

**Downtown Development Review Overlay (DDRO) Committee  
Meeting Minutes  
November 2, 2022**

A meeting of the Downtown Development Review Overlay (DDRO) District Committee was held on Wednesday, November 2, 2022 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  
James Tutt  
Emily Liu

**Commission Members absent:**

Marlene Men  
Christopher Reitz  
Jecorey Arthur

**Staff Members Present:**

Joe Haberman, Planning & Design Manager  
Savannah Darr, Historic Preservation Officer  
Katherine Groskreutz, Planning & Design Coordinator  
Ina Nakao, Historic Preservation Specialist

The following matters were considered:

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**NEW BUSINESS  
22-OVERLAY-0028**

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 2<sup>nd</sup> 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 with 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 slideshow 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).

**The following spoke in opposition of the request:**

No one spoke.

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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 with conditions. The staff report was adopted as the findings of the Committee.

**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. 2<sup>nd</sup> 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.

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**The vote was as follows:**

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

**Absent Committee members: Arthur, Men, and Reitz**

**Adjournment**

Preliminary