Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 15DDR01012 Intake Staff: LM

Date: 6/5/15 Fee: —

Instructions:

For detailed definitions of *Certificate of Appropriateness* and *Overlay District Permit*, please see page 4 of this application. Applications for *Signage* are no longer submitted to Planning & Design Services. Applications for Signage are to be made directly to the Construction Review Division.

Project Information:

Certificate of Appropriateness: ☐ Butchertown ☐ Clifton ☐ Cherokee Triangle ☐ Individual Landmark ☐ Limerick ☐ Old Louisville ☐ Parkland Business ☐ West Main Street

Overlay Permit: ☐ Bardstown/Baxter Ave Overlay (BRO) x Downtown Development Review Overlay (DDRO) ☐ Nulu Review Overlay District (NROD)

Project Name: Omni Louisville Hotel & Residence

Project Address / Parcel ID: 400 2nd. Street / Tax Block 17F, Lots 1-24 & 151

Deed Book(s) / Page Numbers[2]: 7879x389,9087x465,9263x159,9265x548,9320x752+762,9657x761

Total Acres: 5.646

Project Cost: $289,000,000 PVA Assessed Value: _____

Existing Square Feet: 0 New Construction Square Feet: ___ Height (ft.): 370' Stories: 30

Project Description (*use additional sheets if needed*):

This is a mixed use project which includes 225 residential apartments, a 600 room Omni Hotel, meeting room and ballroom spaces, restaurants, ancillary retail, a 20,200 sq. ft. market, and a 850 space parking garage to support the development.

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Contact Information:

Owner: ☐ *Check if primary contact*

Name: E. Jeffrey Mosley

Company: Louisville/Jefferson County Metro

Address: 444 S. Fifth St. Suite 600

City: Louisville State: KY Zip: 4020

Primary Phone: 502-574-1375

Alternate Phone:

Email: Jeff.mosley@louisvilleky.gov

Applicant: ☐ *Check if primary contact*

Name: Mike Smith

Company: Omni Louisville, LLC

Address: 4001 Maple Ave, Suite 600

City: Dallas State: TX Zip: 75219

Primary Phone: 214-283-8619

Alternate Phone: 972-871-5600

Email: msmith@trtholdings.com

Owner Signature (required): E. Jeffrey Mosley

Attorney: ☐ *Check if primary contact*

Name:

Company:

Address:

City: State: Zip:

Primary Phone:

Alternate Phone:

Email:

Plan prepared by: ☐ *Check if primary contact*

Name: Zachary Jekot

Company: HKS Inc.

Address: 350 N. St. Paul Str., Suite 100

City: Dallas State: TX Zip: 75201

Primary Phone: 214-969-3142

Alternate Phone: 214-969-5599

Email: zjekot@hksinc.com

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Certification Statement: A certification statement **must be submitted** with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, E. Jeffrey Mosley, in my capacity as Representative (*representative/authorized agent/other*), hereby certify that Louisville/Jefferson County Metro (*name of LLC / corporation / partnership / association / etc.*) is (are) the owner(s) of the property which is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: E. Jeffrey Mosley Date: 6/5/15

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.

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Please submit the completed application along with the following items:

Project information

- ☐ Land Development Report[1]
- ☐ Current photographs showing building front, specific project area, and surrounding buildings
- ☐ Pictures, samples, brochures, or other technical data describing materials, such as windows, doors, roofing, fencing, etc. to be used in the renovation or replacement
- ☐ One map of the project area and surrounding properties (may be obtained from http://www.lojic.org/ using the *LOJIC Online Map*)

Site plan (*see site plan example on next page*)

- ☐ Two sets of site plans *drawn to scale* with dimensions, as applies to the project, indicating property lines, structures, landscaping, fencing, and parking
- ☐ Two copies of floor plans *drawn to scale* with dimensions and each room labeled
- ☐ Two copies of elevation drawings (a drawing showing exterior walls) *drawn to scale* with dimensions. For fencing, only photos/drawings of the proposed fence are required.

Committee Review Only

Committee reviews may be required due to the complexity of the case. The necessity of these items will be determined by staff upon review. Projects requiring committee level review include construction of new buildings, demolition, and projects that vary widely from design guidelines.

- ☐ Two sets of 11"x17" format site plans drawn to scale with dimensions
- ☐ Two sets of 11"x17" elevation drawings to scale with dimensions
- ☐ Two sets of 11"x17" landscaping drawings to scale with dimensions
- ☐ One set of mailing label sheets for: 1st tier Adjoining Property Owners (APOs)[3], owners, applicants, contacts, and Case Manager. Applicant is responsible for mailing.
- ☐ One copy of the mailing label sheets

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Resources:

1. Detailed instructions to obtain a Land Development Report are available online at: http://ags2.lojic.org/lojiconline/
2. Deeds and plats can be found at the Jefferson County Clerk's Office, located at the 2nd floor of Metro Hall (527 West Jefferson Street, telephone: 502-574-6220). Many deeds, plats and other records are available online at: http://www.landrecords.jcc.ky.gov/records/S0Search.html
3. Adjoining property ownership information can be found at the Property Valuation Administrator (PVA) office at 531 Court Place, Suite 504 or via their website: https://jeffersonpva.ky.gov/
4. View agency comments at: http://portal.louisvilleky.gov/codesandregs/mainsearch. Enter your case number in the 'Permit/Case/Docket Number' search bar and then select your case under the 'Application Number' tab.

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Submittal Instructions:

Applications are due on Fridays at 5:00 p.m. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit http://www.louisvilleky.gov/PlanningDesign.

Definitions:

Certificate of Appropriateness: A project involving physical changes to the exterior of a building, structure, or property designated as a local landmark or located within a local preservation district shall require prior approval in the form of a Certificate of Appropriateness. An approval requires substantial conformance to design guidelines established for each landmark and district. The design guidelines, along with other information regarding local preservation districts, may be found at the website of the Landmarks and Preservation Districts Commission: http://www.louisvilleky.gov/PlanningDesign/Historic+Landmarks+and+Preservation+Districts+Commission.htm

Overlay District Permit: A project involving physical changes to the exterior of a building, structure, or property within an overlay district shall require prior approval in the form of an Overlay Permit. An approval requires substantial conformance to design guidelines established for each overlay district. The design guidelines, along with other information regarding overlay districts, may be found at the following website: http://www.louisvilleky.gov/PlanningDesign/Overlay+Districts.htm

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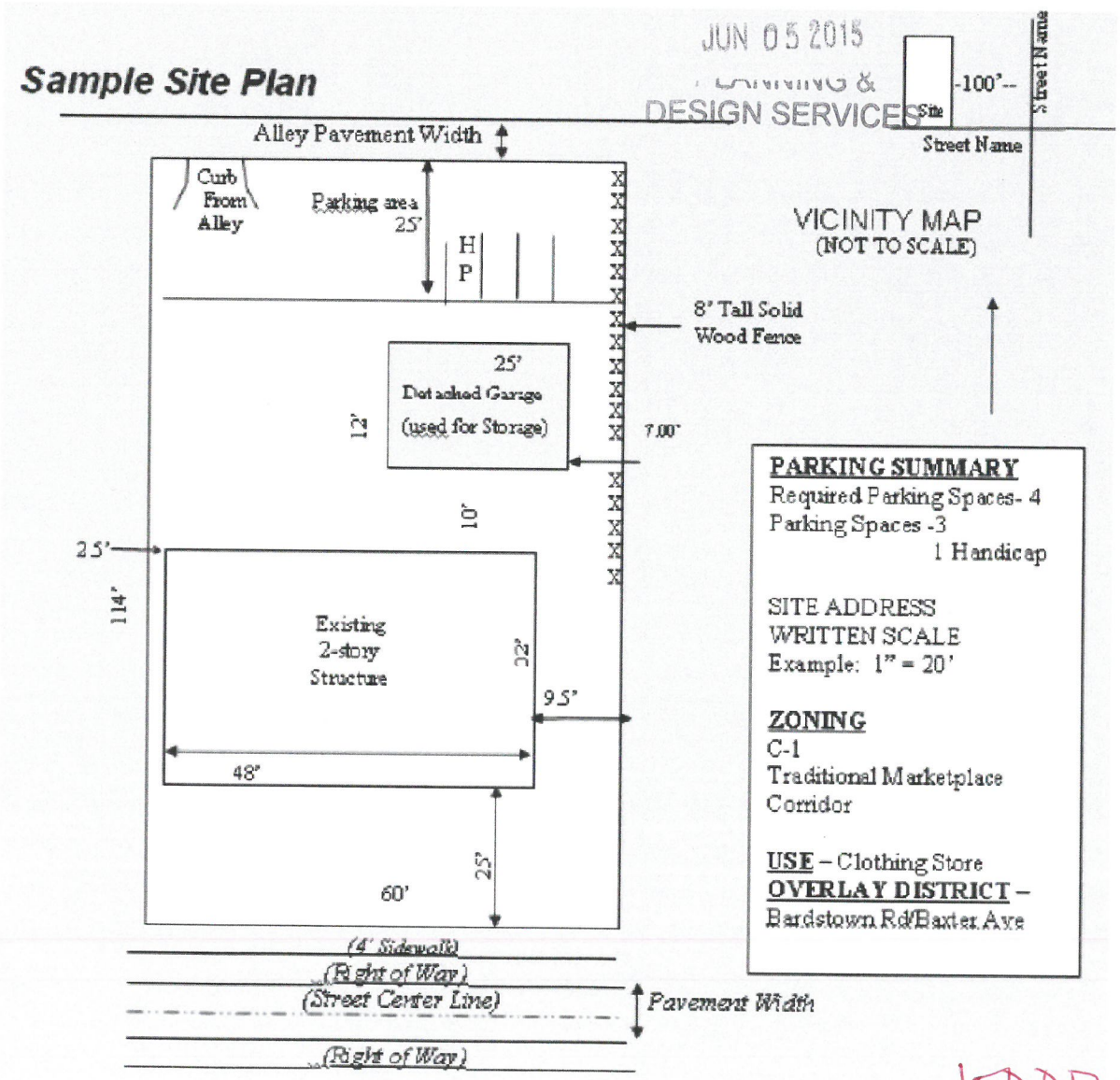

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Omni Louisville: Design Narrative

The Omni Louisville is designed to be a catalyst to the city's future growth and urban development while embracing and celebrating Louisville's authentic quality in a new and forward thinking way. It will be more than just a travel destination as it incorporates hotel, residential living and neighborhood amenities into a vertically integrated urban mixed-use development.

The building is designed to be a prominent landmark against the Louisville skyline, as the intersection of hotel and residential towers are uniquely expressed as bold overlapping architectural forms meant to represent the crossroads of the past, present and future of Louisville.

The Omni Louisville will reflect the warmth and hospitality of our city to visitors while also serving as place for our growing downtown community to connect and enjoy the benefits of urban living in an upscale yet comfortable environment.

Glistening during the day and glowing at night, the glassy ends of the 600 room hotel tower and 225 unit residential tower will be an iconic and gestural response of the building reaching out to engage with the city. A concept inspired by the image of bourbon pouring out of a still, the prominent tower ends become an expression of the inner spirit of the project being expressed visually outward.

The ground level public space is designed to embrace the neighborhood with vibrant spaces for both local and hotel guests. The restaurant tenants will have the flexibility to open up doors and walls to provide guests indoor or outdoor dining options.

A modern urban lifestyle market will add another dynamic dimension to the project. The market will transform Liberty Street from an auto-centric environment into the city's new pedestrian thoroughfare. It will invite the neighborhood in with the smells of freshly brewed coffee, baking bread and fragrant fresh flowers and will serve as a gateway to the community for hotel guests and locals alike.

Building on the city's strong sense of community and connection to the outdoors, the project maximizes its rooftop spaces and views. The hotel pool and rooftop bar will allow guests to rest, relax or socialize with spectacular views of the city from above. Other hotel amenities such as the fitness center and spa will also be found the pool deck level. Go a little higher, and you will find the residence amenity deck on top the hotel guestroom wing.

Inspired by the city's rich history and authentic character, the Omni Louisville will transform one of the city's most significant urban blocks into a unique and vibrant mixed-use environment offering hotel guests, residents and locals a chance to connect and enjoy the best of a great city.

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