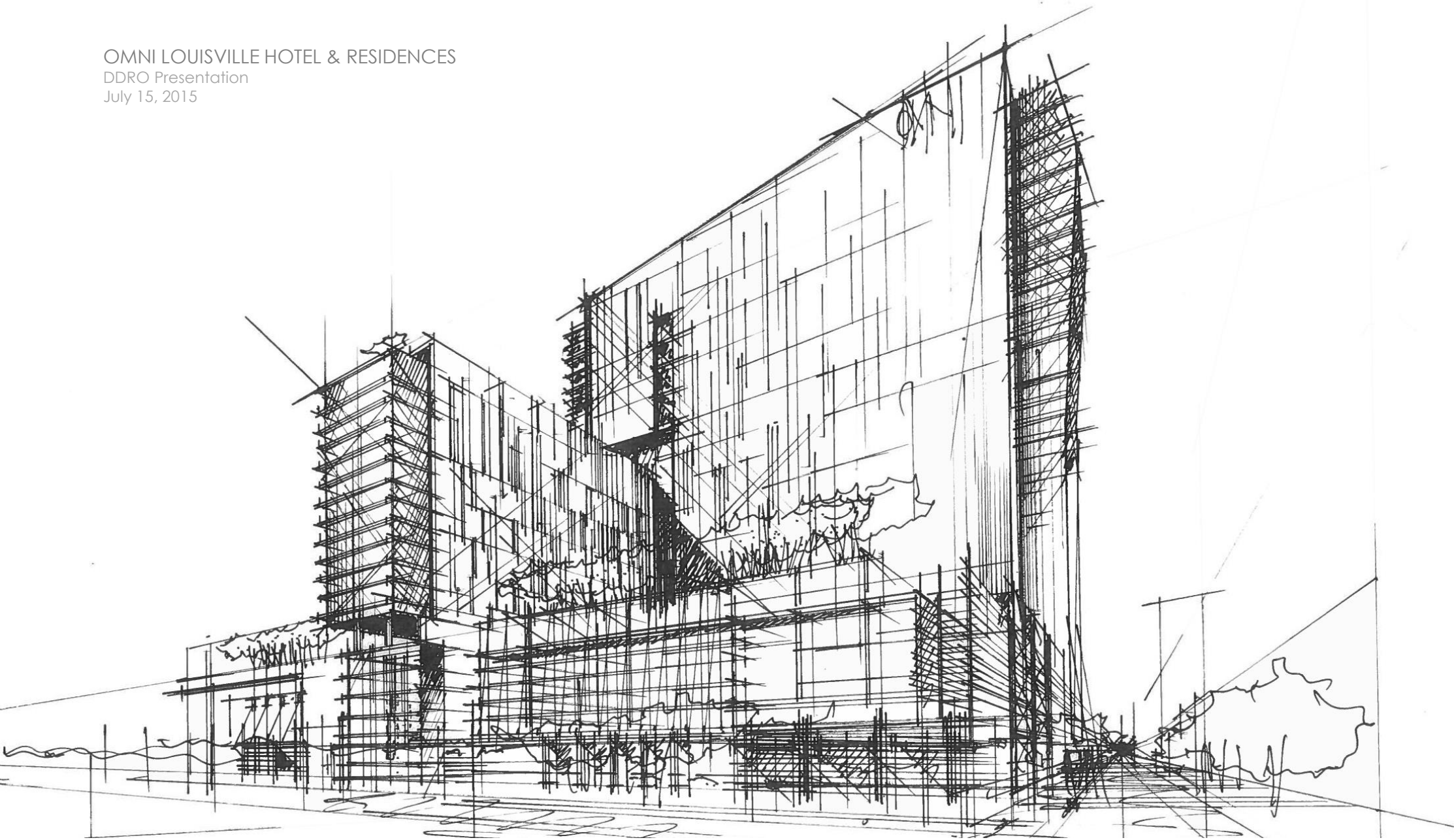
OMNI LOUISVILLE HOTEL & RESIDENCES

DDRO Presentation

July 15, 2015



HKS

OMNI

HKS

1

HOTEL:

600 Keys

- 14 Stories
- 3 Public Levels
- 11 Guestroom Levels

Meeting Space:

• Grand Ballroom	20,510sf	
• Jr Ballroom	10,310sf	
• Breakout Meeting	14,600sf	
• Main Prefuction	24,650sf	
Total	**70,070sf**	

Food & Beverage + Retail:

• Lounge Bar	3,680sf	
• 3-Meal Restaurant	5,150sf	**150 Seats**
• Bob's Steakhouse	5,600sf	**175 Seats**
• Coffee Shop	1,800sf	
• Roof Top Bar	1,800sf	
• Retail	4,500sf	
• Speak Easy (Bar + Bowling)		

Amenities:

• Pool Deck + Event Deck	12,650sf	147 Seats
• Event Deck	2,650sf	250 Guests
• Roof Top Bar	1,800sf	
• Fitness	1,530sf	
• Spa	5,770sf	

Parking:

- 450 Cars Req'd

HKS

2

RESIDENTIAL:

225 Units

- 14 Stories Guestrooms

Residential Mix:

Studio	5%
1-Bedrrom	47%
1-Bedroom Den	11%
2-Bedroom	37%
3-Bedroom	1%

Amenities:

- Pool Deck
- Social Living Room
- Business Center
- Community Kitchen

Parking:

- 335 Cars

HKS

3

URBAN MARKET:

20,000 sf

Parking:

- At Grade Parking 72 Cars (40 Req.)
  - Urban Market + Residential Visitor

HKS

4

PARKING:

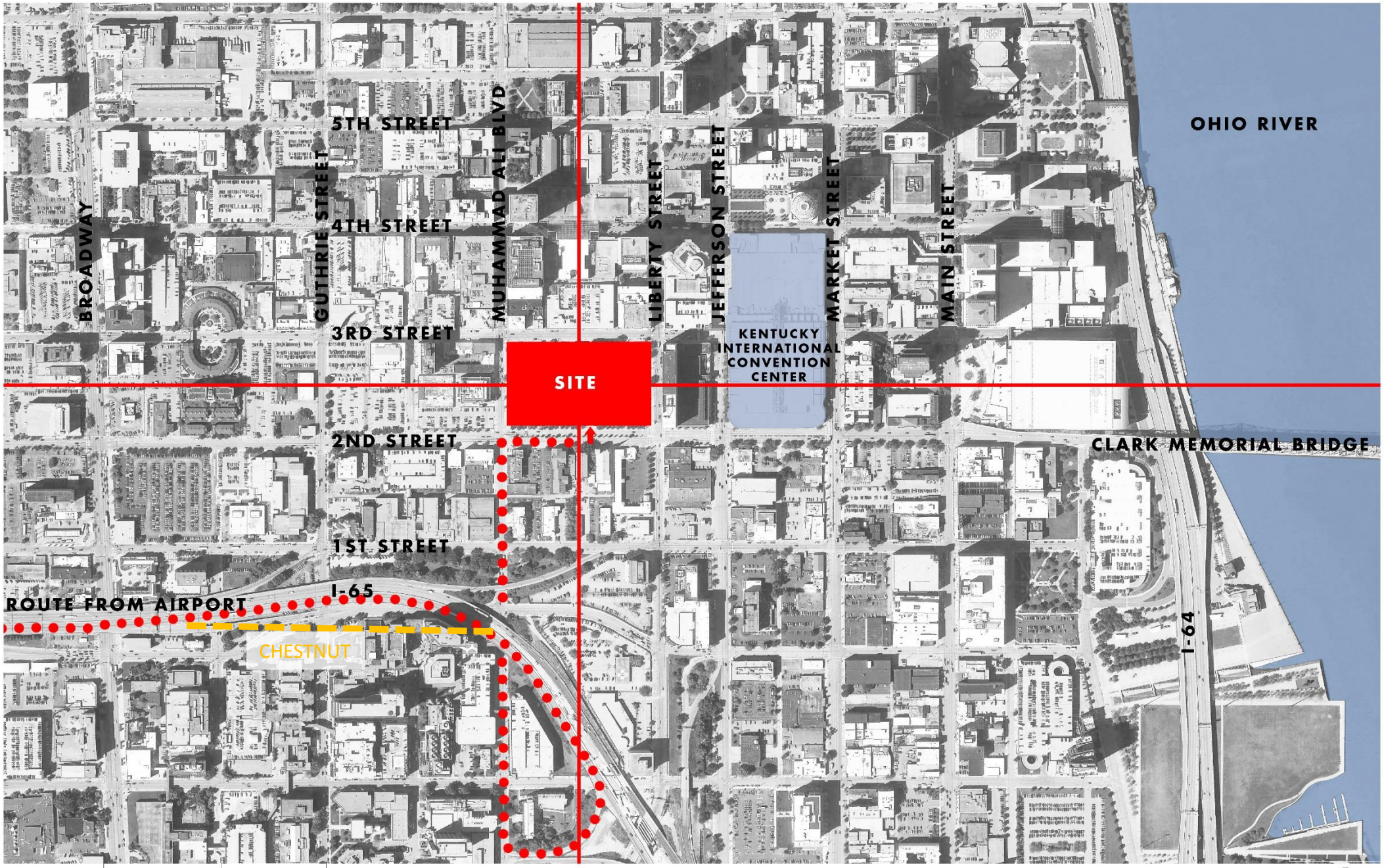
6 Stories Parking: +-840 Cars (820 Req.)

- **1 @ Grade**
- **5 Above**

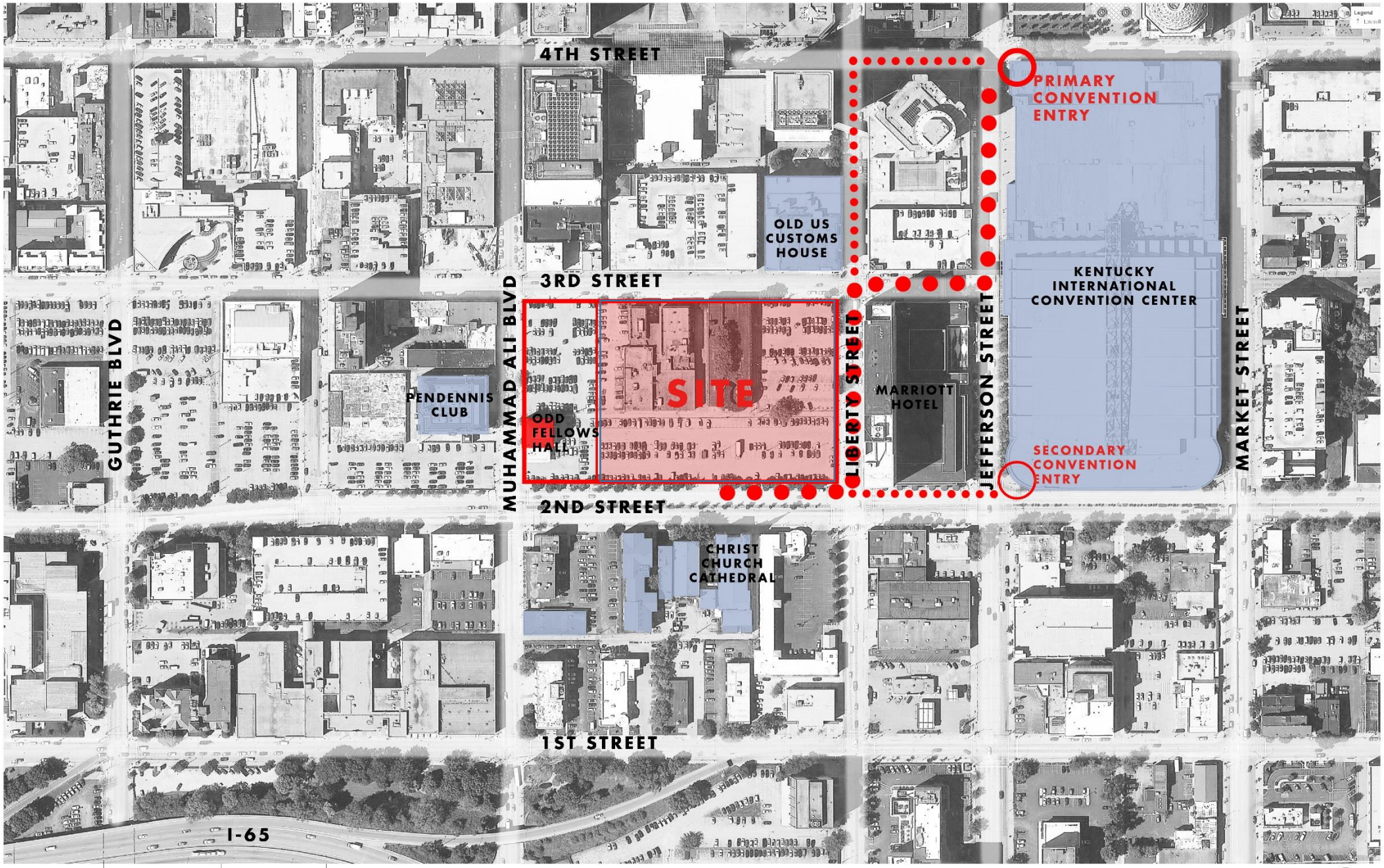
Parking:	**Hotel**	**Res.**	**Market**
• Level 1		32 Cars	40 Cars
• Level 2	45 Cars	141 Cars	
• Level 3	86 Cars	83 Cars	
• Level 4	91 Cars	79 Cars	
• Level 5	173 Cars		
• Level 6	67 Cars		
	462 Cars	**335 Cars**	**40 Cars**

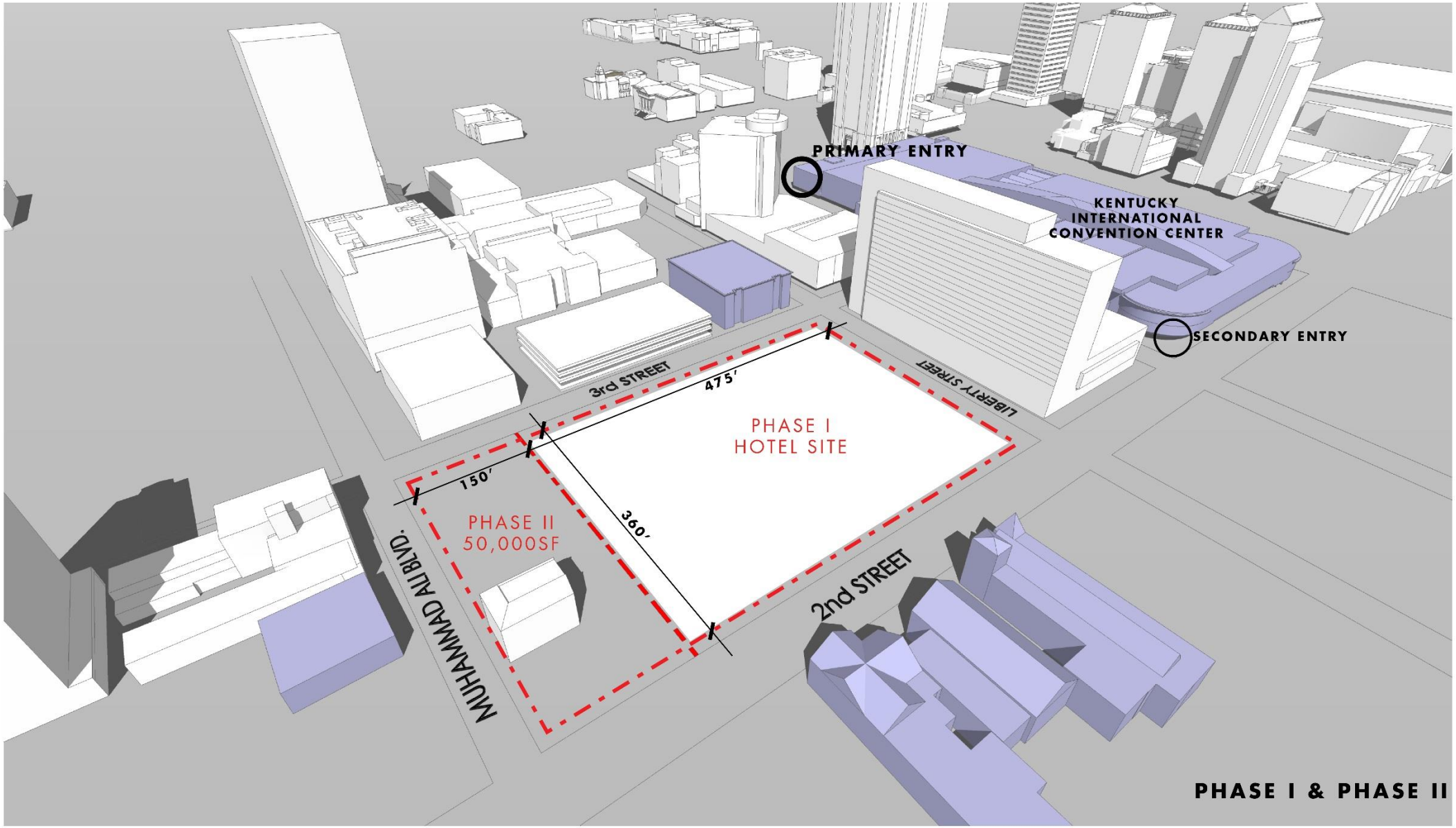
HKS

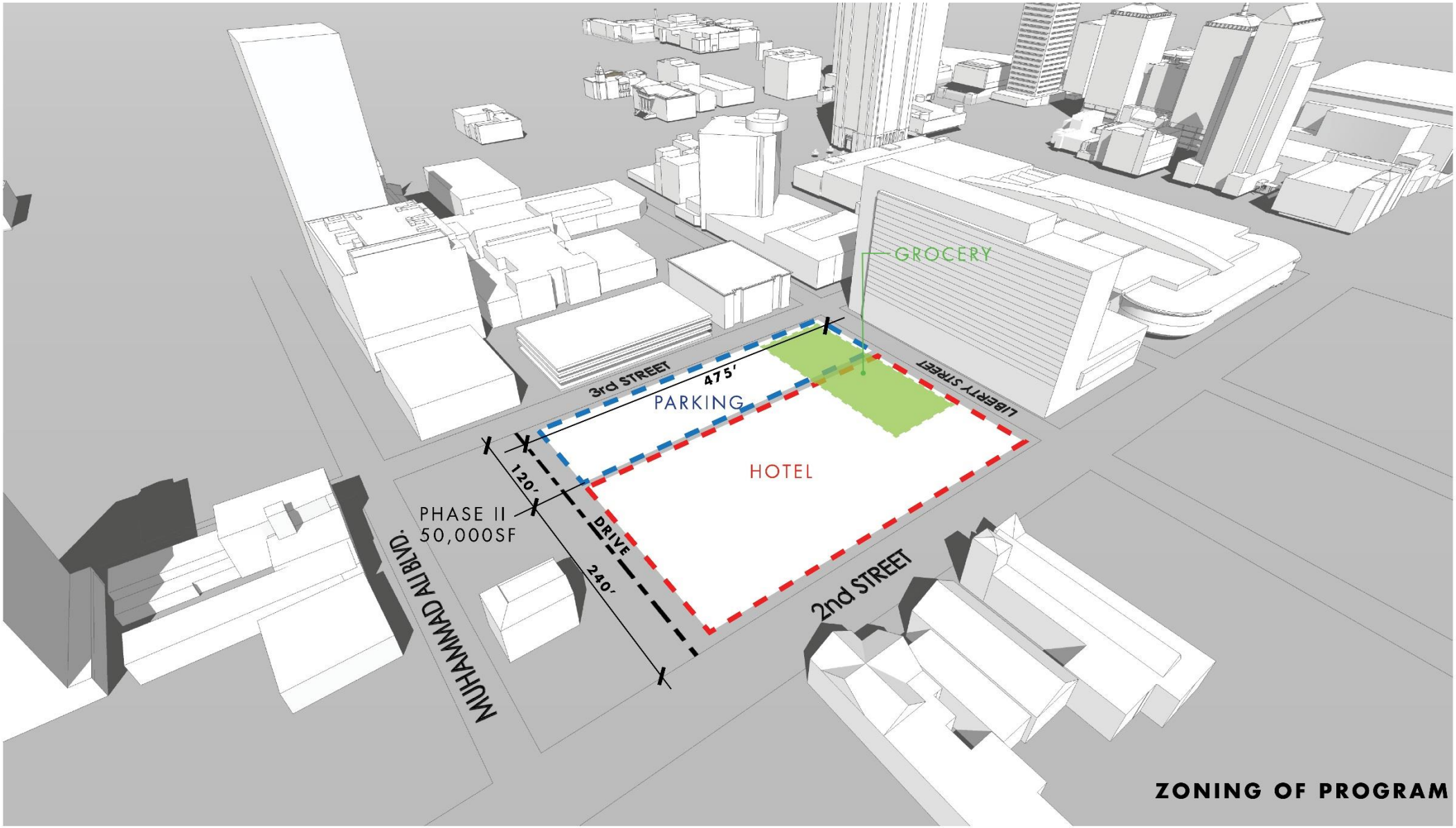
OVERALL SITE

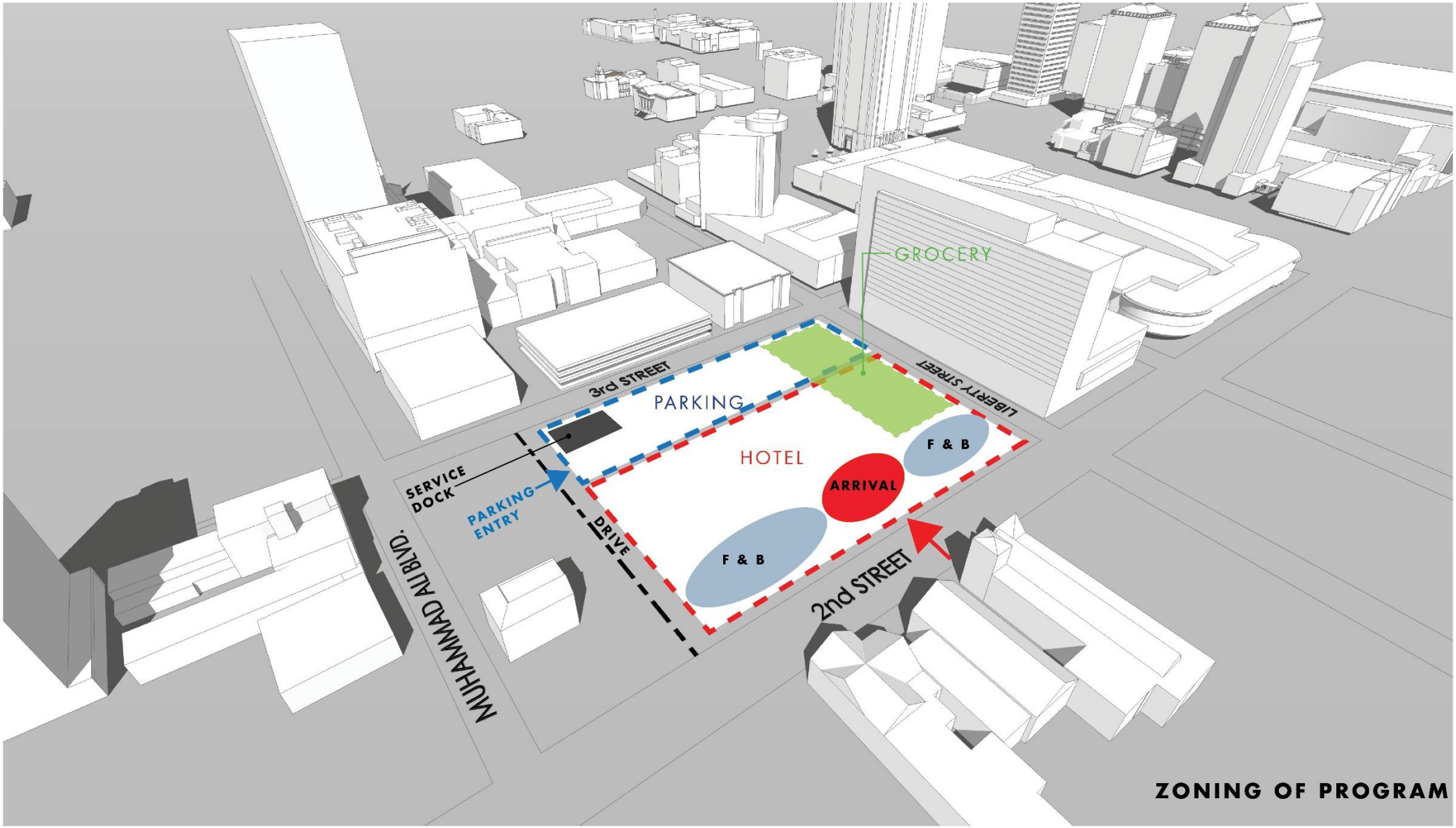


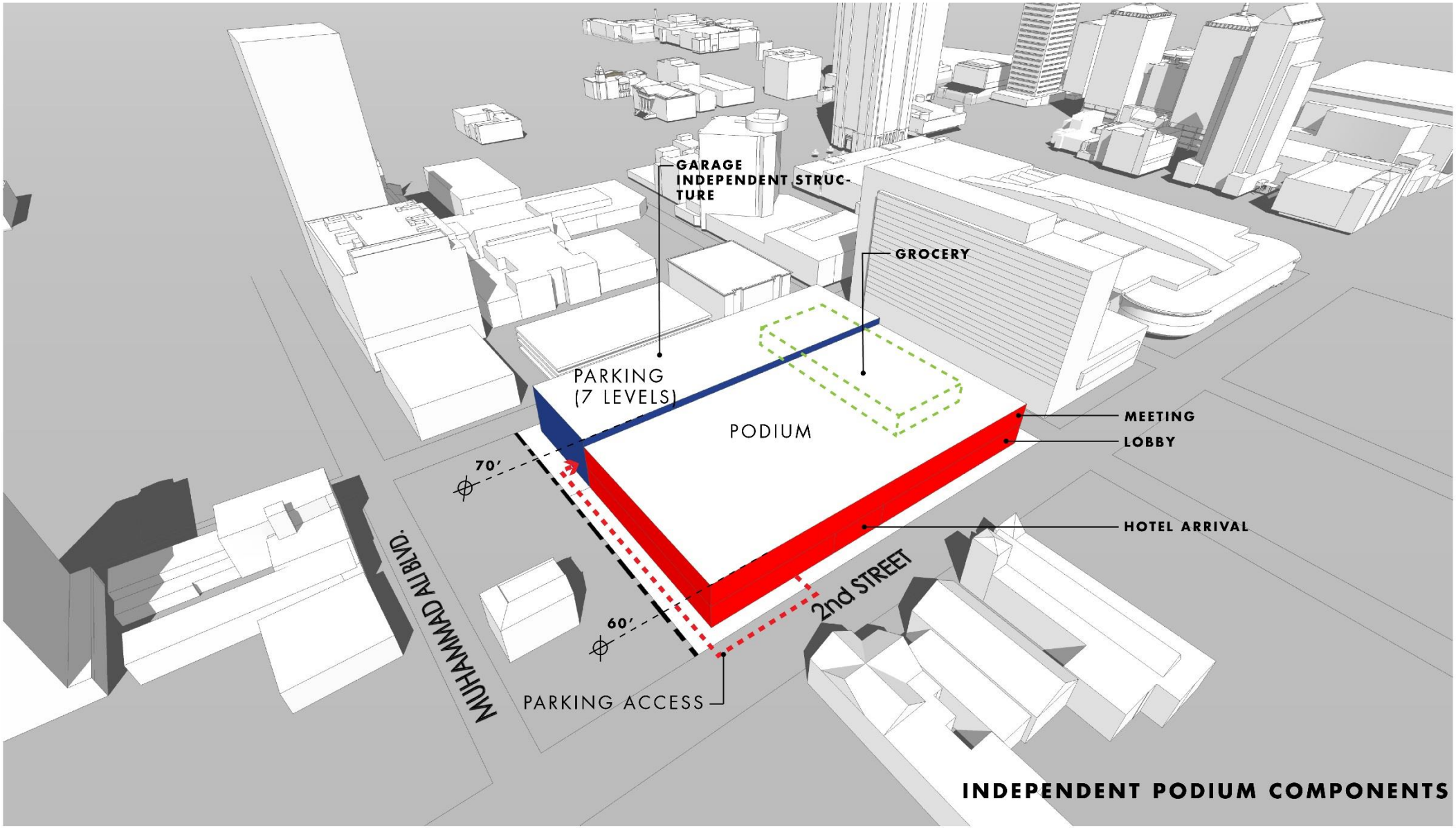
SITE CONTEXT

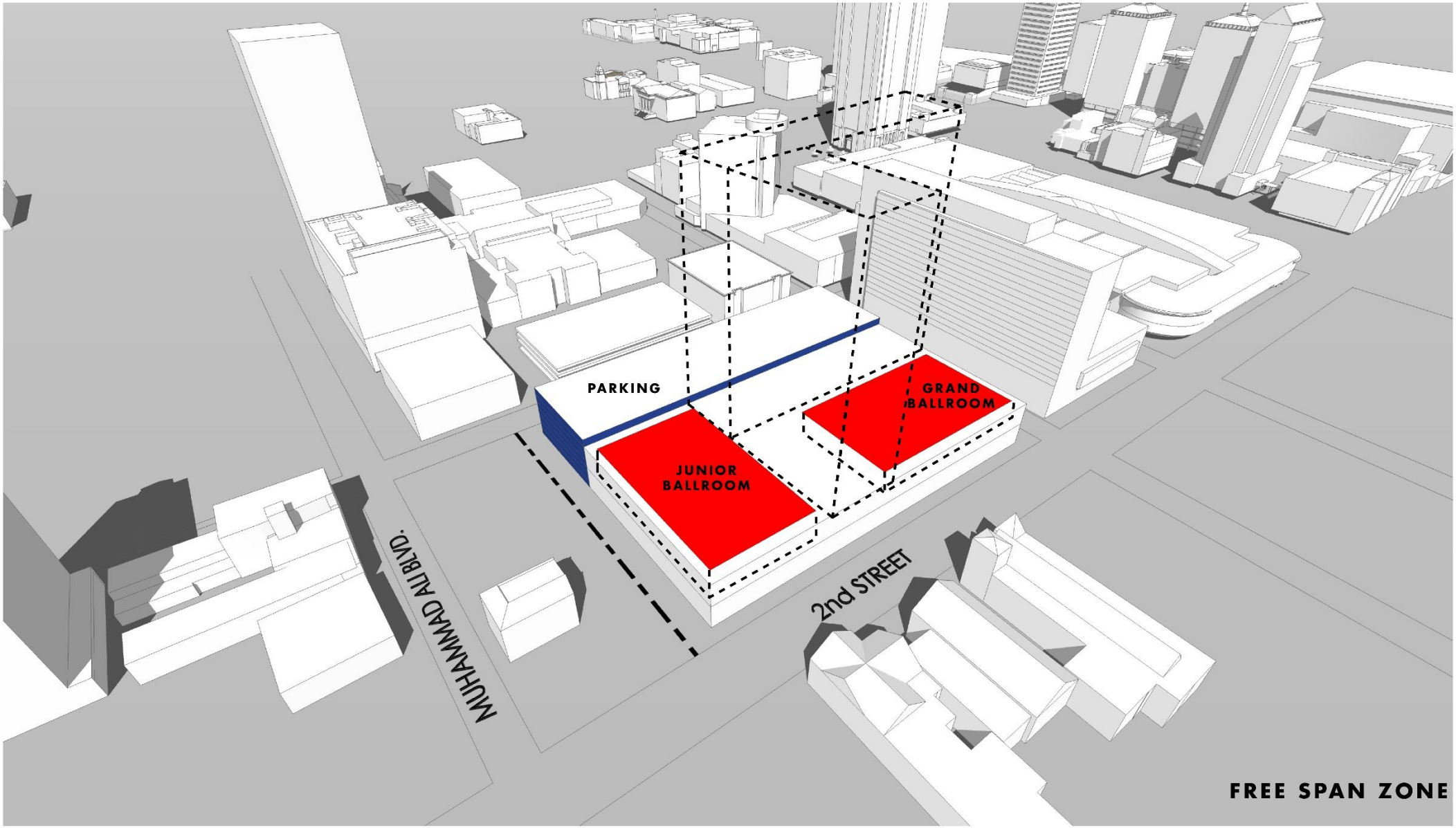


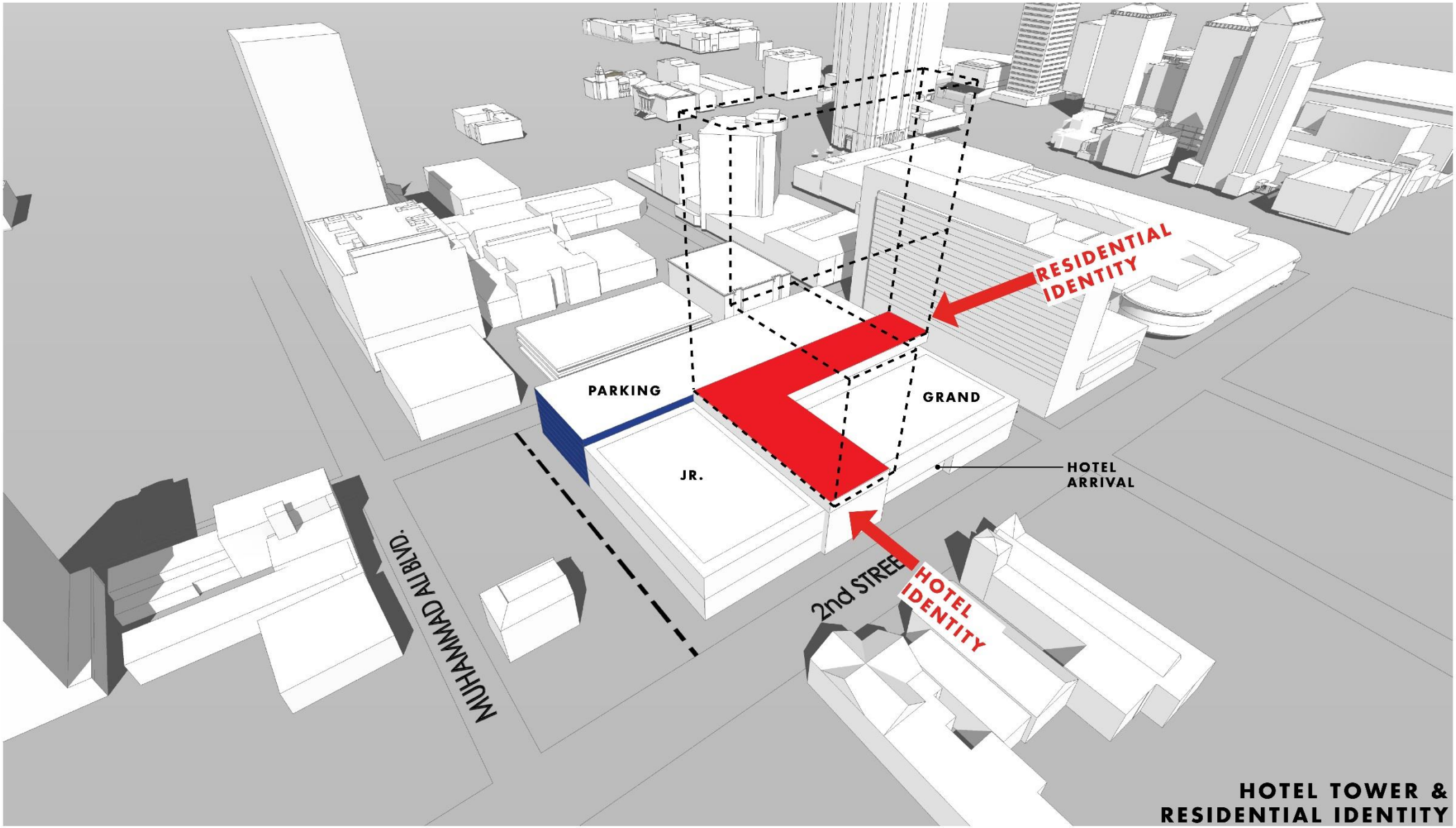

PRIMARY ENTRY
KENTUCKY INTERNATIONAL CONVENTION CENTER
SECONDARY ENTRY
3rd STREET
475'
LIBERTY STREET
PHASE I
HOTEL SITE
150'
360'
PHASE II
50,000SF
MUHAMMAD ALI BLVD.
2nd STREET
PHASE I & PHASE II


GROCERY
3rd STREET
475'
PARKING
LIBERTY STREET
HOTEL
120'
PHASE II
50,000SF
DRIVE
240'
MUHAMMAD ALI BLVD.
2nd STREET
ZONING OF PROGRAM

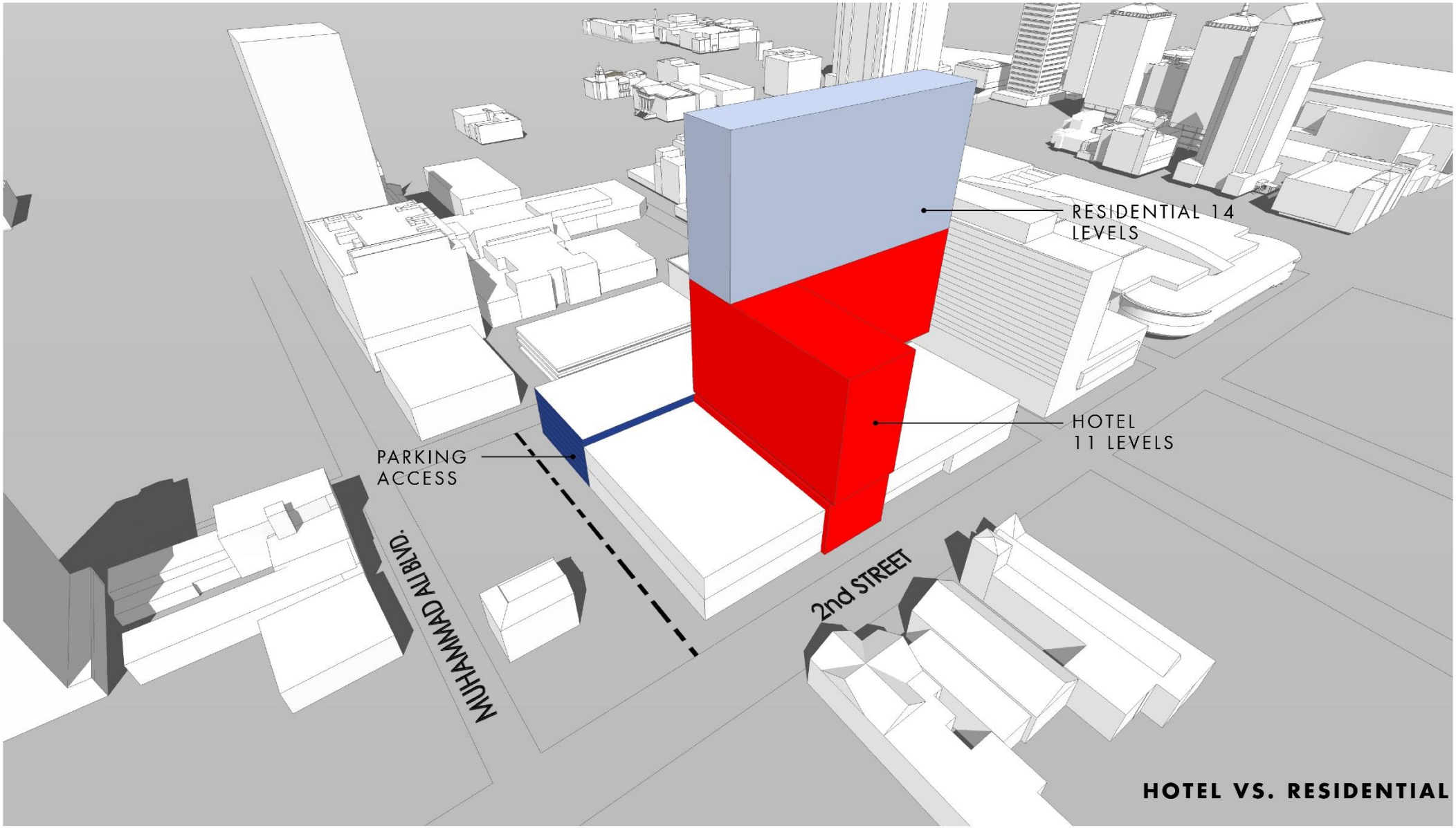

GROCERY
3rd STREET
LIBERTY STREET
PARKING
HOTEL
F & B
ARRIVAL
F & B
SERVICE DOCK
PARKING ENTRY
DRIVE
MUHAMMAD ALI BLVD.
2nd STREET
ZONING OF PROGRAM

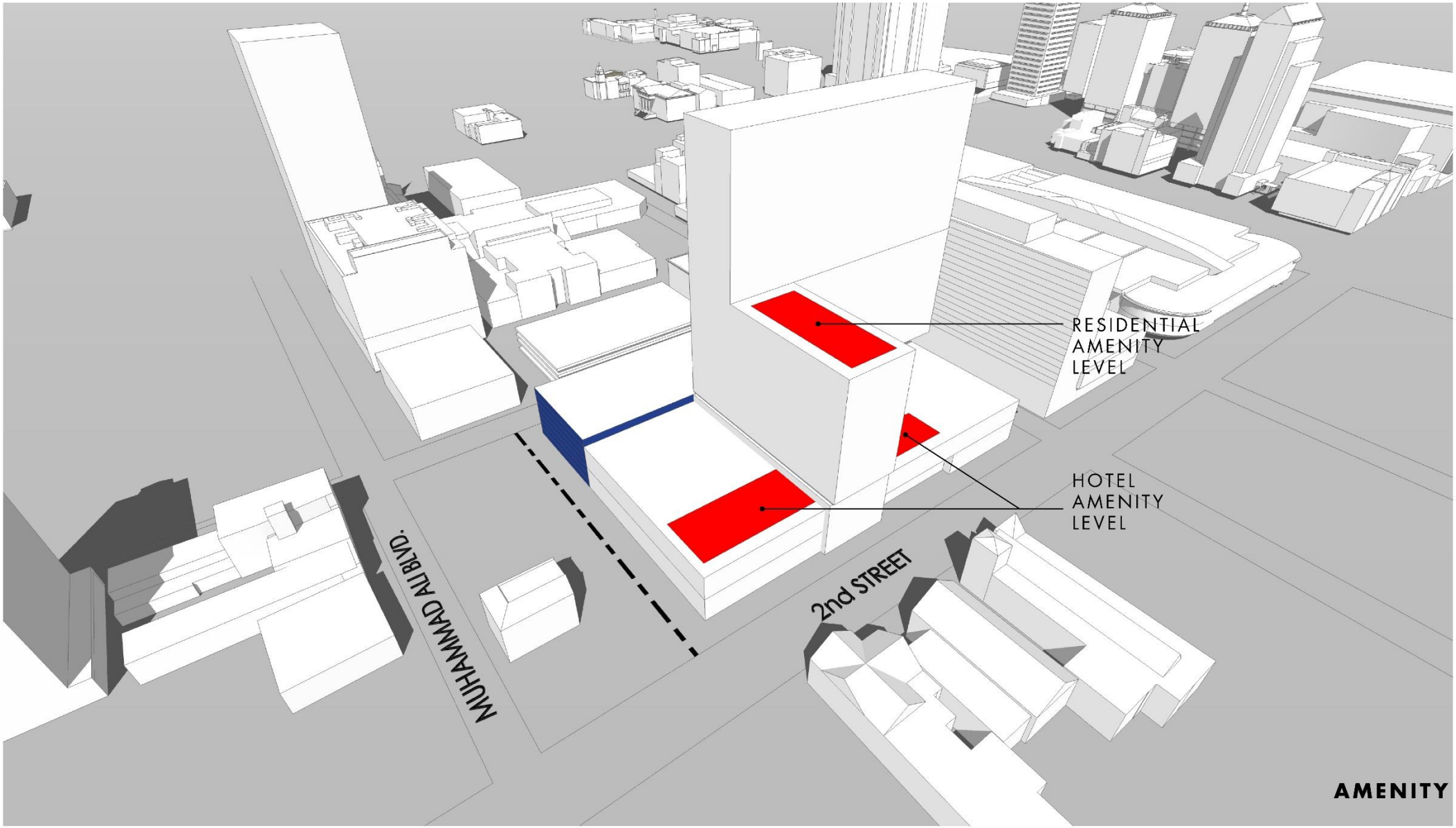

GARAGE
INDEPENDENT STRUC-
TURE
GROCERY
PARKING
(7 LEVELS)
PODIUM
MEETING
LOBBY
70'
HOTEL ARRIVAL
MUHAMMAD ALI BLVD.
2nd STREET
60'
PARKING ACCESS
INDEPENDENT PODIUM COMPONENTS


PARKING
JUNIOR BALLROOM
GRAND BALLROOM
MUHAMMAD ALI BLVD.
2nd STREET
FREE SPAN ZONE



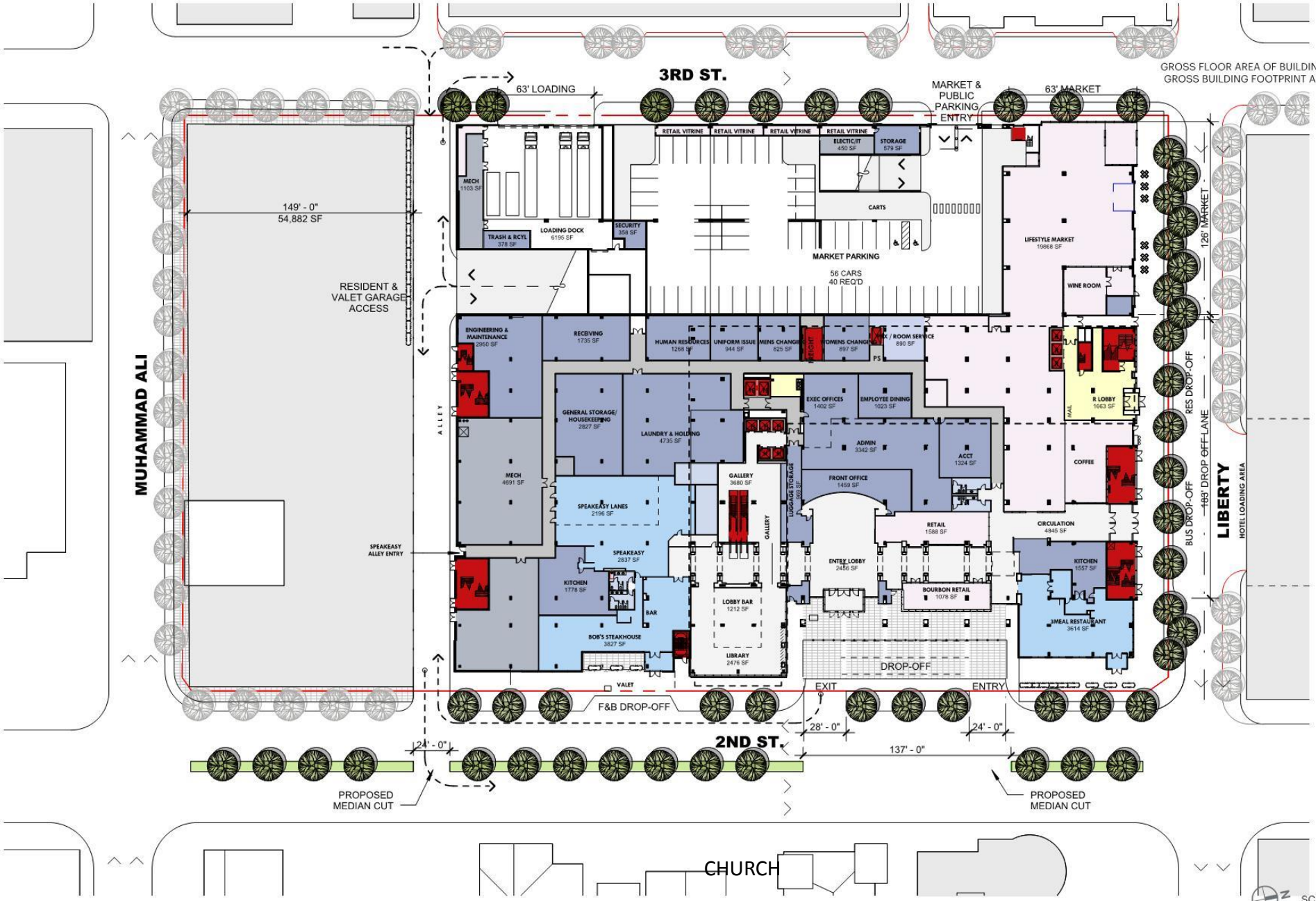
HOTEL TOWER & RESIDENTIAL IDENTITY


RESIDENTIAL 14
LEVELS
HOTEL
11 LEVELS
PARKING
ACCESS
MUHAMMAD ALI BLVD.
2nd STREET
HOTEL VS. RESIDENTIAL


RESIDENTIAL
AMENITY
LEVEL
HOTEL
AMENITY
LEVEL
MUHAMMAD ALI BLVD.
2nd STREET
AMENITY

LEVEL 1 FLOORPLAN

GROSS FLOOR AREA OF BUILDINGS: 153,900sf
GROSS BUILDING FOOTPRINT AREA: 161,600sf

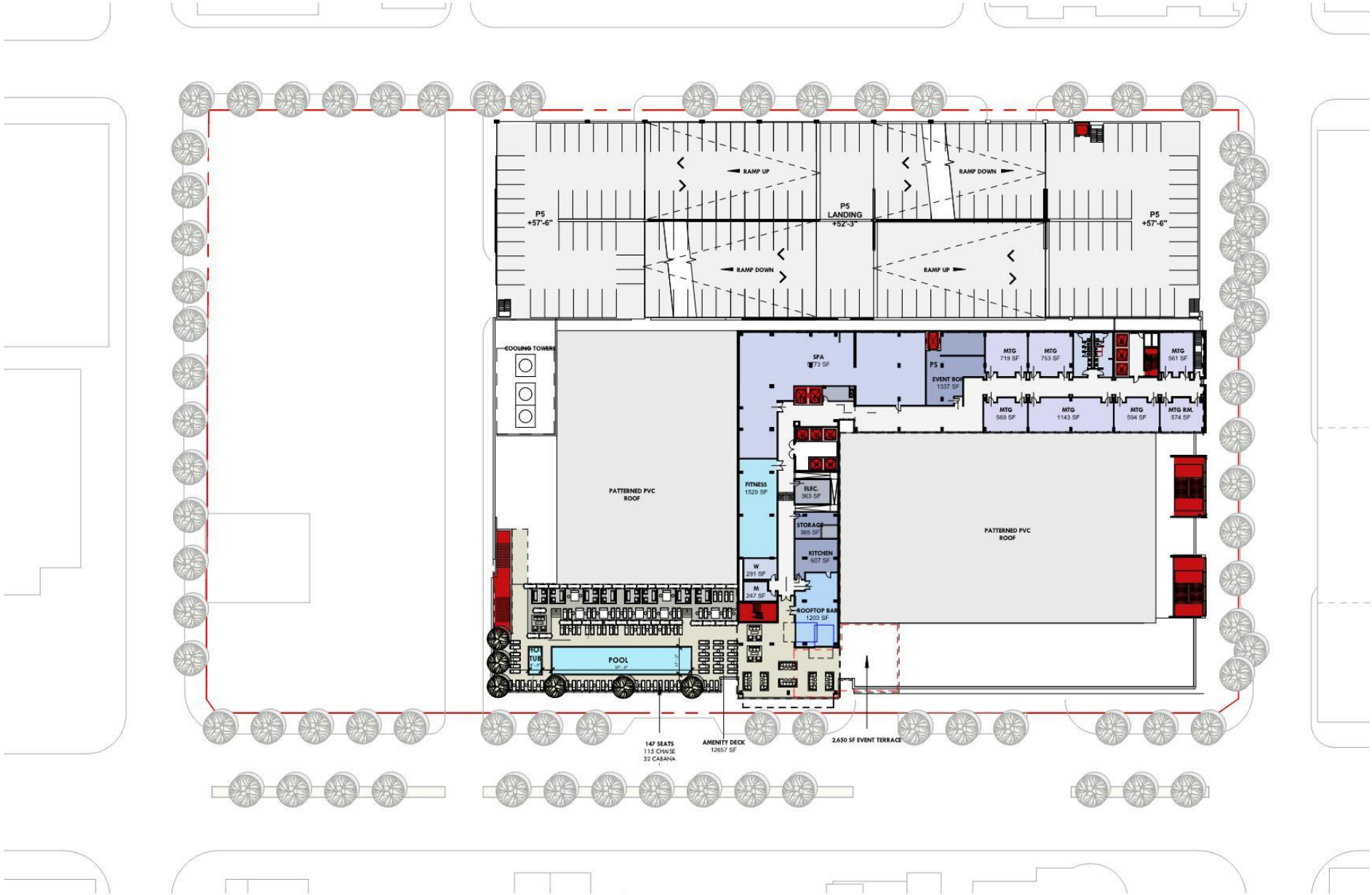


LEVEL 2 FLOORPLAN

+25'

SCALE 1" = 60'-0"

LEVEL 3 FLOORPLAN



+60'

SCALE 1" = 60'-0"

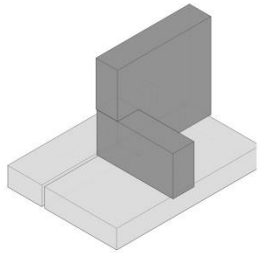
CROSSROADS

HKS

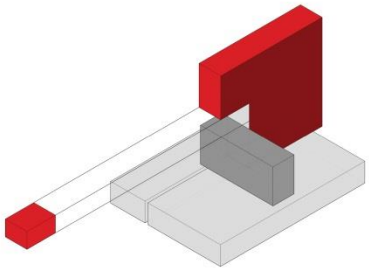
OMNI HOTEL
OMNI HOTELS
FRAZIER HISTORY
LOUISVILLE
SLUGGER
MUSEUM & FACTORY
OMNI HOTEL
& RESIDENCES

OMNI HOTEL

ORIGIN OF MASS

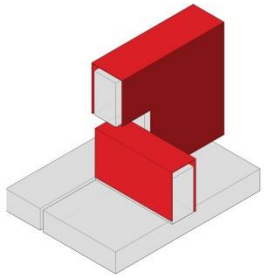


"CROSSROADS"



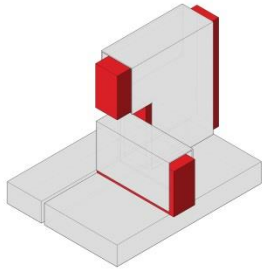
EXPRESSED INTERSECTION THROUGH SUBTRACTION

"STILL"



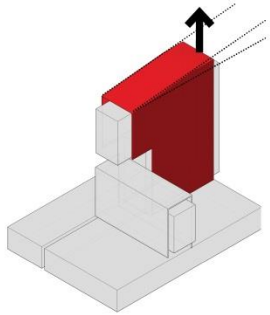
VESSEL/CONTAINER OF INTERNAL FORM

"SPIRIT"



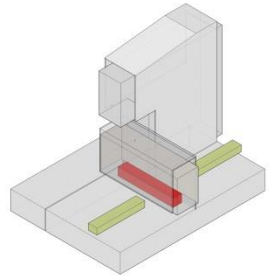
INTERIOR EXPRESSED EXTERNALLY

"BRIDGE FORM"



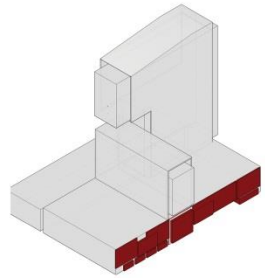
EXPRESSIVE FORM

"COMMUNITY"

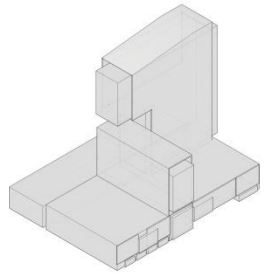


CELEBRATED THROUGH ICONIC SPACE

"QUILTED URBAN FABRIC"



ARTICULATED PODIUM



ARTICULATED MASS

CONCEPTUAL MASSING

NOTE: Material selections are shown for design intent of appearance of color and texture.

HKS

HKS

HKS

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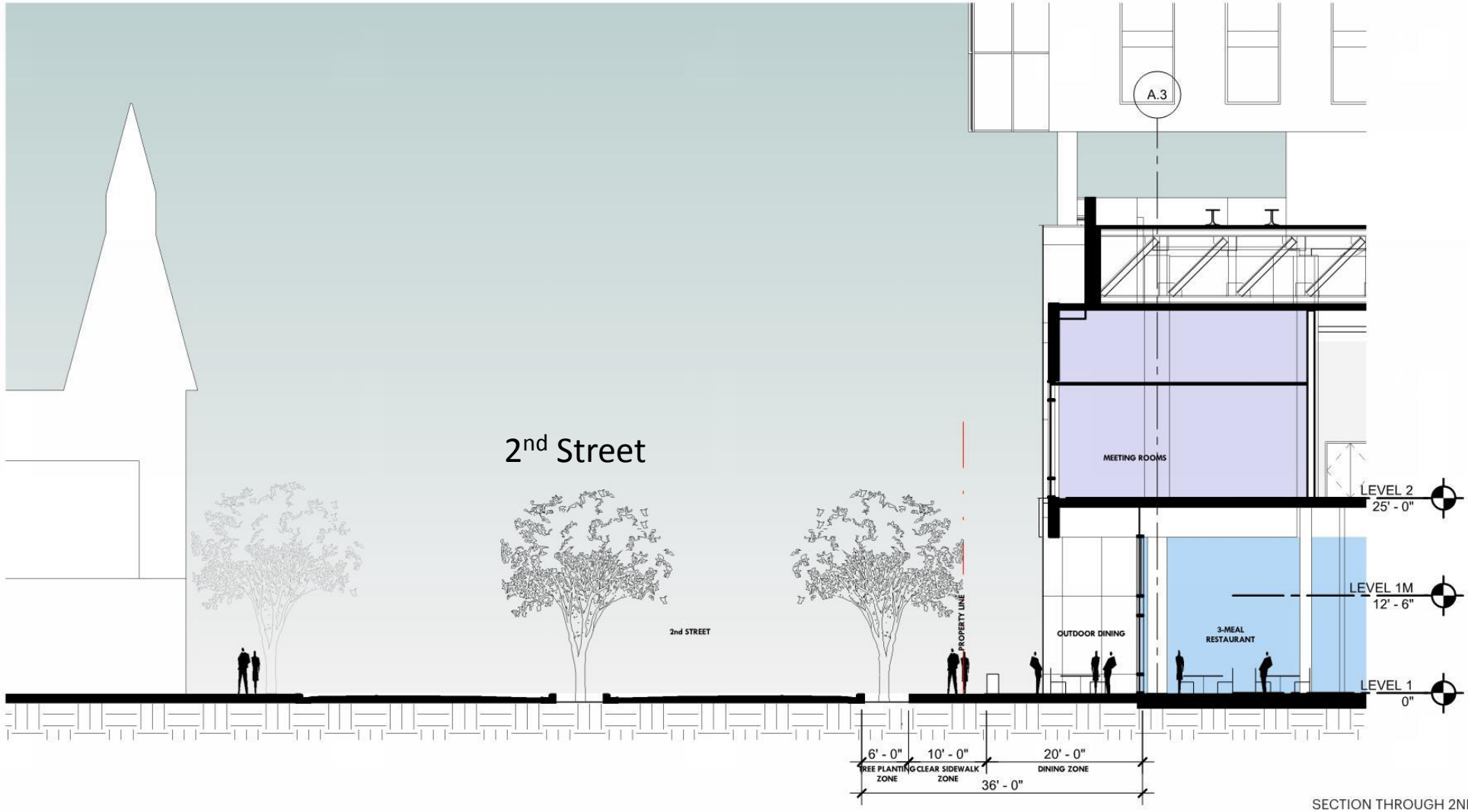
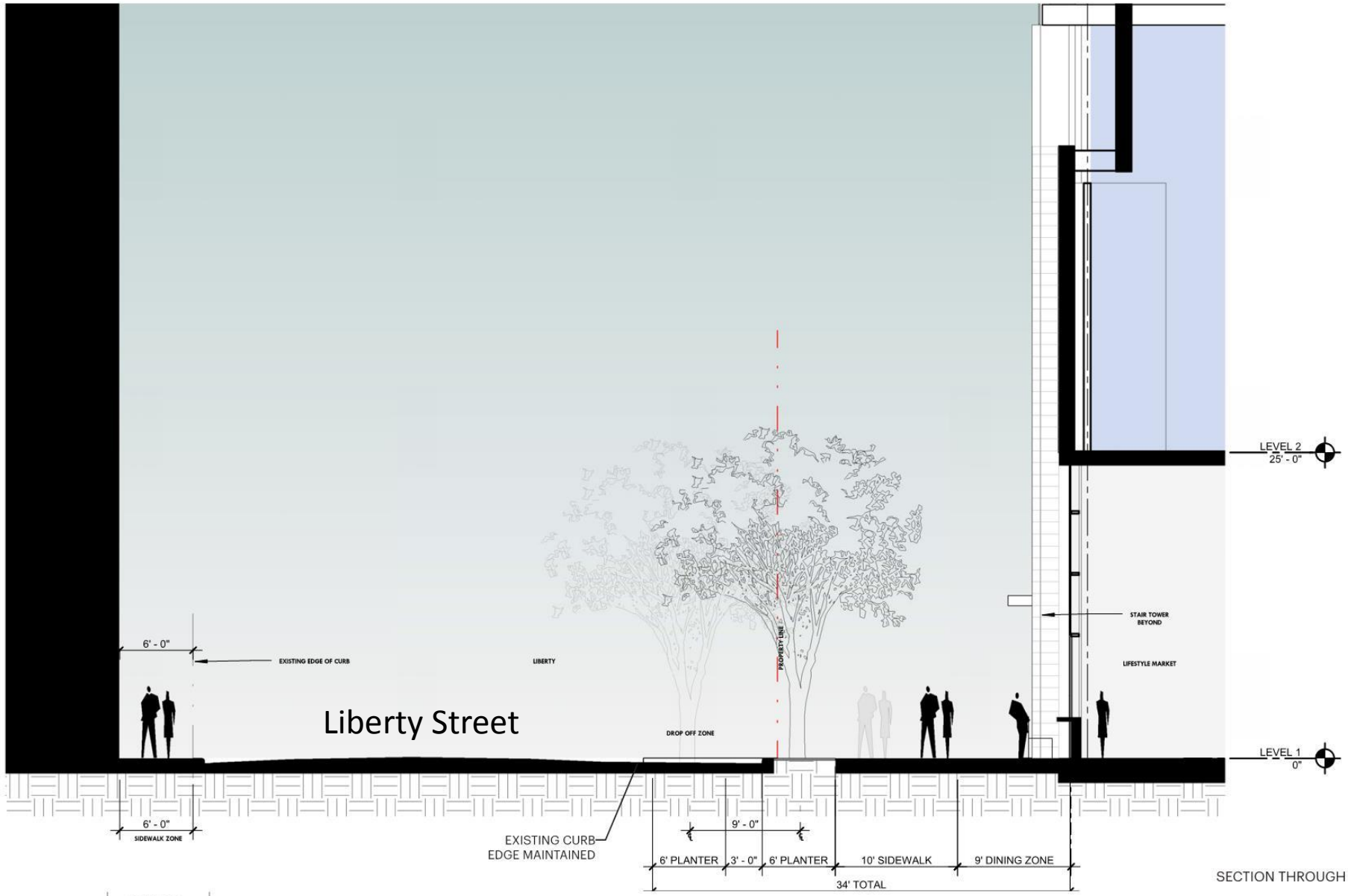
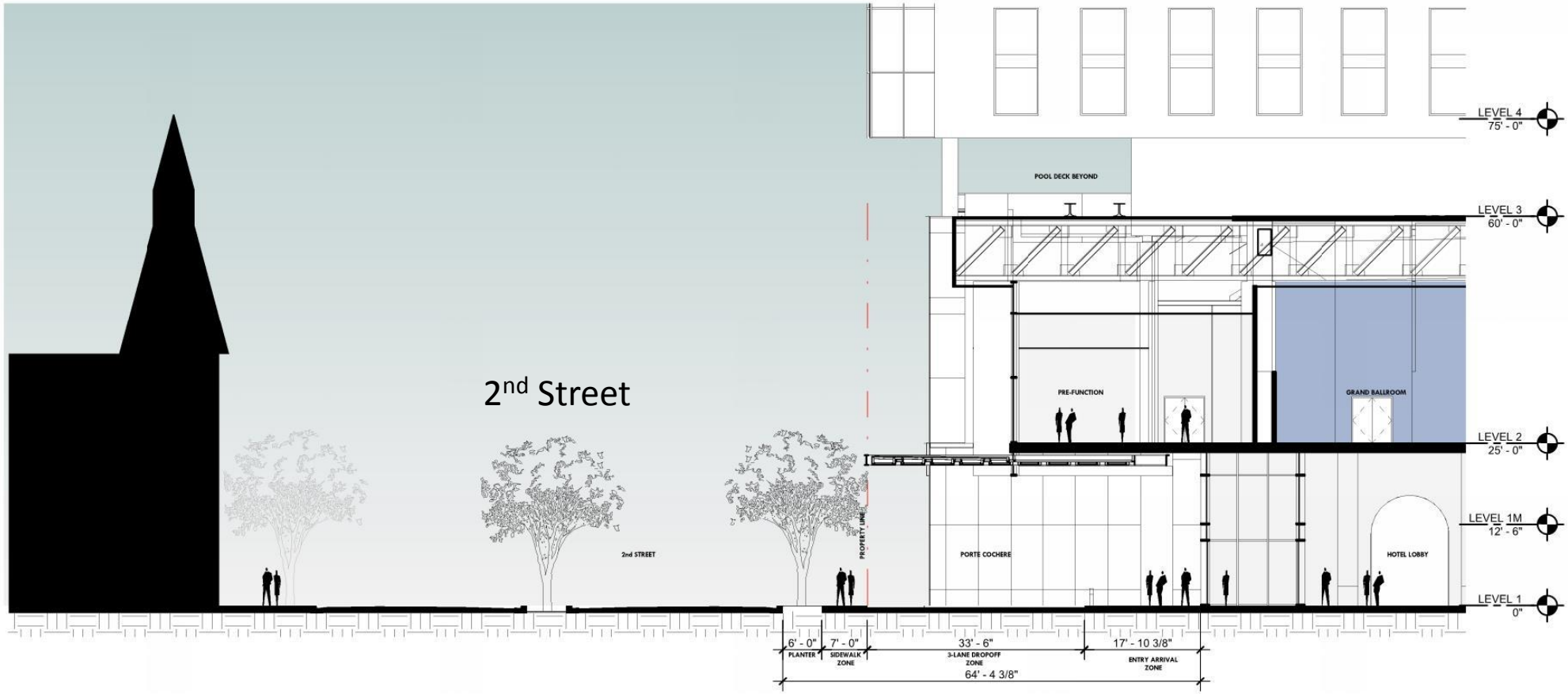


SECTION THROUGH 2ND ST.



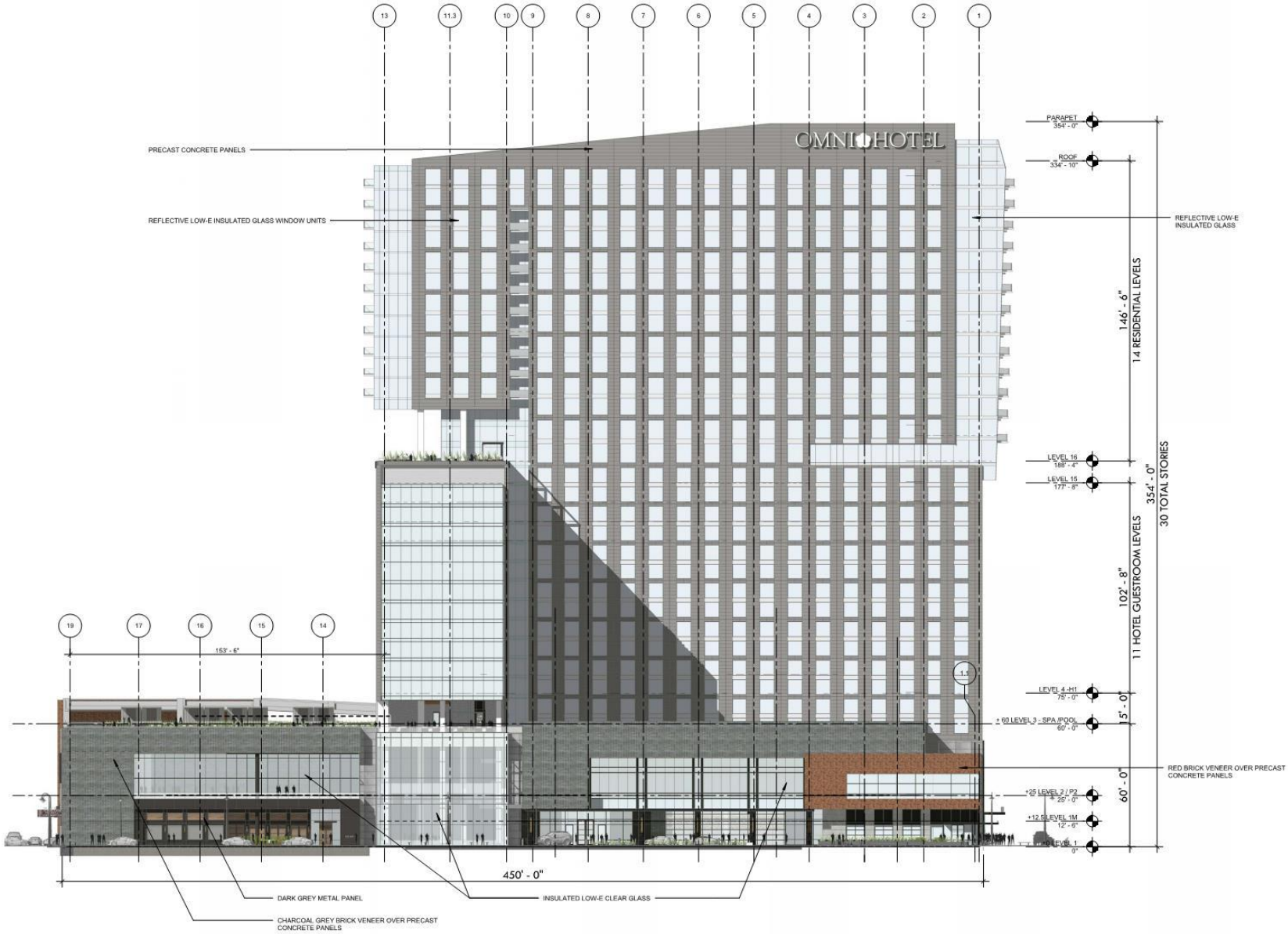
SECTION THROUGH LIBERTY ST.



SECTION THROUGH HOTEL PORTE COCHERE

POOL DECK RENDERING

EAST ELEVATION



NORTH ELEVATION

1" = 50'

WEST ELEVATION

1" = 50'

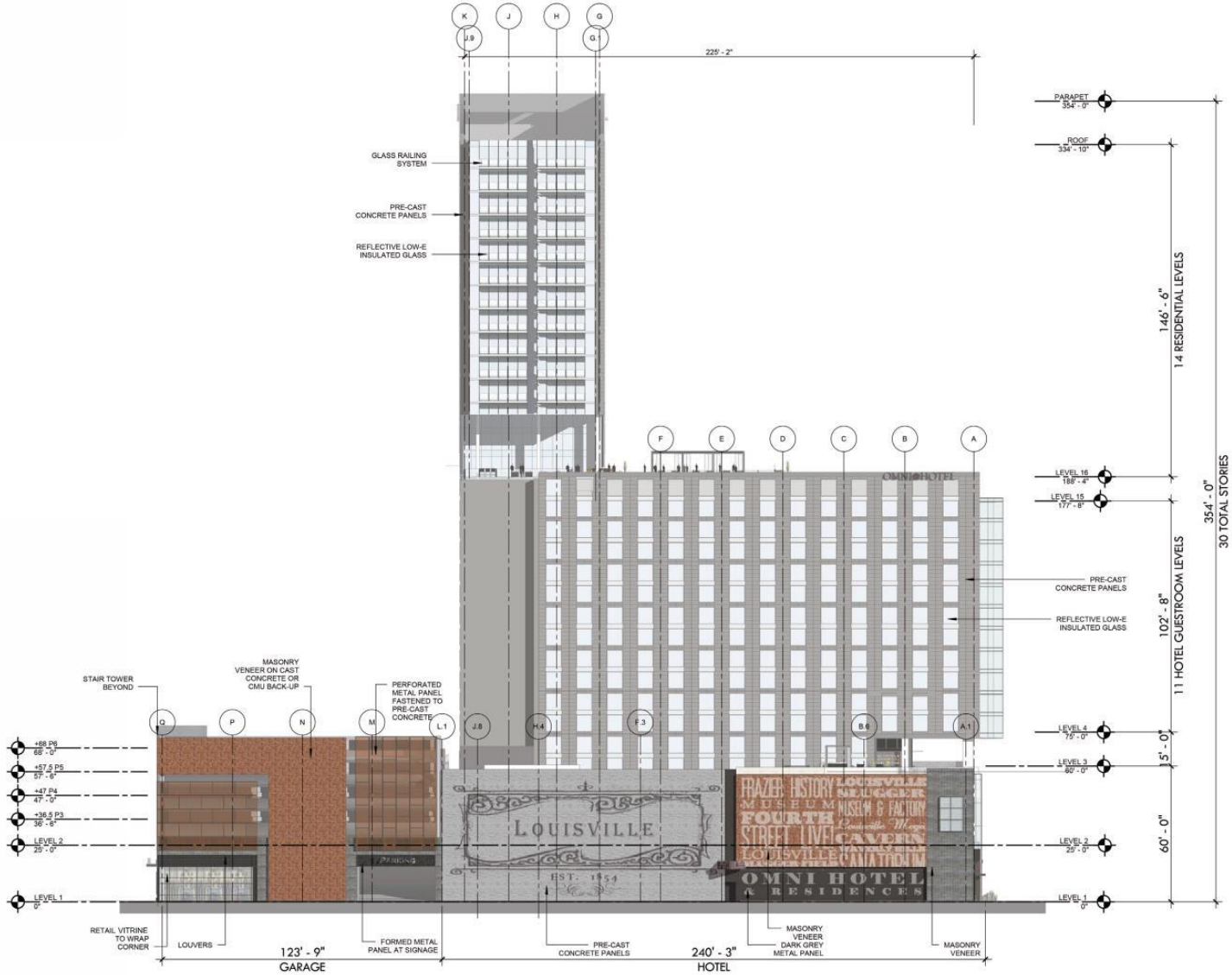
PARKING
OPEN TO BEYOND
MASONRY VENEER GLAZED AT LEVEL 1 ONLY. OPEN LIGHT GAUGE ABOVE
FORMED METAL PANEL AT SIGNAGE
RETAIL VITRINE
RETAIL VITRINE
RETAIL VITRINE
RETAIL VITRINE
VEGETATED SCREEN
PANELIZED OVERHEAD DOOR
99' - 0"
MARKET
345' - 0"
GARAGE

MARKET

PARKING

PARKING
LOUISVILLE
EST. 1854
OMNI HOTEL

SOUTH ELEVATION



OMNI HOTEL
OMNI HOTELS
FRAZIER HISTORY
LOUISVILLE
SLUGGER
MUSEUM & FACTORY
OMNI HOTEL
& RESIDENCES

OMNI HOTEL

HKS

THANK YOU!

HKS