

**Downtown Development Review Overlay District Commission
Meeting Minutes
March 15, 2023**

A meeting of the Downtown Development Review Overlay (DDRO) District Committee was held on Wednesday, March 15, 2023 at 8:30 a.m. at the Old Jail Building, located at 514 W. Liberty Street, Louisville, Kentucky.

Committee Members present:

Monica Brown, Chair
George Timmering
Kelli Jones
Ashlyn Ackerman
Emily Liu
Rebecca Fleischaker
Marlene Men
Councilman Jecorey Arthur

Commission Members absent:

Jim Tutt

Staff Members Present:

Joe Haberman, Planning & Design Manager
Katherine Groskreutz, Planning & Design Coordinator

The following matters were considered:

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ELECTION OF A COMMITTEE CHAIR

**March 15, 2023 DOWNTOWN DEVELOPMENT REVIEW OVERLAY
COMMITTEE CHAIR ELECTION**

On a motion by Committee Member Jones, seconded by Committee Member Liu, the following resolution was adopted:

RESOLVED, the Louisville Metro Historic Landmarks and Preservation Districts Commission does hereby **APPROVE** the Minutes of the meeting conducted on March.

The vote was as follows:

Yes: Committee members Timmering, Jones, Ackerman, Tutt, Liu, Chair Brown

Absent: Committee members Arthur, Men, and Reitz

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Request: Approval of a DDRO Overlay Permit to construct a new 6-story, 168 room hotel
Project Name: Broadway Apartments
Location: 127, 129, 133, 135, 139, 141, and 143 W Market Street; and 123 S 2nd Street
Owner: Gregg Larson, Truvine Derby LLC
Applicant: Nick Campisano, Zyzo, LLC
Jurisdiction: Louisville Metro
Council District: 4 - Jecorey Arthur
Case Manager: Kat Groskreutz, Planning & Design Coordinator

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the public hearing. The staff report is part of the case file maintained at Planning and Design Services offices, 444 South 5th Street.

An audio/visual recording of the Downtown Development Review Overlay (DDRO) Commission meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to obtain a copy.

The meeting was called to order at 8:58 am.

Agency testimony:

Joseph Haberman presented the case and showed a slideshow presentation and responded to questions from the Committee members (see recording for detailed presentation).

The following spoke in favor of the request:

Moseley Putney, Zyzo, 625 E. Market St., Louisville, KY 40202
Martin Prus, Zyzo, 1 World Trade Center Suite 46B, New York, NY 10007

Summary of testimony of those in favor:

Moseley Putney spoke in favor of the request, gave a presentation, and responded to questions from the Committee members (see recording for detailed presentation).

Martin Prus spoke in favor of the request and responded to questions from the Committee members (see recording for detailed presentation).

Committee Deliberation

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On a motion by Committee member Tutt, seconded by Chair Brown, the following resolution was adopted:

RESOLVED, the Downtown Development Review Overlay (DDRO) District Committee in Case Number 22-OVERLAY-0028, does hereby **APPROVE** the application for an Overlay Permit based on the staff report and testimony heard **SUBJECT** to the following Conditions for Approval:

1. Prior to the issuance of a building permit for the new building, finalized design details and materials shall be submitted to Planning and Design Services staff for final review and approval.
2. After a building permit has been issued for the new building, if the design or materials change, the applicant shall contact staff for review and approval prior to construction/ installation. An additional overlay permit may be required.
3. Prior to the issuance of a building permit for the new building, finalized streetscape design including light fixtures, street furnishings, street trees, and sidewalk/ paving materials shall be submitted to the staff for final review and approval. At least three additional street trees shall be planted along W market St frontage if permitted by the appropriate agencies. Changes in the paving surface in front of/within the inset entrance areas is recommended.
4. The applicant shall refine the design by addressing the blank area of the northern façade with public art and/or additional further architectural detailing. Prior to the issuance of a building permit for the new building, plans for public art and/or further architectural detailing for the north most façade shall be submitted to Planning and Design Services staff for review and approval.
5. The applicant shall address the blank sections of the walls adjacent to the corner entrance with additional design features. Plans for public art, planters, or further architectural detailing for the sections of blank wall to the north and east of the corner entrance shall be submitted to staff for review and approval prior to the issuance of a building permit.
6. The surface parking area to the rear of the building shall be screened from any pedestrian viewpoints along W. Market St or S. 2nd St.
7. Signage was no reviewed under this application as adequate details were not provided. Signage shall be reviewed separately as part of subsequent sign and overlay permits.
8. Archaeological discoveries such as cistern, artifacts, and other archaeological deposits shall be reported to staff immediately for proper documentation.

The vote was as follows:

Yes: Committee members Timmering, Jones, Ackerman, Tutt, Liu, Chair Brown

Absent: Committee members Arthur, Men, and Reitz

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The meeting adjourned.

Signed by:

Joe Haberman

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Urban Design Administrator