



# Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 16DDP01014

Intake Staff: A

Date: 7/21/16

Fee: N/A

## 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  
☐ Limerick ☐ Old Louisville ☐ Parkland Business ☐ West Main Street

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

Project Name: 4<sup>th</sup> Street Apartments

Project Address / Parcel ID: 535 S. 4<sup>th</sup> St. / Tax Block 13E, Lot84

Deed Book(s) / Page Numbers<sup>2</sup>: D.B. 9825, Pg. 791

Total Acres: 1.946

Project Cost: \$34,300,000

PVA Assessed Value: \$10,012,280.00

Existing Square Feet: 129,775 New Construction Square Feet: 309,515 Height (ft.): 81 Stories: 7

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

The Fourth Street Apartments is a 7-story apartment building with a total of 237 residential dwelling units. The project is located on 4<sup>th</sup> Street at the block between Guthrie St and Chestnut Street. There are currently three buildings located on the site which include two 2 to 3 story office buildings and a 5 story retail/ parking structure. The project will include the demolishing of both office buildings. The existing retail/ parking structure will remain and be partially renovated to accommodate new apartment amenity program such as clubhouse, office and fitness area as well as a future retail tenant at the first floor. There will be selective new openings created on the north wall of the parking structure to access the new apartment building and allow for improved egressing of the parking structure itself which currently has one egress stairway. The apartment building will have an outdoor courtyard space that includes a fenced and gated pool area as well as outdoor amenity space. There will be sidewalks to accommodate the egressing of the building to 4<sup>th</sup> Street. The apartment building will maintain the existing setbacks already established on Guthrie street as to not disturb recent improvements made to the sidewalk. The building will also include some varying setbacks along 4<sup>th</sup> Street similar to the approach along Guthrie allowing for additional landscaping and privacy of the residential units near grade.

The new apartment building will be designed as an addition to the existing parking garage as both buildings will share the same site. The primary occupancy classifications for the building will be R-2, S-2 and M. Accessory occupancies will include A-3 and B occupancies. The building will be fully sprinklered and meet the fire suppression requirements of NFPA. The existing garage construction type is IIA construction. The addition will be type IB construction with a reduction to type IIA per section 403.2.1.1 of the Kentucky Building Code.

The proposed building height will be 81ft under the allowed height of 160ft. The proposed floor area will be 38,775 gross square feet.

The building addition will be classified as a High Rise building and will meet the requirements of chapter 403. Per chapter 403.2.1.1 fire resistant ratings will follow those of Type IIA construction including 1-hour ratings of the primary structural frame, interior and exterior bearing walls, floor and roof construction as well as corridor walls and dwelling separation walls. Shaft enclosures and vertical exist enclosures will have a 2-hour rating.

The building will meet the common path of travel distance of 125ft and the exist access travel distance of 250ft. Dead end corridors will not exceed 50ft.

The primary vertical egressing of the apartments will be via three different stairs that egress to 4<sup>th</sup> street.

16DDP01014

**Contact Information:**

**Owner:** ☐ Check if primary contact

**Applicant:** ☐ Check if primary contact

Name: Debbie Bolton, Regional Director

Name: David Bastos

Company: Jewish Hospital & St. Mary's

Company: Power Encore, LLC

Address: 250 East Liberty St, Suite 504

Address: 226 E. 8th Street

City: Louisville State: KY Zip: 40202

City: Cincinnati State: OH Zip: 45202

Primary Phone: 502-540-3722

Primary Phone: 513-246-1980

Alternate Phone: \_\_\_\_\_

Alternate Phone: 513-241-5090

Email: DebbieBolton@KentuckyOneHealth.org

Email: dbastos@cigproperties.com

**Owner Signature (required):** \_\_\_\_\_

**Attorney:** ☐ Check if primary contact

**Plan prepared by:** ☒ Check if primary contact

Name: \_\_\_\_\_

Name: Chad Burke

Company: \_\_\_\_\_

Company: GBBN Architects

Address: \_\_\_\_\_

Address: 332 East 8th Street

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

City: Cincinnati State: OH Zip: 45202

Primary Phone: \_\_\_\_\_

Primary Phone: 513.241.8700

Alternate Phone: \_\_\_\_\_

Alternate Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Email: cburke@gbbn.com

**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, LISA SHANNON, in my capacity as SUP/COO, hereby  
representative/authorized agent/other

certify that Jewish Hospital + St. Mary's is (are) the owner(s) of the property which  
name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature:  Date: 7/20/16

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.

16DD201014



## Land Development Report

July 21, 2016 8:00 AM

About LDC

### Location

Parcel ID: 013E00830000  
Parcel LRSN: 8000885  
Address: MULTIPLE ADDRESSES

### Zoning

Zoning: (C3)  
Form District: DOWNTOWN  
Plan Certain #: NONE  
Proposed Subdivision Name: NONE  
Proposed Subdivision Docket #: NONE  
Current Subdivision Name: NONE  
Plat Book - Page: NONE  
Related Cases: NONE

### Special Review Districts

Overlay District: CORE BROADWAY  
Historic Preservation District: NONE  
National Register District: NONE  
Urban Renewal: NO  
Enterprise Zone: YES  
System Development District: NO  
Historic Site: NO

### Environmental Constraints

#### Flood Prone Area

FEMA Floodplain Review Zone: NO  
FEMA Floodway Review Zone: NO  
Local Regulatory Floodplain Zone: NO  
Local Regulatory Conveyance Zone: NO  
FEMA FIRM Panel: 21111C0041E

#### Protected Waterways

Potential Wetland (Hydric Soil): NO  
Streams (Approximate): NO  
Surface Water (Approximate): NO

#### Slopes & Soils

Potential Steep Slope: NO  
Unstable Soil: NO

#### Geology

Karst Terrain: NO

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### Sewer & Drainage

MSD Property Service Connection: NO  
Sewer Recapture Fee Area: NO  
Drainage Credit Program: CSO022 - Project(s) Value between \$.04 - \$1.5

### Services

Municipality: LOUISVILLE  
Council District: 4  
Fire Protection District: LOUISVILLE #2  
Urban Service District: YES

16DDP01014



## Land Development Report

July 21, 2016 8:00 AM

About LDC

### Location

Parcel ID: 013E00660000  
Parcel LRSN: 8000876  
Address: NONE

### Zoning

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Form District: DOWNTOWN  
Plan Certain #: NONE  
Proposed Subdivision Name: NONE  
Proposed Subdivision Docket #: NONE  
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Urban Service District: YES

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## Land Development Report

July 21, 2016 7:59 AM

About LDC

### Location

Parcel ID: 013E00840000  
Parcel LRSN: 8000886  
Address: 535 S 4TH ST

### Zoning

Zoning: (C3)  
Form District: DOWNTOWN  
Plan Certain #: NONE  
Proposed Subdivision Name: NONE  
Proposed Subdivision Docket #: NONE  
Current Subdivision Name: NONE  
Plat Book - Page: NONE  
Related Cases: NONE

### Special Review Districts

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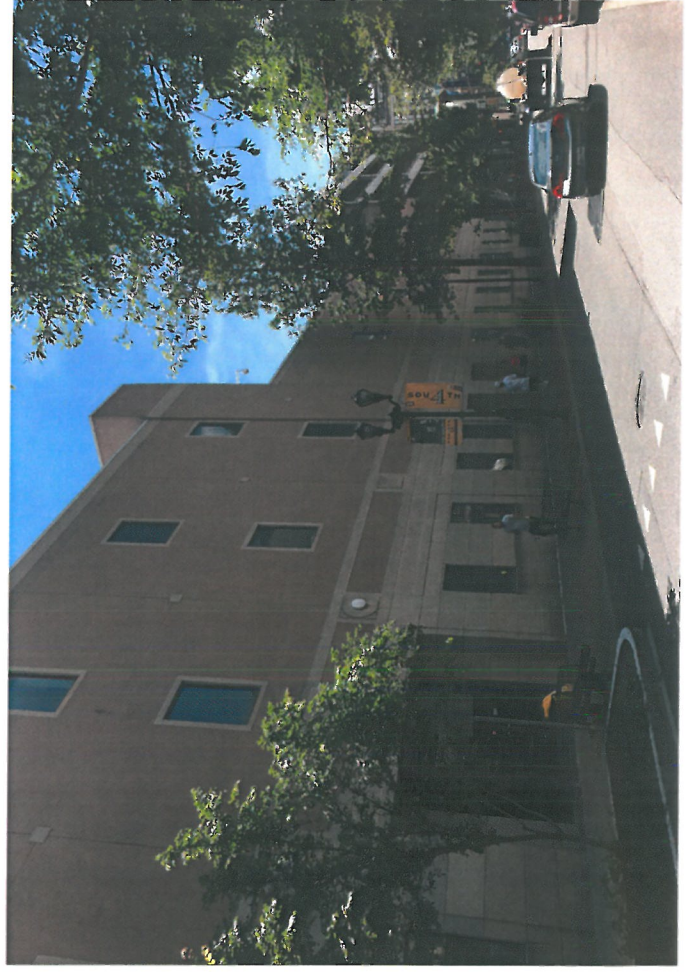
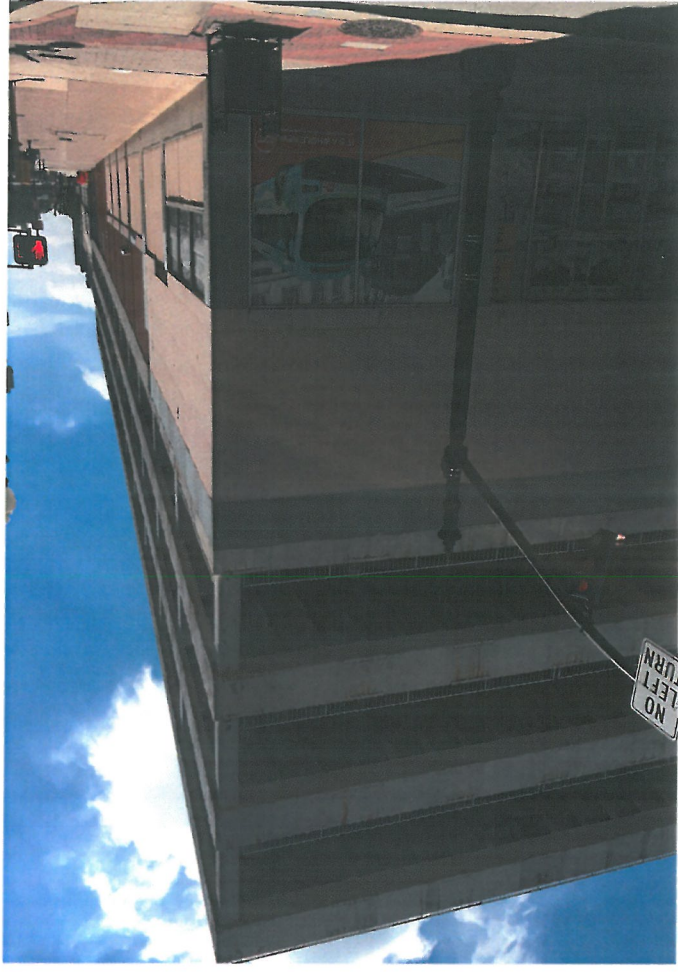
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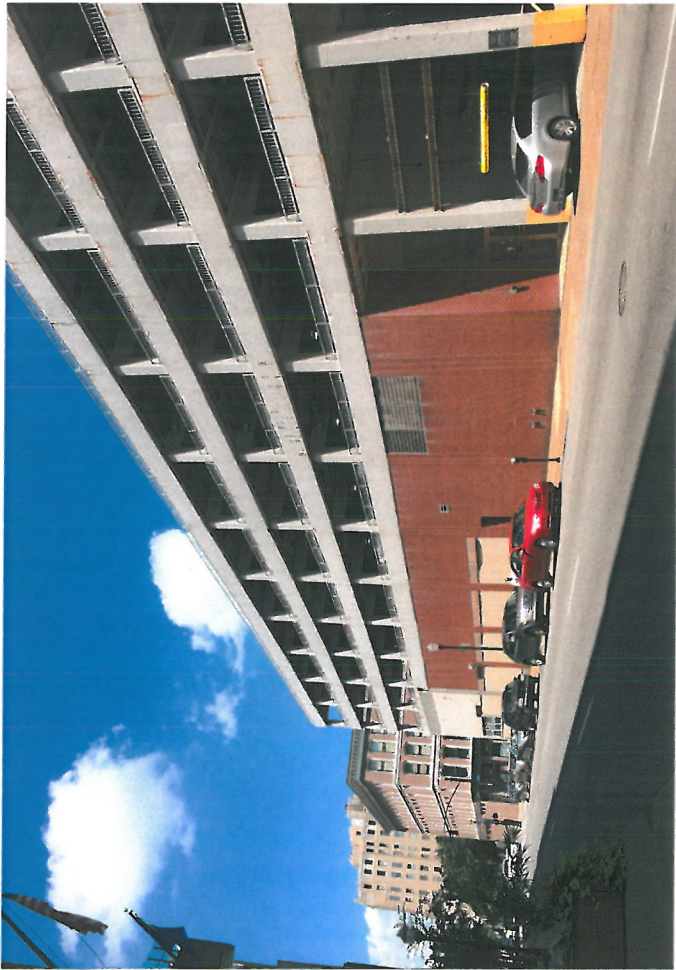
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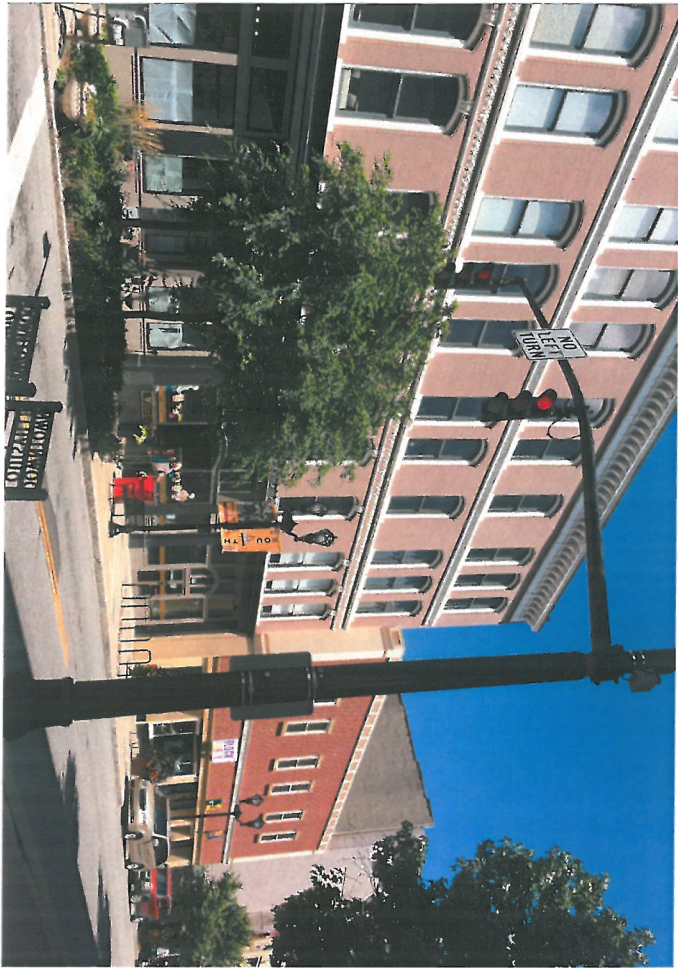


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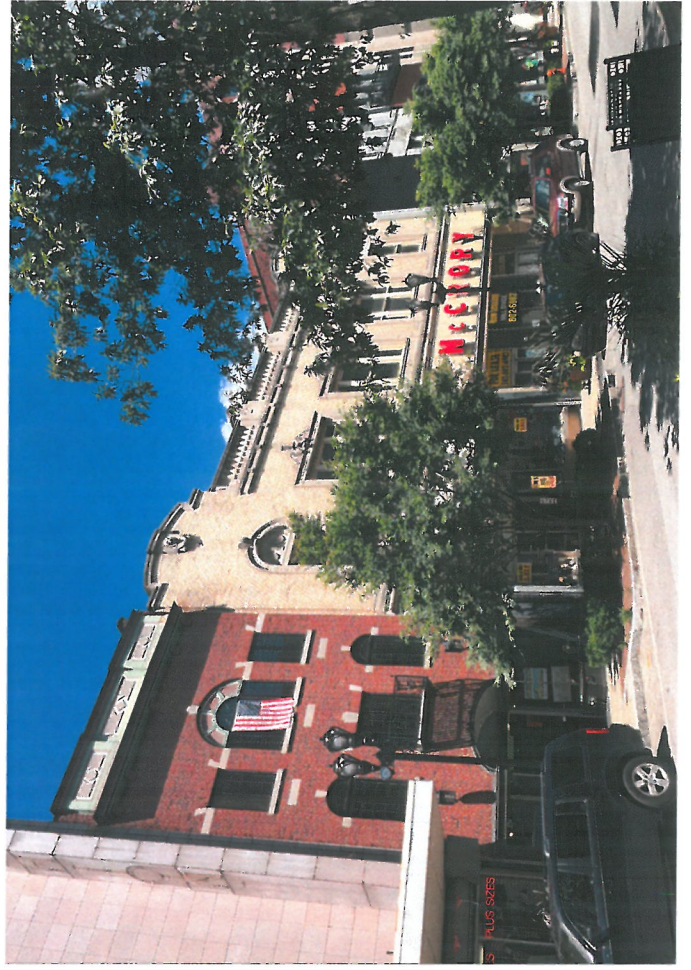
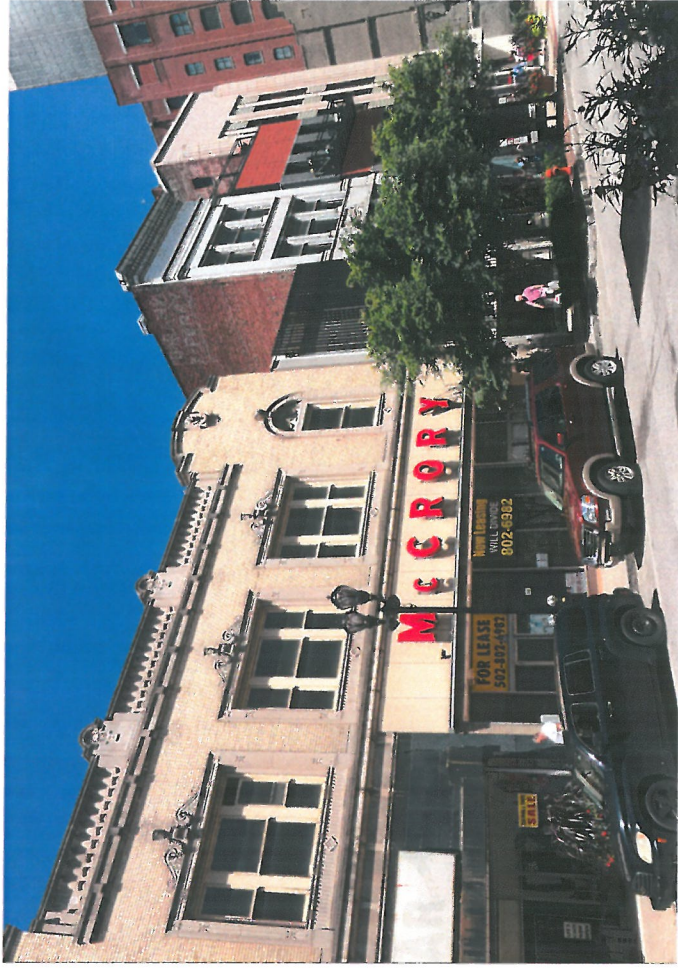




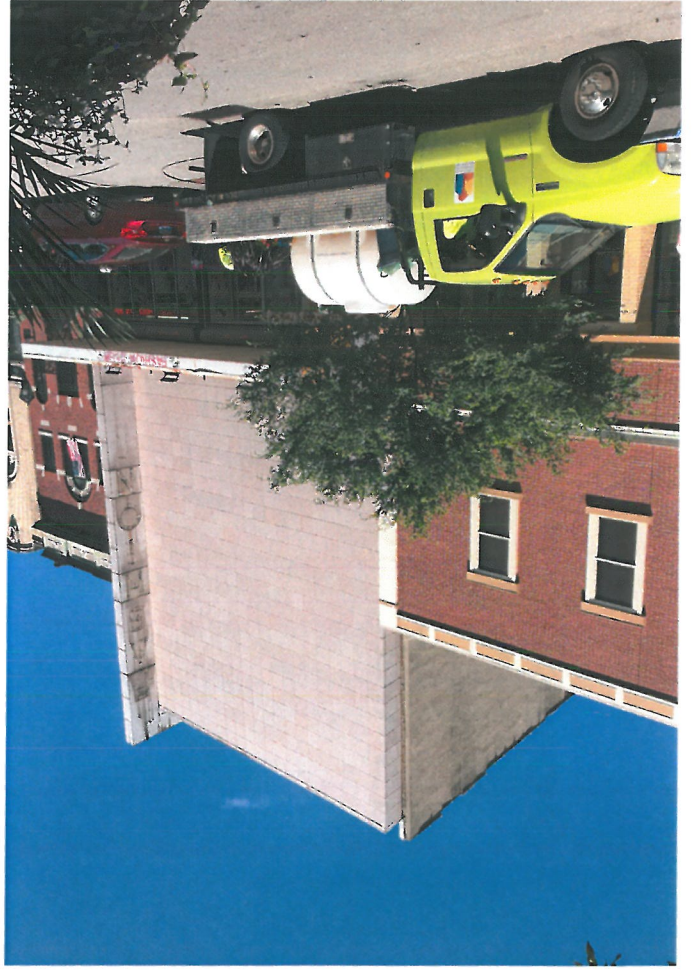
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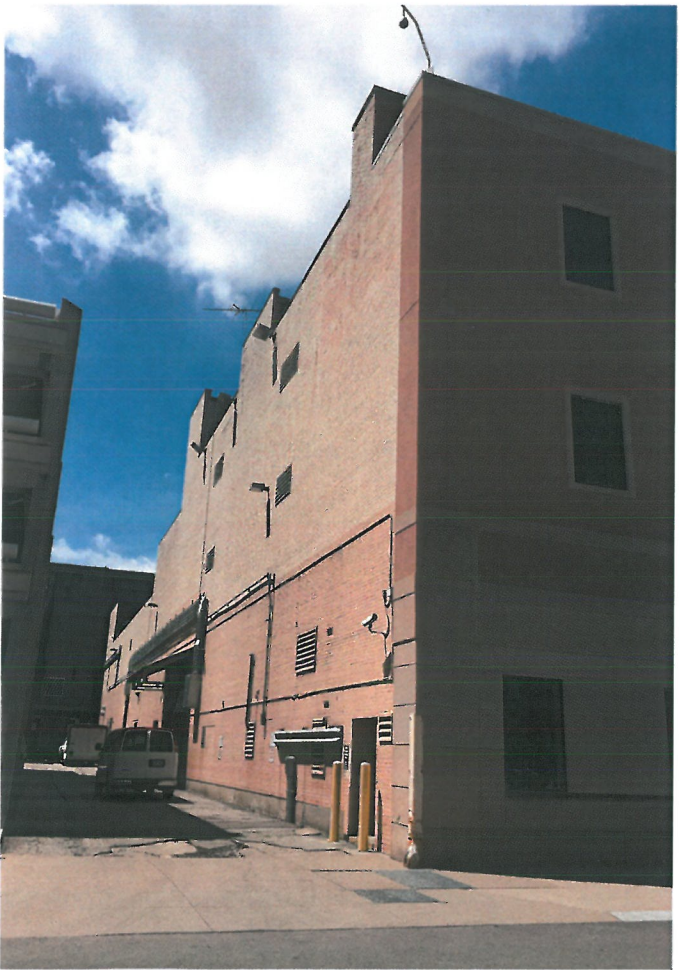
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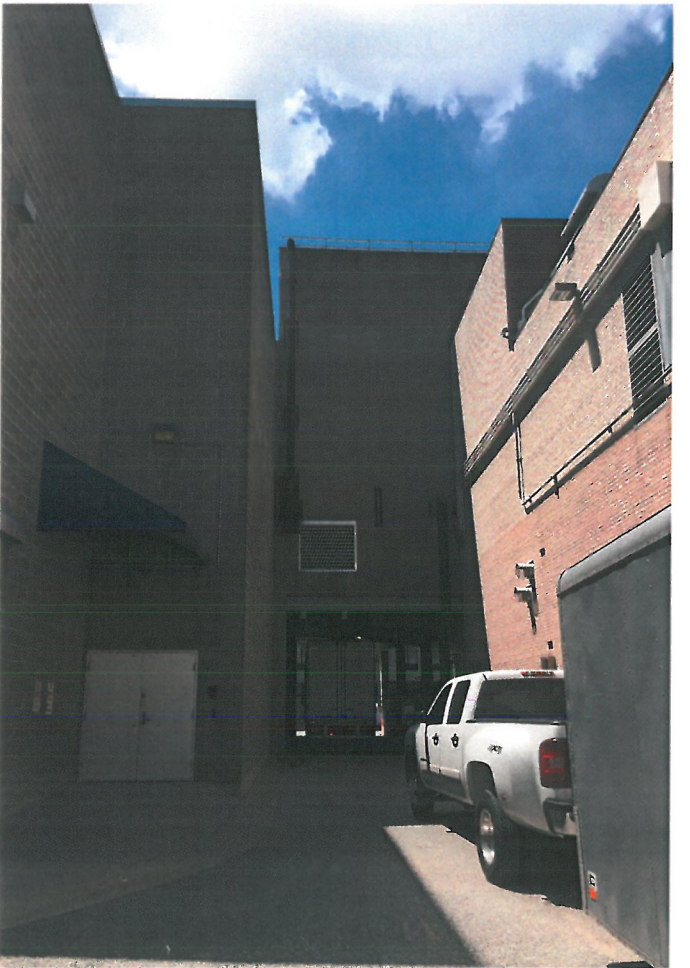


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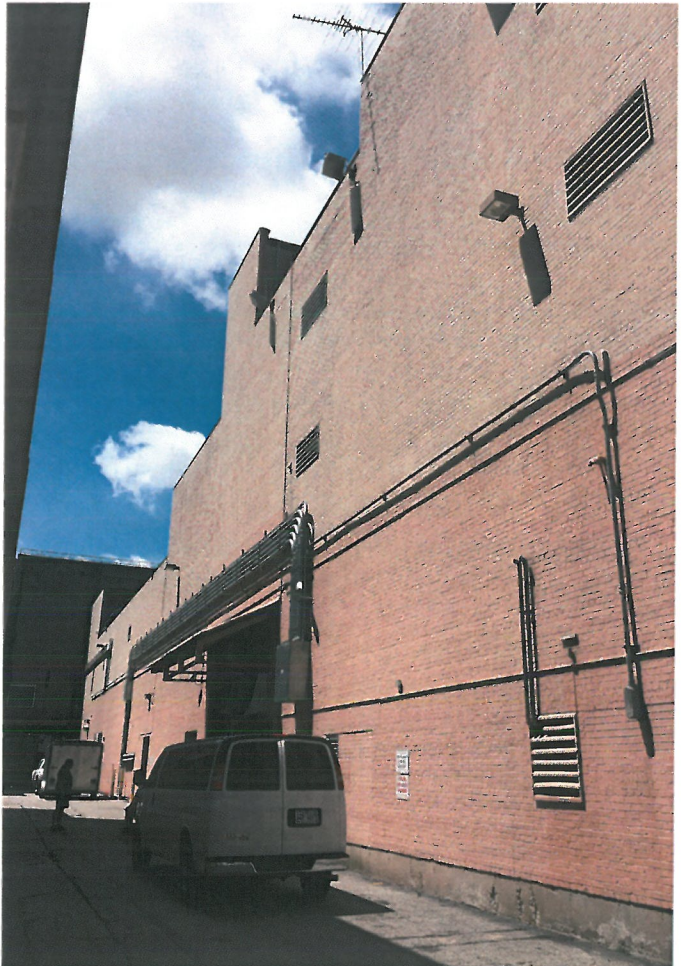




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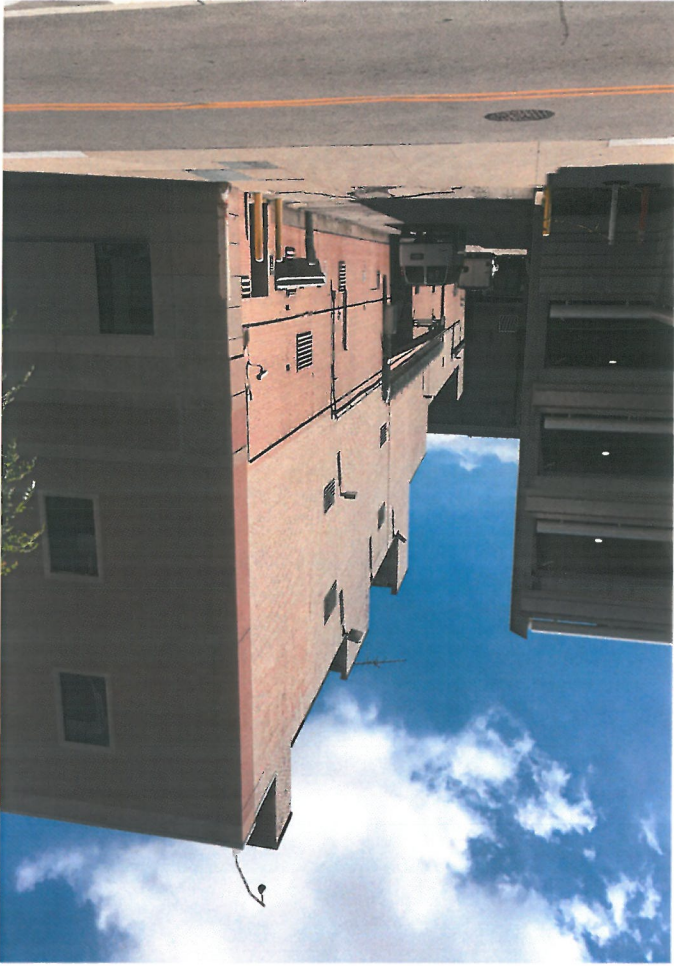


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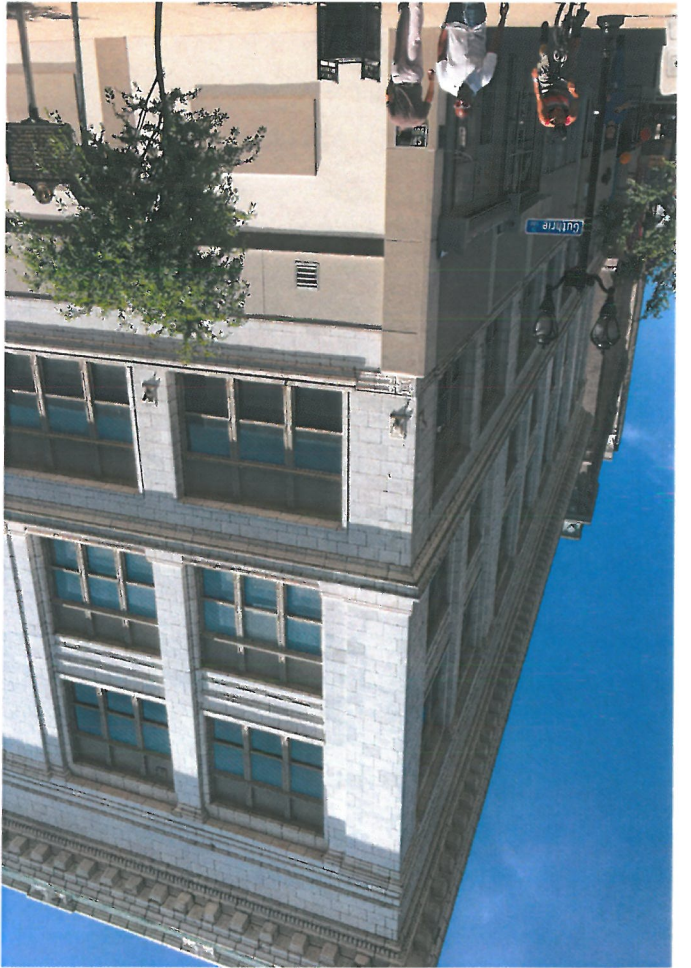


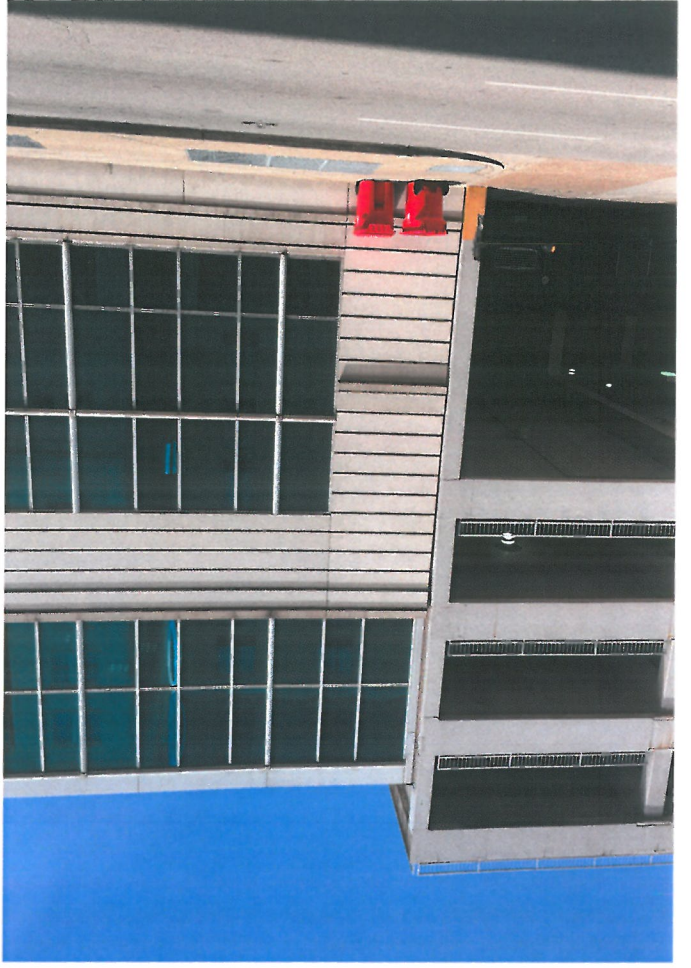
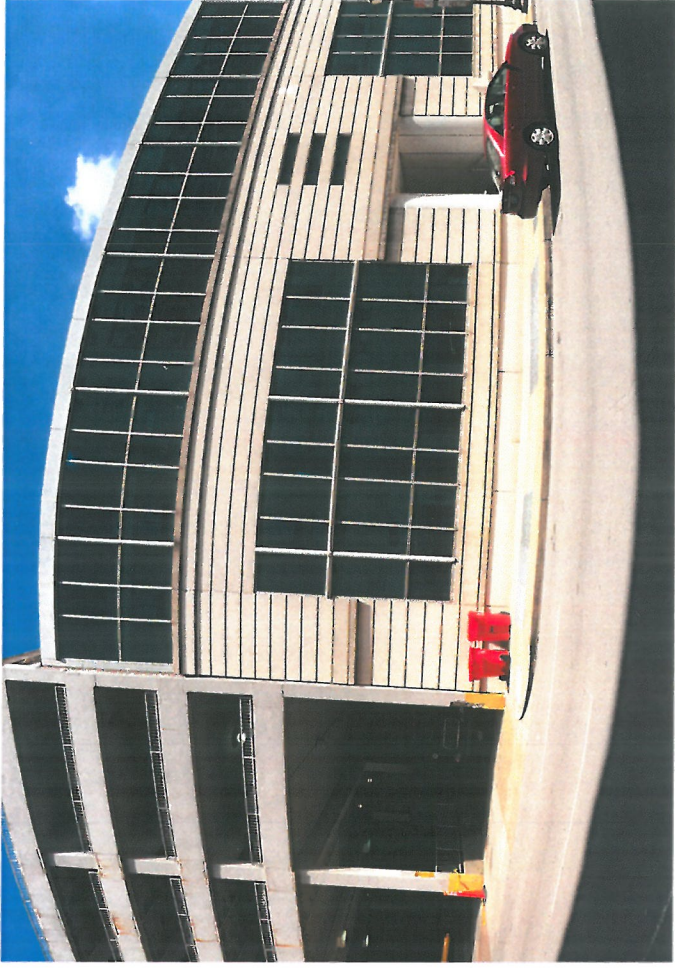
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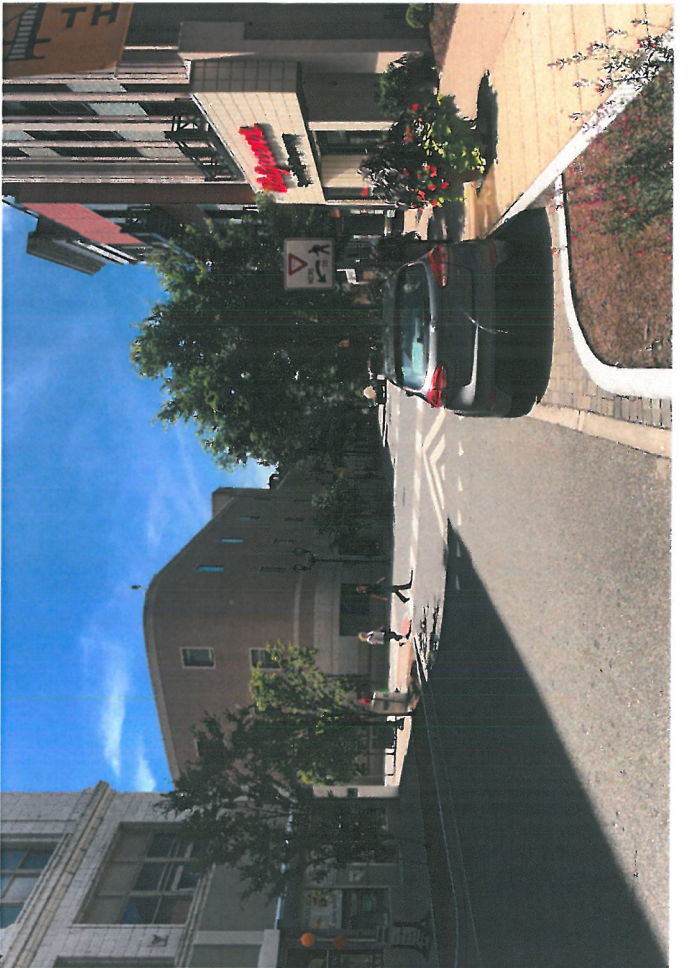


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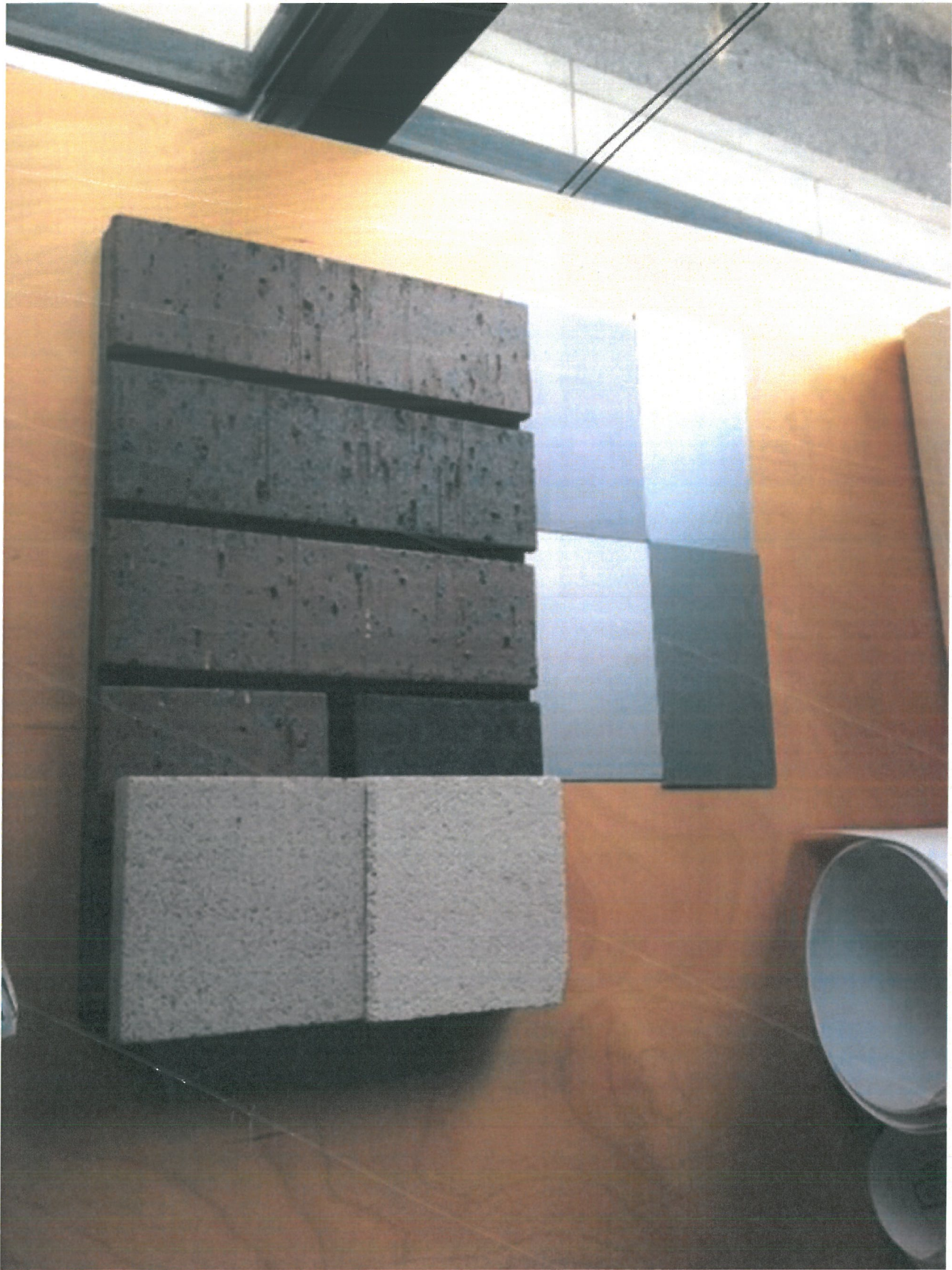


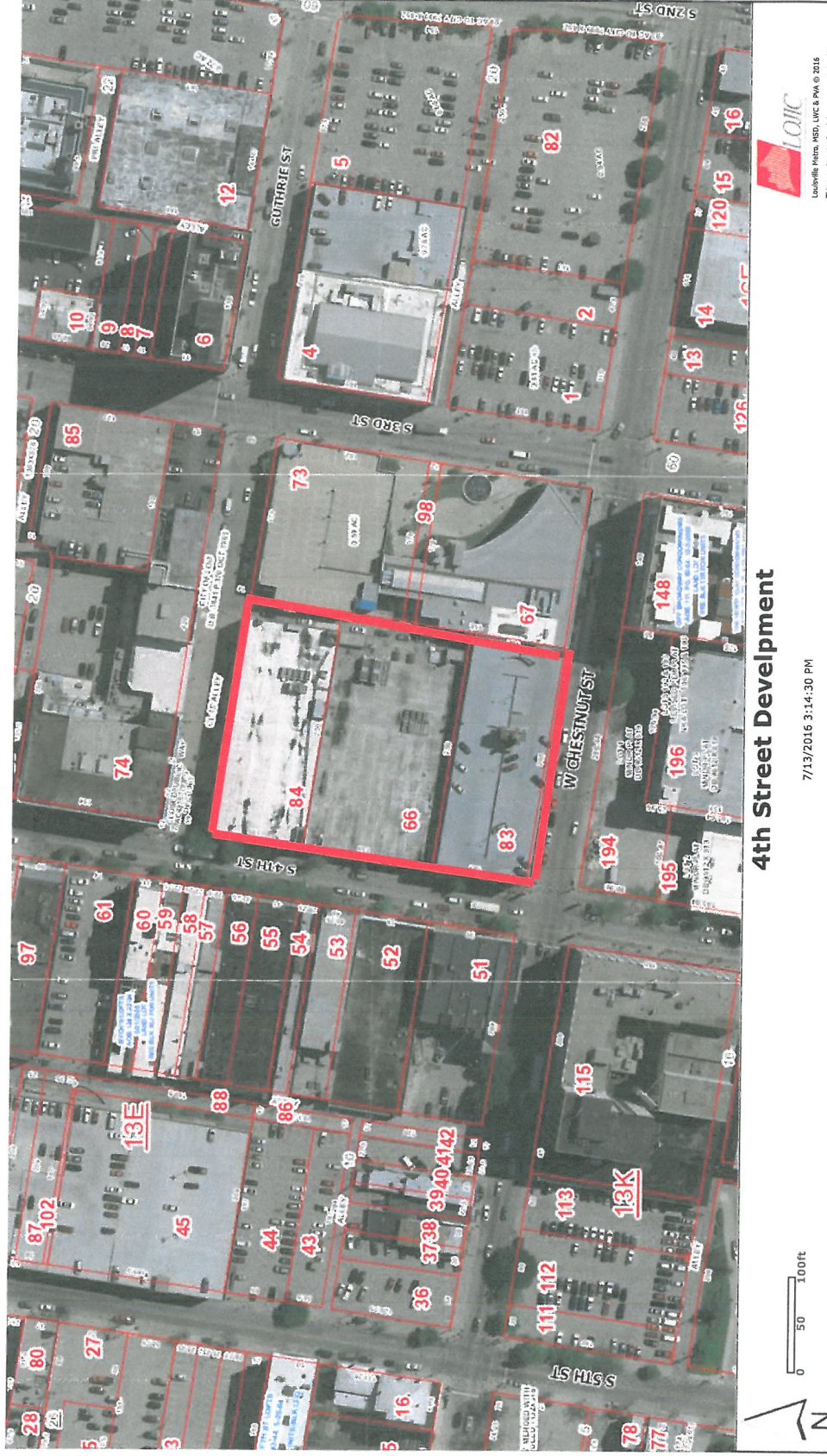


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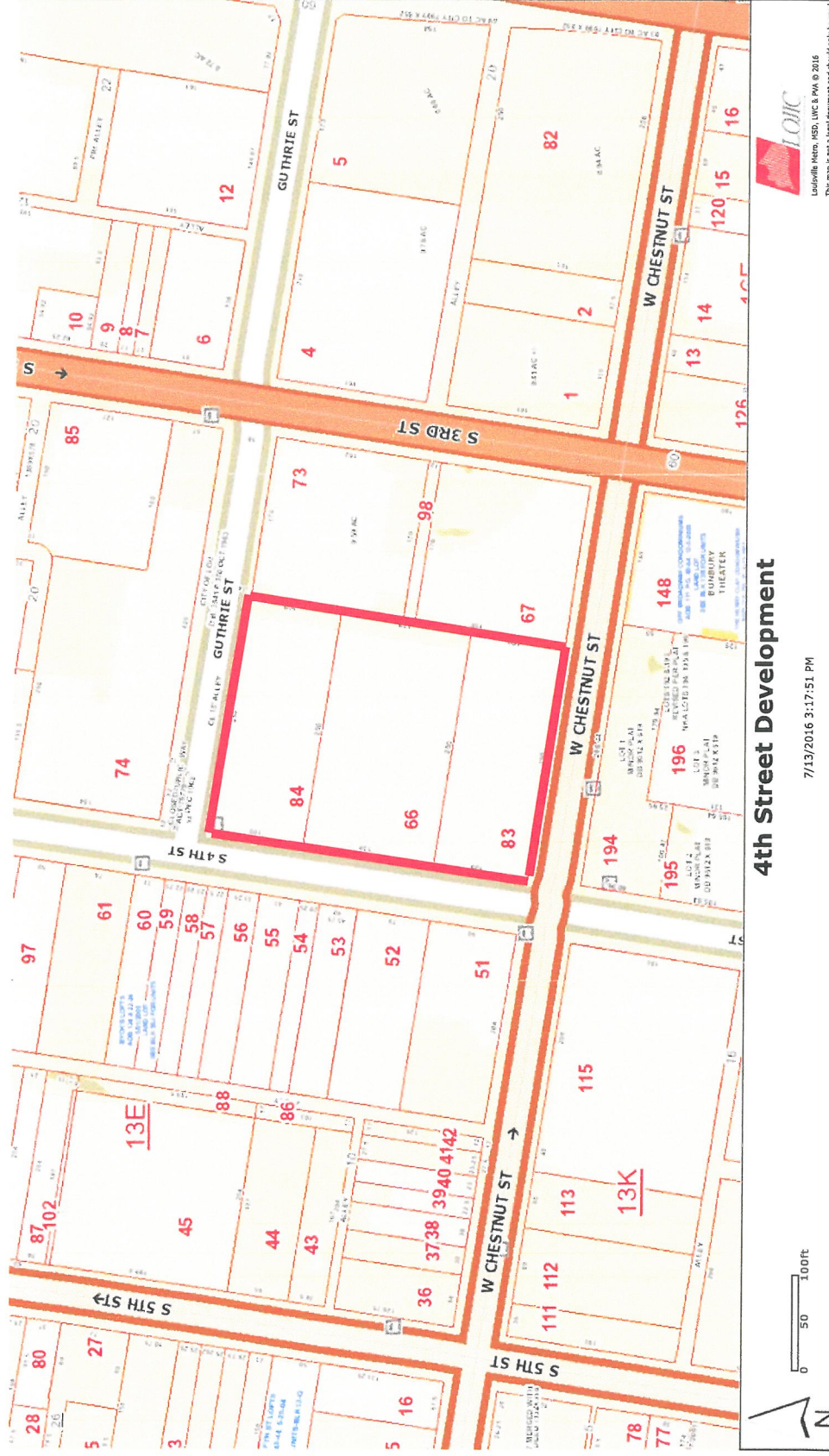
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