



**SABAK, WILSON & LINGO, INC.**  
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
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April 27, 2026

Office of Planning  
444 S. 5<sup>th</sup> Street, 3<sup>rd</sup> Floor  
Louisville, KY 40202

RE: Letter of Explanation – Category 3 Development plan  
JW Marriott  
401 S. 4<sup>th</sup> Street

Case Manager,

I would like to formally file this project for a Category 3 Development Plan on behalf of the applicant. The applicant is proposing to rehabilitate and reuse the office tower into a 414 room JW Marriott Hotel. As part of this renovation, the applicant proposes to construct a guest entrance and third floor, 11,700 square foot ballroom in the existing parking area to the east of the tower. This addition requires a Category 3 review. The use is appropriate in this R-3 Zone and Downtown Form District and is scheduled to appear before the Downtown Development Review Overlay committee for consideration on May 13, 2026

Should you have any questions or require additional information, feel free to reach out to me regarding this application.

Respectfully,

**Doug Sellers**

Doug Sellers  
Senior Landscape Designer  
Sabak, Wilson & Lingo, Inc.