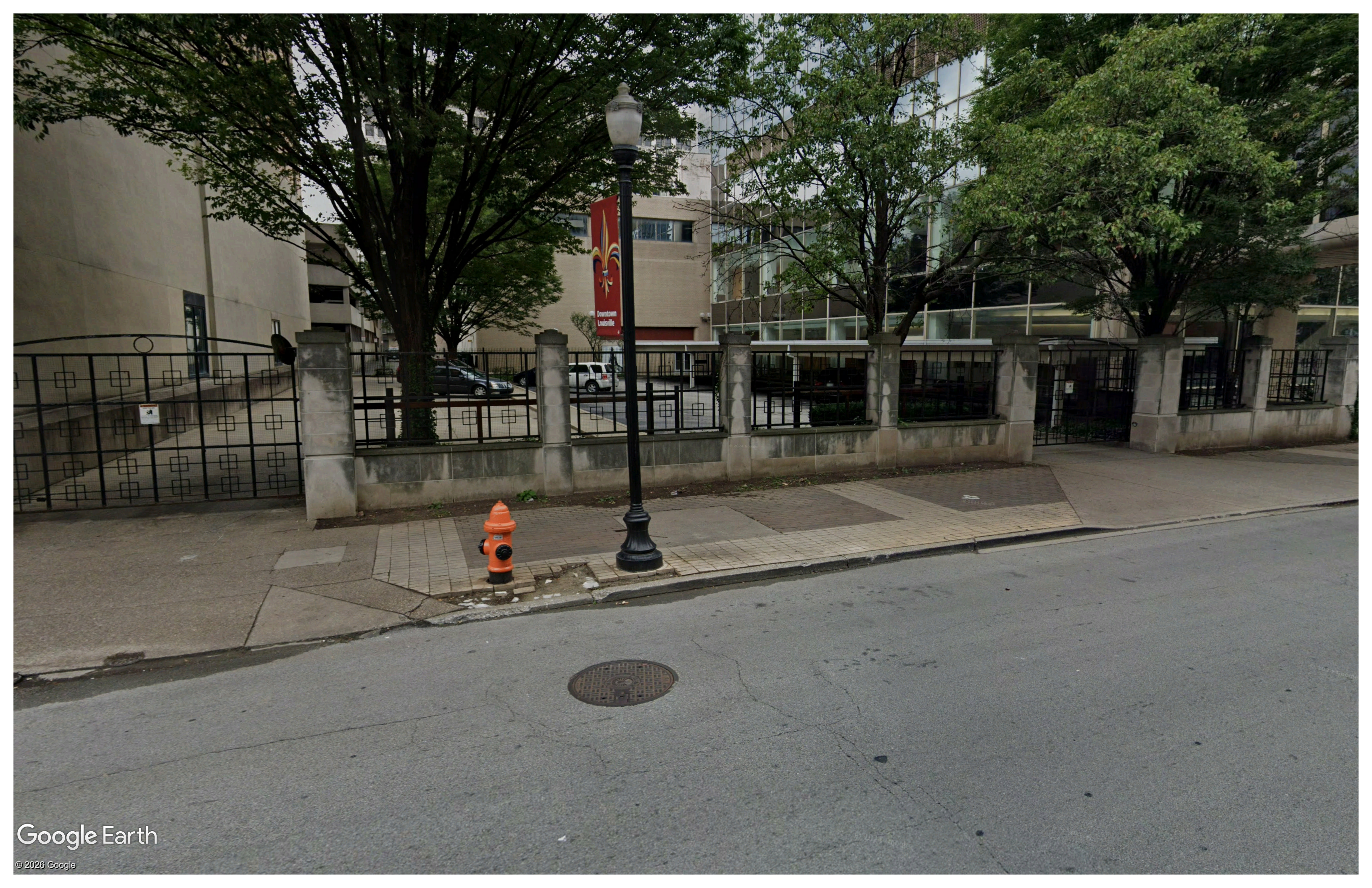


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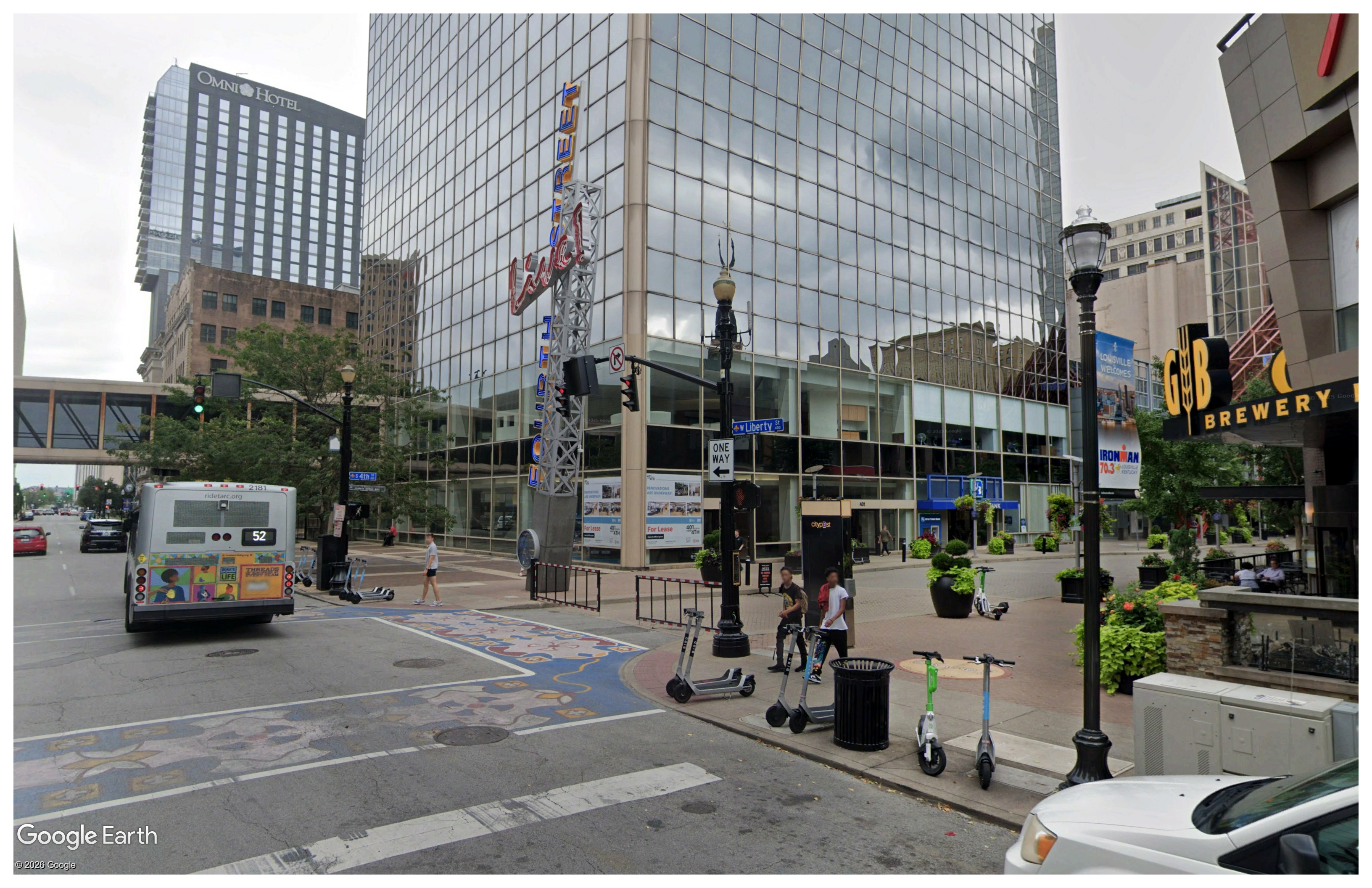
MIKE LINKER	20250030
Principal-in-Charge	Project No.
BRANDON LENK	04/27/26
Project Manager	Date
JASON ALBERS	
Project Architect	
Staff Architect	
	A4.47

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20250030, PROJECT NAME: JW MARRIOTT LOUISVILLE
SHEET NUMBER: A4.47 - 3D RENDERING - PORTE COCHERE
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Downtown
Louisville



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Liberty St

4th St



BAIRD

Downtown
Louisville

